



The Penthouse Les Bardeaux

La Rue De Haut
St. Lawrence
Jersey
JE3 1JZ

£4,500,000

FC080

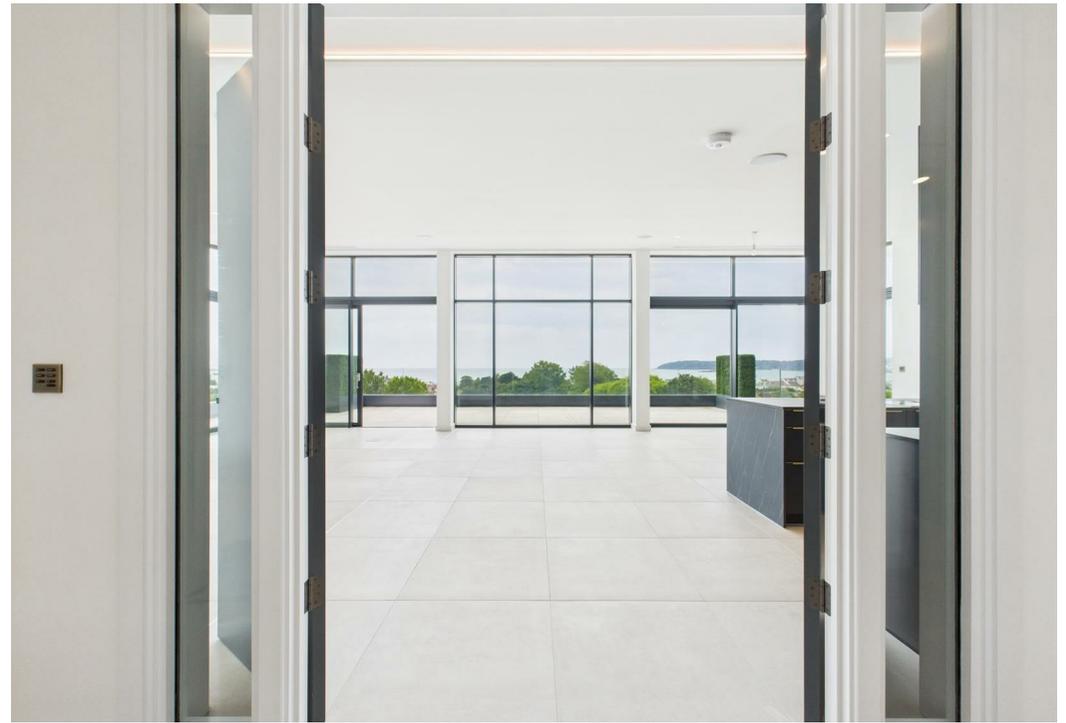
FLYING FREEHOLD - Experience unparalleled luxury living at The Penthouse, an exquisite three-bedroom residence crowning the prestigious Les Bardeaux development. Situated atop this exclusive collection of just 11 luxury apartments, The Penthouse offers discerning homeowners a rare opportunity to indulge in opulent comfort and breathtaking views.

Spanning approximately 4,600 square feet, including terraces, The Penthouse boasts generous proportions and spacious outdoor areas ideal for modern living. The main living area offers a contemporary open-plan design that seamlessly blends style with functionality, expansive entertaining spaces are perfect for hosting gatherings or simply unwinding in style. The kitchen boasts a three metre long island, perfect for morning breakfasts, and the kitchen is complete with a Quooker Tap, wine fridge and an excellent range of the latest Miele appliances. Situated behind this room is a utility for all back of house needs, containing a washing machine and dryer as well as plenty of cupboard and worktop space.

A beautiful master suite containing a substantial dressing room, a large en-suite bathroom with a shower and bath to cater for all relaxation requirements and a beautiful bedroom space overlooking the bay.

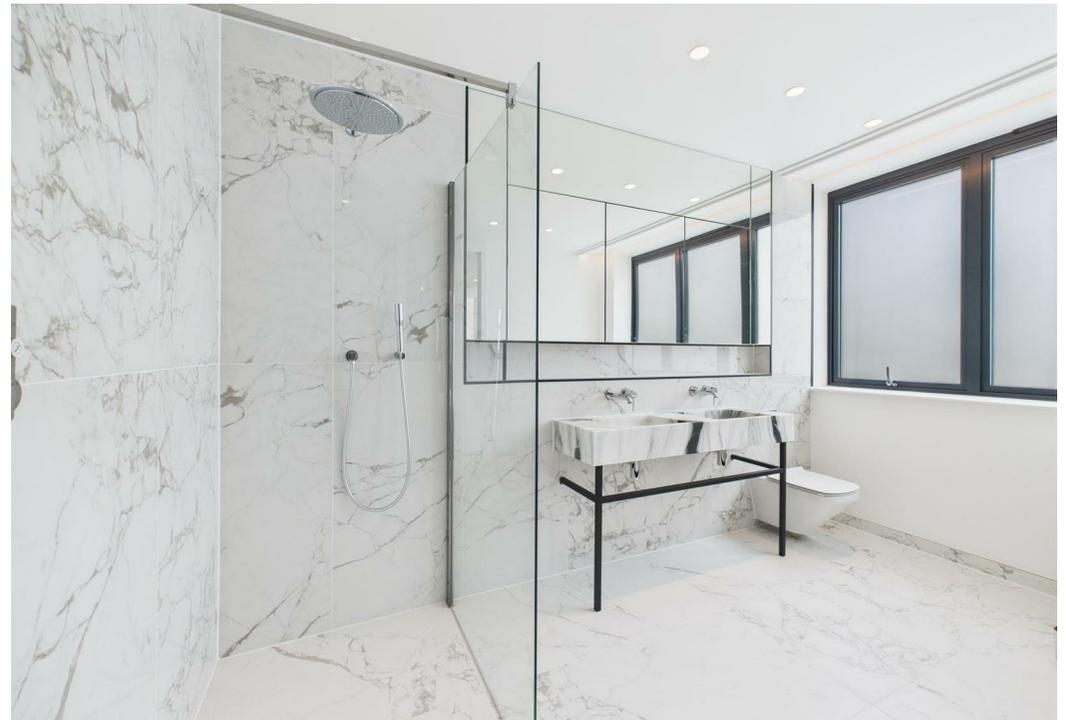
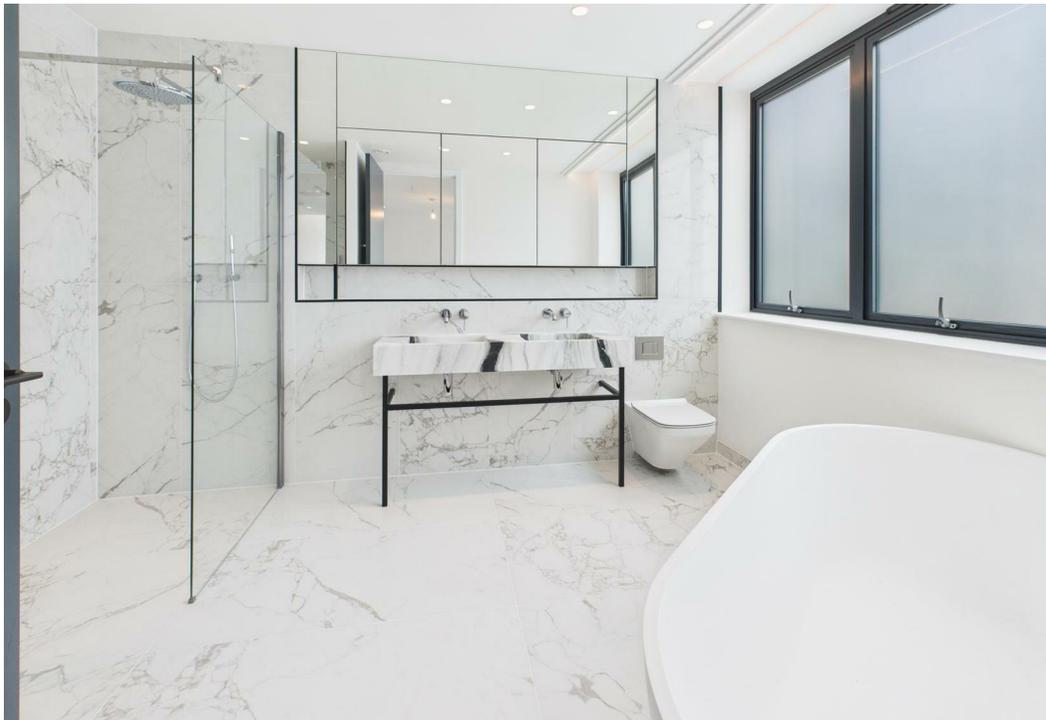
The location places it five minutes away from Jersey's Airport and the private jet terminal, offering utmost convenience for travel. Within a short stroll, residents will find access to a private medical facility, ensuring their healthcare needs are well catered for. Additionally, the efficient network of bus routes, schools, various shops, inviting beaches, exquisite restaurants, and luxurious hotels, are all conveniently within walking distance.

Experience the pinnacle of coastal living with this incredible penthouse, where every detail is crafted to offer you the ultimate blend of comfort, sophistication, and unparalleled views.









Specifications

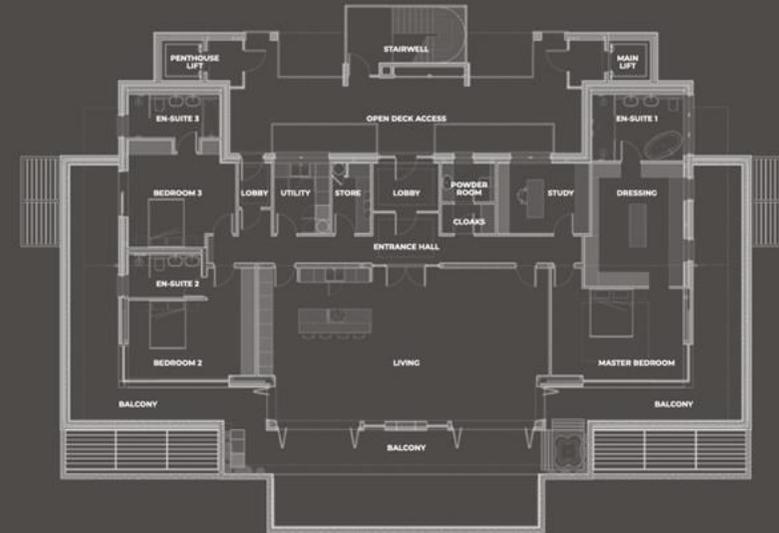
Total Area (M²)

Unit 1

LIVING	79.33	STUDY	11.73	POWDER ROOM	3.6
BALCONY	120.25	EN-SUITE 1	11.74	PENTHOUSE LIFT	3.13
DRESSING ROOM	21.33	EN-SUITE 2	5.87	CLOAKS	2.86
MASTER BEDROOM	22.4	EN-SUITE 3	7.87	LOBBY	2.63
ENTRANCE HALL	22.79	UTILITY	7.15	TOTAL	354.31
BEDROOM 2	20.29	LOBBY	5.74		
BEDROOM 3	18.87	STORE	4.93		



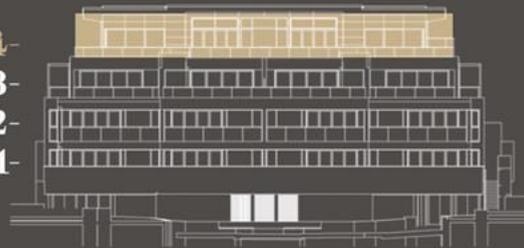
Floor Plan, Level Four, Unit 1



South Elevation

Entire floor with East, West and south-facing balconies.

L. 4-
L. 3-
L. 2-
L. 1-



Outside

Huge sun terraces accessed from the living area.

South facing terraces from the principle bedroom and bedroom suite 2

Private undercover garaging for three cars, wired for an electric charging point.

Private storeroom.

6 visitor spaces with one being a car wash facility.

Services

Underfloor heating

Lutron QS system

Service charge TBC

Directions

Heading west on St Aubin's Inner Road, pass Bel Royal Motors, drive through the bend and continue towards La Vallee de St Pierre. Take the next right into La Rue de Haut (which is at the side of Bel Royal School) and drive past Little Grove Clinic. The development is on the LHS.

Call us on

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MONEY LAUNDERING REGULATION - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.