

No 1
PENTIRE

COASTAL LIVING IN
THE HEART OF CORNWALL



Own A Piece of Pentire

Set on the dramatic western edge of Newquay, the prestigious headland of Pentire Point commands a truly enviable position. Long regarded as one of the area's most exclusive enclaves, Pentire offers an exceptional fusion of untamed coastal beauty and refined living. To one side, the legendary waves of Fistral Beach create a world-class surf destination, while to the other, the serene waters of the Gannel Estuary provide a peaceful counterpoint. At its far reach, Pentire Point itself delivers breathtaking coastal views and an irresistible sense of escape.

The Fistral Bay area benefits from a sense of seclusion while remaining effortlessly connected to the heart of Newquay. It is home to many of the town's most recognisable landmarks, high-quality amenities and striking coastal scenery, all of which contribute to Newquay's reputation as a distinguished seven-bay destination. Conceived on a grand scale, the area is characterised by expansive coastal landscapes, landmark hotels, internationally acclaimed beaches, a renowned links golf course and impressive private residences, together creating a vibrant yet sophisticated year-round coastal lifestyle.

Pentire occupies a pivotal position where contemporary living harmonises with an extraordinary natural setting. Properties within this coveted location are prized for both their outlook and exclusivity. Number One Pentire represents an exceptional lifestyle choice for those seeking the very best of coastal living.



The Gateway to Pentire

Welcome to No 1 Pentire, a new wave of optional residential or holiday - usage life + style-driven apartments in one of the most sought-after locations on the North Coast of Cornwall, including nine aspirational penthouses, some with vast far-reaching sea views. Newquay has excellent transport links by road, rail or the nearby Cornwall Airport Newquay.



Popularity of Short Break Staycations

The popularity of short break staycations has become a notable trend in recent years, driven by a combination of convenience, affordability, and the desire to explore local destinations. Short break staycations offer the perfect balance of a quick getaway without the hassle of long journeys or extensive planning.

Whether it's a weekend in a picturesque country-side village, a coastal retreat, or a city break, these mini- vacations provide a chance to unwind, recharge, and experience the hidden gems of one's own country.

Additionally, the rise of flexible work schedules and remote working has made it easier for people to take spontaneous breaks, further fuelling the popularity of these short but refreshing escapes.





Luxury coastal apartments

Set in the highly sought-after coastal location of Pentire, this area is fast becoming one of Cornwall's most desirable property destinations.

The scheme comprises a collection of 74 luxurious apartments, just moments from the iconic surf beaches of Fistral.

The development features nine penthouses alongside a selection of exclusive studio, one, two and three-bedroom apartments, all designed to a comprehensive specification.

Residents benefit from underground parking with an allocation of one car park space per apartment, lift access to every floor and an large outdoor courtyard.

Enhancing the lifestyle offering further, on the ground floor we have plans to accommodate a café, gym and village styled shop sourced from local suppliers for all your conveniences, creating a vibrant social hub within the development and celebrating the best of local Cornish food and drink.





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Undercroft parking

We understand the importance of this often-overlooked zone which is why No 1 Pentire offers two extended ground-level parking areas occupying the footprint of the building ensuring every single apartment has its own parking space for ease.

PENTIRE AVENUE

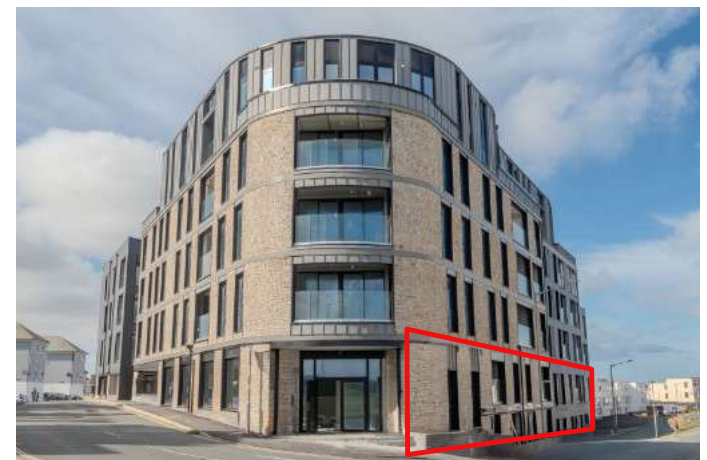


PENTIRE CRESCENT

G1

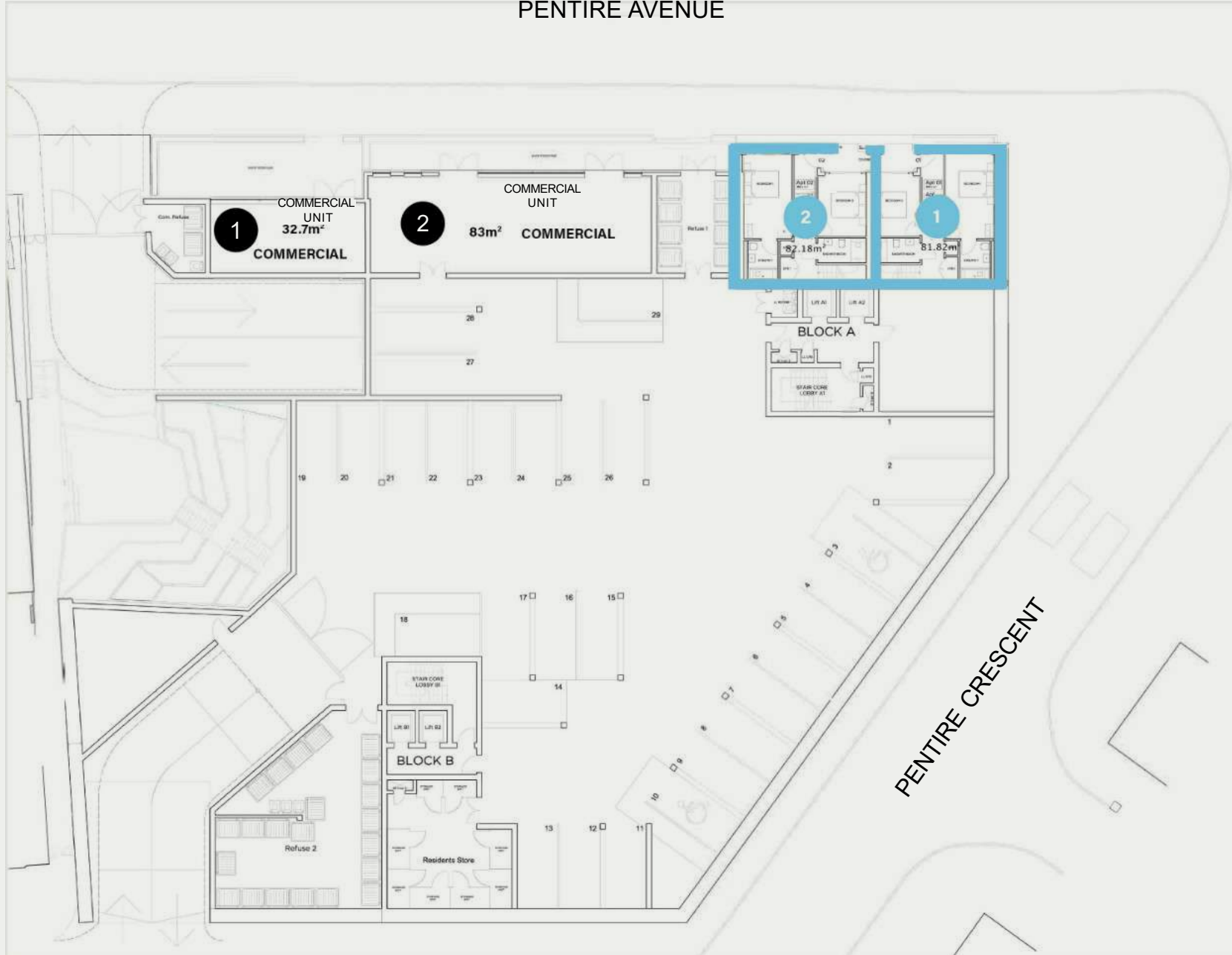
Lower Ground Floor

Duplex 1 - 2 Bedroom 81.82 Sq M
Duplex 2 - 2 Bedroom 82.18 Sq M



FISTRAL
BEACH

PENTIRE AVENUE



GANNEL/
CRANTOCK

G2

Ground Floor

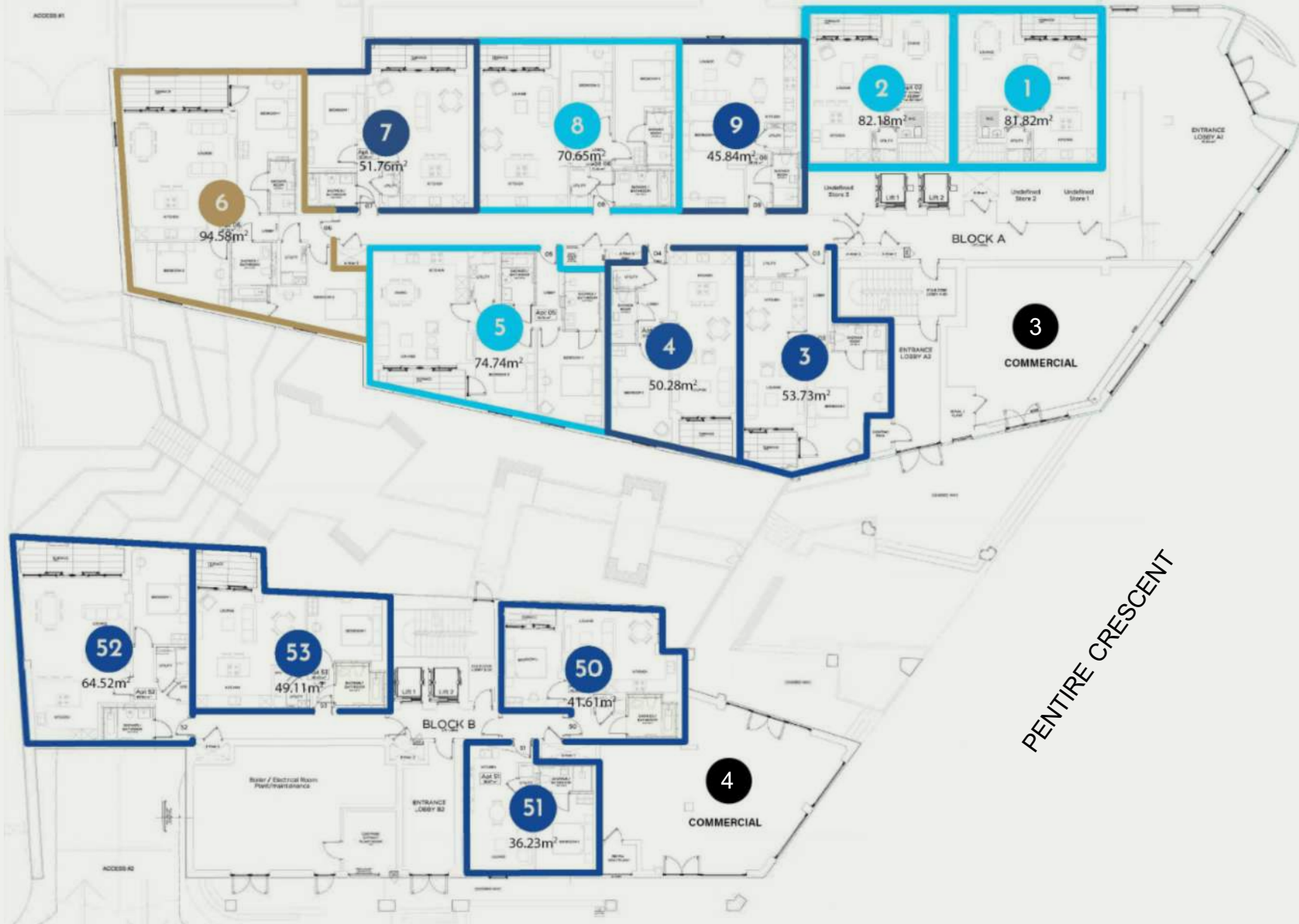
3 - 1 Bedroom 53.73 Sq M
4 - 1 Bedroom 50.28 Sq M
7 - 1 Bedroom 51.76 Sq M
9 - 1 Bedroom 45.84 Sq M
50 - 1 Bedroom 41.61 Sq M
51 - 1 Bedroom 36.23 Sq M
52 - 1 Bedroom 64.52 Sq M
53 - 1 Bedroom 49.11 Sq M

1 - 2 Bedroom Duplex 81.82 Sq M
2 - 2 Bedroom Duplex 82.18 Sq M
5 - 2 Bedroom 74.74 Sq M
8 - 2 Bedroom 70.65 Sq M

6 - 3 Bedroom 94.58 Sq M

FISTRAL BEACH
↑

PENTIRE AVENUE



PENTIRE CRESCENT

GANNEL/CRANTOCK
↓

Floor plans shown are for reference only and subject to change as the build progresses. Measurements are approximate and may vary. Dimensions, internal layouts, furniture, wardrobes, appliance specification and boundary lines are indicative only, exact layouts and sizes may vary.

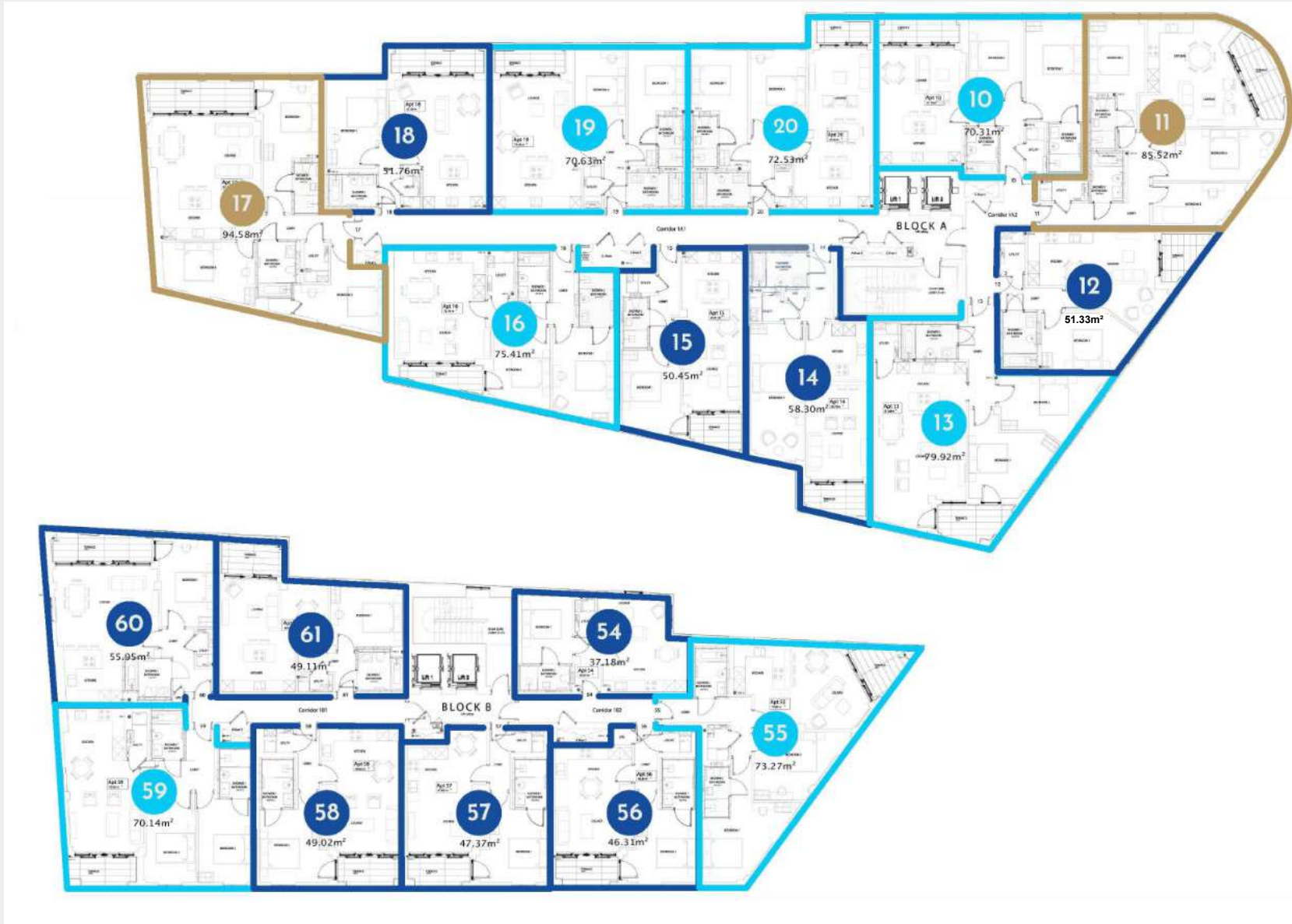
1

First Floor

12 - 1 Bedroom 51.33 Sq M
14 - 1 Bedroom 58.30 Sq M
15 - 1 Bedroom 50.45 Sq M
18 - 1 Bedroom 51.76 Sq M
54 - 1 Bedroom 37.18 Sq M
56 - 1 Bedroom 46.31 Sq M
57 - 1 Bedroom 47.37 Sq M
58 - 1 Bedroom 49.02 Sq M
60 - 1 Bedroom 55.95 Sq M
61 - 1 Bedroom 49.11 Sq M

10 - 2 Bedroom 70.31 Sq M
13 - 2 Bedroom 79.92 Sq M
16 - 2 Bedroom 75.41 Sq M
19 - 2 Bedroom 70.63 Sq M
20 - 2 Bedroom 72.53 Sq M
55 - 2 Bedroom 73.27 Sq M
59 - 2 Bedroom 70.14 Sq M

11 - 3 Bedroom 85.52 Sq M
17 - 3 Bedroom 94.58 Sq M



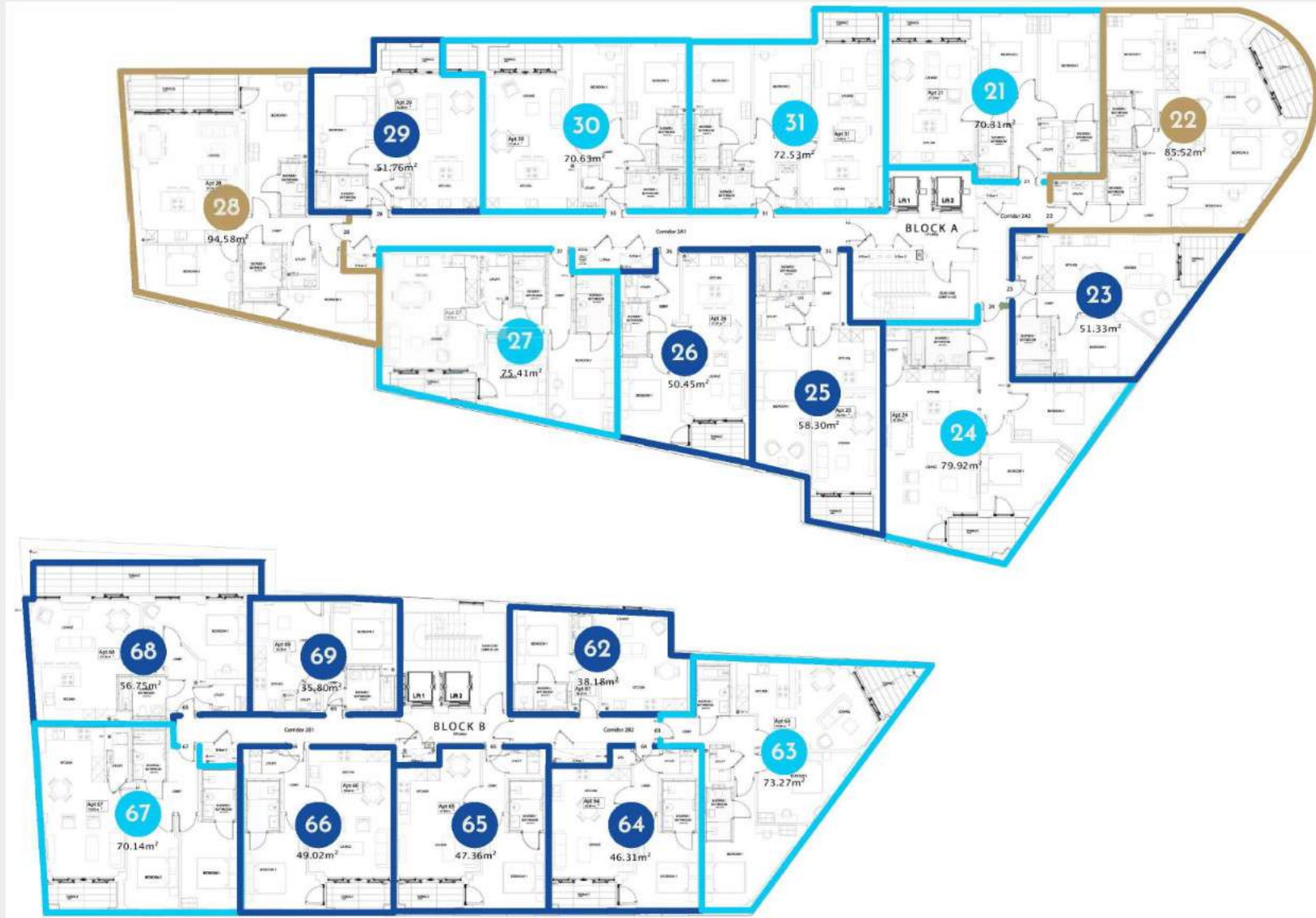
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Second Floor

23 - 1 Bedroom 51.33 Sq M
25 - 1 Bedroom 58.30 Sq M
26 - 1 Bedroom 50.45 Sq M
29 - 1 Bedroom 51.76 Sq M
62 - 1 Bedroom 38.18 Sq M
64 - 1 Bedroom 46.31 Sq M
65 - 1 Bedroom 47.36 Sq M
66 - 1 Bedroom 49.02 Sq M
68 - 1 Bedroom 56.75 Sq M
69 - 1 Bedroom 35.80 Sq M

21 - 2 Bedroom 70.31 Sq M
24 - 2 Bedroom 79.92 Sq M
27 - 2 Bedroom 75.41 Sq M
30 - 2 Bedroom 70.63 Sq M
31 - 2 Bedroom 72.53 Sq M
63 - 2 Bedroom 73.27 Sq M
67 - 2 Bedroom 70.14 Sq M

22 - 3 Bedroom 85.52 Sq M
28 - 3 Bedroom 94.58 Sq M



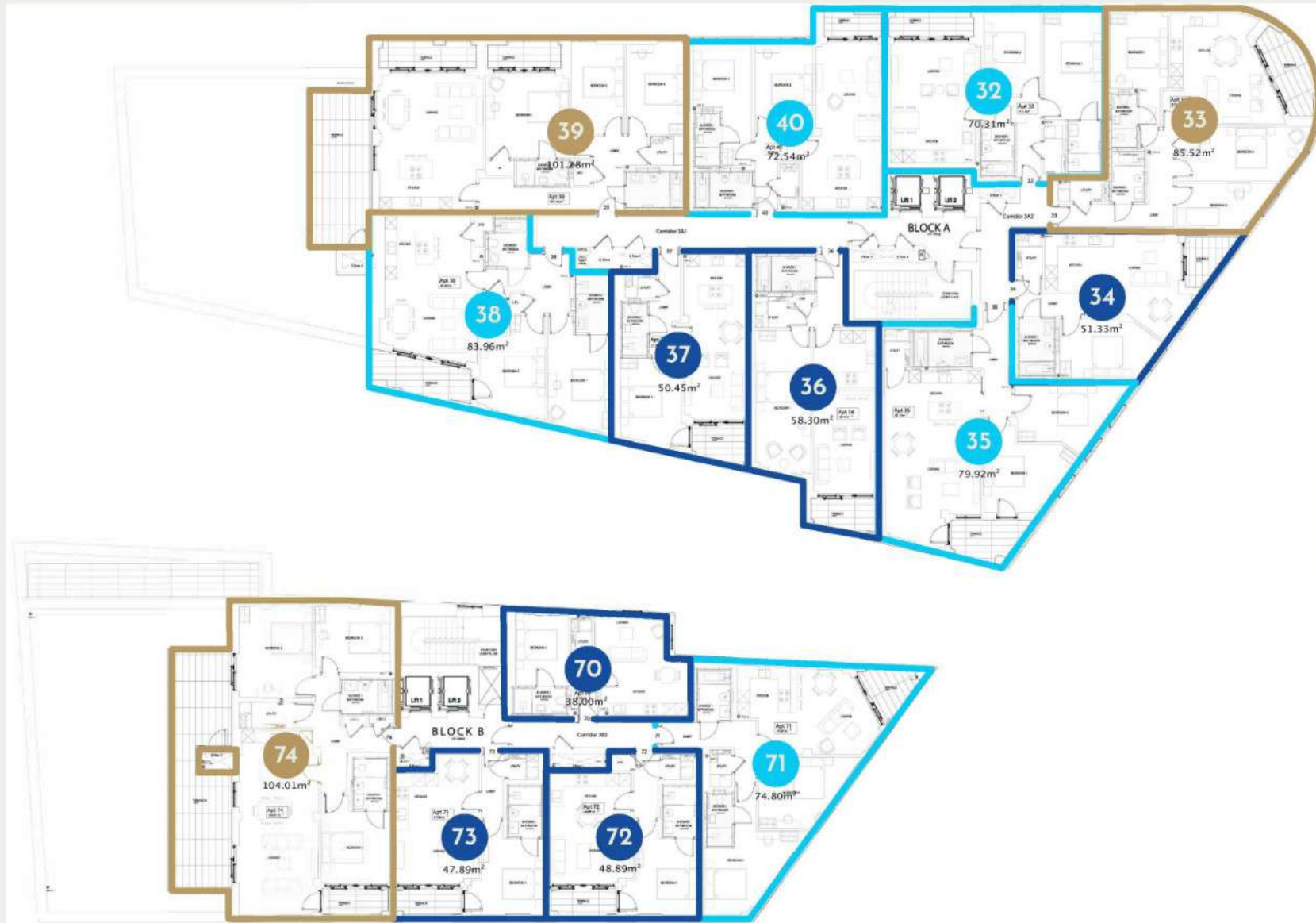
3

Third Floor

34 - 1 Bedroom 51.33 Sq M
36 - 1 Bedroom 58.30 Sq M
37 - 1 Bedroom 50.45 Sq M
70 - 1 Bedroom 38.00 Sq M
72 - 1 Bedroom 48.89 Sq M
73 - 1 Bedroom 47.89 Sq M

32 - 2 Bedroom 70.31 Sq M
35 - 2 Bedroom 79.92 Sq M
38 - 2 Bedroom 83.96 Sq M
40 - 2 Bedroom 72.54 Sq M
71 - 2 Bedroom 74.80 Sq M

33 - 3 Bedroom 85.52 Sq M
39 - 3 Bedroom 101.28 Sq M
74 - 3 Bedroom 104.01 Sq M

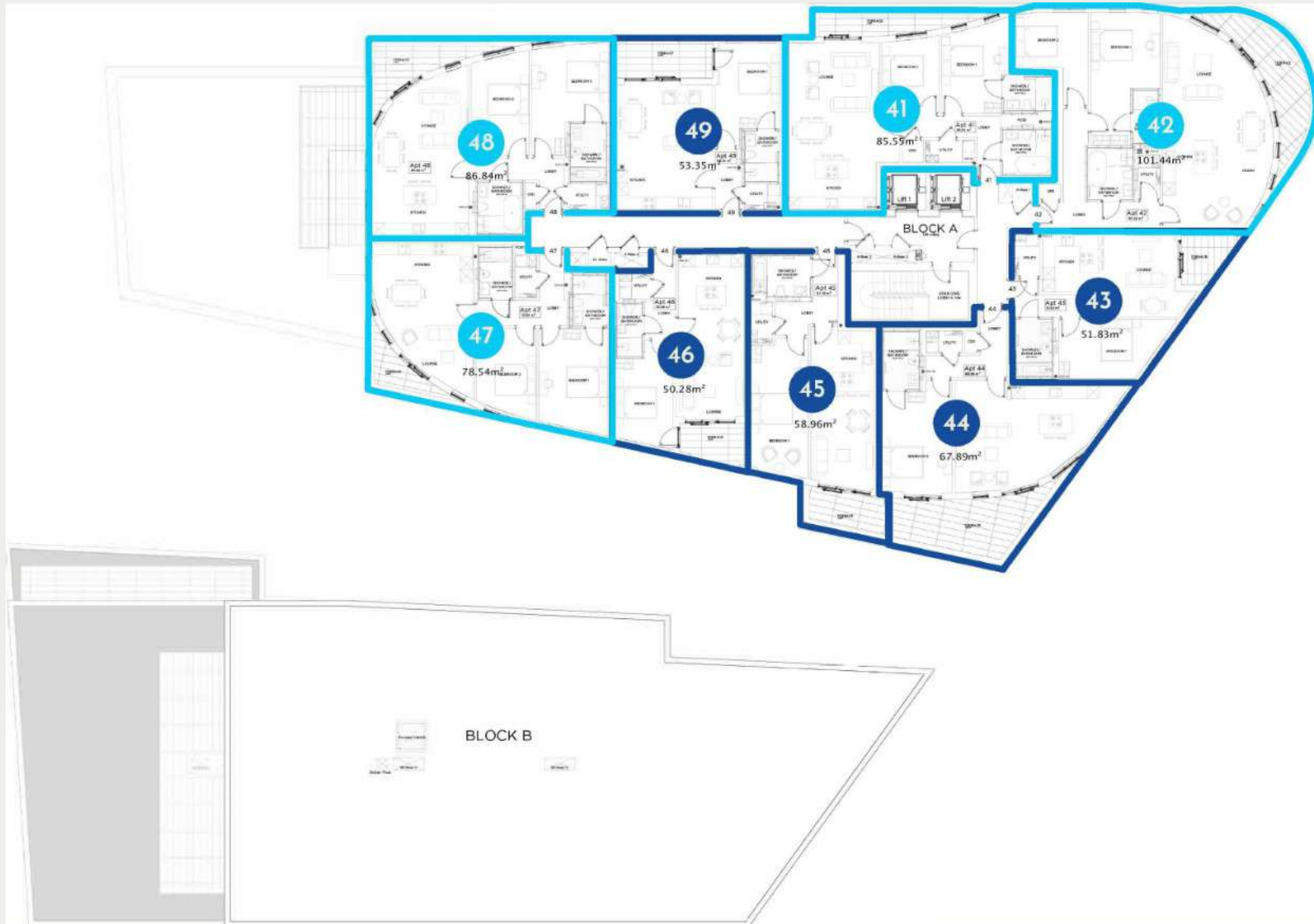


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Fourth Floor

43 - 1 Bedroom 51.83 Sq M
44 - 1 Bedroom 67.89 Sq M
45 - 1 Bedroom 58.96 Sq M
46 - 1 Bedroom 50.28 Sq M
49 - 1 Bedroom 53.35 Sq M

41 - 2 Bedroom 85.55 Sq M
42 - 2 Bedroom 101.44 Sq M
47 - 2 Bedroom 78.54 Sq M
48 - 2 Bedroom 86.84 Sq M





Specifications

LOBBY ENTRANCE

- Aluminium triple glaze entrance doors
- Stone Flooring

STAIRWELL

- Communal stairs & landings
- Feature design staircase with metal balustrade
- Painted plastered communal walls

APARTMENT ENTRANCE

- Contemporary door
- Spyhole
- Stainless steel door furniture

APARTMENT ENTRANCE HALLS

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights

LIVING ROOM

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights
- 13amp power sockets
- Wood, tiled or laminate floor*

KITCHEN

- Designer kitchens*
- NEFF or SMEG appliances throughout
- Induction hob
- Built in fridge freezer
- Electric oven
- Dishwasher
- Worktops with 1½ sink units
- Extractor [ceiling or popup]*
- Wood, tiled or laminate floor*

BEDROOMS

- Painted skirting
- LED downlights
- Painted plaster walls and ceiling
- Wood, tiled or laminate floor*
- 13 amp powersockets with USB

BATHROOMS

- Towel radiator
- Ceramic tiled floor and full height walls*
- Hidden cistern toilet
- Shower and/or bath
- Contemporary sanitaryware with vanity storage
- Illuminated mirror with defrost heater and shaver point
- Black taps and showerheads

HEATING

- Underfloor heating system

HOT WATER

- District heating and hot water system

SECURITY

- Mains smoke and heat detectors
- Automatic opening vents to communal areas
- Voice and key controlled communal gated entrance

BALCONIES

- Toughened framed glazing with brushed stainless steel handrail
- Composite decking

GROUNDS

- Private gated entrance
- Beautifully landscaped areas

CAR PARKING

- Lower level secure access carparks
- Private lift to each apartment building
- One allocated parking bay with every apartment

FENESTRATION

- German powder coated aluminium windows

SUPERSTRUCTURE

- Structural engineer reinforced concrete foundations
- Structural engineer designed RC frame
- Pile driven foundations

EXTERNAL WALLS

- Fully insulated walls clad with zinc, slate, stone, tile

ROOF

- Traditional flat roof with Garland award winning 20 year guarantee

LEASE

- 999 year lease

BUILDING WARRANTY

- Structural Warranty

Please note: Specification is indicative and may vary dependent on availability.
*See separate finishes schedule for each apartment. Choices are dependent on build programme deadlines.

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HUMBERTS

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IMPORTANT NOTICE:

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

Acting for and on behalf of the Administrators of No1 Pentire Newquay Limited (in Administration)