

one  
P E N T I R E

BOUTIQUE  
COASTAL LIVING







**Welcome  
to Pentire**

Stephens + Stephens  
developers are specialists in  
the creation of design-led,  
ultimate-luxe, quality homes  
in stunning coastal, country  
and city locations



## STEPHENS + STEPHENS

Offering the unique combination of architectural, building and multi-award-winning lifestyle and interior design capabilities, the co-founders of the practice are Paul and Helen Stephens, a husband and wife team.

Stephens + Stephens is a perfect marriage of skills, vision and experience for a new way of designing buildings, interiors and surrounding spaces with architectural and style-driven longevity, and the provision of the ultimate Cornish lifestyle living benefits forever front of mind.

Specialists in the creation of design-led, ultimate-luxe, quality homes in stunning coastal, country and city locations, the team's former developments include The Strand at Porth, near Newquay, Saltwater at Pentire, Newquay, Cliff Edge, overlooking Tolcarne Beach in Newquay, Breakwater, at Pentire, Newquay, The Hideaway, illusively tucked away in the leafy suburbs of Truro and Blue Point, the unique, ultra-modern property in the beautiful Cornish village of Gorran Haven.

# Boutique coastal living on Newquay's most perfect peninsula





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## OWN A PIECE OF PENTIRE

The stunning headland of Pentire Point sits proudly to the west of Newquay as a destination in its own right. Considered Newquay's hidden gem, the area offers a joyous expanse of surrounding nature, with the jaw-dropping surfers' paradise of the world-famous Fistral Beach on one side, the call of the wild with The Gannel Estuary on the other and the pull of the enigmatic edge of Pentire Point at the opposite end.

The Fistral Bay area, which is secluded from the town centre but conveniently close includes some of the iconic landmarks, amenities and coastal landscapes that help define the seven-bay destination of Newquay. The area is designed on the grand scale with expanses of open coastal land, landmark hotels, internationally renowned beaches, an incredible golf links course and large residential villas all creating a year-round saltwater buzz.

It's safe to say that Pentire forms a key area in the distinctive interplay between the town's-built environment and its spectacular natural setting and that any properties in here are in immediate demand for good reason. And given the recent news from Rightmove that Newquay, Cornwall is the 'hottest sellers' market in the whole country, Number One Pentire is a lucrative option for investors and a perfect lifestyle choice for relocators.

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## INTERIORS BY ABSOLUTE

30 years of experience has seen Absolute become one of the South West's most effective, creative and in-demand agencies. Constantly setting new standards and winning awards across its diverse portfolio of one-off private clients and national hospitality and retail businesses, Absolute is a collaborative partner with Stephens + Stephens on One Pentire's architectural and interior design.



Left - The Nest, Charlestown - Living Room  
Right - Cliff Edge, Tolcarne Beach - Penthouse







## HOMES BY S+S

Your S+S Home Concierge.

We set up our unique boutique concierge service because we couldn't find the personalised service that we felt potential buyers required from local luxury estate agents. So rather than deal with something sub-standard, we have invested in creating a new concierge service, and this team covers significantly more than an estate agent ever would.

The team immediately focus on the right property for you. They ensure that all paperwork's sorted with minimum fuss, and they are there throughout, to the minute you step over the threshold to your lovely new home. Based locally, they can be onsite at any time, any day of the week, to take deliveries or organise special elements.

And then they are there, handing over the keys and a special Stephens + Stephens welcome box on the day you move in.

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You can get in touch with the team on:

Phone - 01872 264775

Email - [hello@homesbys-s.com](mailto:hello@homesbys-s.com)

# The gateway to Pentire

Welcome to One 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.

One Pentire will be the leading Cornish boutique architectural and design practice's fifth luxury development in Newquay in four years, projected to be ready for occupation by Spring 2023. Situated close to the UK's fastest growing airport, Cornwall Airport Newquay and with all the signs showing that Cornish self-catering staycations will continue to boom with restrictions around foreign travel and the compelling earn-back potential of an apartment of this calibre, the One Pentire homes are a strong investment draw in a desirable location in the UK's staycation and all-round lifestyle hotspot. The apartments can be residential or the perfect long-term, high-return investment.









# Luxury coastal apartments

The aspirational location of Pentire is fast-becoming one of Cornwall's most lucrative property hotspots. A special collection of 74 spacious apartments just a stone's throw from iconic surf-beach Fistral. The boutique development hosts nine outstanding penthouses, and 65 exclusive studio, one, two and three bed apartments, expansive underground parking for all apartments with lift access to each floor. Adding to the lifestyle benefits is space for a wine bar and café-deli on the ground floor, and idyllically landscaped gardens.



CGI of the living room as found in 2 bedroom apartments 10, 21 and 32.





CGI of the external landscaped space as seen from Pearline Crescent









# Your coastal haven

## AWARD-WINNING DESIGN

One Pentire is designed by award-winning HLM architects and will be crafted out of Cornish stone gabion walls with exteriors all thoughtfully designed to be responsive and sensitive to the surrounding coastal setting, climate and topography. External landscaping will ensure maximal indoor/outdoor living benefits with a stunningly landscaped communal garden space for residents' and visitors' ultimate alfresco enjoyment.

Mingle with mates or neighbours amongst the buzz of the ground floor café/deli area over a nutritious lunch, chilled glass of wine or barista-ground coffee and cake\* or make the perfectly-landscaped gardens your library, your sanctuary, your coastal haven.





## CORNISH LIFE + STYLE

Providing the optimum Cornish life + style, One Pentire can almost be considered its own lifestyle 'resort', a destination for those who love to embrace the enviable outdoor Cornish saltwater lifestyle. Fistral beach's modern complex is just a short stroll away with its buzzy beachside bars for sunset gazing and spectating the salted surfers, top calibre coastal restaurants dishing up the freshest local catch and boutique shops for your perusal.

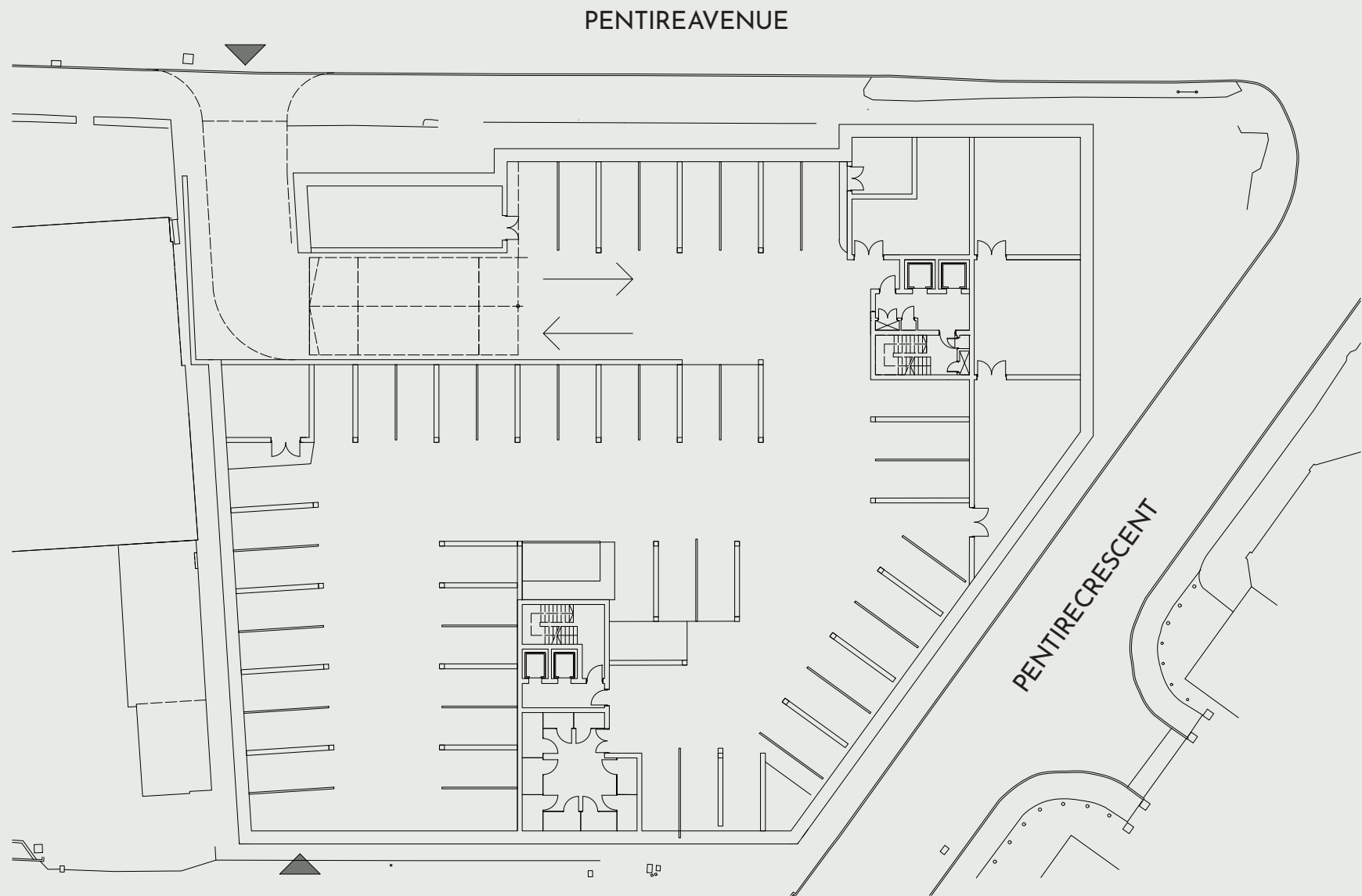
Surrounded from all angles by opportunities for open-air adventure, One Pentire is stylishly secluded but still sits comfortably in the vicinity of all much-needed amenities. Adjacent to the wilderness of the Gannel estuary, harking back to Newquay's seafaring past, in reach of dramatic sea cliffs neighbouring rolling sand dunes, and a stone's throw from rugged headlands carpeted with colourful flora and fauna and the enigmatic pull of the mighty Atlantic Ocean.

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\*Subject to confirmed tenants







## UNDERCROFT PARKING

We understand the importance of this often-overlooked zone which is why One 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. In keeping with the Stephens + Stephens Cornish life + style philosophy, an additional shared bike shed will be available for residents.

# PENTIRE AVENUE



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.



# G<sup>1</sup>

## LOWER GROUND FLOOR

### LAYING LOW

Two sensational sea facing, two-bedroom duplex apartments intermingle with a vast open commercial space which will play home to a stylish, lifestyle-led café/deli area. Well segregated and easily accessed via Pentire Avenue due to the gradient on the road, these expansive apartments are very much in keeping with a Cali Beach-infused style – light, airy with minimal ornamentation and high functionality. Timelessly designed, they each boast stylish modern fixtures and fittings that synthesise with the contemporary and striking architecture.

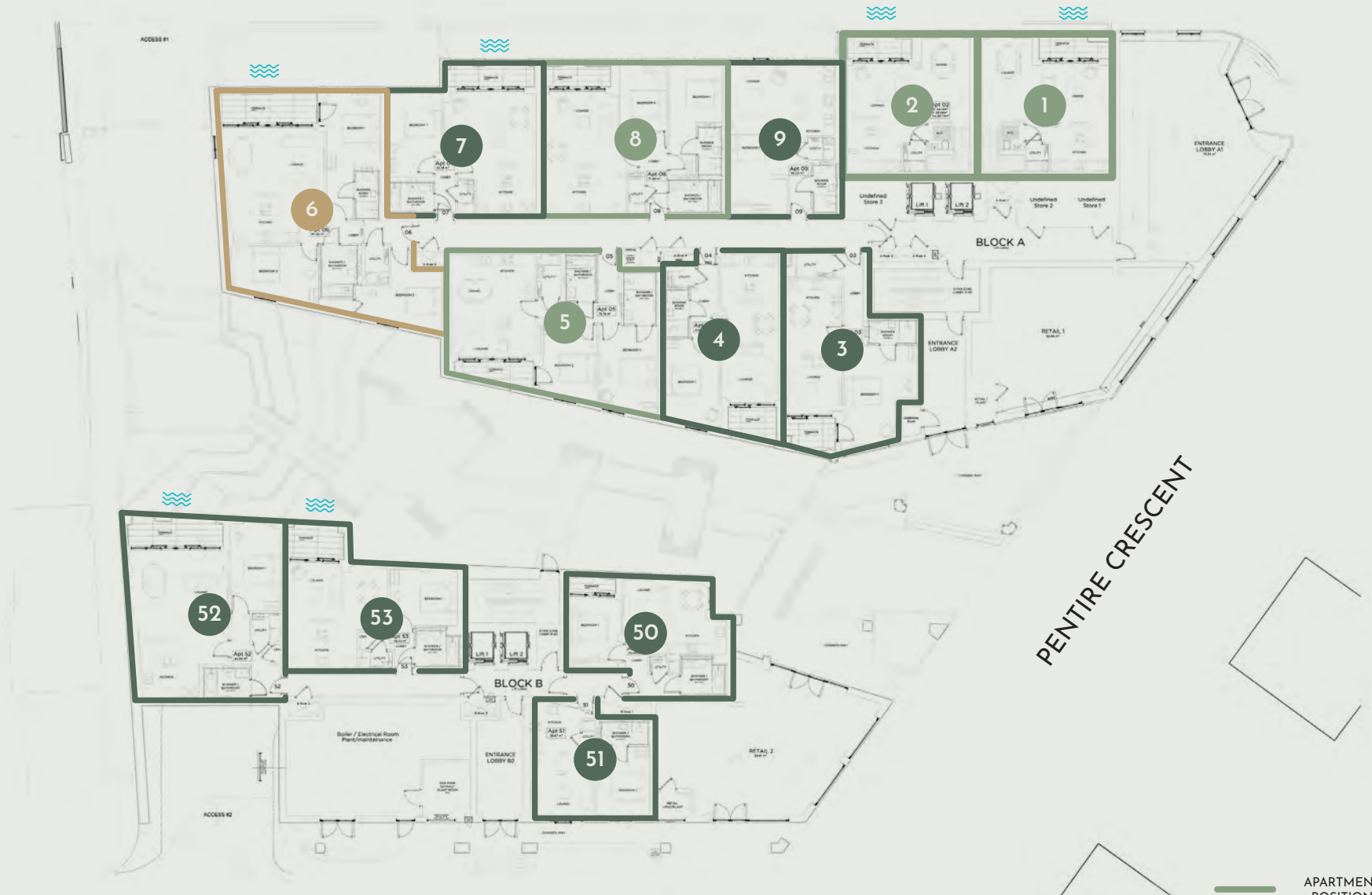
Both apartments are fitted with high-end Porcelanosa kitchens and sanitaryware with a range of elegant vanity unit details and choice of sleek floor tiles, laminate flooring and engineered wood flooring forming layers of texture. Surfaced neutral tiles create feature walls in all bathrooms and ensuites with crisp contemporary black fitting details featuring throughout.

### 2 BEDROOM

Appt No. 1

2





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# G<sup>2</sup>

## GROUND FLOOR

### STAYING GROUNDED

The ground floor consists of eight sensational one-bedroomed apartments, four two-bedroomed apartments and one three-bedroomed – six of which boast far-reaching sea views across either the wilderness of the Gannel tidal estuary or Fistril Beach itself. Taking inspiration from the surrounding saltwater and surf-infused culture, green and neutral hues mingle playfully with wooden undertones whilst an elemental natural flow of light beams through, organically bringing the outside in.

In classic mid-century style, all apartments are complete with high end Porcelanosa kitchens, rattan touches and textured neutral tiled feature walls present in all bathrooms or ensuites. Modern black fitting details throughout bathrooms and kitchens add contemporary sleek whilst on-trend muted colour palettes reflect the landscape and elements. The floor space is laden with a mixture of floor tiles, laminate and engineered wood flooring throughout providing eclectic textures.

### 1 BEDROOM

Appt No. 3  
4  
7  
9  
50  
51  
52  
53

### 2 BEDROOM

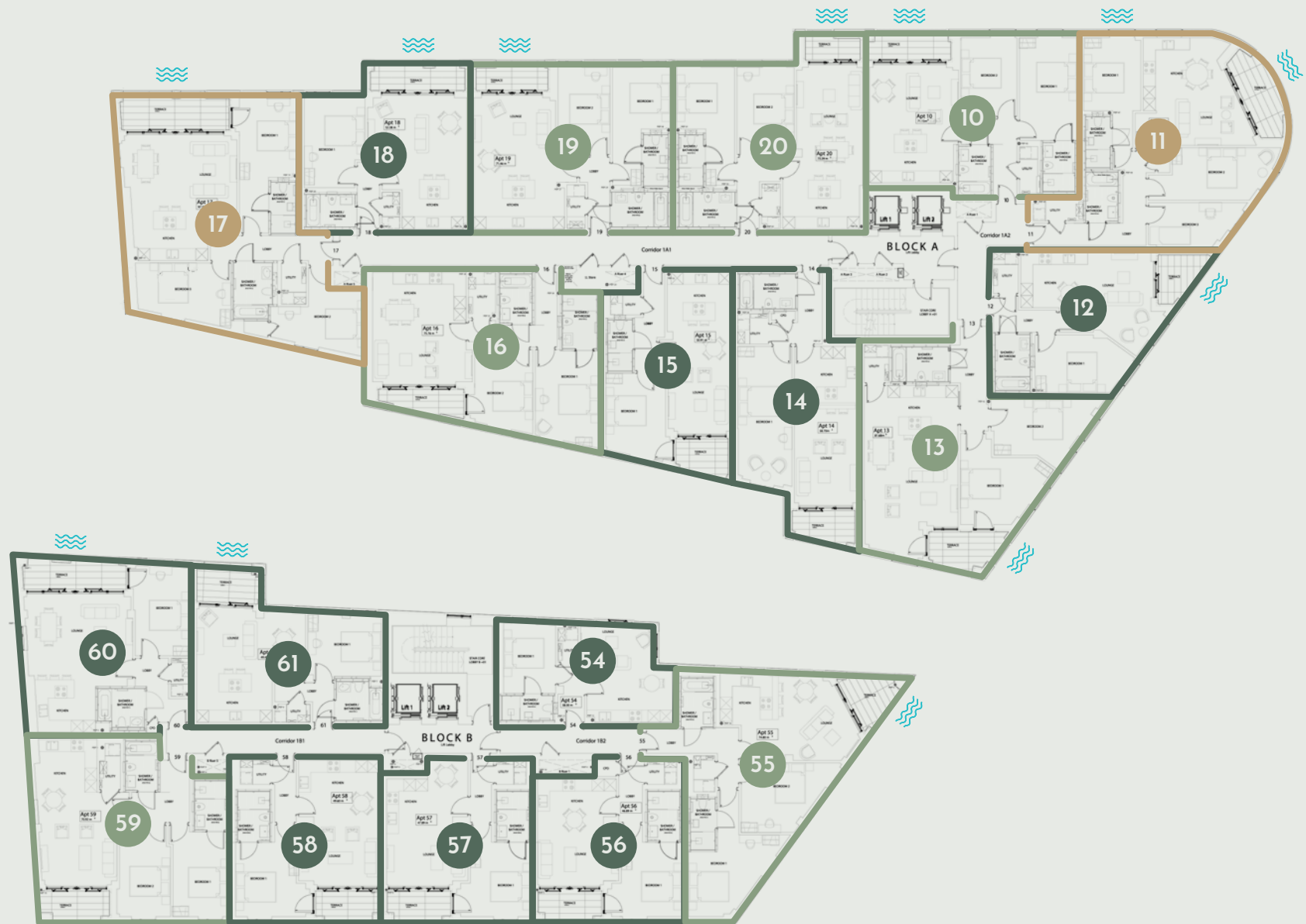
Appt No. 1  
2  
5  
8

### 3 BEDROOM

Appt No. 6



FISTRAL  
BEACH



GANNEL/  
CRANTOCK

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APARTMENT  
POSITION

SEAVIEW

# 1

## FIRST FLOOR

### FIRST RATE COASTAL LIVING

The interior styling of the apartments on the first floor of One Pentire are in keeping with the salt-infused mentality and the laid-back way of life in Newquay, eleven of which have panoramic sea views. The timeless design of the ten one-bedroomed apartments, seven two-bedroomed and two three-bedroomed has been carefully considered to create a relaxed, yet high-end experience that reflects the stylish surfer and beach vibe of the surrounding location.

All apartments are fitted with high end Porcelanosa kitchens and textured neutral tiled feature walls in all bathrooms or ensuites. Modern black fitting details throughout the bathrooms and kitchens add contemporary sleek whilst on-trend muted colour palettes reflect the landscape and elements. The floor space is laden with a mixture of floor tiles, laminate and engineered wood flooring throughout providing a mix of eclectic textures.

### 1 BEDROOM

Appt No. 12  
14  
15  
18  
54  
56  
57  
58  
60  
61

### 2 BEDROOM

Appt No. 10  
13  
16  
19  
20  
55  
59

### 3 BEDROOM

Appt No. 11  
17

FISTRAL  
BEACH



GANNEL/  
CRANTOCK

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APARTMENT  
POSITION

SEAVIEW



# 2

## SECOND FLOOR

### SECOND TO NONE

Brand and interior design masterminded by Stephens + Stephens Developers' multi-award-winning Cornish interior design agency, Absolute, the second floor is made up of ten one-bedroomed apartments, seven two-bedroomed and two three-bedroomed apartments. 14 of which have incredible sea vistas and private balconies for long lunching, alfresco dinner dates and evening sunset swooning.

The resultant styling takes inspiration from the stunning, natural colour palette of the wild Pentire headland, with pantone shades traversing greens, greys, teals and sandy yellows as an accent, inspired by the layers of sandy, stony textures and natural grasses that abound on the nearby headland.

### 1 BEDROOM

Appt No. **23**  
**25**  
**26**  
**29**  
**62**  
**64**  
**65**  
**66**  
**68**  
**69**

### 2 BEDROOM

Appt No. **21**  
**24**  
**27**  
**30**  
**31**  
**63**  
**67**

### 3 BEDROOM

Appt No. **22**  
**28**

FISTRAL  
BEACH



GANNEL/  
CRANTOCK

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## THIRD FLOOR

### ELEVATED THIRD FLOOR RESIDING

The third floor of One Pentire offers the ultimate in elevated luxury, with six one-bedroomed, five two-bedroomed and three three-bedroomed apartments and no less than 18 striking sea views from all angles. The design style of all seamlessly brings the outside in with neutral hues and earthy undertones throughout. Scandi-inspired wall prints can purposefully add character to cabin-feel clad walls with rattan furniture adding a touch of rustic texture, intrigue and visual warmth (should you wish for Absolute to provide a full turnkey interior fit-out).

All apartments have stunning Porcelanosa kitchens for functionality and modern bathrooms decked out with contemporary black fittings add depth of detail. A combination of elegant floor tiles, durable laminate and engineered wood flooring throughout creates industrial durability.

### 1 BEDROOM

Appt No. **34**  
**36**  
**37**  
**70**  
**72**  
**73**

### 2 BEDROOM

Appt No. **32**  
**35**  
**38**  
**40**  
**71**

### 3 BEDROOM

Appt No. **33**  
**39**  
**74**

FISTRAL  
BEACH




APARTMENT  
POSITION

SEAVIEW

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.

GANNEL/  
CRANTOCK







## FOURTH FLOOR

### REACHING FOR THE STARS

Your exclusive boutique Cornish penthouse awaits. Occupying the fourth floor are five striking one-bedroomed and four two-bedroomed penthouses all with unrivalled, knock-out sea views for sheer relaxation and the ultimate coastal enjoyment. Perfect for halcyon evenings on your very own private balcony watching the bourbon sunset drizzle into the Atlantic Ocean.

The coastal, design life + style-driven Cornish penthouses are adorned with neutral and green hues in perfect symbiosis with the natural surroundings. Evocative of Californian beach houses with woody accents and light, bright and airy aesthetics.

All contain timeless interiors and Porcelenas kitchens finished to the highest-spec for style and functionality in equal measure.

### 1 BEDROOM

Appt No. **43**

**44**

**45**

**46**

**49**

### 2 BEDROOM

Appt No. **41**

**42**

**47**

**48**

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## THE GROWING POPULARITY OF SHORT BREAK STAYCATIONS

Now is the time to invest in Pentire. To gain not only from all the national acclaim, but also the fortuitous British trend of more shorter breaks, at home.

Some of the main benefits of staying in a self catering property as opposed to a hotel room are that they offer on average 30% more space, more privacy, and are more cost-effective in terms of there being no extra hidden costs and fully equipped kitchens reduces meal expenses.

The evidence of their popularity lies in occupancy rates. self-catering accommodation in the UK averaged an 81% occupancy rate in 2019, and outperformed hotel rooms which stood at 77.2%. The days are long gone when Cornwall's popularity is just limited to summer visitors. It is now considered a year round destination.

We work with our partners Beach Retreats - Cornwall's leading holiday letting specialists - to make sure buyers have the information they need to see the best return on their investment through holiday letting.

Beach Retreats are happy to answer any questions and give you the benefit of their expertise:

01637 861 005 | [julie@beachretreats.co.uk](mailto:julie@beachretreats.co.uk) | [beachretreats.co.uk](http://beachretreats.co.uk)













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## ABSOLUTELY BOUTIQUE, TURNKEY DESIGNER INTERIORS

Multi-award winners Absolute are the Stephens + Stephens partners of choice, crafting bespoke interior design for each and every development and each and every home.

Stephens + Stephens has developed a whole new-wave style way of designing buildings, interiors and surrounding spaces with architectural and style-driven longevity, with the provision of the ultimate Cornish lifestyle living benefits forever front of mind.

For those would like to consider a fully turnkey, no-fuss or hassle, optimum inspired standard of luxury ready and waiting for you, the Stephens + Stephens' partnership with multi-award-winning interior designers, Absolute means that every single boutique detail of furniture, fabrics and fittings can be masterminded for their One Pentire luxury home.

In addition, Stephens + Stephens' Home Concierge Ian Tubb can ensure that every single last detail is already taken care of for One Pentire owners who would like their apartment completely ready to go.

# Specification

## LOBBY ENTRANCE

- Aluminium triple glazed entrance doors

## STAIRWELL

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

## APARTMENT ENTRANCE

- Contemporary door
- Spy hole
- Stainless steel door furniture

## APARTMENT ENTRANCE HALLS

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

## LIVING ROOM

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

## KITCHEN

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

## BEDROOMS

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

## GROUNDS

- Private gated entrance
- Beautifully landscaped areas

## CAR PARKING

- Lower level secure access car parks
- Private lift to each apartment building
- One allocated parking bay per 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 lease

## BUILDING WARRANTY

- 10 year guarantee with Advantage insurance

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.



# Maintenance

- Penthouse apartments 41, 42, 43, 44, 45, 46, 47, 48, 49, 70, 71, 72, 73, 74 £2,470 per annum
- All other apartments £1,890 per annum
- All charges to be paid monthly by Direct Debit

To clean all drainage channels that served the below ground car park along with sump-pump which will be carried out once a month throughout summer [20 April - 20 October] and twice a month through the winter [21 October - 19 April]

Landscaping carried out every two weeks throughout summer [20 April - 20 October]. This will include full upkeep of all low bedded areas and walkways, keeping clear of all weeds and waste.

Landscaping carried out once a month through the winter [21 October - 19 April]. This will include full upkeep of all low bedded areas and walkways, keeping clear of all weeds and waste.

Electrical charges for all communal areas including internally and externally along private access road.

To carry out a full service twice a year on private access gates and voice control system. First service 25 April, second service 25 October.

Carry out a full test and service to all resident lifts once a year. First service 25 October and then annually.

Carry out a full safety control service of alarm and smoke alarm system. Test all common areas once a year from builders completion. First service due on or before April.

Clean down the refuse bin storage area by removing all waste and jet washing down area twice a month.









# Discover More

BY STEPHENS  
+ STEPHENS

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CHARLESTOWN

A BESPOKE COLLECTION  
OF 15 LUXURY 2, 3 AND 4  
BEDROOM HOUSES

📍 QUAY ROAD,  
CHARLESTOWN



CLIFF EDGE  
BOUTIQUE COASTAL LIVING

A BESPOKE COLLECTION  
OF 39 LUXURY COASTAL  
APARTMENTS

📍 TOLCARNE BEACH,  
NEWQUAY





# one

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