

BAYSCAPE

CARDIFF MARINA

A STUNNING COLLECTION OF
APARTMENTS, DUPLEX APARTMENTS AND PENTHOUSES





Computer generated image; details may change on completion.

INTRODUCING

BAYSCAPE

A spectacular development of apartments, duplex apartments and penthouses split across two contemporary buildings, designed by award winning Rio Architects. Located adjacent to Cardiff Marina in Cardiff Bay, this thoughtfully designed development consists of 115 highly specified properties in a fantastic waterside setting.



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BAYSCAPE

CARDIFF'S ONLY MARINA ADDRESS

They say there's no place like home, and there's certainly no place like Bayscape.

Wake up to the gentle sounds of the marina and the sun rising over the river. Relax on your own private balcony or terrace as you soak up the special ambience of waterside life. Wander past the marina for a stroll along the Bay Edge Walkway and then choose your spot for a coffee, lunch or dinner.

Every property enjoys a stunning view from this extraordinary development, choose to look across the idyllic marina, or dramatic far-reaching views to the city. Many properties at Whitewater House also look over the dynamic white water rafting course adjacent to Bayscape.

Whether watching the comings and goings of Cardiff Marina, or picking out iconic sites such as the Principality Stadium, Cardiff Castle and The Wales Millennium Centre, you will never get bored of the view.

For those interested in boating, this prestigious marina offers 350 first class berths. Berthing packages are available for Bayscape residents.



PENARTH & CARDIFF BAY

ON YOUR DOORSTEP

Bayscape offers you the chance to live just minutes from the charming seaside town of Penarth, also known as ‘the garden by the sea’ and home to its own historic pier. Take a short stroll over the Pont Y Werin Bridge and find yourself spoilt for choice with places to eat and drink, from artisan cafés to fine dining restaurants like ‘Pier 64’ or ‘The Old Custom House’.

You won’t need to travel far to do your weekly shop, as there are several supermarkets to choose from. For a special treat you can stock up at Foxy’s Deli in Penarth, an independent retailer voted ‘the best Deli in Wales’ by Observer Food Monthly.

Top - Penarth Pier

Bottom Left - Pier 64 Restaurant

Bottom Right - Washington Building





Living at Bayscape connects you to the Bay Edge Walkway, a stunning 10km circular path around Cardiff Bay. It provides you with an opportunity to walk or cycle and to get away from the cars and the hustle and bustle of the city. It links you to the restaurant quarter of Mermaid Quay so that a relaxing waterside walk or short cycle ride becomes part of the experience of eating out.

Mermaid Quay is home to fabulous cafés, bars and restaurants. Here you can enjoy Sunday lunch with the family, a romantic al-fresco dinner or just meet up with friends for a cocktail before a show or the opera. With this many options to choose from, nothing is off the menu.

Host to a range of events throughout the year that are suitable for everyone, there is always something to see and do in this waterside area of Cardiff. You could even take a water taxi to Cardiff Castle in the city centre, or enjoy an evening cruise whilst taking in the setting sun.

Bayscape is perfectly placed for participation sports and recreational fitness. From a 110-station gym and spa to an International size swimming pool on your doorstep, living here you have so many choices to be as active as you want to be.

Bottom Right - The Millennium Centre

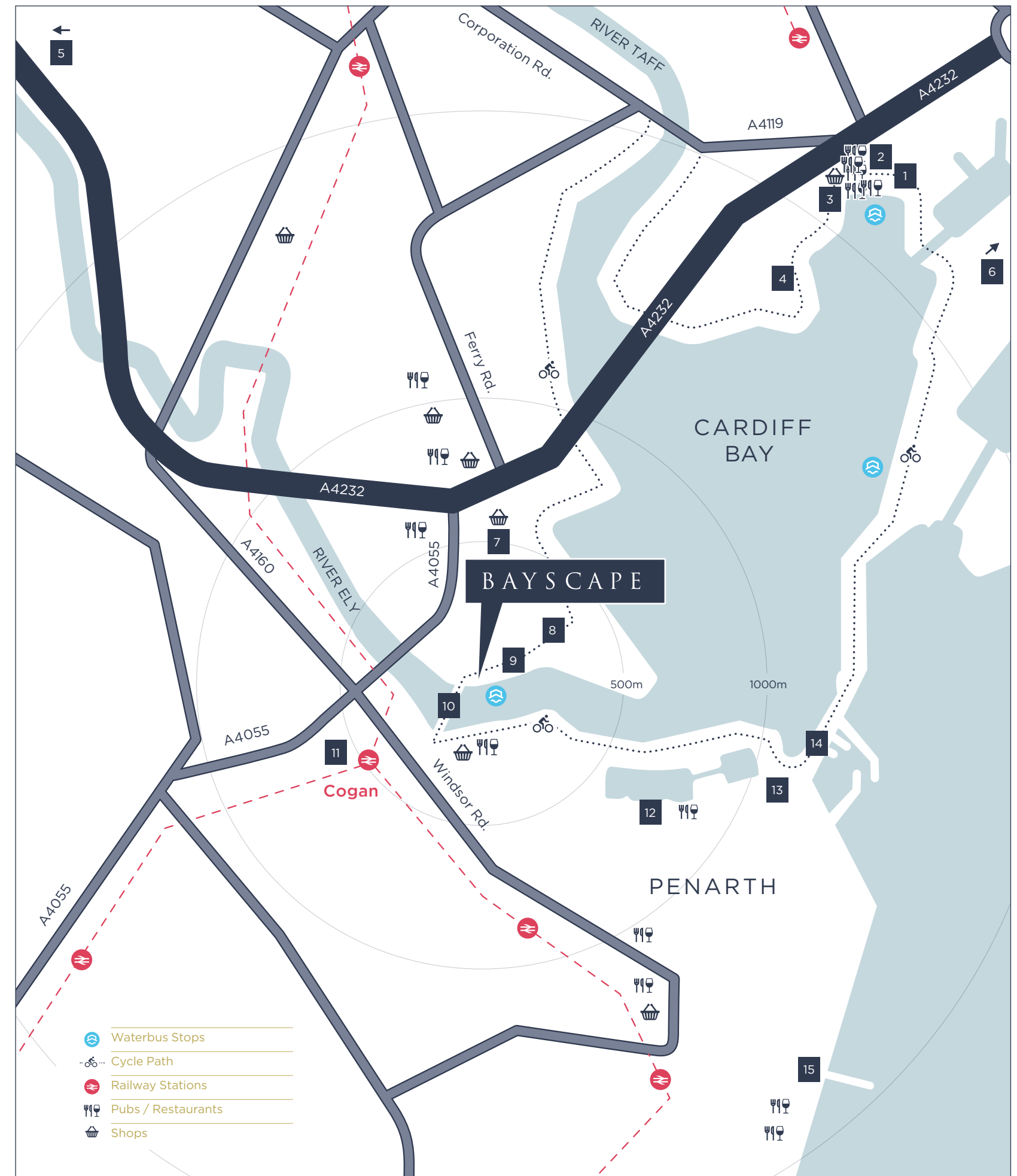
Below - Mermaid Quay



BAYSCAPE

MINUTES FROM...

- | | | |
|-----------------------------------|--------------------------------------|-------------------------------------|
| 1. National Assembly for Wales | 6. BBC Studios | 11. Cogan Train Station |
| 2. Wales Millennium Centre | 7. Ice Arena Wales | 12. Pier 64 Restaurant |
| 3. Mermaid Quay | 8. Cardiff International Pool | 13. The Old Custom House Restaurant |
| 4. The Principal St David's Hotel | 9. Cardiff International White Water | 14. Cardiff Bay Barrage |
| 5. Cardiff City Football Club | 10. Pont Y Werin Bridge | 15. Penarth Pier |



Map not to scale.

INTERNATIONAL CARDIFF

THE FASTEST GROWING CITY IN THE UK

There is something very special about Cardiff. It is vibrant and proud and delivers everything you want from a truly great city, while retaining its warmth and welcoming Welsh charm.

Visitors travel from far and wide for world class entertainment, sports, and of course the legendary shopping. Cardiff also attracts up to 90,000 commuters every day to work in this thriving city.

Recently named as one of the best shopping destinations in the UK, it has the perfect mix of designer brands and high street names inside an ultra-modern shopping centre, alongside pretty Victorian arcades packed with independent retailers. When you've had your fill of retail therapy there are plenty of cafés, restaurants and bars to appeal to every taste from a skinny latte, to Michelin Star cuisine.

There is no place like Cardiff on match day at the Principality Stadium. The national game of

Rugby is played in the heart of the city and acknowledged as one of the best venues in the world. The atmosphere before and after a game is exhilarating!

There are plenty of other sports on offer including football, ice hockey and golf. Celtic Manor Resort, host to the Ryder Cup is approximately a 20-minute drive away.

Cardiff benefits from a host of cultural attractions, from Cardiff Castle to the National Museum, a prolific music scene and plenty of green space. It is also home to a prestigious university, recognised across the globe for its teaching excellence.

With so much to see and do, it is no surprise that Cardiff has the fastest growing population in the UK and is ranked alongside London and Edinburgh as one of the UK's most compelling destinations.

Top Left - Morgan Arcade
Bottom - Principality Stadium



BAYSCAPE

WELL CONNECTED

Whether you choose to travel by bus, taxi, train or water taxi, there are plenty of options to get around the city quickly.

Cardiff is such a special place that you will probably never want to leave. However, for those times when you do, you'll find that the local and international connections are outstanding. Via the main link road to Cardiff Bay, which is just moments away, Bayscape benefits from easy access to the M4, which connects Bristol, London, South West Wales and to the M5, which opens up Birmingham and the South West.

Cardiff Central is one of the UK's major railway stations and connects over 12 million people to the Capital every year from cities including Bristol, London, Bath, Southampton and Birmingham. Bristol is just a 50-minute journey and you can be in London Paddington in two hours*.

For holidays and business trips, Cardiff International Airport offers over 50 flights to more than 900 destinations. Get there in approximately 10-minutes by rail, hop on a shuttle bus, or enjoy the convenience of driving (it's only eight miles away).



Minutes drive to the A4232 and onward to the M4 and road network
30-minutes drive to Cardiff International Airport**
Approx 1hr to Bristol via M4**
National cycle network runs through the site and connects to the City centre and Bay Edge Walkway
Cogan station has frequent trains (every 15-minutes) to Cardiff Central and is minutes away
A regular bus services offers access to all corners of the city

* Source; Trainline.com, Feb 18. ** Source; Google Maps, Feb 18. Map not to scale.



BAYSCAPE

AT HOME ON THE MARINA



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BAYSCAPE
PROPOSED AREA
FOR PHASE 2

BAYSCAPE
WATERFORD HOUSE

BAYSCAPE
WHITEWATER HOUSE



THE APARTMENTS

A COLLECTION OF APARTMENTS, DUPLEX APARTMENTS AND PENTHOUSES

Bayscape consists of two contemporary buildings, separated by an artistically planted first floor podium that has been designed for residents to enjoy this serene outside space.

The stunning waterfront location was at the heart of the plans and each home makes the most of the exceptional location.

This is a collection of intelligently designed and generously proportioned apartments with versatile, open plan living space. Large glazed areas encourage the flow of natural light into airy rooms with high ceilings. All properties have a balcony or terrace. There is lift access to all floors, and each home is allocated a secure private parking space.

The result demonstrates the passion and pride put in by the architects and the developer, which will surely attract the most discerning of purchasers to live here.



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THE APARTMENTS

CUSTOM DESIGNED WITH HIGH SPECIFICATION KITCHENS AND BATHROOMS

Within a development of this outstanding quality, the internal specification has to be of a similarly exceptional standard.

The interior designers were briefed to go above and beyond the expectations of a typical apartment scheme. With this in mind, they have selected high quality kitchen appliances, bathroom fittings and sanitary ware, and complementary stone or ceramic tiling. The fully integrated kitchens with sleek gloss laminate cabinets and clean lines have been designed by Hacker, known as ‘the definitive German luxury kitchen company’. No expense has been spared with the use of Smeg kitchen appliances throughout,

In keeping with the attention to detail, worktops are slim engineered composite with matching splash-backs.

To complete your beautiful new home, bathrooms are finished with floor to ceiling tiles from Porcelanosa and sanitary-ware is by Italian manufacturer Tissino.



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CARDIFF MARINA

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