



# Sainte Adresse

APARTMENTS









Something quite spectacular is being created.....

Sainte Adresse encompasses 30 self-contained, luxurious apartments located in a uniquely beautiful spot on the South Wales coast, each enjoying their own outlook.





“Unwind while the world goes by watching the sail boats roam or the birds soar”

Each of the 30 apartments enjoy a unique and personal view, taking in the iconic Cardiff Bay skyline to the north, to the east looking out to the Bristol Channel and beyond to the stunning Somerset coast.

Every apartment comes with its own floor to ceiling window; an expansive sheet of glass allowing natural light to bathe the rooms and capture a view which you can enjoy day or night. And the outlook is ever-changing - throughout the day and throughout the seasons. Wake up and watch the sun rise over a serene Cardiff Bay, and savour the sparkly dusk and vibrant lights as night falls over the Bristol Channel.





“The internal design of each apartment has been carefully considered with high specifications at the heart of each home”

Sainte Adresse is comprised of three separate terraces, in total housing 24 two-bedroom suites and 6 three-bedroom duplex dwellings. The staggered height positions of each block follow the natural site levels, allowing each apartment to enjoy its own personal vista.

Sainte Adresse’s design has been carefully crafted by award-winning architects to integrate the buildings and parking areas into the cliff top and create spaces between that complement and enhance the natural beauty of the exquisite landscape for residents.

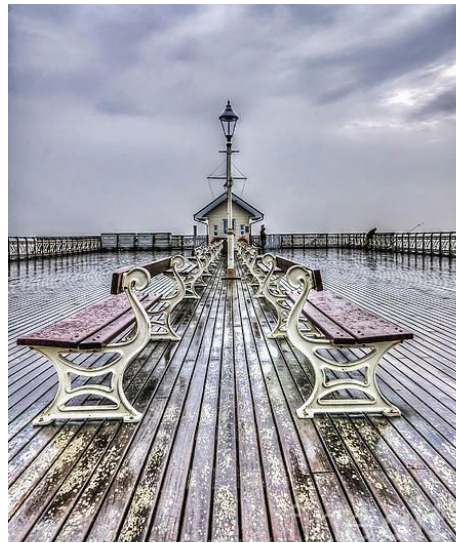
Every detail has been meticulously chosen to harmonise the inimitability of development and the location. The primary exterior material is pale brick, robust to withstand the maritime environment, complemented by darker tones and emphasised copper accents.

Each block will be fitted with a lift to make every apartment fully accessible.









“The pebble beach, Victorian pier and Penarth Esplanade herald traditional pastimes and a chance to appreciate the town from its fringes”

The distinctively beautiful and unique location benefits from a central prominent within the picturesque seaside town of Penarth, with excellent transport links to Cardiff city centre and the M4. Moreover, Mermaid Quay and the delights of Cardiff Bay are just a short walk across the barrage.

Standing proud adjacent to the animated Cardiff Bay, the charming Penarth neighbourhood boasts village living with all the benefits of the city. The town has become a paradigm of the picture-perfect place to live, work and relax; maintaining its traditional charm yet evolving to offer everything needed for modern living.

The town centre is in keeping with customs and boasts a hive of independent shops and cafes as well as a Michelin Star restaurant to fully appreciate the sea views – and fresh sea food. A tranquil haven to escape the hustle and bustle of the metropolis, surrounded by the greenery of Cosmeston Lakes Country Park to the south and the sea to the east.





Walkway between La Falaise and La Cote





View from duplex master terrace in La Cote













La Cote

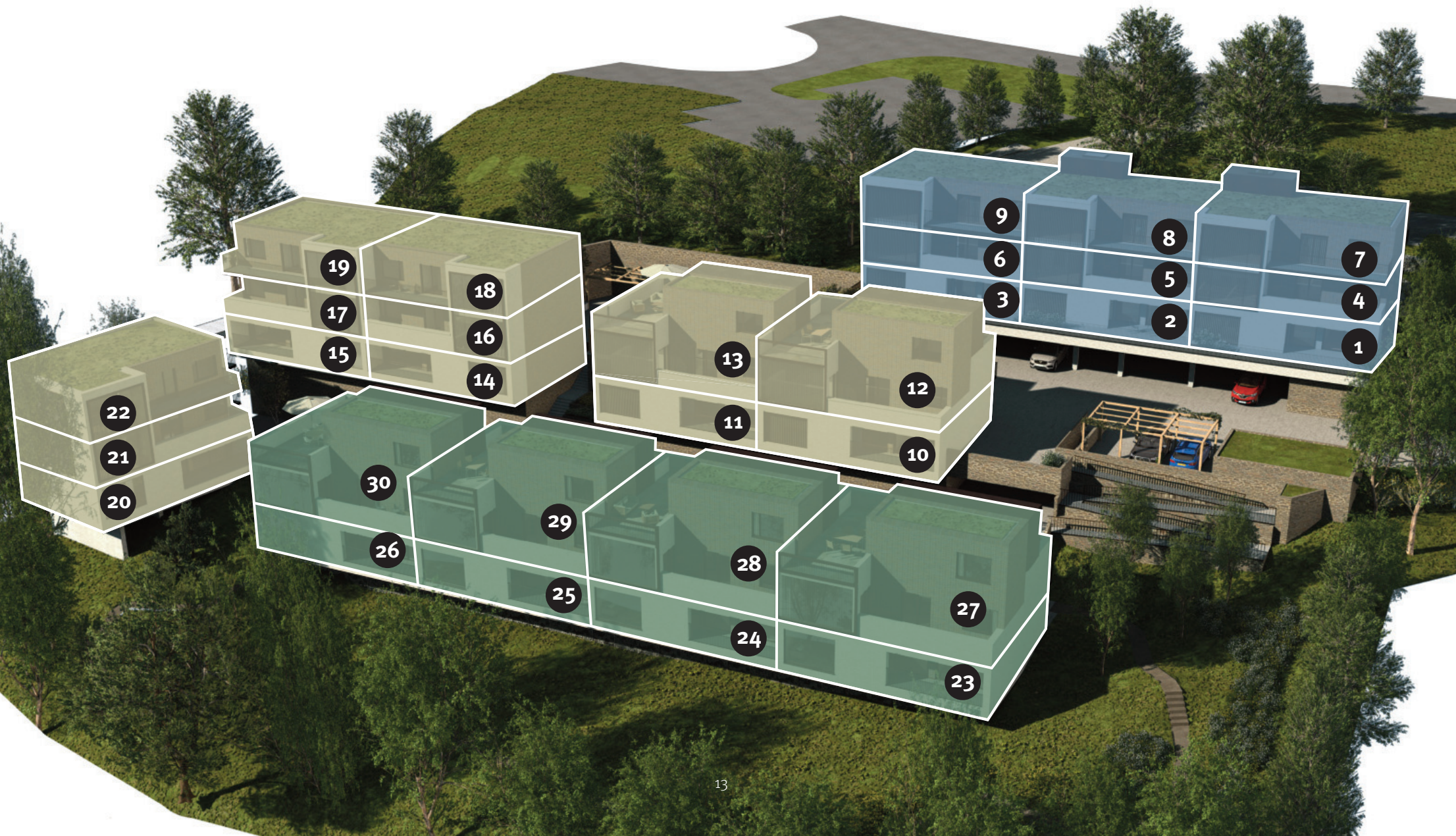




# Sainte Adresse

APARTMENTS

● La Pointe ● La Falaise ● La Cote







# La Pointe

SAINTE ADRESSE

Apartment Number	Entry Level	Beds	Gross Internal Floor Area		External Space
			SQUARE METRE	SQUARE FEET	
<b>1</b>	Ground Floor	2	87	936	44
<b>2</b>	Ground Floor	2	86	926	44
<b>3</b>	Ground Floor	2	87	936	44
<b>4</b>	First Floor	2	87	936	11
<b>5</b>	First Floor	2	86	926	11
<b>6</b>	First Floor	2	87	936	11
<b>7</b>	Second Floor	2	87	936	14
<b>8</b>	Second Floor	2	86	926	14
<b>9</b>	Second Floor	2	87	936	14

**External Space:** Balconies or terrace

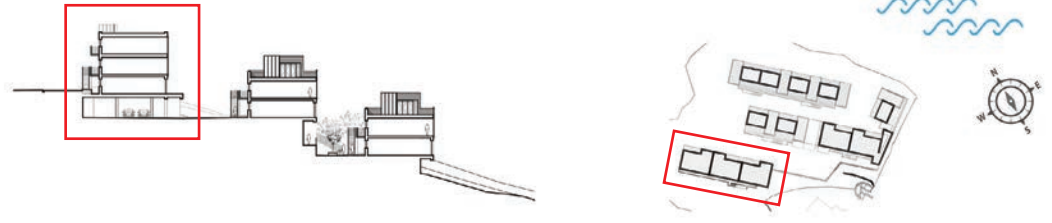
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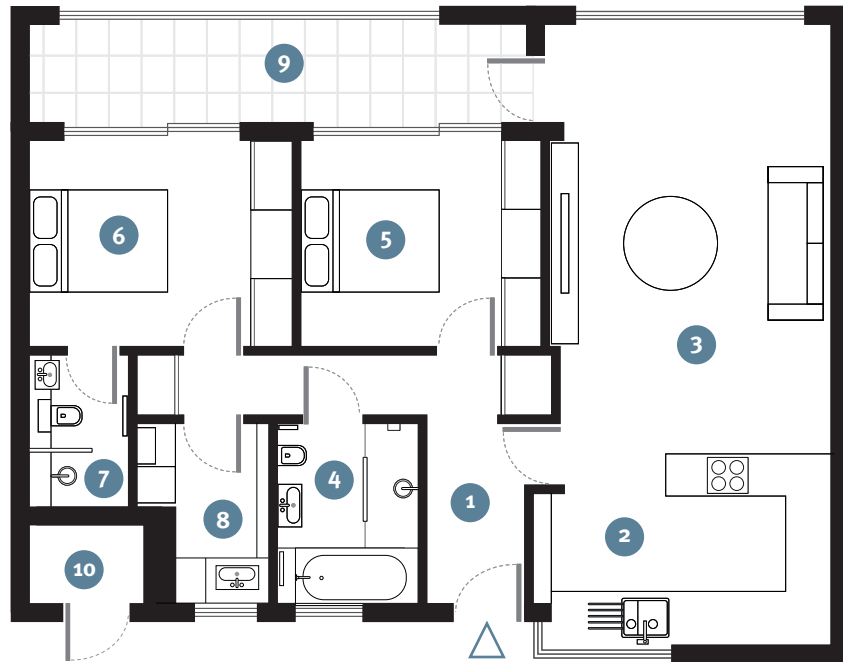
**La Pointe**

SAINTE ADRESSE



## 2 Bedroom Apartment

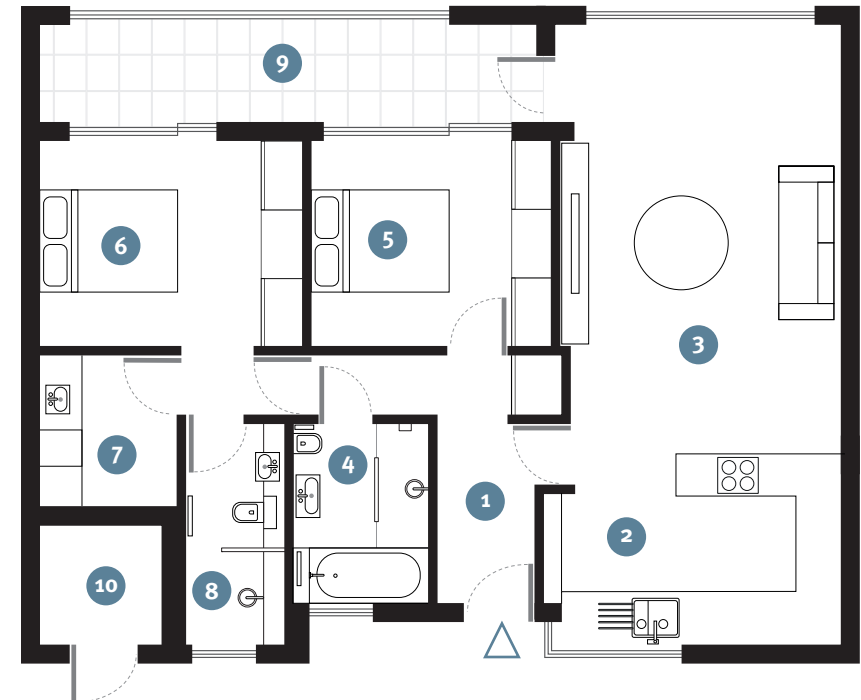
Numbers 1, 3, 4, 6, 7, 9



- |            |             |              |                       |                    |
|------------|-------------|--------------|-----------------------|--------------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Bedroom 1 En-Suite | 9. Balcony         |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Utility Room       | 10. Riser Cupboard |

## 2 Bedroom Apartment

Numbers 2, 5 & 8



- |            |             |              |                       |            |
|------------|-------------|--------------|-----------------------|------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Bedroom 1 En-Suite | 9. Balcony |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Utility Room       | 10. Lift   |





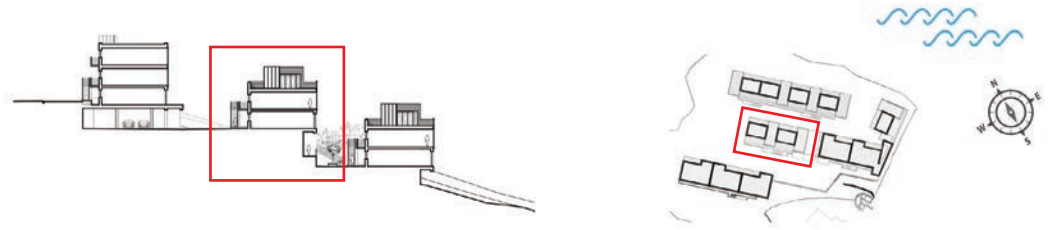
# La Falaise

SAINTE ADRESSE

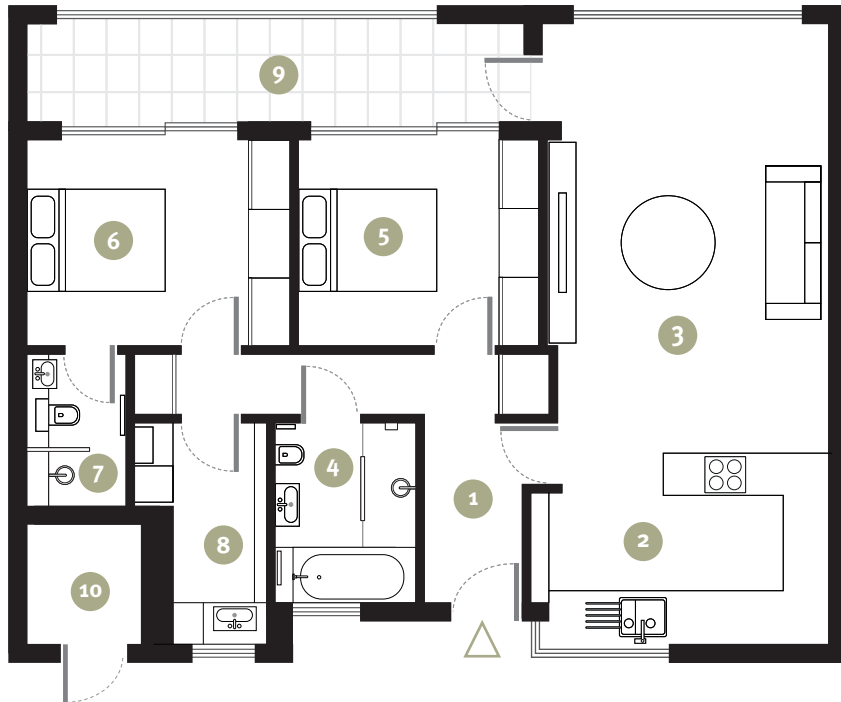
Apartment Number	Entry Level	Beds	Gross Internal Floor Area		External Space
			SQUARE METRE	SQUARE FEET	
<b>10</b>	Ground Floor	2	87	936	12
<b>11</b>	Ground Floor	2	86	926	12
<b>12</b>	First Floor *Duplex	3	120	1292	51
<b>13</b>	First Floor *Duplex	3	119	1281	51
<b>14</b>	Ground Floor	2	88	947	12
<b>15</b>	Ground Floor	2	87	936	12
<b>16</b>	First Floor	2	88	947	11
<b>17</b>	First Floor	2	87	936	11
<b>18</b>	Second Floor	2	88	947	14
<b>19</b>	Second Floor	2	87	936	14
<b>20</b>	Lower Ground Floor	2	86	926	12
<b>21</b>	Mid Lower Floor	2	86	926	11
<b>22</b>	Ground Floor	2	86	926	14

**External Space:** Balconies or terrace

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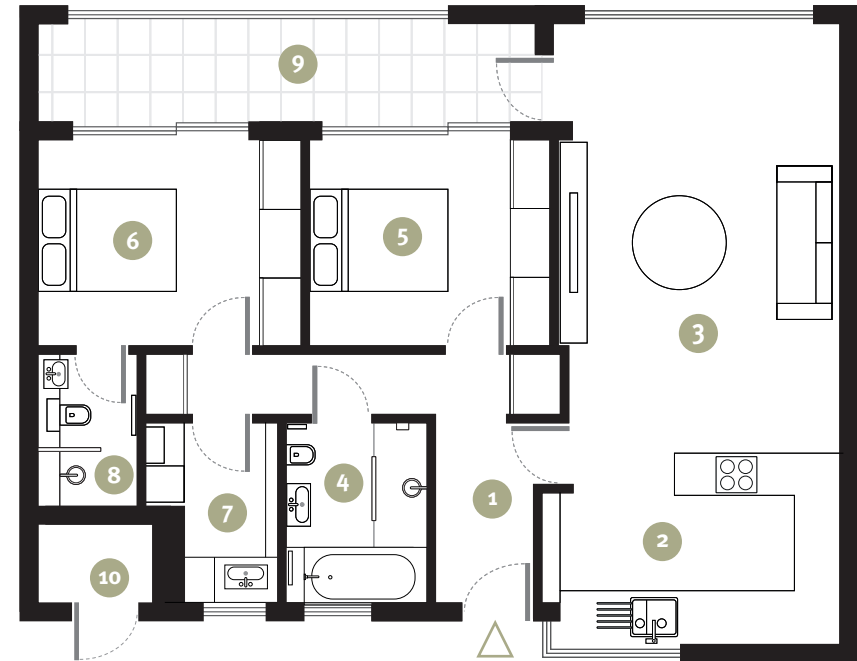


## 2 Bedroom Apartment Number 10



- |            |             |              |                       |            |
|------------|-------------|--------------|-----------------------|------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Bedroom 1 En-Suite | 9. Balcony |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Utility Room       | 10. Lift   |

## 2 Bedroom Apartment Number 11



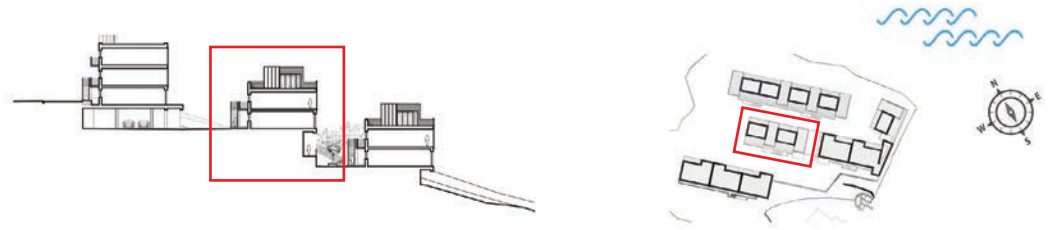
- |            |             |              |                       |                    |
|------------|-------------|--------------|-----------------------|--------------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Utility Room       | 9. Balcony         |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Bedroom 1 En-Suite | 10. Riser Cupboard |





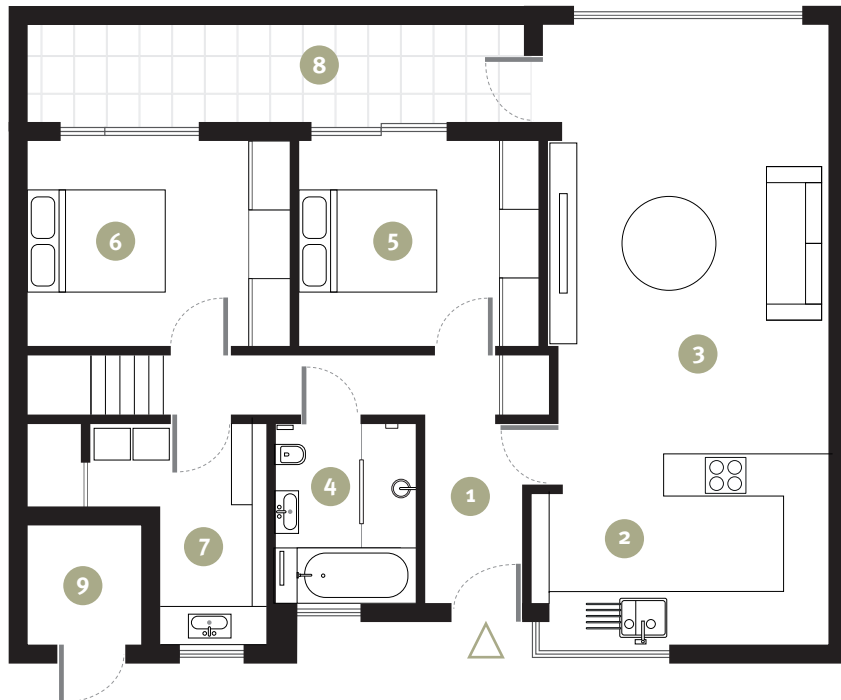
**La Falaise**

SAINTE ADRESSE

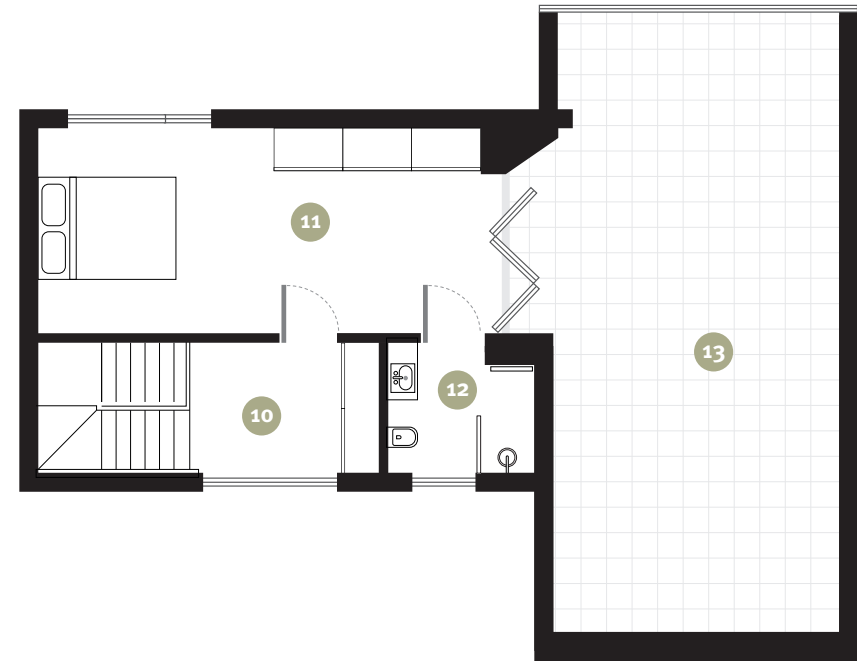


## 3 Bedroom (Duplex) Apartment Number 12

First Floor



Second Floor

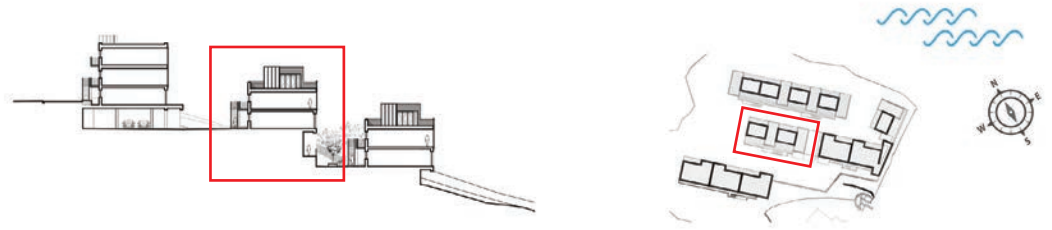


- |            |             |              |                 |             |                        |             |
|------------|-------------|--------------|-----------------|-------------|------------------------|-------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Utility Room | 9. Lift     | 11. Bedroom 1          | 13. Terrace |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 3 | 8. Balcony      | 10. Landing | 12. Bedroom 1 En-Suite |             |



**La Falaise**

SAINTE ADRESSE

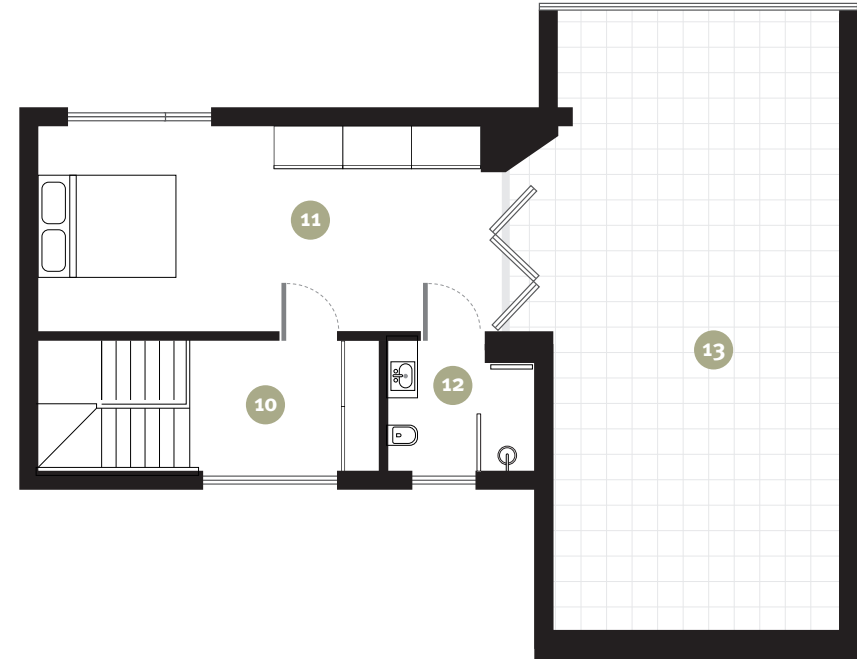


## 3 Bedroom (Duplex) Apartment Number 13

First Floor

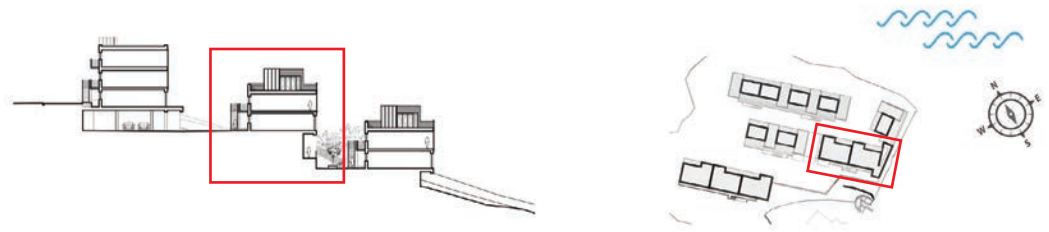


Second Floor

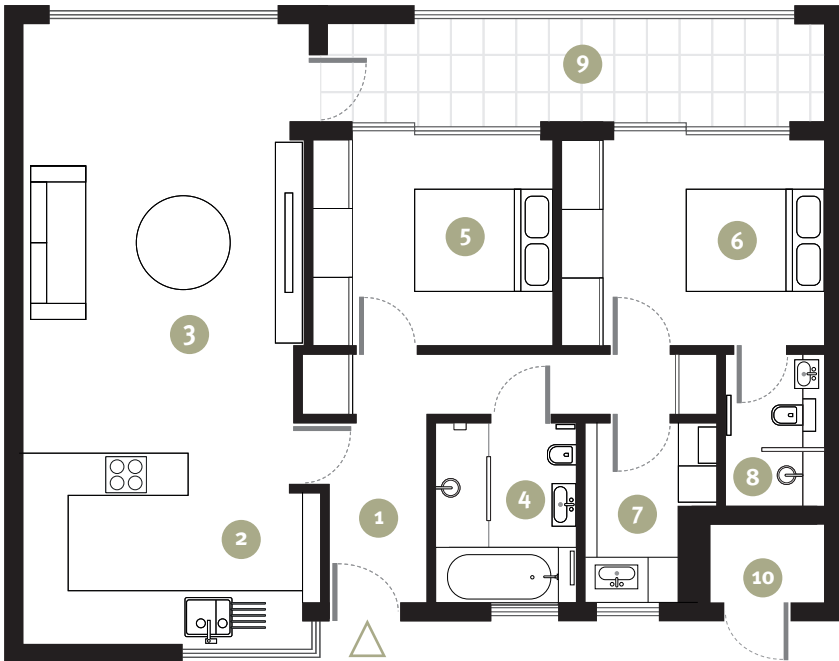


- |            |             |              |                 |                   |                        |             |
|------------|-------------|--------------|-----------------|-------------------|------------------------|-------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Utility Room | 9. Riser Cupboard | 11. Bedroom 1          | 13. Terrace |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 3 | 8. Balcony      | 10. Landing       | 12. Bedroom 1 En-Suite |             |



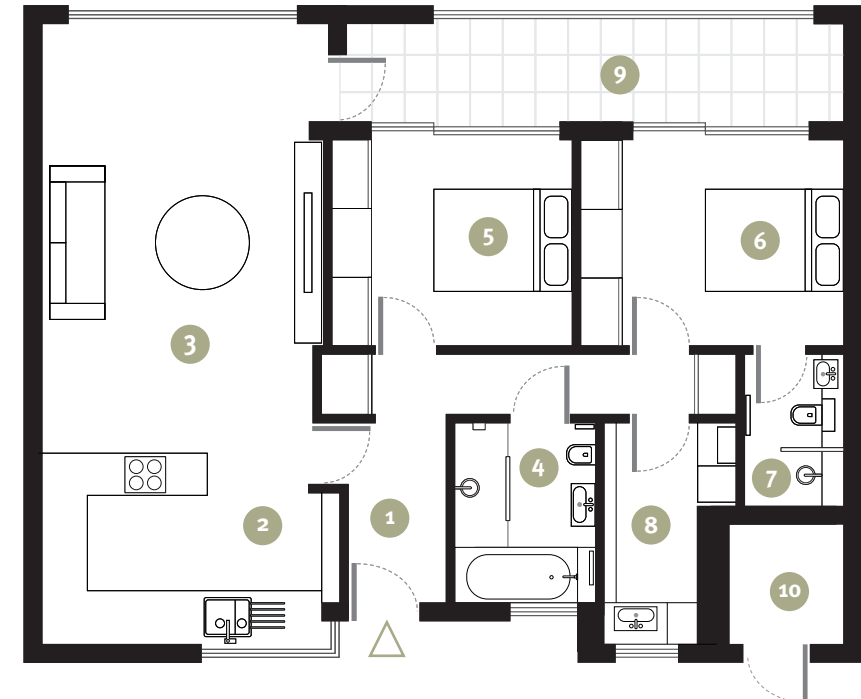


## 2 Bedroom Apartment Number 14, 16 & 18



- |            |             |              |                       |                    |
|------------|-------------|--------------|-----------------------|--------------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Utility Room       | 9. Balcony         |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Bedroom 1 En-Suite | 10. Riser Cupboard |

## 2 Bedroom Apartment Number 15, 17 & 19

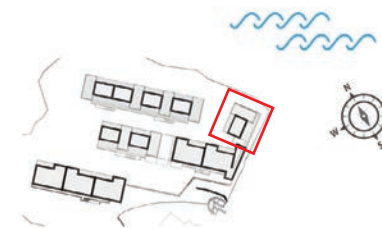


- |            |             |              |                       |            |
|------------|-------------|--------------|-----------------------|------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Bedroom 1 En-Suite | 9. Balcony |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Utility Room       | 10. Lift   |



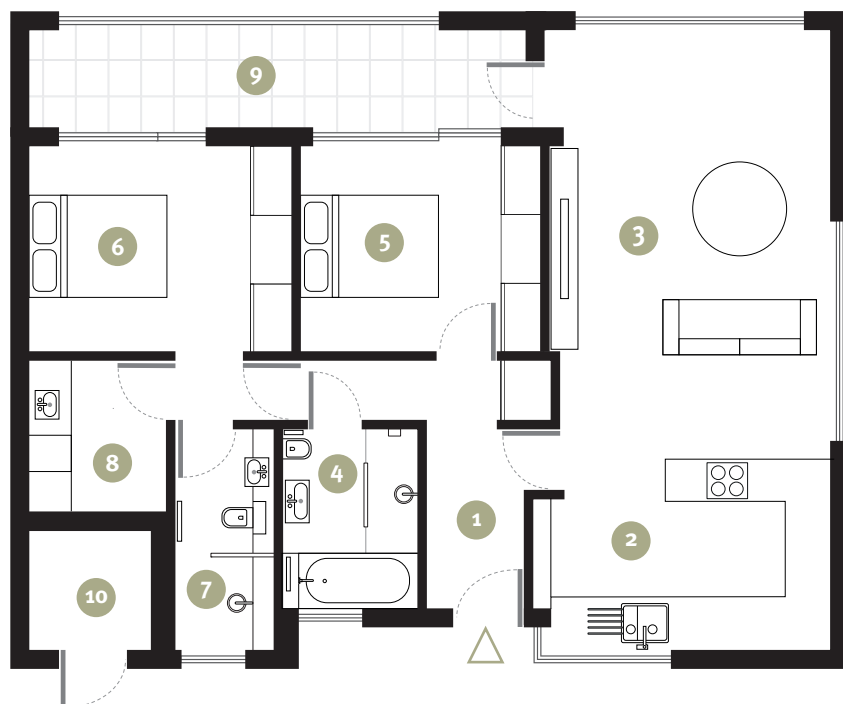
La Falaise

SAINTE ADRESSE



## 2 Bedroom Apartment

Number 20, 21 & 22



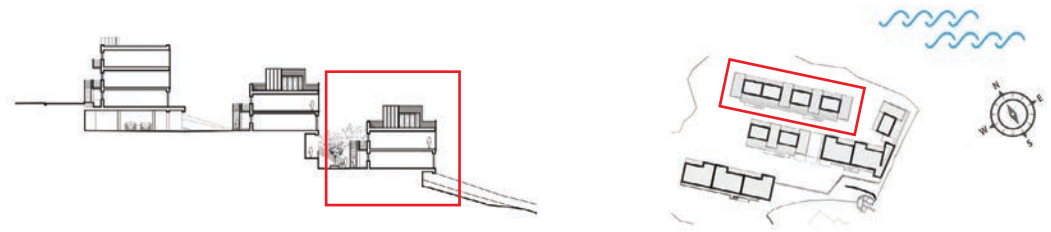
- |            |             |              |                       |            |
|------------|-------------|--------------|-----------------------|------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Bedroom 1 En-Suite | 9. Balcony |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Utility Room       | 10. Lift   |



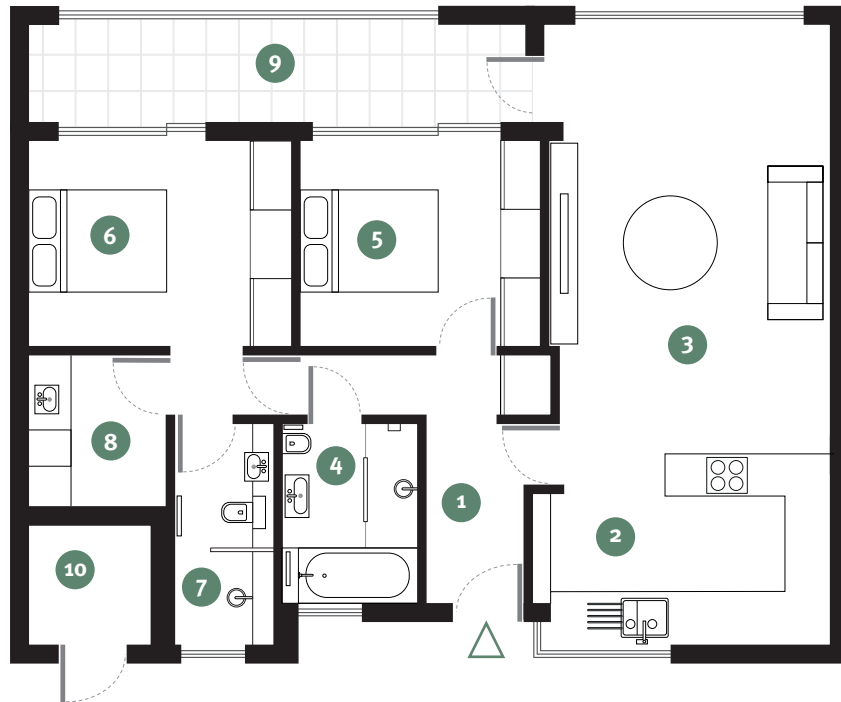
Apartment Number	Entry Level	Beds	Gross Internal Floor Area		External Space
			SQUARE METRE	SQUARE FEET	
<b>23</b>	Ground Floor	2	87	936	12
<b>24</b>	Ground Floor	2	86	926	12
<b>25</b>	Ground Floor	2	86	926	12
<b>26</b>	Ground Floor	2	86	926	12
<b>27</b>	First Floor *Duplex	3	120	1292	54
<b>28</b>	First Floor *Duplex	3	119	1281	54
<b>29</b>	First Floor *Duplex	3	119	1281	54
<b>30</b>	First Floor *Duplex	3	119	1281	54

**External Space:** Balconies or terrace

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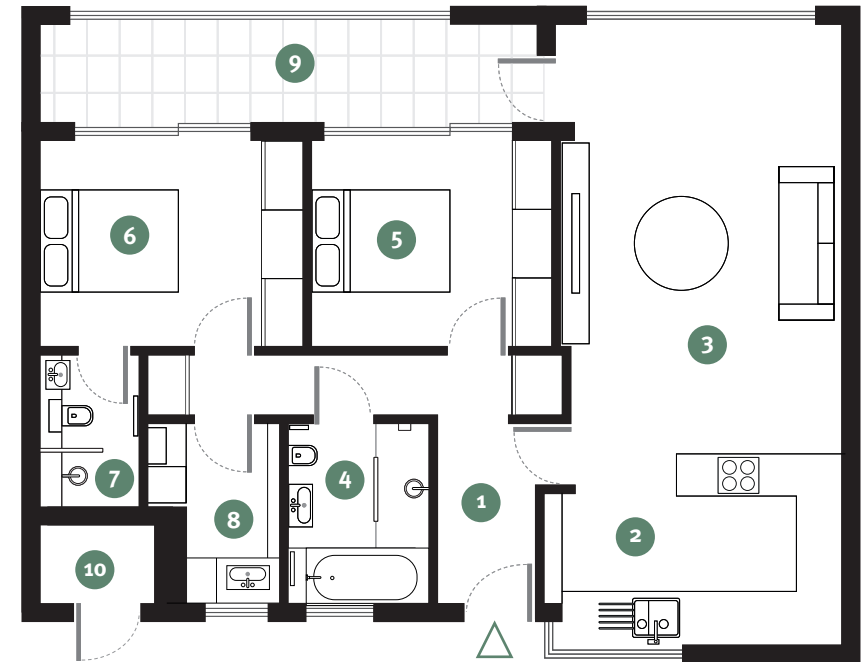


## 2 Bedroom Apartment Number 23



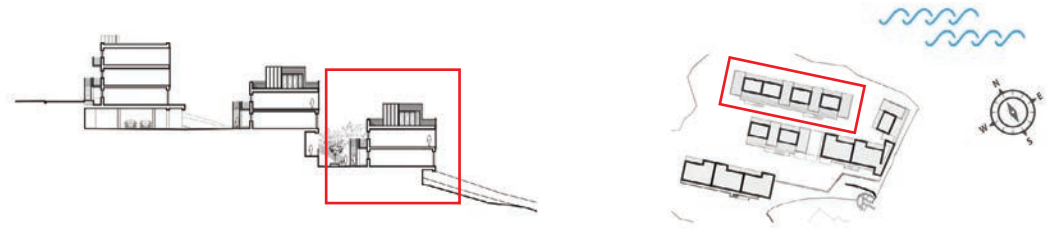
- |            |             |              |                       |            |
|------------|-------------|--------------|-----------------------|------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Bedroom 1 En-Suite | 9. Balcony |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Utility Room       | 10. Lift   |

## 2 Bedroom Apartment Number 24, 25 & 26



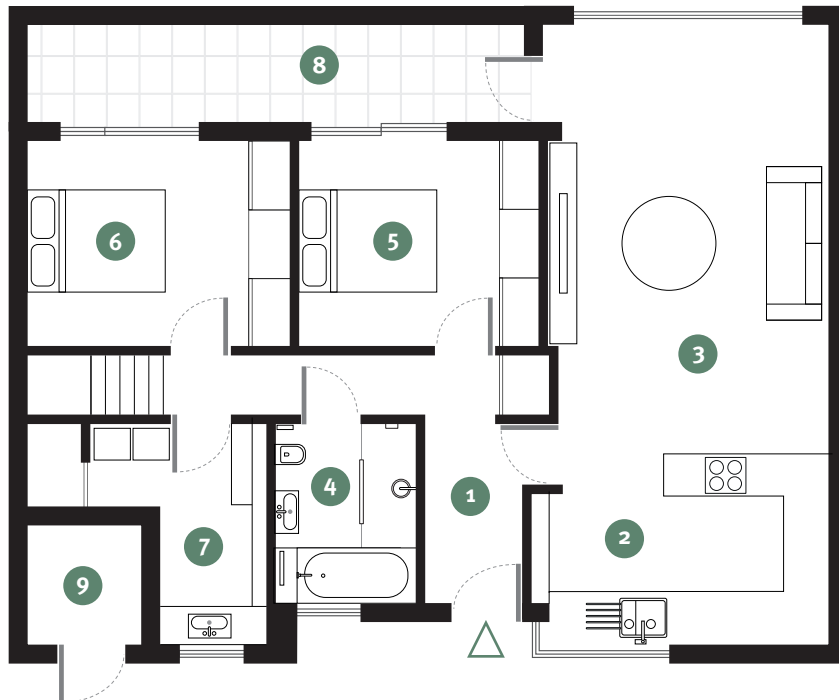
- |            |             |              |                       |                    |
|------------|-------------|--------------|-----------------------|--------------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Bedroom 1 En-Suite | 9. Balcony         |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 1 | 8. Utility Room       | 10. Riser Cupboard |





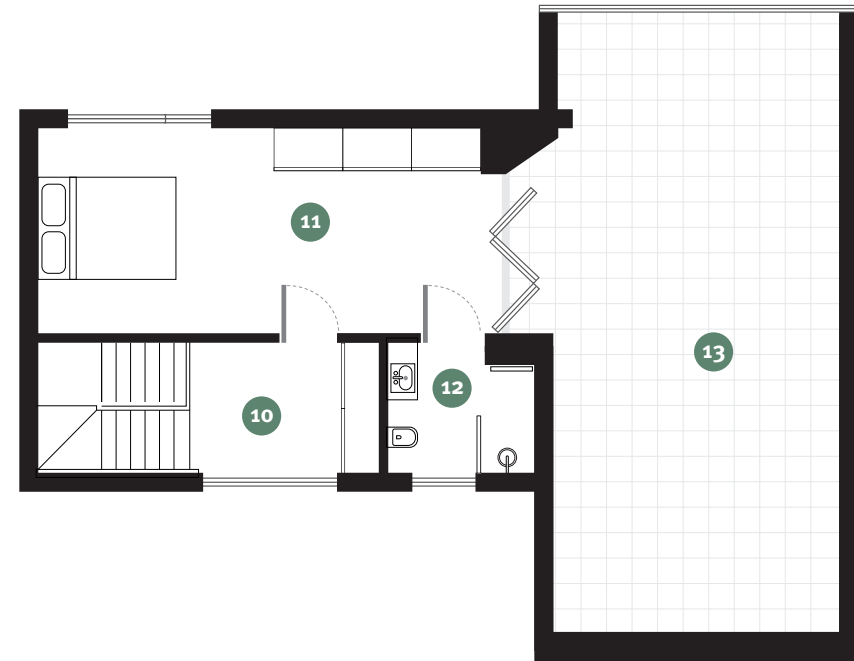
## 3 Bedroom (Duplex) Apartment Number 27

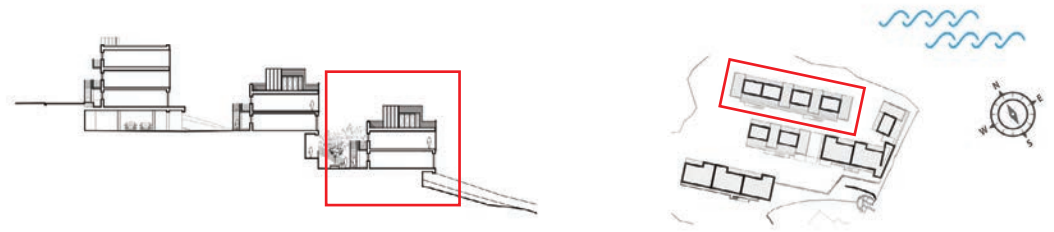
First Floor



- |            |             |              |                 |             |                        |             |
|------------|-------------|--------------|-----------------|-------------|------------------------|-------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Utility Room | 9. Lift     | 11. Bedroom 1          | 13. Terrace |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 3 | 8. Balcony      | 10. Landing | 12. Bedroom 1 En-Suite |             |

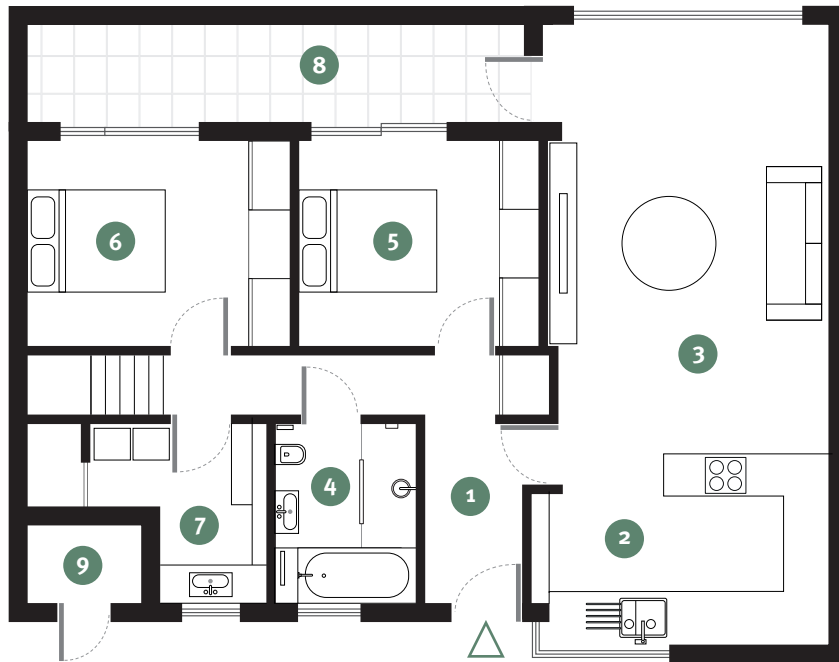
Second Floor





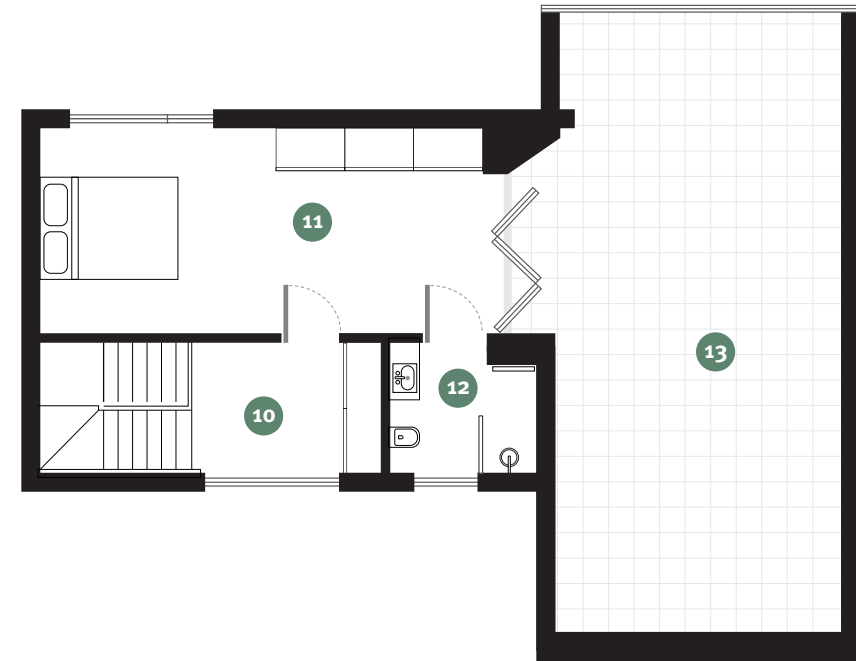
## 3 Bedroom (Duplex) Apartment Numbers 28, 29 & 30

First Floor



- |            |             |              |                 |                   |                        |
|------------|-------------|--------------|-----------------|-------------------|------------------------|
| 1. Lobby   | 3. Living   | 5. Bedroom 2 | 7. Utility Room | 9. Riser Cupboard | 11. Bedroom 1          |
| 2. Kitchen | 4. Bathroom | 6. Bedroom 3 | 8. Balcony      | 10. Landing       | 12. Bedroom 1 En-Suite |

Second Floor



13. Terrace



# Bespoke Specifications

Sainte Adresse has been created to ensure each of the 30 exclusive apartments embrace the exquisite location, and provides a home like no other. Visibly striking from the outside, the interior further builds on this impressive façade with light and airy communal spaces leading to truly personalised living.

Purchasers will have the opportunity to customise their apartments with a selection of bespoke, high-quality internal features and fittings, from doors and flooring, to choosing a feature wall colour. A selection of kitchen appliances and work surfaces are also available to ensure each home is unique to its owner.

Please speak to a sales representative, who will advise on timelines to ensure what choices\* are available at time of reservation.

\*All choices are subject to build programme.

## Kitchen

- A bespoke space created by Sigma 3 Kitchens

## Work Surfaces

- Silestone by Prostone with matching upstands

## Appliances

Fully integrated Neff appliances including:

- Single Slide & Hide Oven
- Microwave
- Fridge Freezer
- Dishwasher
- 4 Burner Induction Hob
- Island Hood
- Freestanding Washing Machine & Tumble Dryer
- Leesti 1.5 Bowl (4 Colours)
- Landis Chrome Tap
- Quooker Flex Boiling Tap (Upgrade option)

## Bathroom

- Italian designed sanitary ware by Tissino
- Porcelain and ceramic floor and wall tiles
- Heated chrome towel rail in all bathrooms

## Electrical

- TV points to living area and bedrooms
- Telephone points to bedrooms, living area and hallway
- Downlighters throughout
- Video entry intercom

## Decor

- Painted white walls and ceilings with a choice of coloured feature wall
- Contemporary wooden internal doors
- Moulded skirtings and architraves
- Brushed stainless steel sockets and switches
- A selection of wardrobes to all bedrooms

## Floor Finishes

- Porcelain or Ceramic tiles
- Oak engineered flooring
- Underfloor heating throughout

## General

- Gated development
- Powder coated double glazing
- Ventilation system
- All apartments have their own paved/decked balcony or terrace, with glass balustrade or brick facing
- Secure private parking space
- Provision for charging electric cars
- Lifts accessible to all floors
- Landscaped exterior communal areas
- Fire detection and sprinkler system throughout the apartments
- 10-year new home warranty







# Sainte Adresse

A P A R T M E N T S

## HISTORY

Sainte Adresse has been created on the land of the former Northcliff summer house. Nestled on the hillside behind the iconic Custom House, the summer house was built for M. Ernest Plisson, whose ship, Sainte Adresse, traded between Penarth and Le Havre, a city in the Normandy region of France in the early 1900s. Plisson was head of the 'remarkably enterprising and progressive' Cardiff firm, Lvsberg Limited, which was once one of the largest coal exporters, pitwood importers and colliery agents in the Bristol Channel.

Specifically, Plisson traded with a small coastal suburb just two miles north west of Le Havre, Sainte Adresse – where his ship acquired its name and so too our contemporary architectural development.

Sainte Adresse is a beautiful historical city with renowned architecture including the church of St. Denis, The de la Hève lighthouse and chapel of Notre-Dame-des-Flots. It's splendour attracted many to visit the seaside resort including the renowned impressionist artist Claude Monet. Monet painted many works of art in the small city including Jardin à Sainte Adresse, which he created in 1867 after spending the summer there with his family.

[www.sainteadresse.co.uk](http://www.sainteadresse.co.uk)



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2. We operate a policy of continuous product development and individual feature such as elevational treatments and interior fittings may vary from time to time. Consequently these particulars should be treated as a guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract, or a warranty.

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