



MOON  
STONE  
SEAFRONT LIVING

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*The ocean stirs the heart,  
inspires the imagination and  
brings eternal joy to the soul.*

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ROBERT WYLAND



# THE APARTMENTS

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*An elite selection of ten contemporary 2-bedroom apartments including two, 2-storey “townhouse” apartments.*

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Moonstone is an ultra-chic development presiding over the Southbourne coastline and promises dramatic and panoramic sea views. All of the apartments will display lavish interiors, outstanding modern comforts and either private balcony or terrace.







Artist impression only.



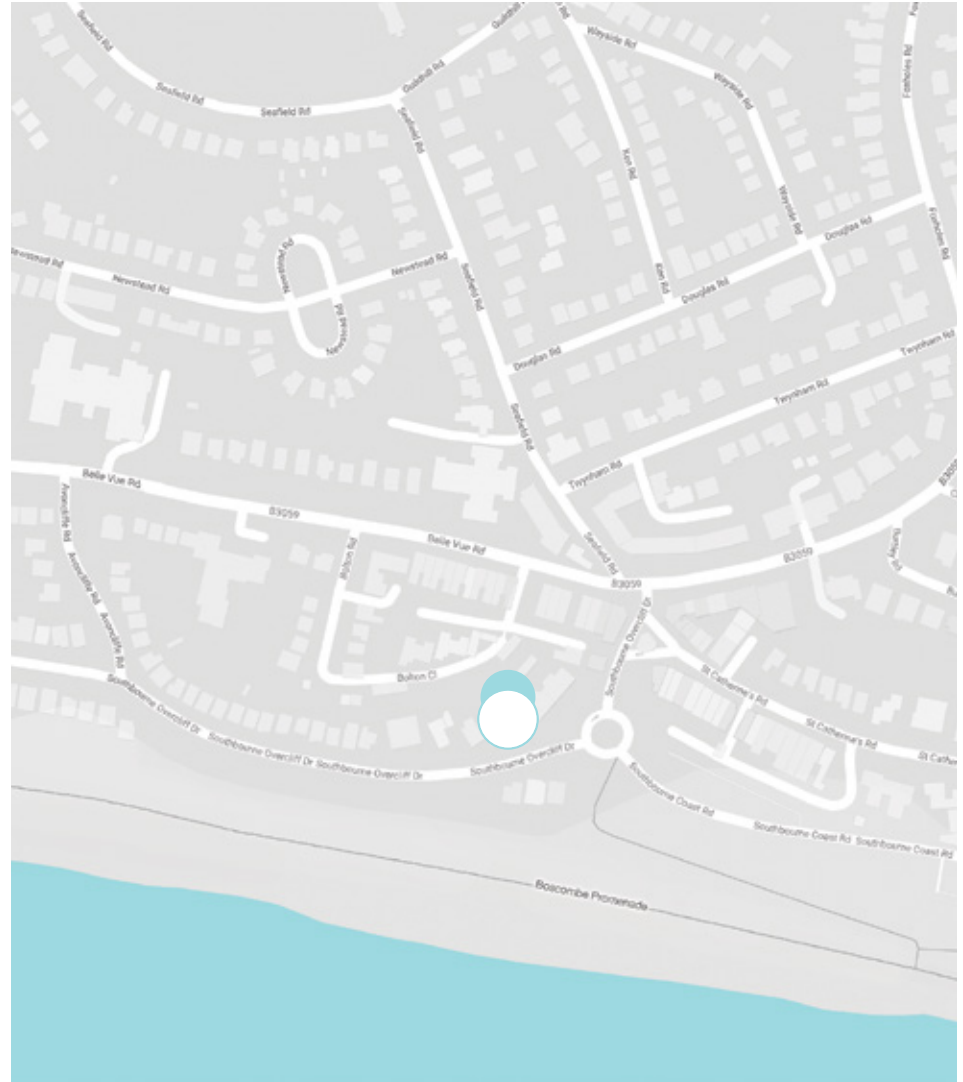
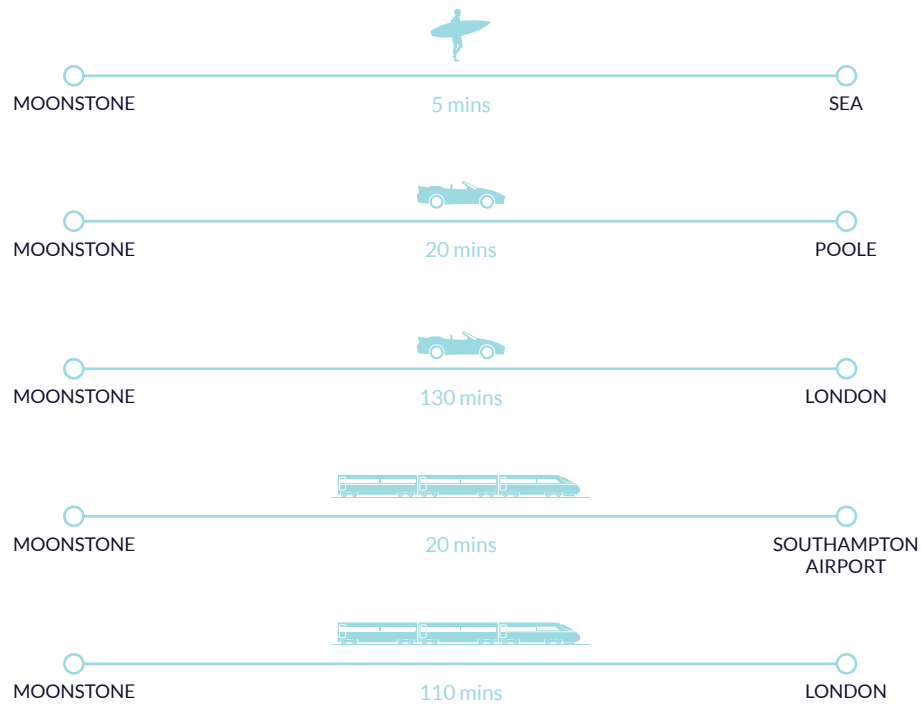




# THE LOCATION

Set upon the beautiful coastline of Southbourne in Bournemouth, Moonstone has unparalleled views over Bournemouth Bay - The Purbeck Hills can be seen to the West and the Isle of Wight to the East. The award-winning Southbourne beach is just a short (80 metres) walk from your front door - no nicer place for a stroll or swim, whatever the weather!

The apartments are walking distance from an abundance of coffee lounges, bars and restaurants as well as the parks, shops and theatres of Bournemouth. With the beach just outside your door, this location truly has it all.



# THE LIFESTYLE

## FOR THE ADVENTUROUS

### Surfer?

Bournemouth Beach has fun, beach-break peaks with sandbars anchored by the pier.

### Golfer?

Parkstone, Ferndown, Broadstone, Remedy Oak – all within a short drive.

### Hiker?

The beachfront, The New Forest or The Purbeck Hills and Dorset's Jurassic Coast.

### Cyclist?

Road or mountain bike through the New Forest, Purbeck Hills or along the beach front.



## FOR THE QUIETER LIFE

### Theatre?

The Palladium in Bournemouth, The Lighthouse in Poole.

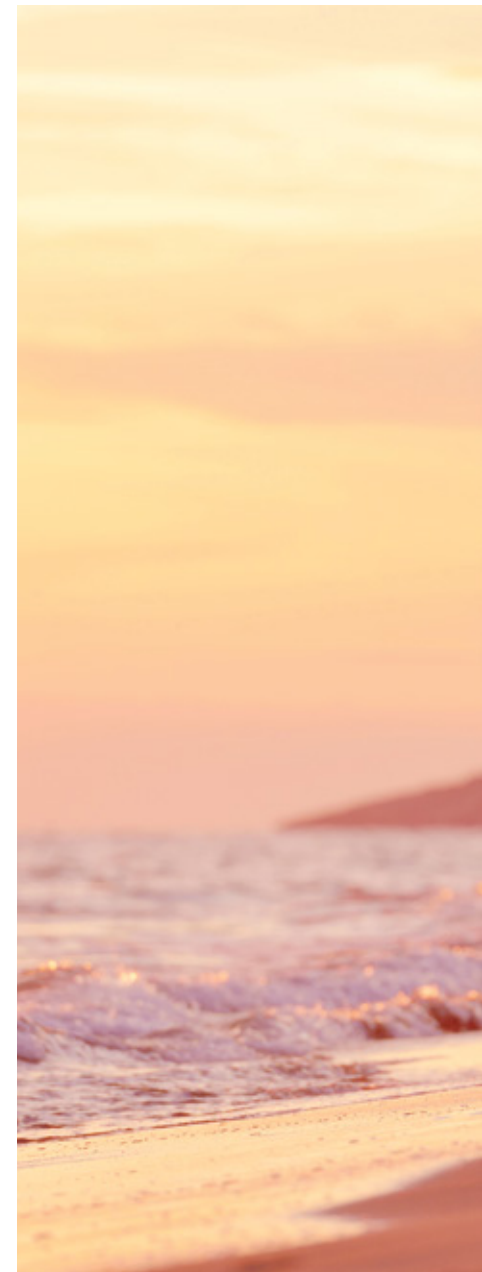
### Fine Dining?

Bournemouth and Poole have an abundance of restaurants, try Rick Steins in Sandbanks or Neo in Bournemouth for great food and views.

### Shopping?

Bournemouth has an extensive range of department and bespoke stores.

*The award-winning Southbourne beach is just a short (80 metres) walk from your front door.*





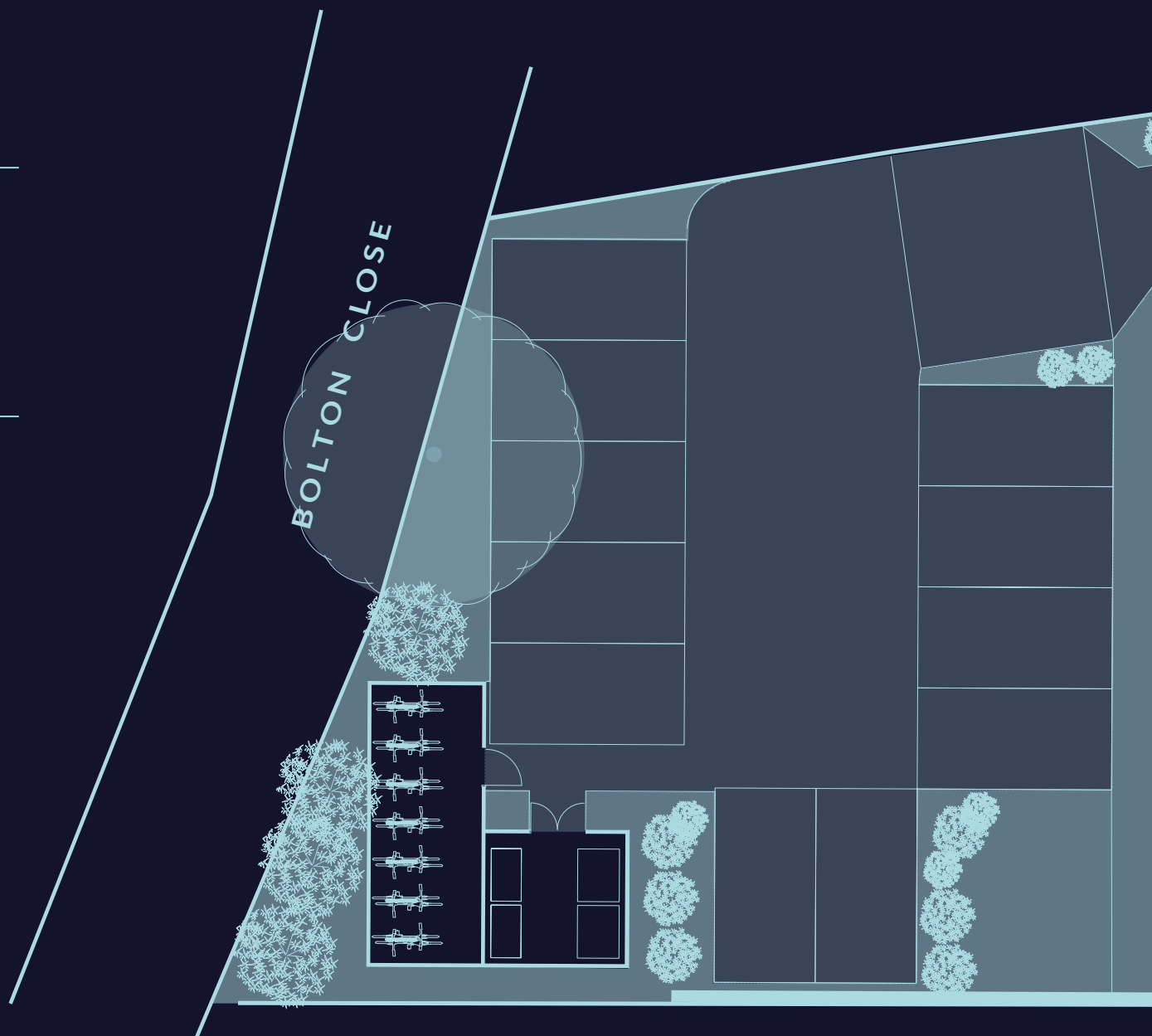


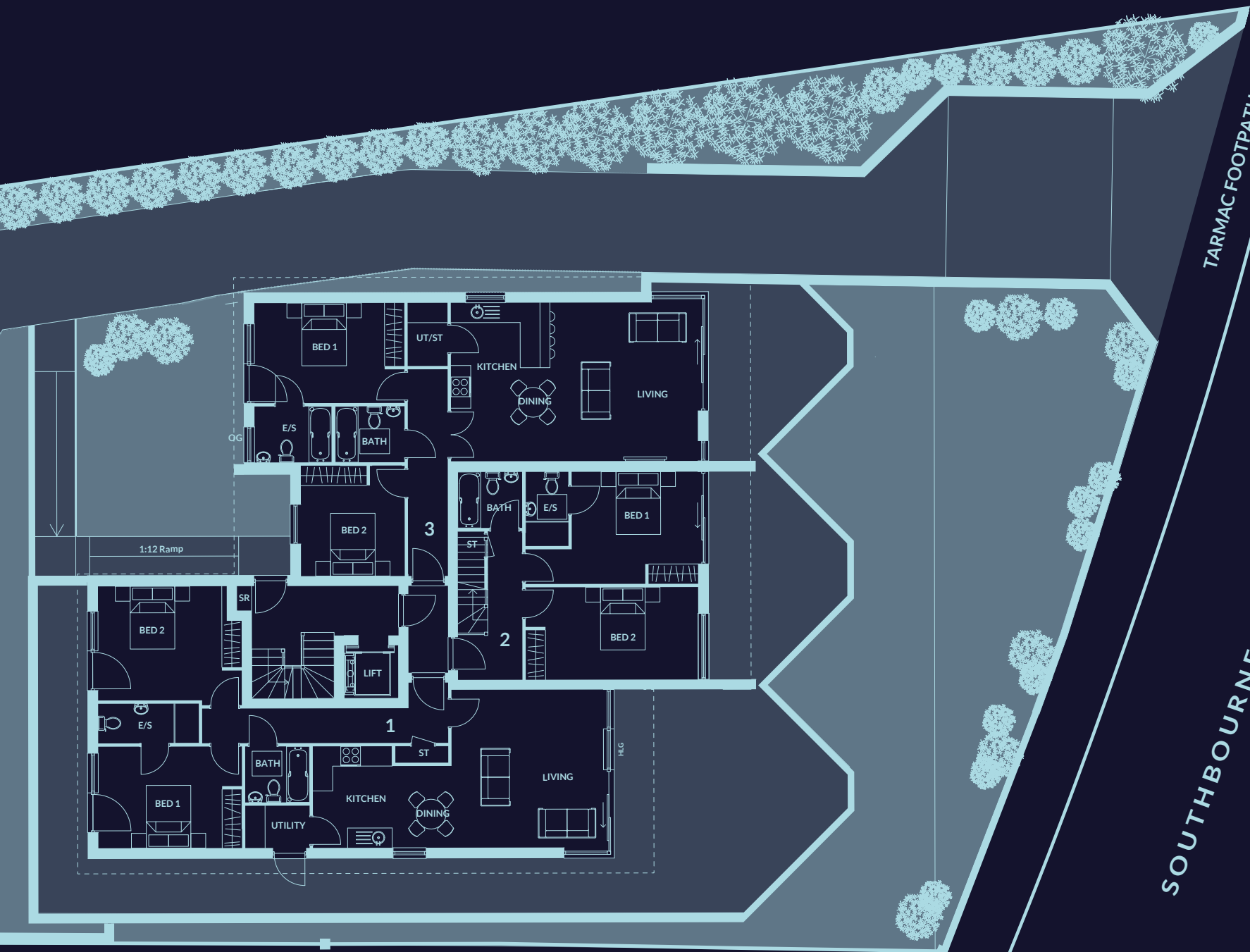
# SITE PLAN

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*Ten luxury 2-bedroom apartments,  
each with their own parking,  
communal cycle storage and  
landscaped communal gardens.*

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TARMAC FOOTPATH

SOUTHBOURNE OVERCLIFF DRIVE



# THE PLANS

## 1 Apartment 1

Bed 1 12' 5" x 13' 87"  
 Bed 2 8' 98" x 11' 97"  
 Kitchen 10' 38" x 9' 94"  
 Living 15' 7" x 18' 7"

Total Area 882' 84" sq ft

## 2 Apartment 2

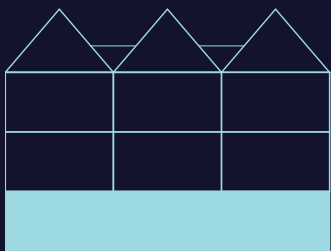
Bed 1 10' 93" x 16' 36"  
 Bed 2 10' 63" x 16' 36"  
 Kitchen 21' 99" x 8' 03"  
 Living 21' 99" x 12' 77"

Total Area 1043' 04" sq ft

## 3 Apartment 3

Bed 1 10' 06" x 14' 88"  
 Bed 2 10' 52" x 10' 4"  
 Kitchen 15' 91" x 9' 35"  
 Living 15' 91" x 15' 61"

Total Area 873' 06" sq ft



Lower ground floor



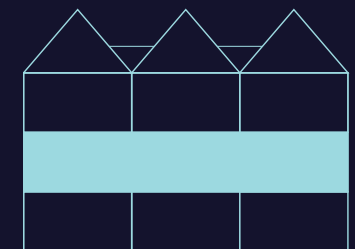
**4** Apartment 4

Bed 1	13' 24" x 13' 87"
Bed 2	8' 9" x 11' 97"
Kitchen	11' 12" x 9' 94"
Living	16' 44" x 18' 76"
<b>Total Area</b>	<b>920' 01" sq ft</b>

**5** Apartment 5

Bed 1	10' 8" x 14' 88"
Bed 2	10' 52" x 10' 4"
Kitchen	16' 65" x 9' 48"
Living	16' 65" x 15' 48"
<b>Total Area</b>	<b>910' 51" sq ft</b>

Ground floor



# THE PLANS

## 6 Apartment 6

Bed 1 13' 24" x 13' 87"  
 Bed 2 8' 98" x 11' 97"  
 Kitchen 11' 12" x 9' 94"  
 Living 16' 44" x 18' 76"

Total Area 919' 83" sq ft

## 7 Apartment 7

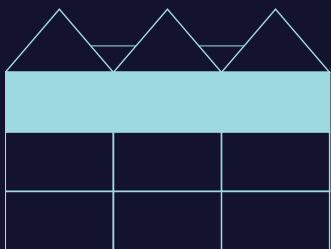
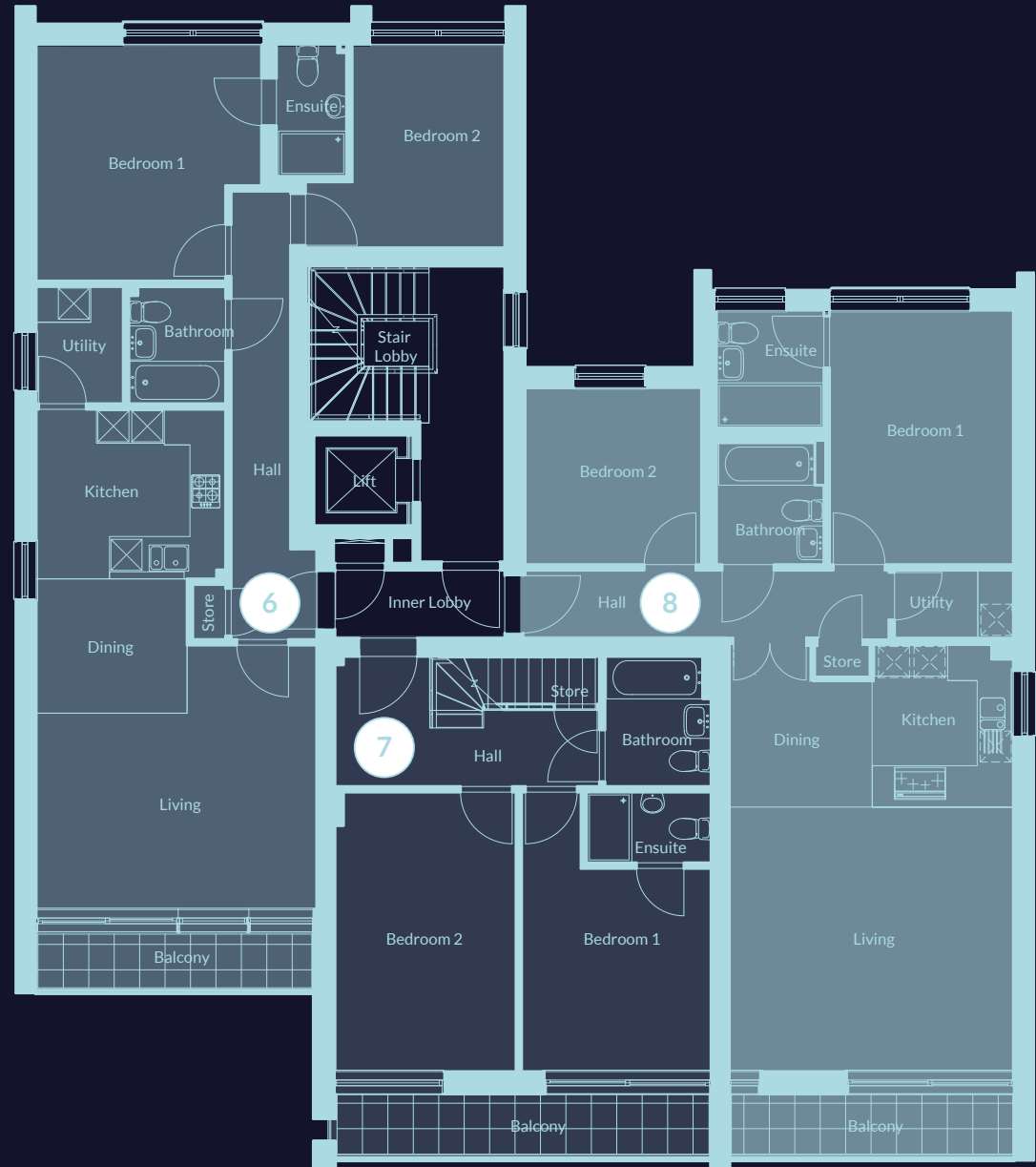
Bed 1 10' 99" x 16' 36"  
 Bed 2 10' 63" x 16' 36"  
 Kitchen 21' 99" x 8' 03"  
 Living 20' 07" x 12' 77"

Total Area 1016' 57" sq ft

## 8 Apartment 8

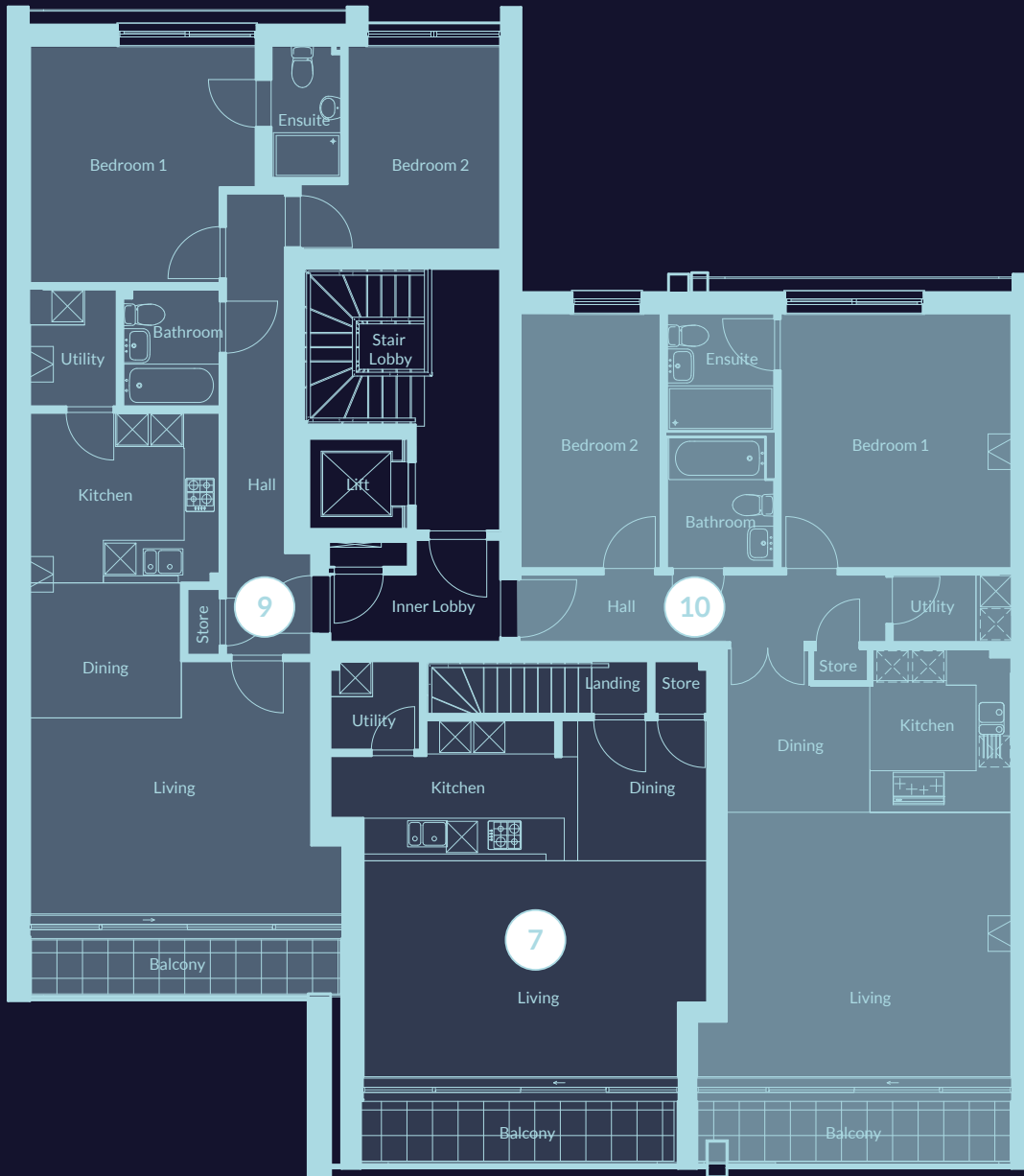
Bed 1 10' 8" x 14' 88"  
 Bed 2 10' 52" x 12' 48"  
 Kitchen 16' 65" x 9' 48"  
 Living 16' 65" x 15' 48"

Total Area 905' 67" sq ft



First floor





**9** Apartment 9

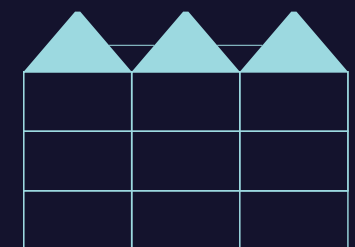
Bed 1	13' 24" x 13' 87"
Bed 2	8' 98" x 11' 97"
Kitchen	11' 12" x 9' 94"
Living	16' 44" x 18' 76"

Total Area 927' 86" sq ft

**10** Apartment 10

Bed 1	13' 5" x 14' 88"
Bed 2	8' 33" x 14' 88"
Kitchen	16' 65" x 9' 48"
Living	16' 65" x 18' 76"

Total Area 961' 8" sq ft



Second floor

# THE SPECIFICATION

## KITCHEN

- Individually designed “Leicht” kitchens by Kitchen Elegance
- Silestone (or similar) worktops and upstands
- Task lighting under all high-level wall units
- Under-mounted sink
- Integrated Neff (or similar) kitchen appliances including “slide & hide” fan oven, induction hob, extractor hood, fridge freezer, dishwasher and microwave oven

## HEATING

- Gas fired underfloor heating throughout
- Individual thermostatic temperature controls in all main rooms
- Combined heat and power system providing individually metered heat and hot water to all apartments

## FLOORING

- Porcelain or Amtico tiles in all ground floor apartment hallways and carpet in 1st and 2nd floor apartment hallways
- Porcelain or Amtico tiles in all kitchens
- Carpet in all living rooms and bedrooms
- Porcelain or Amtico floor tiling in all bathrooms

## BATHROOMS

- Contemporary white sanitary ware
- Porcelain wall tiling and floor tiling
- Grohe brassware
- Grohe wall or ceiling-mounted shower head with separate handheld shower and wall-mounted controls
- Under-sink individual vanity units in all bathrooms
- Polished chrome towel rails





## GENERAL

- Double glazed, powder coated aluminium windows
- Contemporary security entrance door
- White / wood finish internal doors with chrome ironmongery
- Utility room\* / cupboard fully plumbed for washing machine and tumble drier (not supplied)
- 10 year CRL warranty
- 125 year lease

## LIGHTING & ELECTRICAL

- Energy-efficient, recessed, dimmable LED down-lighting or pendant and wall lighting in all rooms
- Telephone and data points to all principal rooms
- Sky+ connectivity in living room and master bedroom

## SECURITY

- Video entry phone in all apartments
- Multi-point locking system to front door of each apartment

## EXTERNAL / COMMUNAL AREAS

- Landscaped communal gardens
- Block paved driveway and parking areas
- Allocated parking for each apartment
- Security and ambiance lighting
- Communal cycle storage and refuse areas
- Interior designed heated entrance lobby
- Private post box for each apartment

\* where applicable



# THE COMPANY

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*“From the moment a new home appears on our architect’s drawing board, through to completion and final clean, each and every home receives our unerring attention.”*

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## MARK WINGFIELD

"We position ourselves at the forefront of integrating new technologies into the fabric of mainstream housing. In embracing new technology and conserving energy, we create new homes, which are designed, built and equipped to help future-proof your investment."

## ROB ATKINS



## Harlequin homes

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[info@harlequinhomes.co.uk](mailto:info@harlequinhomes.co.uk)

*Agent for this development*



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01202 428555  
[www.sladeshomes.co.uk/southbourne](http://www.sladeshomes.co.uk/southbourne)

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*Don't grow up too quickly,  
lest you forget how much  
you love the beach.*

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MICHELLE HELD



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