

CHY ALBANY
ST IVES

CHY ALBANY

A rare opportunity to own a property overlooking Porthminster beach and adjacent to St Ives Harbour Hotel & Spa, Chy Albany is ideally positioned on one of the most desirable roads in St Ives. Chy Albany comprises three separate buildings, each with its own allocated car parking space and sea views. All are designed to be in perfect harmony with the picturesque surroundings.

The individual buildings each benefit from several unique features.

Upper Town Houses (UTH)

- Allocated parking space
- Sea View
- Large decked terrace to Ground Floor
- Balcony to First Floor
- 3 Bedrooms
- Arranged over 3 floors
- Bathrooms to Ground & First Floors
- Utility Room
- En-suite to Master Bedroom with built-in wardrobes

Duplex Apartments (DA)

- Allocated parking space
- Sea View
- Large decked terrace to Ground Floor (Plots 1, 2 & 3)
- Private external courtyard (Plots 1, 2 & 3)
- Two balconies to each apartment (Plots 4, 5 & 6)
- Private Undercroft Garages (Plots 1, 2 & 3)
- 3 & 4 Bedroom Apartments
- En-suite to Master Bedroom
- Built-in wardrobes/storage throughout

The Garden House (GH)

- Allocated parking space
- Partial Sea View
- Private decked & turfed garden
- 3 Bedrooms
- Bathrooms to Ground & First floors

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THE DAZZLING JEWEL IN CORNWALL'S CROWN

A seaside town and picturesque fishing harbour voted best family holiday destination by Coast magazine and one of TripAdvisor's top 10 European beaches. Its piercing bright light has been a magnet for artists for generations. It is a delight to just wander through the maze of narrow cobbled streets, browse the many quirky and independent shops and fisherman's cottages in the heart of St Ives. Here you can also sample some of the tastiest award-winning restaurants, cafés and bars in the Southwest.

The town is famed for its surfing and art scene. The seafront Tate St Ives gallery has rotating modern art exhibitions, focusing on British artists. Nearby, the Barbara Hepworth Museum and Sculpture Garden, in the modernist artist's former studio, displays her bronzes and other works. Boat trips go to Seal Island, just west of town, to see the seal colony.

Porthminster Beach

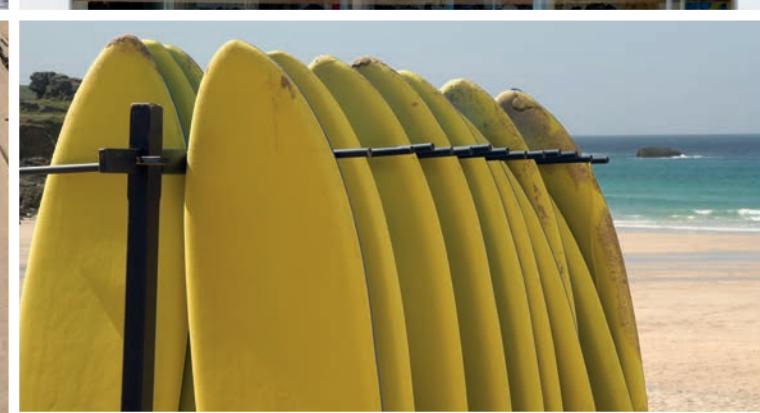
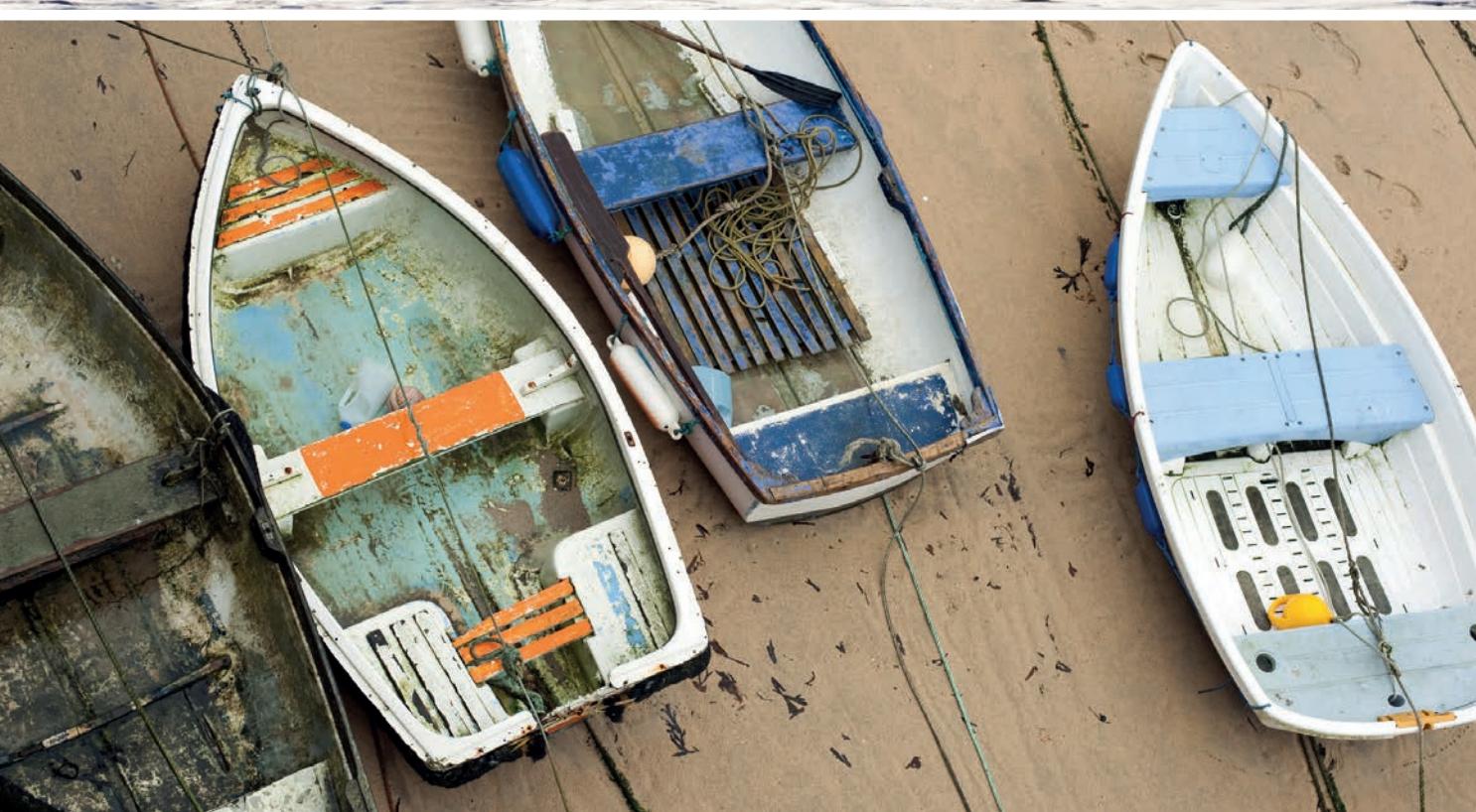
This crescent of golden sand, framed by a glittering bay, has glorious views across to Godrevy Lighthouse, the inspiration for Virginia Woolf's famous novel 'To the Lighthouse'. With the benefit of the mildest climate in the UK along with waving palm trees and translucent waters, there is a definite tropical feel to the place.

Located just a short walk from the centre of St Ives, the award-winning Blue Flag beach at Porthminster is a family favourite for safe swimming while onshore you can just relax in a deck chair or try your skill at the mini 18 hole golf course where you can also order up freshly made juices and smoothies. If you're feeling peckish, the beach is also home to the Porthminster Beach Café. Serving up great local food, some of which is grown in their adjoining vegetable garden, the café has won many prestigious awards such as Coast magazine's Best Coastal Café and The Times' Best Coastal Restaurant. If you are feeling more indulgent, you can pop into the 4* St Ives Harbour Hotel & Spa and enjoy a soothing treatment and then unwind by the pool, all next door to Chy Albany.

If you are feeling more adventurous, surf at the blue flag-rated Porthmeor beach, join the world famous St Ives Surf School, and experience the soft sand between your toes, or set off on an inspiring walk along the coastal path towards Land's End.

Marine Conservation Society Good Beach Guide Recommended 2015 – excellent water quality







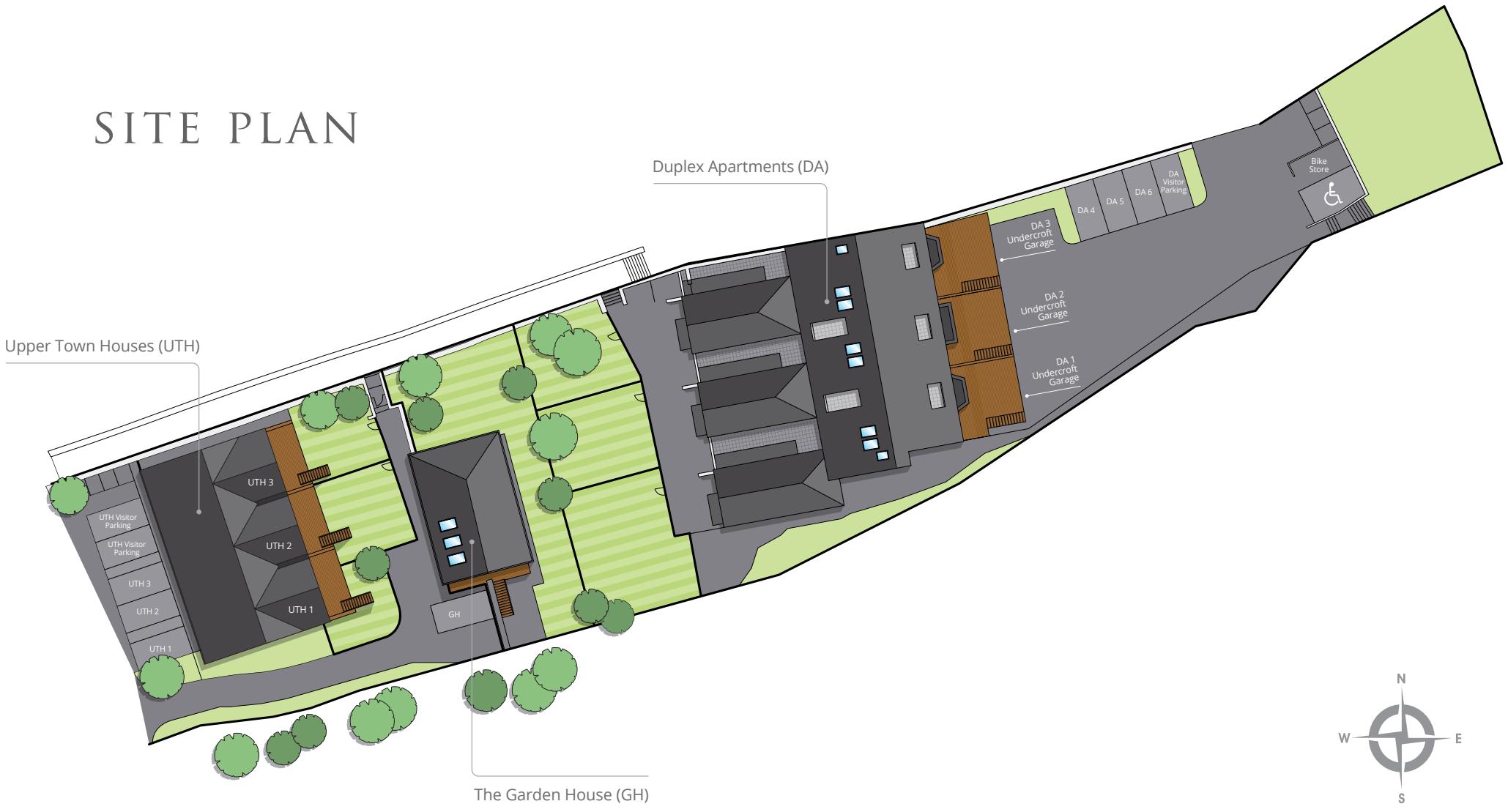
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SITE PLAN



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Upper Town Houses CGI

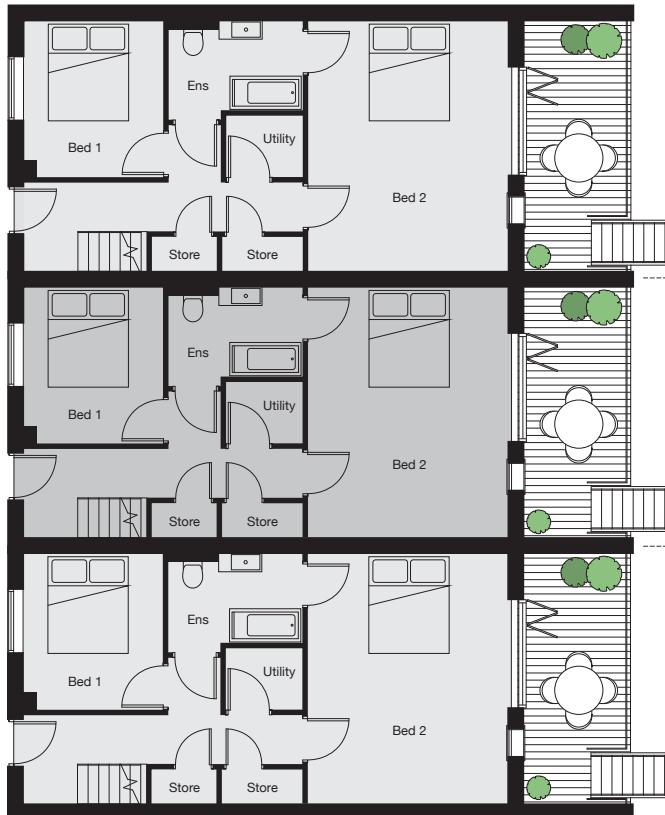
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Upper Town Houses – Living Room CGI

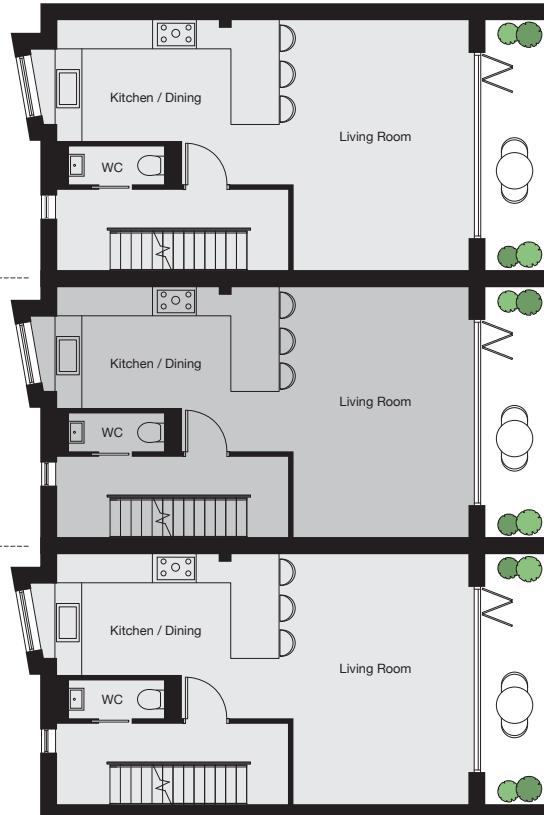
Upper Town Houses – Floor Plans

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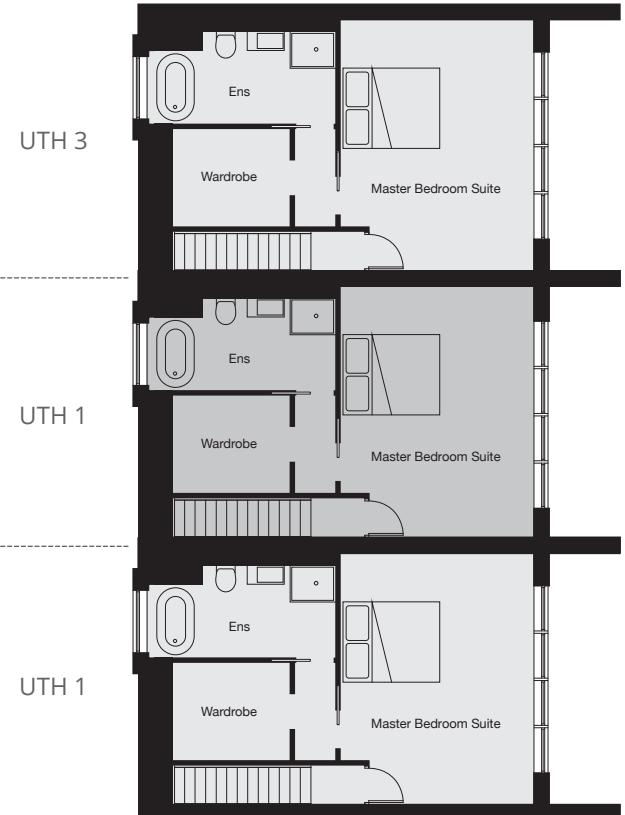
Ground Floor

UTH 1	m	ft
Bed 1	2.92 x 3.28	9'6" x 10'8"
Bed 2	4.18 x 4.42	13'7" x 14'5"
Kitchen/Living/Dining	8.65 x 5.27	28'3" x 17'2"
Master Bedroom Suite	4.03 x 5.26	13'2" x 17'2"
GIA	139m ²	1,496ft ²
GEA	163m ²	1,755ft ²



First Floor

UTH 2	m	ft
Bed 1	2.92 x 3.29	9'6" x 10'8"
Bed 2	4.17 x 4.42	13'7" x 14'5"
Kitchen/Living/Dining	8.65 x 5.27	28'3" x 17'2"
Master Bedroom Suite	5.27 x 4.03	17'2" x 13'2"
GIA	140m ²	1,507ft ²
GEA	160m ²	1,722ft ²



Second Floor

UTH 3	m	ft
Bed 1	2.92 x 3.29	9'6" x 10'8"
Bed 2	4.18 x 4.42	13'7" x 14'5"
Kitchen/Living/Dining	8.65 x 5.27	28'3" x 17'2"
Master Bedroom Suite	5.26 x 4.03	17'2" x 13'2"
GIA	139m ²	1,496ft ²
GEA	163m ²	1,755ft ²

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Duplex Apartments - CGI

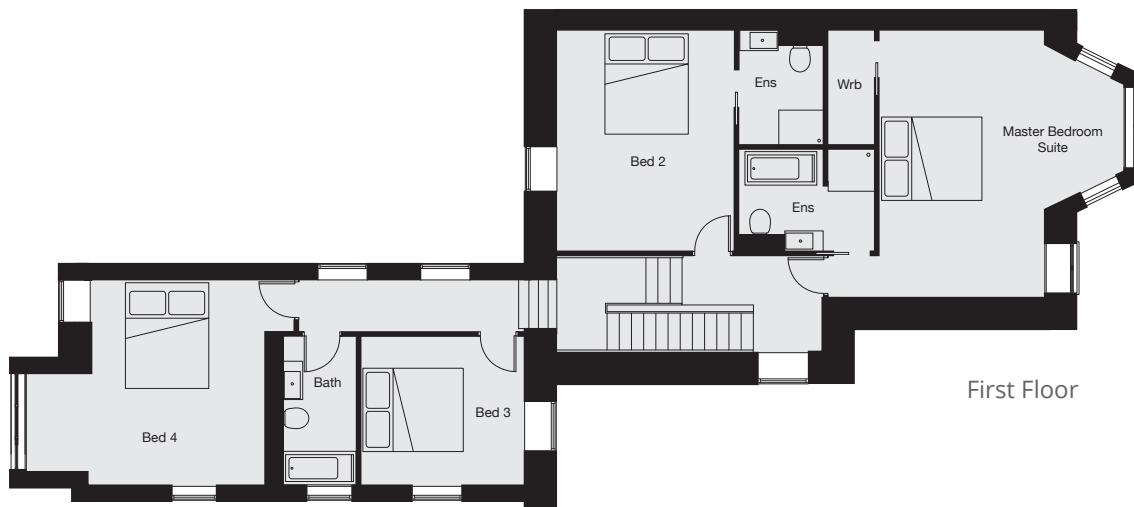
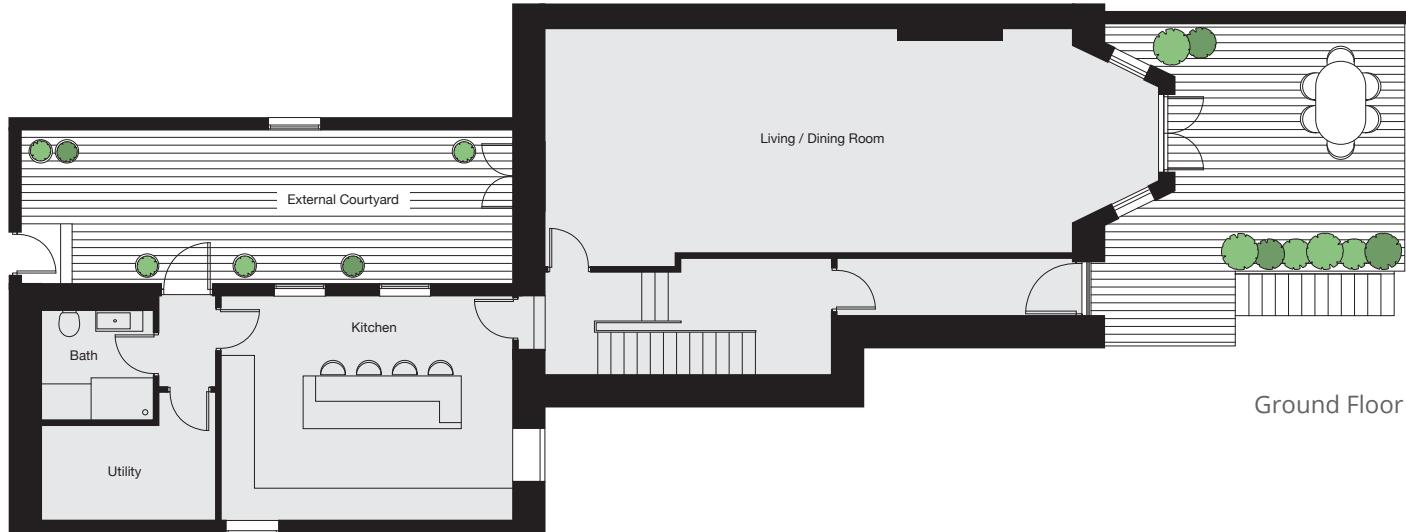
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Duplex Apartments – Living Room CGI

Duplex Apartment 1 – Floor Plans

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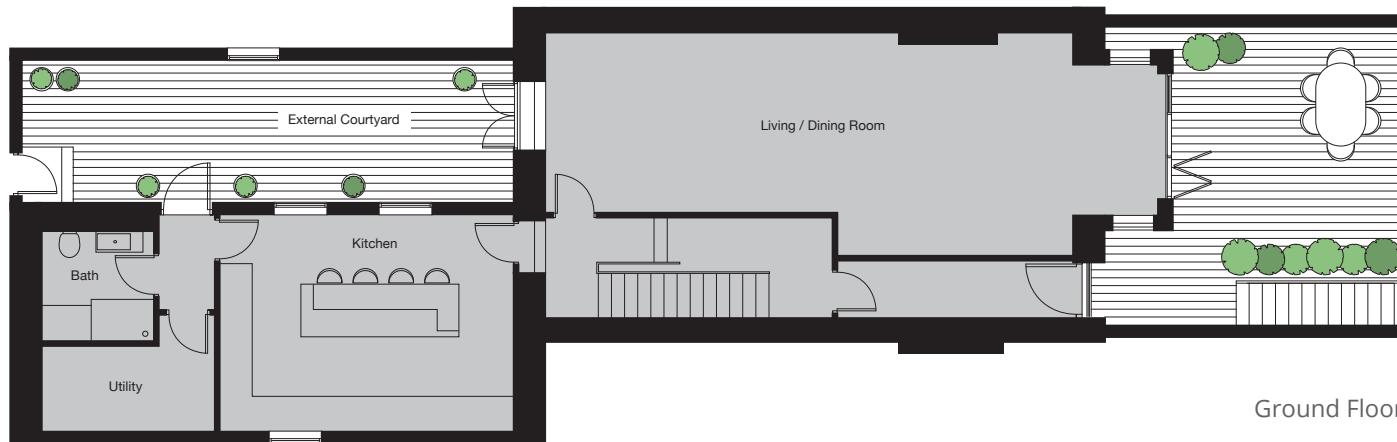


	m	ft
Ground Floor		
Kitchen	4.05 x 5.67	13'3" x 18'6"
Living/Dining	9.93 (11.29*) x 4.12	32'6" (37'0"*) x 13'5"
First Floor		
Master Bedroom Suite	5.16 x 3.67 (5.04*)	16'9" x 12'0" (16'5"*)
Bed 2	3.97 x 3.23	13'0" x 10'6"
Bed 3	3.55 x 3.16	11'6" x 10'3"
Bed 4	4.12 x 2.98	13'5" x 9'7"
GIA	203m ²	2193ft ²
GEA	273m ²	2940ft ²

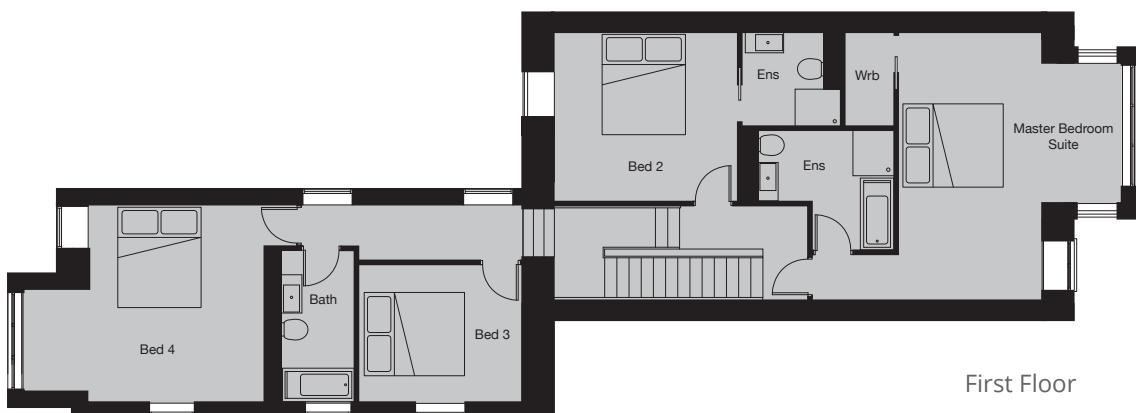
* including bay

Duplex Apartment 2 – Floor Plans

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Ground Floor



First Floor

	m	ft
Ground Floor		
Kitchen	5.86 x 4.10	19'2" x 13'4"
Living/Dining	9.87 (11.38*) x 4.28	32'4" (37'3") x 14'0"
First Floor		
Master Bedroom Suite	5.39 x 3.22 (4.59*)	17'7" x 10'5" (15'0"*)
Bed 2	3.38 x 3.31	11'1" x 10'8"
Bed 3	3.66 x 2.82	12'0" x 9'2"
Bed 4	4.04 x 2.94	13'2" x 9'6"
GIA	194m ²	2092ft ²
GEA	239m ²	2573ft ²

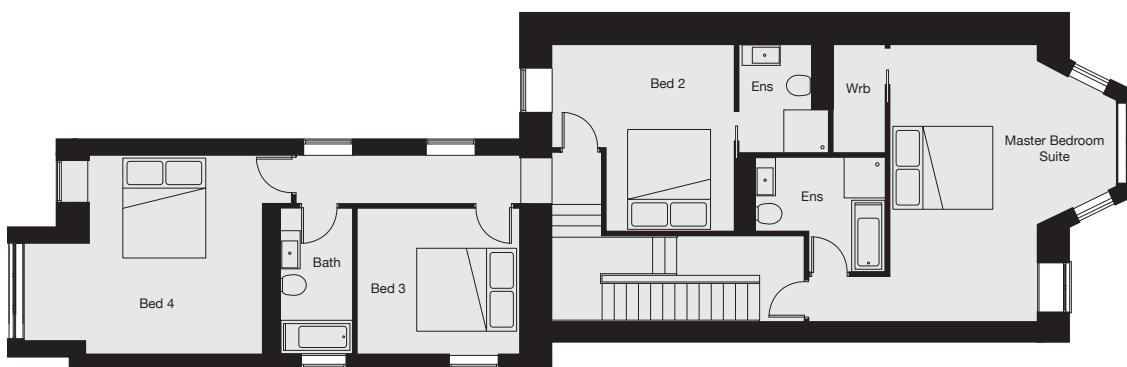
* including bay

Duplex Apartment 3 – Floor Plans

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Ground Floor



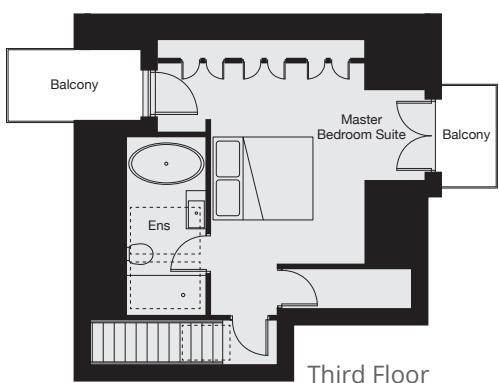
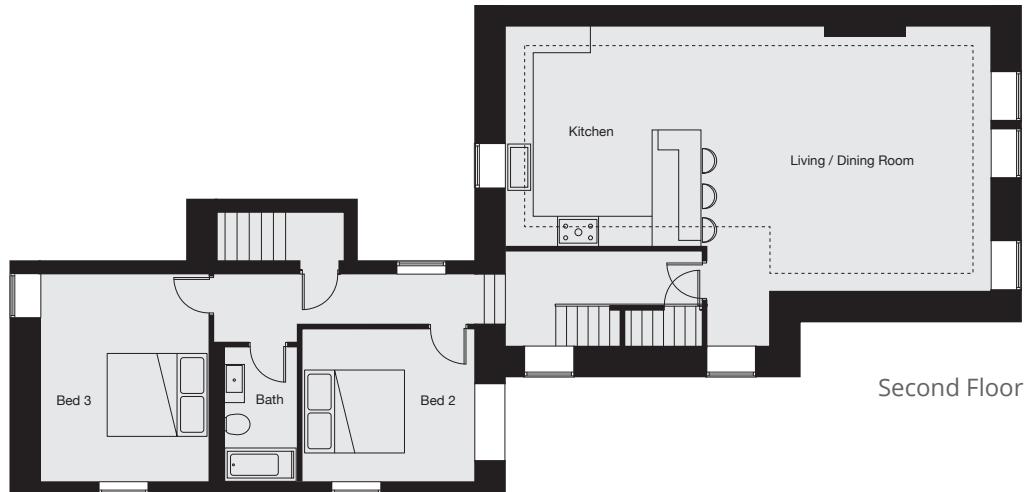
First Floor

	m	ft
Ground Floor		
Kitchen	5.85 x 4.02	19'2" x 13'1"
Living/Dining	9.98 (11.27*) x 4.45	32'7" (36'9"*) x 14'6"
First Floor		
Master Bedroom Suite	5.63 x 3.32 (4.69*)	18'4" x 10'9" (15'4"*)
Bed 2	3.50 x 3.31	11'5" x 10'8"
Bed 3	3.71 x 2.99	12'1" x 9'8"
Bed 4	4.03 x 3.02	4.03 x 3.02
GIA	198m ²	2139ft ²
GEA	251m ²	2708ft ²

* including bay

Duplex Apartment 4 – Floor Plans

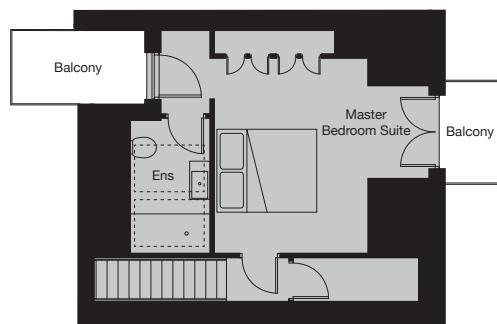
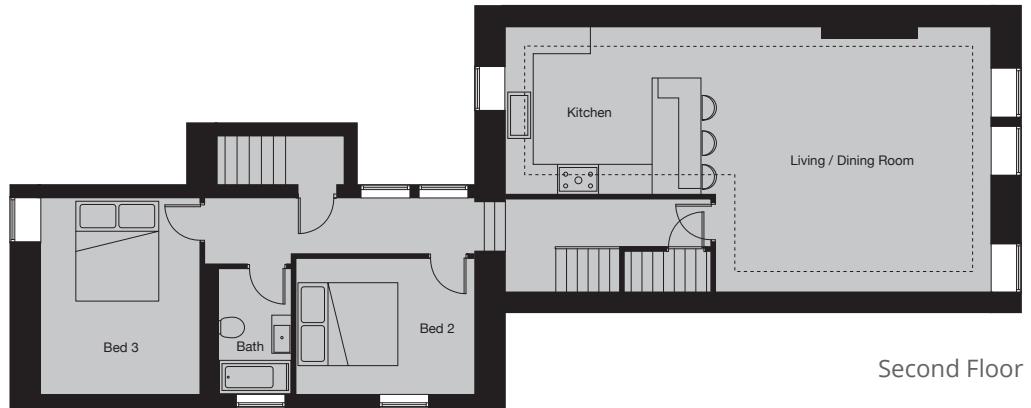
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	m	ft
Second Floor		
Kitchen/Living/Dining	9.86 x 5.34	32'3" x 17'5"
Bed 2	3.66 x 3.04	12'0" x 9'9"
Bed 3	4.12 x 3.26	13'5" x 10'6"
Third Floor		
Master Bedroom Suite	4.29 x 3.76	14'0" x 12'3"
GIA	126m ²	1363ft ²
GEA	185m ²	1998ft ²

Duplex Apartment 5 – Floor Plans

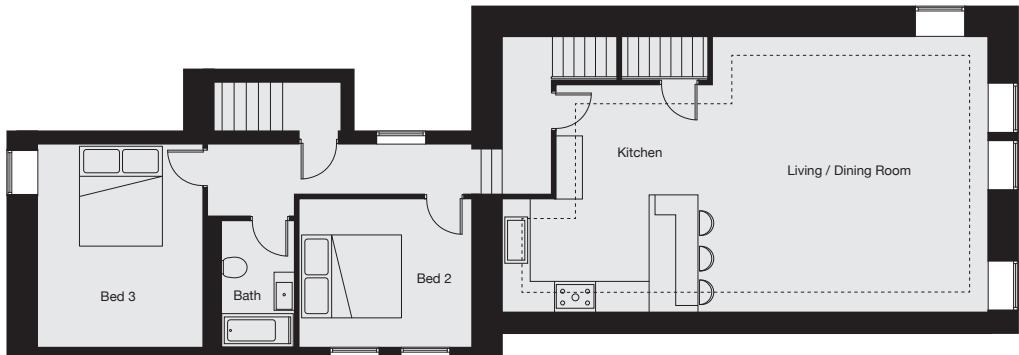
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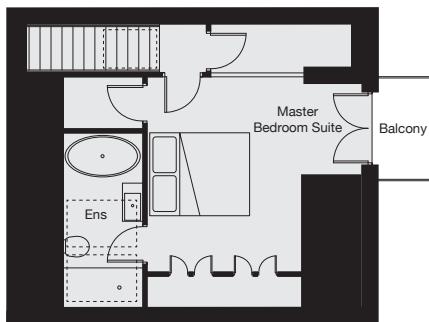
	m	ft
Second Floor		
Kitchen/Living/Dining	9.89 x 5.50	32'4" x 18'0"
Bed 2	3.99 x 2.81	13'1" x 9'2"
Bed 3	4.05 x 3.04	13'3" x 9'9"
Third Floor		
Master Bedroom Suite	4.36 x 3.80	14'3" x 12'4"
GIA	120m ²	1297ft ²
GEA	160m ²	1730ft ²

Duplex Apartment 6 – Floor Plans

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Second Floor



Third Floor

	m	ft
Second Floor		
Kitchen/Living/Dining	9.91 x 5.61	9.91 x 5.61
Bed 2	3.87 x 2.96	12'6" x 9'7"
Bed 3	4.03 x 3.23	13'2" x 10'6"
Third Floor		
Master Bedroom Suite	4.36 x 3.82	14'3" x 12'5"
GIA	126m ²	1357ft ²
GEA	170m ²	1832ft ²

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The Garden House - CGI

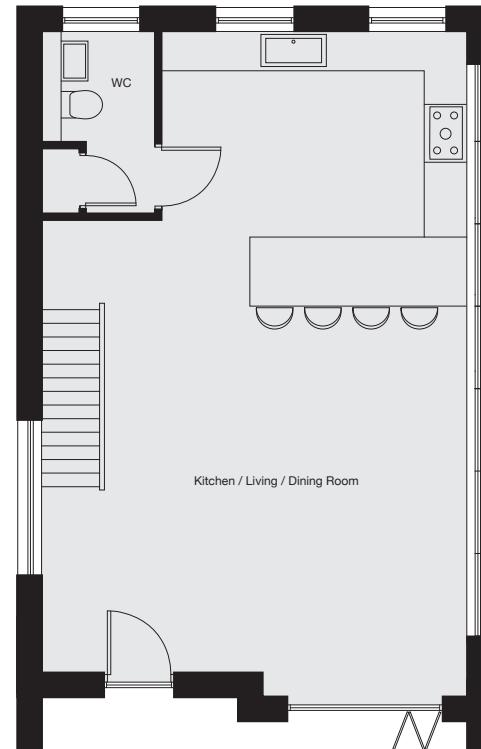
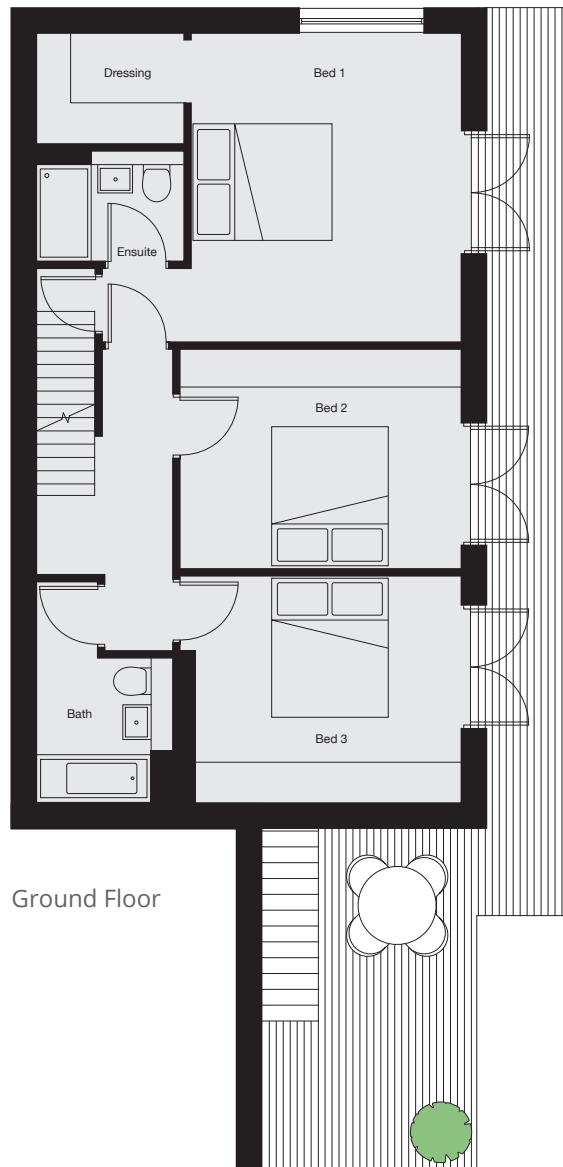
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The Garden House - Kitchen CGI

The Garden House – Floor Plans

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First Floor

Ground Floor	m	ft	First Floor	m	ft
Bed 1	3.96 x 4.53	13' x 14'11"	Kitchen/Living/Dining	6.24 x 9.42	20'5" x 30'1"
Bed 2	4.12 x 3.18	13'6" x 10'5"	GIA		1401ft ²
Bed 3	3.90 x 3.24	12'10" x 10'8"	GEA	367.2m ²	3952.7ft ²

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SPECIFICATION

Windows

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable powder coated finish.

Stairs

Timber Stairs with glass balustrade (External only).

Walls

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

Balconies

Where applicable painted steel projecting balconies with painted steel and Glass balustrade (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

Ceilings

Suspended flat plasterboard ceilings throughout.

Flooring

Engineered wood flooring to hall, living area and kitchen. Matt porcelain floor tiles to bathrooms, en-suites and shower rooms. Luxury Fitted carpets to bedrooms.

Decoration

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

Kitchens:

3 and 4 Bedroom Apartments / Town Houses
Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted chrome finish taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine/ tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

Wardrobes

Integrated wardrobes fitted in master suites with custom designed painted feature doors.

Bathrooms

Fitted with white enamel bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever mixer tap. Wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail. Ceramic tiles to bathroom with feature tiles to shower/bath area. Matt finish floor tiles.

Shower Rooms

Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

Heating and Hot Water Apartments

Metered system provides heating and hot water. Centralized under floor wet heating system throughout with smart technology.

Electrics

Energy efficient lighting in kitchen, hall, bathroom, shower room and ensuite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for broadband internet access in living room and master bedroom; satellite with connection points in living room and master bedroom. Integrated sonos speaker system in living areas.

FIXTURES & FITTINGS

Kitchen

- **Oven**

Product: NEFF single electric fan-forced oven
Location: All House kitchens

- **Hob**

Product: NEFF electric hob with stainless steel and black finish
Location: All House kitchens

- **Integrated Dishwasher**

Product: NEFF fully integrated dishwasher
Location: All House kitchens

- **Integrated Fridge Freezer**

Product: NEFF fully integrated fridge freezer
Location: All House kitchens

- **Deck mounted kitchen Sink Mixer**

Product: Contemporary style deck mounted sink mixer tap
Finish: Chrome finish
Location: Deck mounted to all House kitchen work tops

- **Kitchen Extractor**

Product: NEFF concealed extractor fan
Finish: Stainless steel
Location: All House kitchens

- **Kitchen Sink**

Product: Stainless steel under mounted sink
Finish: Stainless steel
Location: All House kitchens

- **Washing Machine**

Product: NEFF Washer Dryer
Location: All House utility cupboards

Bathroom

- **Deck Mounted Basin Mixer**

Product: Contemporary style deck mounted taps
Finish: Polished chrome
Location: All House bathrooms

- **Bath Mixer**

Product: Contemporary style bath mixes
Finish: Polished chrome
Location: All House bathrooms

- **Wall Mounted Shower Set**

Product: Contemporary style shower set
Finish: Polished Chrome
Location: All House Bathrooms

- **Heated Towel Rail**

Product: Contemporary style heated ladder towel rail
Finish: Polished chrome
Location: All House bathrooms

- **WC**

Product: close coupled floor mounted WC
Finish: Glazed sanitary glaze porcelain
Location: All House bathrooms

- **Washbasin**

Product: Wall hung white ceramic washbasin
Finish: Glazed white
Location: All House bathrooms

- **Integrated Bath**

Product: Built in bath
Finish: White
Location: All House bathrooms

- **Shower Tray**

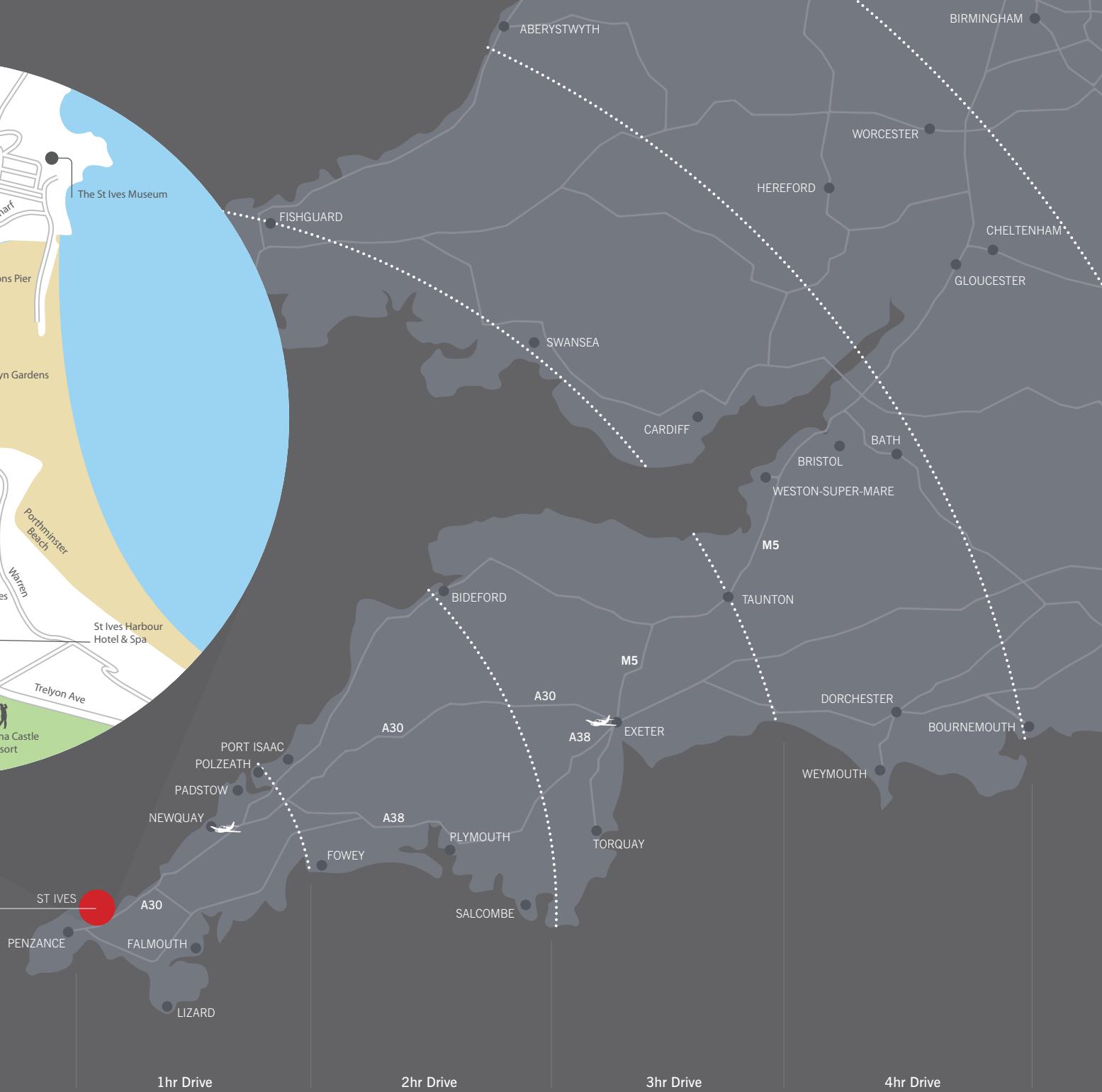
Product: High quality solid cast or acrylic shower tray
Location: All shower rooms

- **Wall Mounted Cabinet**

Product: Mirrored wall mounted cabinet
Finish: Mirrored
Location: All House bathrooms



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For further details please contact the selling agents:



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