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This Brand-New Property Combines Ultimate Style And Luxury
St Helier, Jersey

THIS BRAND-NEW PROPERTY COMBINES ULTIMATE STYLE, LUXURY, FORM AND NATURE

Set on a hill in the middle of St. Aubin's Bay and overlooking its own field below, it enjoys panoramic views of St. Aubin's Bay from St. Helier and Elizabeth Castle to St. Aubin's Fort and harbour, enabling you to enjoy the ever-changing marine scape and boating activity.

Some of the stunning features the owner will enjoy include:

- A spacious and fully equipped gymnasium
- A 12-seater tiered cinema with laser projection, a 185" screen and state-of-the-art surround sound
- A sumptuous in-house, fully-climatized garage salon where the owner's prized motor possessions can be lovingly stored and displayed. With space for 6 vehicles, this is ideal for the serious collector and comes with turntable, vehicle lift, seating and entertaining and display areas
- A home office with full height glass to enjoy the owner's prized cars and where the entrepreneurial spirit can flourish
- A discrete handmade high-end front kitchen with Gaggenau appliances, which is modern, sleek and stylish, yet totally practical for everyday use
- A substantial preparation kitchen and pantry for those occasions where larger gatherings need to be catered for
- An outdoor kitchen with integral BBQ, rotisserie fridge and sink that overlooks the pool and bay
- A climate controlled 1,000 bottle wine room and tasting foyer
- State of the art audio-visual access - everywhere
- High end CCTV and security systems
- Backup power systems
- Fire suppression systems
- Passenger lift to all floors as well as vehicle lift from parking area
- Whisper quiet air conditioning
- Air source heat pump underfloor heating
- 8,500 sq. ft of accommodation space





TOP-QUALITY INTERNAL FINISHES:

- Dekton counters throughout
- Italian porcelain book matched tiling
- Double-glazed windows
- Solid oak skirtings and finishes
- Subtle architectural mood lighting
- Book matched Italian porcelain tiles
- Asian style self-cleaning and washing sanitary ware
- Fitted wardrobes throughout
- Hand crafted joinery and cupboards
- Shadow gap ceilings with LED lighting
- Amazing main staircase enhanced with special lighting features
- Illuminated bulkheads
- Custom made designer furniture
- Crestron Home Control System
- Vesta Aspirating Smoke Detection System
- Fire Deluge System throughout
- Battery Backup System for all principal electrics
- Air conditioning in all principal rooms
- Underfloor Heating
- Mitsubishi Air Source Heat Pumps



LOCATION

The property enjoys a central, southerly location that commands a truly magnificent view over the entire enchanting horse-shoe bay from St Helier around to St Aubin. This view is not only completely uninterrupted now, but will remain so for all time, with ownership of the land to the south falling within its boundary. Therefore, nothing can ever spoil the wonder of what nature has so graciously provided.

The residence is just a five-minute drive from the business, shopping, and commercial centres of St Helier and just ten minutes from the Island's international airport and private jet terminal.

THE ENTRANCE

Upon arrival at the house there is a secure two-part main gate controlled by fob or keypad. It is set back from the road, allowing clearance for vehicles awaiting access. It can be conveniently opened for pedestrians only or completely moved aside so that vehicles can enter.

The courtyard, which houses a car port with ample space for three family vehicles is also large enough to park several visiting guest cars.

The house is approached from the courtyard by way of a short flight of stairs across a bridge between flowing water features.

Access to the subterranean garaging located some 8 meters below the courtyard is via a car lift.





THE MAIN LIVING, DINING AND KITCHEN AREA

Having entered the impressive hall where one is immediately impressed by the finish and high ceilings and the immediate view to the sea, stairs lead down to a magnificent 47ft x 33ft principal open plan dining and living room area that has been meticulously structurally engineered with no interior partitions or columns to interfere with the enjoyment of the wonderful coastal scenery.

The room, which spans the full width of the house, is filled with light through the floor to ceiling sliding glass doors and opens out to the sun terrace and infinity pool. Porcelain floor tiles and a fire feature and recessed lighting provide a luxurious feel that will impress everyone.







5 BEDROOM SUITES

The lobby area into the principal bedroom suite, which is situated on the second floor, is arrived at either by staircase from the ground floor, or alternatively by using the onyx back lit passenger lift from any floor.

One of the principal features of the suite, which enjoys views over the entire bay and its own extensive sun terrace, is the numerous sky-lights situated throughout, above the stairwell, in the bedroom, dressing room and bathroom, which provide a flood of light through the triple glazed sound proofed glass.

At night, or at other times when a less luminous environment is preferred, then black outs can be automatically closed, along with the window blinds, at the touch of a button, using the rooms smart control console.

There are two further luxurious bedroom suites located on the first-floor south side with access on to their own very substantial sun terrace.

This terrace also enjoys the benefits of the stunning coastal views, sunrise to sunset and is another ideal area for family or guests to relax and enjoy the scenery.

Each suite has its own lobby and dressing area as well as a full en-suite facility comprising of bath, WC and shower cubicle.

Two further bedroom suites are positioned on the north side of the first floor overlooking the entrance courtyard and are similarly appointed, with same high standards of facilities.



THE MAIN BATHROOM

The bathroom will be appointed with hand quarried Calicatta book-matched marble, luxuriant bathroom fittings, and a vast walk-in shower and modern appliances. A separate WC cubicle with TV, and automated, self-cleaning, self-flushing unit with multiple spray wash and dry options is planned.







Metro Goldwyn Mayer



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GYM AND CINEMA

Both the cinema and gymnasium are climate controlled and offered fully loaded with a high-quality specification of equipment for the best possible experience.

The gymnasium has been positioned to the rear of the main living areas, adjacent to the vehicle salon, and is equipped with a smart glass double glazed partition for privacy. Provision has been made for both sound and vision by way of discreet Sonos ceiling speakers and wall mounted TVs creating a sportive and interactive feel to the daily workout routine.

An American fridge and juice bar will be on hand close by at the reception and seating end of the adjoining salon for that post exercise nutritious and chilled smoothly.

The cinema is equipped with a dimensionally balanced 185 degree rectangular screen giving the best perspective for both movie and television mode. The fibre optically connected AV server provided, will have capacity for a lifetime of movies together with multi-channel and streaming services from all the premium providers. The accompanying surround sound is designed for the serious ear, giving a true cinema experience.

The very latest luxury property in Jersey, this is a standout home that is setting new levels in construction and finish and offers the new owner's luxury, location and the very best amenities.



WINE ROOM

The wine room is one of the home's principal optional areas.

As currently planned, the capacity of the refrigerated inner sanctum is approximately a thousand 75 cl bottles. Its climate-controlled environment will be perfect for the long-term laying down and maintenance of fine wines for aspiring collectors as well as for general table use. Additional cabinets in the foyer will enable daily or weekly stock to be conditioned, ready for opening and consumption.

SNUG

It is however conceivable that if the owner's preference might be to incorporate another sizable, enclosed sitting room or family room, within the confines of the lower ground floor. In that event, the space allocated for the wine room and foyer could be combined to provide an additional reception room or snug.

OFFICE

The office space created within the home is located adjacent to the vehicle salon. This too will have a smart glass partition separating the room from the parking and reception areas, which will afford privacy should that be desired.







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INTERNAL GARAGE AND TURNTABLE

Located to the rear of the house on the ground floor and below the entrance area, the internal garage, which can hold six cars, is adjacent to the gym and office and wine room.

It is designed with a car lift from the parking area above which delivers the cars down to this wonderful space and on to a turntable that enables the owner's vehicles to be manoeuvred into position so that they can be enjoyed by the owners and guests alike. It really is a statement of luxury and ensures that one can enjoy one's prized possessions at any time.



SOUTHERN TERRACE, POOL & EATING AREAS

Much of daily life will become an outdoor affair during the glorious summer months. The ease of connectivity between the indoor and outdoor living areas mean that these two zones can be effortlessly combined to create one enormous living environment. Just imagine those lazy summer evenings, with the cool summer breeze blowing over the terrace and into the interior.





THE INFINITY POOL

The pool has been specifically designed so that bathers looking toward the sea will be provided with a connected view, water to water, over the infinity edge.

BUYER'S CHOICES

Whilst the vendor has meticulously planned the new build in a way that we think provides the ultimate in lifestyle opportunities, they of course understand that any owner will want the final living experience to be to their own individual needs and preferences.

Therefore, this home is being offered for sale at the completion of the shell and core stage, allowing the new owner to thereafter guide the vendor as to any personal desires, enabling the artisans to undertake all second fix finishings and fittings in complete compliance with those wishes.

This might include the flooring, the panelling in the garage salon, a bespoke front kitchen, or even the tiling in the heated infinity pool.

The interior designers and bespoke furniture makers are on hand to assist with the process and to offer as much design assistance and guidance as the owner requires throughout the course of delivering the ultimate product for the ultimate lifestyle.

The buyer choices do not however, just extend to the fittings, final colour scheme or selection of flooring. There are also several “lifestyle choices” that can be made in terms of the actual floorplan layout that would for instance, create an environment more adaptable and user friendly for a family with young children needing their own space and environment to play and learn.



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FEATURES

- New build with stunning south coast views
- Discrete handmade high-end front kitchen
- Substantial back kitchen and pantry
- Spacious and fully equipped gymnasium
- 12-seater tiered state of the art cinema
- Home office with smart glass
- Outdoor kitchen with integral BBQ, rotisserie, fridge, and sink
- Infinity pool
- Extensive terraces from main living and bedrooms
- Climate controlled 1,000 bottle wine room and tasting foyer
- State of the art audio-visual access throughout

INFORMATION

- High end CCTV and security systems
- Backup power systems
- Fire suppression systems
- Passenger and vehicle lifts
- Whisper quiet air conditioning
- Underfloor heating
- Full climatized garage for 7 to 8 cars, with turntable and vehicle lift



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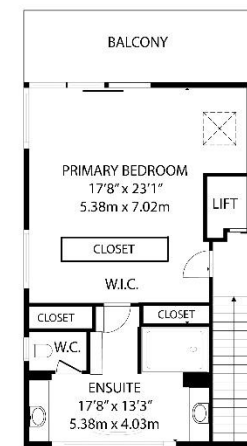
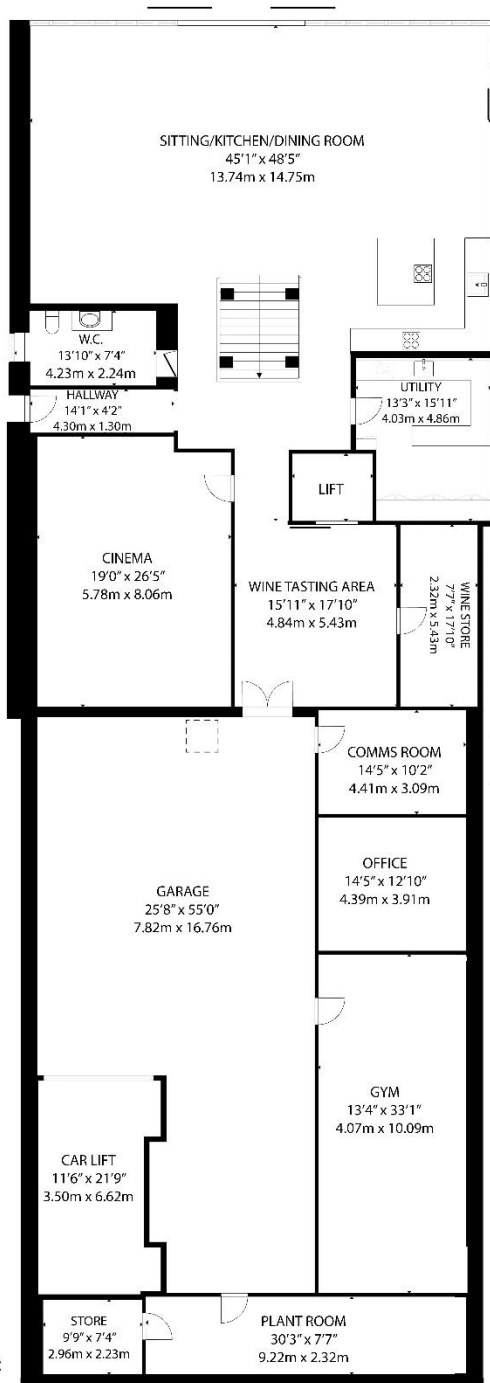
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GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 5342 sq. ft, 496.2 m2, UPPER GROUND FLOOR: 1802 sq. ft, 167.4 m2
 FIRST FLOOR: 754 sq. ft, 70.0 m2
 TOTAL: 7898 sq. ft, 733.7 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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