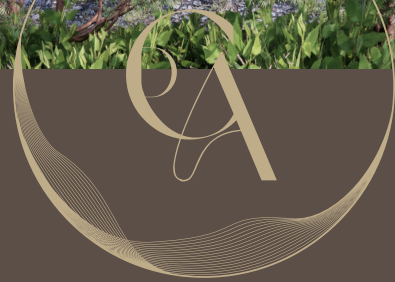


COMFORTABLE | LUXURIOUS | CONTEMPORARY



*Côte D'Azur*



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Cinema Room & Snug

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# DETAILS

## Property highlights

Welcome to Cote D'Azure, a premier luxury residence nestled in the stunning shores of the Jersey, Channel Islands. This exceptional new home redefines coastal living, combining timeless architecture with cutting-edge technology and panoramic sea views. The property also boasts eco credentials and sits on a two acres plot with mature trees, its own separate guest lodge and it offers close access to the jetty, which could see you in France for lunch/ dinner within 30 minutes. This property is more than just a home—it's a lifestyle of refined comfort and exclusive charm. Discover a sanctuary where sophistication meets the serene rhythm of island life.



5,000 +sqft



5 bedrooms



6 bathrooms



Kitchen & Walk in Pantry



Infinity Pool & Jacuzzi



3-Car Garage and  
additional parking for 10  
cars



Separate guest Lodge



Private Bar



Solar Power & Air Source

Heating & Cooling



Smart Control System  
throughout



Internal Lift





## COTE D'AZURE

The ground floor of this exceptional coastal residence sets the tone for the home's luxurious and functional design.

A grand entrance hall welcomes you with elegant proportions and refined finishes, immediately establishing a sense of space and sophistication. Thoughtfully positioned utility rooms offer practicality with discreet laundry and storage solutions, while providing access to a versatile additional room—ideal for use as a private home office, gym, or hobby space.

The integral garages are equipped with electric vehicle charging points and provide secure, convenient parking.

A stylish downstairs bathroom adds to the ground floor's functionality, and ample built-in storage throughout ensures the space remains beautifully uncluttered.

Every element has been carefully considered to balance luxury with everyday convenience.

# GROUND FLOOR





COTE D'AZURE

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The master bedroom is a serene retreat that captures the essence of coastal luxury, offering far-reaching sea views through floor-to-ceiling glass doors that open directly onto the private lower terrace. Bathed in natural light, the room combines soft, neutral tones with refined textures to create a calm and elegant atmosphere.

The fully fitted dressing room is thoughtfully designed to cater to both his and hers needs, with bespoke cabinetry, ample storage, and dedicated spaces for accessories and wardrobe essentials.

The adjoining en-suite bathroom is a sanctuary of indulgence, featuring a freestanding soaking tub with ocean views, a walk-in rain shower, double vanity in marble, and premium fixtures that blend style with function.

Every detail has been considered to provide comfort, convenience, and a seamless connection to the beauty of the coastal surroundings.

# MASTER SUITE





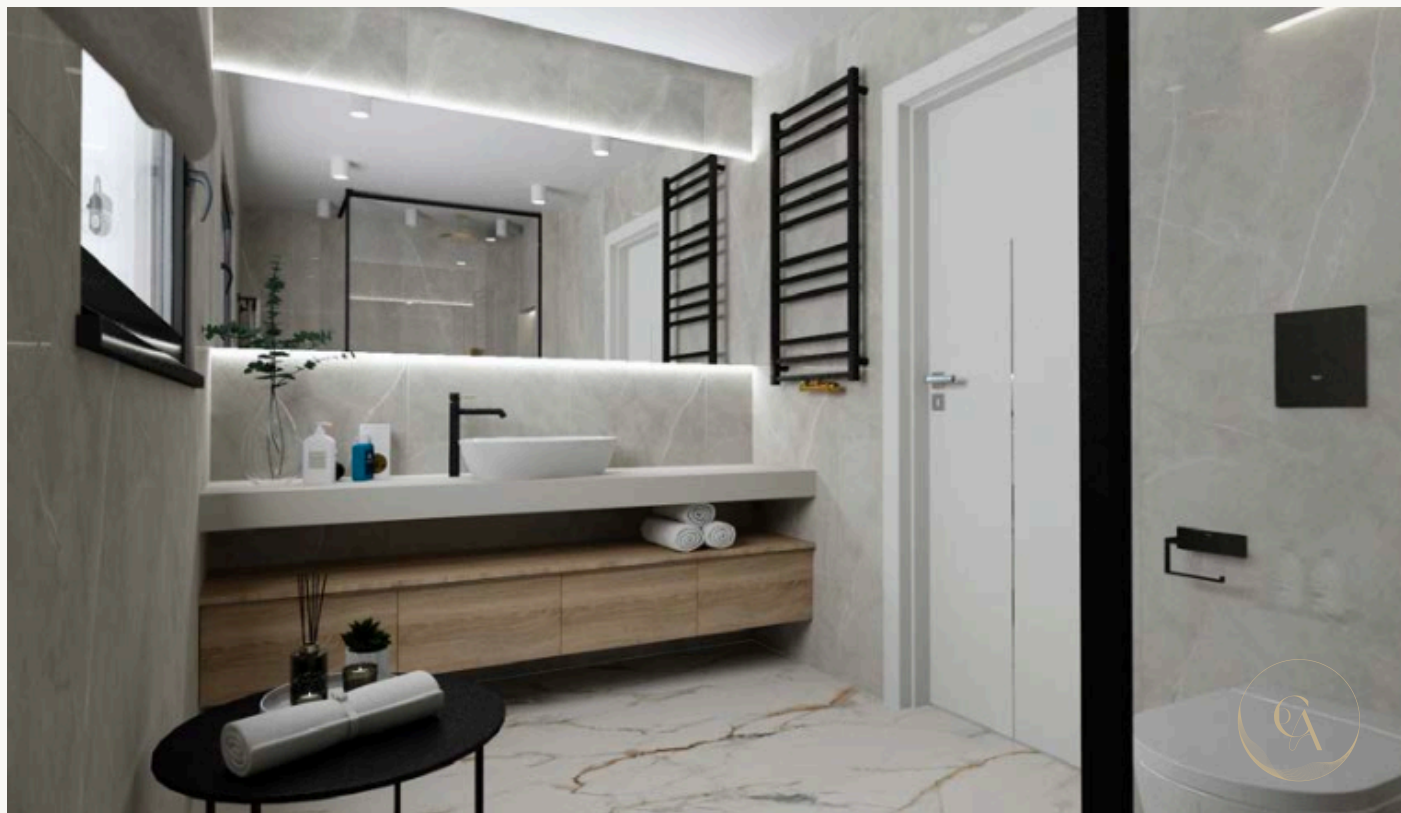


The second and third bedrooms are generously sized, continuing the home's theme of understated elegance and coastal charm.

Each room is thoughtfully designed with a soft, neutral palette that enhances the sense of light and space while creating a calm and welcoming atmosphere.

Both bedrooms feature high-quality fitted wardrobes that offer ample storage without compromising on style. Each room also benefits from its own stylish en-suite bathroom, complete with sleek fixtures, walk-in showers, and tasteful finishes that mirror the home's refined aesthetic.

Floor-to-ceiling glass doors open out onto the front lower terrace, allowing natural light to pour in and offering guests or family members a peaceful connection to the outdoors and the surrounding landscape.









COTE D'AZURE

Ascending the elegant staircase or arriving effortlessly via the private lift, the upper floor reveals a breathtaking panorama of the sea, immediately capturing the essence of this remarkable coastal home. This level is devoted to a stunning open-plan living and dining area, where expansive glazing frames the ever-changing coastal views and floods the space with natural light.

Designed for both relaxed family living and elegant entertaining, the layout flows seamlessly, with defined yet interconnected spaces that offer flexibility and comfort. High ceilings, sophisticated finishes, and a refined neutral palette enhance the sense of light and luxury, while subtle design details reflect the home's coastal setting.

Whether hosting guests or enjoying a quiet evening, this space provides an exceptional backdrop for every occasion.

# FIRST FLOOR LIVING







The natural kitchen is a beautifully crafted space that blends functionality with refined coastal style. Centered around a large kitchen island, it offers generous workspace and integrated seating, making it the heart of the home for both everyday living and entertaining. Surrounding the island, bespoke cabinetry provides abundant cupboard space, seamlessly designed to maintain the clean, elegant aesthetic.

A discreet, cleverly concealed door leads to a spacious walk-in pantry—ideal for keeping the main kitchen clutter-free while offering ample storage for culinary essentials. With a variety of seating options, including bar stools at the island and adjacent dining spaces, this kitchen is perfectly suited for hosting everything from casual breakfasts to sophisticated gatherings.







The sophisticated bar is a refined yet inviting space designed exclusively for adult entertaining, perfectly positioned to take full advantage of the stunning sea views. Thoughtfully integrated into the upper living area, it features elegant finishes, ambient lighting, and custom cabinetry for displaying glassware and spirits.

A sleek countertop and built-in wine fridge enhance its functionality, while sliding doors open directly onto the terrace and pool area, allowing seamless indoor-outdoor flow.

Whether serving sunset cocktails by the pool or hosting evening gatherings, this stylish bar creates an effortless, luxurious experience with the breathtaking coastal backdrop as its centerpiece.

# PRIVATE BAR







# CINEMA & SNUG

The snug and cinema room offers the perfect blend of comfort and entertainment, designed as a versatile family haven where both adults and children can unwind. Thoughtfully styled with plush seating, soft textures, and a warm, neutral palette, the room exudes a cozy, inviting atmosphere.

Fully equipped with state-of-the-art audio-visual technology and surround sound, it's ideal for movie nights, gaming, or simply relaxing together.

Blackout blinds ensure a true cinematic experience at any time of day, transforming the space into a private theatre at the touch of a button. Whether it's a quiet afternoon with the kids or an immersive film night with friends, this space is tailored for shared enjoyment and everyday luxury.



A spacious additional room with a private ensuite bathroom, is located directly above the garage. This versatile space offers exceptional flexibility to suit your needs—it can easily be configured as an extra bedroom, providing comfort and privacy for guests or family members.

Alternatively, it is ideally suited as a dedicated home office, creative studio, or retreat, benefitting from a quiet location set apart from the main living areas and a separate access point.

With its own ensuite, the room delivers added convenience and independence, making it perfect for visitors, teenagers, or anyone seeking a more private living or working environment

# BEDROOM

## 4





COTE D'AZURE

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Nestled in an exclusive lodge surrounded by National Trust land, this property offers an unparalleled outdoor living experience. With state-of-the-art technology and all the amenities you could desire, it promises a luxurious lifestyle. Imagine relaxing in the infinity pool or soaking in the Jacuzzi, all while enjoying breathtaking views of the sea. The outdoor space is designed to seamlessly blend with its natural surroundings, providing a serene escape with every modern convenience. Whether you're hosting a gathering or seeking solitude, this property offers the perfect setting for every occasion.

The infinity pool harmoniously combines luxury and convenience, crafted for year-round enjoyment with minimal maintenance. It beautifully integrates with the horizon, providing breathtaking sea vistas. With a smart system linked to your phone, controlling and monitoring the pool is effortless. It identifies water chemistry issues and dispenses appropriate solutions, keeping the pool in pristine condition. The app delivers real-time updates, merging elegance with simplicity.

# OUTDOOR LIVING





COTE D'AZURE

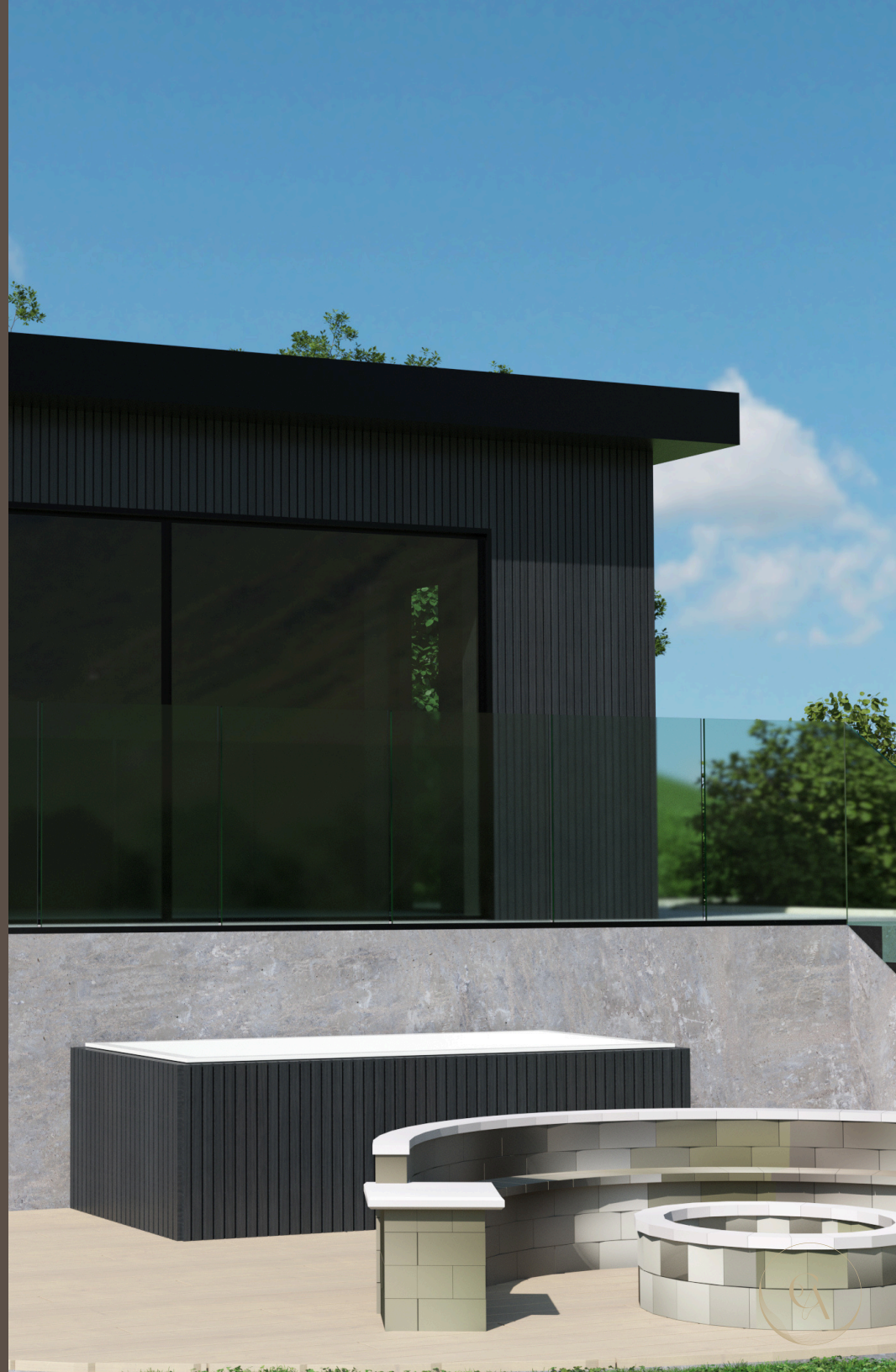
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The fully independent and exquisitely appointed summerhouse is a private retreat in its own right, perched to capture breathtaking, uninterrupted sea views. Designed with both luxury and functionality in mind, it features a sleek modern kitchen, an open-plan living area with a stylish bar, and floor-to-ceiling glazing that invites the outside in.

A built-in jacuzzi offers the ultimate spot to relax while taking in the panoramic coastal scenery, adding to the space's sense of indulgence. Perfectly suited as a self-contained guesthouse, it provides privacy and comfort for visitors while maintaining a close connection to the main residence.

With direct access to surrounding National Trust land, the summerhouse also opens up a world of outdoor adventure—ideal for kids, picnics, and exploring nature right on your doorstep.

# GUEST LODGE







# FEATURES

## SOLAR INTEGRATION

Experience a future-ready home with integrated solar panels, efficient battery storage, and EV charging. This system harnesses clean energy, stores excess electricity for night use, and charges your electric vehicle, reducing energy bills and carbon footprint while adding convenience and value to your modern home.

## GRENTON SMART SYSTEM

This property is designed as a Passive House, emphasizing energy efficiency and sustainability with airtight construction, high-performance insulation, and advanced ventilation systems for year-round comfort and lower energy bills. It features the Grenton Smart System for seamless control of heating, cooling, lighting, and security via touchpads or smartphone, providing convenience and a "lock-up-and-leave" functionality for remote monitoring.

## AIR SOURCE HEAT PUMP

An air source heat pump works by absorbing heat from the environment, even when temperatures are well below freezing. It extracts heat from the air around us and transfers that heat to the inside of your home, keeping you warm and comfortable. Heat pumps use renewable energy, are more efficient than conventional boilers and can reduce your carbon footprint.

## AIR EXCHANGE SYSTEM

Experience year-round comfort and energy savings with an air exchange system throughout the home. This allows for ambient temperatures during the winter when heat is circulated and the summer, for cool air to be circulated. This eco-friendly solution reduces carbon footprints and utility bills while offering quiet, modern comfort and promoting home sustainability.







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# SUSTAINABILITY

## BOPAS ASSURANCE

Cote D'Azure is accredited under the Build Offsite Property Assurance Scheme (BOPAS), providing a 60-year durability and mortgageability assurance for homes built using modern, off-site construction methods. BOPAS certification gives lenders, insurers, and homeowners confidence in the long-term performance and quality of the building.

## A RATED EPC

Cote D'Azure boasts an A-rated Energy Performance Certificate (EPC), reflecting exceptional energy efficiency and low environmental impact. With reduced running costs and minimal carbon emissions, it offers a sustainable and cost-effective living environment.

## MATERIALS

Our homes prioritize sustainability, combining eco-friendly features with modern comfort. They utilize energy-efficient technologies and responsibly sourced materials to minimize environmental impact and promote healthier living. Choosing a sustainable home helps lower carbon footprints, conserve resources, provide long-term savings, and support a greener community.







*Côte D'Azur*

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