



THE PENTHOUSES



The Penthouses at Rocque Bay

Rocque Bay is a select, new development located on the St Clement Coast Road, on the former site of the Shakespeare Hotel. It boasts outstanding views across Havre des Fontaines Bay. Its stunning location, coupled with its innovative design and finish led to most of the homes there being sold before they were even completed.

Castletree Homes are releasing for sale the four, magnificent, duplex penthouse apartments.



Castletree Homes

Every Castletree Homes property has been innovatively designed to sit sympathetically in its natural environment. Step inside a Castletree Homes property and you will see that the same commitment to excellent design extends through every room – from the luxurious kitchen to the fabulously-finished bathrooms. At Castletree Homes dedication to quality comes as standard.



LOCATION MEETS LUXURY

Rocque Bay penthouses offer two floors of luxurious, open-plan living and generous, south-facing coastal balconies.

Step inside a penthouse at Rocque Bay and you will find that the living space is flooded with light and uninterrupted views of the sea. The open-plan living room has been arranged beneath a breath-taking vaulted ceiling, the effect of which is maximised by the full-length glazing at either end of the room. You can enjoy a drink on your own private balcony whilst you take in the fabulous sea view. Or if you want to get a little closer to the sea, you have the option to use the private, secure stairs which will take you to the beach directly across from Rocque Bay.

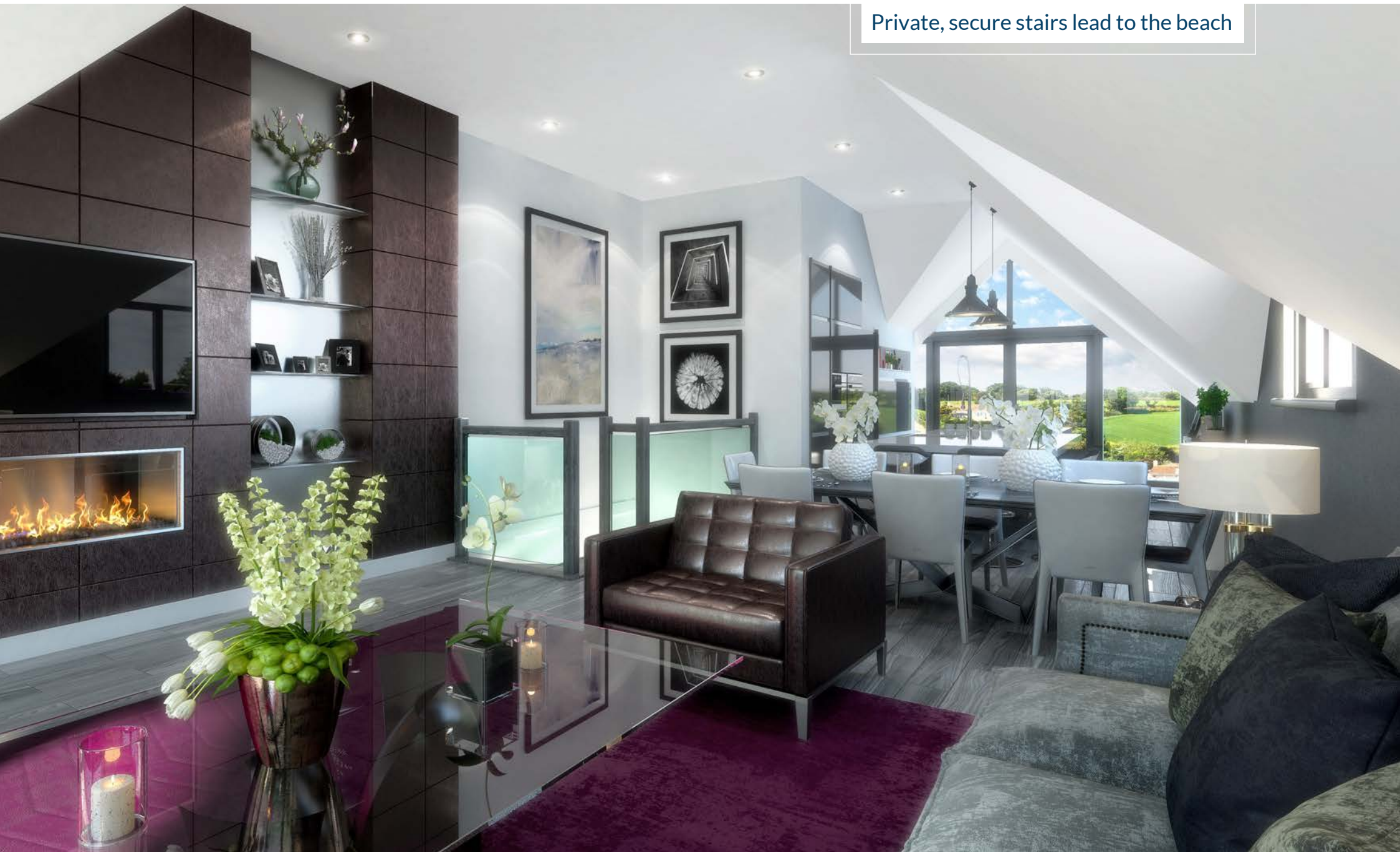
Of course, each of the four duplex penthouses varies in size and layout. All have at least two bedrooms with en-suite bathrooms (with the addition of a separate cloakroom for visitors). One of the penthouses offers one extra terrace, whilst another penthouse offers triple-aspect accommodation, with the bonus of two extra terraces and an extra room, which could be a useful study or guestroom.

- Concierge service (five mornings a week)
- Large, south-facing coastal balconies
- Two floors of open-plan living
- Two parking spaces in secure, underground car park
- Private, secure stairs leading to the beach
- Luxury Omega kitchen, from their Mackintosh range
- Built-in Miele appliances
- Silestone worktops
- Electric E20 underfloor heating
- Air comfort-cooling
- Wired for Sky+ HD
- Cat 5 data cabling
- Mains operated smoke alarms, heat detectors and fire sprinkler system
- Triple glazing



The living space is flooded with light and uninterrupted views of the coastline

Private, secure stairs lead to the beach



FLOOR PLANS

Apartment 11



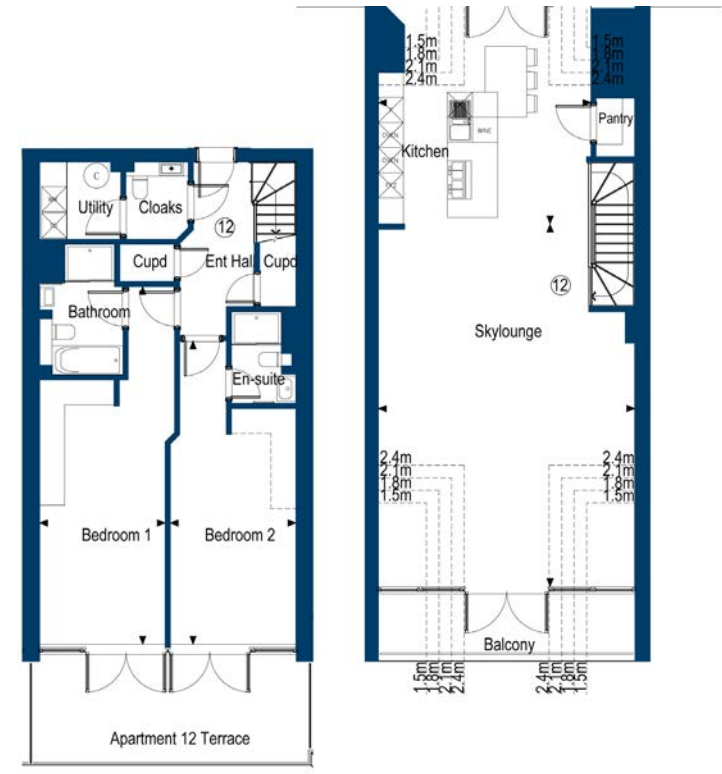
**APARTMENT 11
SECOND FLOOR**

Bedroom 1 19.8qm (213.13sqft) 6.33m x 4.26m (20'9" x 14')	Bedroom 2 14.4sqm (155.00sqft) 5.53m x 2.91 (18'2" x 9'7")
Dressing Room 4.6sqm (49.51sqft) 2.51m x 1.83m (8'3" x 6')	Study 8.7sqm (93.65sqft) 2.92m x 2.00m (9'7" x 6'7")

THIRD FLOOR

Kitchen 21.8qm (234.65sqft) to 1.5m Height 5.51m x 4.34m (18'1" x 14'3")	Skylounge 36sqm (387.5sqft) 7.76m x 5.58 (25'5" x 18'3")
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Apartment 12



**APARTMENT 12
SECOND FLOOR**

Bedroom 1 21.8qm (234.65sqft) 8.56m x 3.01m (28'1" x 9'11")	Bedroom 2 18.6sqm (200.21sqft) 7.26m x 3.01 (23'10" x 9'11")
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THIRD FLOOR

Kitchen 25.2sqm (271.25sqft) to 1.5m Height 5.40m x 5.09m (17'7" x 16'7")	Skylounge 46.2sqm (497.29sqft) to 1.5m Height 8.67m x 6.13 (28'5" x 20'1")
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FLOOR PLANS

Apartment 13



**APARTMENT 13
SECOND FLOOR**

Bedroom 1
21.8sqm (234.65sqft)
8.56m x 3.01m (28'1" x 9'11")

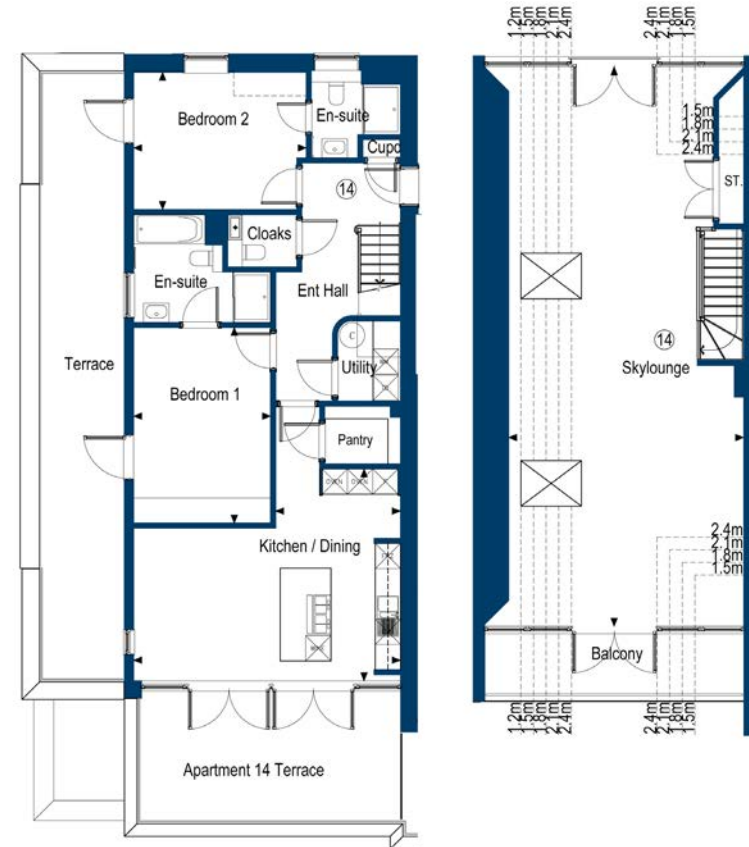
Bedroom 2
18.6sqm (200.21sqft)
7.26m x 3.01 (23'10" x 9'11")

THIRD FLOOR

Kitchen
25.2sqm (271.25sqft) to 1.5m Height
5.40m x 5.09m (17'7" x 16'7")

Skylounge
46.2sqm (497.29sqft) to 1.5m Height
8.67m x 6.13 (28'5" x 20'1")

Apartment 14



**APARTMENT 14
SECOND FLOOR**

Kitchen/Dining/Living
28.7sqm (309sqft)
5.03m x 6.33m (16'5" x 20'8")
Kitchen width – 2.96m (9'9")

Bedroom 1
15.1 sqm (162.50sqft)
4.64m x 3.25m (15'3" x 10'8")

Bedroom 2
13.0sqm (140.00sqft)
4.09m x 3.26 (13'5" x 10'9")

THIRD FLOOR

Skylounge
57.8sqm (622.15sqft)
13.27m x 5.58 (43'6" x 18'3")

WEB: www.castletreehomes.je