



ROSE DEVELOPMENTS

SAMARÉS
APARTMENTS



Rural living in St. Clement

Samares Apartments by Rose Developments

Samares Apartments is eight new luxurious and contemporary two bedroom apartments situated opposite the iconic manor house and botanic gardens in St. Clement.

Contents

| | |
|----|---------------------------------|
| 3 | Samares Apartments |
| 7 | Island living |
| 11 | A contemporary countryside home |
| 12 | Property's front view |
| 14 | Property's rear view |
| 17 | Future living, now |
| 22 | Specifications |
| 25 | Acknowledging the past |
| 27 | Brands you can trust |
| 28 | Floor plans and specifications |
| 37 | On your doorstep |
| 41 | Contact |

An aerial photograph of St. Helier, Jersey, taken during sunset. The sky is a mix of deep blue and orange, with scattered clouds. The city below is densely packed with buildings, and a body of water is visible in the distance. A construction crane is visible on the left side of the image.

Conveniently located a 5-minute drive to St. Helier

Island living

Surrounded by lush greenery and sprawling countryside, just a 5-minute walk to the beach, Samares Apartments combines the best aspects of a classic rural Jersey lifestyle with the added convenience of living in walking distance of St. Helier – the perfect location for professionals or retirees with a little extra time on their hands to explore the natural scenery.

A 5-minute walk to the beach to watch the sunset



A contemporary countryside home

In keeping with the architecture of the area, Samares Apartments balances the traditional country home with a contemporary twist. The result is modern open-plan living, accentuated by the use of natural materials. The neutral white and pale grey palette invites natural light from large windows, which open out onto spacious glass balconies to offer stunning countryside views.

Property's front view



Property's rear view



An eye for detail

Future living, now

Each apartment has been enhanced with the latest smart home technology for your comfort and convenience. This includes smartphone-controlled underfloor heating, dimmable downlighting, network points, Freesat, SkyTV and telephone. For the environmentally conscious homeowner, we have also included outside electric car charging points.

Digital interpretation of the living space in apartment 6



Digital interpretation of the living space in apartment 5



Specifications

Inside

Kitchens and living space

- High-quality fully-fitted kitchens
- Designer Corian worktops
- Integrated built-in appliances
- Handleless cupboards in apts 4-8
- Chrome mixer taps
- Hardwood engineered flooring

Bedrooms

- Premium natural carpet
- Fitted wardrobes in most bedrooms

En suite and bathrooms

- Designer sanitaryware and chrome fittings
- Contemporary fitted vanity furniture
- Thermostatic-controlled mixer to bath and showers
- Electric-heated towel rails
- Wall-hung toilets

Utilities and services

- Electric underfloor heating
- Smartphone-controlled heating
- Wiring for Freesat, SkyTV, network and telephone
- Video entry system
- Mains-operated smoke alarms
- Downlights throughout

Outside

Landscaped car park

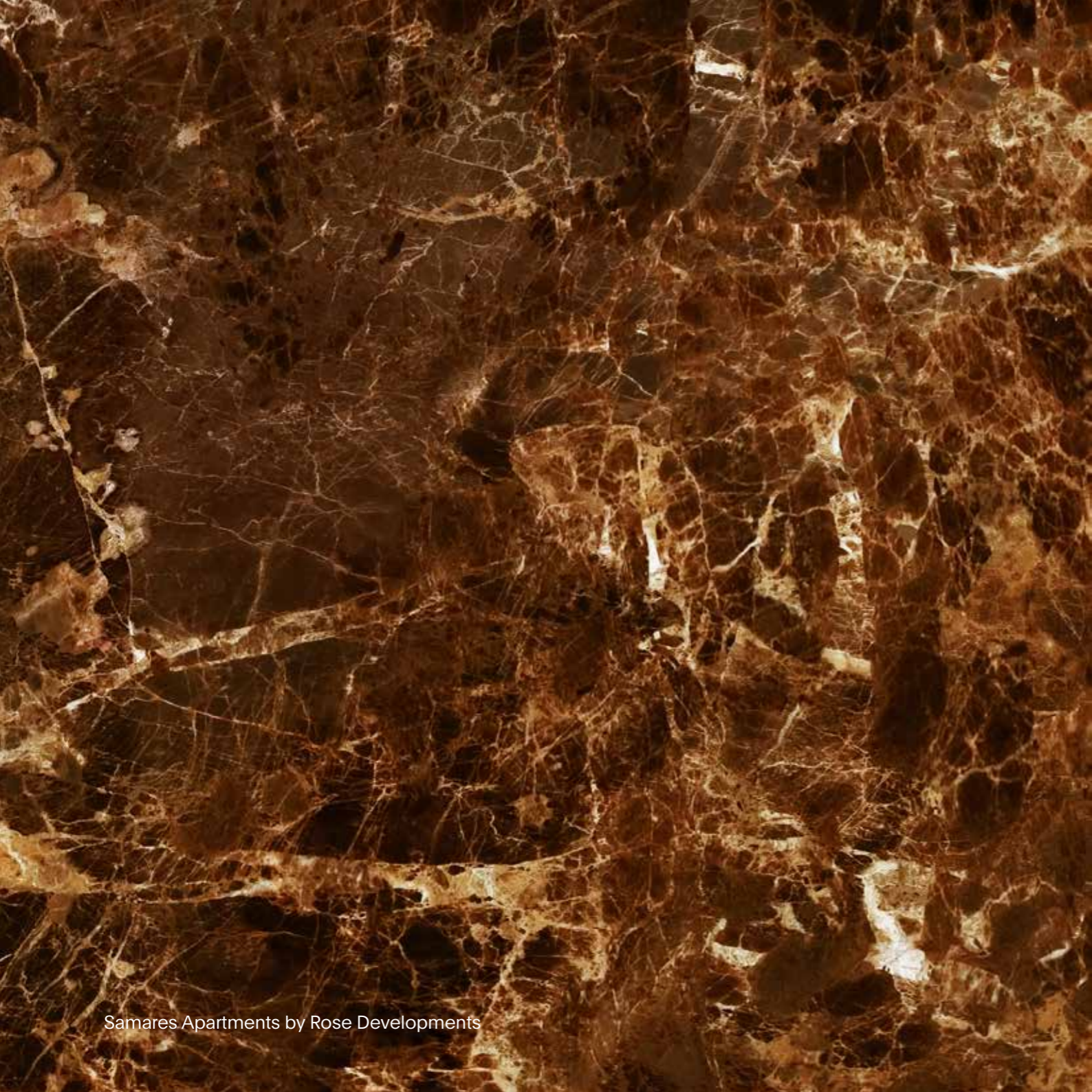
- LED lit entrance
- Lift access to all floors
- Two parking spaces
- Electric car charging points
- Visitor parking
- Slate tiles on terraces and private balconies
- Exterior locker storage



An eye for detail

Acknowledging the past

As part of our commitment to Jersey's Percentage for Art initiative, we will be working closely with local artisan stonemason Derek Tristram to design and build high-quality hand-carved entrance gateposts to mirror the rich social, agricultural and rural history of the Samares area.

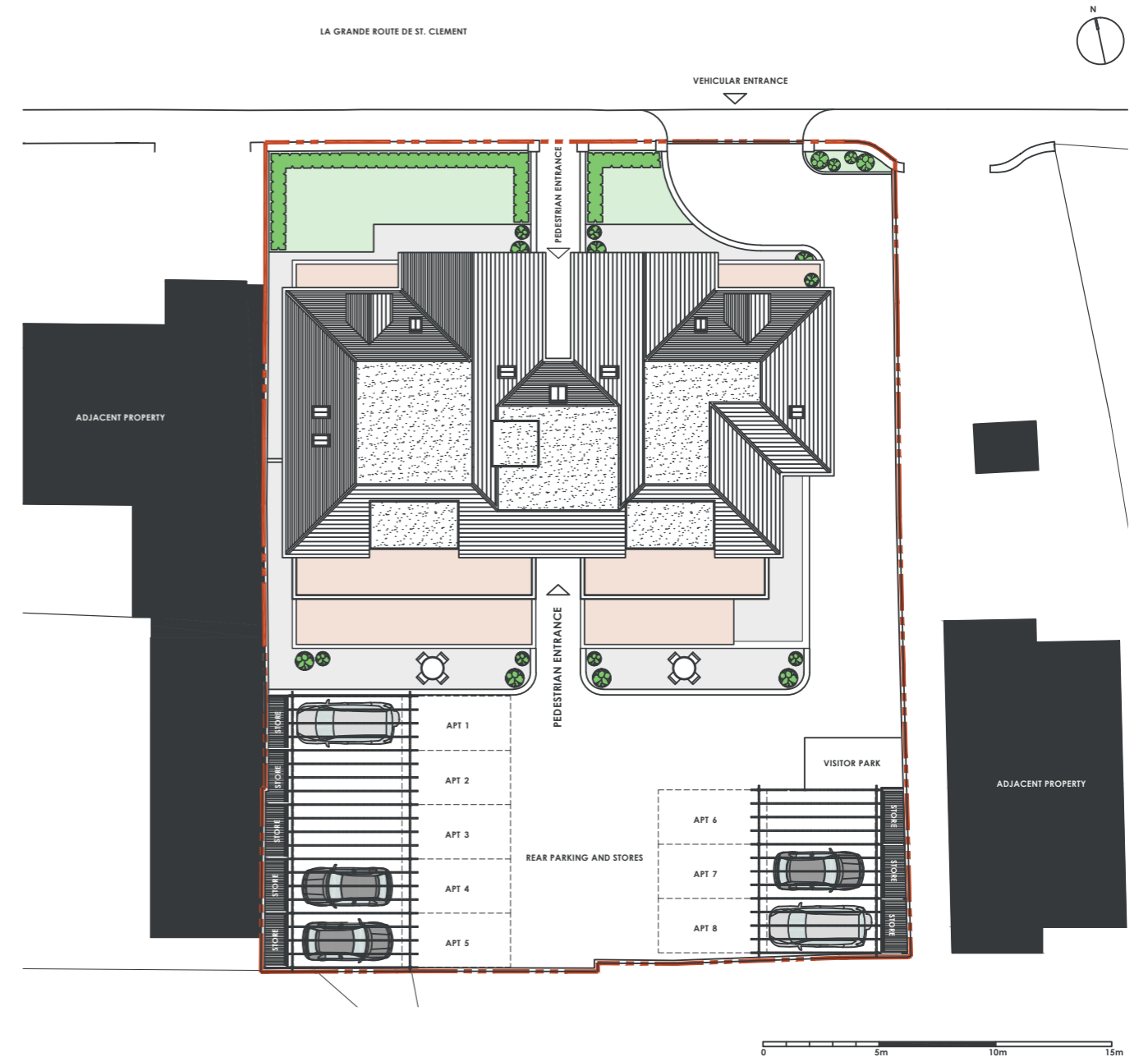


An eye for detail

Brands you can trust

Samares Apartments is built to a standard and quality you can trust. Choosing the best brands and materials is a top priority, reflecting the overall quality we put into all our developments and ensuring we deliver confidence in the care and attention-to-detail we provide.

Floor plans and specifications



Specifications

Ground Floor



Apartment 1

| | |
|-----------------------|------------|
| TOTAL APARTMENT AREA | 67 Sq m |
| TOTAL AMENITY AREA | 72 Sq m |
| PARKING | 2 Spaces |
| | |
| LIVING/DINING/KITCHEN | 28.2 Sq m |
| MASTER BEDROOM | 11.29 Sq m |
| BEDROOM 2 | 10.81 Sq m |
| EN SUITE | 3.4 Sq m |
| BATHROOM | 4.9 Sq m |

Apartment 3

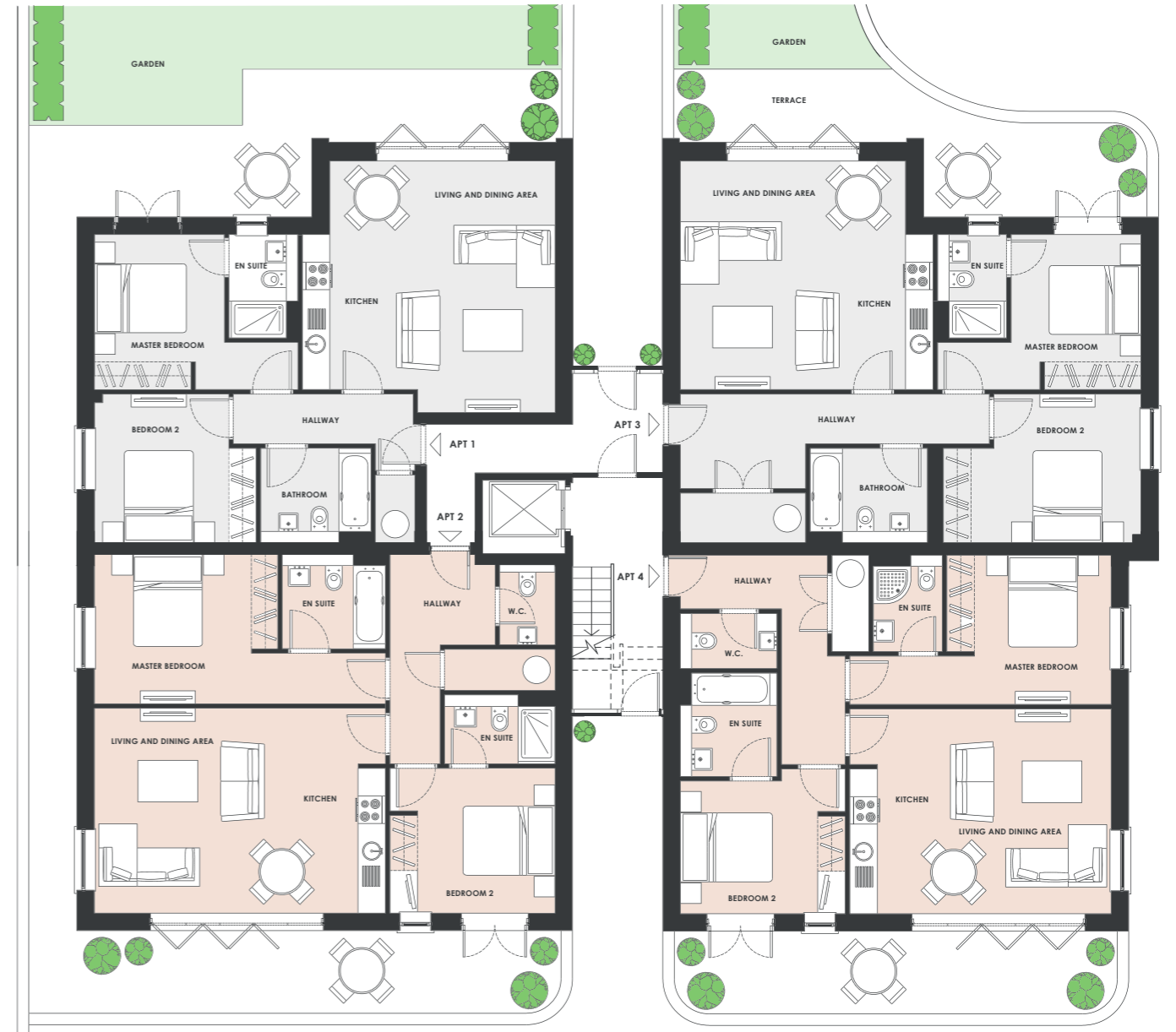
| | |
|-----------------------|------------|
| TOTAL APARTMENT AREA | 72.4 Sq m |
| TOTAL AMENITY AREA | 31 Sq m |
| PARKING | 2 Spaces |
| | |
| LIVING/DINING/KITCHEN | 26.72 Sq m |
| MASTER BEDROOM | 11.29 Sq m |
| BEDROOM 2 | 12.72 Sq m |
| EN SUITE | 3.4 Sq m |
| BATHROOM | 5.2 Sq m |

Apartment 2

| | |
|-----------------------|------------|
| TOTAL APARTMENT AREA | 78.6 Sq m |
| TOTAL AMENITY AREA | 30 Sq m |
| PARKING | 2 Spaces |
| | |
| LIVING/DINING/KITCHEN | 28.5 Sq m |
| MASTER BEDROOM | 15.5 Sq m |
| BEDROOM 2 | 11.47 Sq m |
| EN SUITE 1 | 4.6 Sq m |
| EN SUITE 2 | 3.6 Sq m |
| W.C. | 2 Sq m |

Apartment 4

| | |
|-----------------------|------------|
| TOTAL APARTMENT AREA | 74.9 Sq m |
| TOTAL AMENITY AREA | 17 Sq m |
| PARKING | 2 Spaces |
| | |
| LIVING/DINING/KITCHEN | 25.7 Sq m |
| MASTER BEDROOM | 13.7 Sq m |
| BEDROOM 2 | 10.91 Sq m |
| EN SUITE 1 | 3.15 Sq m |
| EN SUITE 2 | 4.81 Sq m |
| W.C. | 2.52 Sq m |



Specifications

First Floor



Apartment 5

| | |
|-----------------------|-----------|
| TOTAL APARTMENT AREA | 124 Sq m |
| TOTAL AMENITY AREA | 36.3 Sq m |
| PARKING | 2 Spaces |
| | |
| LIVING/DINING/KITCHEN | 49.4 Sq m |
| MASTER BEDROOM | 15.5 Sq m |
| BEDROOM 2 | 15 Sq m |
| STUDY | 11.7 Sq m |
| EN SUITE 1 | 4.2 Sq m |
| EN SUITE 2 | 3.9 Sq m |
| UTILITY | 4.1 Sq m |
| W.C. | 2.5 Sq m |

Apartment 6

| | |
|-----------------------|------------|
| TOTAL APARTMENT AREA | 95.7 Sq m |
| TOTAL AMENITY AREA | 44.5 Sq m |
| PARKING | 2 Spaces |
| | |
| LIVING/DINING/KITCHEN | 37.35 Sq m |
| MASTER BEDROOM | 15.67 Sq m |
| BEDROOM 2 | 15.13 Sq m |
| EN SUITE 1 | 4.2 Sq m |
| EN SUITE 2 | 3.9 Sq m |
| W.C. | 4.4 Sq m |



Specifications

Second Floor



Apartment 7

| | |
|-----------------------|------------|
| TOTAL APARTMENT AREA | 101 Sq m |
| TOTAL AMENITY AREA | 30 Sq m |
| PARKING | 2 Spaces |
| | |
| LIVING/DINING/KITCHEN | 42.66 Sq m |
| MASTER BEDROOM | 15.54 Sq m |
| BEDROOM 2 | 15 Sq m |
| EN SUITE 1 | 3.6 Sq m |
| EN SUITE 2 | 5.1 Sq m |
| UTILITY | 4 Sq m |
| W.C. | 2.5 Sq m |

Apartment 8

| | |
|-----------------------|------------|
| TOTAL APARTMENT AREA | 96.7 Sq m |
| TOTAL AMENITY AREA | 24.5 Sq m |
| PARKING | 2 Spaces |
| | |
| LIVING/DINING/KITCHEN | 36.7 Sq m |
| MASTER BEDROOM | 15.67 Sq m |
| BEDROOM 2 | 15 Sq m |
| EN SUITE 1 | 3.6 Sq m |
| EN SUITE 2 | 5.1 Sq m |
| W.C. | 3.5 Sq m |



The country lanes of St. Clement

On your doorstep

As well as having the convenience of a regular bus route directly outside Samares Apartments, the development also benefits from having a number of requisite amenities right on its doorstep.



On your doorstep

Shops

Just a 4-minute drive to the nearest large Waitrose supermarket, a 15-minute walk to Iceland, a 10-minute walk to M&S Simply Food and a 3-minute walk to the local Samares Stores convenience store.

Sports facilities

For the sports enthusiast, the apartments are just a 10-minute walk to St. Clement's Golf and Sports Centre, which features an 18-hole golf course, outdoor tennis courts and padel tennis courts.

Schools

If you have children, it's only a 10-minute walk to Samares Primary School and a 15-minute walk to Le Rocquier School.

Natural attractions

Explore the tranquil botanic gardens just across the road at Samares Manor or take a 15-minute stroll to Green Island.



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