



ASKING PRICE

£2,150,000



## THE DETAILS

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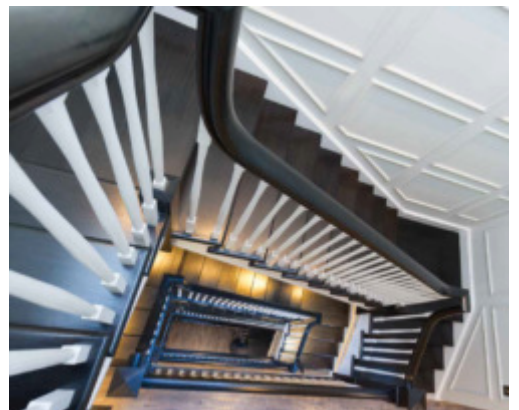
1 Derby Square  
Douglas  
£2,150,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

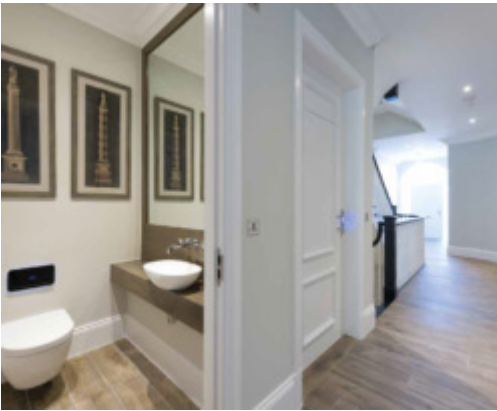
e: [info@blackgracecowley.com](mailto:info@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR  
**1 Derby Square, Douglas**



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## PROPERTY DETAILS FOR

# 1 Derby Square, Douglas

## THE DESCRIPTION

- Georgian fronted luxury new build town house (currently under construction) with superb views over Douglas Bay
- Offering unrivalled luxury in the heart of the Island's capital
- Over 7,740sq ft arranged over 5 floors
- High end fixtures and fittings throughout; Lift to all floors
- 4 Receptions, Study, Large Dining Kitchen with Open Plan Family Room, Utility/Servery plus additional Servery
- Laundry Room, 3 Cloakrooms (WC), 5 Bedrooms (3 Dressing Rooms & 5 En-Suites)
- 5 Terraces; Integral Garage for 4 Vehicles

## THE PROPERTY

### DIRECTIONS

Travelling North along Douglas Promenade, turn left after the Villa Marina onto Broadway. Take the first left turn onto Derby Road and Derby Square can be entered by the second turning on your left hand side. Number one Derby Square will be found a short distance along on the left hand side.

### WINDOWS/DOORS

Low maintenance uPVC doors & windows with energy efficient glass units. Sliding doors & windows opening onto patio areas.

### DOORS

Front entrance doors – large imposing door with matching glazed side screens and overhead glazed arch fitted with high security locks & architectural ironmongery. Internal doors – large bespoke doors with chrome ironmongery. Remote controlled double garage doors.

### FLOOR FINISHES

Floor finishes include porcelain tiles & carpets. Underfloor heating will be fitted to all bathrooms, basement and ground floor. Tiled garage floor. Imitation walnut flooring to certain areas.

### BATHROOMS

Bespoke joinery features. Fittings by Villeroy & Boch and Hansgrohe. Exceptions may occur on certain baths or components from time to time. Porcelain floor tiling with underfloor heating. Large walk-in showers with Hansgrohe shower system. Large mirrors. Towel radiators.

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### ENERGY EFFICIENCY/SUSTAINABLE DESIGN

The properties are extremely well insulated, exceeding Building Regulation Insulation requirements by almost 100%. Luxury Hansgrohe chrome shower and tap fittings are highly water efficient and will be used throughout, coupled with luxury Villeroy & Boch sanitary ware. All toilets are dual flush to conserve water. Materials are selected from sustainable sources where practical. Waste produced during the construction process is minimised and recycled where practical. Fossil fuel costs are predicted to rise year-on-year and the above efficiency measures will assist to mitigate some of the increased costs.

### GENERAL

High ceilings, AV system, lift to all floors, oversized doors, feature coving, huge storage areas and custom boot room area.

### EXTERNAL FEATURES

Imposing five storey Georgian front elevation with modern glazing. Superb, extensively glazed terraced rear elevation including patio areas to two floors, with stunning views over Douglas Bay from den balcony.

### SERVICES

To be confirmed.

### RATES

To be allocated.

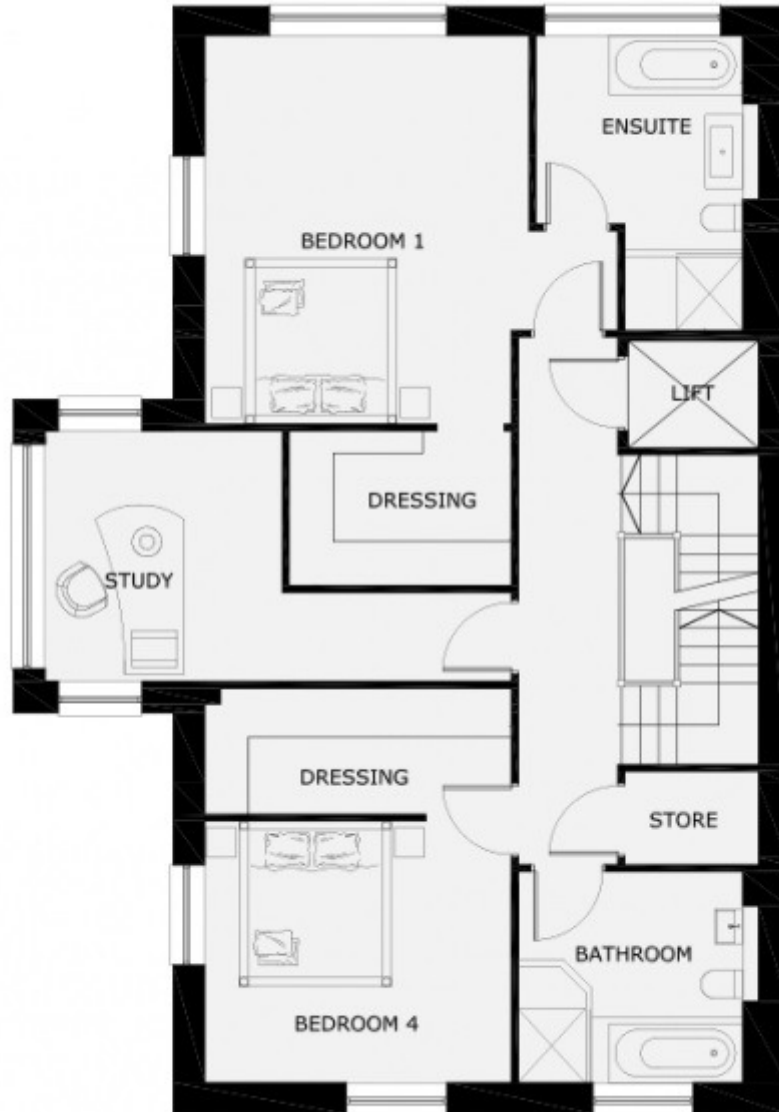
### POSSESSION

Vacant possession on completion of purchase.

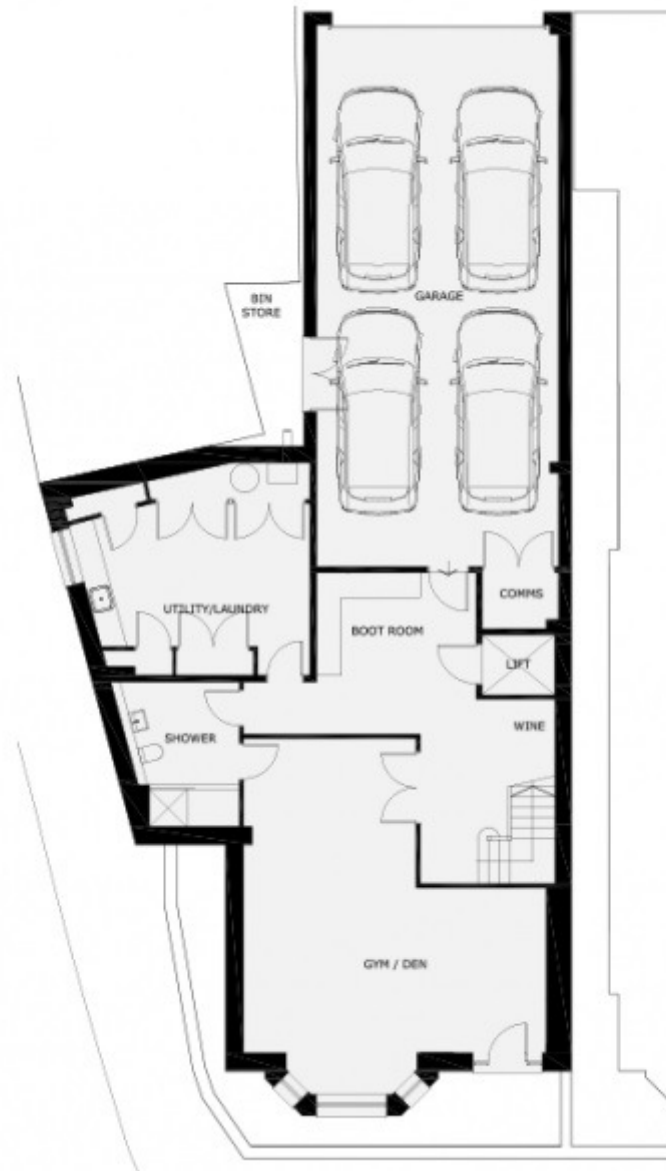
### VIEWINGS

By appointment through the Agent, Black Grace Cowley.

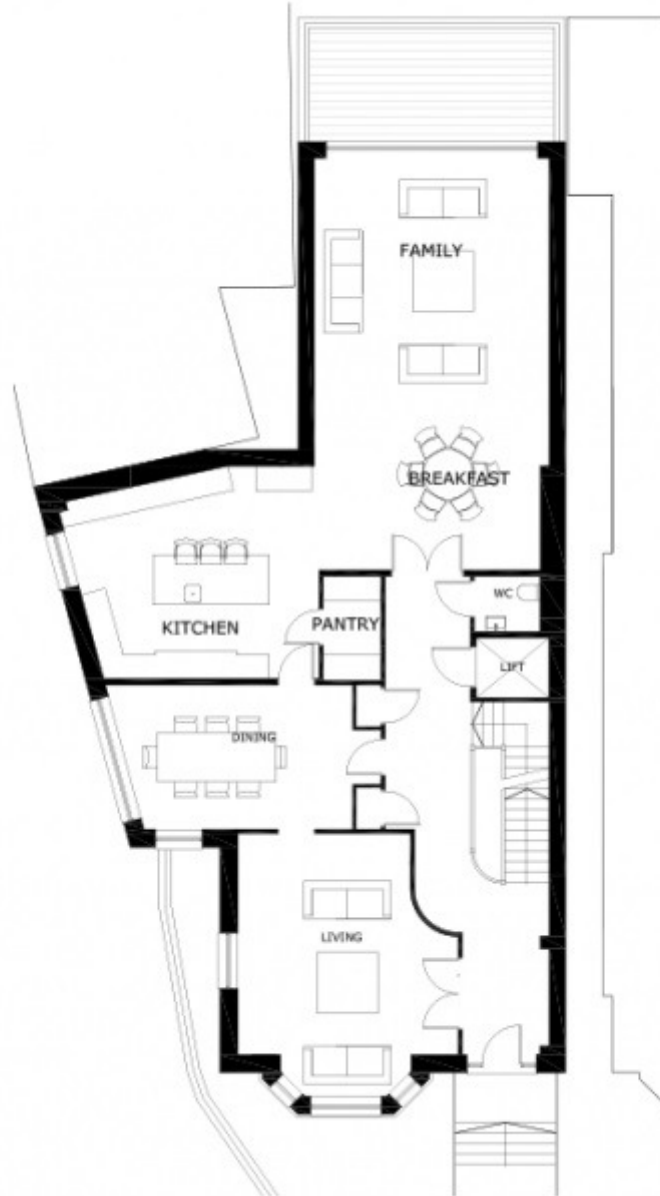
## FLOORPLAN



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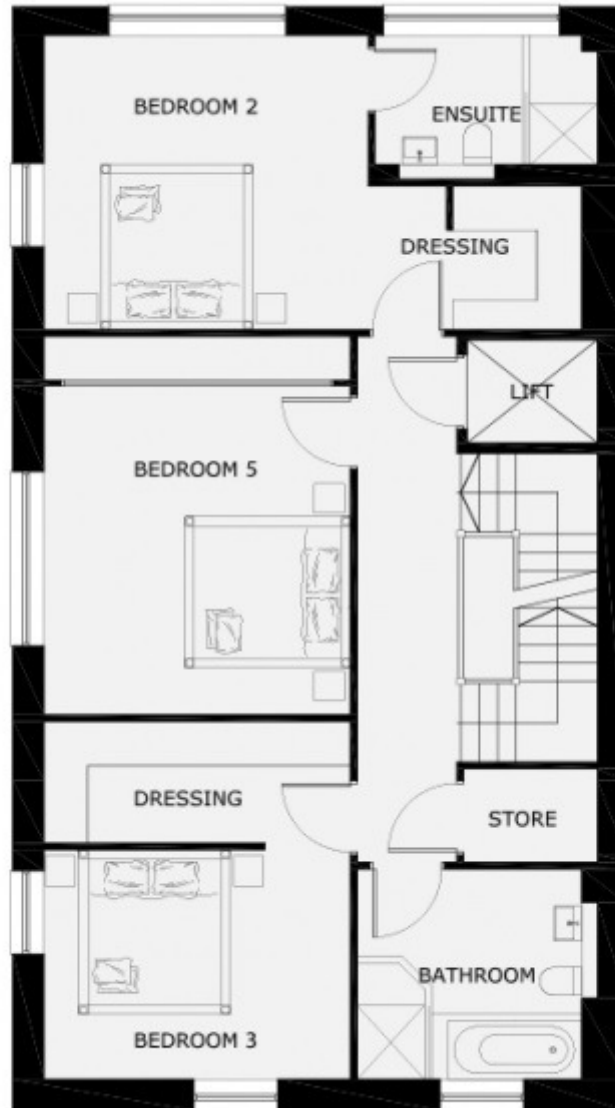


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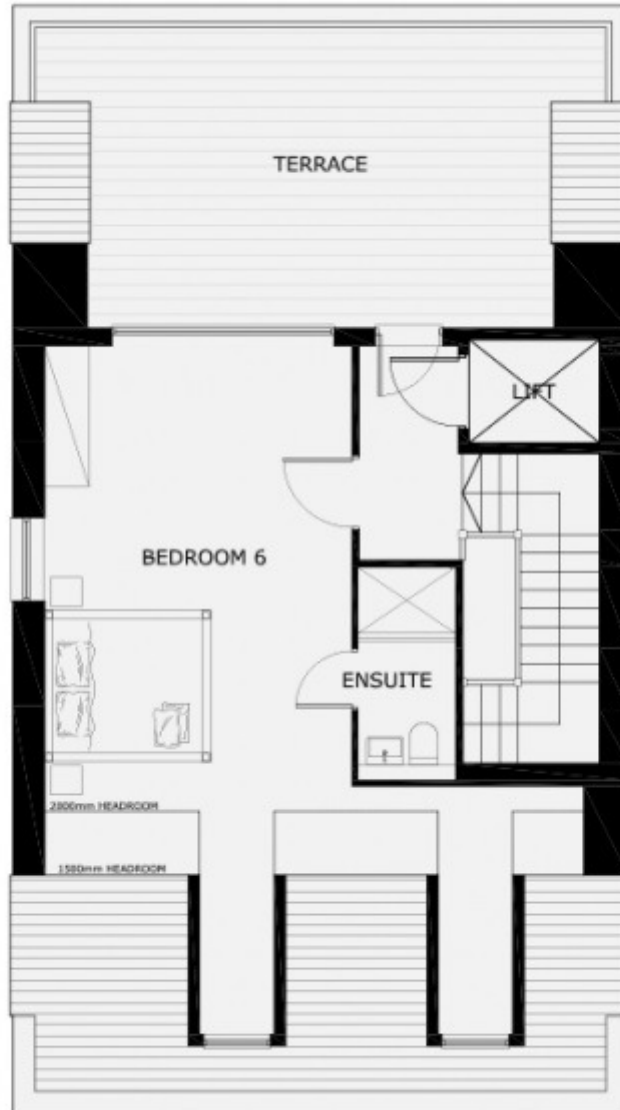




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