

# No1

DERBY SQUARE



DOUGLAS, ISLE OF MAN





Georgian elegance, urban chic,  
coastal promenade location...



Combining the latest new build style with classic elegance.

No1  
LAST REMAINING  
OF THREE



# Style. Luxury. Location. Exclusivity.

One of the finest super-luxury town houses to be developed in the heart of the Island' capital Douglas offering unrivalled levels of space and quality. This classical five-storey property features a dominating Georgian frontage whilst the extensively glazed, terraced rear boasts superb views over Douglas Bay and includes private patio areas to two storeys.

A unique opportunity to own one of only three superbly specified homes of distinction. Each home has been built using the latest construction techniques to help mitigate rising fuel costs.

With over 7,007sq ft of floor space, No. 1 Derby Square offers superb, contemporary living accommodation that has been carefully planned to offer light and spacious living areas over five floors. The grandeur of the front elevation gives an impression of imposing character whilst the interior benefits from the very latest and finest, fittings including bespoke kitchen and stunning bathrooms and en suite facilities. Everything about this luxury home exudes the very best of contemporary quality. This is a property of true distinction that the most discerning purchasers will delight in, and there will be the opportunity to design in elements bespoke to your exact requirements.

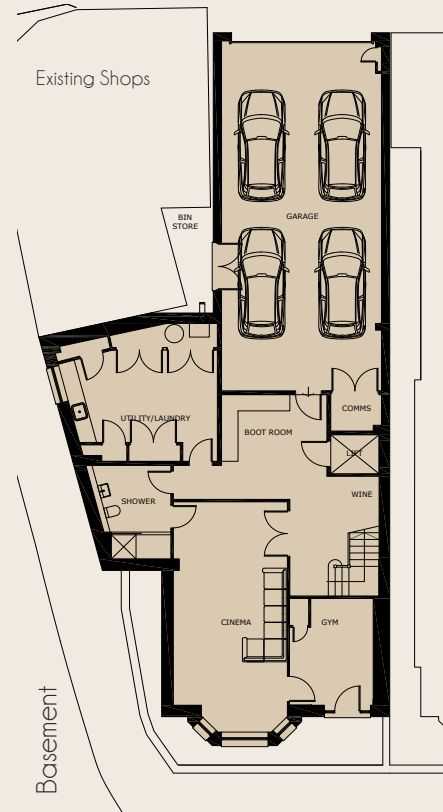
£2,650,000



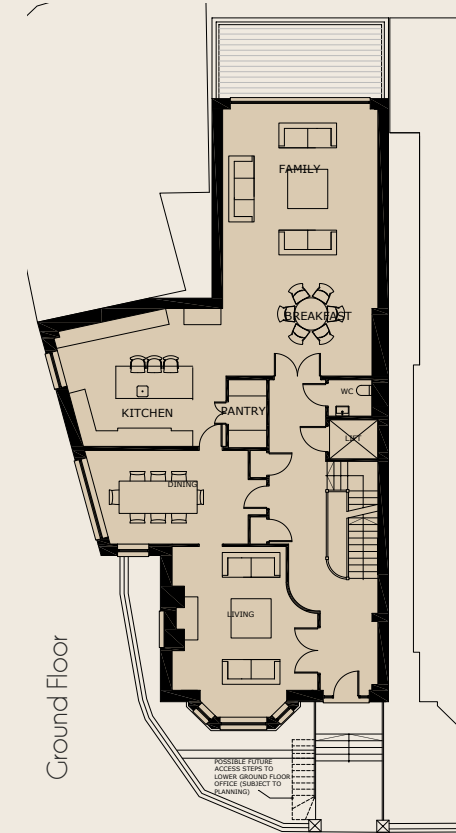


## No. 1 Derby Square

No. 1 Derby Square is a unique end-detached Georgian fronted new build super-luxury town house. Boasting 7,007sq ft over 5 floors with open plan living areas, superbly specified fixtures and fittings and superb views over Douglas Bay, it also utilises the latest build specifications including superior insulation.

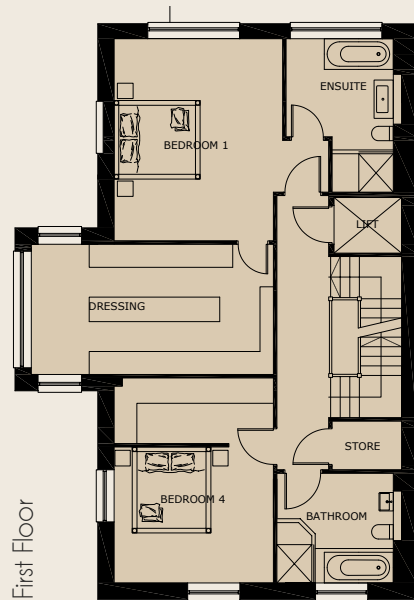


Room	Overall room size
Gym	10'-0" x 13'-0"
Cinema	13'-7" x 24'-10"
Shower room	7'-1" x 11'-5"
Boot room	12'-7" x 12'-9"
Utility / laundry	16'-6" x 16'-10"
Comms	6'-1" x 4'-5"
Garage	19'-1" x 42'-8"

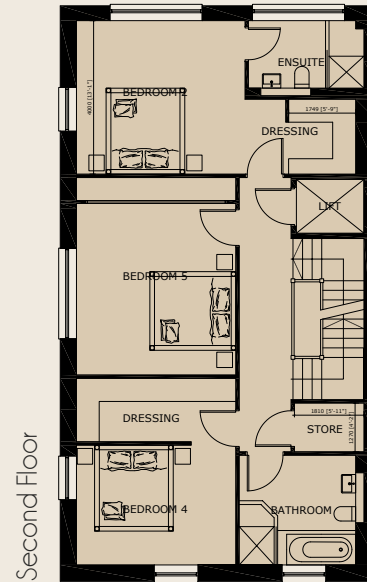


Room	Overall room size
Living room	17'-5" x 17'-6"
Dining room	20'-3" x 11'-5"
Kitchen	17'-0" x 16'-10"
Pantry	4'-7" x 8'-3"
WC	5'-3" x 4'-5"
Family / breakfast	18'-7" x 32'-7"

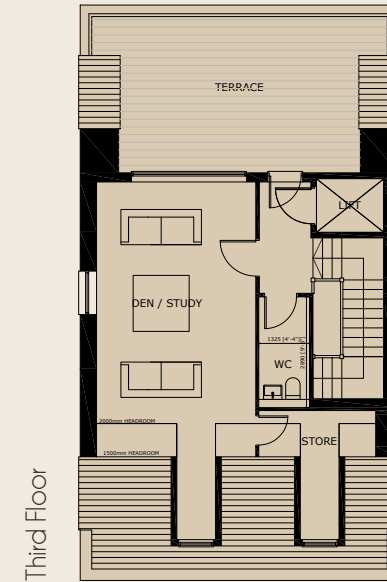




Room	Overall room size
Bedroom 1	14'-5" x 17'-3"
En suite 1	9'-2" x 13'-1"
Dressing room 1	20'-8" x 11'-2"
Bedroom 4	13'-7" x 11'-8"
Dressing room 4	13'-7" x 5'-7"
Bathroom	9'-11" x 9'-5"
Store	5'-11" x 4'-2"



Room	Overall room size
Bedroom 2	14'-5" x 13'-1"
En suite 2	9'-11" x 5'-9"
Dressing room 2	5'-9" x 6'-5"
Bedroom 5	13'-7" x 10'-3"
Bedroom 3	13'-7" x 16'-11"
Dressing room 3	13'-7" x 5'-5"
Bathroom	9'-11" x 9'-5"



Room	Overall room size
Den	23'-6" x 13'-7"
WC	4'-4" x 9'-6"

PLEASE NOTE: drawings may not be to scale and are for identification purposes only and do not form part of any contract. Hartford Homes reserves the right to amend the layout and scale without prior identification or consent of any third party. Furniture is not supplied.











# Specification

## External Features

- Imposing 5 storey Georgian front elevation with modern glazing
- Superb, extensively glazed terraced rear elevation including patio areas to 2 floors, with stunning views over Douglas Bay from den balcony

## 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.
- Under-floor 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 under-floor heating
- Large walk-in showers with Hansgrohe shower system
- Large mirrors
- Towel radiators

## Kitchen

- Fitted kitchen and island units by Tom Howley with artificial stone worktops and Miele appliances
- Energy efficient appliances including, hob, double oven, Miele steam oven, extractor hood, microwave and large full height American fridge freezer.

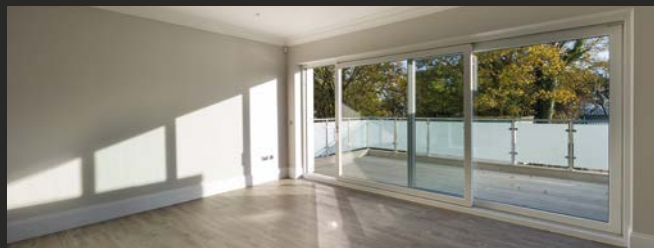
## Energy Efficiency/Sustainable Design

- 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.
- Hartford Homes plants, on average, 10 trees for every house built.
- 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

For more details please contact our sales advisors













# Interior Design Options

Cubbin & Bregazzi is the Isle of Man's leading interior design showroom with the widest selection of designer furniture brands available on the Island, curated for you by our professional interior design team and all available on your doorstep. We supply a wide range of the world's finest furniture, lighting, accessories, wall coverings and soft furnishings. We would like to offer the new owners of No. 1 Derby Square an opportunity to create their own bespoke interior. We can accommodate any style from classical to contemporary. We offer turn-key packages (including all housewares) or part packages (lighting, soft furnishings etc.) and can accommodate our clients' existing furniture and furnishings. We can also tailor our service to accommodate any level of clients' input. We have listed a few options on the next page to illustrate some of the levels of service we offer.

Choose from one of the following packages:





### SILVER PACKAGE

The Silver Package offers a full interior design service based on a relatively simple scheme. We would be using paint finishes rather than wall coverings, blinds where possible as window dressings and simple, elegant light fittings. Furniture and accessories where needed would be similar in style.

Prices for this package could start from £15,000 + vat excluding furniture and accessories.



### GOLD PACKAGE

The Gold Package offers a full interior design service based on our luxury show house installations. We would use wall coverings where appropriate and look to introduce curtains and more elaborate lighting to add an extra layer of luxury above the Silver Package. Furniture and accessories would change accordingly.

Prices for this package could start from £30,000 + vat excluding furniture and accessories



### PLATINUM PACKAGE

The Platinum Package is entirely bespoke and completely dependent on the client's personal tastes. We will supply and source any goods from around the globe to achieve an exquisite finish.

The price of these packages are POA but will involve an initial design fee dependent on the level of plans and presentations required.



# Living at Derby Square



- Just minutes walk to the town centre and its many leisure and retail amenities
- Overlooking Douglas Bay and just a short walk to the promenade and beach
- Quiet highly sought after residential area in the Island's capital
- 20 minutes to the airport and centrally located for the Douglas business district
- Superb and spacious 5 storey executive luxury homes
- Highest quality interior fittings throughout and luxury kitchens and bathrooms
- Georgian fronted, contemporary terraced rear with extensive glazing and patio areas
- Eco-friendly construction, super-insulated
- 10 year NHBC guarantee on top of the Hartford reputation for quality developments





# No1

DERBY SQUARE

- 1 Douglas Bay
- 2 Douglas promenade and beach
- 3 Ferry Terminal
- 4 Douglas town centre

## Location

Derby Square is an exclusive development of just three super-luxury Georgian fronted new build town houses. Set over 5 floors, the imposing buildings sits near to the mature, tree lined Derby Square, in what is considered a highly sought after area. Just minutes from all the capital's many retail and leisure amenities, promenade, beach and business district and only 20 minutes to the airport. The rear elevation gives superb sea views over Douglas Bay.

## Directions

From the main promenade road in Douglas, turn left immediately after the Villa Marina complex onto Broadway. Take the first left turn onto Derby Road and Derby Square can be entered by the 2nd turning on your left.



# The Hartford Difference

Award winning properties in stunning Island wide locations. Superior build quality and the finest interior fittings. Homebuyer support packages and unrivalled after sales service. Apartments, penthouse suites, first time buyer homes, family homes and luxury super-mansions.

We call it the Hartford Difference. It's a combination of business ethics, industry expertise and a deep understanding of what our purchasers want, and how they expect to be treated! This is how we work.

## It all starts with you

Everything we do is geared around your needs. Yes, our designs, room planning and internal fittings are among the best you will find anywhere – but it may not be exactly what you want. No problem. We can work with you to tailor the perfect living space for your particular requirements.

## Help every step of the way

We realise there may be circumstances delaying you buying your dream home with us – your old home not selling, mortgage providers taking their time, having to save for a deposit – and that's where the Hartford Difference really does come into its own with our range of specially developed schemes to help get you moving.

## Trust and confidence

Forget our award winning credentials and our long, proud history. Forget even our business ethics and

exceptional customer support. Everything we do is backed up by our 10 year NHBC structural warranty giving you complete peace of mind. For the first two years in your new home, we will also cover all fixtures and fittings.

## The best locations

Look through our portfolio of developments and you will see that we build in the finest Island locations available. It's such an important part of the process and we don't believe new home buyers should settle for anything less than exceptional locations.

## After Sales Care

In the trade, we call it 'snagging'. It's the little tweaks required for any newly built home. This is another aspect of the Hartford Difference – to us, snagging is an opportunity to get everything perfect, the way we want it to be. We won't ignore your phone calls. We won't hide from our responsibility. Why? Because our reputation, and your peace of mind, demands that we act – and quickly. Rest assured we will, as backed up by our 'A' Rating with the NHBC, a seal of quality.



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Prices correct at time of going to print, Hartford homes pricing is to be taken as correct over estate agents that may not have updated pricing.

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