

LLAMEDOS

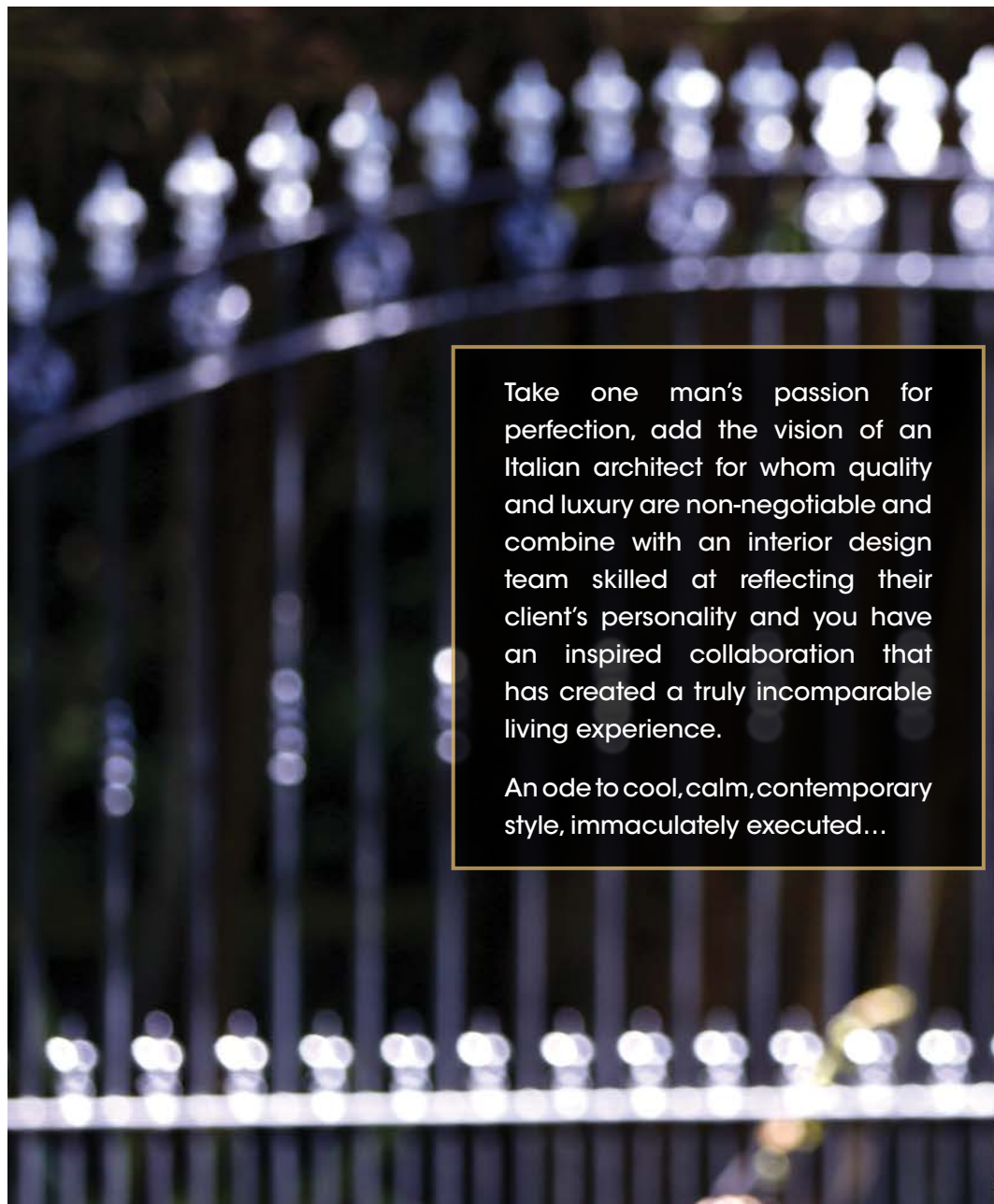
HILLBERRY GREEN · DOUGLAS · ISLE OF MAN





Situated in the middle of the Irish sea the Isle of Man is approximately 10 times bigger than Guernsey and 5 times larger than Jersey. Only a 60 minute flight from London, 45 minutes from Manchester, 55 minutes from Birmingham and 30 minutes from Liverpool, the Island also boasts a recently constructed private jet terminal.





Take one man's passion for perfection, add the vision of an Italian architect for whom quality and luxury are non-negotiable and combine with an interior design team skilled at reflecting their client's personality and you have an inspired collaboration that has created a truly incomparable living experience.

An ode to cool, calm, contemporary style, immaculately executed...

LLAMEDOS





Llamedos provides the ultimate contemporary lifestyle. Nestling in a beautiful woodland setting within only 5 minutes of Douglas by car, the property distinguished by ground breaking original design and cutting edge technology marries the finest materials and craftsmanship from throughout Europe; the house extends to just under 11,000 sq ft and is spread over three floors. The accommodation flows coherently and seamlessly, the layout conceived jointly by the owner and architect Paolo Chiarotti whose London based practice Gregori Chiarotti has collaborated on designs around Europe including flagship stores for a leading "catwalk central" Italian fashion house and some of London's most exclusive residential addresses.

Construction was completed in late summer 2011, after which the family moved back into the house, prompting the owner to comment: 'It took a long time but it was worth it to create a home that really "works" for all of us.'

The success of this project has been down to a shared vision and close collaboration between the owner, the architect and the skilled interior design team all of whom were prepared to challenge accepted thinking in their quest for quality, comfort, convenience...and for injecting the 'wow' factor.

What was once 'a project' is now 'a home'...but a home that is dramatically different.

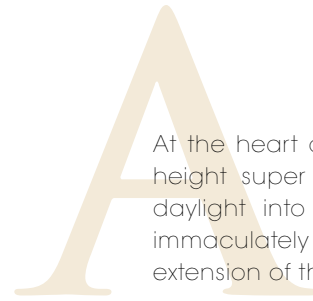












At the heart of the house is a spectacular 60 ft double height super room where floor to ceiling windows pull daylight into the space and slide open so that the immaculately tended outdoors becomes a natural, fluid extension of the interior.

The kitchen achieves a superb blend of minimalism and functionality where the family congregate to relax, watch tv, entertain friends and share meals prepared from an all white bespoke Varenna Corain topped workstation supplied and fitted by Poliform of Italy.















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From here stairs of porcelain tiles with immaculately bevelled edges, glass balustrading and a solid walnut handrail, (one of two such staircases in the house, the other leading to four of the five en-suite bedrooms) rise to the first floor.



On the first floor is the master suite with design cues that fuse eastern and western influences, brought together in a sumptuously appointed space where the bed takes centre stage and where his and her dressing rooms lead to a stunning bathroom. Here Italian mosaic tiling, lavish use of marble in tones that echo tortoiseshell and walnut-finished cabinetry set the mood for a deeply sybaritic bathing experience with softly contoured twin sinks, a sunken bath and wet room area...with space for two. As with all the bathrooms in the house, the stone and marble were sourced from one quarry in Italy.







Back on the ground floor, leading from the reception hall, is the cinema room. Equipped with a 'multiplex-quality' surround sound system this triple-aspect room is very much an 'after-dark' venue, with walls a moody shade of grey and the cinema screen vying for attention with a sumptuous pumpkin-orange Italian sofa. A bar area, cloakroom and walk-in store-room housing the multi-room home entertainment and cinema control systems complete the picture.

The house also features an office, four further double bedrooms all with en-suite bespoke Italian tiling and marble surfaces, wet-room shower areas and custom-made walnut cabinetry, and an indoor swimming pool complex complete with sound and CCTV systems, a changing room, wet room/ shower and sauna.











GROUND FLOOR PLAN

The ground floor plan shows a building with a central corridor and several rooms. The rooms are labeled with their area (A) and height (H). The plan also includes a pool area, a parking lot, and a driveway.

Rooms and Areas:

- TV / Cinema Room: A: 42.807 m², H: 2.450
- Drink Bar: A: 10.234 m², H: 2.220
- Study/Office: A: 21.943 m², H: 2.410
- Entrance Hall: A: 30.282 m², H: 2.450
- Kitchen / Lounge: A: 10.112 m², H: 3.025-3.980
- Utility: A: 10.112 m², H: 2.450
- Lobby: A: 9.064 m², H: 2.450
- Pool plant: A: 4.421 m², H: 2.490
- Storage: A: 7.684 m², H: 2.490
- Lobby: A: 11.332 m², H: 2.450
- Plant room: A: 8.201 m², H: 2.450
- Garage: A: 49.554 m², H: 2.450
- Pool Area: A: 131.229 m², H: 2.560

Other Features:

- Parking
- Driveway
- Indicative tree on boundary
- Tree
- Grass

Scale: 0 1 2 3 4 5m

Orientation: North arrow pointing towards the top-left.

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— Indicative tree on boundary



FIRST FLOOR PLAN

