

# THE MANHATTAN GROUP

The allure of excellence awaits

## INTRODUCTION

Established since 1994 Manhattan Properties have been recognised as artisans of property development, creating homes and interior furnishings of sophisticated distinction. Led by creativity and the desire to excel on past achievements, Mahattan have fused an internal talent house of skilled master craftsmen, architects and interior designers, all of which are applauded with the world's finest materials, from natural woods, quarried marble, precious fabrics and carved stone that are hand fashioned to form the most comfortable, tasteful and unique homes.

Harjit Singh, Chairman and Superna Sethi, Managing Director founded Manhattan Properties with a clear passion to create simply the very best living environments for the most discerning of clients. Their goal has always been to provide a symphony of contemporary living complimented with seamless and effortless functionality. These fundamentals lay foundation and rule to the selection and design of every property, ensuring compromises are never made and substitutes never optioned.

Despite the company's growth, with its large team of master craftsmen with a seasoned management team, the founders of Manhattan Properties still personally maintain their passion for property in personally designing and project managing multiple build projects. An assurance that every Manhattan Properties home is completed to ever higher standards.

# OUR ETHICS

Serving an international clientele of private individuals, business leaders, diplomats, royal figures and sovereign states dictates the manner in which we conduct ourselves.

## **Privacy**

Our clients are our most valuable asset, and we protect their privacy and requests with paramount importance. It is our policy to never release any client information to third parties and restrict client information to senior company directors.

## **Security**

The security features of our properties are cutting edge, being factored in at the design stage to ensure maximum efficiency. Our team are trained and experienced in securing residential properties whilst maintaining an accurate knowledge of the latest equipment and security methods.

## **Client Services**

Our customer service begins far ahead from meeting a client and will never cease to end. We pride ourselves in catering for individuals with demanding lifestyles, so that our service level is considered nothing short of complimentary.

## **Efficiency**

We build to perfection, but we build in perfect time. With a large in-house development teams we are well resourced to achieve deadlines, whilst ensuring we present the very highest standards.

## **Performance**

Our business is to develop asset values, to that we maintain a powerful market knowledge of. Our senior team plan and co-ordinate the acquisition and delivery of every project to ensure we achieve maximum profitability whilst delivering the finest products.



Bickenhall Mansions, London W2



## PAST PROJECT PORTFOLIO

### BICKENHALL MANSIONS, LONDON W2

An exceptional refurbishment of a period apartment that benefited from a southerly aspect, draping living space with an abundance of natural light. A palette of soft tones were selected to extenuate the property's generous spaces and ceiling height, forming a tranquil haven of fine materials and craftsmanship.

## MANHATTAN PROPERTIES

The core business is the construction and development of ultra-premium residential homes. Beginning with prime London apartments the company grew to include the development of countryside estates. With success came further ambition seeing Manhattan Properties completing projects in the USA, Europe and Asia.

Employing a team of master craftsmen, experienced in stonemasonry, carpentry, glazing and technology is the heart of Manhattan Properties. A dedicated team provided with the latest equipment and finest materials sourced from around the world that are led with a passion for innovation, creativity and perfection. Further to this, the team extends to include in-house architects, surveyors, planning consultants and interior designers working as a singular unit. The high level of experience and talent within the company allows Manhattan Properties to operate without third parties, ensuring our clients experience a seamless, private and total solution.

Central to the company are the Manhattan Properties workshops, our centres of excellence. Here our master craftsmen fashion from raw materials all you see and don't see in a Manhattan Properties home. As one would expect no less from a Savile Row tailor, you'd expect nothing less from a home with Manhattan Properties. Our workshops are the craft centres that build our homes, from the natural wood flooring, to grand doors, illuminated ceilings into designer kitchens resting into bathroom spa's – all of which have been designed and built by Manhattan Properties, nothing short of a tailored fit.

## MANHATTAN HOMES

International demand and recognition of the Manhattan Properties brand and lifestyle, lay foundation to Manhattan Homes; Our US brand that leads in developing grand homes with influences of European architecture and interior design within Florida's premier private estates, in New York's soaring residential towers and in the grand homes of the north easts Tri-State Area.

Manhattan Homes maintains our exacting standards, building homes to excellence with every practicality considered and seamlessly integrated – no matter the scale, climate or location a Manhattan Home's project delivers unsurpassed and effortless luxury.

## ACCREDITATIONS

A competitive and creativity ethos has positioned Manhattan Properties as a market leader, achieving new innovations and heights in property development and management. These skills have been widely acknowledged to that we are honoured to be recognised.

NHBC - Pride in the Job Single Home Builder



Pride in the Job is the house-building industry's most prestigious awards programme in the UK, running for 35 years. Pride in the Job is dedicated to recognising site managers who achieve the highest standards in house-building, and Manhattan Properties was awarded in 2013 in the single home builder category for its Shaanti project in Gerrards Cross.

Crestron - Ultimate Connected Home

The world leaders in home integration technology, Crestron have been a preferred supplier to Manhattan Properties for their seamless and extensive applications. Our internal team of engineers maintain an expert knowledge of Crestron systems, with the ability to design, build and implement custom solutions in each of our homes. In 2008 our achievements were recognised at our St. James's Square home that won the Ultimate Connected Home award.

Lloyds TSB, Asian Jewel Awards - Entrepreneur Excellence

The Lloyds TSB Asian Jewel Awards are a coveted celebration of business success in the UK. The Entrepreneur Jewel Award focuses attention on the extensive contribution to wealth and job creation being made by enterprising British businesses. The Entrepreneur Jewel Award is an identification of vibrant individuals whose vision, flair, determination and hard work contribute greatly to the economic and social fabric of the country.

Asian Women Awards – Chairman's Award

The Asian Women Awards are a long standing celebration of women's commitment and contribution to social community and the commercial sector. In 2007 Superna Sethi was recognised in winning the ceremony's highest honour, the Chairman's Awards. An award reserved for sole selection by the organisations founding director, in recognising extraordinary talent and achievement in a single individual. Superna was honoured to receive this prestigious award for her commitment and entrepreneurial drive in growing Manhattan Properties to be a global leader in residential development and management.





8 Audley House, Mayfair

## PAST PROJECT PORTFOLIO

### 8 AUDLEY HOUSE, MAYFAIR

A beautiful private residence which had undergone a complete refurbishment programme. With thoughtfully planned accommodation, the apartment provides a sophisticated, calm and modern living environment. Located on the fourth floor of this imposing Mayfair building, this spacious 3 bedroom apartment offers a light, elegant and gracious home.

## HARJIT SINGH, CHAIRMAN

“Find the best and better it”. A common remark of Harjit Singh. Building Manhattan Properties was a dream realisation for Harjit, bringing together his passion for business with his love for property. Prior to founding Manhattan Properties Harjit ran several successful businesses in media distribution and FMCG, when in 1994 with co-founder Superna Sethi he dedicated his time and resources to a project that led to be the company he dreamt to operate. Harjit adopts a hands on role in overseeing the operations of the company and most significantly the project management of each of Manhattan Properties developments. From selecting and acquiring the very best locations to the initial design concept, into the completion of interior fittings and features, Harjit’s distinguishable creative flair is present with his attention to detail and perfection.

## SUPERNA SETHI, MANAGING DIRECTOR

“Perfect and Practical”. The mantra of Superna Sethi. Chasing perfection is Superna’s conquered quest, ensuring that no detail is left unattended and every possible consideration is made in catering for clients with demanding lifestyles. Superna co-founded Manhattan Properties with Harjit after a successful career in the financial markets providing financial advice. Having established previous businesses within financial services Superna matched her creative passion for interior design with a strong acumen in business operations to co-found **Manhattan** Properties. Superna leads the Sales and Marketing team with front office operations. In extension to this her role has grown to see Superna manage the company’s asset portfolio.

However, Superna’s passion in architecture and design sees her individually style properties, in their function and form, to achieve nothing less than perfectly crafted palatial elegance.







Penthouse, Green Street, Mayfair



## PAST PROJECT PORTFOLIO

### PENTHOUSE, GREEN STREET, MAYFAIR

A pinnacle abode in the heart of London's Mayfair district. A meticulous design and consultation period saw the creation of an iconic Manhattan Properties home, which has set precedent to our continual development and creativity.



## MANHATTAN PROPERTIES

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# KING STREET

St. James' Square, London SW1





Located in the very heart of the Piccadilly and St James's district, this stunning residence, comprising some 3,475sq ft, with its own street entrance has been meticulously reconfigured and refurbished by Manhattan Properties, and combines a period elegance in a calm and contemporary style.

This gracious Grade II listed period building was converted into ten apartments in 1998. The area blends quality shops and galleries with the most fashionable and highly regarded restaurants and hotels in the capital, with London's theatreland close at hand.







King street, St. James' Square

The apartment boasts both a communal and more formal entrance or a more private entrance via the overwhelmingly elegant drawing room. With a solid white limed oak floor, a marble finished fireplace, and a “floating” ceiling backlit using a intuitive lighting system, entertaining spaces such as these are extremely hard to surpass.

The dining room once and again is a showcase of luxury, with a suspended chandelier, another gas roaring fireplace, automated blinds and lighting for privacy and setting the tone, that carries itself with complete panache.

The ground floor further comprises of a beautiful kitchen fully fitted with all the latest appliances, and is completely under floor heated. A stunning study with skylight, and a entire glass wall overlooking the main staricase, complete the entertaining spaces.







The lower ground floor consists of three complete bedroom suites of all which have private en-suites, and two with walk in wardrobes.

Within the bedrooms is where this property comes into its own element. The master suite is just purely opulent from the moment you walk through its grand entrance. Immediately you are struck by the "floating" floor, with light emerging from underneath the ground. The music plays softly in the background but yet there are no speakers to be seen, and the television neatly recessed within the wall.

Walk further and you enter the master walk in wardrobe, where you could easily mistake yourself for entering a boutique store. With a central island illuminating your prized possessions and the mirror and high gloss finish to the wardrobes, every day would become an indulgence in just dressing up.

And yet only within just this suite, there is more. A bathroom that you could assume is your very own spa. With a bath set upon rockery, and a bridge to cross to get your shower which is surrounded by textured slate walls, you have yourself your own little piece of paradise everyday.







#### Location

St. James' Square, London SW1  
England



#### Information

Walking distance from Buckingham Palace, Green Park and Picadilly.

|                    |                     |                      |
|--------------------|---------------------|----------------------|
| Ground floor       | 144.4m <sup>2</sup> | 1559 ft <sup>2</sup> |
| Lower ground floor | 177.6m <sup>2</sup> | 1916 ft <sup>2</sup> |
| Total area         | 322.0m <sup>2</sup> | 3475 ft <sup>2</sup> |

### Ground Floor

|             |            |               |
|-------------|------------|---------------|
| Reception   | 7.7 x 6.6m | 25'3" x 21'8" |
| Dining Room | 4.9 x 4.4m | 16'1" x 14'6" |
| Kitchen     | 6.0 x 3.2m | 19'8" x 10'6" |
| Study Room  | 3.4 x 3.1m | 11'2" x 10'2" |



### Lower Ground Floor

|                |            |                |
|----------------|------------|----------------|
| Master Bedroom | 6.7 x 4.3m | 21'10" x 14'1" |
| Dressing Room  | 6.9 x 3.0m | 22'8" x 10'    |
| Bedroom 2      | 6.7 x 4.0m | 21'10" x 13'1" |
| Bedroom 3      | 5.6 x 2.9m | 18'4" x 9'5"   |



**Multimedia / Entertainment**

- Complete Crestron home automation system
- 2 x Sky HD satellite viewing
- 3 x Marantz DVD players globally distributed
- Marantz 5 CD changer
- Complete CCTV system
- I-pod docking system with global output and control
- Global FM tuner
- Wireless Crestron TPMC-8X tablet in reception
- 60" LCD screen in reception
- 42" LCD screens in bedrooms, study, kitchen and dining room
- Internal Crestron intercom system interfaced with door entry system
- 7.1 Crestron surround sound system in reception
- Invisible in-wall speakers
- Motorised recessed ceiling speakers
- Electronic blinds in master bedroom, reception and dining room
- Motorised canopy in reception to conceal second entrance

**Communication Systems**

- Telephone switch capable of providing intercom with multiple lines & extensions
- Cat6 cabling designed for flexible distribution of data & high speed internet connections
- Complete wireless network coverage via Cisco access points

**Lighting**

- Crestron multi-scene interactive lighting
- Remote access to lighting controls via web
- 5AMP lighting sockets fitted throughout
- Bespoke low voltage lighting to accent ceiling features
- PIR detection lighting system for walk-in wardrobes and bathrooms
- Hand blown glass chandelier in main lobby
- Swarovski crystal lighting in main lobby
- Bespoke under floor lighting in master bedroom & bedroom 2
- Custom LED scene lighting on window sills

**Soft Furnishing**

- Bespoke raw silk curtains and blinds
- Electronically controlled blinds in reception, dining room and master bedroom

**Styling**

- Interior designed ceiling in reception incorporating perimeter lighting for mood settings
- Study consists of a full glass skylight
- Fireplaces in reception and dining room
- Glass partition from study to main staircase
- Leather clad handrail on an Oak balustrade for main staircase

**Joinery & Flooring**

- Bespoke "Manhattan Joinery" solid interior designed black stained oak doors fitted throughout, with inset black leather panels
- All ironmongery maintains styling by using a combination of leather and polished chrome
- The lobby, study, dining room and common parts are fitted in a bespoke "Manhattan Joinery" polished natural limed white Oak as is the reception, however the reception also has an Italian marble border. The kitchen and cloakroom benefit from granite flooring
- Bedrooms featuring solid oak perimeter with special inset lighting detail. Deep pile American style carpets throughout all bedroom suites. Master bedroom border has a bespoke polished black Oak finish
- All bathrooms and the kitchen benefit from under floor heating
- Bespoke "Manhattan Joinery" his & hers dressing room in master suite including mini-bar and custom made island, finished in a high gloss black with custom LED lighting
- Bedroom 2 with bespoke dressing room finished in solid Oak with Rosewood finish
- Bespoke wardrobes in bedroom 3, finished in cream leather detailing

**Kitchen**

- Bespoke Smallbone kitchen finished in high gloss black with granite worktops, incorporating a breakfast bar
- Appliances Gaggenau in brand are as follows:
  - Gas hob
  - Gas oven
  - Coffee machine
  - Microwave
  - Dishwasher
- Further appliances and fittings include:
  - Liebherr fridge freezer
  - Miele washing machine
  - Miele dryer
  - Elicia space hood extractor

**Bathrooms**

- All bathrooms have a combination of marble & granite stone finishes. The master en-suite consists of a unique floating bathroom design, with a specially designed filtration system to maintain cleanliness and hygiene
- Kohler electronic memory set shower mixers
- Kohler monsoon body jets
- Master en-suite and en-suite 2 with free standing bath tubs
- En-suite 3 with remote controlled shower
- Italian taps, fixtures & fittings
- PIR detected flush system to master bathroom and bathroom 2
- Electronic Grohe wc sensor push buttons
- Under floor electric heating
- PIR detection extraction system

**Services**

- Fully air conditioned throughout serving both heating and cooling
- Under floor heating in all bathroom areas
- High pressure water system
- Water purification softener system
- Designer heated towel radiators
- Centrally located vacuum system

**Security**

- NACOSS approved alarm system, voice dialling upon unauthorised entry
- SMS upon unauthorised entry
- Heat and smoke detectors
- Banham security locks
- Internal & external CCTV cameras
- Panic alarm system







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# HAMPSHIRE HOUSE

Hyde Park, London W2








Hampshire House, Hyde Park





*"Hospitality: a little fire, a little food,  
and an immense quiet"*

Ralph Waldo Emerson

Manhattan Properties is proud to present an exceptional & elegant apartment in Hyde Park's prestigious Hampshire House. Setting a standard of quality and luxury unsurpassed in the London market, the property exceeds even the expectations of the most demanding resident. Situated on the sought after first floor, the apartment has glorious views of the park from all of the principal rooms and a light and airy feel throughout. A unique home has been created by the finest attention to detail from the overall design to the many bespoke features and exemplary finish.

Hampshire House is a striking residential building in a prime location opposite the lovely open spaces of Hyde Park and close to Marble Arch.

Hyde Park is one of London's finest historic landscapes covering 350 acres. There is something for everyone in Hyde Park. With over 4,000 trees, a lake, a meadow, horse rides and more it is easy to forget you're in the middle of London.

*"In every walk of nature one receives  
far more than he seeks"* John Muir

This elegant apartment boasts a stunning double reception room, incorporating a generous sitting and adjoining dining area all of which have lovely, far reaching views of the park. The apartment has all the glamour of its beautiful interior design, handmade kitchen, guest cloakroom, spectacular master bedroom suite with luxury bathroom, bespoke dressing room, private study and two further suites.





Hampshire House, Hyde Park



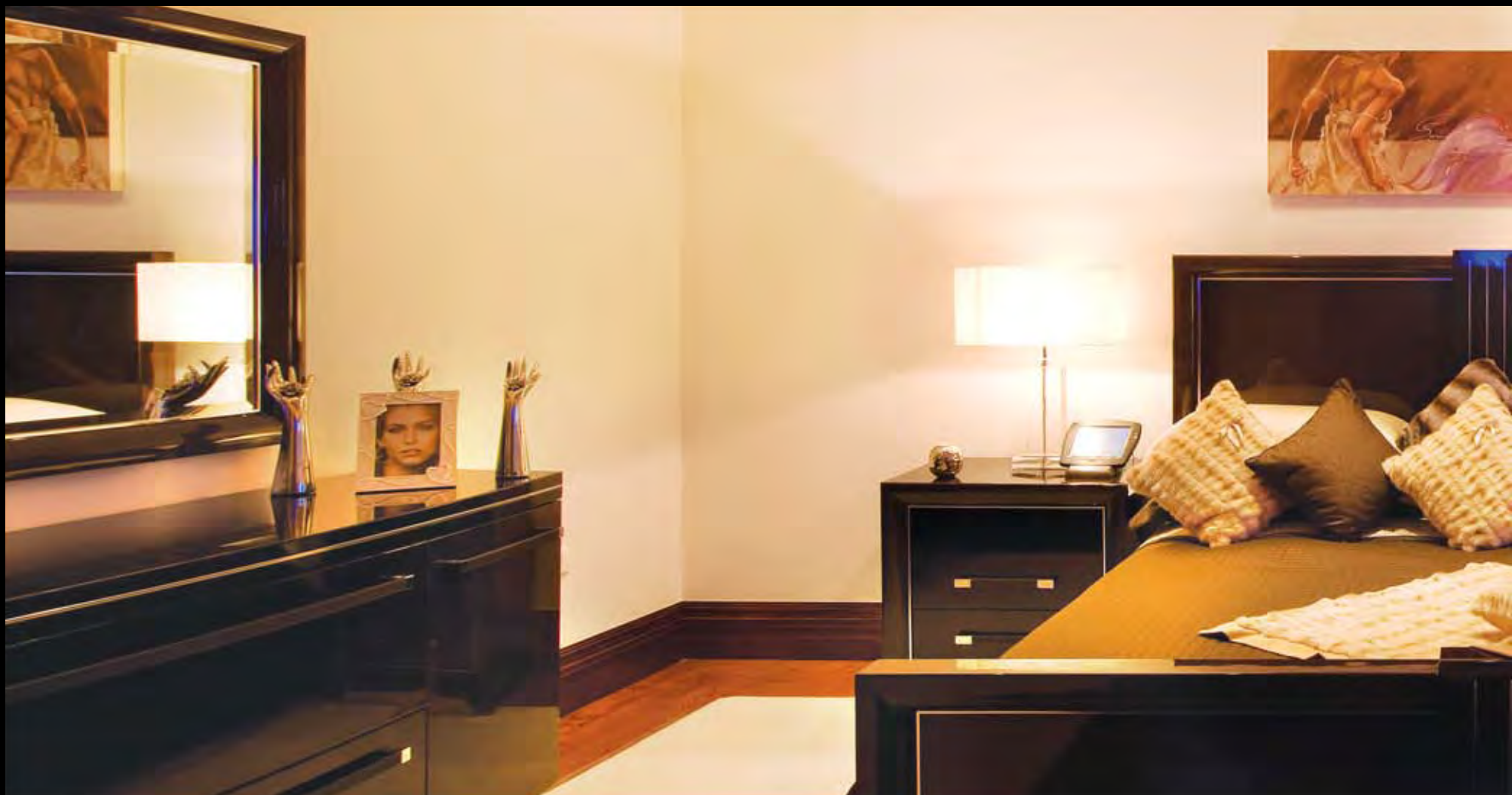


Hampshire House, Hyde Park



Arguably the centerpiece of this exceptional apartment is the spectacular, bespoke kitchen. Hand built by Manhattan Joinery to a unique design specific to the space, it is tailored to include every feature and convenience that may be required including Gaggenau appliances throughout and with a stunning and stylish finish.

*"There is no love sincerer than  
the love of food"* George Bernard Shaw







Hampshire House, Hyde Park



Hampshire House, Hyde Park



*"Silence is the sleep that  
nourishes wisdom"*

Sir Francis Bacon

These exacting standards continue into the apartment's three most elegant suites. All include superb en-suites and generous walk-in wardrobes, with the spacious master suite also incorporating a private study. Deep pile carpets run throughout which are also under floor heated as are the high gloss granite bathroom floors creating a luxurious, welcoming environment.





#### Location

Hyde Park, London W2  
England

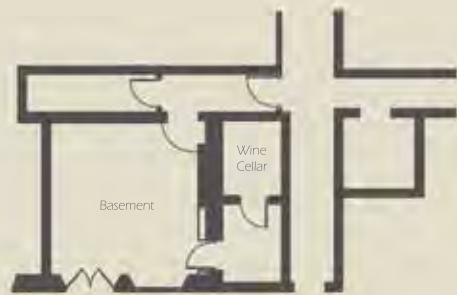


#### Information

Located directly overlooking Hyde Park, and a stones throw away from Marble Arch

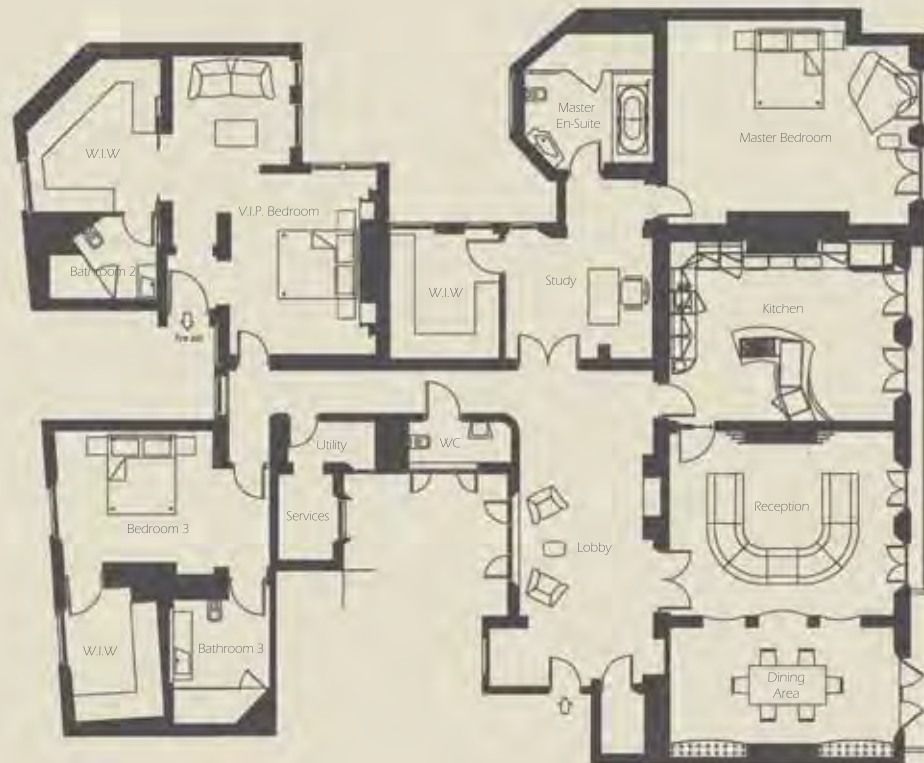
|            |                     |                      |
|------------|---------------------|----------------------|
| Apartment  | 327.8m <sup>2</sup> | 3529 ft <sup>2</sup> |
| Basement   | 42.4m <sup>2</sup>  | 456 ft <sup>2</sup>  |
| Total area | 370.2m <sup>2</sup> | 3984 ft <sup>2</sup> |

Hampshire House, Hyde Park



## Area

|                |            |                |
|----------------|------------|----------------|
| Lobby          | 7.8 x 3.6m | 25'9" x 11'8"  |
| Reception      | 6.2 x 8.2m | 20'6" x 27'2"  |
| Kitchen        | 6.2 x 4.8m | 20'6" x 15'10" |
| Master Bedroom | 6.6 x 3.5m | 21'1" x 17'6"  |
| V.I.P. Bedroom | 7.8 x 4.8m | 25'8" x 15'9"  |
| Bedroom 3      | 5.6 x 3.3m | 18'3" x 10'10" |
| Basement       | 4.3 x 4.3m | 14'1" x 14'1"  |



#### Multimedia / Entertainment

- Complete Crestron home automation system
- 2 x Sky + satellite viewing
- Complete Kaleidescape (video and music server) system consisting of 2 video players and 2 music players
- I-pod docking system with global output and control
- Wireless Crestron TPMC-8X tablets in reception & master bedroom
- Wireless Crestron TPS-6X in further 2 bedrooms
- Global FM tuner
- Invisible in-wall and ceiling speakers
- Integrated intercom system
- 50" LCD screen in lounge
- 42" LCD screens in bedrooms, and kitchen
- Motorised ceiling drop down LCD screen
- Waterproof LCD in master en-suite
- Electronic blinds in master suite, reception and dining room

#### Communication Systems

- Telephone switch capable of providing intercom with multiple lines & extensions
- CAT 6 cabling designed for flexible distribution of data & high speed internet connections
- Complete wireless network coverage via Cisco access points

#### Lighting

- Crestron multi-scene interactive lighting controls
- Remote access to lighting controls via web
- 5AMP lighting sockets fitted throughout
- Bespoke low voltage lighting to accent ceiling features
- PIR detection lighting system for walk-in wardrobes and bathrooms

#### Soft Furnishing

- Bespoke silk curtains & Roman blinds
- Electronically controlled blinds in lounge, dining area and master suite

#### Styling

- Interior designed ceilings incorporating perimeter lighting for mood settings
- Feature ceilings in master bedroom incorporating padded suede panels
- Original fireplace in main entrance lobby

#### Joinery & Flooring

- Bespoke "Manhattan Joinery" solid high gloss Pippy Oak doors in a Rosewood stain fitted throughout
- The hallway is fitted in high gloss Pippy Oak flooring in a Rosewood stain with an inset Italian Steel Grey marble. The design is also replicated onto the ceiling. High gloss Pippy Oak flooring is also in the reception area with a carpeted deck area.
- All areas throughout the apartment are uniquely under floor heated, regardless of floor surfaces including all wood flooring, carpeted areas and stone floors.
- Kitchen floors are finished in under floor heated Italian Nero Black granite
- Bedrooms featuring solid Oak perimeter, inset with deep pile American style carpet
- Bespoke "Manhattan Joinery" built wardrobes for master suite are finished in golden Oak with custom hidden LED lighting and storage
- VIP bedroom with bespoke walk in wardrobe finished in Zebrano, and custom dressing table with hidden storage
- Bedroom 3 with bespoke walk in wardrobe finished in Walnut with Rosewood stain

#### Kitchen

- Bespoke "Manhattan Joinery" kitchen, finished in solid Walnut with granite worktops. Designed with a central island and breakfast bar.
- Appliances Gaggenau in brand are as follows:
  - Gas hob
  - Gas oven
  - Fridge
  - Freezer
  - Coffee machine
  - Microwave
  - Dish washer
  - Warming drawer
- Further appliances and fittings include:
  - Miele washing machine
  - Miele dryer
  - Elica Menhir centrally mounted extractor hood
  - Door sensitive concealed lighting
  - Pull down utensil holder
  - Wine glass racks
  - Wicker baskets
  - Soft close hinges

#### Bathrooms

- The master suite is a fusion of "Metallic Copper Rust" Porcelain, "Madura Gold" granite and "Metallic Crème" porcelain
- LED Lighting incorporated in taps and shower heads in Master En Suite
- Bathroom 2 is finished in "Arandis Yellow" granite
- Bathroom 3 is fitted with "Galaxy Black" granite
- Italian taps, fixtures & fittings
- Electronic Grohe WC sensor push buttons
- Shaver points
- Under floor heating
- PIR detection extraction system
- Kohler electronic memory set adjustable shower mixers
- Kohler monsoon drenchers for showers, and body jets

#### Services

- Fully air conditioned throughout the entire apartment
- Under floor heating throughout the entire apartment
- High pressure shower water system
- Water purification softener system
- Designer heated towel radiators
- Centrally located vacuum system

#### Security

- NACOSS approved alarm system, with remote dialing
- SMS upon unauthorised entry
- Heat and smoke detectors
- Banham security locks





Hampshire House, Hyde Park





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# ECCESTON SQUARE

Victoria, London SW1



The delicate restoration and refurbishment of one London's most historically important homes, the former residence of Sir Winston Churchill – Thirtyfour Eccleston Square, London.

Located between Belgravia and Victoria, the quiet garden square lined with impressive classic Victoria white-stucco fronted properties, maintains a strong sense of privacy with only light traffic passing. Moments away lay the convenience of the Victoria transport hub and the chic boutiques and restaurants of Belgravia.

Number Thirtyfour lies centrally to the south-eastern edge of the square, where it benefits from St. Georges Drive that separates the property further from the road and with additional parking. On approach a glimpse of the iconic blue plaque indicates the relevance of the property's former owner, and on closer inspection expectation is heightened as it revealed this was the home of Britain's most influential men, Sir Winston Churchill.

Sir Winston owned several homes in London during his lifetime, each with a special significance. However, Thirtyfour Eccleston Square resonates an extraordinary importance, in being it was the first home Sir Winston owned. The property was acquired in early 1908 with his children, Diana and Randolph being born in the property in 1909 and 1911 respectively. During his time at the stunning house, built in 1835 by Thomas Cubitt, he was promoted to a number of senior positions in and out of the Cabinet. During this time he assisted in drafting the new social welfare system, the protection of workers' rights and the introduction of the first minimum wage.

With respect to the national heritage Thirtyfour Eccleston Square maintains, Manhattan Properties were awarded permission to restore the many classic interior decor and fittings whilst also refurbishing the property to exceed contemporary lifestyle expectations.







Eccleston Square, Victoria



Eccleston Square, Victoria





#### **Foyer**

On entering Thirtyfour, the high ceilings command attention with solid English Oak flooring that has been hand-cut, stained and individually laid and complimented with gentle illumination from imbedded LED lighting.

#### **Drawing Room & Dining Room**

Either side of the foyer are the drawing and dining rooms. These two classic Victoria rooms, with ceiling height bay windows that cascade an abundance of natural light, whilst giving view over the garden square. The panelled walls have been impeccable restored as if new, whilst the once crumbling cornices has been painstakingly revitalised, presenting their true detail and grandeur. The hand cut and laid oak flooring is a tapestry of craftsmanship leading to centred fireplaces that commanded the finest restores most delicate brush strokes to affirm their position and use.

### **Kitchen**

A contemporary kitchen by the Italian design house, Biefbi caters for every need. A glorious display of white gloss varnished wood continues the classical minimalistic and fresh pallet.

### **Morning Room**

The return of traditional lifestyle with a contemporary spin, the Morning Room benefits from southerly light via ceiling height bay windows. An ideal space for informal entertaining and family dining.

### **Family Room**

Leading through a characteristic passage one find them within the splendour of a spacious family room. Adorned with plentiful light through 3 large windows, and a glass doorway leading out to one of the multiple outdoor spaces. With deep pile carpets in such a beautiful open space the family can enjoy a comfortable and soothing area to themselves.





Eccleston Square, Victoria





Eccleston Square, Victoria



### Bedrooms

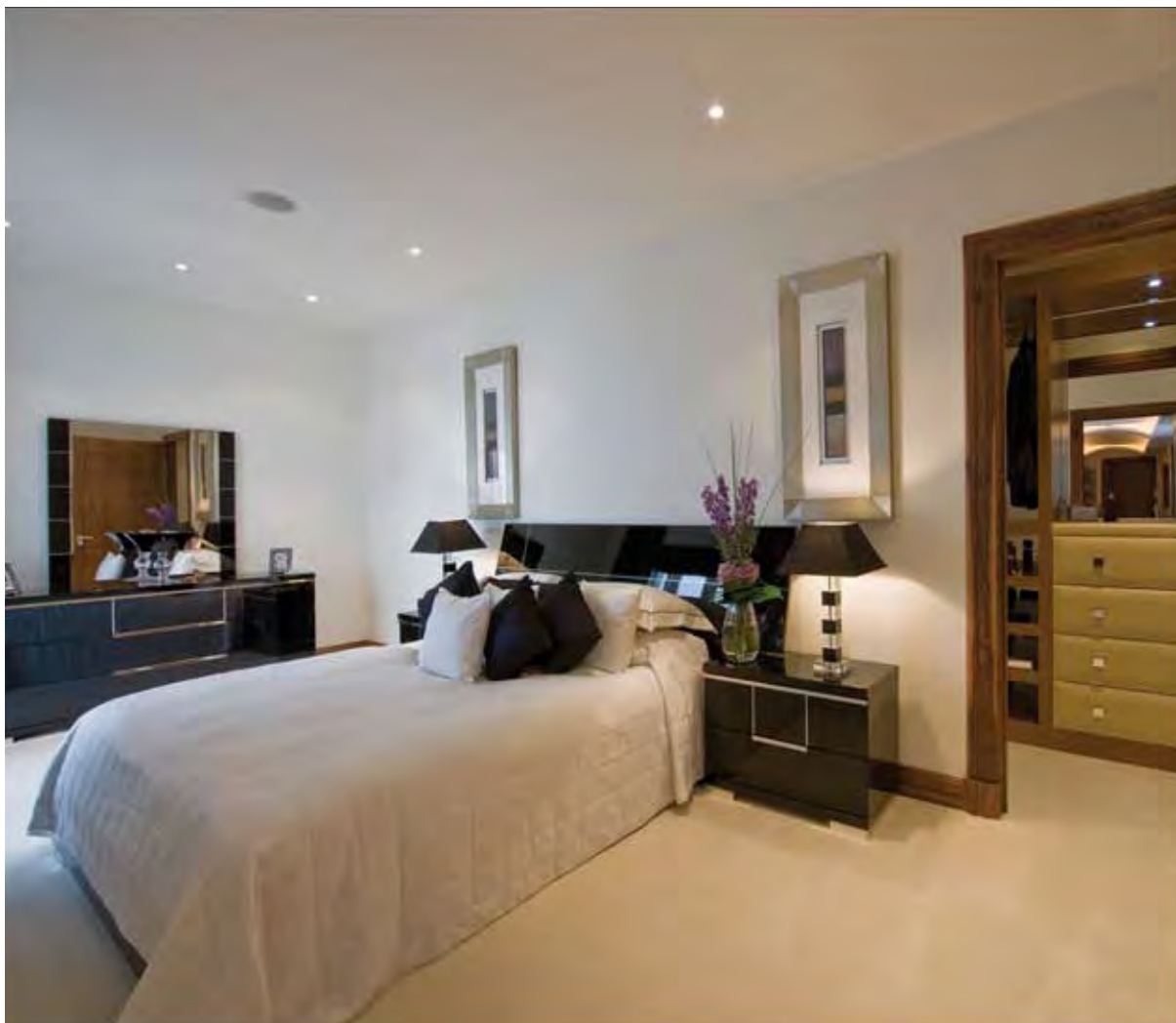
Located privately on the lower ground floor are the property's four bedrooms. Immediately recognisable is the use of Walnut wood on the polished flooring and bespoke doors. A wide central hallway, highlights its high ceilings via illuminated arched lighting display. All the large double bedrooms feature deep pile wool carpets that absorb each step. Custom made fitted wardrobes have considered every eventuality with soft closing drawers and pull-down rails. A shared guest bathroom is laid with Italian marble and deluxe massage shower complete with built in steam feature and audio system.

### Master Suite

An extraordinary suite, individually designed to manage the most demanding of lifestyle whilst being a space of privacy and serenity. A beautiful mix of Walnut wood and deep pile carpets make up the flooring in the vast space. A plasma screen unveils itself from the ceiling, to not disturb the clean, open space within the suite. A custom built dressing room designed to house and showcase one fashion in a tapestry of Brazilian Rosewood and leather. Glass







#### Location

Victoria, London SW1  
England



#### Information

Located within 5 minutes walk of Victoria underground, overground and coach stations. 5 minutes to Knightsbridge and Hyde park by road.

|                    |                     |                      |
|--------------------|---------------------|----------------------|
| Ground floor       | 190.9m <sup>2</sup> | 2056 ft <sup>2</sup> |
| Lower ground floor | 113.4m <sup>2</sup> | 1221 ft <sup>2</sup> |
| Total area         | 377.9m <sup>2</sup> | 4069 ft <sup>2</sup> |



### Ground Floor

|                        |             |             |
|------------------------|-------------|-------------|
| Winston Churchill Room | 6.4 x 4.8m  | 21' x 15'7" |
| Dining Room            | 6.5 x 4.6m  | 21'3" x 15' |
| Kitchen                | 4.0 x 4.0m  | 13' x 13'   |
| Morning Room           | 4.0 x 4.0m  | 13' x 13'   |
| Family Room            | 7.0 x 3.2m  | 23' x 10'5" |
| Study Room             | 4.3 x 3.0m  | 14' x 9'8"  |
| Upper Lobby            | 16.5 x 2.0m | 54' x 6'5"  |

### Lower Ground Floor

|                |             |               |
|----------------|-------------|---------------|
| Master Bedroom | 6.3 x 5.0m  | 20'5" x 16'4" |
| V.I.P Bedroom  | 3.0 x 6.4m  | 10' x 21'     |
| Bedroom 3      | 4.0 x 3.9m  | 13' x 12'8"   |
| Bedroom 4      | 3.9 x 3.3m  | 12'8" x 10'8" |
| Lower Lobby    | 10.7 x 2.1m | 35'7" x 7'    |



#### Multimedia / Entertainment System

- Complete Crestron home automation system
- 2 x Sky HD satellite viewing
- 2 x Marantz DVD players
- Marantz 5 CD changer globally distributed
- I-pod docking system with global output and control
- Crestron APAD wall panels throughout
- Complete home control via I-Touch / I=Phone
- Integrated ceiling speakers throughout
- Motorised ceiling drop plasma in master bedroom

#### Communication Systems

- Telephone switch capable of providing intercom with multiple lines & extensions
- Intercom system in upper and lower lobby to the front door
- Cat6 cabling designed for flexible distribution of data & high speed internet connections
- Complete wireless network coverage throughout apartment

#### Lighting

- Crestron multi-scene interactive lighting system
- Remote access to lighting controls via web
- 5AMP lighting sockets fitted throughout
- PIR detection lighting system for walk-in wardrobes and bathrooms
- Traditional chandeliers in the Winston Churchill room and dining room
- LED floor lighting in the upper hallway
- Plinth lighting in the staircase and kitchen
- LED lighting Master en-suite and wardrobe
- Traditional external lantern to entrance

#### Soft Furnishings

- Bespoke silk curtains and Roman blinds

#### Styling

- The Winston Churchill room, dining room and upper hallway benefit from a combination of restored and new traditional grand coving, combined with traditional ceiling roses to emphasise the chandeliers
- Bespoke designed ceiling with perimeter lighting in the morning room
- Bespoke designed ceilings in the lower hallway and master bedroom both accented with individual lighting effects
- Two outdoor individual wooden decked patio areas

#### Joinery & Flooring

##### Ground floor:

- Bespoke "Manhattan Joinery" traditional solid wood 6 panel doors combined with polished chrome ironmongery
- The historical design is complimented by bespoke skirting and architraves
- Solid oak flooring in the Winston Churchill room, dining room, morning room, upper hallway and staircase
- White porcelain tiling to the kitchen
- Under floor heated white Calcutta marble in the WC
- Deep pile cream carpet in the study, family room and bonus room

##### Lower ground floor:

- Bespoke "Manhattan Joinery" modern design solid Walnut doors fitted with polished chrome ironmongery complemented with Walnut skirting and architraves to suit
- Solid Walnut flooring to the lower hallway
- Master Bedroom and VIP bedroom benefit from a walnut border inset with white deep pile hand woven carpet
- Bedroom 3 and 4 fitted with hand woven beige deep pile carpet

- All wardrobes have been bespoke designed and built by "Manhattan Joinery"
- Master bedroom comprises of a spacious fully fitted walk in wardrobe finished in Brazilian Rosewood and brown leather, with glass shelving, a mini-fridge and LED lighting
- VIP bedroom room benefits from a walk in wardrobe finished in Rattan Cane and cream leather
- Bedroom 3 comprises a bespoke wardrobe in leather and wallpaper panelling, and incorporates mirror faced drawers
- Bedroom 4 comprises a bespoke wardrobe in walnut and cream leather finish

#### Kitchen

- Bespoke Biefbi designed Italian kitchen in white gloss varnished wood combined with contrasting Ebony doors to the lower cupboards and extractor cover
- Appliances SMEG in brand, are as follows:
  - Gas hob
  - Electric oven
  - Dishwasher
  - Washing machine
  - Dryer
- Further appliances and fittings include:
  - Bosh fridge / freezer
  - Miele microwave

#### Bathrooms

- The master bathroom is finished in a Travertine Noce granite
- Bathroom 2 has a Galaxy black granite to the floor complimented with a contrasting wallpaper
- The communal bathroom has been finished in a Baltic brown marble with matching wenge furniture
- All bathrooms benefit from under floor heating
- Electronic Eco logic WC sensors
- Hairdryer & shaver points
- PIR detection extraction system
- Master bathroom consists of a bespoke sink cabinet with electric operated concealed mirror
- Communal bathroom with his and hers shower, including steam and music functionality

#### Services

- High pressure water system
- Water purification softener system
- Designer heated towel radiators

#### Security

- NACOSS approved alarm system
- Heat and smoke detectors
- Banham security locks







## MANHATTAN PROPERTIES

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# THE FALLS

Gerrards Cross





The Falls, Gerrards Cross



## *"Refined Detail"*

Manhattan Properties is proud to present its first redevelopment outside the boundaries of central London, by rejuvenating this imposing stunning property in Gerrards Cross, Buckinghamshire. Located on the sought after Camp Road, Manhattan has maintained its ethos of modern living, and applied it to this luxury, ultra-modern 5 bedroom home.

Gerrards Cross is one of the larger settlements in the South Bucks District, a predominantly rural area immediately outside Greater London. It is widely regarded as a very desirable place to live because of its high quality residential accommodation set in a spacious, leafy environment with excellent communications. Many residents are particularly attracted by the excellent schools, primary and secondary, public and private, the ideal town centre, and the relaxing lifestyle as a break from the hustle of the very accessible centre of London.







The Falls, Gerrards Cross



## *"Unrivalled styling"*

The property itself consists of a lounge, study, kitchen, dining room and communal bathroom on the ground floor. The first floor consists of a master bedroom with walk-in wardrobe and en-suite, four further bedrooms, two of which have en-suites, and a communal bathroom as well. The second floor boasts a theatre room and bathroom. All the standards that Manhattan have set are followed through within the property. With marble, walnut and deep piled carpet floors, beautiful Italian design bathroom furniture, technology to the highest standard, incorporating the latest audio / visual and Crestron throughout, and landscaping to the external areas to the highest of calibre.





The Falls, Gerrards Cross





The Falls, Gerrards Cross

Extensive work has been implemented to the external landscaping, with the gardens consisting of three waterfalls, two fountains and a bridge running over water. There is a heated outdoor gazebo for dining, and a fully sheltered outdoor kitchen / barbeque consisting of all modern appliances, including an outdoor fridge and rotisserie.



*"Superior living"*









The Falls, Gerrards Cross






The Falls, Gerrards Cross




The breathtaking master suite continues the passion for styling which is set throughout the home. Benefitting from its own private balcony overlooking the gardens, it also comprises of a huge walk in wardrobe. Further to this is a bathroom suite consisting of his & hers basins, clad in synthetic crocodile leather, and a bathtub with complete jacuzzi functionality, so that you can lay back onto your leather headrest, relax, and enjoy viewing on your bathroom plasma.

*"Opulence of luxury"*



 **Location**  
Gerrards Cross, Buckinghamshire  
England

 **Information**  
Road travel time to central London is approximately 50 minutes. Direct train link from Gerrards Cross to Marylebone station is 35 minutes.

|              |                      |                      |
|--------------|----------------------|----------------------|
| Ground floor | 245.7 m <sup>2</sup> | 2645 ft <sup>2</sup> |
| 1st floor    | 194.7 m <sup>2</sup> | 2096 ft <sup>2</sup> |
| Loft         | 49.4 m <sup>2</sup>  | 532 ft <sup>2</sup>  |
| Total area   | 489.8 m <sup>2</sup> | 5273 ft <sup>2</sup> |

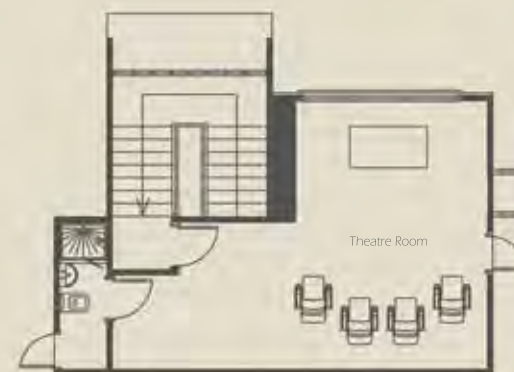
#### Ground Floor

|             |            |                |
|-------------|------------|----------------|
| Lounge      | 10 x 4.6m  | 32'9" x 15'1"  |
| Kitchen     | 6.0 x 9.7m | 19'8" x 31'10" |
| Dining Room | 4.2 x 4.1m | 13'9" x 13'5"  |
| Study Room  | 5.2 x 4.2m | 17'1" x 13'9"  |



### First Floor

|                |            |               |
|----------------|------------|---------------|
| Master Bedroom | 4.7 x 5.8m | 15'5" x 19'   |
| Bedroom 2      | 5.1 x 3.8m | 16'9" x 12'6" |
| Bedroom 3      | 5.4 x 4.2m | 17'9" x 13'9" |
| Bedroom 4      | 3.1 x 4.0m | 10'2" x 13'1" |
| Bedroom 5      | 4.0 x 4.3m | 13'1" x 14'1" |



### Loft Space

|        |            |                |
|--------|------------|----------------|
| Cinema | 5.2 x 7.3m | 17'1" x 23'11" |
|--------|------------|----------------|



**Multimedia / Entertainment**

- Complete Crestron home automation system
- 3 x Sky HD satellite viewing
- 3 x Sony DVD players globally distributed
- Crestron Adagio music server
- I-pod docking system with global output and control
- Global FM tuner
- Wireless Crestron TMPC-8X tablets in reception, family room and master bedroom
- 6" Crestron wall mounted touch screens throughout
- 60" LCD screen in main reception
- 52" LCD in kitchen
- 42" LCD screens throughout bedrooms
- 2 x 37" LCD screens in study
- Master suite consisting of a concealed motorised screen, dedicated CCTV output, and screen within en-suite
- Independent multi media entertainment system for the theatre room in loft space with drop down 102" motorised screen for projector viewing, and complete surround sound system
- Outdoor speaker system to gardens and garage with control of water features
- QED recessed ceiling speakers
- Motorised blinds to master bedroom and master en-suite

**Communication Systems**

- Telephone switch capable of providing intercom with multiple lines & extensions
- Wall mounted video display units fitted in the entrance hall and upper lobby to front door
- Cat6 cabling designed for flexible distribution of data & high speed internet connections
- Complete wireless network coverage via Cisco access points

**Lighting**

- Crestron multi-scene interactive lighting system
- Remote access to lighting controls via web
- 5AMP lighting sockets fitted throughout
- Bespoke low voltage lighting to accent ceiling features
- Swarovski crystal lighting in upper hallway
- PIR detection lighting system for walk-in wardrobes and bathrooms
- Emergency LED lighting to staircases
- Custom LED scene lighting
- Complete outdoor lighting scenes consisting of spotlights, flood lights and lanterns

**Soft Furnishing**

- Bespoke silk and suede curtains and blinds, fitted throughout
- Electronically controlled blinds within entire master suite

**Styling**

- Feature ceilings with "floating" concept incorporating low voltage lighting to accent the design
- Two storey glass "wall" to the main staircase
- Skylight to the loft staircase

**Joinery & Flooring**

- Bespoke "Manhattan Joinery" solid Walnut doors with cream leather inserts fitted with polished chrome ironmongery throughout
- The entrance lobby is fitted in polished Italian marble which follows through to the half landing on the staircase which is entirely under floor heated
- The kitchen, dining room and family area is finished with a pure white porcelain floor, accented with a grey porcelain border and has the benefit of under floor heating
- The study has a solid Walnut floor, and this continues into the lounge as a border, inset with a deep pile 100% wool carpet
- All bedrooms are fitted with solid Walnut borders with inset deep pile 100% wool carpets
- Theatre room has a solid Oak flooring in a natural tone
- All bathrooms have a combination of marble, granite & stone finishes which are also all under floor heated
- Bespoke "Manhattan Joinery" his & hers walk in wardrobe in master suite finished in American Walnut

**Bathrooms**

- Chrome bathroom fittings
- Italian bathroom furniture
- Hairdryers & shaver points
- Under floor electric heating
- PIR detection extraction system
- Speakers in all bathrooms
- Master ensuite consists of:
  - His and hers basin units finished in crocodile leather
  - Overhead shower drenchers complete with body jets
  - 21" LCD screen
  - Jacuzzi bath tub with leather headrest
  - Automated wooden blinds
- Dual shower heads and his and hers body jets in shower to bedroom 2 ensuite

**Kitchen**

- Bespoke modern Milano kitchen finished in grey Oak and granite worktops. Designed with a central cooking island and glass breakfast bar
- Appliances Gaggenau in brand, are as follows:
  - Gas hob
  - Espresso machine
  - 2 x Gas ovens
  - 3 x Fridge / freezers
  - Under counter mini fridge
  - Wine chiller
  - Dishwasher
- Further appliances and fittings include:
  - Ice machine
  - Independant washer
  - Independant dryer
  - Main sink with with salad washer
  - Secondary sink on cooking island
  - Centrally mounted glass extraction hood

**Services**

- Fully concealed air conditioning system with heating and cooling in all areas
- High pressure water system
- Centrally located vacuum system

**External**

- 2 car garage
- Complete landscaping to all external areas
- Scenic and security lighting to all areas
- Water feature consisting of 3 waterfalls and 2 fountains
- Wooden bridge over water feature
- Heated gazebo area for outdoor dining
- Complete outdoor kitchen / barbeque with rotisserie and smokey
- Fully integrated outdoor sound system to rear garden and garage
- Water irrigation and sprinkler system
- A/v provision to barbeque area

**Security**

- NACOSS approved alarm system, with remote dialling / SMS upon unauthorised entry
- Heat and smoke detectors
- Banham security locks
- CCTV Security system to internal and external of the house





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# SHAANTI

Gerrards Cross







Shaanti, Gerrads Cross



Manhattan Properties was extremely proud to construct its first full new build development outside the boundaries of central London, and ventured out to this absolutely stunning site in Gerrards Cross, Buckinghamshire. Located on the sought after Camp Road, Manhattan properties undertook a project where the principles that have been learnt and adapted for modern living in areas such as Mayfair and Knightsbridge, were then adopted to a luxury, ultra-modern home comprising of circa 15,000 sq. ft spanning over 5 floors.

With features such as a glass elevator, indoor swimming pool, full leisure complex and a triple car garage, this property has only one goal; to exceed all standards of living previously seen, and redefine the term "luxury home".



Shaanti, Gerrads Cross





Every inch of this masterpiece of a home has been meticulously designed. The aim was to create a property that would rival any estate in the world let alone just London. And by setting the target so high, the result that was achieved was a multi award winning home of the highest possible calibre.

From the moment you enter the automated gates and drive up the underfloor heated driveway, every little detail surpasses the imagination. The home is illuminated internally and externally in such creative forms to evoke different moods and emotions. The entrance lobby is gleaming in white imported marble, and upon first entry, the draping chandelier from the foyer hangs in front of the glass elevator, through which the views of the cascading waterfall in the rear grounds is seen.





Shaanti, Gerrads Cross

Every room in this home as its own flair and style, resulting in a jaw dropping experience as you walk thorough its vast open areas.

An example of this is the grand formal room. With features such as the six foot long recessed fire place, custom controlled scenic mood lighting alongside the ten glass bubble chandeliers, it can become hard to decide which focal point one would want to appreciate first.

The kitchen that is equipped with so many appliances that it could rival any hotel culinary back of house, there are no limitations to cooking and hosting. However it is the way that these facilities are presented, in such elegance and subtlety, which makes it so truly astounding.





Shaanti, Gerrads Cross



The home consists of five luxurious bedroom suites all with their own en-suite bathrooms and walk in wardrobes. Each one has been designed to create its own unique style so no two suites are alike.

However it is master suite that is the show stopper. Spanning the entire top floor of the home, it can be accessed directly via the private glass elevator. The suite consists of the bedroom itself, a private study area and complete walk in wardrobe that would rival any high end boutique store. All of which are fitted with deep pile carpets complimented with high gloss solid walnut floors. Further to that is the boudoir, which consists of a built in salon and private storage.

And finally the master ensuite with a sunken tub that still has views over the rear grounds and direct access to a waterproof TV. As would be expected, his and hers basin, underfloor heating, marble floors and also a 15 foot wide shower, which also has two complete set of controls and shower heads.







Shaanti, Gerrads Cross

What really sets this home apart from any other is the amenities that it offers that other homes simply cannot. The centre piece of it all is the underground swimming pool. With two storey ceiling heights and a balcony over looking, the ambience that is created by the LED star light ceiling and waterfall crashing 15 feet over the statues that tower over the pool, is completely unrivalled.

However it doesnt stop there. With a luxury relaxation area, complete gym, seperate sauna and steam room, you really do have a complete spa within your home.

And then there is the bar and entertaining space. With a private entrance from the front of the home, entertaining a party is a pleasure. The bar area continues to a internal balcony that overlooks the pool creating an atmosphere that cannot be matched. And for your own private evenings, there is also the seperate adjacent theatre room.











Shaanti, Gerrards Cross





Lower Basement Floor

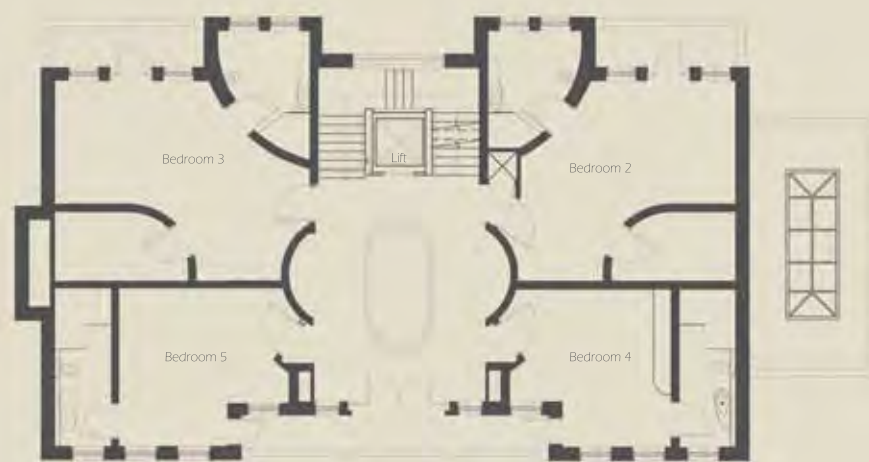


Lower Ground Entrance

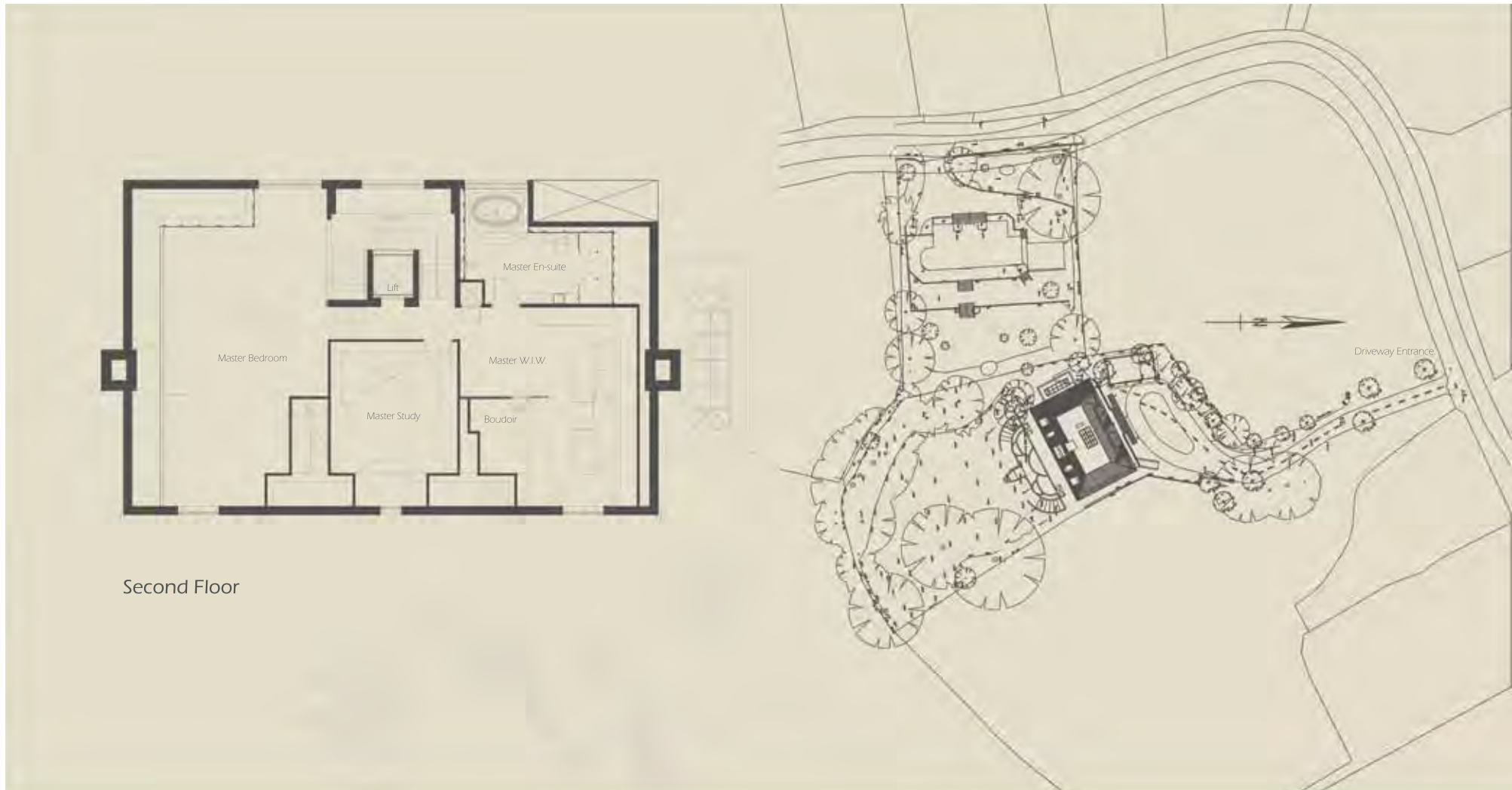
Upper Basement Floor



Ground Floor



First Floor





**Global Attributes**

- Complete air conditioning
- Under floor heating
- Glass passenger elevator
- Dumb waiter
- Complete home automation inclusive of:
  - Crestron lighting system
  - Crestron audio / visual distribution system
  - Kaleidescape server system
  - Telephone and intercom system
  - Motorised blinds and curtains
- Fully certified alarm system
- CCTV cameras internal & external
- Fire alarm system

**Ground Floor**

- Thassos white marble flooring, with inset marble medallion
- View of chandelier hung from 1st floor
- All bespoke "Manhattan Joinery" doors to common rooms finished in high gloss Rosewood, inset with glass
- Grand marble stair
- Bespoke "floating" ceiling designs
- High gloss Rosewood floor within reception
- Large elongated flush fireplace in reception
- Access to rear garden via french doors from reception and kitchen
- Skylight with motorised blind in dining room
- Chandelier above dining table

**Kitchen**

- Large white ceramic tiling to floor
- Bespoke built kitchen finished in a combination of high gloss and Zebrano cabinetry
- All appliances Gaggenau in brand, with the exception of a dedicated Sub-Zero fridge, and dedicated Sub-Zero freezer
- Central island consisting of various appliances and bar top breakfast area
- Feature ceiling above central island with concentrated pendant lights
- Dumb waiter access
- Second kitchen area with commercial extraction and separated appliances, divided by glass sliding door

**1st Floor**

- Bespoke "Manhattan Joinery" doors finished in a high polish golden oak
- A central opening with a view to the ground floor lobby
- Chandelier hung from first floor through opening to the ground floor
- Double doors opening to front communal balcony

**Bedrooms**

- High polish golden oak borders inset with deep pile carpet
- Access to either communal and private balconies from all bedrooms
- Feature perimeter ceilings
- Bedroom 2 & 3 with bespoke walk in wardrobes
- All bedrooms with en-suites, and bedroom 2 & 3 incorporating bathtubs
- Flooring in under floor heated Italian marble or granite for en-suites

**Penthouse**

- A complete master suite comprising of bedroom, study, walk in wardrobe, boudoir and master en-suite. Access is via the main staircase, or directly into the suite via the main glass elevator. Features include:
- Bespoke glass fireplace
  - High gloss golden oak border, with deep pile carpet inset
  - Motorised plasma from ceiling for viewing from bed
  - Motorised blinds for skylights and windows
  - Large skylight with motorised blind
  - Bespoke walk in wardrobe
  - Hidden boudoir behind leather panelled wall
  - Dumb waiter access
  - En-suite flooring in Italian marble
  - His and hers sinks, medicine cabinets and further storage within en-suite
  - His and hers shower area, with drenchers and body jets
  - Bathtub with complete Jacuzzi features
  - Waterproof Plasma TV

**Upper Basement**

- All bespoke "Manhattan Joinery" doors on basement made of solid Walnut with inset glass
- Under floor heated Italian marble floor
- Unique lighting system at ceiling level
- Bespoke built bar, complete with all appliances
- Private entrance to the house
- Designated location for wine chillers and cabinet
- Balcony with views overlooking the swimming pool

**Theatre**

- Deep pile carpets
- Walnut and suede cladding to the ceilings and walls
- LED and fibre optic lighting
- Fixed projector system
- 7.1 surround sound system
- Electric seating for up to 12 guests

**Lower Basement**

- Under floor heated marble flooring
- Hand carved wooden ceiling design with custom lighting system
- Feature leather panel design on walls
- Glass sliding door to divide away from pool area

**Swimming Pools**

- Marble clad indoor swimming pool
- Walls covered in bespoke made tiling to create cave effect
- Illuminated stretch ceiling
- Overflow hot tub and spa
- Waterfalls from columns into the pool
- Central waterfall with 6m drop
- Sauna & steam room benefit from humidity proof audio and fibre optic lighting

**Garage**

- Triple car garage
- Automated doors
- Complete audio and CCTV system
- Additional storage space above garage level

**External**

- Complete CCTV coverage
- Underfloor heated driveway
- Electric operated entrance gates
- Intercom system at entry point
- Bespoke stream built along driveway
- Complete outdoor lighting system
- Outdoor audio to rear of house
- 5 Waterfall feature to rear of property
- Designated BBQ area, built under canopy complete with all appliances



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# MANHATTAN RESIDENCES

London W5







The Manhattan Residences, London

The Manhattan Residences, situated in Ealing, London is a development that is to offer 10 luxury two bedroom, two bathroom apartments. All designed to extraordinarily high standards, equipped to an exacting specification and featuring the finest materials and appliances. With high ceilings and extensive glazing, living areas are spacious, airy and filled with natural daylight.

The development is perfectly situated in West London, offering excellent transport links, close vicinity of attractions and culture and within a high tier education district.

The apartments will consist of the following:

Italian continental style kitchens featuring Corian worktops and will be equipped with the very latest appliances. Kitchen fittings of the highest caliber, benefiting from Bosch appliances throughout.

Bedrooms are calm and peaceful yet sophisticated. Designed with exceptional finesse, they are to feature high quality materials throughout from flooring to drapery, and include built-in wardrobes for the master bedroom and bedroom two.

Bathrooms and ensuites offer high quality fittings and a delightful selection of natural stone with matching mosaic walls that compliment the luxurious specification.





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# THE MANHATTAN

Lake Butler Sound, Florida





The Manhattan, Lake Butler Sound



What makes an address meaningful?

Sometimes, it can be the feeling and the immensity of experiencing a truly remarkable location.

Lake Butler Sound, one of the finest, most privileged addresses in the country is an unrivaled and rare experience. Nestled along the pristine shoreline of stunning Lake Butler, unpretentiously carved into robust natural preserves, you'll discover a gated sanctuary of exclusive, private estates. Few locations can offer residents the subtle and distinctive sounds of undisturbed wildlife while also accommodating the most discerning of social tastes. Located in the heart of historic Windermere, Florida, specialty shopping, fine dining, recreational activities and unique entertainment are a scenic, comfortable drive away. Enjoy big city, signature activities one moment, and be soothed and rejuvenated by one of nature's finest portraits the next. It's an everlasting location where the legacy is lived and celebrated.



The Manhattan, Lake Butler Sound





Upon entering this lavish home, you are greeted with an Italian marble floor, grand pillars and a breathtaking view of the central courtyard pool area, where upon you may need reminding if you have entered a private residence or the lobby of a boutique 5 star hotel.

With a beautifully hand crafted Walnut staircase gracing the entrance lobby, the main reception is a space for entertaining which any guest would be in complete awe of. Natural light to the property has been made the priority of the home, and with a two storey glass "wall", the Florida sunshine is sure to be shining through at all times.

Further to this, this area also houses two grand but very modern chandeliers, one over the main reception and the other to the grand staircase. Further lighting features have also been incorporated with a "floating" ceiling concept, allowing a scenic lighting glow creating a more ambient mood when required.



The Manhattan, Lake Butler Sound

With plentiful entertaining space available both indoor and outdoor, important family space has not been neglected either. With a family lounge, breakfast area and a fully fitted custom kitchen all overlooking the pool with wide glass walls and sliding doors, there is no shortage of natural light, air and sunshine. The family lounge has a lovely large couch area, surrounding a fireplace for those warm cozy nights in. The whole area has been pre-wired for a full audio / visual system, and with the open plan layout no family member will ever have the feeling of any seclusion.

The kitchen comprises of a wonderful large central island housing a secondary sink and oven, as well as a glass bar top for more casual dining. Further to this is all the modern appliances you would expect and much more! The convenience of being situated within close proximity to the dining room, means hosting a dinner party will never be an issue. And also there is no shortage of storage space with two large pantries.

The central courtyard, so breathtaking, there is no question why the styling and design of this outstanding home has focused itself around this immaculate space. With a fully heated outdoor pool adequate enough to house any scale of family fun or party, alongside a overflowing hot tub which can accomodate up to 8, which is a necessity in any Florida home for those relaxing weekend evenings. And then there is the summer kitchen. No outdoor space like this would be complete without a true grill, but here we have that, and so much more. Full gas and water supply to the grill, sink and refrigerator means there will never be any limitation to your culinary experience on those beautiful summer evenings.







The Manhattan, Lake Butler Sound



The Manhattan, Lake Butler Sound



All bedrooms comprise of entire suites each with its own en-suite and walk in wardrobe. They are all fitted with lavish decor, with solid Walnut flooring borders inset with deep pile carpets, private balconies and the highest quality of imported Italian bathroom furniture.

The masters retreat, with its own private entrance via the garage and gazebo, is a masterpiece of space and luxury. With a beautiful fireplace, and plentiful windows, its a serene hideway from the rest of the property. Also the master en-suite which comprises of his and hers w/c's, his and hers basin and also his and hers walk in wardrobes. There is luxurious jacuzzi bath tub and a enourmous shower room with multiple body jets and over head drenchers.







#### Location

Windermere, Florida  
USA



#### Information

15 minutes drive away from downtown Orlando and world famous attractions.

|              |                      |                      |
|--------------|----------------------|----------------------|
| Ground floor | 479.9 m <sup>2</sup> | 5166 ft <sup>2</sup> |
| First floor  | 349.6 m <sup>2</sup> | 3763 ft <sup>2</sup> |
| Total area   | 829.5 m <sup>2</sup> | 8929 ft <sup>2</sup> |

## First Floor

|                 |            |                |
|-----------------|------------|----------------|
| Reception       | 7.5 x 8.3m | 24'7" x 27'3"  |
| Dining Room     | 6.1 x 4.1m | 20'0" x 13'5"  |
| Kitchen         | 6.6 x 4.8m | 21'8" x 15'9"  |
| Study           | 5.8 x 4.2m | 19'0" x 13'9"  |
| Family Room     | 6.5 x 6.6m | 21'4" x 21'8"  |
| Master Bedroom  | 7.2 x 5.3m | 23'8" x 17'5"  |
| Master En-suite | 4.7 x 4.8m | 15'5" x 15'9"  |
| Garage          | 8.8 x 9.8m | 28'11" x 32'2" |



## Second Floor

|           |            |                 |
|-----------|------------|-----------------|
| Bedroom 2 | 8.2 x 3.3m | 26'11" x 10'10" |
| Bedroom 3 | 5.9 x 4.2m | 19'4" x 13'9"   |
| Bedroom 4 | 5.9 x 4.2m | 19'4" x 13'9"   |
| Bedroom 5 | 5.3 x 3.9m | 17'5" x 12'9"   |
| Play Area | 4.6 x 5.6m | 15'1" x 18'5"   |
| Theater   | 4.9 x 6.7m | 16'1" x 22'0"   |



#### Multimedia / Entertainment

- Pre-wire for a complete home automation system
- Pre-wire for automated blinds and curtains
- Ceiling mounted speakers throughout
- Global video distribution
- Theatre room system incorporating 120" screen, HD projector and 7.1 surround system

#### Communication Systems

- Telephone switch capable of providing intercom with multiple lines & extensions
- Cat6 cabling designed for flexible distribution of data & high speed internet connections

#### Lighting

- 5 amp lighting sockets fitted throughout
- Bespoke low voltage lighting to accent wall and ceiling features
- Grand chandeliers to the main reception and staircase
- Complete outdoor lighting scenes consisting of spot lights, flood lights and lanterns

#### Soft Furnishing

- Bespoke raw silk curtains and blinds

#### Styling

- Feature ceilings with "floating" concept incorporating low voltage lighting to accent the design
- Two storey glass "wall" in main lobby overlooking pool area
- Fireplaces in main reception, family area, master bedroom and outdoor gazebo
- Balconies throughout second floor overlooking pool area

#### Joinery & Flooring

- Bespoke "Manhattan Joinery" walnut doors fitted with polished chrome ironmongery throughout
- Entrance lobby is fitted in polished Italian marble which follows through to the landing of the first floor
- The dining room and study is finished in solid American Walnut flooring
- Bedrooms features solid Walnut perimeters with inset deep pile carpets
- Theatre room is fitted in deep pile wool carpet
- All bathrooms are fitted with a combination of marble, granite and stone finishes which are all under floor heated
- Bespoke "Manhattan Joinery" wardrobes fitted within all bedroom suites

#### Kitchen

- Bespoke modern kitchen finished in black oak with granite worktops, incorporating a central cooking island and breakfast bar
- Appliances Wolf in brand are as follows:
  - Gas hob
  - Gas oven x 2
  - Espresso machine
  - Microwave
  - Dishwasher
  - Ice machine
- Further appliances and fittings include:
  - Sub-zero fridge freezer
  - Main sink with salad washer
  - Secondary sink on cooking island
  - Centrally mounted extraction unit
- For entertaining, there is an independant bar area located close to the main entrance consisting of mini-fridge, wine chiller and wash area
- Further to this there is a dedicated laundry area consisting of an industrial dedicated washer and dryer

#### Summer Kitchen

- Complete outdoor kitchen in pool area
- Appliances including grill, sink and fridge
- 8 seater dining area
- A/v provision

#### Bathrooms

- All bathrooms are fitted in Italian bathroom fixtures and fittings
- Hair dryer and shaver points are located throughout
- Electric under floor heating to all bathrooms
- Master en-suite consists of:
  - His and hers basin units and w/c's
  - Overhead shower drenchers complete with body jets
  - Jacuzzi bath tub

#### Pool Area

- Fully heated swimming pool with waterfall features from bridge
- Hot tub with capacity for 8
- Gazebo area with outdoor fireplace
- A/v provision within gazebo
- Fully integrated outdoor sound system to pool area

#### External

- 4 car garage linked directly into the property
- Fully integrated outdoor sound system to garage
- Complete landscaping to all external areas
- Scenic and security lighting to all areas
- Balconies from 2nd floor overlooking the front of the property and pool
- Water irrigation and sprinkler system

#### Services

- Fully concealed air conditioned cooling to all areas
- Under floor heating in all bathroom areas
- High pressure water system
- Water purification softener system
- Centrally located vacuum system

#### Security

- Complete alarm system
- Heat and smoke detectors
- Internal & external CCTV cameras
- Panic alarm functionality





The Manhattan, Lake Butler Sound



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# 340 E. 64<sup>TH</sup> STREET

Manhattan, New York







East 64th Street. New York, NY




Located in the Upper East Side of the Manhattan borough in New York City, this apartment is perfectly situated in a prime residential neighbourhood which is walking distance from Central Park, 5th Avenue, and subway stations which are connected to the 4, 5, 6, F, Q, N & R lines.


The 16th floor apartment itself is a 2 bedroom, 1 and half bathroom apartment comprising of approximately 1,260 square feet and facing south west to a full city view. It is set within the St. Tropez condominium building which has a 24 hour doorman, a complete gym, rooftop swimming pool, children's playroom, laundry room, valet parking & pets are welcome.







 Location  
New York City, NY  
USA

 Information  
Located in the Upper East Side of New York City, this apartment is configured as 2 bedroom, 1.5 bath layout. Amenities include 24 hour doorman, concierge service, underground valet car park a communal gym, rooftop swimming pool, childrens play area and laundry room. Pets are welcome.

|                          |                     |                      |
|--------------------------|---------------------|----------------------|
| Square footage (approx.) | 177.0m <sup>2</sup> | 1260 ft <sup>2</sup> |
|--------------------------|---------------------|----------------------|



## Styling

Walnut floors throughout complimented with bespoke solid Walnut baseboards  
White oak flooring inset in reception  
Solid Cherry doors in Walnut stain throughout  
Bedrooms with Walnut flooring border and deep pile carpet inset  
Bespoke walk in wardrobe for master suite  
Bespoke Walnut cabinetry throughout

## Multimedia / Home Automation System

Complete Crestron home automation system  
Crestron multi-scene interactive lighting system  
Complete home control via iPad & iPhone  
Automated electric roller blinds  
2 x DVR satellite viewing  
2 x Harman Kardon 7.1 surround sound amplifiers  
2 x Sharp blu-ray DVD players  
Harman Kardon iPod dock with Anthony Gallo speakers  
50" LG Plasma television  
42" Sharp Plasma television  
Complete patch panel system for distribution of data & phone lines

## Kitchen

Custom made kitchen finished in Walnut & high gloss white  
Granite worktops & mirrored splash backs  
Water purification / softner system

Appliances consist of;

- Smeg gas cooktop
- Smeg gas oven
- Smeg dishwasher
- Miele under counter microwave
- Liebherr fridge / freezer

## Bathrooms

Master bathroom and guest bathroom floors with large marble slab flooring  
Under-floor heating in bathrooms  
Bespoke Italian fixtures & fittings  
European wall mounted toilets  
Large walk-in shower with seat, combined with overhead drencher, hand hose & body jets





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BASANTI

Azimut 52





## *"Unequivocal beauty"*

Manhattan Waves firmly believes in blending indulgence and entertainment with power and performance. Basanti is the complete embodiment of that belief. The Azimut range has always been recognised for its generous proportions, vast al fresco living areas and legendary performance on water and Basanti exemplifies this to the fullest.

Imposing elegance, classic flowing lines and rich furnishings. These are the hallmarks of Manhattan Waves. Add to this impressive list the yachts' extended cruising abilities, making exploring the Mediterranean, Caribbean and other exotic cruising areas completely effortless.





Basanti, Azimut 52







Basanti boasts the structure of an Azimut range that benefits from a flybridge, taking luxury cruising to new levels, offering refinement and practicality in equal measure. Excellent living spaces, large outdoor entertainment areas and a second helm make this the ideal boat to share with family and friends.

Undeniably beautiful, with immaculate performance and unrestrained luxury. For the truly discerning, a Manhattan Waves motoryacht, without doubt, the only choice.









Basanti, Azimut 52





Azimut has always been able to achieve the perfect balance between an elegant exterior and a light airy interior, with large windows, opening portholes and sliding glass doors. With this sense of light guaranteed, Manhattan Waves was given a route to fitting the interior to a lavish standard.

Sourcing the finest materials from around the world, including a selection of beautiful wood finishes, leathers, faux suede, granites and glass, Manhattan Waves has managed to create completely indulgent living spaces.

*"Sheer indulgence"*



Basanti, Azimut 52





Basanti, Azimut 52





## *"Aesthetic flair"*

The main deck contains opulent living and dining areas. Beautifully furnished and immaculately finished, the main saloon is laid out with relaxation in mind, providing comfortable sofas and a fold away dining area for you and your guests.

The convivial surroundings of the saloon will make family and friends feel completely at home with a large flatscreen television and a comprehensive audio system.

The en-suite master stateroom is situated forward on the lower deck, which is finished with care and attention to provide the highest level of luxury and comfort. With a further two cabins and en-suite, all these characteristics are maintained throughout. Basanti also benefits from self-contained quarters for up to two crew to ensure privacy for all aboard.

#### INTERIOR / GALLEY EQUIPMENT

##### Galley

- Electric refrigerator and freezer
- Ceramic hob
- Microwave / Grill / Oven
- Ceramic sink w/ hot & cold water tap
- Stainless Steel crockery & cutlery
- Crew quarters
- Separate sink with hot and cold water
- Opening portholes with mosquito screen
- Electric toilet and holding tank
- Shaver point
- Halogen overhead lighting 24v
- Cooling unit for flybridge cool box
- Kenwood CD radio player
- Air conditioning

#### SECURITY & SAFETY EQUIPMENT

##### 8 man liferaft

- Life jackets
- Fire and bilge flood monitoring alarm system divided into 7 zones
- Hand-held fire extinguisher throughout vessel
- First aid kit in galley
- Bilge flood alarms in engine room
- Automatic bilge pumps
- Automatic flood pumps
- 4 x 24v extractor fans
- Manual bilge pump
- Automatic fire extinguishers in engine room

#### TENDERS & WATERSPORTS EQUIPMENT

##### Tender

- Yamaha jet ski XL 1200 LTD 1999 model
  - 1200cc 155 HP
  - 2 stroke engine
  - 3 seater
  - Length - 3.15m
  - Width - 1.25m
- Wake board with 50 metre rope

#### ENTERTAINMENT EQUIPMENT

##### Main Saloon

- 32" TV screen built in DVD player
- Kef speakers in ceiling
- Kenwood radio CD player
- iPod docking station

##### Master Stateroom

- 19" TV screen with built in DVD player
- I-POD base unit

##### Fly Bridge

- Radio/CD remote controlled
- New twin peak speakers in cockpit and radar bridge

#### NAVIGATION INSTRUMENTS

##### Fly Bridge

- Raymarine E80 autopilot keypad
- Raymarine ST8002 multi-view (autopilot info & rudder angle)
- Vetus bow thruster control
- Ritchie compass
- Raymarine 240E VHF radio
- Engine throttle micro commander
- 12V plugs Ongaro double horn
- 2 x Glomex antennae

##### Main Helm Station

- Raymarine 240E VHF radio
- AUTOHELM: Multi-view (autopilot info & rudder angle)
- Master view (log + sounder)
- Raymarine E80 autopilot keypad with plotter & GPS
- RITCHIE compass
- Caterpillar digital screen engine control
- Benett flaps angle indicator
- Generator starter
- Vetus bow thruster control
- Engine throttle Mather micro commander
- Raymarine SMART pilot S3GAST course computer

#### MECHANICAL EQUIPMENT

##### Engines

- Twin Caterpillar 6L 3196B DITA diesel engine
- 6 Cylinders turbocharged – 660 HP @ 2,000 rpm
- Starboard engine fully serviced and turbo unit replaced at 247.5 hrs
- Portside engine complete rebuild, including injectors at 246.8 hrs
- Serviced ZF marine gearbox
- Serviced and replaced Racor fuel filters

##### Generators

- Kohler generator with cocoon – 236.8 hrs
- 15 KW @25°C all checked serviced and tested

##### Electricity

- 24v and 12v DC w/circuit break

##### Shore Power

- x 2 for AC and 1 for services

##### Propellers

- Reconditioned 4 blade NAB bronze propellers,
- Bronze brackets

##### Batteries

- 4 x 155 Ah – Engine: 2 x 200 Ah
- Remote battery switches control from cockpit

##### Chargers

- Master volt 24/25 battery charger
- Zivan 24V/30 amp battery charger
- Zetagi R35 35 amp redactor with 12/24V chargers

##### Anchor

- Ground tackle BRUCE 20 kg anchor with s.s. swivel + 75m 10mm diam. chain
- LOFRANS vertical windlass with foot control 1,000W

##### Hydraulics

- Stainless steel hydraulic trim tabs 24v
- 2 x Hydraulic power steering engine driven pump
- Opacmare hydraulic passarelle (Capacity of 400 kg)

##### Shaft

- Serviced shaft drive PSS

##### Bowthruster

- Stern thruster (Vetus)
- Bow thruster (Vetus)
- Crusair reverse cycle air conditioning system
- Main unit cap: 30,000 BTU (cockpit locker)
- TOTAL cap: 40,000 BTU

##### Water System

- 24v fresh water pressure system
- 60L hot water tank w/ AC water heater
- Aluminium freshwater tank with electronic and automatic discharge unit

##### Toilet System

- 24v vacuum toilet system

##### Fuel Centrifuge / Separator

- 3 x seawater strainers:
  - 2 x main engine & 1 x generator
  - 1 x Oil/Water separator/purifier

##### Rudder

- High performance bronze rudders & struts
- Rudder indicator

##### Other Electricity

- Soundproofing throughout engine room
- Diesel fuelmag conditioning system
- Galvanic isolator
- AC sockets throughout the boat
- 24v hand tight and cable
- Full cathodic bonding system to zinc anodes

##### Spares

- Spare fuel pre filters
- Spare engine fuel filter
- Spare belt
- Spare impeller
- 5 litres of oil for topping up engines
- 5 litres of engine coolant
- Gearbox oil







Basanti, Azimut 52



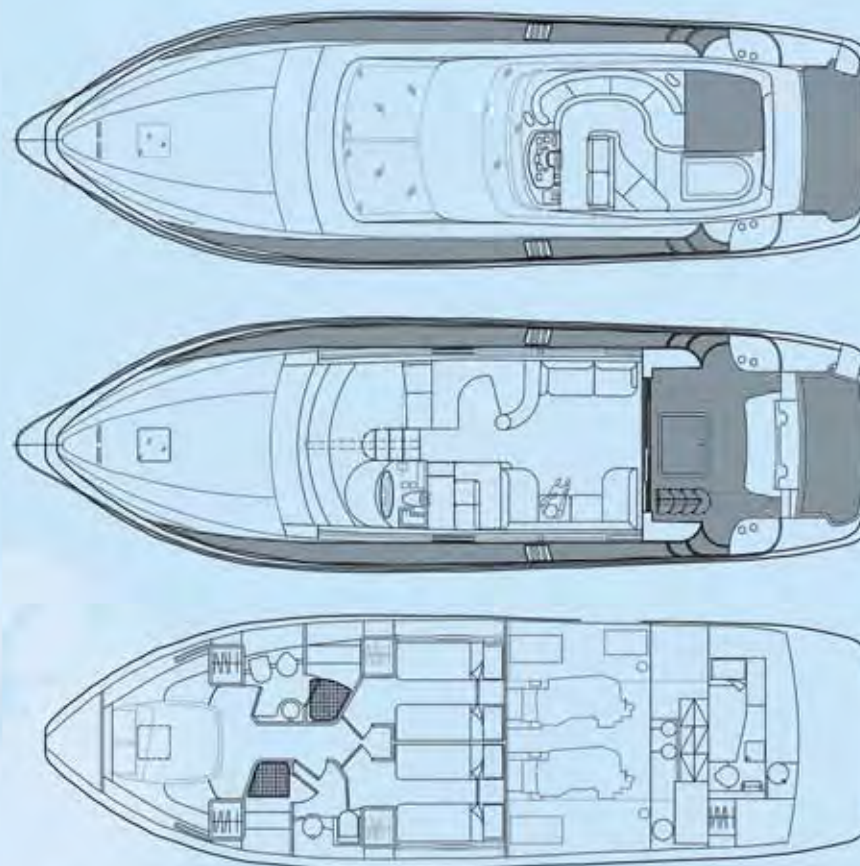
Location  
Côte d'Azur, France  
Europe



Information  
Azimut 52 w/ fly bridge  
Six berth (+ twin crew quarters)

|       |       |        |
|-------|-------|--------|
| LOA   | 52'   | 15.88m |
| LWL   | 40'6" | 12.40m |
| Beam  | 14'7" | 4.50m  |
| Draft | 4'3"  | 1.3m   |

|                 |             |
|-----------------|-------------|
| Maximum speed:  | 33-35 knots |
| Cruising speed: | 25 knots    |
| Range:          | 300nm       |





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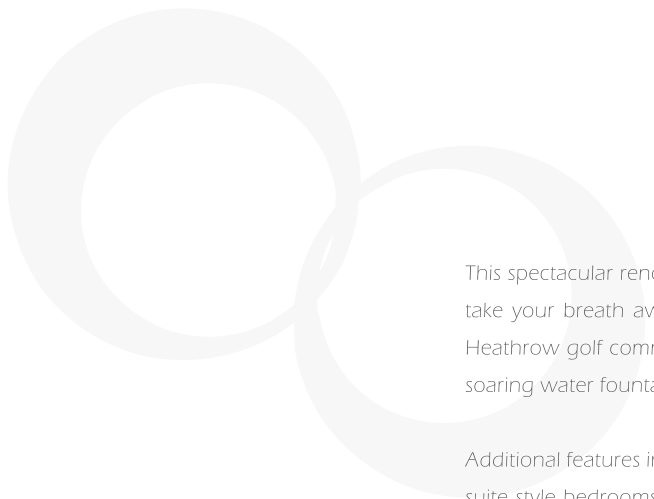
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# SADDLEWORTH PLACE

Lake Mary, Florida





This spectacular renovation that is underway on this Southern Estate with over 2 acres of beautiful grounds will take your breath away the moment you enter the grand foyer. Located in an exclusive estate section of the Heathrow golf community in Lake Mary, FL, this home is situated on an elevated homesite, accentuated with a soaring water fountain display, and enclosed by a brick wall with electronic entry gates.

Additional features include a fenced tennis court complete with players cabana and a free form pool. 5 complete suite style bedrooms all with ensuites and walk in wardrobes. Further to this there is also a ground floor guest room, again with ensuite and walk in wardrobe. The master suite also consists of a massage room and salon area.

There is a two storey great room which is overlooked by a second floor balcony, family room, a huge entertainment room with full bar as well as complete home theater with 8 theater recliner seats. The large rennovated primary kitchen is complete with new cherry custom cabinets, granite tops and gourmet appliances, and includes a 13 ft. center island. This is complimented by a secondary serving kitchen.

Glittering, imported crystal chandeliers are reflected in the polished, newly installed marble floors and set the tone for this exceptional 14,032 sq. st. estate home. New tile roof, new windows and air conditioning system are additional enhancements.

**Property renovation to be completed by Fall 2015**

## First Floor

Reception  
Lobby  
Dining Room  
Kitchen  
Study  
Library  
Family Room  
Social Room  
Master Bedroom  
Master En-suite  
Master Wardrobe  
Theater  
Garage

Dimensions TBC



## Second Floor

Upper Lobby  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5  
Gym







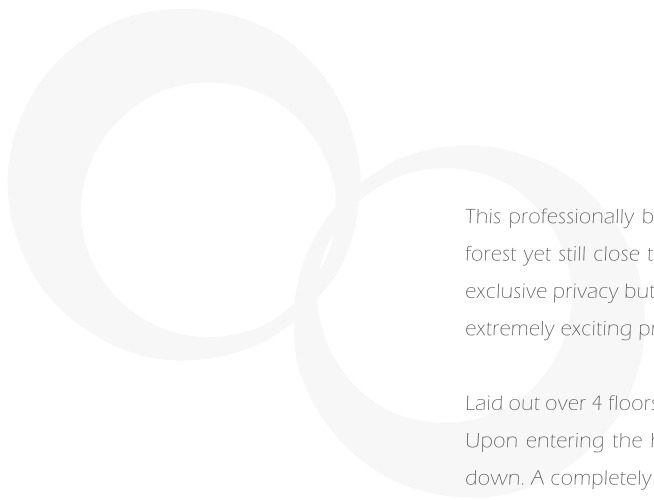
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# HIGHWOOD LANE

Wilton, Connecticut





This professionally built custom colonial is situated at the end of a private cul de sac on 2.27 acres of wooded forest yet still close to highways and shopping and a stone throw away from Westport, CT. With the benefit of exclusive privacy but the accessibility of reaching Manhattan, NY within 45 minutes this newly begun project is an extremely exciting prospect.

Laid out over 4 floors, each area of the home offers something very different, each with its own unique ambience. Upon entering the home you are greeted with a story foyer area, with a balcony from the second floor looking down. A completely open plan family area is connected to the kitchen, and via some "moving walls" the area can be expanded further by connecting it to the formal living room. Great for entertaining, and if that space is still not sufficient, there is 500 square foot elevated deck area adjacent to the family room. Further to this is the dining, guest bedroom, study, mudroom and 3 car garage.

The second floor consists of the 4 main bedroom suites. Each with its own bathroom. However the master suite, which takes half the entire floor is a sight to behold. With its own lobby area, it has a complete walk in wardrobe, full bathroom with tub, separate water closet and a 7 foot wide shower for him and her.

The loft area has one further bedroom with ensuite and also a childrens play area.

The basement is the entertainment space, still with natural light coming in. It consists of a theater, bar, social / games area, a full walk in wine cellar and gym with its own bathroom.

**Property renovation to be completed by Spring 2016**



### Basement

Theater  
Bar  
Games Room  
Gym  
Gym Bathroom  
Wine Cellar

Dimensions TBC

### First Floor

Lobby  
Living Room  
Family Room  
Study  
Guest Bedroom  
Guest Ensuite  
Kitchen  
Dining Room  
Guest Bathroom  
Laundry Room  
Mud Room  
3 Car Garage

Dimensions TBC

### Second Floor

Master Bedroom  
Master Ensuite  
Master Walk In Wardrobe  
Bedroom 2  
Bedroom 2 Ensuite  
Bedroom 3  
Bedroom 3 Ensuite  
Bedroom 4  
Bedroom 4 Ensuite  
Laundry Room

Dimensions TBC

### Loft

Additional Bedroom  
Ensuite  
Childrens Play Area

Dimensions TBC





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