Maillard &Co

For Sale

# £ 1,650,000

Marina Court, Esplanade



"Exceptional Three Bedroom Penthouse with Panoramic Sea Views."

| 3 | 2 | 4 |
|---|---|---|
| Bedrooms | Receptions | Bathrooms |

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RICS Jeaa JERSEY ESTATE AGENTS' ASSOCIATION naea | propertymark PROTECTED

# Property features

- Penthouse Apartment
- Spacious
- South Facing Balcony



# Property details

Exceptional Three Bedroom Penthouse with Panoramic Sea Views.

Occupying a prime position on the Esplanade, this remarkable penthouse apartment offers an extraordinary amount of space and some of the most impressive views across St Aubin's Bay and St Helier. Available for the first time in over four decades, the apartment extends to approximately 4,000 sq ft of internal accommodation, with a total of around 4,500 sq ft including the surrounding terraces, creating a truly unique opportunity within Jersey's property market.

The property provides generous living space designed for both everyday comfort and entertaining, including a large living room, a bright sun room enjoying panoramic coastal views, an eat-in kitchen and a separate utility room. The principal living areas flow naturally towards the expansive south-facing terrace, offering an exceptional outdoor space ideal for relaxing or dining while taking in the sea views. There are three spacious double bedrooms, each benefitting from its own en-suite bathroom, with two also enjoying fitted dressing rooms.

The principal suite is particularly impressive, featuring a large bedroom, dedicated dressing area, en-suite bathroom and access to a private terrace. Externally, the apartment benefits from a large sun terrace with all-day sunshine, as well as additional terraces accessed from the bedrooms. A double garage, further parking for two cars and visitor spaces provide excellent convenience. While the property has been meticulously maintained, it offers an exciting opportunity for a new owner to modernise and create a truly spectacular waterfront home. Situated just a short walk from the town centre and the promenade at St Aubin's Bay, the location combines privacy, space and accessibility. The building also benefits from lift access directly into the apartment. Sole Agents.

In accordance with the Articles of Association, no persons under the age of 16 may reside in the property.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill

together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



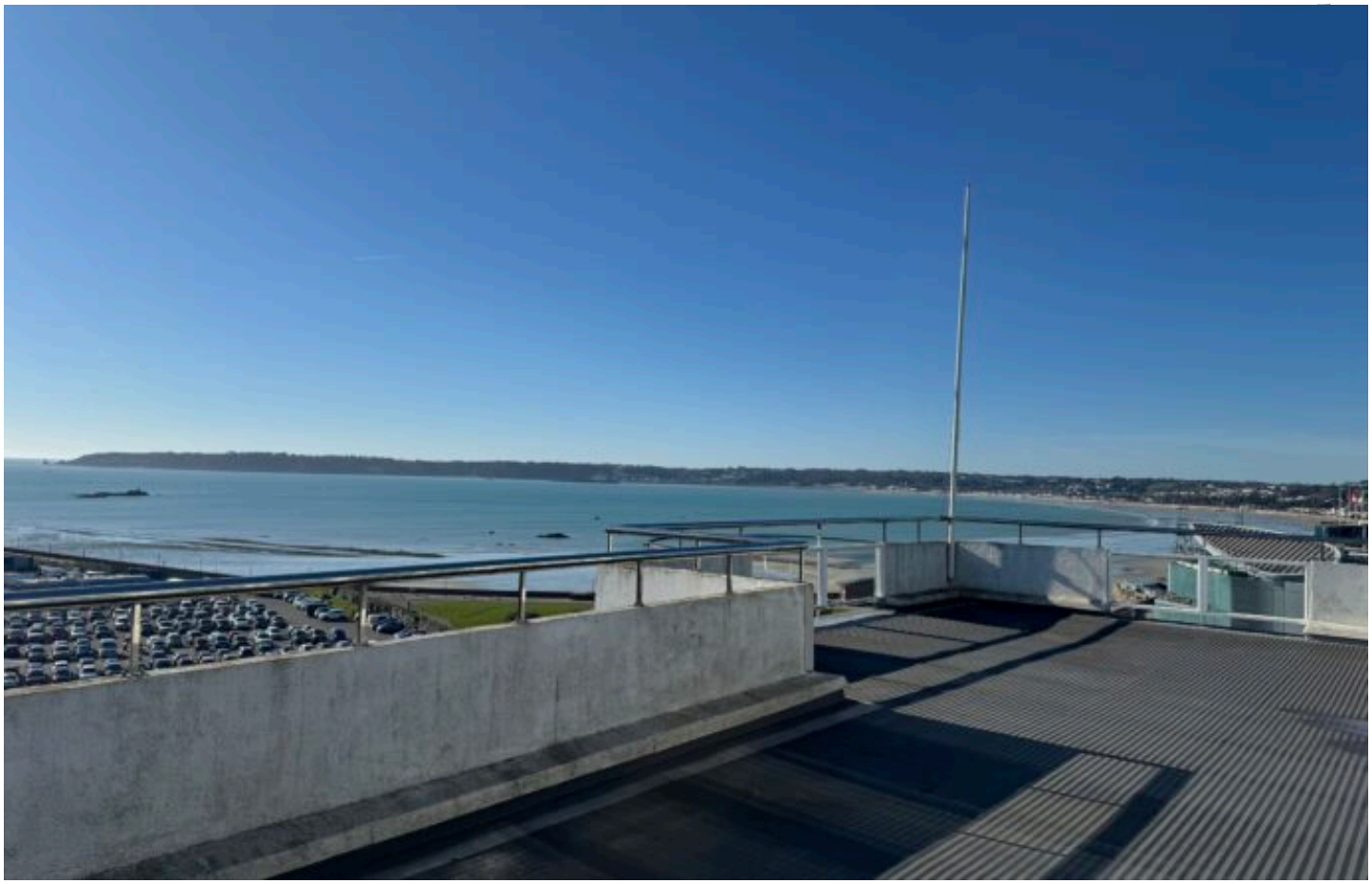


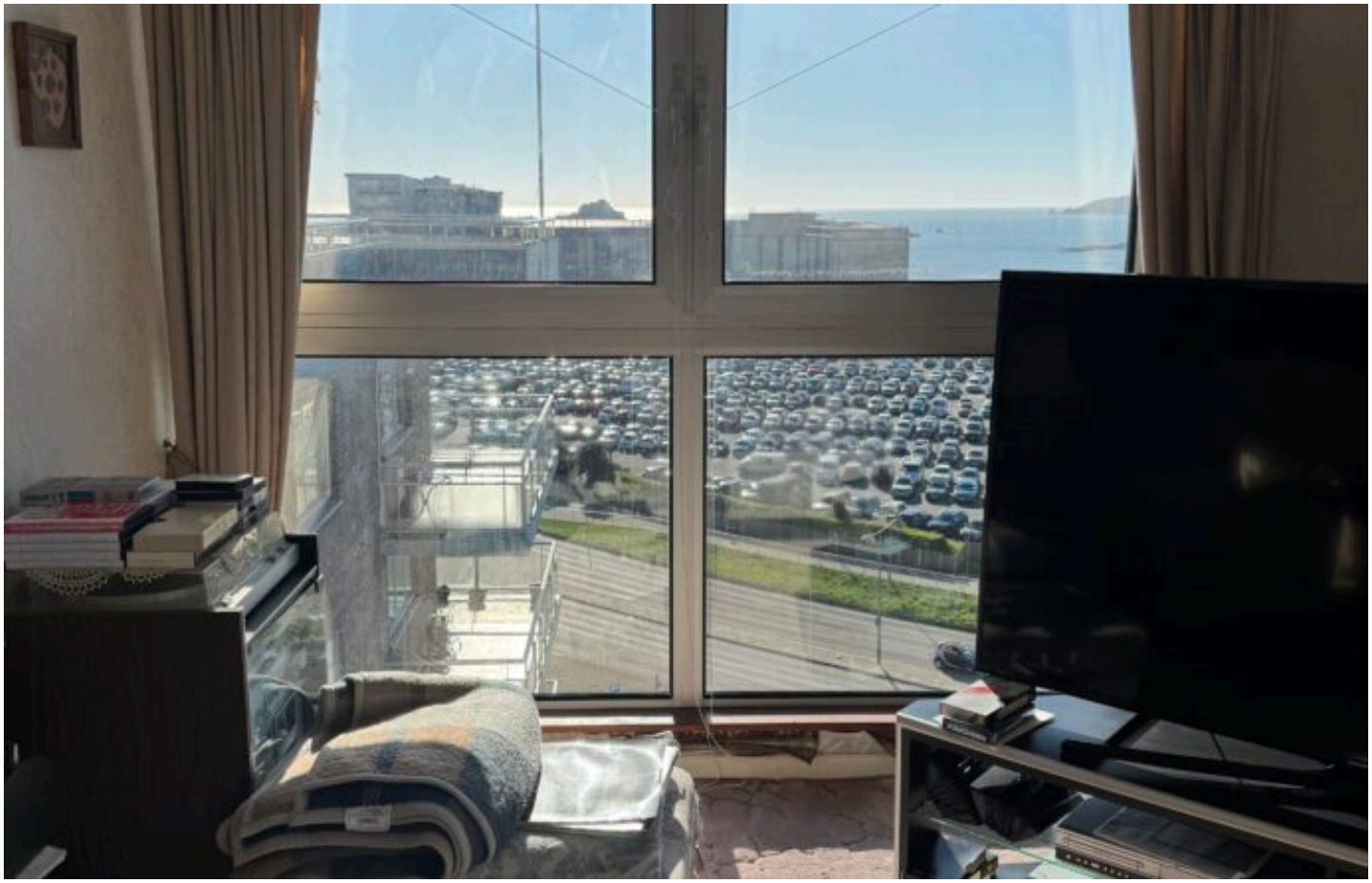














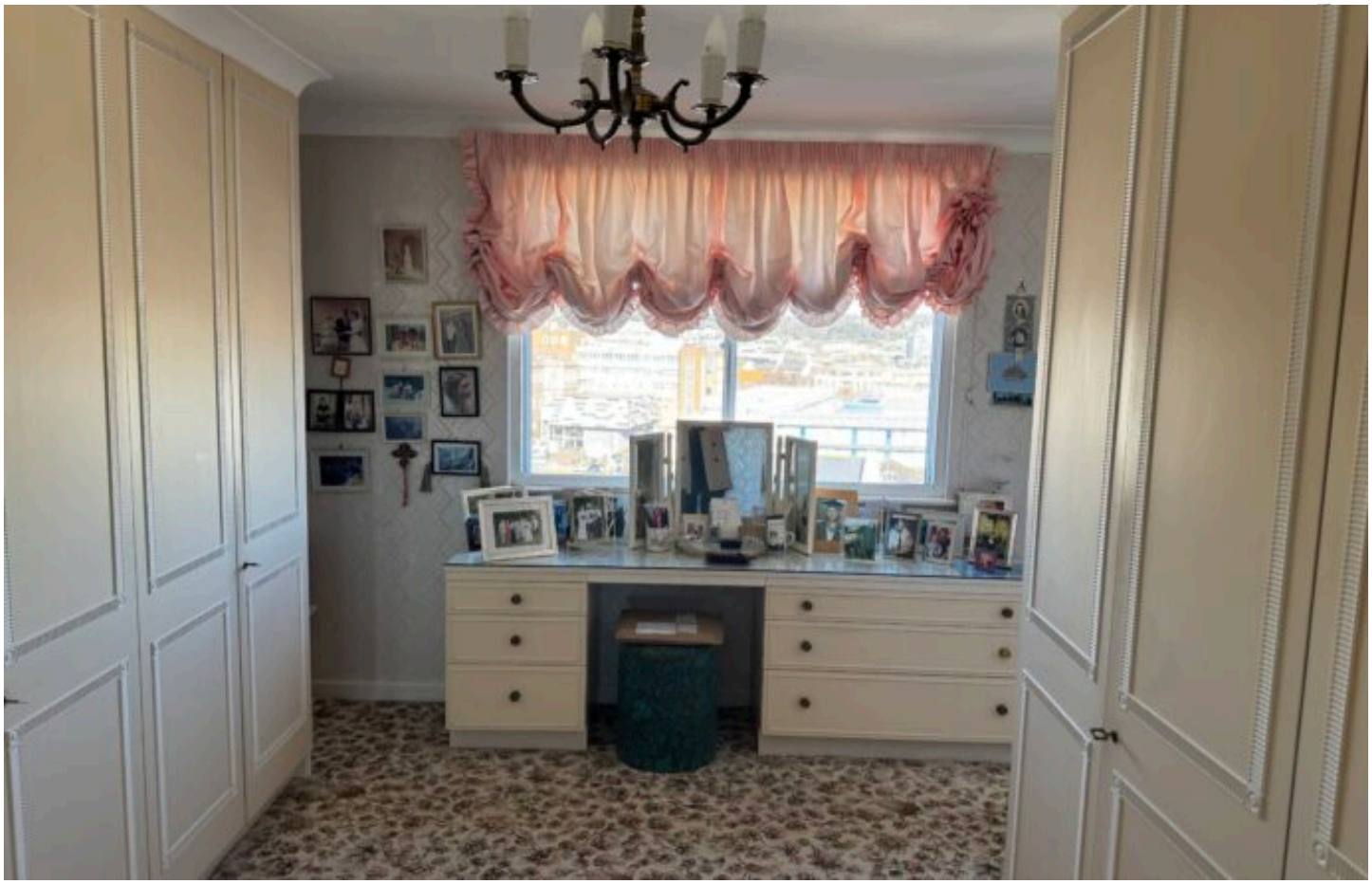




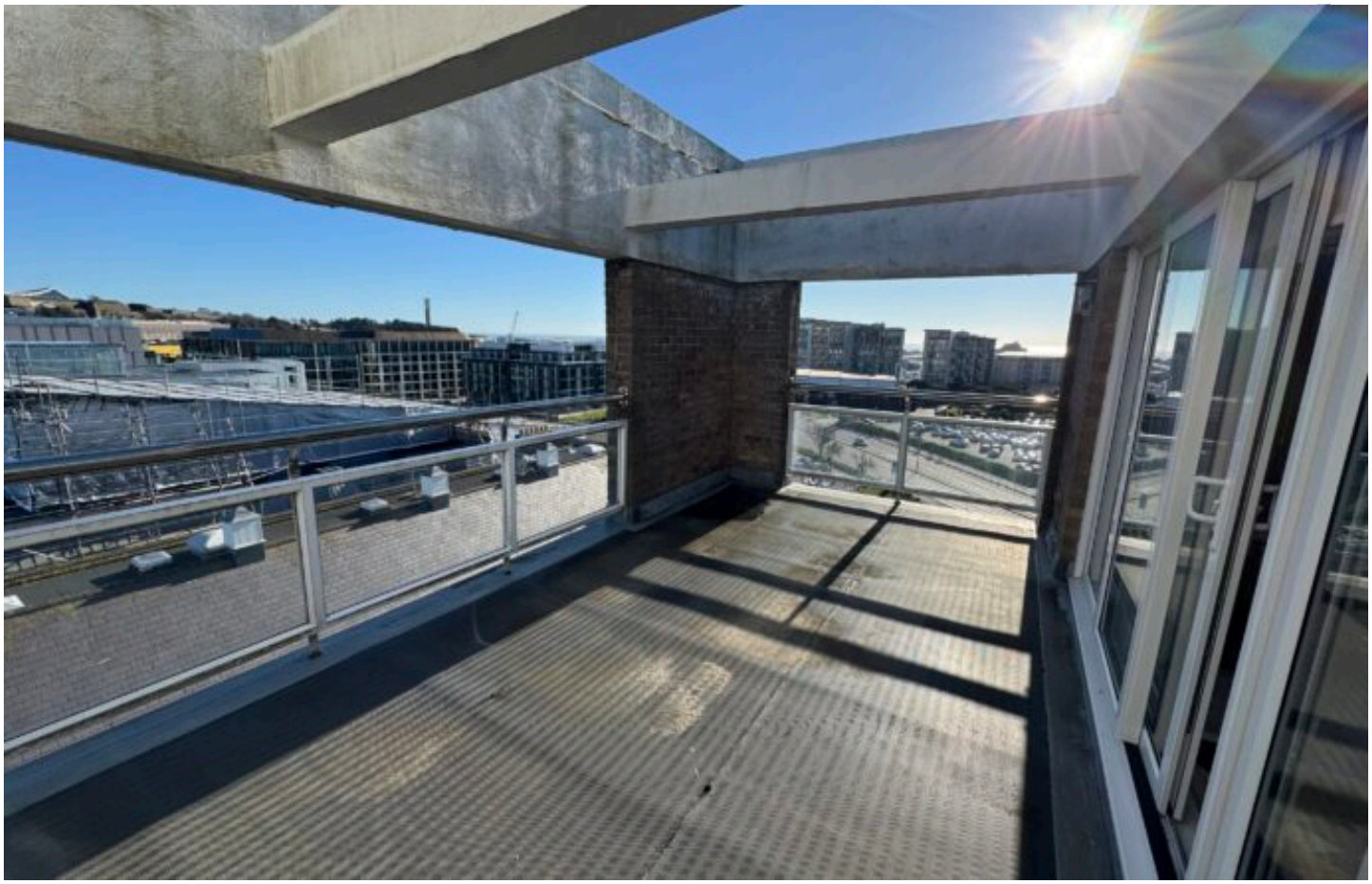






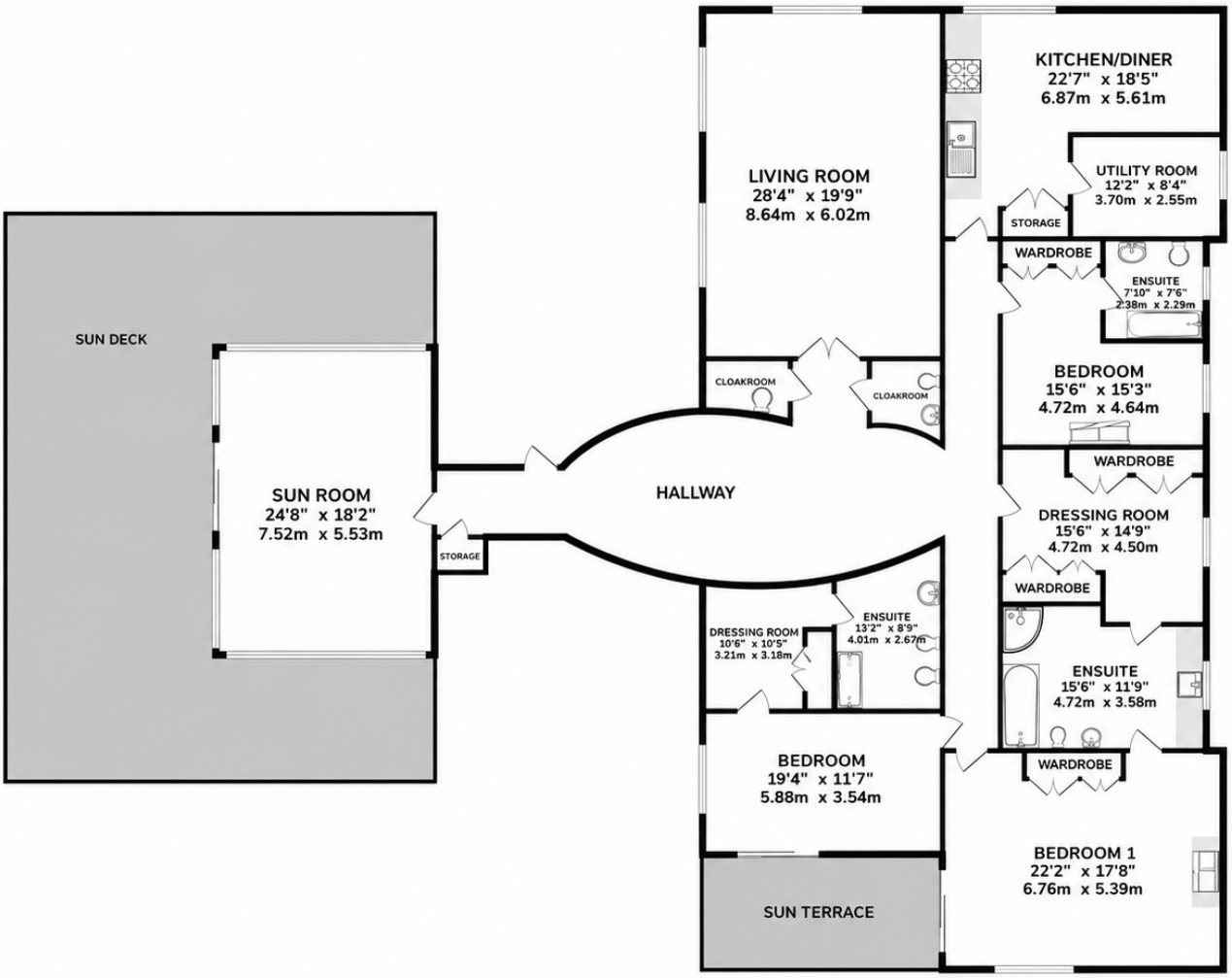






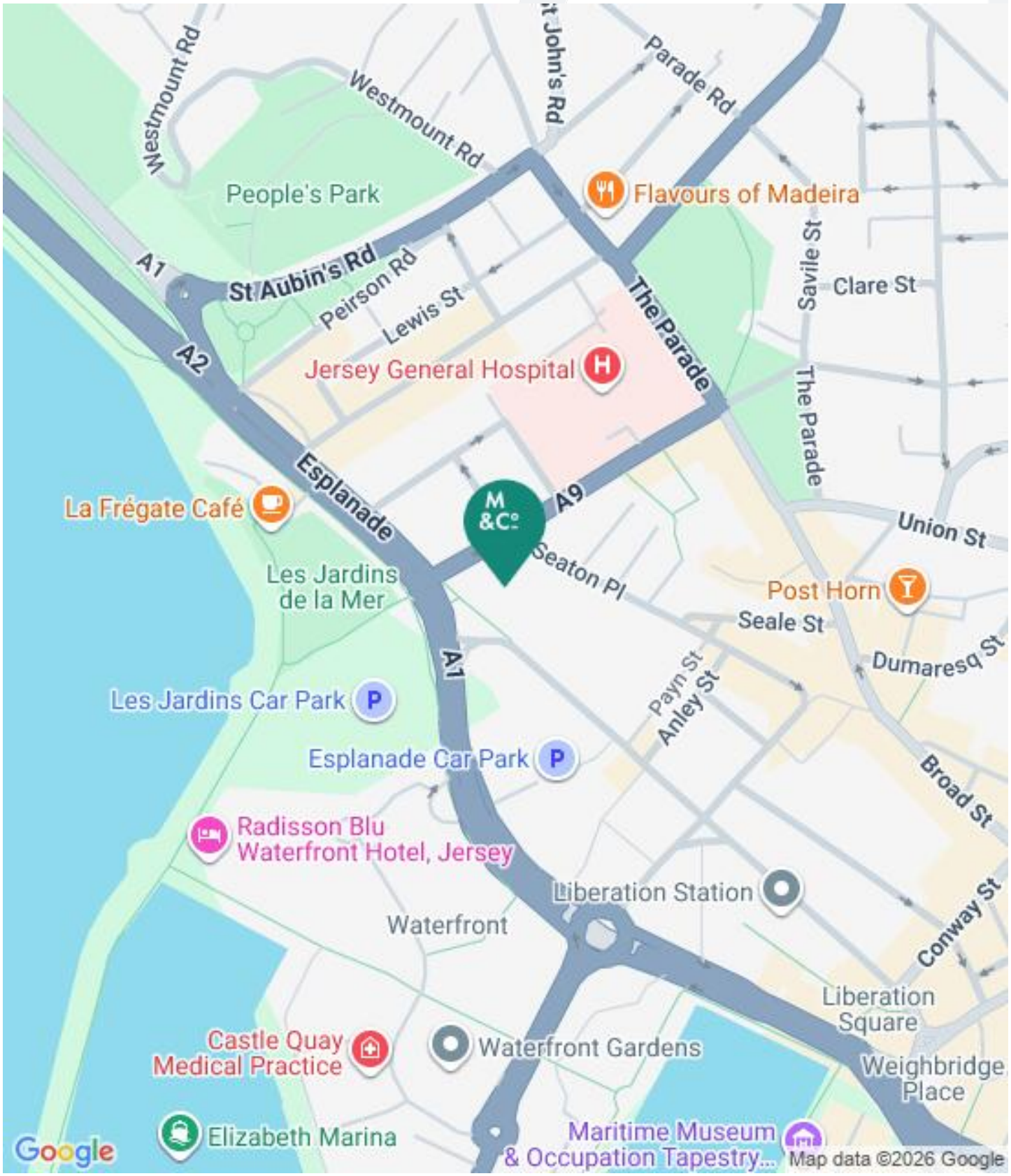


# PENTHOUSE
4004 sq.ft. (372.0 sq.m.) approx.




TOTAL FLOOR AREA : 4004sq.ft. (372.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Westmount Rd
Westmount Rd
John's Rd
Parade Rd
People's Park
Flavours of Madeira
A1
St Aubin's Rd
Peirson Rd
Lewis St
A2
Jersey General Hospital
The Parade
Saville St
Clare St
The Parade
Esplanade
La Frégate Café
A9
Union St
Les Jardins de la Mer
Seaton Pl
Post Horn
Seale St
Dumaresq St
A1
Payn St
Anley St
Les Jardins Car Park
Esplanade Car Park
Broad St
Radisson Blu Waterfront Hotel, Jersey
Liberation Station
Waterfront
Conway St
Liberation Square
Castle Quay Medical Practice
Waterfront Gardens
Weighbridge Place
Elizabeth Marina
Maritime Museum & Occupation Tapestry...
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