

SkyFall

Caerphilly Mountain, Cardiff, South Glamorgan, CF83 1LY







The Exterior

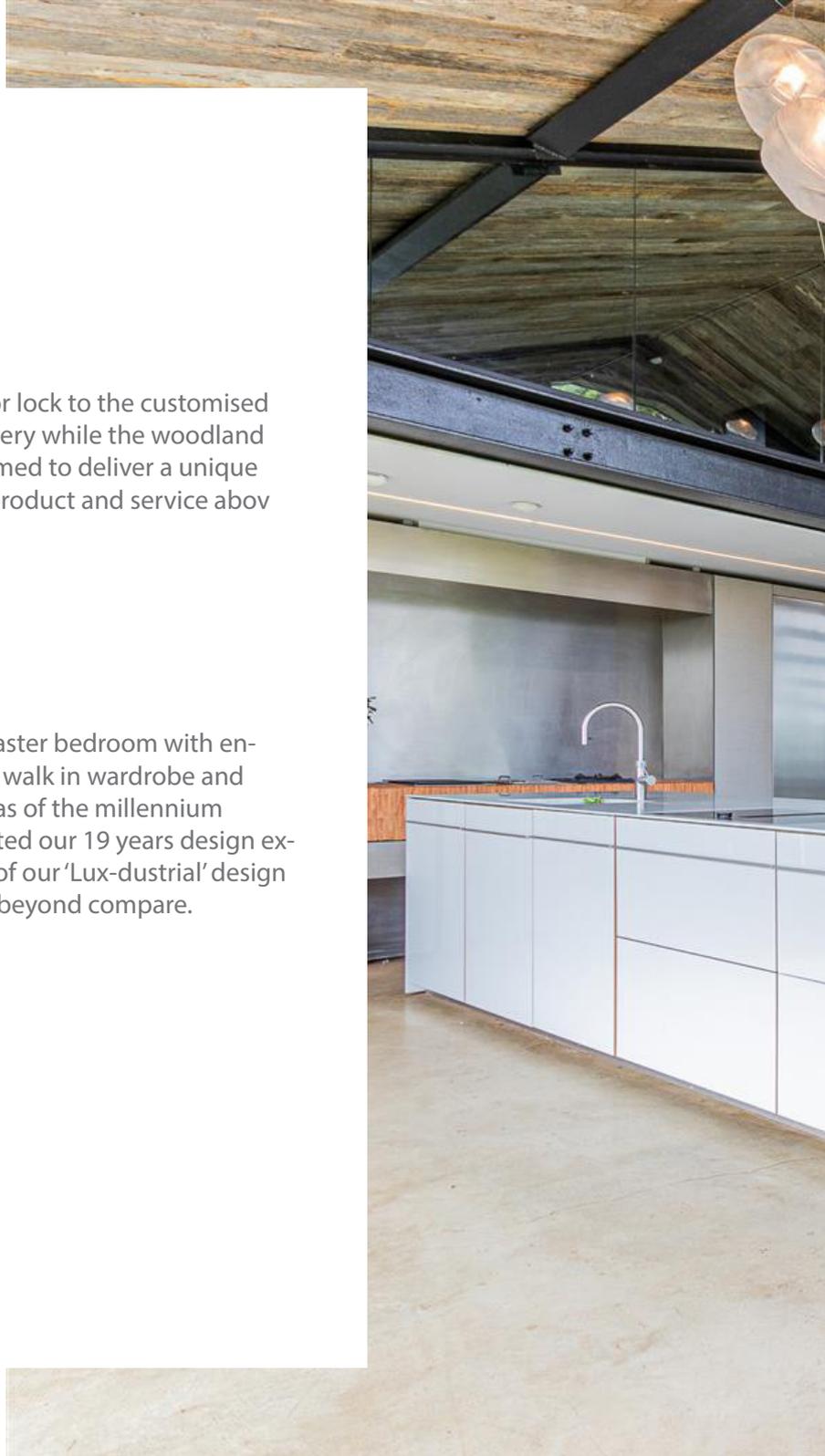
The exterior impresses with a seamless flow of hand cut at SkyFall slate, 300m² of Custom Cedar and a mass of mirrored structural glass defining the 3 sections of the building. Casting aside the tradition of fascia, soffit and guttering we've applied our wrapped composite discipline into the design to deliver a truly integrated and seamless feel for our mountain chalet experience dream. The audio journey though the connecting garden spaces carries sound to mirror your mood or enhance a family gathering while the up lite trees create reveal an unseen world.

Smart Home

From the Automated pop of the first door lock to the customised playlist soundtracking the espresso delivery while the woodland walk music rises SkyFall can be programmed to deliver a unique client experience that will elevate each product and service above traditional showroom experiences.

Lifestyle Experience

From the mezzanine sauna above the master bedroom with ensuite AquaSymphony experience, luxury walk in wardrobe and make up room to loft bedroom with vistas of the millennium stadium and Cardiff Bay we've consolidated our 19 years design experience and expanded the boundaries of our 'Lux-dustrial' design concept to create a LifeStyle Experience beyond compare.











Smile to Sleep. Wake to Wonder











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC





SPECIFICATION

Control 4 home automation in all buildings.

Main data cabinet and lighting panels in utility room

Garden audio data rack in boiler room, Main cinema data cabinet in cinema kitchen, Main spa data cabinet in spa

Connected with:

Lighting

Audio

Visual

Heating

Security

Lighting as follows

LIVING SPACE:

Bocci 74 custom swag in main ceiling

Bocci 16 pendants in coffee space

LED blade around walk way

Domino hob area LED lite

ARMANI/MISSONIHOME WC:

LED back lite water rhythm ceiling

Armani lite mirror

ENTRANCE:

LED lite wood slats

Chandelier fitting

Spot lights

Steps to lower level are under light in colour changing LED

MASTERBED/ EN-SUITE/SAUNA

Floss bedside pendants

Reading lights in head board

Back lite LED headboard

Back lite led mirror in bath

Low level stair lights to sauna

Shower head is surround lite

UPSTAIRS BEDROOM:

Blade LED running full length

SHARED BATHROOM:

Bocci 14's / LED lite shower niche

2 STOREY BEDROOM:

Chandelier and wall lights

SPA:

Spot lights in all non pool spaces

Steps are LED under light

Pool is LED surround lite

Pool has internal lighting

Steam and Sauna have LED under light benches

Storage area around pool has strip lighting

CINEMA CABIN:

Bathroom has back light mirror and shower nice

Kitchen area has spots

Cinema area has track lighting

GARDEN:

Tree's are up lite with LED flood lights

Cabin has wall lights

Balcony has up down wall lights

AUDIO:

4 x amplifier sections in each data cabinet

Speakers in all rooms except double height bedroom

Master bedroom is wired for Dolby Atmos with speakers not installed

Garden has 16 TRIAD speakers and 2 subs concealed at ground level Living space has 2 subs in long wall, Spa has speakers in all areas. Balcony and Spa have high

level speakers. Rear garden has higher level speakers

VISUAL:

5 zone C4 audio matrix serving:
Master bedroom
Living area
Spa
Cinema has Dolby Atmos with 8 speakers

HEATING:

Main house has 8 zones connected to C4 for the underfloor heating

Balcony bedroom has radiators

Cinema and spa has concealed Mitsubishi AC and heat conditioning

SECURITY:

Texecom alarms in all building
HikVision Monitored camera system in grounds with ANPR technology on gate to automatically open gate and doors
Fixed and tracking camera units
Code entry front doors

PRODUCTS:

KITCHEN

GAGGENAU 400 series 760mm oven, steam and vacuum draw
Vario induction hob with built in extraction
GAGGENAU fridge/freezer with press to open doors
GAGGENAU 400 series gas wok hob, barbecue and Teppanyaki with GAGGENAU extractor

Molteni Dada island with auto lifting breakfast/drinks bar
Push to open automatic pan drawers

WC:

Armani sanitary wear
MISSONIHOMÉ wallpaper

MASTER BEDROOM:

Designers guild recessed Silent Glist electric curtain and voile
Custom bed and headboard

EN-SUITE:

GROHE AquaSymphony Shower Oasis basin unit and stand
Book matched marble

Brass bath
Sensia smart toilet

ABOVE EN-SUITE:

Tylo Sauna with LED and speaker

Outside bath on balcony has auto fill

SPA:

Marquis swim tank
Hervia sauna and steam room
Life fitness treadmill
VAHA virtual trainer

CABIN:

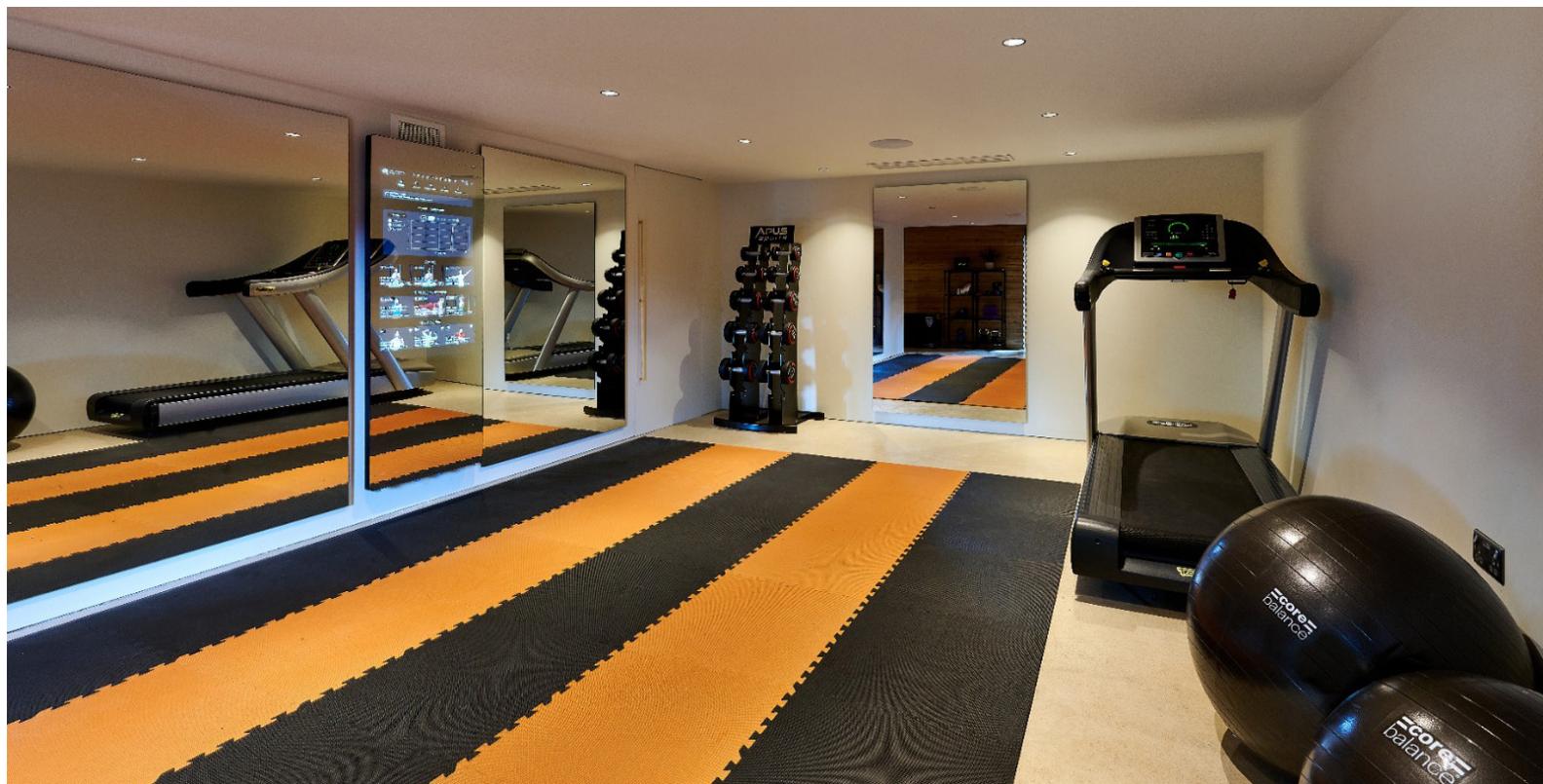
Project one bathroom with GROHE sanitary wear, extra large shower head. Sensia smart toilet

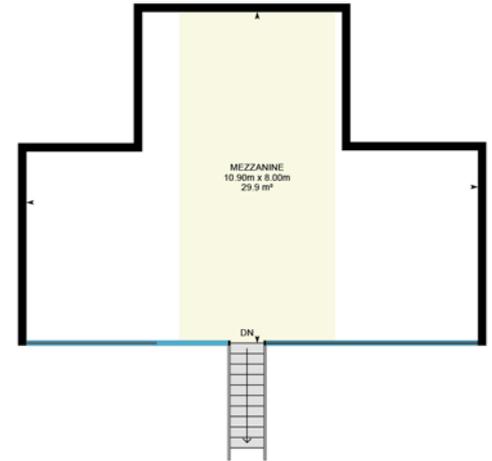
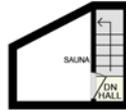
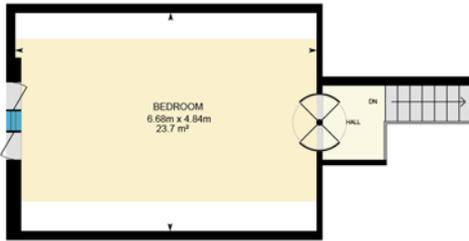
Kitchen with GAGGENEAU induction hob and interpreted coffee machine.
GROHE no touch tap

Seating area with Dolby Atmos and 65" screen









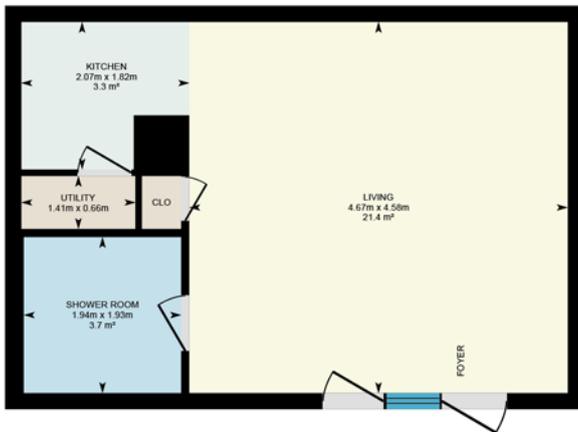
SkyFall

Main House circa - 309.14m² / 3,324.84 SQFT



Spa

Spa / Pool circa -59.63 m2 / 642.62SQFT



Cinema

Cabin / Cinema circa -30.79 m2 / 331.30 SQFT





Size

Main Building Interior Area: 309.14 m²

Spa Interior Area: 59.63 m²

Cinema / Cabin Interior Area: 30.79 m²

Land - Approx - 0.90 of an acre

Asking Price - £2,000,000 FREEHOLD



399.56m² / 4,299.27 SQFT

