

4 Fistral Beach Villas  
Pentire Avenue,

david ball  
| LUXURY COLLECTION |





Offered to the market is this well-designed coastal townhouse in the sought-after Pentire area of Newquay, just a short walk from Fistral Beach and the Gannel Estuary. Arranged over three floors, this spacious four double bedroom home combines modern living with high-quality finishes throughout.

Key features include a German-designed kitchen with Siemens appliances, underfloor heating, stylish bathrooms and en-suites, undercroft parking, and a low-maintenance rear garden ideal for afternoon sun and entertaining.

The top floor open-plan living area enjoys panoramic sea views and sunset outlooks, making the most of its elevated position. Perfect as a main residence, second home, or investment opportunity. Early viewing is highly recommended.

**Guide Price £850,000 Freehold**

## Key Features

- Contemporary Luxury Four Bedroom Home
- Smart Enabled Underfloor Heating Throughout with Digital Thermostats
- Undercroft Parking for Two Cars
- Panormaic Sea Views Over Fistral Beach
- High-Spec German Kitchen With Siemens Appliances and Wine Cooler
- Private Gated Entrance & Camera Entry System
- Fully Tiled Bathrooms and En-Suites With Contemporary Fittings and Drench Showers
- 10-year LABC New-Build Warranty



## The Property

The Fistral Beach Villas offer a rare opportunity to own a truly exceptional coastal home. Designed with both style and practicality in mind, each villa features spacious open-plan living areas, finished with engineered oak flooring and underfloor heating throughout the ground floor.

The high-specification kitchens are fitted with sleek German cabinetry, Silestone worktops, and integrated Siemens appliances, creating a clean and functional space. Large sliding doors open onto private terraces, extending the living space outdoors and making the most of the coastal setting.

Upstairs, the bedrooms are generously sized, with the principal suite enjoying access to a private balcony and a well-appointed en-suite. Bathrooms and en-suites are finished to a high standard, including Porcelanosa tiling, walk-in showers, floating vanities, and Vado fittings.

Each property benefits from features such as highly efficient gas boiler, CAT6 cabling, and electric vehicle charging points. Dedicated surfboard storage with washdown areas adds a practical touch for beachgoers.

Built to an exceptional standard, these villas offer a high-end finish rarely found in this location — ideal as a main residence, holiday home, or investment.







## Externally

The Fistral Beach Villas feature contemporary architecture and expansive windows that flood the interiors with natural light. Private balconies and terraces provide the perfect vantage points to soak in the panoramic sea views and stunning sunsets over the Atlantic Ocean. The development includes secure gated parking, landscaped communal areas, and dedicated surfboard storage with wash-down facilities, catering to the active coastal lifestyle. Energy efficiency and sustainability are prioritized, with features such as electric vehicle charging points and high-performance insulation throughout.

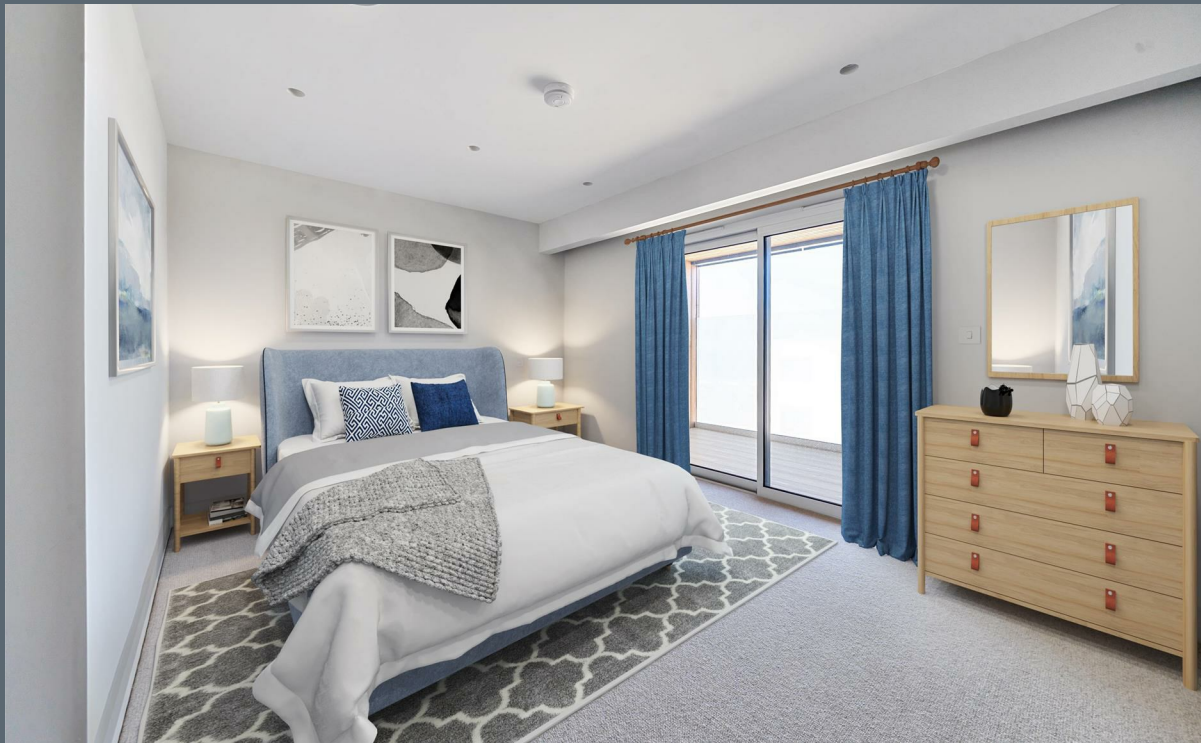






## The Location

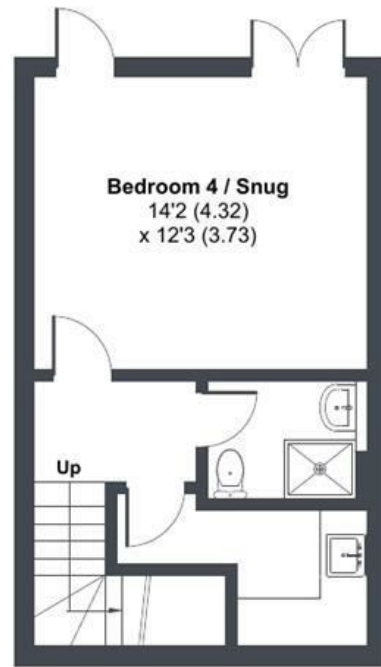
Nestled on Pentire Avenue in Newquay, Cornwall, the 4 Fistral Beach Villas offer an enviable coastal lifestyle. Situated just a short stroll from the world-renowned Fistral Beach, residents can indulge in the vibrant surf culture and breathtaking ocean views. The area boasts a rich array of amenities, including boutique shops, gourmet restaurants, and lively bars, all within easy reach. For those seeking outdoor adventures, the nearby South West Coast Path provides scenic walks along Cornwall's rugged coastline, while the Gannel Estuary offers opportunities for paddleboarding and wildlife spotting. With excellent transport links and a thriving community, this location perfectly balances tranquility and convenience.



# Fistral Beach Villas, Pentire Avenue, Newquay, TR7

Approximate Area = 1821 sq ft / 169.1 sq m (excludes store)

For identification only - Not to scale



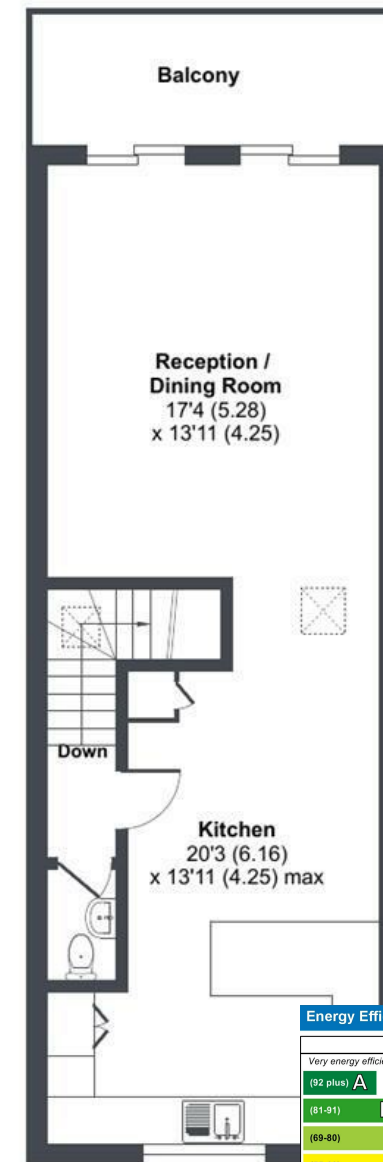
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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