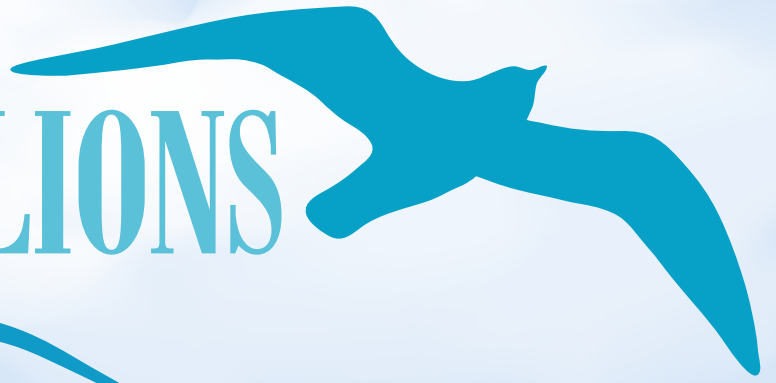


CLIFF PAVILIONS



Elegant Contemporary Beachfront Living



Residences & Apartments
Marine Parade | Dovercourt Bay



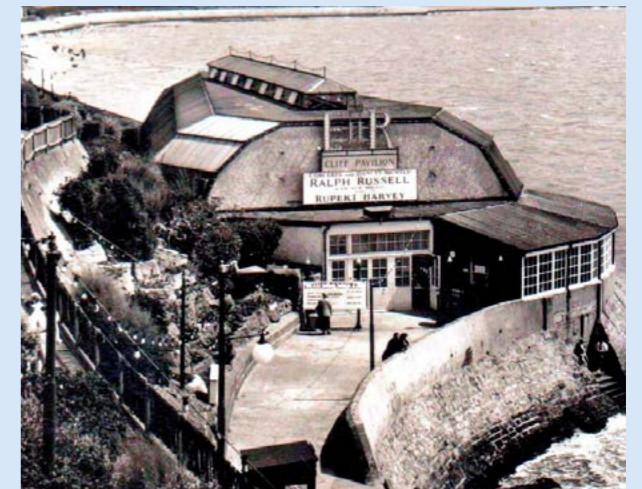
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ABOUT Cliff Pavilions

Welcome to Cliff Pavilions, considered to be one of Harwich's most iconic developments affording elegance and luxury to its residents. An exclusive complex of modern opulent apartments enjoying an enviable position overlooking Harwich's famous blue flag beaches. The prominent location naturally affords clear and uninterrupted views down the miles of golden sands that run along Harwich's famous coastline.

The development pays homage to Dovercourt Bay's historic building, *The Cliff Pavilion*, that was built in 1932 overlooking the promenade of Dovercourt Bay. The Cliff Pavilion was a hub for local entertainment for nearly 40 years being finally demolished in the early 1970's. As such, it seemed a fitting tribute to name our new development after this iconic piece of local history.



Situated on the prestigious Marine Parade, this stunning art-deco structure consisting of spacious studio and one-bedroom Apartments and two-bedroom Residences will represent the pinnacle of luxury and style, providing an enviable address for its residents whilst celebrating the charm and opulence that was once the site of the renowned Cliff Hotel.



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WHY

Harwich & Dovercourt Bay

Harwich is an attractive, historic and unique town steeped in a wealth of maritime history and ideally located with excellent road, rail and ferry links. Notable residents such as the famous seafarers Frobisher, Drake, Newport, Fryatt, Hawkins and Jones all sailed on numerous expeditions from Harwich, as well as the town being home to the historic Mayflower which carried the Pilgrim Fathers to America in 1620.

Not only does Harwich entice visitors with its stunning history and heritage, it is also home to a great selection of restaurants, bars, cafes and pubs.

The tranquil seaside at Dovercourt Bay boasts an award winning Blue Flag beach of which the Leading Lights are a unique feature.



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Property

The Residences



The 21 stylish and contemporary Residences have magnificent sea views with private balconies or terraces that command an enviable panorama of Harwich's celebrated blue flag beach below. Two impressive penthouses occupy a spectacular position at the top the building, whilst a modern and expansive duplex apartment enjoys striking vistas from the uppermost floors, presenting the owner with a view you would never get tired of.

These stunning properties offer owners desirable beachfront living with all the luxurious amenities and services that such a unique development can deliver.

- Luxurious 2 Bedroom Apartment
- Panoramic Sea Views
- Choice of Fitted Kitchens
- Porcelanosa Flooring
- Underfloor Heating (selected units)
- Air Conditioning (selected units)
- Gym & Fitness Centre
- Secure Underground Parking
- Video Entry System
- On-site Restaurant & Bar





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Property The Apartments



For investors, the studio and one-bedroom Apartments offer an investment opportunity rarely available. These units have the benefit of being fully managed and maintained and will be marketed and promoted to deliver a rental yield for the owner well above normal levels of return.

Due to the enviable location of the development, it is envisaged that there will be sizeable capital growth on the value of Apartments once completed and combined with the rental income this investment presents a significant return on investment.

- Modern Studio Apartment
- Furnished Option for Investors
- Kitchenette
- Walk-in Showers
- Partial Sea or Garden Views
- WiFi Throughout
- Private Courtyard Parking
- Video Entry System



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Property Specifications

Using only the finest construction materials and fixtures and fittings from the highest quality manufacturers across the globe, Cliff Pavilions represents the pinnacle of excellence, oozing both a contemporary style and an art-deco themed design.

KITCHENS

A choice of styles and designs awaits the discerning buyer, with an enviable array of European manufactured appliances and Corian worktops this means that the kitchens in Cliff Pavilions really are the heart of the home. Large floor tiles from Porcelanosa complete the look and feel of all kitchens.



BATHROOMS

Fitted with the highest quality products from the finest manufacturers in the industry, our bathrooms boast fixtures by suppliers such as Roca and Sanuex. Pressed steel baths, chrome mixer taps, chrome shower heads and glass shower screens create a modern and functional space, and all walls are fully tiled for easy maintenance.



ADDITIONAL FEATURES

A number of the residences have underfloor heating throughout and fully controllable air conditioning to the master bedroom and lounge areas. All apartments are cabled for broadband and also have telephone sockets to lounge, hall and master bedrooms. Private balconies have lighting and external power sockets.

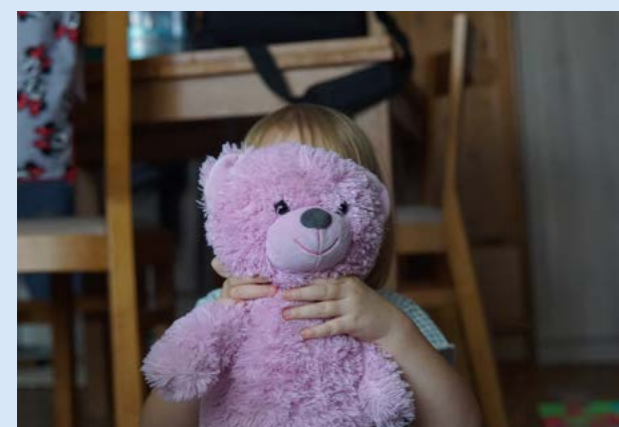
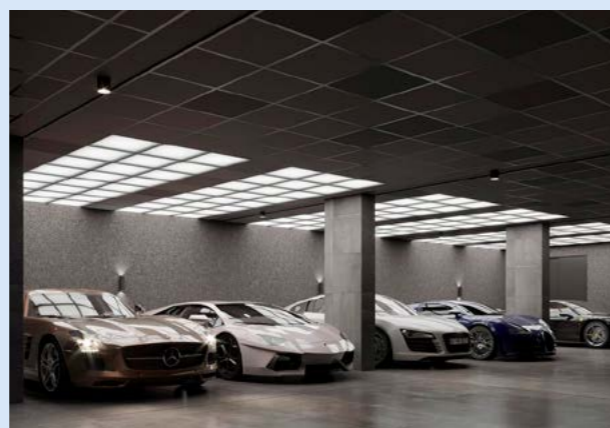


ON SITE FACILITIES

Cliff Pavilions contains a purpose built, state-of-the-art private gym and fitness centre, and all owners can access this facility free of any charges. The on-site La Pavilion's Pizzeria restaurant serves the best of Italian cuisine, and if you don't feel like going out, don't worry, personal room service is available to you.

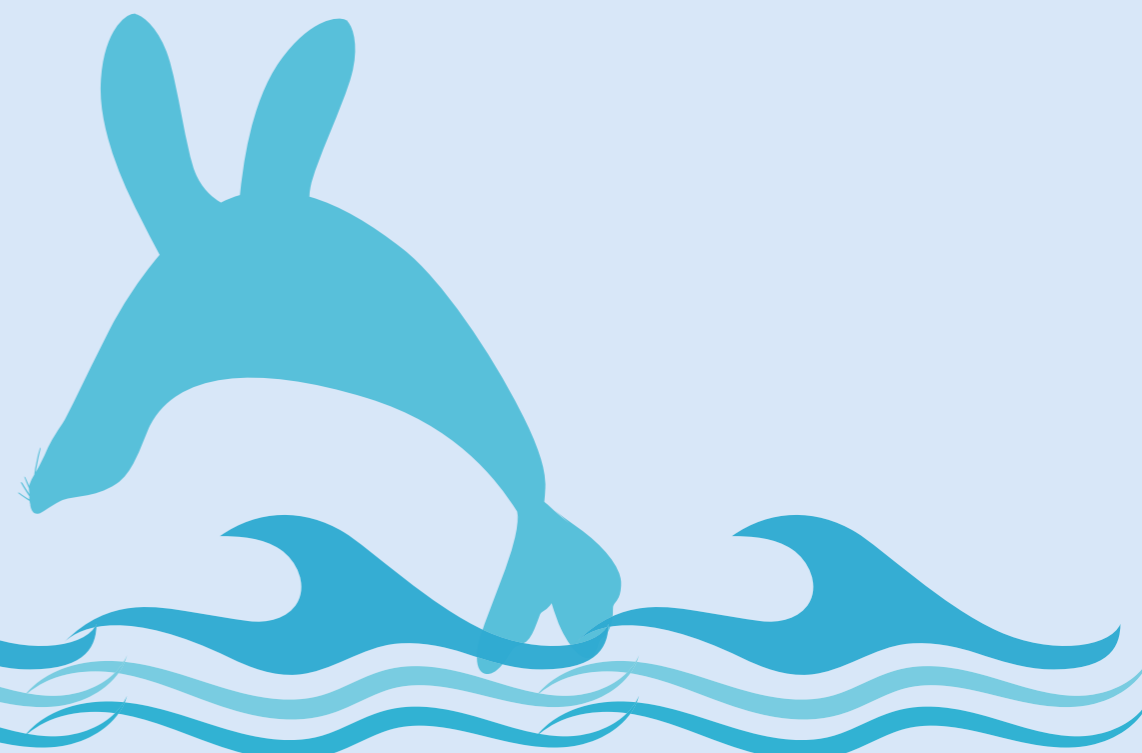
PARKING

The underground parking is fully gated and access is controlled through personal access fobs. This secure facility ensures that all owners have the added comfort that they can leave and return to their home in total safety. Within the parking area, there are electric vehicle charging points for residents use only.



SAFETY & SECURITY

Security is an important aspect of life these days, and Cliff Pavilions recognises this. Each apartment benefits from a colour video entry phone system and front doors have a spy hole and security chain fitted as standard. In this way, the owner can rest assured that their safety is of paramount concern to us.



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RE/MAX
Property Centre

121-123 High Street
Dovercourt, Harwich
Essex, CO12 3AP
United Kingdom
+44 (0) 7951 564388
tendring@remax.uk
remax-propertycentre.co.uk

