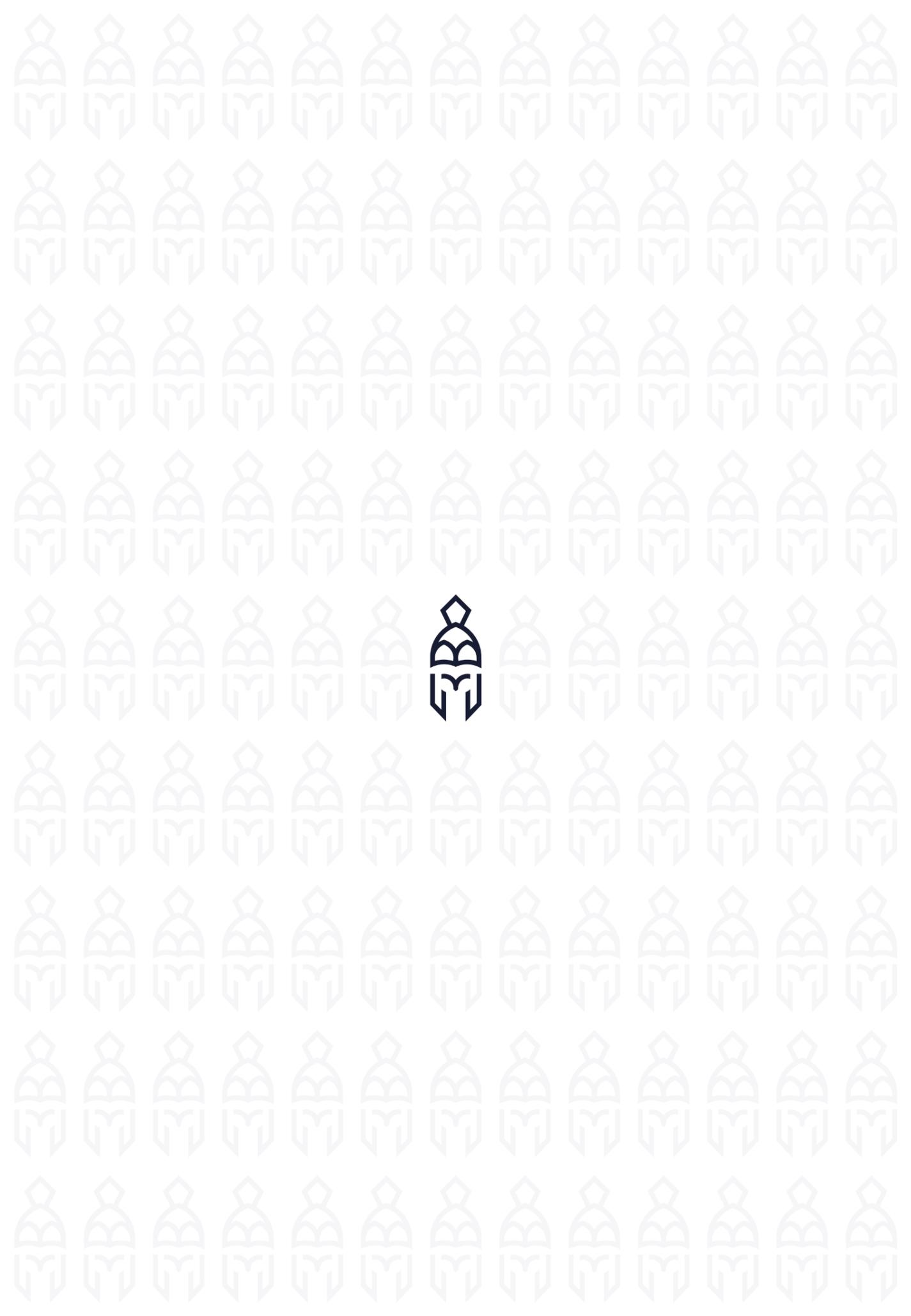




VESPASIAN

POOLE QUAY, DORSET



WELCOME TO

INTRODUCING YOU TO VESPASIAN APARTMENTS, FORTITUDO'S LATEST DEVELOPMENT LOCATED ON THE ICONIC POOLE QUAY.

At Fortitudo we know the importance of the ultimate life balance: this is why we create homes that perfectly compliment the lifestyle you want as well as the lifestyle you need.

We create homes that are open but comfortable, welcoming yet private and modern yet homely. We create spaces for you to unwind and find solace in. We create spaces that are luxurious, stylish but still hold onto old town Poole influence.

Five floor high apartments with a spectacular roof garden overlooking the ocean views, these new residences are the ideal home for those looking for that perfect life down by the sea.

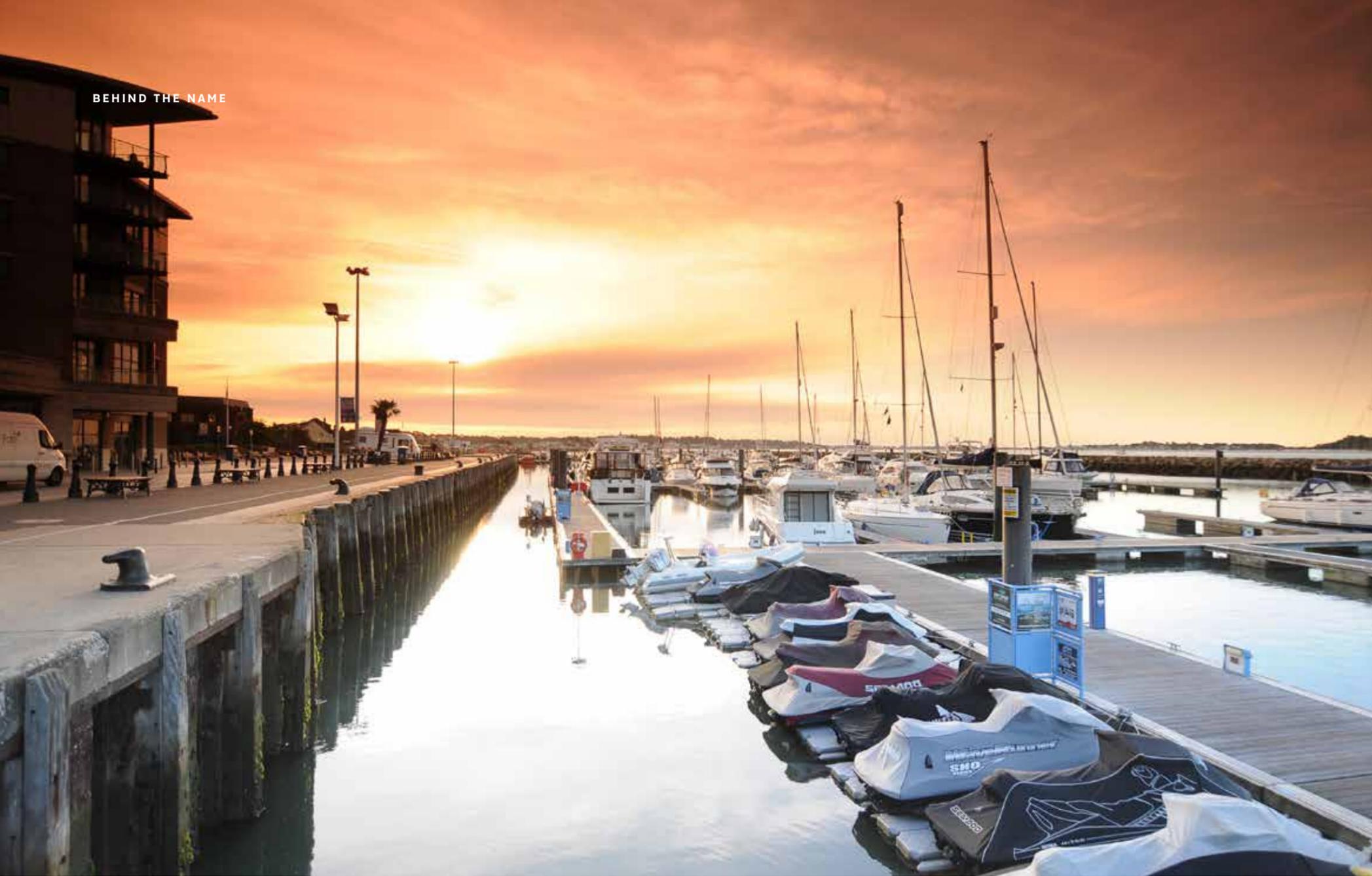
Take a moment to imagine yourself here and let us guide you through the day in the life of living at Vespasian.

There's nowhere quite like home...

EMMET CAHIL

VESPASIAN BY FORTITUDO





The story behind the name...



POOLE WAS ONE OF A NUMBER OF HARBOURING SITES ALONG THE SOUTH COAST OF BRITAIN WHERE THE ROMANS LANDED DURING THEIR CONQUEST OF BRITAIN IN THE 1ST CENTURY.

The Roman Emperor, Vespasian, brought the Second Augustan Legion to the harbour in 43 AD. The Romans continued to use the harbour throughout the occupation. He founded the Flavian dynasty that ruled the Empire for 27 years and rose into the senatorial rank as the first member of his family later in his lifetime.

With Poole existing as a busy port from the early 13th century, boats used to leave for Newfoundland in ventures to source fish and salt; both trades that really boosted the local area and economy. Poole Quay is perhaps more commonly known for its Oyster shells (one of Vespasian's personal favourite) and the old wives' tales around the area claims that if you dig under the buildings today, there are thousands still remaining underneath.

Famous for many reasons...



POOLE QUAY IS ONE OF THE MOST POPULAR AND BUSTLING TOURIST RESORTS IN THE EAST OF DORSET, IT IS ALSO WELL-KNOWN FOR EUROPE'S LARGEST NATURAL HARBOUR.

With award-winning blue flag beaches, including the world-famous Sandbanks Beach, Poole is sheltered to the south by the Purbeck Hills. In the 12th century it was one of the largest and most prosperous of the south coasts ports.

In the 17th century, the port was in private hands of rich merchants and the Corporation of Poole Town. It was not until 1895 that an Act of Parliament gave responsibility to the Poole Harbour Commissioners to conserve, regulate and improve the harbour.

From 1916 – 1970, the port went through dramatic changes. The New Quay was developed in 1935, and by 1964, 400,000 tonnes of cargo were being unloaded from 1,500 ship visits to the port. Between 1970 and 1990, we saw the birth of Brittany Ferries which saw a huge influx of tourism into the town and surrounding areas.

Where history meets beach life...



LOCATED IN ONE OF POOLE'S MOST AFFLUENT AREAS, VESPASIAN HAS IDYLIC OCEAN VIEWS AS WELL AS CONSERVING THE BOUNDS OF YOUR WELL-DERIVED AND NEEDED PRIVACY.



The Old Town is now typically known for its Georgian houses, the Poole Museum and iconic buildings such as medieval Scaplen's Court. Brownsea Island is visited daily by locals and visitors, as well as guests who reside at Brownsea Castle.

Bournemouth Beach is nestled beneath a pretty magnificent cliff line, where the bay enjoys its own micro-climate, with some of the warmest sea temperatures in the UK. On clear days, you can also catch sight of the Isle of Wight and the Purbecks.

Vespasian is perfectly located in Poole Quay, where history meets beach life. Immerse yourself in the laidback life of living by the sea, intergrate yourself into the community and discover all the local little jewels just on your doorstep.



Think in the morning.
Act in the noon.
Eat in the evening.
Sleep in the night.

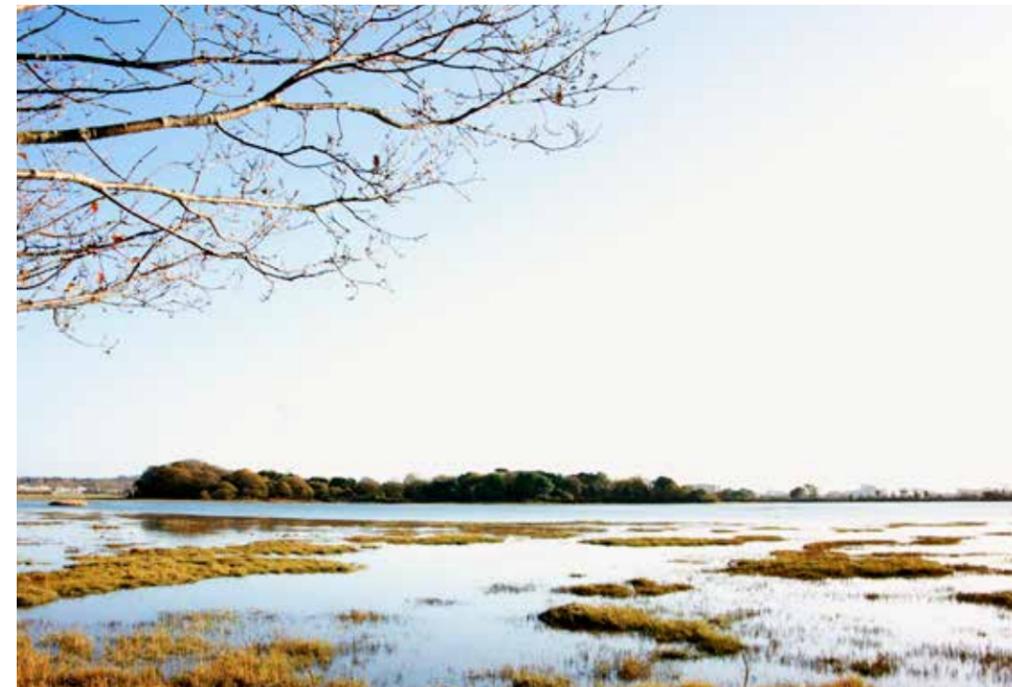
WILLIAM BLAKE



Morning...

WAKING UP AT VESPASIAN IS LIKE BEING ON A PERMANENT HOLIDAY. BEING A STONE'S THROW FROM THE SEA, THE BEST WAY TO WAKE UP IS TO OPEN YOUR BALCONY DOOR AND HEAR THE SEASIDE MORNING CHORUS.

Stretch your legs and buy yourself a cup of coffee from the White and Black Coffee Company or The Quay Café. Those looking to find a little pastry to compliment your caffeine treat, try walking to Casper Cakes and Bakes or, a bit further afield, drive to Artisan Mark Bennett. The walk is worth the taste, trust us.



Those of you looking to discover some local trails, head to Upton Country Park for a daily dose of nature or try a short car ride away to sample a morning walk along Sandbanks beach. Nothing quite beats the sand in your toes first thing in the morning. With views across to Studland and, on good days, the Isle of Wight, the serenity in the peaceful mornings will help you find solace in your daily life.

The best brunch spots include Custom House Café, and the Boatyard Café Bar for views over the sea.

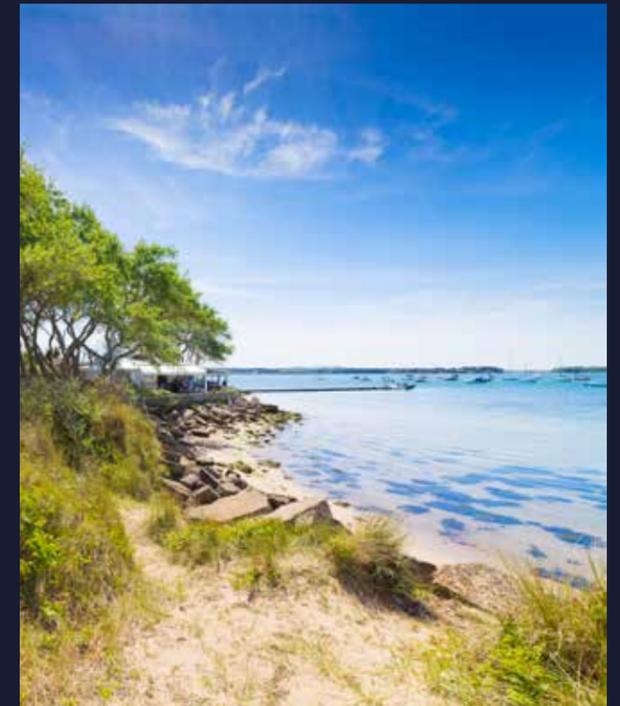


THE GREAT OUTDOORS IS THERE TO BE EXPLORED AND THIS COASTLINE BOASTS THE BEST OF THE BEST WHEN IT COMES TO WATERSPORTS.

Just below Canford Cliffs is Poseidon Kite School, one of the best in the area. You can also head down to Poole Harbour Watersports who can teach you the ropes with windsurfing, paddleboarding and kite surfing.



Noon...



Some of our best days are spent being the ultimate adventurer. Once you are ready, retail therapists may want to take a trip to Gunwharf Keys, the best shopping area around. Those looking to spend their day outside, there is no better walk around than Studland. Catch the short ferry ride across from Sandbanks and walk down to The Pig On The Beach. Ideally located and with breathtaking food and views, this area is part of the Studland and Godlingston Heath National Nature Reserve. There are ample trail walks and dunes to discover and very few roads. It really is heavenly in this part of the world. Make sure you stop at Shell Bay Seafood on the way back for the best local seafood in town.

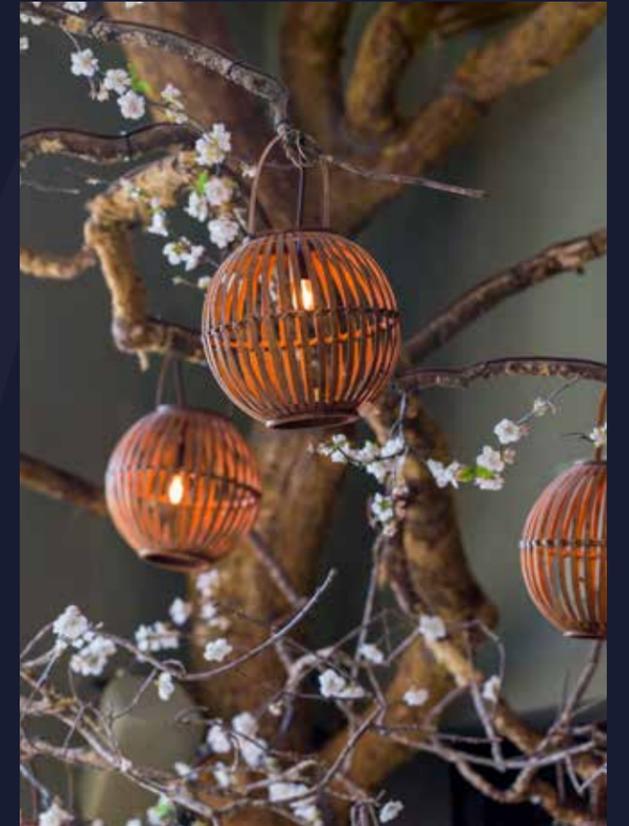
Chewton Glen Hotel & Spa is a must-visit. A little further down the road, this is ideal for trip for a few pampering sessions.

If you are perhaps looking for alternative quieter spots, take a drive to the New Forest. A 45 minute journey will take you to one of the UK's most picturesque areas. With special heritage stemming back to 1079 and the time of William the Conqueror, this place is full of nature, mystery and romance. Get lost for miles and see not a soul for hours. While you are here, stop off at Limewood for a little spa trip or one of the best fresh and meals around, all locally-sourced and unbelievably tasty.



Night...

THOSE SECRET ROMANTICS IN YOU COULD NOT LET THE THOUGHT OF A PERFECT SUNSET PASS YOU BY AND THE BEST PLACE TO CATCH THE DAY END OVER POOLE IS CONSTITUTION HILL VIEWPOINT, HOLES BAY, EVENING HILL OR BAITER PARK. ALL RENOWNED FOR EYE-WATERING VIEWS, THESE ARE JUST ON YOUR DOORSTEP AND READY TO BE EXPLORED.



No day has ever ended without the ultimate sundowner. The inner trendsetter in you may want to try Brewhouse and Kitchen with its own microbrewery. For those French-cuisine inclined would also want to take a look at the Guildhall Tavern. The Rockfish Sea Restaurant is also renowned for its incredible fresh array of local seafood.

If luxury is also what you are looking for then look no further than Hotel Du Vin. With its original features still very much in place, this is the perfect snug tucked away from the quay. There is even an expert Sommelier in the Laroche tasting room... perfection!



Points of interest

1	Brownsea Island	3.5
2	Branksome Beach	4.0
3	Studland Bay	6.4
4	Old Harry Rocks	6.5
5	New Forest National Park	16.0
6	Isle of Wight	38.5

Travel

7	Poole Train Station	0.5
8	Branksome Train Station	3.6
9	Sandbanks Ferry	5.4
10	Bournemouth Train Station	6.5
11	Bournemouth Airport	11.1
12	Lymington Ferry	24.3

Leisure

13	Poole Lighthouse	1.2
14	Parkstone Golf Club	3.2
15	BH2	5.9
16	BIC	6.0
17	Meyrick Park	6.3
18	Chewton Glen Hotel & Spa	16.2
19	Lime Wood/Herb House Spa	26.8



Made by us,
designed for you...

THE APARTMENTS ARE PERFECTLY SPACED WITH CLEAN LINES AND OPEN SPACES.

Each room boasts its own character while harmonizes with the overall theme of the residence: contemporary, comfortable and wonderfully yours.

As property developers, we believe that the future residents of these apartments will undoubtedly fall in love with the area as well as become an integral part of the surrounding community. We know you will walk the surrounding cobbled streets and quickly learn to love the quaint, romantic atmosphere.

These homes may be designed by us but they are designed for you.

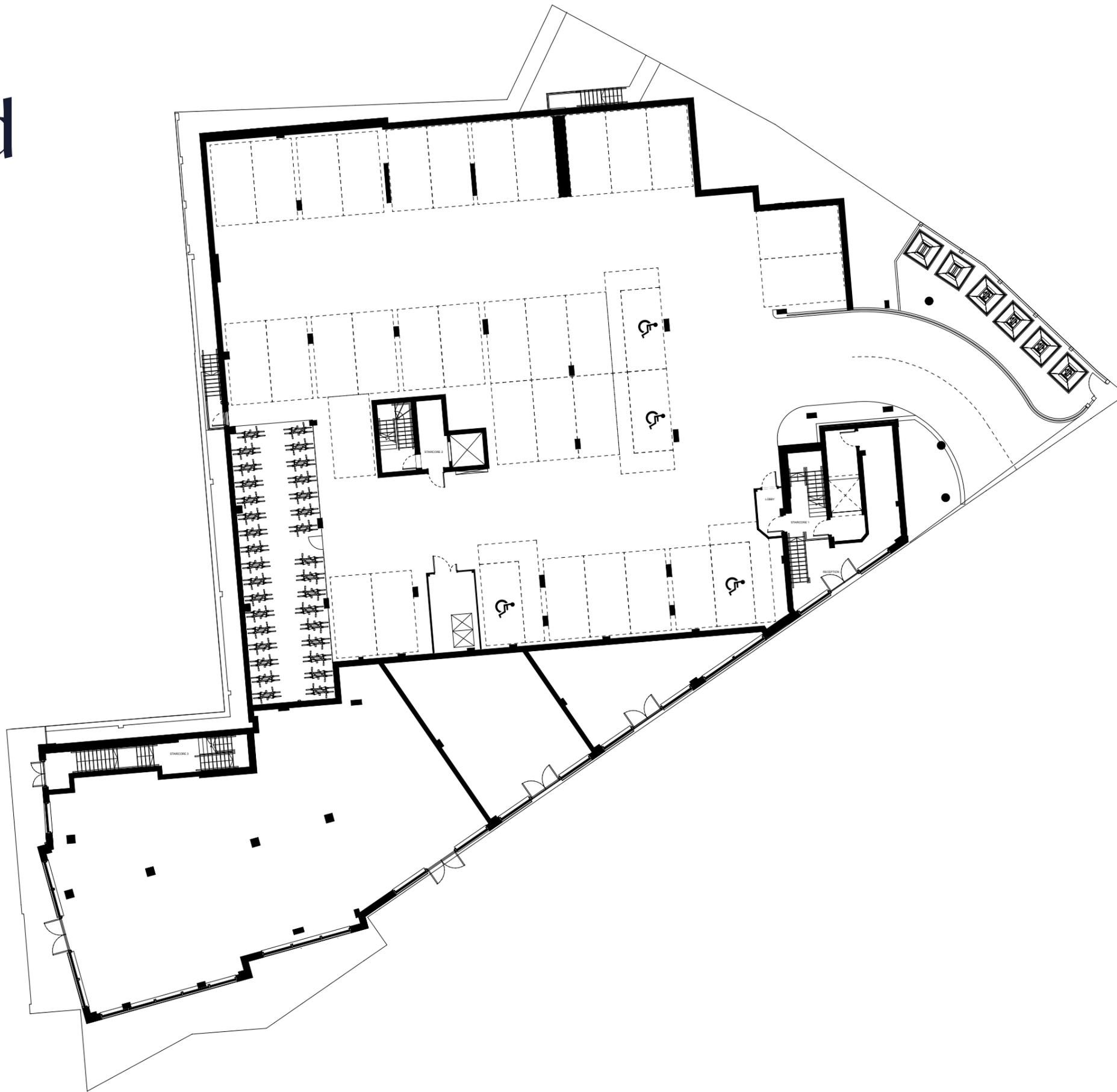
Computer generated images shown are for illustrative purposes only.





Vespasian

Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor





The finishing touches...



APARTMENT

- Communal Roof Garden
- Prime Quay location
- 10 Year ICW Warranty
- Stunning Views over Poole Harbour

BATHROOM AND EN-SUITES

- Fully Tiled Bathrooms (Not Applicable to En-Suites)
- Heated Towel Rails

KITCHEN

- Integrated appliances
- Modern Kitchen Units and Drawers

The property and development specifications, particulars, descriptions, artists' impressions, photographs, floor plans, configurations, layouts, maps and any other details are for general guidance only and are subject to change without notice.

The creators

FOR THE PAST 35 YEARS FORTITUDO IS THE NAME THAT HAS BEEN AT THE FOREFRONT OF DEVELOPMENT. PRIDING OURSELVES IN UPHOLDING PASSION AND PROFESSIONALISM IN EACH AND EVERY PROJECT, WE ARE MORE THAN PROPERTY CREATORS.



Salterns Marina, Sandbanks



Salterns Marina, Sandbanks



Corsica, Poole

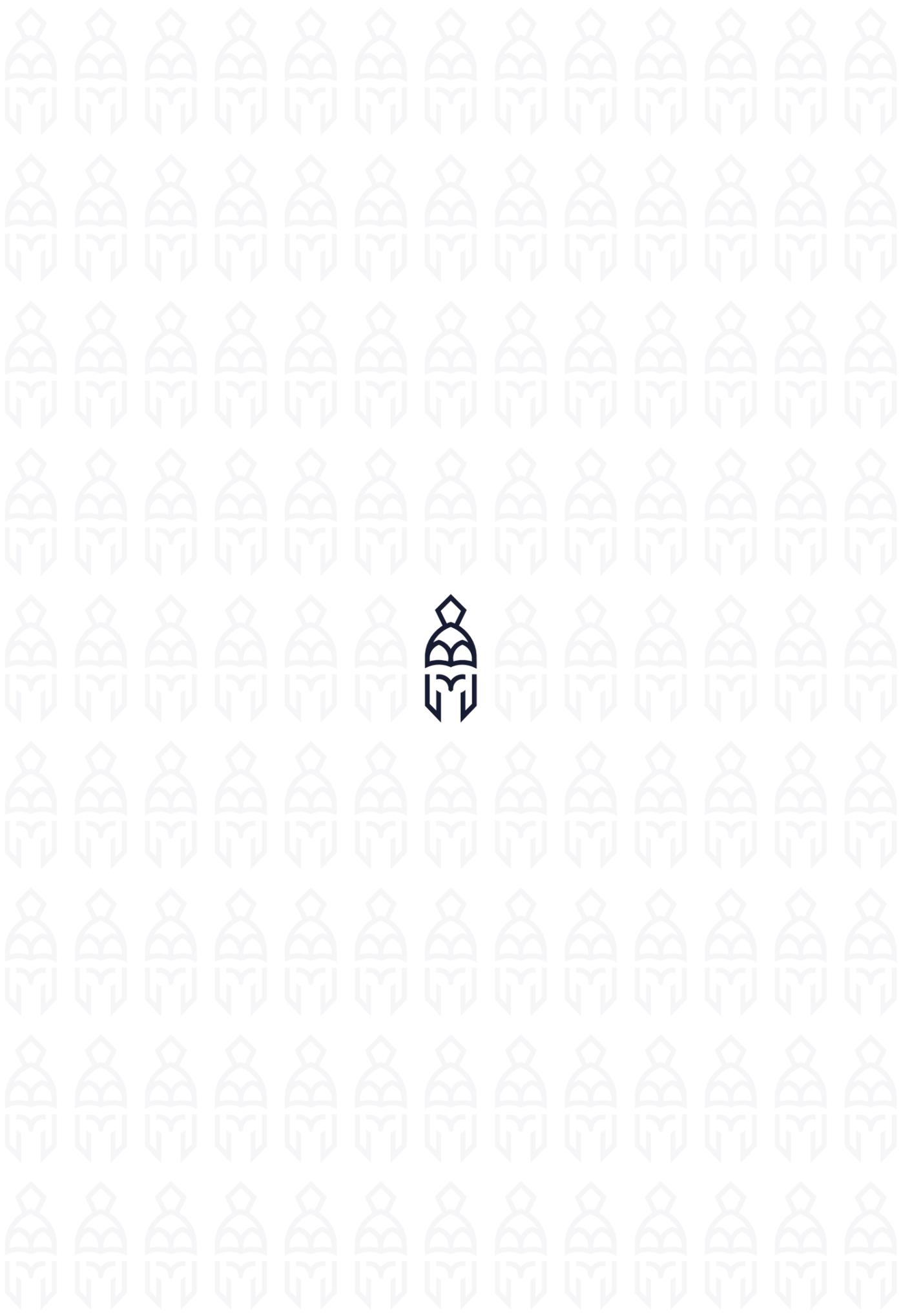


The Cross, Poole

fortitudo

We are consultants, designers, planners, highly skilled in property law, planning and development. Each of our projects goes above and beyond to break the boundaries of design with clever, innovative solutions. We create buildings that will last generations. We create homes of dreams, all individually bespoke and meticulously crafted to suit your every need.

Our company are the pioneers of development; the gatekeepers for future homeowners and the upholders of the community.



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