

fortitudo

THE INTERNATIONAL PROPERTY AWARDS

CORSICA, DORSET UK

A3

THE INTERNATIONAL PROPERTY AWARDS
RESIDENTIAL
DEVELOPMENT

PROJECT NAME
CORSIKA,
DORSET UK

PROJECT BY
FORTITUDO
PROPERTY

fortitudo

RESIDENTIAL DEVELOPMENT A3
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INTRODUCING
FORTITUDO PROPERTY

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.

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 every need of modern living.

OUR COMPANY ARE THE PIONEERS OF DEVELOPMENT; THE GATEKEEPERS FOR FUTURE HOMEOWNERS AND THE UPHOLDERS OF THE COMMUNITY.



A

SECTION A1 OVERVIEW

PROJECT CORSICA, DORSET UK

SECTION A | OVERVIEW

CORSICA, POOLE, DORSET, UK

INTRODUCTION

Allow us to formally introduce you to Dorset's most well-kept secret. Designed and envisioned by Fortitudo, Corsica in Canford Cliffs, Dorset, UK, is the area's most exclusive and elite development.

The Corsica portfolio is made up of four exceptional residences, each featuring three double bedrooms, enviable outside space with uninterrupted views, white vein marble and the best Gaggenau appliances.

Each of the apartments has been completed with the utmost workmanship, where every room has been allowed to adopt its own identity.

PROJECT BRIEF

The brief for the development of Corsica was to carefully deconstruct the unsafe and inadequate building constructed by a previous developer and replace it with 4 contemporary apartments designed with the utmost luxury in a unique clifftop location close to the local amenities of Canford Cliffs and Blue flag beaches of Sandbanks.

DESIGN CRITERIA

As the development was already a consented scheme that was part implemented, our input on the design aspect of the build was focussed on the interiors of each apartment. As a result, we have been able to pay attention to the very finest of details and ensure each apartment is formed with the utmost luxury. Working with our interior designer from the very start, we have been able to maximise the space within the apartments whilst ensuring the views over Poole Bay are the focus points.

PROJECT GOALS

The aim when work started in Martello Park was to push the boundaries of innovation and luxury and to provide a flagship development, not only for Fortitudo, but for Canford Cliffs and Sandbanks. We wanted to completely refresh the site by removing the uncompleted building and construct a building more in tune with the high-end nature of the BH13 postcode.

CHALLENGES TO OVERCOME

As the scheme was already a consented one, the main challenges we have faced thus far are of a construction nature. First of all, with there already being a partly completed building on site, we had to carefully deconstruct the unsafe building. We clad the building in scaffold and removed each panel by hand due to the tight nature of the plot, with neighbouring buildings restricting the amount and type of equipment we could get on site. We were further restricted due to the clifftop position, meaning there was only one access and exit to the building.

TARGET MARKET

The target market and demographics for Corsica are expected to be affluent, downsizing couples, due to the level of large houses in the area, and second homeowners, due to the migration patterns of purchasers coming out of the Home Counties and London. What makes Corsica unique is the fact that there has been no other comparable development, in both position and luxury, built in the village of Canford Cliffs for the best part of 50 years. The development competes with the beachfront homes of the Sandbanks Peninsula, all the while offering the convenience of a village location.

SECTION B1
LOCATION

PROJECT
CORSICA, DORSET UK

THE LOCATION

Famously known for its natural outstanding beauty, as well as unbeatable views of the south coast, Canford Cliffs is an affluent suburb, majestic in existence and very much a preserver of protecting its history.

Quiet yet exuding a strong sense of community, the surrounding areas of Canford Cliffs are some of the most popular in the country. Fine dining can be enjoyed in renowned local restaurants such as Rick Stein on the Sandbank's peninsula as well as The Pig on the Beach located in nearby Studland.

Two of the main focal points are of course the beaches and the sea itself. Immerse yourself into the natural splendours of Sandbanks or head out to sea from one of the many Yacht Clubs in Poole Harbour. Walk to Branksome Beach or take a short trip to the New Forest.

WAY OF LIFE

Perhaps the most desirable feature of living in Canford Cliffs is the endless options for every resident who are all invited to create their very own way of life.

Those who enjoy being more active will heartily enjoy the hundreds of trail walks, the sailing, the kite surfing, the beach runs and so much more. Corsica is also within moments of accessing landmarks such as Studland Bay, Old Harry Rocks and Brownsea Island.

Sporting activities abound throughout the area with an impressive selection of first-class golf courses including Parkstone Golf Club and Remedy Oak Golf Club within close proximity.

To recharge, relax and unwind, one is spoilt for choice. Pure luxury and indulgence can be found at the privately owned Chewton Glen Hotel & Spa as well as the secluded 'Herb House Spa' at Lime Wood, both just a short drive away.

PARADISE FOR BUYERS

Corsica exists as the ideal location for those looking to escape to their own version of paradise.

We wanted to give people the rare opportunity to take a monumental part of history and infuse it with their inspiration, happiness and lives.

Corsica is an exclusive chance to find a property that encompasses tranquillity, location, views and noteworthy history.





Points of interest

- 1 Branksome Beach
- 2 Studland Bay
- 3 Brownsea Island
- 4 Old Harry Rocks
- 5 New Forest National Park
- 6 Isle of Wight

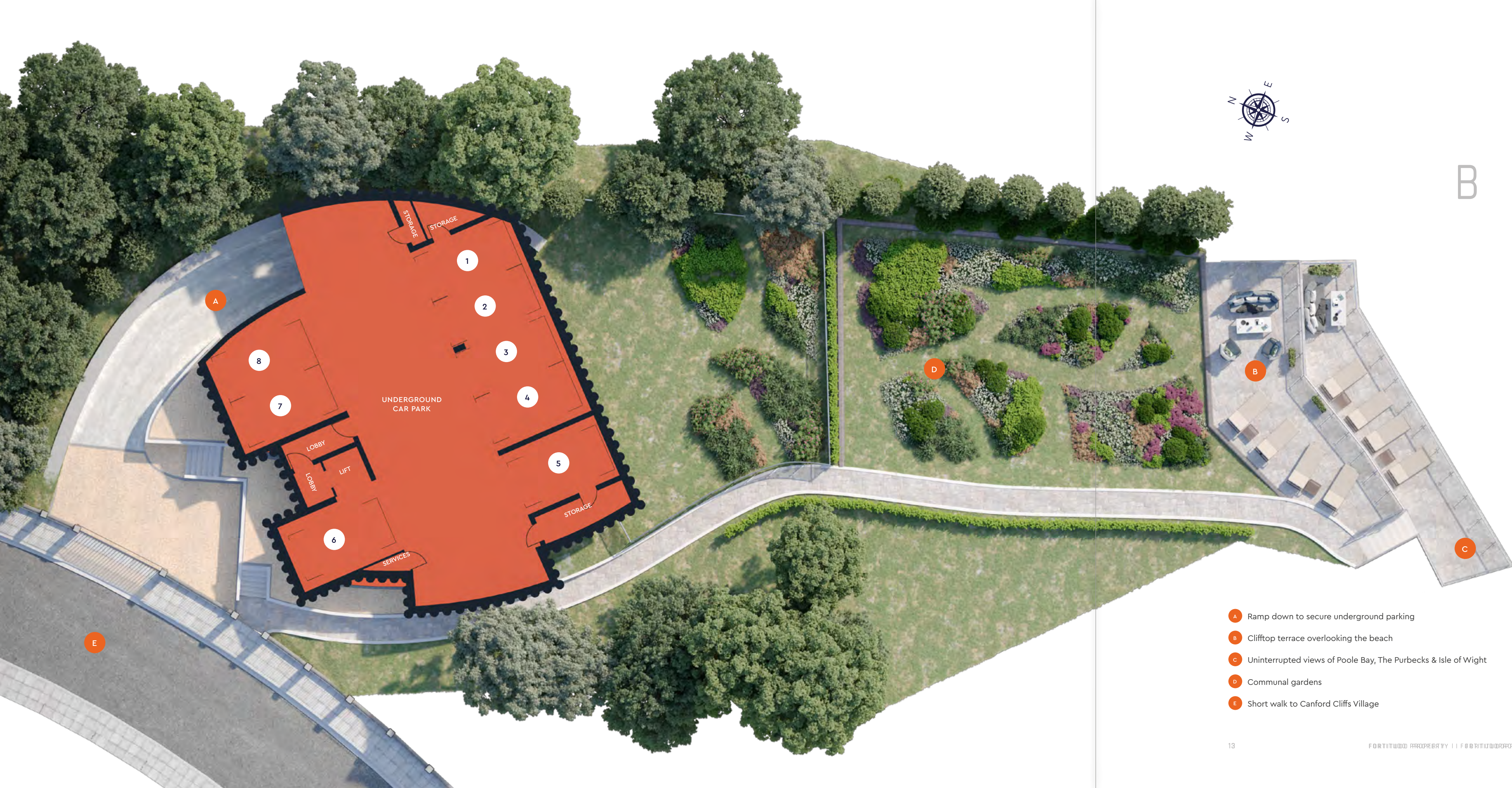
Travel

- 7 Branksome Train Station
- 8 Sandbanks Ferry
- 9 Poole Train Station
- 10 Bournemouth Train Station
- 11 Bournemouth Airport
- 12 Lymington Ferry

Leisure

- 13 Parkstone Golf Club
- 14 BIC
- 15 BH2
- 16 Meyrick Park
- 17 Poole Lighthouse
- 18 Chewton Glen Hotel & Spa
- 19 Lime Wood/Herb House Spa

0.5	2.0	1.5
3.2	2.5	2.2
4.5	4.0	3.0
6.2	4.5	4.0
14.0	9.0	15.0
26.5	22.0	30.0



B

SECTION B1
SITE LAYOUT

PROJECT
CORSICA, DORSET UK



RESIDENCE FOUR | BRITANNIA
Positioned at the top of Corsica sits this magnificent apartment. With views looking out over Sandbanks, Studland and, on a perfect day, even the Isle of Wight, 'Britannia' undoubtedly boasts one of the best views in the area. Be the ruler of the tower, where every day is a joy.



RESIDENCE THREE | NEPTUNE
Historically the original Martello Tower boasted this floor as the ultimate and pinnacle location for protecting the forts. Once referred to as 'the gun platform', this apartment is flooded with the surrounding light with views stretching from every angle.



RESIDENCE TWO | TRAFALGAR
Once referred to as the officers quarters' or 'The Garrison', this first floor apartment is a quintessential space and offers incredible views over the bay and surrounding areas. This is your base and your sanctuary, perfectly situated to make the ultimate home.



RESIDENCE ONE | WATERLOO
Traditionally known in the original Martello Towers as the powder room or the guard, this ground floor apartment boasts light and space with exceptional and exclusive access to the ground floor gardens. With the ocean views and private outdoor living area, the new owner of this apartment will be the gatekeepers of this exceptional building.

- A Ramp down to secure underground parking
- B Cliff-top terrace overlooking the beach
- C Uninterrupted views of Poole Bay, The Purbecks & Isle of Wight
- D Communal gardens
- E Short walk to Canford Cliffs Village



C

SECTION C | APPEARANCE

CORSICA, POOLE, DORSET, UK

SECTION C1 APPEARANCE

EXTERNAL APPEARANCE

As you can see, the building was designed with a contemporary focus, using a combination of blue brick, white render and painted copper to really give a modern feel. With one apartment per floor, we were able to ensure that each unit had the benefit of a view over the landscaped communal grounds and cliff top terrace to the sparkling Poole Bay in the background.

The large balconies encompass the living area and master bedroom of each apartment and are bordered by glass balustrading, giving seamless access to the impressive vista.

The ground floor apartment has a large, bordered, and private garden with Poole Bay still as its ever-present backdrop.

PROJECT CORSICA, DORSET UK

INTERNAL APPEARANCE

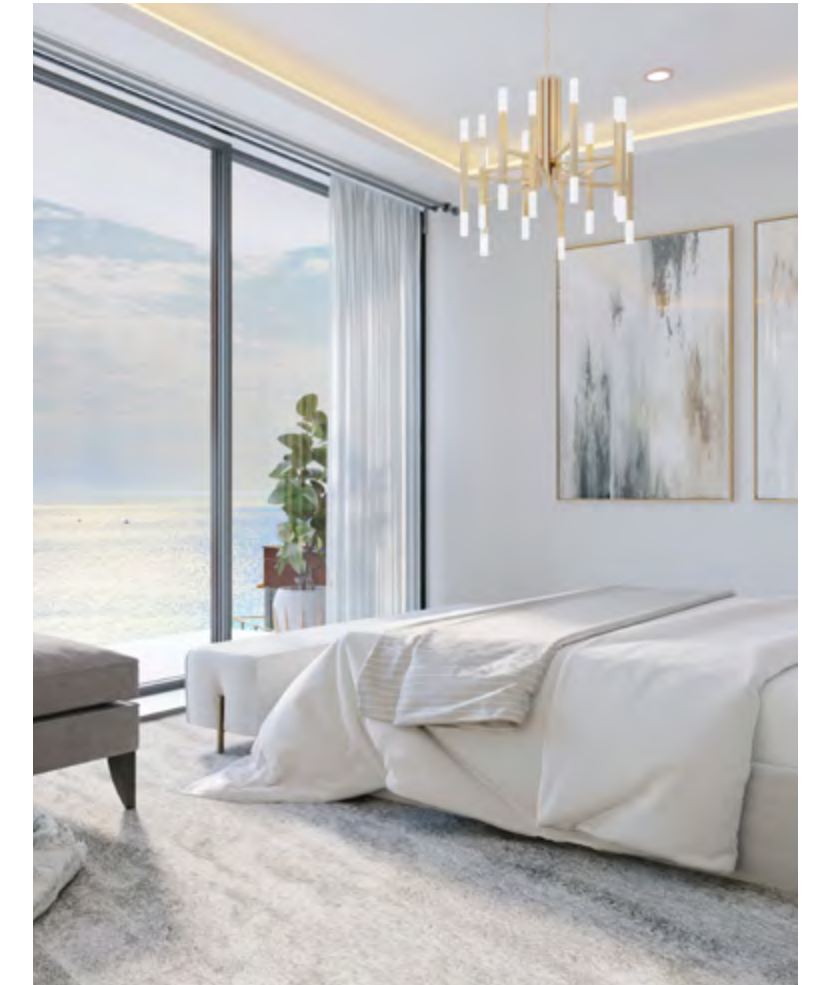
We have continued the sleek and modern look of the exterior of the building into the interior design of each apartment.

The principle rooms on all floors have access to external balconies, through large floor to ceiling glass sliding doors, enabling the inhabitants to enjoy the stunning panorama from anywhere in the room.

The contemporary island kitchen houses Gaggenau appliances, including wine cooler and coffee maker, topped off with polished Quartz worktops.

The dark ceiling height doors give stunning contrast to the white and grey veined marble flooring throughout the living area and hallway.

The luxury continues into the bathrooms which have been beautifully appointed by Porcelanosa and comprise egg shape baths and 'His & Hers' basins.









2. ARCHITECTURE & PLANS



3. INTERIOR & FINISH

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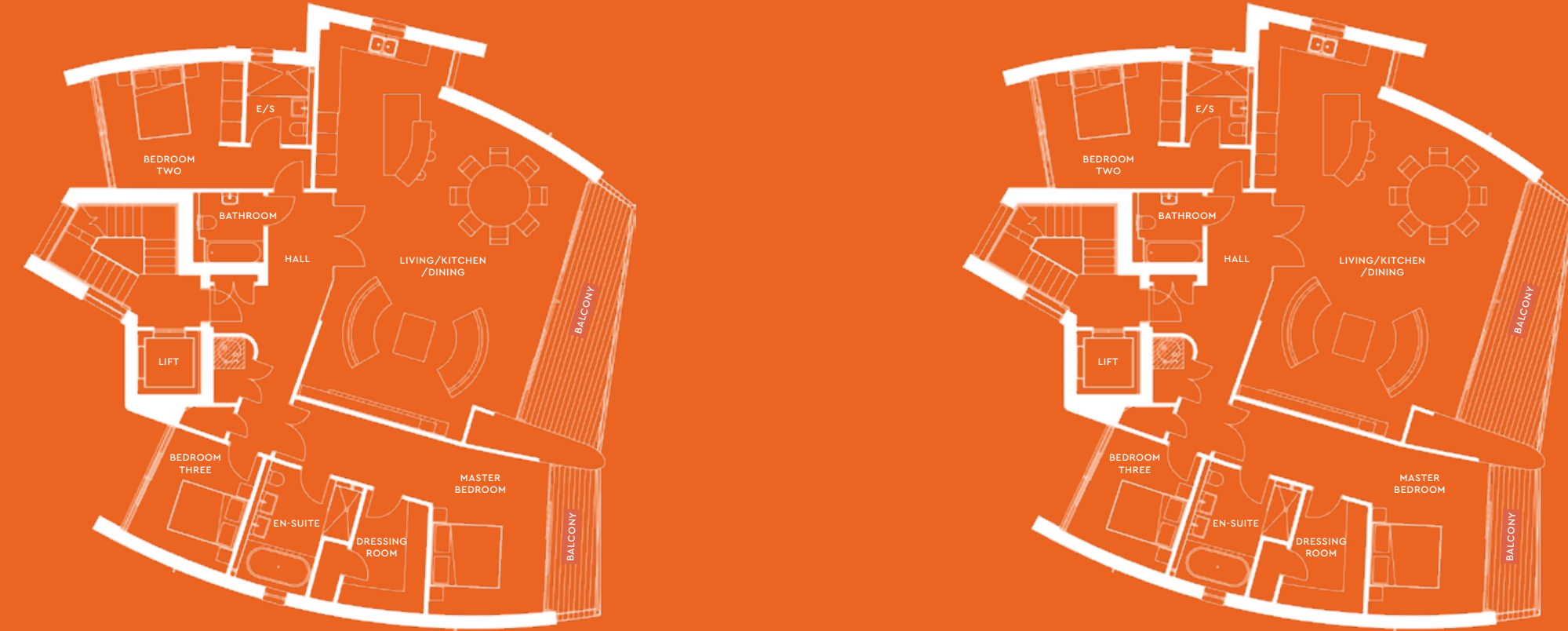
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OPTIONAL EXTRAS FOR PURCHASERS

- Sonos integrated ceiling speakers
- Lightwave intelligent lighting system
- Concealed bathroom television

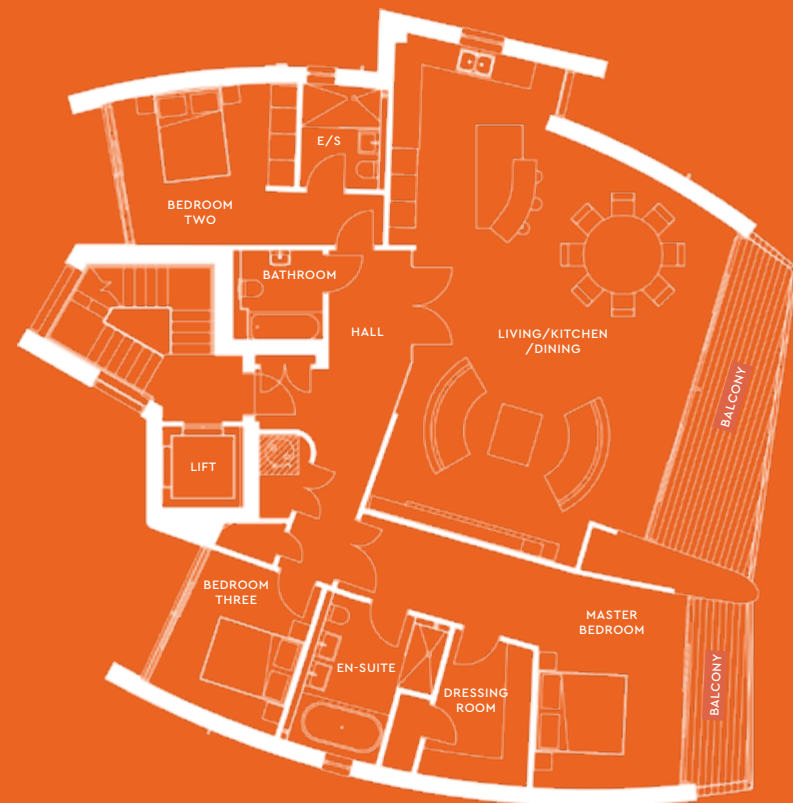


FIRST FLOOR | RESIDENCE TWO

THIRD FLOOR | RESIDENCE FOUR



GROUND FLOOR | RESIDENCE ONE



SECOND FLOOR | RESIDENCE THREE



C

SECTION C SPECIFICATION

PROJECT CORSICA, DORSET UK

SECTION C | SPECIFICATION

CORSICA, POOLE, DORSET, UK

3. THE SPECIFICATION

APARTMENT

- Ground floor apartment benefits from a south-facing terrace and private garden
- Generous balconies with cantilevered glass
- Stunning views of Poole Bay and Old Harry Rocks
- Communal cliff-top terrace
- Share of freehold

KITCHEN

- Individually designed kitchens with soft close doors and drawers
- Polished Quartz worktops
- Suite of Gaggenau appliances comprising;
 - Fridge-freezer with ice maker
 - Oven
 - Combination microwave oven
 - Coffee machine
 - Warming drawer
 - Wine cooler
 - Integrated dishwasher
 - Washing machine
 - Tumble dryer
- Quooker boiling and chilled water tap
- Maxmatic waste disposal unit

BATHROOM AND EN-SUITES

- Bathrooms beautifully appointed by Porcelanosa, comprising;
 - Concealed flush WC
 - 'Egg-shaped' bath
 - Rain effect shower
 - 'His and hers' basins (en-suites only)
 - Large format Porcelanosa tiles and mosaic feature wall
- Intelligent underfloor heating
- Tailored shelving, alcoves and vanity units

LIVING

- Satino exquisite carpets
- Inset rugs throughout
- Amtico signature flooring tiles
- Electric, flame effect, feature fireplace
- Integrated Sky Q access
- Up to 100mb ultra-fast broadband

OPTIONAL EXTRAS

- Sonos integrated ceiling speakers
- Lightwave intelligent lighting system
- Concealed bathroom television

SAFETY, SECURITY, SUSTAINABILITY & INNOVATION

1. FEATURES

- Balconies or Juliet balconies have been fitted on all apartments.
- We have provided a communal external space for all to use which improves and aids the well-being of the residents.
- High security doors have been fitted to each apartment with a security entrance.
- Interior designed entrances and communal areas which promotes a calming and pleasant atmosphere on entering the development.
- The communal areas also provide a welcoming and considered array of textures and colours which invigorate and stimulate the senses and promote an aura of individuality and thoughtfulness within the scheme.
- The ground floor apartment benefits from a south-facing terrace and private garden.
- The communal garden terrace has uninterrupted views out to sea.

2a. INNOVATIVE TECHNOLOGY

- Steel frames with light gauge steel infill wall panels have been used
- Insulated external wall system with thin coat rendering and acrylic brick slips reducing the carbon foot print of the manufacturing process and delivery and providing a light weight structure which exceeds the energy heat loss of comparable traditional masonry systems.

2b. ECO-FRIENDLY MEASURES

LIGHTING

- Low energy lighting throughout with the use of LED strip lights and down lights.

CLIMATE CONTROL

- Air source heat pumps with underfloor heating

WATER

- Water saving appliances and fittings

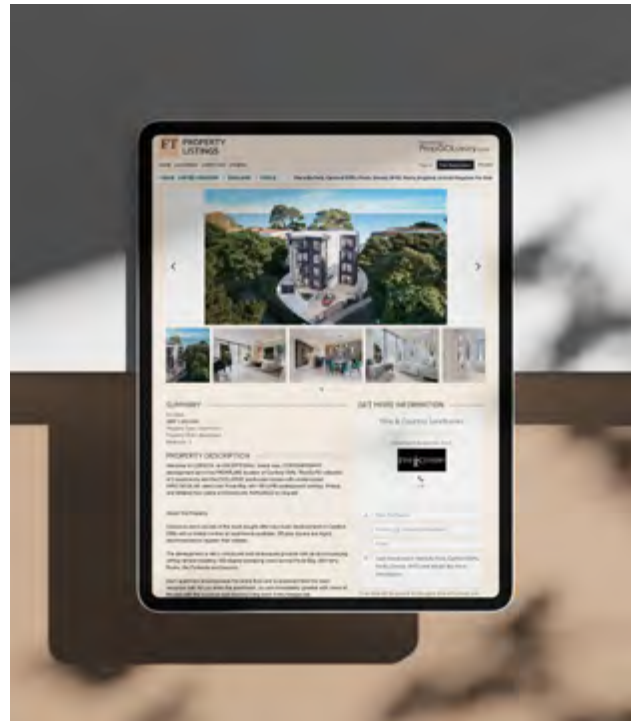
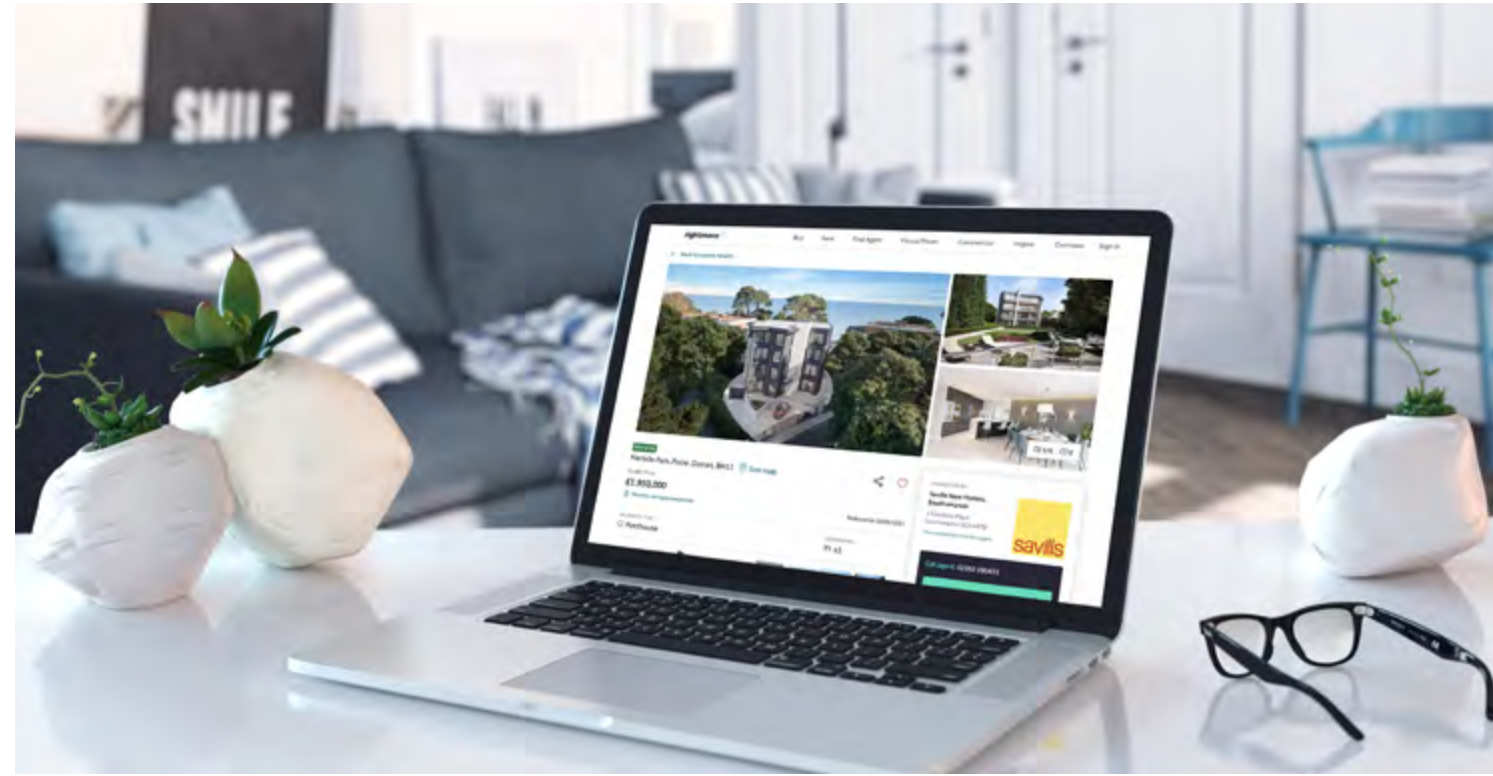
RECYCLING

- Underground bin system at the edge of the development for collection with only discrete receptacles visible maintaining the clear entrance without the need for a bin store to detract from the visual aesthetic of the development.

CONSERVATION

- Integrated system to ensure no surface water discharges to public sewers.
- Roof areas provide attenuation of rain water which slows the discharge of water to the surface water collection system. All surface water is collected via rain water roof collection and permeable car parking surfaces and is distributed to a buried crated attenuation system to allow the water to slowly disseminate into the ground.





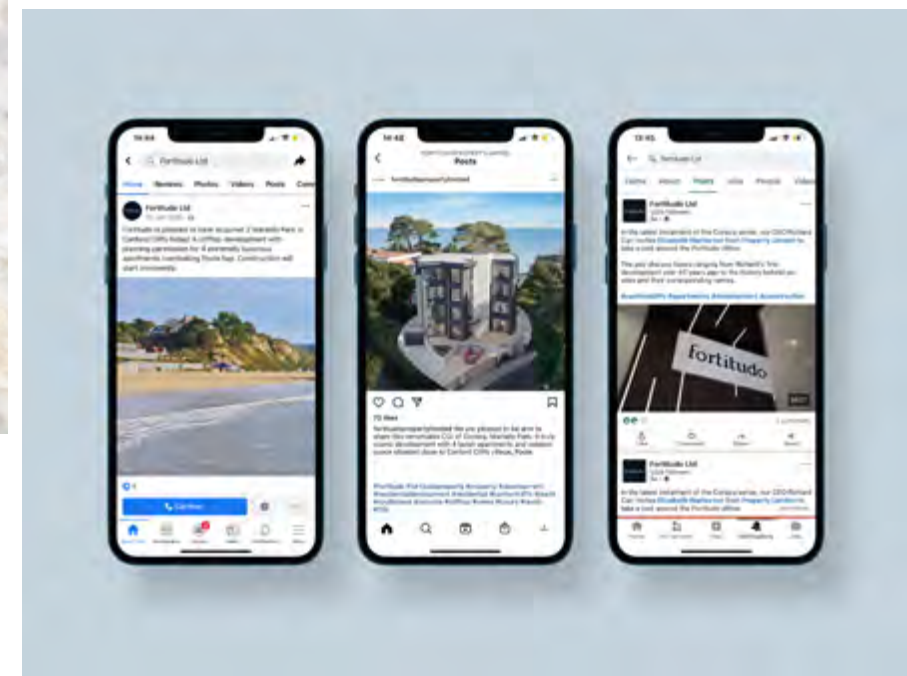
E

SECTION E
MARKETING & PR

PROJECT
CORSICA, DORSET UK

SECTION E | MARKETING & PR

CORSICA, POOLE, DORSET, UK



PL

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EVERYONE'S IDEAS OF THEIR DREAM HOME
ARE COMPLETELY DIFFERENT. THERE IS NOTHING MORE
SATISFYING THAN HELPING PEOPLE REALISE THEIR
SPECIFIC DREAMS AND SEE THEM COME TO LIFE.



RICHARD CARR

CHIEF EXECUTIVE, FORTITUDO PROPERTY



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