



SANDBANKS

"A TRUE  
HOME IS  
THE FINEST  
IDEAL OF  
MAN."

FRANK LLOYD WRIGHT

SKYLARK  
3  
CALYPSO / SKYLARK  
SKYLARK

LIVE BETTER. LIVE FORTITUDO  
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# OPEN A NEW CHAPTER IN YOUR STORY...

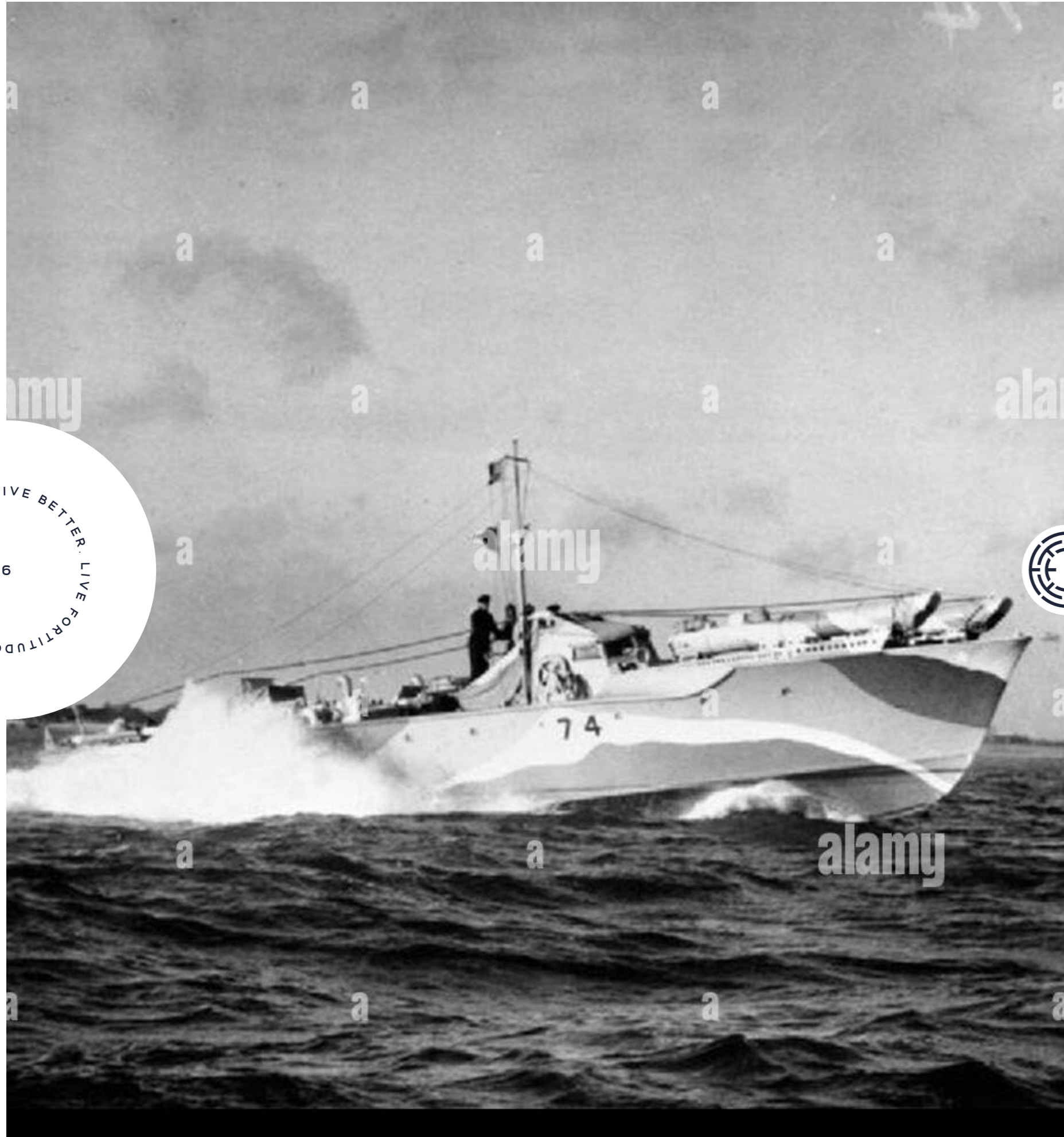


SKYLARK | CALYPSO | SKYLARK  
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**FORTITUDO BRINGS YOU SKYLARK, CALYPSO & SKYLARK;  
AN ELITE DEVELOPMENT OF THREE FOUR-BEDROOM,  
LUXURY HOMES ON ONE OF THE MOST SOUGHT-AFTER  
ROADS IN THE GLOBALLY-RENOWNED SANDBANKS AREA  
OF POOLE.**

Each individually designed home offers stunning aesthetics, exceptional quality, and an unsurpassed location.

Welcome to your dream life.



# A PROUD HERITAGE

## SKYLARK, CALYPSO AND SKYLINER.

THIS SEEMINGLY ECLECTIC SELECTION OF NAMES IS ACTUALLY DERIVED FROM A SINGLE SOURCE, REFLECTING AN IMPORTANT CHAPTER IN THE PROUD HISTORY OF THIS COASTAL TOWN.

These were the names of three of the Motor Torpedo Boats used by the Royal Navy along the Dorset Coast during World War Two. These streamlined vessels were characterised by their high speed and manoeuvrability; with little armour, they relied on their swiftness and agility to avoid the gunfire of larger ships, using their design advantages to surprise and outwit enemy vessels.

Tasked with supporting battle fleets and defending our seas during the war, Motor Torpedo Boats were also involved with the Dunkirk evacuation. Following their noble service, many were converted into houseboats and pleasure boats and became a familiar sight on the rivers and waterways of the area for years.

This development, with its sleek design features and superior qualities, takes inspiration from these impressive boats which once skipped across the waters so close by, bringing this small piece of maritime history back to life.

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SKYLARK / CALYPSO / SKYLINER  
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Aerial view of Saltern's Marina and Poole Harbour

# LOCATION, LOCATION, LOCATION,

SANDBANKS AND THE SURROUNDING AREA ARE FAMED AS ONE OF THE MOST SOUGHT-AFTER AND EXCLUSIVE PLACES IN THE WORLD - FOR GOOD REASON. THIS MUCH-ADMIRED LOCATION BOASTS EVERY POSSIBLE ADVANTAGE, FROM ITS STRIKING NATURAL FEATURES TO ITS OFFER OF FINE DINING AND LEISURE PURSUITS. THE SUPERIOR LIFESTYLE ON OFFER IS SECOND TO NONE.

Lilliput itself, which is where the homes are situated, offers a relaxed 'coastal village' vibe, with a handful of high-end eateries and shops, and of course Saltern's Marina, an important part of Sandbanks and Poole Harbour history for more than 200 years. Here you will find a yacht brokerage, bespoke boat services, and exclusive private berthing, offering outstanding access to the harbour and some of the most beautiful coastlines in the UK.

These new homes occupy a rare plot within this most desired location. Skylark, Calypso & Skyliner face out onto Dorset Lake Avenue, orientated towards the blue waters of Poole Harbour, just a stone's throw beyond.

As well as the vibrant community and strong sailing heritage, Lilliput is most notable for its incredible location overlooking the stunning Sandbanks peninsula and the sweeping curve of the harbour, all of which opens before you as you descend Evening Hill, a famed beauty spot on your doorstep.

LIVE BETTER. LIVE FORTITUDO  
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SKYLARK / CALYPSO / SKYLINER  
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EVERY ELEMENT TO  
CREATE A DREAM  
LIFE IS HERE. NEAR  
THE TOP OF THAT  
LIST IS GLORIOUS  
SANDBANKS BEACH,  
ONE OF THE UK'S  
FINEST, WHOSE  
GOLDEN SANDS  
PROVIDE ENDLESS  
OPPORTUNITIES FOR  
RELAXATION AND FUN.



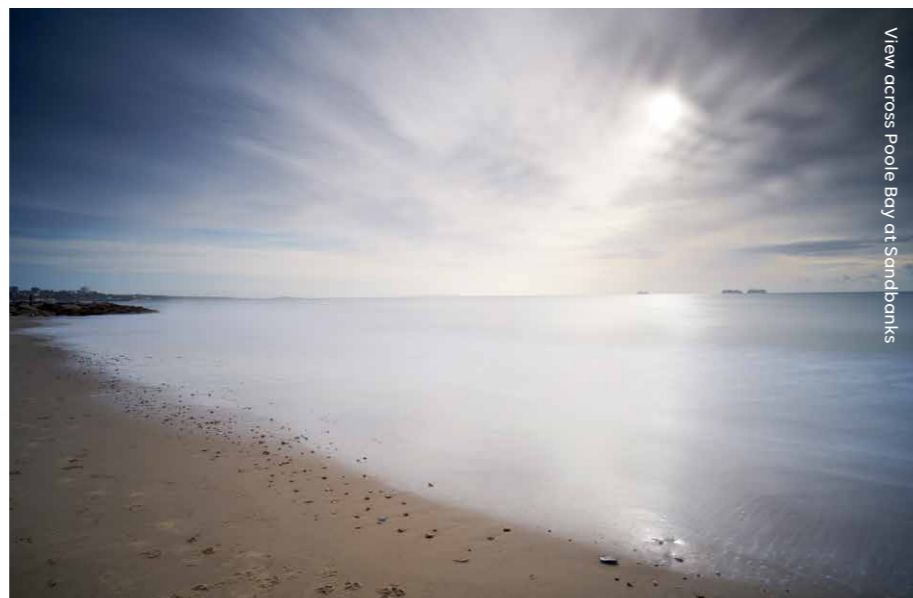


Swanage Beach

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Paddleboarding near Brownsea Island



View across Poole Bay at Sandbanks

# A COASTAL PARADISE

TO THE OUTSIDE WORLD, THIS EXCLUSIVE COMMUNITY IT HAS BECOME SYNONYMOUS WITH PRESTIGE, EXTRAVAGANCE, AND SOME OF THE MOST EXPENSIVE REAL ESTATE IN THE WORLD, BUT FOR THOSE FORTUNATE ENOUGH TO CALL IT HOME THIS IS A SAFE HAVEN, WHERE EVEN THE MOST HIGH-PROFILE AND INFLUENTIAL FIGURES CAN COME TO ESCAPE LIFE'S PRESSURES AND UNWIND WITH FAMILY AND FRIENDS.

Every element to create a dream life is here. Near the top of that list is glorious Sandbanks Beach, one of the UK's finest, whose golden sands provide endless opportunities for relaxation and fun, whether you prefer tranquil wintry walks or the high-octane thrill of the annual beach polo festival.

Rising from the water of Poole Harbour is treasured nature-haven Brownsea Island, flanked by Studland and the rolling Purbeck Hills, with the stunning Jurassic Coast and its iconic views within easy reach further west. To the east lies the idyllic New Forest.

SKYLARK  
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CALYPSO / SKYLARK



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CALYPSO | SKYLARK | SKYLARK | SKYLARK  
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## ON THE WATER

EVERY WATER SPORT IMAGINABLE IS PRACTISED HERE, WITH PADDLEBOARDING, WAKEBOARDING, KITESURFING, JET-SKIING, AND FOILING AMONG THE TOP CHOICES FOR AN ADRENALINE FIX AND TEST OF ATHLETICISM.

The close proximity to Salterns Marina and Sandbanks Yacht Club means a thriving boating and sailing community is also on your doorstep. Whether you fancy some sea fishing, a jaunt over the Solent to the Isle of Wight, or just a hop across the harbour to Shell Bay Restaurant, a favourite with local boat owners, a world of experiences will open up before you. Poole is also the home of Sunseeker, the world's leading brand for luxury performance motor yachts, so you won't have far to go to find the vessel of your dreams.





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SKYLARK | CALYPSO | SKYLINER

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# LIVE LIFE TO THE FULLEST

TO ENJOY THE FINER THINGS IN LIFE THERE IS NO NEED TO GO FAR. AS BEFITS THIS THRIVING, AFFLUENT COMMUNITY, SANDBANKS AND THE SURROUNDING AREA IS HOME TO PLENTY OF FIRST-CLASS AMENITIES, FROM RESTAURANTS AND SPAS, TO SPORTING AND LEISURE FACILITIES.



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A few minutes' walk from your new homes is Patisserie Mark Bennett, perfect for fresh bread, sensational cakes or your morning coffee and croissant. Nearby fashionable Ashley Cross is the spot for cocktails, or you can head to nearby Canford Cliffs, a picturesque village with a range of facilities, such as Neapolitan pizzeria Baffi and glamorous HNB Hair and Beauty salon.

Foodies won't want to miss Rick Stein, a stroll away on the sandbanks peninsula, or The Pig on the Beach at Studland, often booked months in advance, but always well worth the wait.

The newest addition causing a stir on the social scene is The Nici – a five star Miami Beach inspired hotel which opened in June 2022 on Bournemouth's West Cliff, following a £25million refurbishment of what was previously The Savoy Hotel.

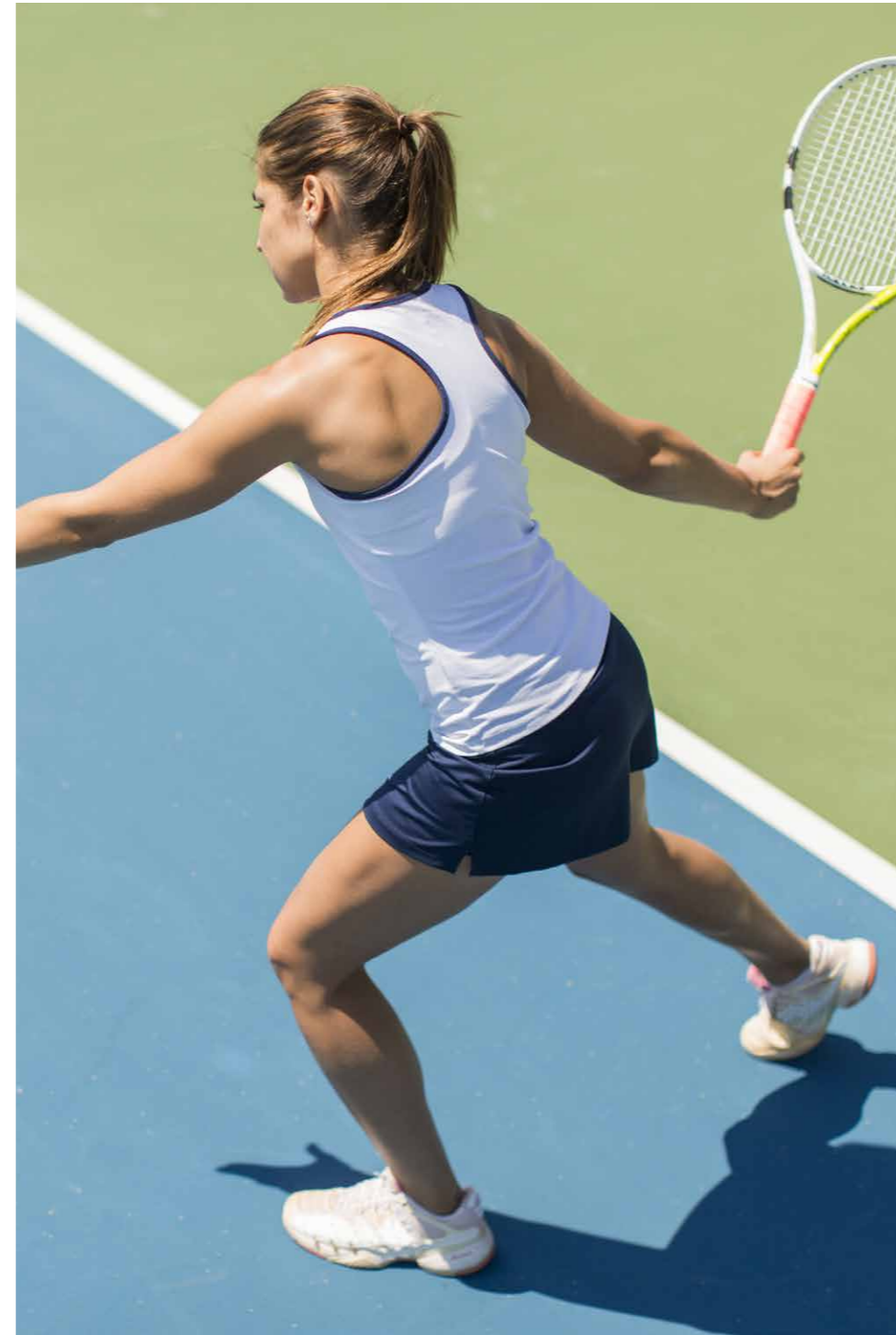
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SKYLARK  
CALYPSO | SKYLINER  
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Sporting settings abound with Parkstone Golf Club a few minutes away, and the historic West Hants Club, an internationally acclaimed centre of excellence for tennis, in nearby Bournemouth. Or, if deep recharge and restoration are what's needed, world-class spas are a short drive away, including Chewton Glen Hotel and Spa and The Herb House Spa at Lime Wood.

Those craving culture will not be disappointed either thanks to the eclectic range of exhibitions and performances on offer at Lighthouse, Poole, the Bournemouth International Centre or Bournemouth's Pavilion Theatre, alongside a rolling calendar of local festivals and events.

Whatever your passions, your pace of life, or your aspirations, this unmatched location offers all you need to shape the life you want – fresh sensations, sights, experiences, and opportunities are waiting to be unlocked. You only need turn the key on your new home.



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# ON YOUR DOORSTEP

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1. SANDBANKS BEACH



2. SALTERNS MARINA



3. SANDBANKS YACHT CO.



4. THE ROYAL MOTOR YACHT CLUB



5. RENOUS CHEESE AND WINE BAR



6. RICK STEIN SANDBANKS



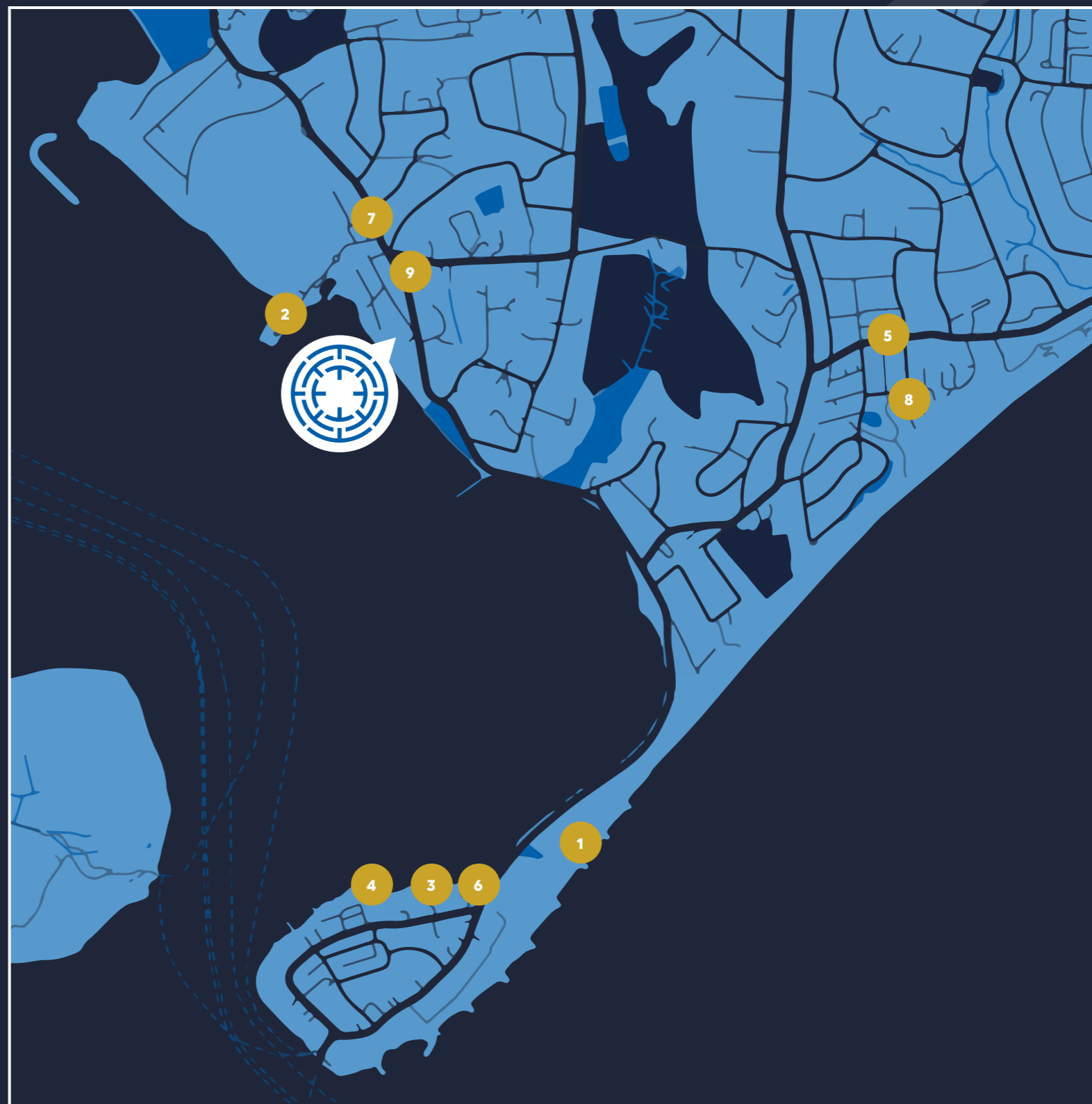
7. PATISSERIE MARK BENNETT



8. THE CLIFF, CANFORD CLIFFS



9. KOH THAI, LILLIPUT



SKYLARK / CALYPSO / SKYLARK  
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POINTS OF INTEREST

- 1 Sandbanks Beach
- 2 Brownsea Island
- 3 Old Harry Rocks
- 4 Studland Bay
- 5 New Forest National Park
- 6 Swanage

LEISURE & LIFESTYLE

- 7 Parkstone Bay Marina & South Deep
- 8 Parkstone Yacht Club
- 9 Parkstone Golf Club
- 10 West Hants Club
- 11 The Club at Meyrick Park
- 12 Chewton Glen Hotel & Spa
- 13 Christchurch Harbour Hotel & Spa
- 14 HNB Salon & Spa
- 15 Compton Acres Gardens

TRAVEL

- 16 Poole Ferry Terminal
- 17 Sandbanks Ferry
- 18 Parkstone Railway Station
- 19 Poole Railway Station
- 20 Bournemouth Railway Station
- 21 Bournemouth Airport

FOOD, DRINK & ENTERTAINMENT

- 22 The Pig on the Beach
- 23 Shell Bay Restaurant
- 24 Baffi Pizzeria
- 25 Drgnfly Pan Asian Restaurant
- 26 Isabel's Brasserie
- 27 The Nici Hotel
- 28 Bournemouth International Centre
- 29 Lighthouse, Centre for the Arts
- 30 Bournemouth Pavilion Theatre



# YOU BRING THE DREAM, WE CREATE THE REALITY

THROUGHOUT OUR MANY YEARS CREATING HIGH-END, LUXURY HOMES IN THIS EXTRAORDINARY PART OF THE SOUTH COAST, WE HAVE CONTINUED TO RAISE THE BAR, EXCEEDING OUR CLIENTS' ASPIRATIONS, AND DELIVERING THEM THEIR DREAMS.

With our creative vision and meticulous attention to detail we unlock the highest potential of every site we develop - and Dorset Lake Avenue is no exception.

These exceptional four-bedroom homes, with their sleek modern design, spacious open-plan interiors, high-spec luxury fittings and fixtures, and enviable location are not just impressive and inspirational, but welcoming and comfortable. Here living well is effortless, whether you're entertaining, working, enjoying family time, or just relaxing.

Skylark, Calypso & Skyliner embody luxury, capture light, epitomise comfort, and create magical moments. Every feature, be it the expansive windows, the flow of the open-plan living spaces, or the super high-spec fixtures, comes together to create the incredible home you deserve.

It's time to begin your next chapter – the best one yet.



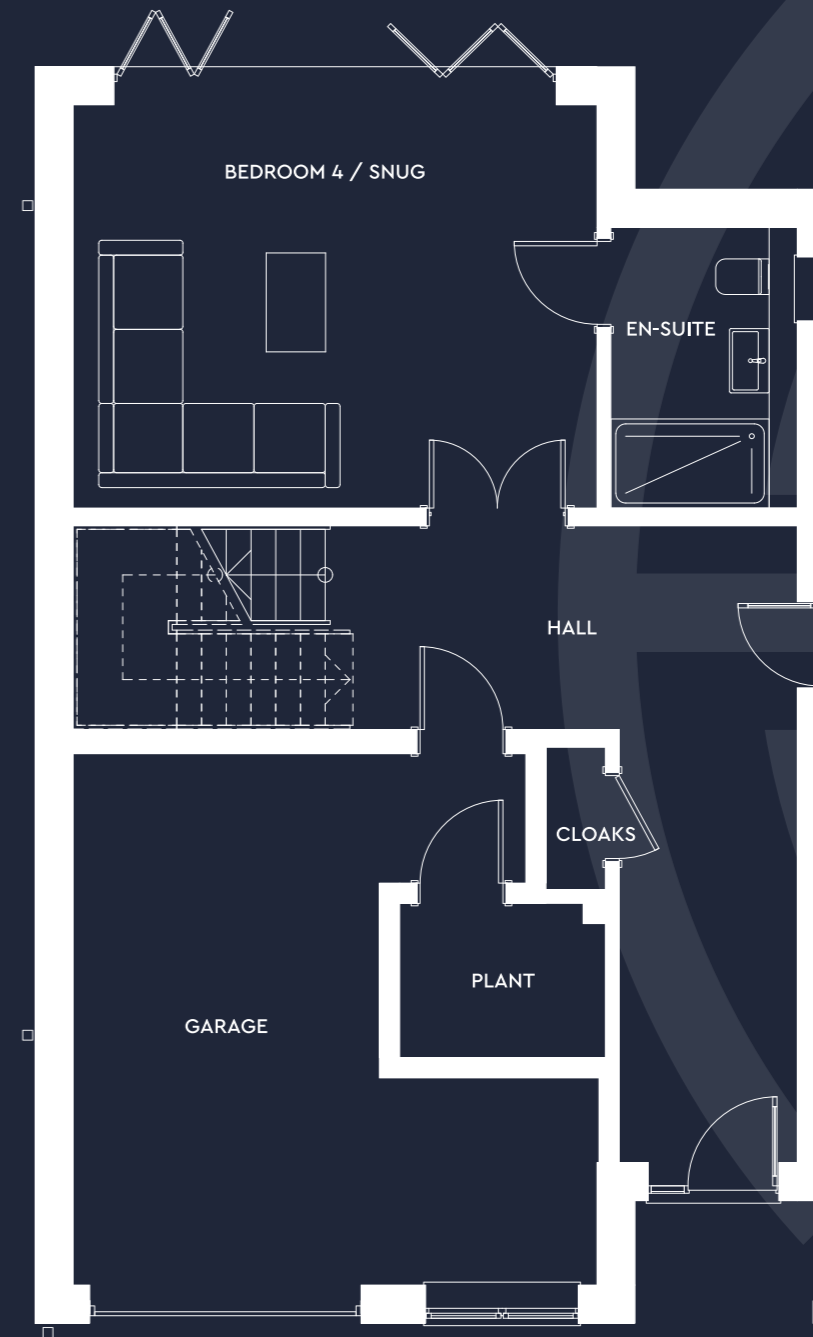


## GROUND FLOOR

A PRIVATE DRIVE, FRAMED BY PLANTING AND WITH ACCESS TO THE INTEGRAL GARAGE, OFFERS AMPLE PARKING. FROM THIS SPACE YOU CAN OPEN THE DOOR TO YOUR NEW WORLD.

You enter into a generous hallway with a handy separate coat cupboard. From here there is access to the garage and plant room, an external door to the side of the property, and the staircase to upper floors.

Double doors lead you into a light-filled space extending across the rear of the property where folding glass doors stretch the width of the room leading out onto an attractive private garden, planted with sea-air hardy trees and shrubs. With an adjoining ensuite shower room, this room could serve as either a quiet and private guest suite, or an additional family room or snug.

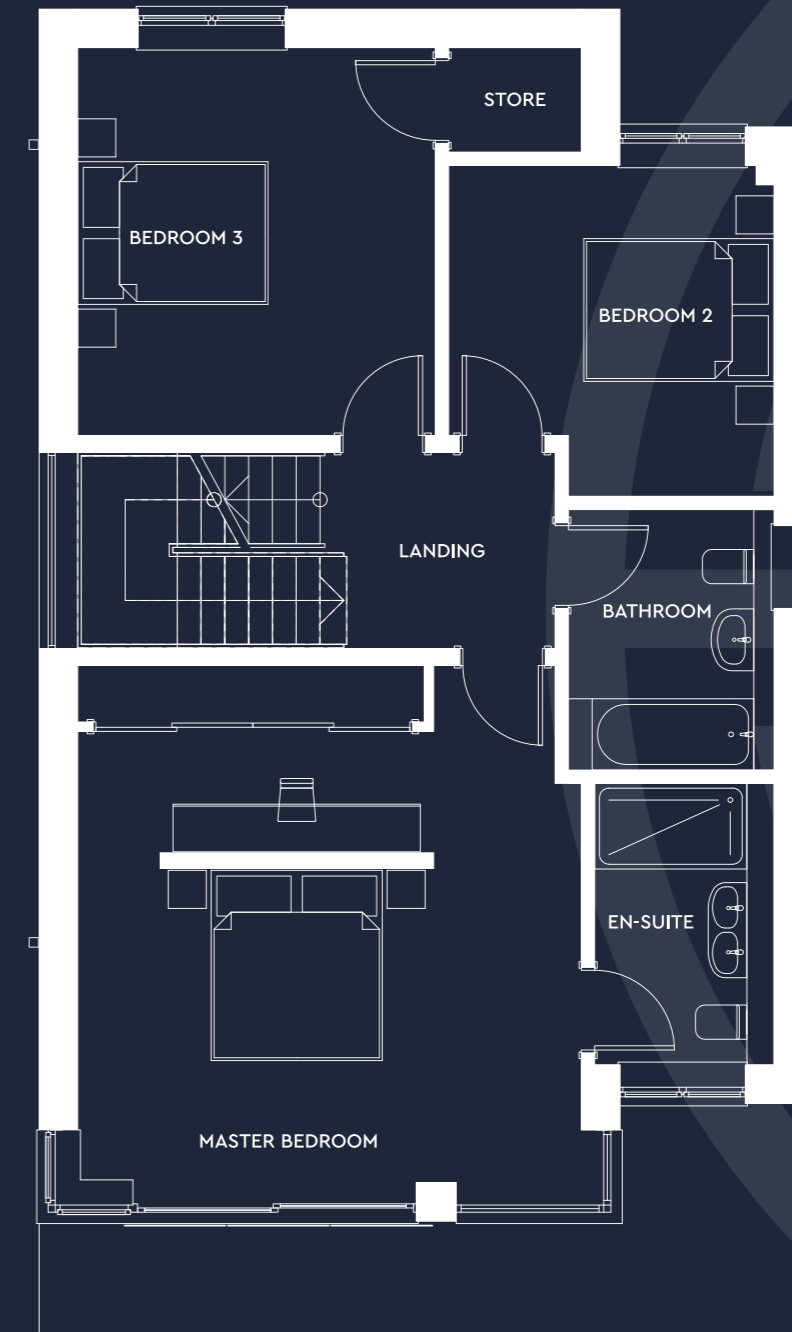




## FIRST FLOOR

ASCENDING THE STAIRS, YOU ARRIVE AT THE FIRST-FLOOR LANDING, LEADING TO TWO DOUBLE BEDROOMS WITH AMPLE BUILT-IN STORAGE TO THE REAR OF THE PROPERTY, AND A FAMILY BATHROOM, WITH AN ILLUMINATED MIRROR OVER THE SINK, AND A BATH WITH LARGE SHOWER HEAD ABOVE.

To the front is a fabulous master suite with a walk-through dressing area tucked behind a half-height wall and lined with smart built-in storage. Floor to ceiling windows expand across one side of the room, wrapping around both corners to maximise the light and views. Slide these glass panels open to access the terrace – the perfect place to soak up the sunshine and take in the views. The ensuite shower room is beautifully appointed by Porcelanosa, with a large rain-effect wet room area and his and hers sinks.







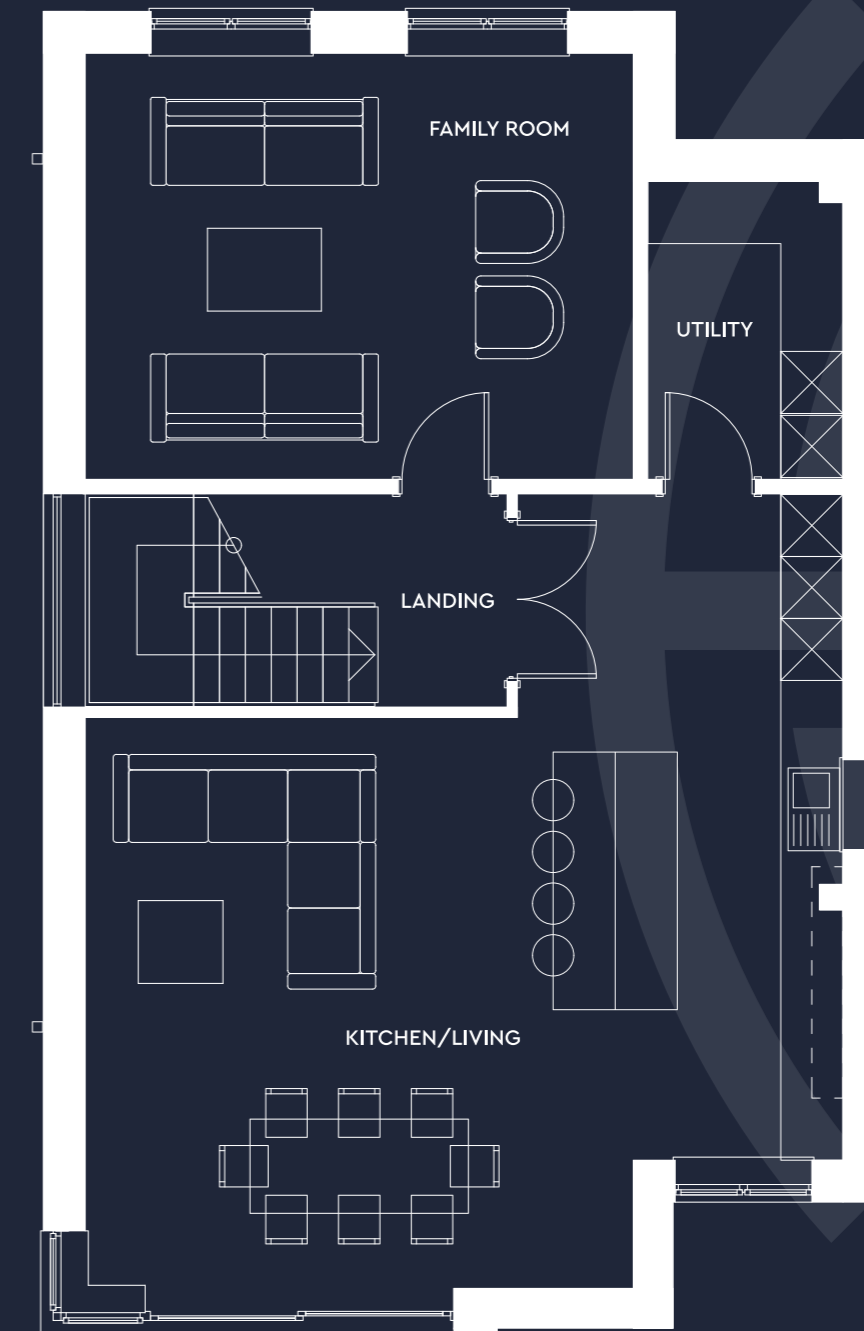
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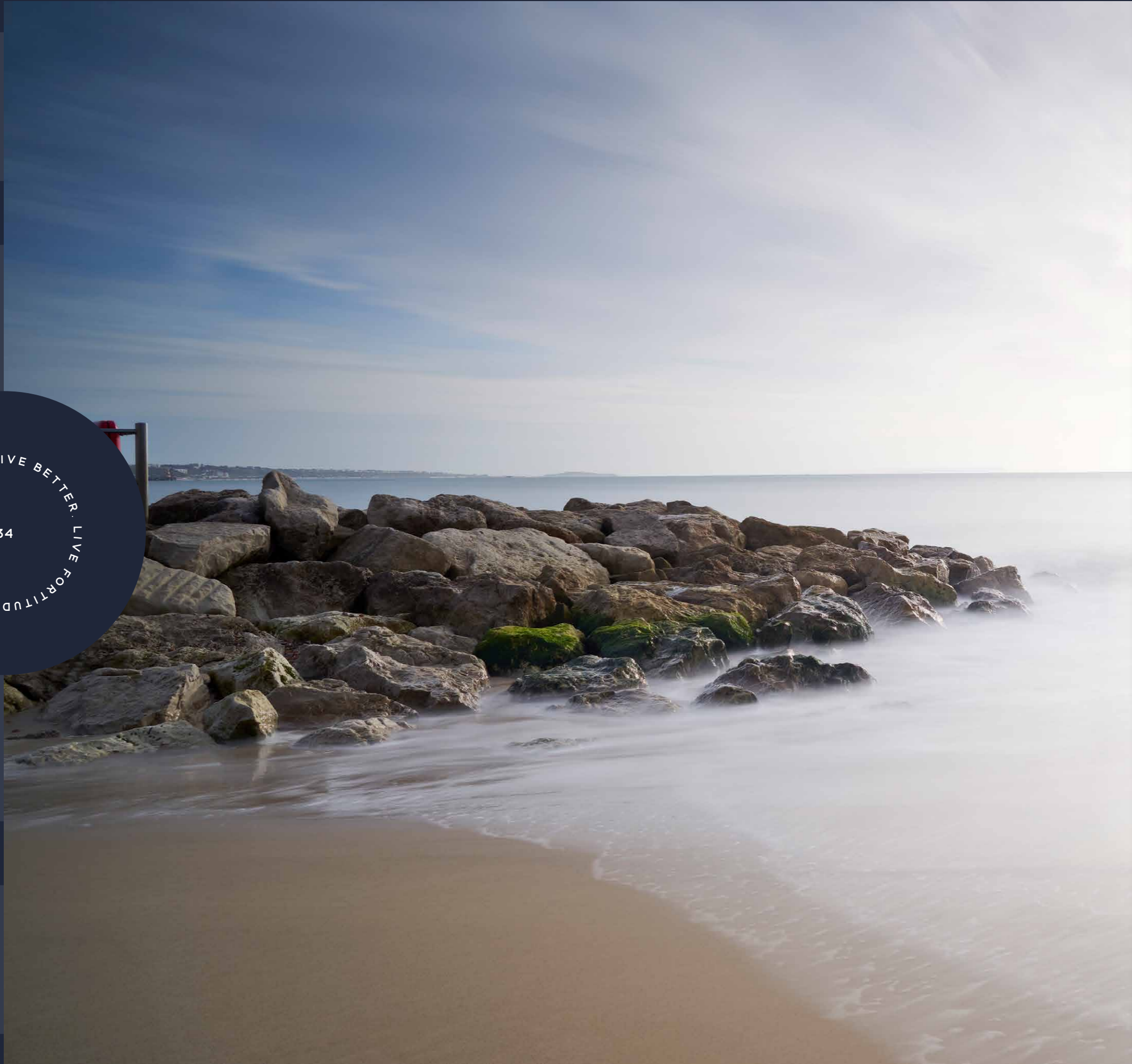
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From its opulent polished quartz surfaces to the luxury Miele and Siemens appliances, the bespoke contemporary style kitchen offers streamlined and beautiful functionality. Here, clever design features, high-end gadgets and quality materials make it an effortless pleasure to use, whether you're grabbing a bottle from the wine cooler or taking your time over an elaborate supper.

The quartz kitchen island with sleek waterfall ends offers informal seating and plenty of preparation space, while the dining area accommodates a table for eight, still leaving ample space to mill and mingle over cocktails or coffee with friends. The living area provides a snug spot to relax and an elegant addition to your entertaining space. Off the kitchen area is a utility room with a sink – a neat, well-designed space to tuck away appliances.

Separate to this open plan space is an additional living room, an inviting and flexible space ideal for cosy nights in or chilling out with family.





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SKYLARK / CALYPSO / SKYLINER  
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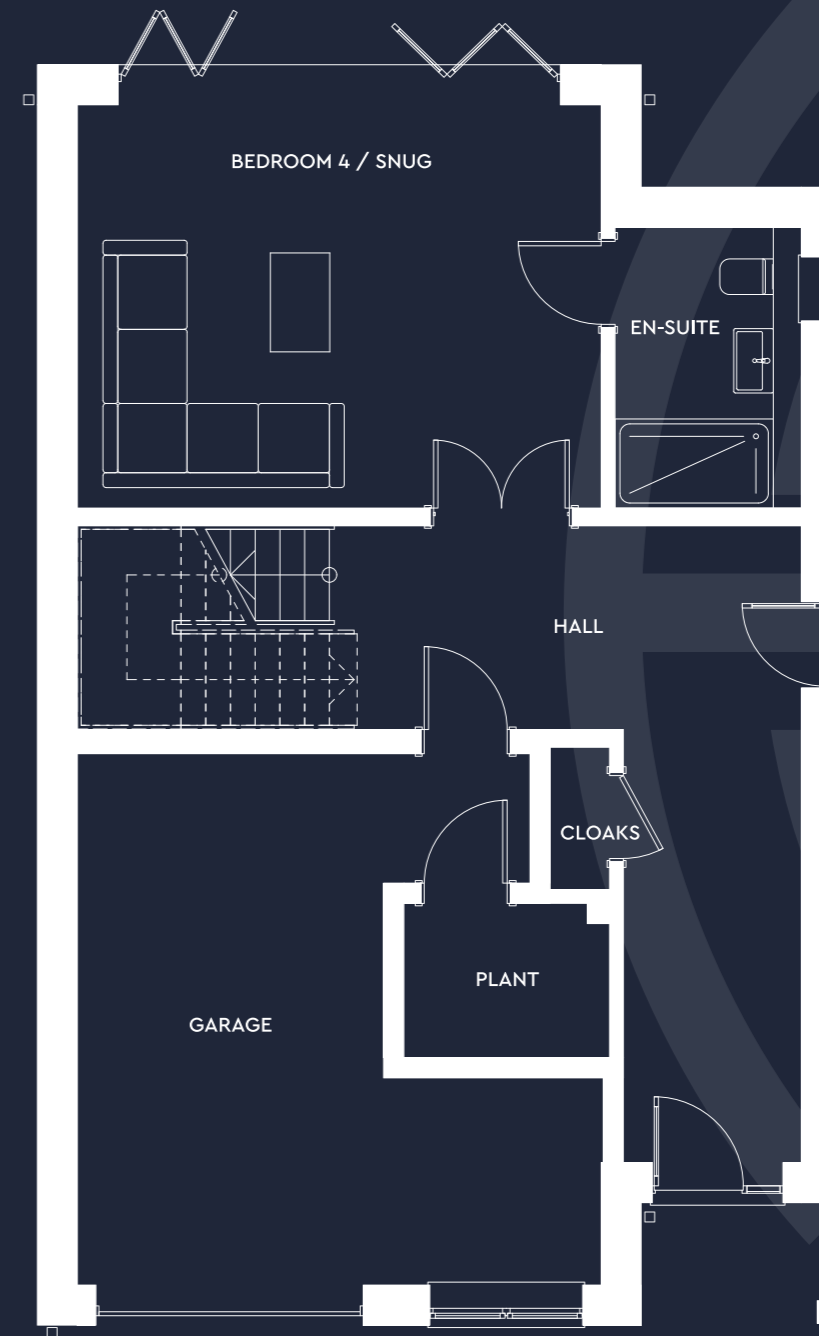


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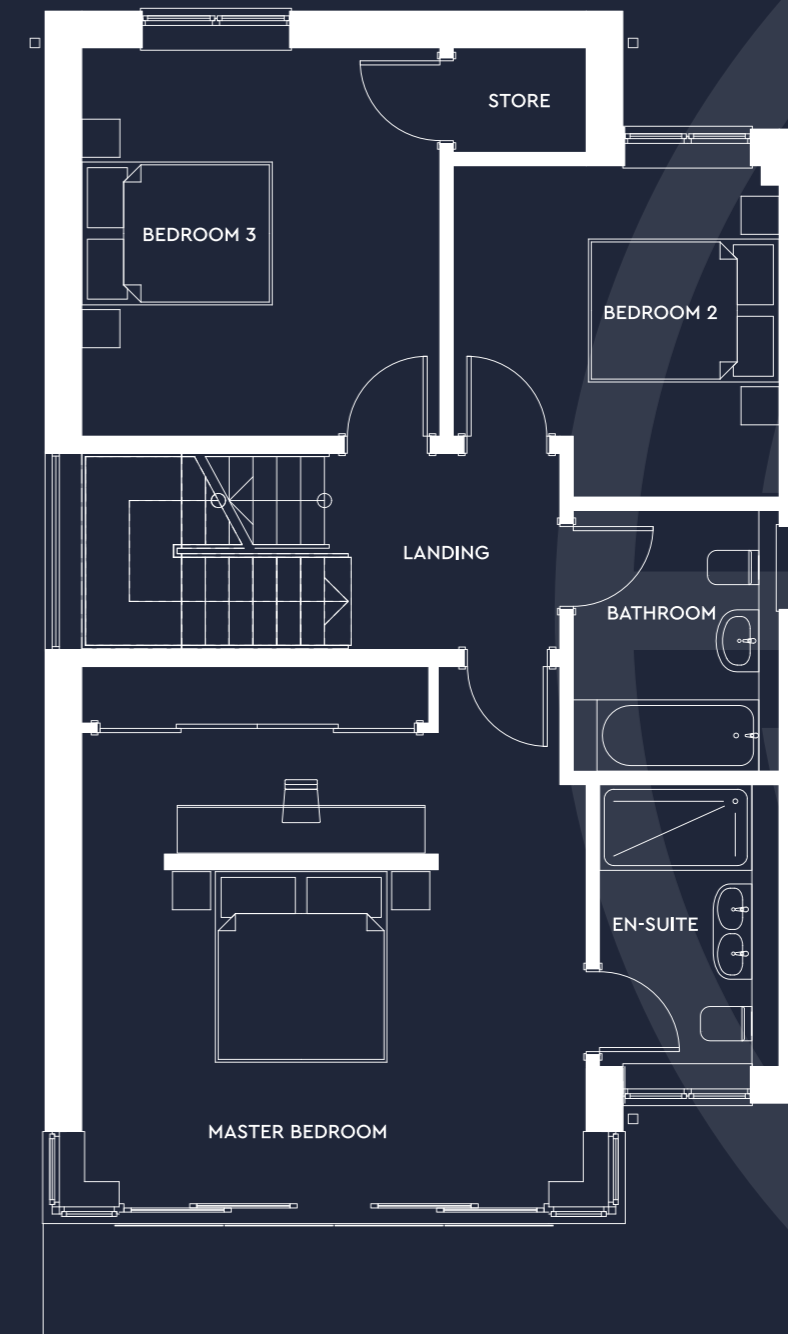




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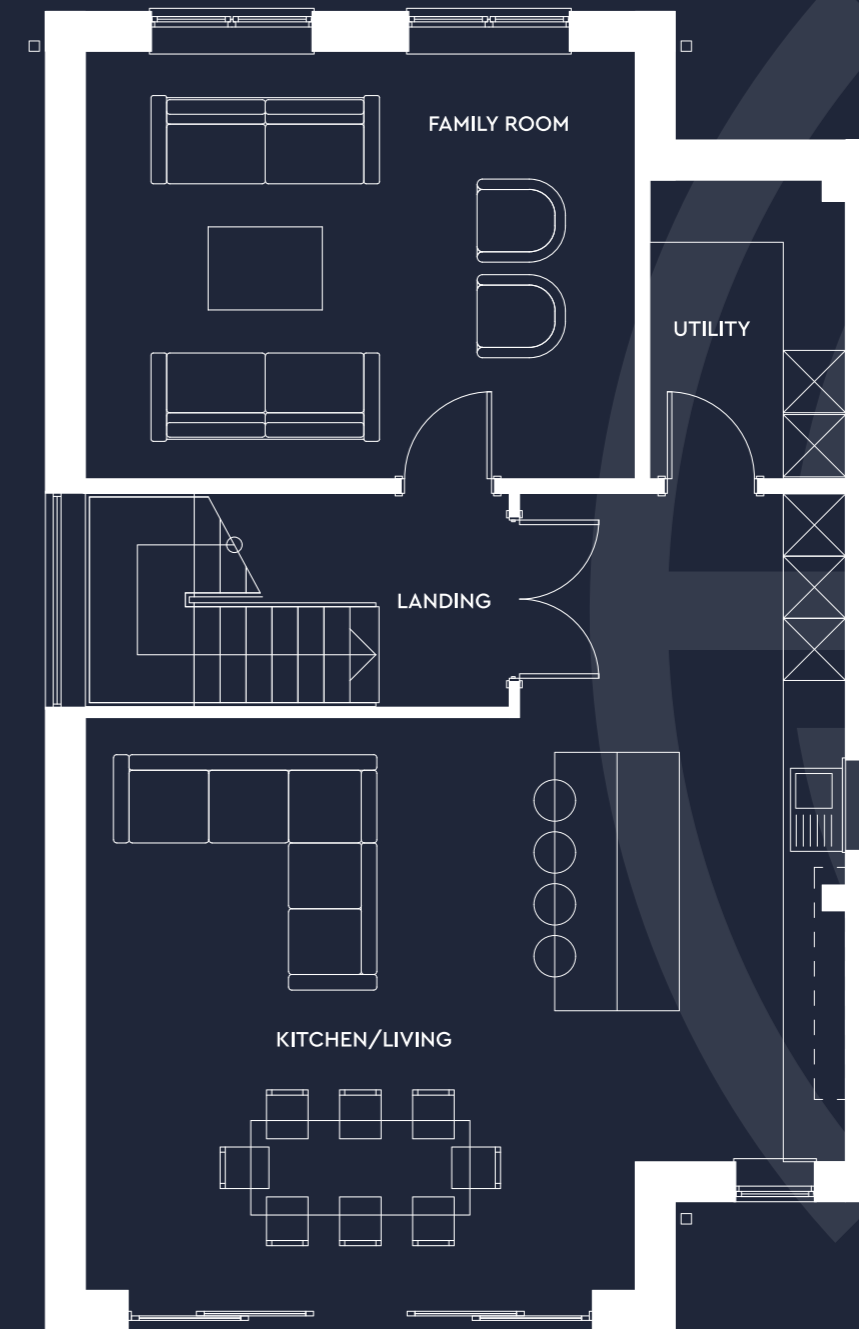
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SKYLARK / CALYPSO / SKYLINER  
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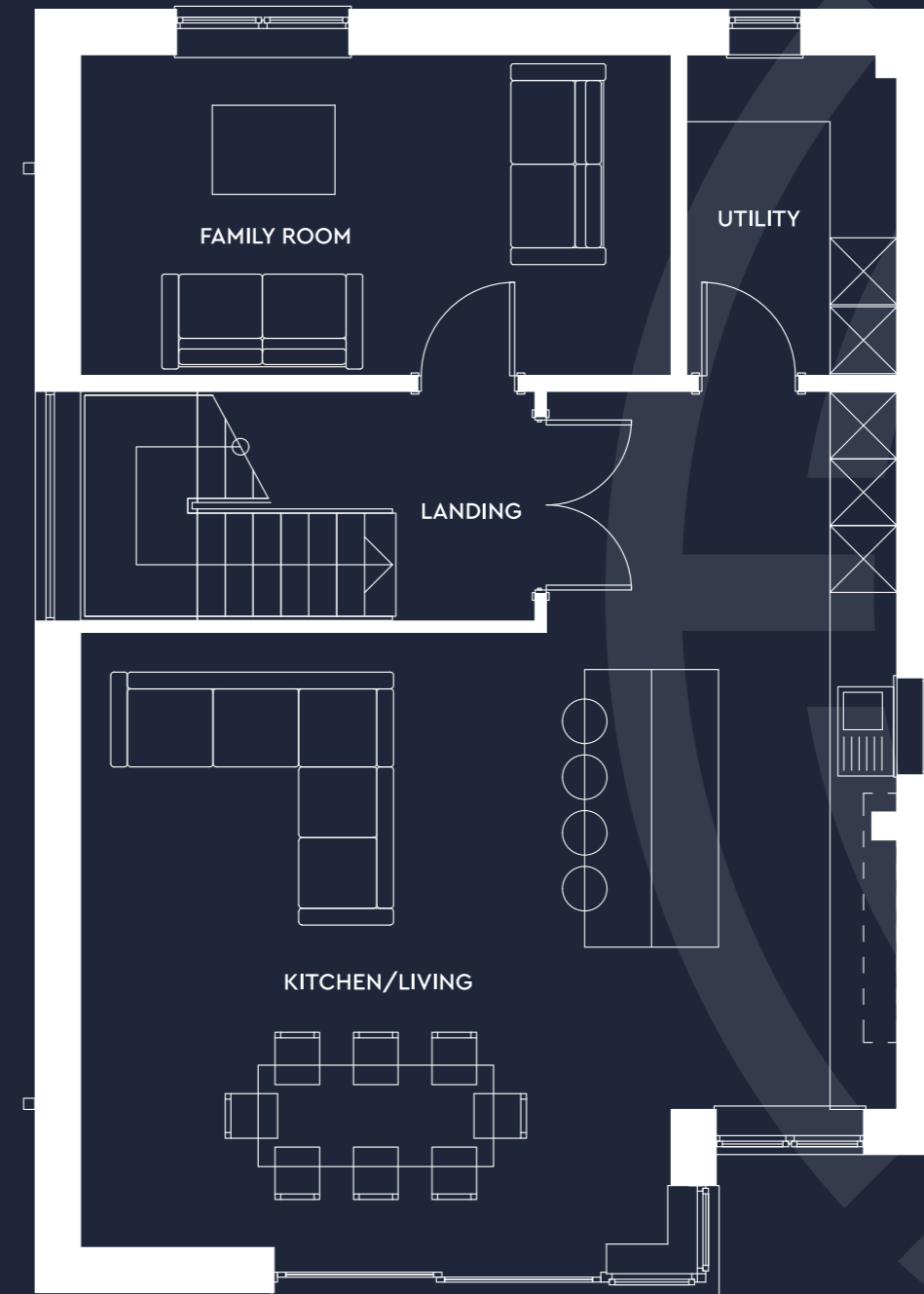
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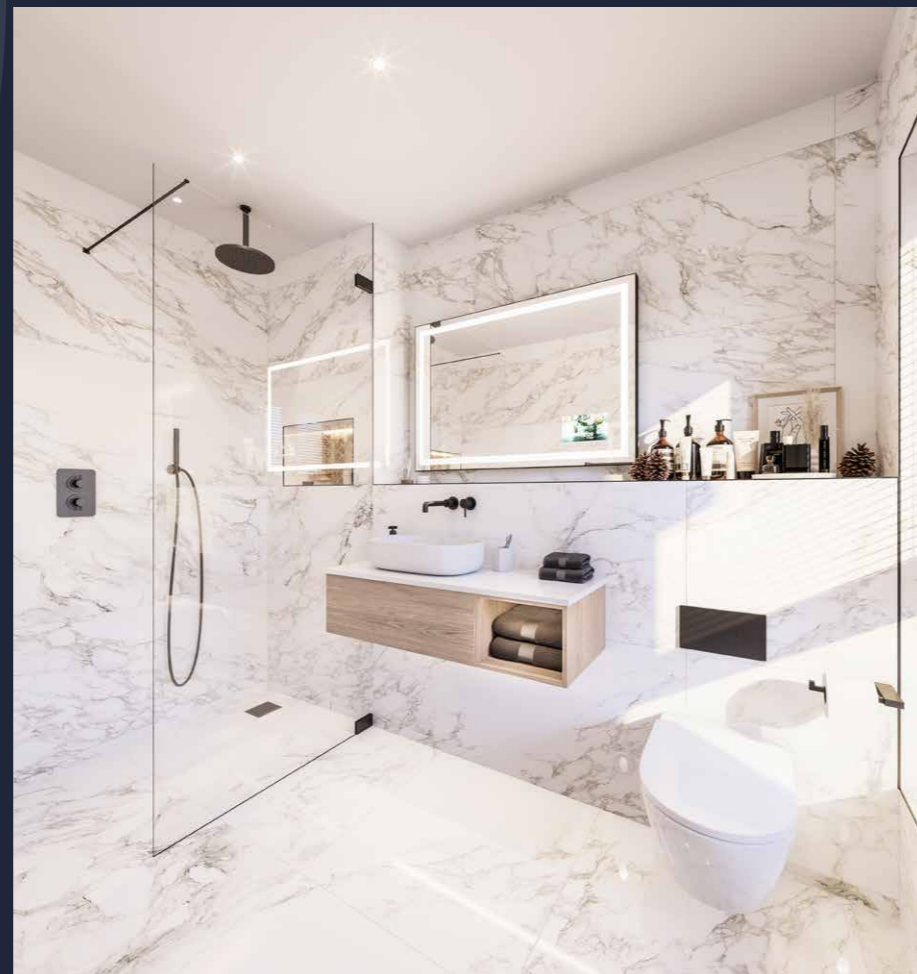
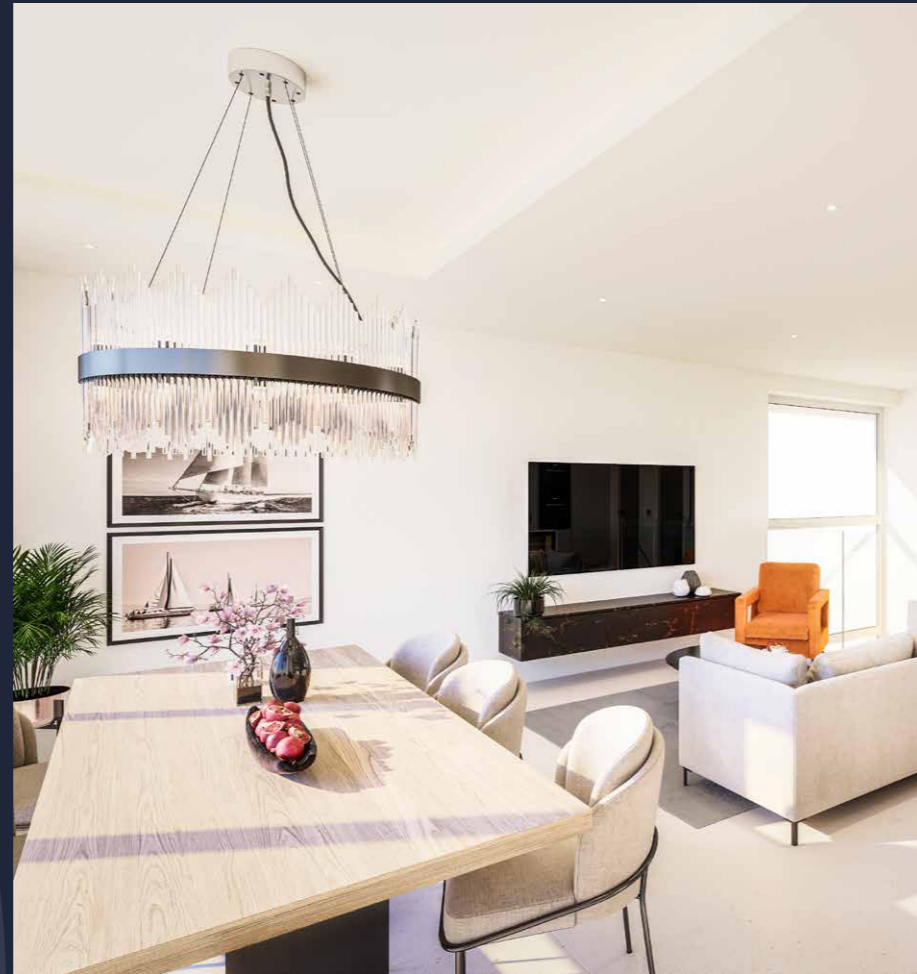
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SKYLARK / CALYPSO / SKYLINER  
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# ATTENTION TO DETAIL

TO CREATE A HOME THAT LOOKS AND FEELS LUXURIOUS, WHERE DAY TO DAY LIVING IS AN EFFORTLESS PLEASURE, WE BELIEVE ATTENTION TO DETAIL IS EVERYTHING. MATERIALS AND TEXTURES, FIXTURES AND FITTINGS - EVERY DESIGN CHOICE MATTERS, RIGHT DOWN TO THE HINGES ON THE CUPBOARDS. WHEN EVERYTHING YOU CAN SEE – AND EVERYTHING YOU CAN'T – IS PERFECT, SO IS THE EXPERIENCE OF LIVING IN THAT SPACE.

## House

- Three-storey architect-designed home benefiting from a terrace/balcony
- Prime waterside location
- Stunning views over Poole Harbour
- Freehold
- Garage & parking
- Private garden

## Kitchens

- Individually designed contemporary alpine white matt kitchen with soft-close doors and drawers
- White marbled quartz countertops
- Suite of Miele appliances comprising;
  - Frameless hob with integrated extractor
  - Oven
  - Combination microwave oven
- Siemens dishwasher, full height fridge and full height freezer
- Caple built under wine cooler
- Maxmatic waste disposal
- LED strip lighting
- Utility room with space for washer and dryer

## Bathrooms

- Beautifully appointed bathrooms, including luxury sanitaryware from brands such as Laufen and Gessi amongst others;
  - Concealed flush WC
  - Rain effect shower
  - Large format Porcelanosa tiles
  - Tiled shower tray
- Intelligent underfloor heating
- Tailored shelving, alcoves and vanity units

## Living

- Exquisite plush carpets
- Porcelanosa Bottega large format white stone tiles
- Integrated Sky Q access
- Up to 100mb ultrafast broadband



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# INTRODUCING THE CREATORS

FROM A FOUNDATION OF INTEGRITY, KNOWLEDGE, AND CREATIVITY, FORTITUDO HAS SPENT THE LAST 35-YEARS BUILDING AN ENVIABLE REPUTATION AS A DEVELOPER OF DREAM PROPERTIES – AND DREAM LIFESTYLES.

Bringing together the very best in design and construction with the finest locations, Fortitudo's aim is to create nothing less than perfection. By seeing every project as unique, and responding to its individual requirements and context, they craft bespoke solutions to deliver exceptional results.

Fortitudo developments are always properties of distinction, in synergy with their surroundings, and truly life-enhancing for those that call them home.


Let Fortitudo help you launch the next chapter of your life – it's going to be the best yet.

fortitudo

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SKYLARK | CALYPSO | SKYLARK  
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"QUALITY IS  
NEVER AN  
ACCIDENT. IT IS  
ALWAYS THE  
RESULT OF  
INTELLIGENT  
EFFORT."

JOHN RUSKIN

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