

SUNDERLAND

SANDBANKS

|| VAN MORRISON

SMELL THE SEA  
AND FEEL THE SKY.  
LET YOUR SOUL  
AND SPIRIT FLY.



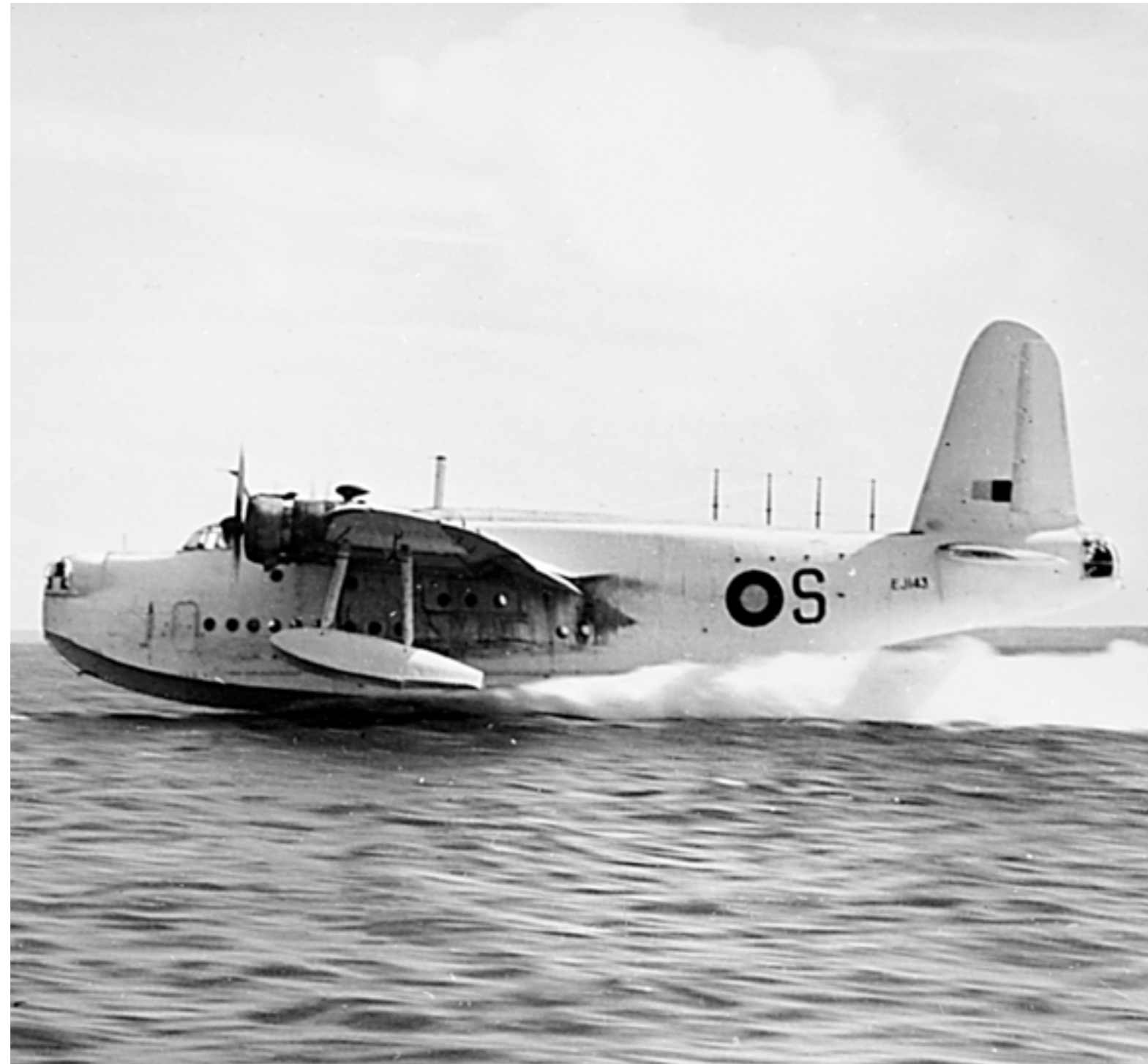
# STEP INTO YOUR FUTURE.

Fortitudo brings you Sunderland, Catalina and Sandringham, an elite development of three four-bedroom, luxury homes in Lilliput, overlooking the waters of glorious Poole Harbour, alongside the globally-renowned Sandbanks Peninsula, Poole.

Combining extraordinary design and quality with an unsurpassed location, this is the pinnacle of lavish waterside living.

It's time to discover a better life.





RAF Short Sunderland flying boat,  
in service with 230 Squadron from  
December 1942 until March 1945.



# A NAME, A HISTORY, AN IDENTITY

Sunderland, Catalina and Sandringham are named after three majestic flying boats which would once have been moored in the harbour waters in view of this location.

For a few years during and after World War II, Poole Harbour was the worldwide centre for flying boat travel. Here VIP travellers, including Hollywood stars, Royalty, and the political elite, took flight from the water to journey in opulent luxury to Europe, Africa and Australia.

Many even consider Poole the birthplace of British Airways, its forerunner the British Overseas Airways Corporation having been established during its time based in the harbour.

During the war, it was also a base for dozens of military seaplanes. The brave crews must have felt their spirits surge when they saw that familiar sweep of the harbour on their return from missions, as their impressive craft captured the imaginations of those watching from below.

As we bring a small piece of that history to life, we invite you to let your imagination take flight and allow that same sense of homecoming joy to be yours.





Aerial view of Poole Harbour and Brownsea Island and Salterns Marina (right hand side).



# LOCATION IS EVERYTHING

Sitting alongside prestigious Salterns Marina and overlooking the expansive blue waters of Poole Harbour, this location has it all.

The area, which includes globally-renowned Sandbanks, is one of the most sought-after and exclusive places to live in the world – for good reason. It 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.

To the outside world 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 select community 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.

Lilliput itself, where Sunderland, Catalina and Sandringham are situated, offers a relaxed 'costal village' vibe, with a handful of high-end eateries and shops, and of course Salterns 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.

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.



“SALTERNS MARINA HAS BEEN AN IMPORTANT PART OF SANDBANKS AND POOLE HARBOUR HISTORY FOR MORE THAN 200 YEARS.



Aerial view of the prestigious Salterns Marina which overlooks the expansive blue waters of Poole Harbour.





Sunset at Durdle Door along the Jurassic Coast.

# A NATURAL PARADISE



Above: Golden sandy beaches stretching down to Sandbanks.

Right: Aerial views of Old Harry Rocks and the chalk Purbeck coastline.



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.

A stone's throw across the water 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, while to the east lies the idyllic New Forest.

The great outdoors awaits.



Kitesurfing in Sandbanks bay



Left: The idyllic location of Shell Bay Restaurant.  
 Below: The Boatyard Café & Bar at Sandbanks Yacht Co.  
 Bottom: Get your adrenaline fix at The Watersports Academy in Sandbanks



# 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.







Experience mouth-watering fresh local produce at Shell Bay Restaurant.



Views over the bay at Rick Stein Restaurant.



# THE FINER THINGS IN LIFE



Top: The Pig on the beach at Studland. Bottom: Rick Stein Sandbanks.



Grab your morning coffee at Patisserie Mark Bennett.



As befits its thriving, affluent community, this area boasts first-class amenities.

Less than five minutes' walk from your new home is Patisserie Mark Bennett, perfect for fresh bread, sensational cakes or your morning coffee and croissant. Head to fashionable Ashley Cross for cocktails, or 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 short stroll away, or The Pig on the Beach at Studland, often booked months in advance, but always well worth the wait. And making waves on the social scene most recently 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.

...



# ...THE FINER THINGS IN LIFE



Parkstone Golf Club and West Hants Tennis Club are only a short distance from your new home. If deep recharge and restoration are what's needed, world-class spas are a short drive away, including Chewton Glen Hotel and Spa and Christchurch Harbour Hotel.



HarSPA at Christchurch Harbour Hotel

Fireworks at Bournemouth Pier, just one of many regular local events.



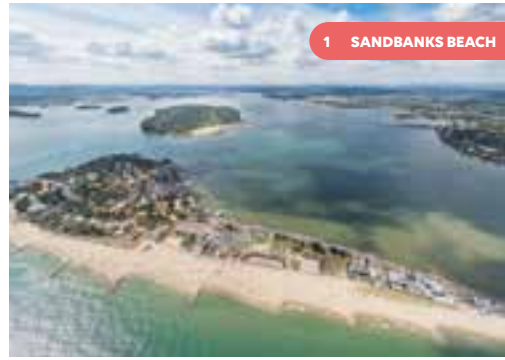
Sporting settings also abound, with Parkstone Golf Club a few minutes away, and the historic West Hants Club, an internationally acclaimed centre of excellence for tennis, in nearby Bournemouth. Or, if deep recharge and restoration are what's needed, world-class spas are a short drive away, including Chewton Glen Hotel and Spa and Christchurch Harbour Hotel with its extensive HarSPA.

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 need only turn the key on your new home.



# ON YOUR DOORSTEP



ON YOUR DOORSTEP...





**Points of Interest**

1	Sandbanks Beach	1.9
2	Brownssea Island	5.6
3	Old Harry Rocks	22.0
4	Studland Bay	21.5
5	New Forest National Park	16.4
6	Durdle Door	21.2

**Leisure & Lifestyle**

7	Parkstone Bay Marina & South Deep	0.9
8	Parkstone Yacht Club	1.0
9	Parkstone Golf Club	1.2
10	West Hants Club	4.9
11	The Club at Meyrick Park	5.0
12	Chewton Glen Hotel & Spa	16.2
13	Christchurch Harbour Hotel & HarSPA	13.2
14	HNB Salon & Spa	1.4
15	Compton Acres Gardens	1.2

**Travel**

16	Poole Ferry Terminal	3.5
17	Sandbanks Ferry	2.5
18	Parkstone Railway Station	1.4
19	Poole Railway Station	2.7
20	Bournemouth Railway Station	5.2
21	Bournemouth Airport	9.8

**Food, Drink & Entertainment**

22	The Pig on the Beach	5.9
23	Shell Bay Restaurant	2.9
24	The BOAT at the bay	19.7
25	Whittles Restaurant & Bar	5.2
26	Isabel's Brasserie	2.2
27	The Nici Hotel	4.1
28	Bournemouth International Centre	4.3
29	Lighthouse, Centre for the Arts	2.4
30	Bournemouth Pavilion Theatre	4.8

# YOU BRING THE DREAM, WE CREATE THE REALITY

This portfolio delivers big, but on an exclusive scale, with just three exceptional four-bedroom homes built right on the waterfront, offering inspirational views across the marina and Poole Harbour beyond.

Close to amenities but in a tucked-away spot with no through traffic - except of course the sailboats gliding by - this intensely desirable location has been elevated to its highest potential with the vision and creativity of the experienced Fortitudo team.

Sunderland, Catalina and Sandringham embody luxury, capture light, and create magical moments,

with their smart layouts, sleek design, and meticulous attention to detail.

Every feature, be it the expansive windows, generous terraces, or super high-spec interiors, comes together to create the incredible home you deserve: it's everything you've worked for and dreamt of - and more.



The private terrace on the second floor.





Aerial view of Sunderland, Catalina and Sandringham.

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



An exterior CGI of Sunderland, Catalina and Sandringham.





The kitchen / breakfast room on the ground floor.





The living room situated on the ground floor.





Looking through the kitchen / breakfast room as to the living room and garden beyond.



The living room situated on the ground floor.

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



The living room.



The entrance hallway.

# SUNDERLAND GROUND FLOOR

Climb the steps up to a broad side terrace and open the door to your new world.

You enter onto a large hallway, with access to a downstairs cloakroom, the main stairs, and doors out to a side terrace and the garden beyond.

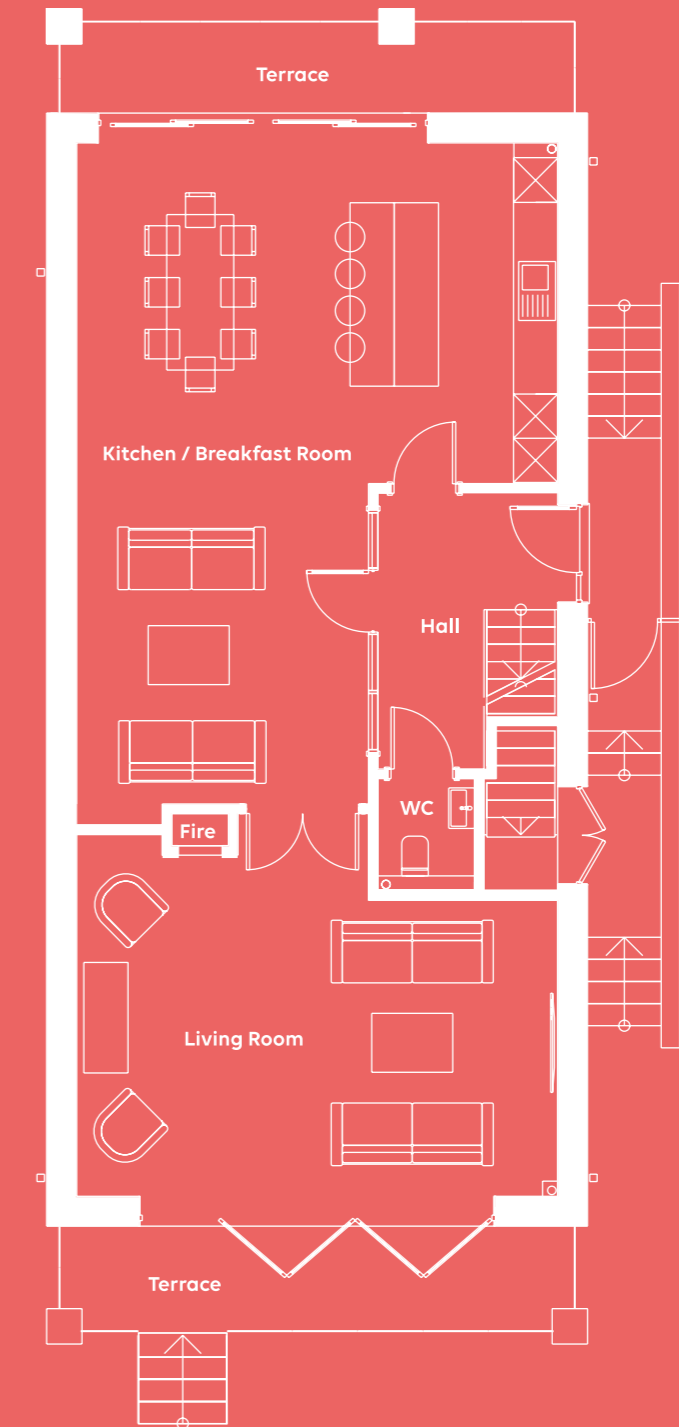
From here two wide doors open out onto different parts of the expansive kitchen, dining and living room. From its opulent polished quartz surfaces to the luxury Gaggenau appliances, the bespoke kitchen offers sleek and beautiful functionality. Here, clever design features, high-end gadgets and quality materials make it an effortless pleasure to use, whether you're pulling a quick espresso or taking your time over an elaborate supper.

A large kitchen island provides plenty of preparation space and informal seating, while the dining area easily accommodates a generous table for eight, still leaving ample floor space to

mill and mingle over cocktails or coffee with friends. Sliding glass doors at one end lead out onto a front terrace, and towards the back of the room is a living area, perfect for a cosy chill out zone for family, or an elegant addition to your entertaining space.

Beyond this, step through feature glass doors into the living room, flooded with light and offering abundant space to furnish discrete seating zones, so you can design a room to fit the many ways in which you'll want to spend your time there.

Bi-folding glass doors stretching almost across the width of the property at the rear bring the outside in and lead out onto a large terrace. A short flight of steps takes you down to an attractive private garden area, planted with sea-air hardy trees and shrubs.



**Kitchen / Breakfast Room**  
21'5" x 15'3" (6.55m x 4.66m)

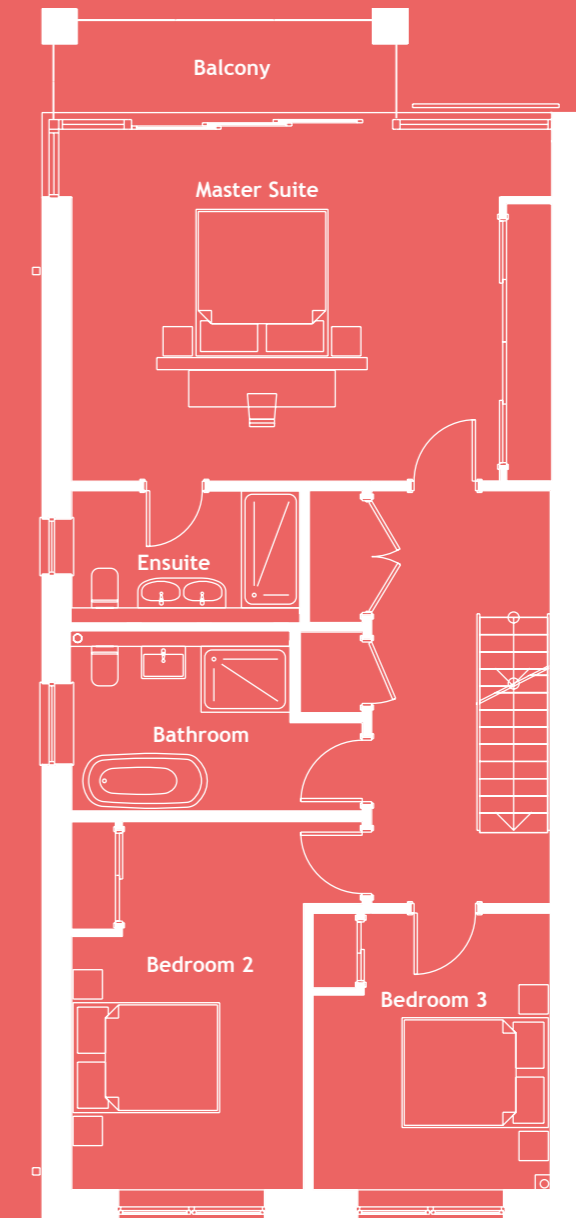
**Living Area**  
14'4" x 13'1" (4.40m x 4.00m)

**Living Room**  
21'5" x 13'3" (6.55m x 4.05m)

# SUNDERLAND FIRST FLOOR

Ascend to a wide landing, well-equipped with large storage cupboards, to discover three individualised double bedrooms, one with ensuite, and a further bathroom, beautifully appointed by Porcelanosa with a unique 'egg-shaped' bath and sumptuous rain effect shower.

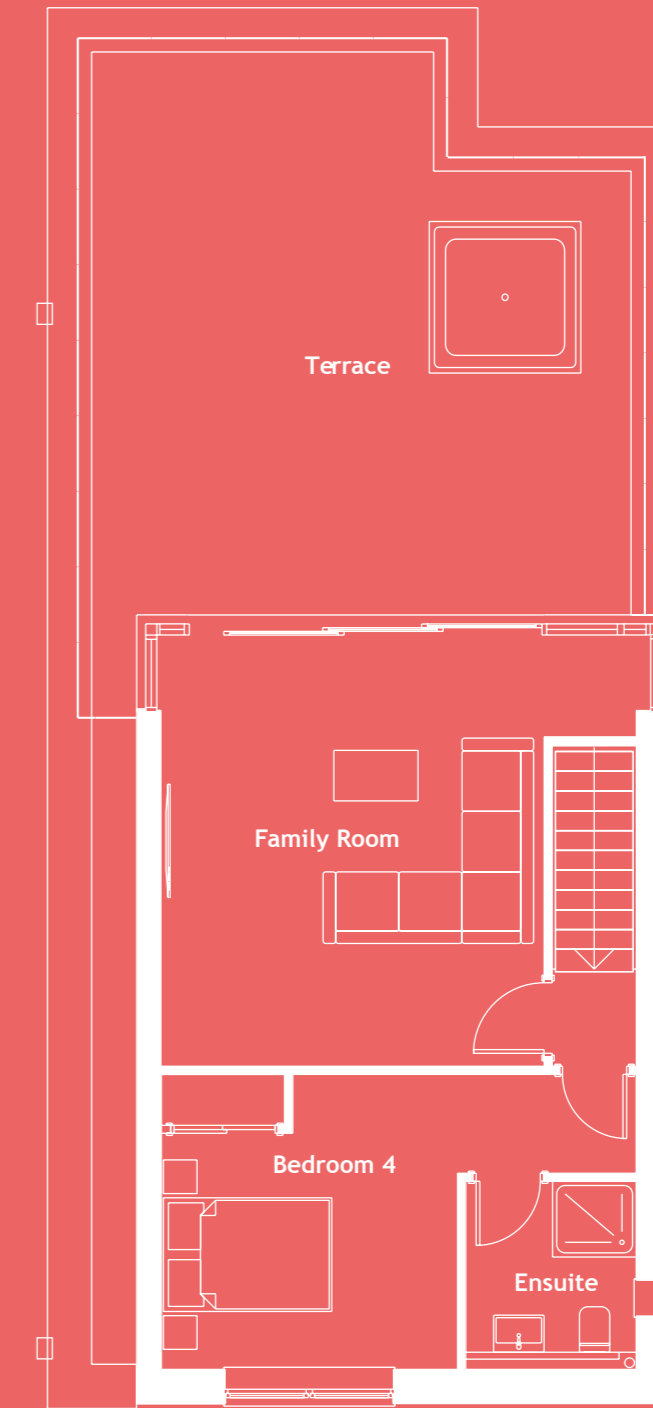
Light pervades every element of the extraordinary master suite to the front of the property, with a wall of glass and doors leading onto a balcony, where you can step out into the sea-fresh air. Built in wardrobes cover one wall, and the lavish ensuite has his and hers sinks and a roomy double shower.



<b>Master Suite</b> 21'5" x 15'3" (6.55m x 4.66m)	<b>Bedroom 2</b> 15'6" x 10'5" (4.76m x 3.20m)	<b>Bathroom</b> 9'8" x 8'6" (3.00m x 2.70m)
<b>Ensuite</b> 10'3" x 6'4" (3.15m x 1.95m)	<b>Bedroom 3</b> 11'5" x 10'7" (3.51m x 3.27m)	

# SUNDERLAND SECOND FLOOR

At the very top discover a slice of seaside heaven. A sunny family room opens out onto a truly special rooftop garden, a private idyll where you can watch the boats go by, or simply lie back, soak up the rays and listen to the hushing waves. A fourth double bedroom with ensuite shower room completes the floor.



#### Family Room

16'5" x 15'0" (5.02m x 4.58m)

#### Terrace

21'8" x 21'0" (6.65m x 6.40m)

#### Bedroom 4

11'6" x 11'5" (3.54m x 3.53m)

#### Ensuite

7'4" x 6'7" (2.26m x 2.05m)

# IT'S ALL IN THE DETAILS

## House

- Three-storey architect-designed home benefiting from a terrace/balcony on every floor, including south-east facing rear terrace, second floor balcony and rooftop garden.
- Prime waterside location on no-through-road
- Stunning views over Poole Harbour and towards Brownsea Island
- Freehold
- Parking
- Private south-east facing garden
- Lightwave Smart Home package

## Kitchens

- Suite of Gaggenau appliances comprising;
  - Combination microwave oven
  - Oven
  - Integrated dishwasher
  - Full height fridge
  - Full height freezer
  - Flex induction hob
- Siemens built under wine cabinet
- Waste disposal unit
- Mirrored splashback
- 20mm quartz countertops with waterfall ends to island

## Utility

- Gaggenau washing machine
- Gaggenau heat pump dryer

## Bathrooms

- Beautifully appointed by Porcelanosa, comprising;
  - Concealed flush WC
  - 'Egg-shaped' bath
  - Rain effect shower
  - 'His and hers' basins (ensuites only)
  - Large format Porcelanosa tiles
- Intelligent underfloor heating
- Tailored shelving, alcoves and vanity units
- Artforma smart mirror

## Living

- Plush exquisite carpets
- Porcelanosa wood effect tile floor laid in herringbone format with feature border
- Electric two sided tunnel feature fireplace
- Integrated Sky Q access
- Up to 100mb ultrafast broadband

## Optional Extras

- Sonos sound system



The bathroom on the first floor.



The ensuite of bedroom 4 on the second floor.





The impressive master suite.





The impressive master suite.







Bedroom 2 on the first floor.



Bedroom 4 on the second floor.



Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.





The family room opening out onto a truly special rooftop terrace.

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



# INTRODUCING THE CREATORS

## fortitudo

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.



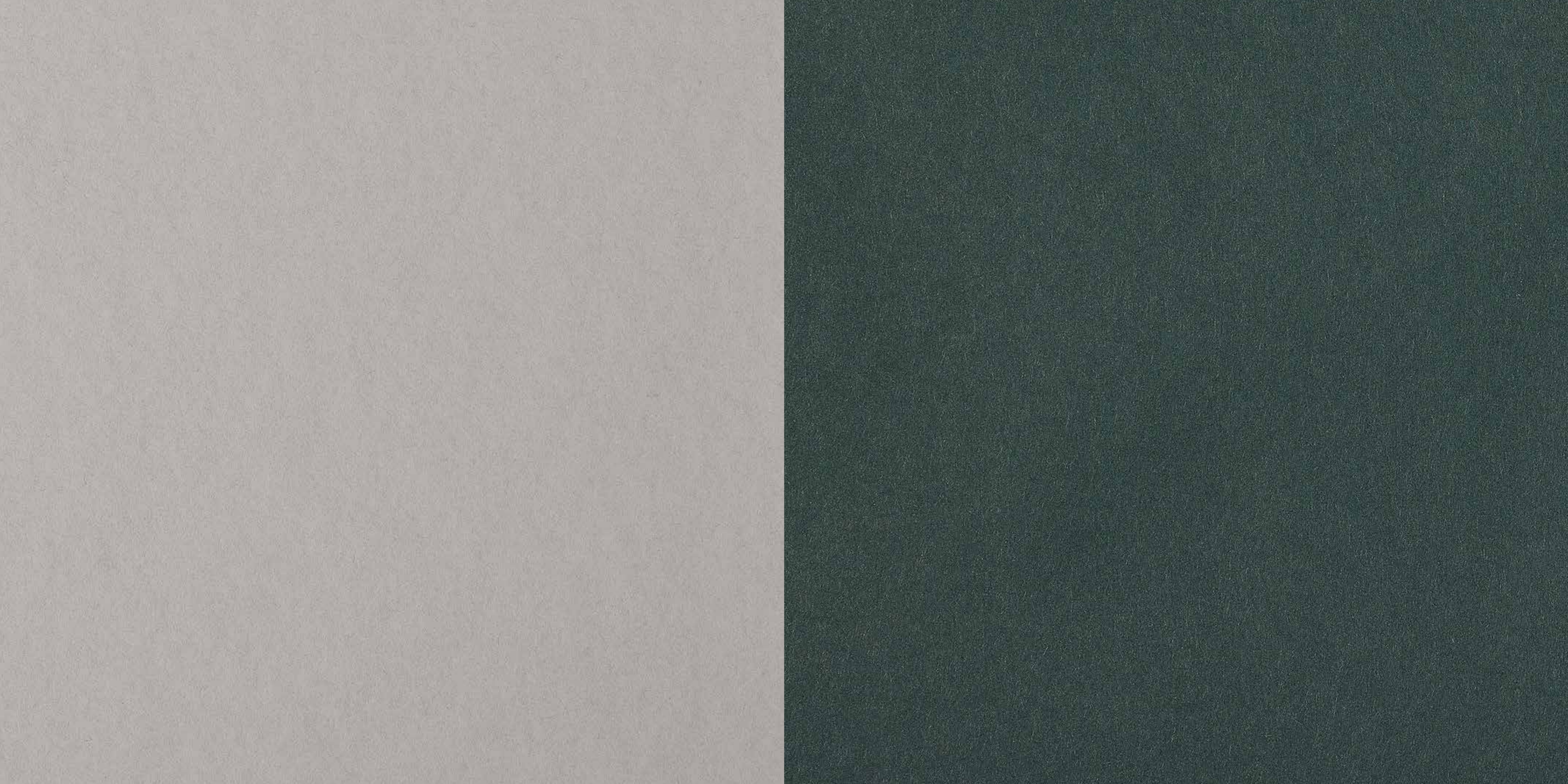
Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



TAKE ME TO THE  
OCEAN. LET ME  
SAIL THE OPEN  
SEA. TO BREATHE  
THE WARM  
AND SALTY AIR  
AND DREAM OF  
THINGS TO BE.

// ERICA BILLUPS





fortitudo