

COUTTS HOUSE
ISLE OF MAN



Experience the difference
www.coutthouse.com

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Experience the difference

From the moment you enter the tree-lined grounds of Coutts House, you're entering a different world. Discreet, unique and exclusive, Coutts House sets the standard in modern apartment living.

Come home to Coutts House and experience a different way of living.



The perfect setting

Located less than a mile from the centre of Douglas, the capital of the Isle of Man, Coutts House nestles comfortably within secure, private grounds.

Mature Lime, Sycamore and Chestnut trees encircle the residence, creating an exclusive haven. However everything you need is right on your doorstep; the Island's financial centre, theatre, numerous leisure facilities and unspoiled countryside are just minutes away.

Convenient yet secluded, Coutts House provides the best of both worlds.

An Island apart

Situated in the Irish Sea and equidistant from England, Ireland, Scotland and Wales, the Island's rolling hills, picturesque glens, miles of dramatic coastline and rare flora and fauna make it one of the UK's most unspoiled locations.

There is, however, so much more to the Isle of Man – giving you freedom to flourish. It offers a thriving economy and has been dubbed 'The Manx Tiger' in a Financial Times report. In recent years it has actively diversified its economy to ensure its continuing prosperity. This has resulted in achieving unbroken growth in real terms with national income averaging over 6 per cent a year for over a quarter of a century.

The Island's strong performance has been underpinned by the increasingly diverse nature of its economy, consisting as it does of a lot more than simply the 'finance sector'. It is now increasingly regarded as an international business centre that hosts a range of successful sectors, some of which are the best in the world.

Financial services now account for approximately 36 per cent of national income, employing over 20 per cent of the workforce. This has dropped as a proportion of the economy from around 45 per cent of national income

over the last decade or so, largely due to the success of the Island's efforts to diversify into new, high growth sectors.

Manufacturing accounts directly and indirectly for 10 per cent of the economy, employs around 3,000 people locally and has grown at twice the rate of financial services over the last five years. The Isle of Man's Ship Register and Yacht & Aircraft Register has been recognised for several years as one of the world's top 10 registers by international bodies. It has over 400 ocean-going yachts, including more than 70 of the world's finest luxury yachts.

The Island has been one of the busiest areas of British film production in recent years while it is now recognised as one of the most dynamic and reputable jurisdictions in e-gaming. It is also home to the International Space University's Institute of Space Commerce.

A land of possibility, where people and business will find the right environment to reach their full potential.





Luxurious living

SUMPTUOUS! One word which encapsulates all that is truly splendid about 16 apartments in which attention to detail - coupled with discerning interior design - is all apparent.

What Coutts Apartments offer is the ultimate in luxury and inclusive living. This is all apparent from the very moment of stepping across the imposing threshold and into the magnificent reception hall where there is the service of a day time concierge. Three words sum up the overall experience: discreet, unique, exclusive.

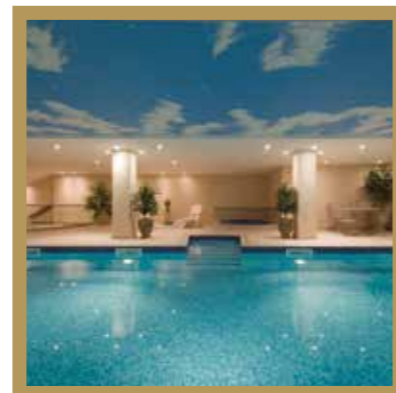
Make no mistake, this is an impressive address offering a unique and sophisticated living experience with each apartment fitted to the highest specification. There is nothing bland about any one of these apartments which can equal some of the most luxurious in London and other international capitals.

Modern living and a lifestyle choice

The pressures of 21st century lifestyles can present many demands and challenges for all of us but Coutts House has created a stylish sanctuary amid a gated landscaped environment offering tranquillity and security as well as service and freedom.

The concierge service can relieve you of so many of those time consuming tasks, be it arranging for the car to be valeted or the laundry organised. For those travelling on and off island regularly, the comfort of knowing that someone is on hand to take care of your property, arrange the cleaning and even stock the fridge, sets this inclusive lifestyle apart.

The gym offers CV equipment and a weight room and private tuition can be organised. There is a spa, sauna and 12 metre swimming pool offering total relaxation in an environment of calm and serenity. Furthermore, a variety of therapies can be arranged in the private treatment room. Sheer and unadulterated luxury allowing you to enjoy all that modern living offers.



The Penthouse Collection

Occupying prime positions within the Coutts House development, the apartments of the Penthouse Collection represent an unrivalled opportunity to acquire some of the Island's most sought-after properties.



West Penthouse

Situated on the first floor, this stunning three-bedroom apartment provides over 2,300 sq.ft. of internal accommodation and garaging for two vehicles with generous mezzanine storage.

The elegant dual aspect living and dining room is both light and spacious providing you with the perfect space for relaxing or entertaining. A small balcony is also accessible from the living area. The master bedroom features a walk-in wardrobe and luxurious en-suite bathroom with spa bath and walk-in shower; the second bedroom also features an en-suite bathroom, whilst the third bedroom makes an ideal guest room or study and also has an en-suite shower room.

The bespoke kitchen features solid granite worktops, breakfast bar and integrated appliances by Miele, whilst a separate utility room provides laundry facilities and additional storage.



Gross internal area: 2,303 sq.ft. (214 sq.m)
Gross external area (balcony); 32 sq.ft. (3 sq.m)



East Penthouse

Also located on the first floor, the generous East Penthouse is slightly larger at 2,400 sq.ft. The living room enjoys both easterly and southerly aspects and also features a dining room and balcony area, as well as a generous feature hallway.

The hand crafted kitchen mirrors that of the West Penthouse and includes high quality Miele appliances and granite worktops and splash backs. The self-contained utility room houses laundry facilities and provides additional storage space.

The South-facing master bedroom and walk-in wardrobe, benefits from a spacious bathroom with spa bath and walk-in shower. Two additional bedrooms provide further accommodation and feature well-appointed en-suite bath and shower rooms.

The East Penthouse also benefits from a double garage, which includes a mezzanine storage area.



Gross internal area: 2,486 sq.ft. (231 sq.m)
Gross external area (balcony); 32 sq.ft. (3 sq.m)



Room layout similar to shown here

Rooftop Penthouse

With private lift access, this exclusive South-facing penthouse provides almost 2,000 sq.ft. of internal accommodation and features a stunning 1,500 sq.ft. landscaped rooftop garden, complete with professionally designed lighting and luxurious hot tub.

The open-plan living and dining area features full-length bi-fold glazing, which opens directly onto the rooftop terrace, extending the living space and providing the perfect setting for al fresco entertaining.

The master bedroom also benefits from full-height glazing, which floods the room with light and maximises the stunning views over the treetops and out to sea. This apartment is a unique haven offering contemporary design, spacious living and a most exclusive and private location.

This property also benefits from a double garage, which includes a mezzanine storage area.



Gross internal area: 1,819 sq.ft. (169 sq.m)
Gross external area (rooftop garden); 1,517 sq.ft. (141 sq.m)





The Duplex Apartments

Arranged over two floors, these apartments offer beautiful ground floor living space linked by an impressive staircase to generous ensuite bedrooms, built-in storage and private patio.

Apartments 1, 2, 3 & 7

Arranged over two floors, these stunning two-bedroom duplex apartments both feature a generous dual aspect living and dining room, luxury kitchen and study area on the upper ground floor

An impressive oak, glass and stainless steel staircase leads to the lower ground floor where the en-suite bedrooms can be found. Each bedroom also has access to a spacious private terrace.

As with all apartments there is also a utility room, which makes an ideal laundry and provides additional storage space.

Apartments 3 and 7 also have separate studies and large storage cupboards downstairs. Apartment 7 has a separate 'play room' ideal for an office, games room or cinema room.

Apartments 1 and 2 have double garages allocated and Apartments 3 and 7 have one and a half size garages, all with mezzanine storage.

Apartment 1

Gross internal area: 1,582 sq.ft. (147 sq.m)
Gross external area (terrace); 559 sq.ft. (52 sq.m)

Apartment 2

Gross internal area: 1,539 sq.ft. (143 sq.m)
Gross external area (terrace); 559 sq.ft. (52 sq.m)

Apartment 3

Gross internal area: 1,959 sq.ft. (182 sq.m)
Gross external area (terrace); 247 sq.ft. (23 sq.m)

Apartment 7

Gross internal area: 1,722 sq.ft. (160 sq.m)
Gross external area (terrace); 258 sq.ft. (24 sq.m)



Ground Floor Apartments

Apartment 4

This dual aspect ground-floor two-bedroom apartment features an extensive private terrace. The large living and dining area is linked to the generous kitchen via an archway. The kitchen has a central Island with breakfast bar and there is also a separate utility room providing laundry facilities and additional storage.

The spacious master bedroom has a large and luxurious en-suite with spa bath and shower, whilst the second bedroom has its own en-suite shower room. There is also a large separate study, a small store and guest WC.

This apartment has a single garage with mezzanine storage area.



Gross internal area: 1,442 sq.ft. (134 sq.m)
Gross external area (terrace); 430 sq.ft. (40 sq.m)

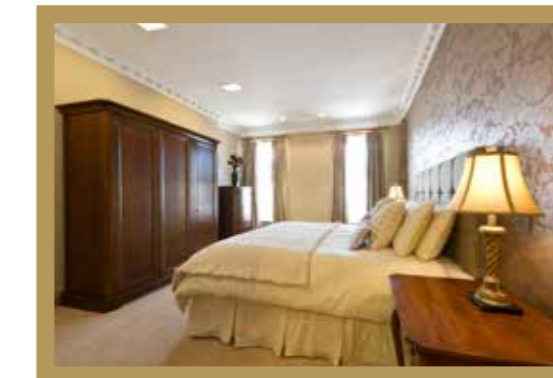
Apartment 5

This is a generous ground floor apartment, which also benefits from a small terrace. There are two bedrooms, both with stylish en-suites. The living and dining room is linked to the well appointed kitchen.

From the delightful hallway is an additional hallway leading to a separate study, utility and guest WC.

This apartment has a single garage with mezzanine storage.

(Photos from similar apartment layouts in 10,11, & 12)



Gross internal area: 1,323 sq.ft. (123 sq.m)
Gross external area (terrace); 279 sq.ft. (26 sq.m)

Apartment 6

A dual aspect apartment with an extensive private terrace, Apartment 6 has two bedrooms. The master features a full en-suite with bath and shower, whilst the second bedroom has a 'Jack & Jill' bathroom. The spacious living and dining room opens out onto the terrace and is also linked to the fully fitted luxury kitchen with a partial open plan breakfast bar.

The splendid entrance hall provides an impressive welcome and a large utility room completes this delightful and airy apartment.

This apartment has a single garage with mezzanine storage.



Gross internal area: 1,162 sq.ft. (108 sq.m)
Gross external area (terrace); 409 sq.ft. (38 sq.m)

Every Apartment is Unique



Classic Apartment 10

This lovely first floor apartment features a large open-plan living and dining area, with a spacious linked kitchen. There are two light and airy bedrooms; the master features a large en-suite with spa bath and shower, whilst the second bedroom has its own luxurious shower room. This apartment also has a separate utility room and additional storeroom or generous cloakroom as well as a separate guest WC.

The apartment is fully furnished in a classic and luxurious style with tasteful decor and an extendable dining table for enjoyable entertaining.

Included with this apartment is a single garage with mezzanine storage.



Gross internal area: 1,334 sq.ft. (124 sq.m)



Country Apartment 11

A large first floor apartment providing over 1,300 sq.ft. of accommodation. The spacious entrance hall leads on to a living and dining area, which is linked to the well-appointed kitchen via an archway and there is also a separate utility. There are two bedrooms, each with their own en-suite bathroom and a handy separate study as well as a separate guest WC.

This apartment is fully furnished in a country house style with the hallway featuring a welcoming garden feel.

The apartment has a single garage with mezzanine storage.



Gross internal area: 1,323 sq.ft. (123 sq.m)

Contemporary Apartment 12

Apartment Number 12 features a comfortable dual aspect living and dining room with a luxurious adjoining kitchen linked by a partial open plan breakfast bar. The master bedroom has its own en-suite bathroom with spa bath and separate shower, whilst the second bedroom benefits from a 'Jack and Jill' shower room. There is also a separate utility/laundry room and generous hallway.

This apartment is fully furnished in a contemporary style with striking modern furnishings and a stunning entrance hall.

The apartment has a single garage with mezzanine storage.



Gross internal area: 1,151 sq.ft. (107 sq.m)



The East Wing



Apartment 14

This large apartment provides almost 1,500 sq.ft of accommodation on the ground floor. The living room opens out onto a large private terrace and there is a separate dining or garden room, which is perfect for entertaining. The master bedroom features a fabulous en-suite and dressing area and also has access to its own private impressive terrace, whilst the second bedroom benefits from a 'Jack and Jill' style bathroom. The separate utility room provides additional storage.

This apartment has a single garage with mezzanine storage.



Gross internal area: 1,496 sq.ft. (139 sq.m)
Gross external area (terraces); 645 sq.ft. (60 sq.m)

Apartment 15

This first floor apartment has a beautiful and generous dining and entertaining room with splendid Atrium style glass lantern roof. The generous lounge area opens onto a small balcony and the south facing aspect has distant sea views. The master bedroom has a spacious en-suite and the second bedroom has a 'Jack and Jill' style bathroom. There is a separate utility room and the kitchen opens out through double doors into the fabulous light and airy entertaining area or garden room.

This apartment has a single garage with mezzanine storage.



Gross internal area: 1,582 sq.ft. (147 sq.m)
Gross external area (terraces); 43 sq.ft. (4 sq.m)

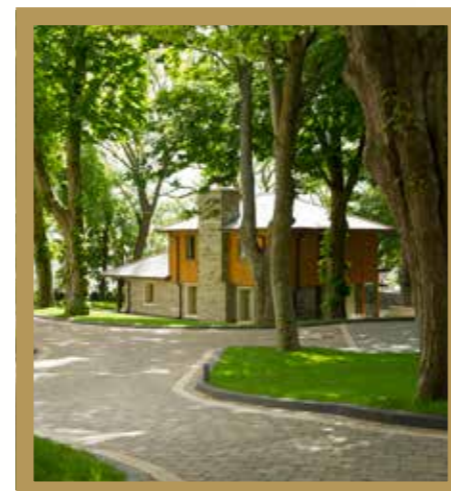
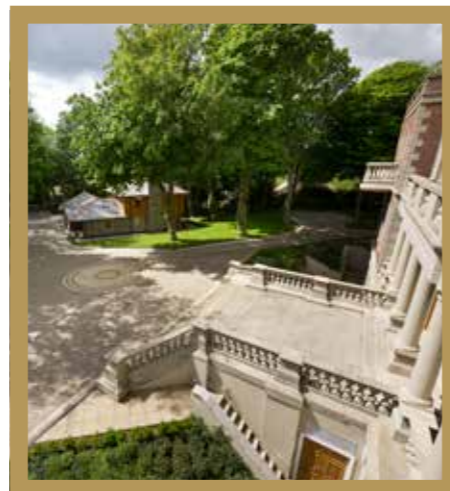


The Gate House

The Gatehouse is a charming detached, timber-framed, two-bedroom residence in the grounds of Coutts House. On the ground floor, the generous open-plan living, dining and conservatory areas benefits from extensive glazing, which floods the space with natural light. The well-appointed kitchen features granite work surfaces and high-quality integrated appliances from Siemens.

On the first floor, there are two bedrooms; the master has a full en-suite bathroom and the second bedroom features a large en-suite shower room, which is ideal for visiting guests.

The Gatehouse also benefits from an integral double garage and a private patio and garden.



Gross internal area: 1,786 sq.ft. (166 sq.m)
Gross external area (terraces); 3,281 sq.ft. (305 sq.m)





Garages & Grounds

The purpose built garages at the rear are tastefully finished with Manx Stone and feature lighting. Each apartment has allocated to it its own garage and dedicated parking. Garages are double, single or one and a half in size and all benefit from mezzanine storage with sturdy drop down steps as access. The storage area provided here adds generous and useful proportions to the already expansive apartment sizes.

The sweeping block paved driveway provides access to all parking and garaging and the grounds are thoughtfully laid to lawn, with feature planting of shrubs, hedges and decorative stone. The beautiful trees surround the residence providing a dignified haven and an exclusive location.



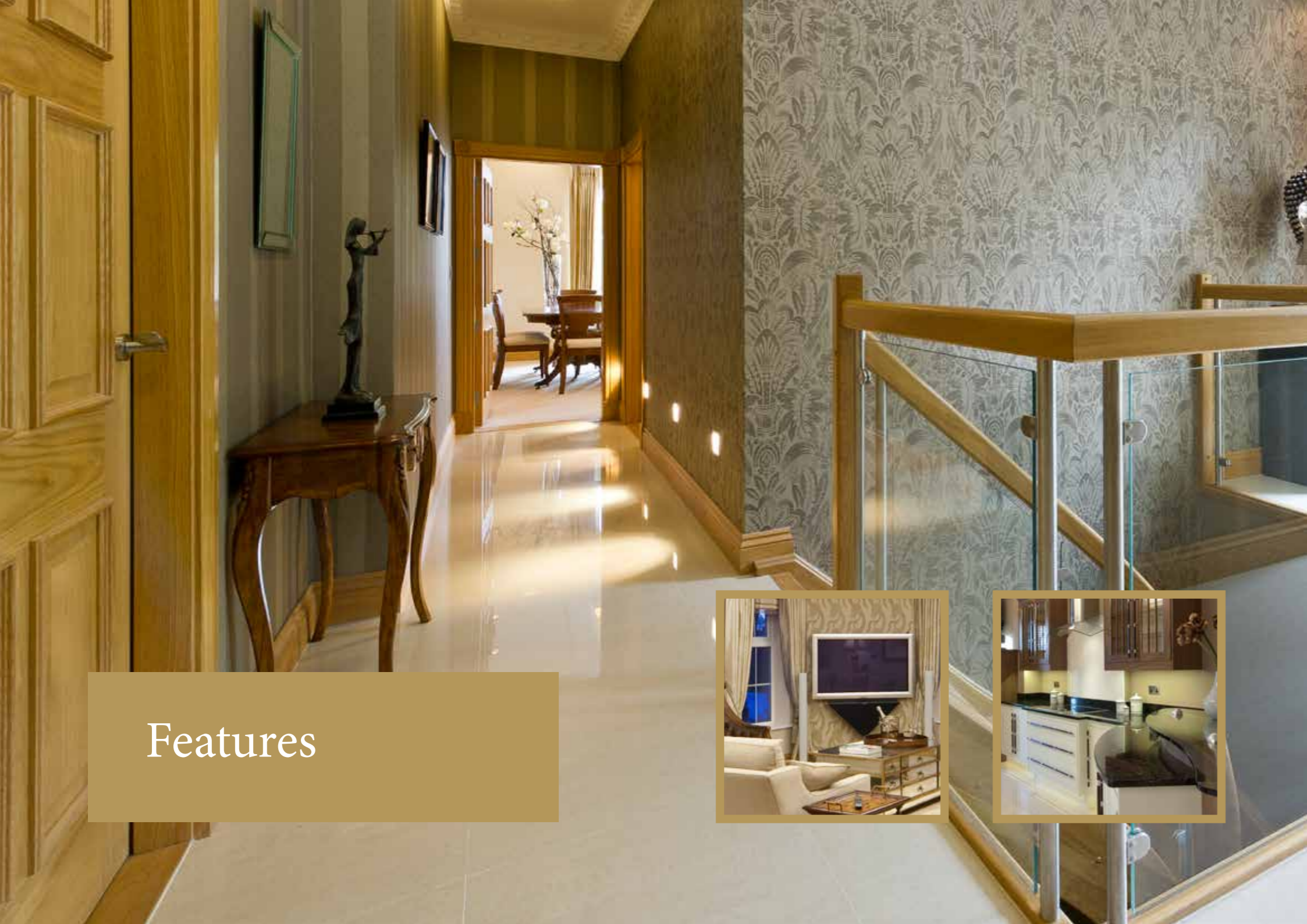


Leisure & Relaxation

The twinkling lights in the stunning ceiling above the swimming pool adds an ambience to exercise that is only to be seen elsewhere in top class hotels and resorts.

The convenience of a gymnasium, sauna and spa on site and the luxury of in house therapies available in the treatment room means that travel and parking are no consideration. Everything is literally on your doorstep. If you want to work out or simply de-stress, then floating in the pool while gazing at the stars is certainly a relaxing way to start or end the day, whatever your routine has in store.





Features



Cubbin & Bregazzi

www.cubbinandbregazzi.com

The creation of living environments – classic or contemporary – with a feel of effortless luxury is the philosophy of island based Cubbin and Bregazzi. Recognised as the purveyor of fine furniture and opulent soft furnishings, the focus is always on the innovative.

The endeavour to match leading styles with quality and durability compliments the artistic and design skills of this family run, friendly and rather exceptional company. The expansive showroom houses numerous room sets and furniture collections where a client can discover a variety of interesting and fabulous pieces.

And that's not all. With the largest fabric and wallpaper library on the Island, Cubbin and Bregazzi offer a complete and bespoke interior design service incorporating every aspect of design, function and artistic pleasure. A living space can be truly transformed by such effort and the stunning Show Apartments, Entrance Hall and communal areas are testament to these endeavours at Coutts House.

Mark Wilkinson

www.mwf.com

Mark Wilkinson's designs have become classics, beyond the brief influence of 'fashions' and are so attuned to contemporary lifestyle that they are acclaimed as the ultimate in the quintessential art of fine living. Design integrity and product quality are admired features of this company and demonstrates the commitment that is the experience at Coutts House. The classical and practical design produces a warm yet splendid feel to every kitchen and the solid granite worktops, incorporating four stunning types from around the world, has meant that the developers have proved that there has been no compromise on quality or integrity.

Mark Wilkinson (the company) has earned its reputation supplying kitchens and interiors for celebrity chefs such as Gary Rhodes, Antony Worrall Thompson and David Myers and society figures such as Crown Prince Pavlos of Greece. Other clients of Mark Wilkinson include TV celebrities such as Sir Elton John, Susan Hampshire and Iain McShane and sports stars such as Ryan Giggs and Terry Venables. Coutts House is delighted to be amongst such a discerning client list and the company's commitment to planning, designing, fitting and delivering a quality product is evident in every apartment.



Bang & Olufsen

www.bang-olufsen.im

To enhance living pleasure each room in all 16 apartments is pre-wired with Bang & Olufsen's proprietary MasterLink cable so any Bang & Olufsen high end video and audio products can be integrated together in one of the BeoLink systems. BeoLink allows you to move your experience of sound and images from any room to any room you like, using just one controller. It offers smooth integration of your audio and video products, making sure you get the full utilisation out of your entertainment system. Bang & Olufsen products are often regarded as pieces of furniture or indeed works of art, reflecting the same high quality and individual standards you will find throughout Coutts House. Their audio/visual expertise can be experienced in the fabulous West Penthouse show apartment.

However, to give each client that extra freedom of choice, standards-based CAT5 cable has been installed throughout so any existing or alternative manufacturer's products can be utilised and integrated, including multi-media, internet, telecommunications and home automation solutions.

Luminaires

www.luminaires.co.im

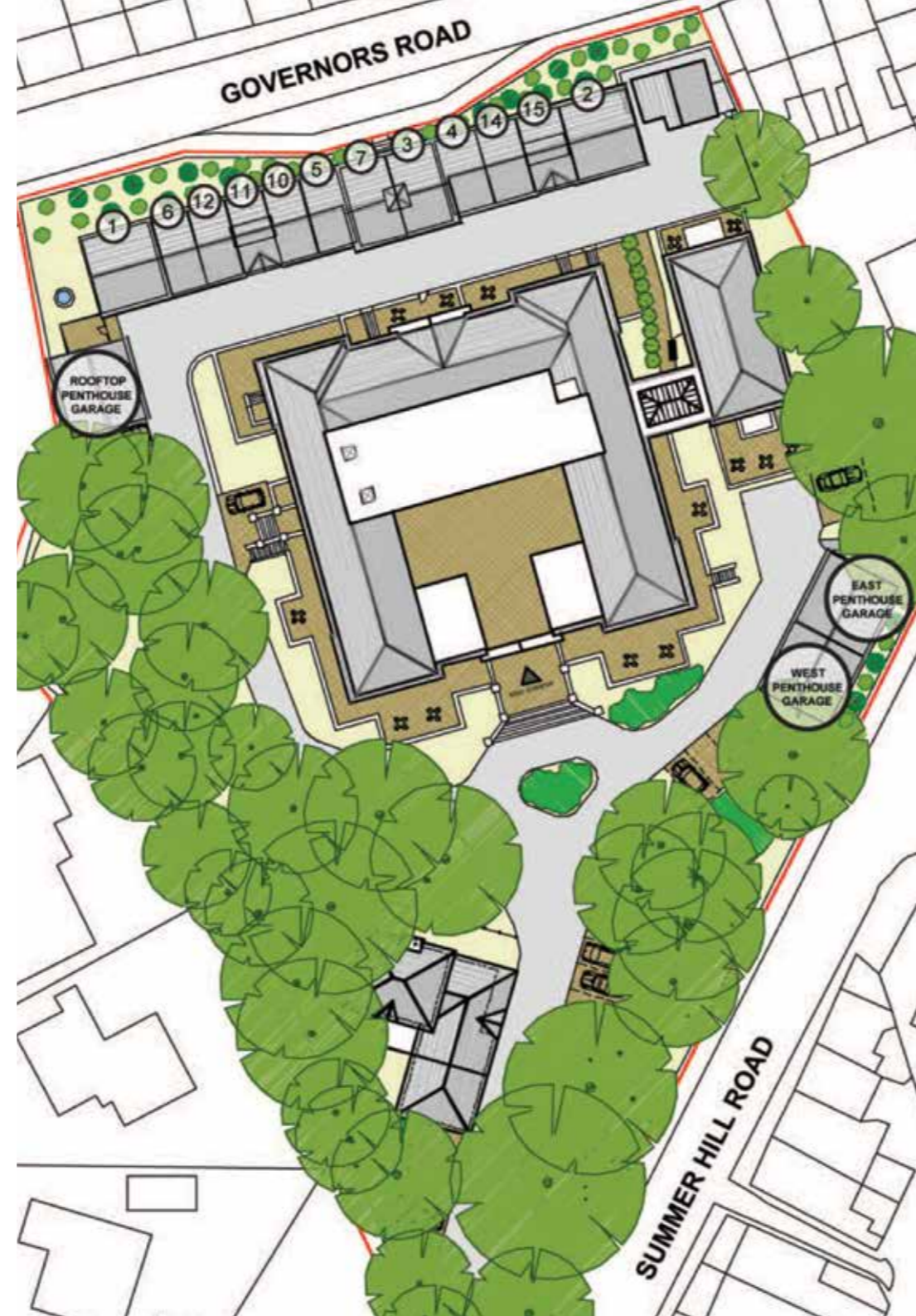
A standard of lighting not previously seen in developments on the Isle of Man was the original project brief and this has been conceived and delivered by island based lighting designers Luminaires. This has achieved the highest level of comfort, flexibility and energy efficient solutions throughout. A mood or scene can be created and enhanced through the precise control of the lighting with the simplest of effort. The result is a distinct and stylish effect on any room, as witnessed by the stunning interior pictures of Coutts House.

The majority of light fittings are concealed, with very little visual impact, allowing the client to choose the style of the decoration, while still providing subtle illumination of the space and the opportunity for the client to influence the final look. Passion and commitment has ensured that the original vision has been achieved, without compromise, throughout every apartment and all communal areas.

MENTION AWARD FOR ENERGY HERE



Site Plan



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please contact 01624 677207 during office hours,
or 07624 432227 at any other time