



ALTITUDEMAX

POOLE | DORSET



Panoramic view from AltitudeMAX

ASPIRE TO THE ULTIMATE
SEVEN LUXURY PENTHOUSE SUITES

POOLE LIFE... VIBRANT AND COSMOPOLITAN

Altitude Max is situated in a prime location, within easy walking distance of Poole Park with its picturesque lakes, beautiful gardens, tennis courts and many other recreational facilities including sailing.

Poole's busy harbour and historic quayside are also closeby as are the railway, bus and coach stations providing convenient access to destinations both locally and further afield.

High Street stores and individual boutiques in Poole provide a unique shopping experience, whilst numerous entertainment venues are also located in and around the area, including the Lighthouse Theatre and Bournemouth International Centre hosting national shows and events. Whether your preference is for al fresco or fine dining, excellent cafés, pubs and restaurants offer superb cuisine using the best quality local fair. The seafood is particularly recommended. Bon appetite!



TWIN SAILS BRIDGE



KITE SURFING



SAILING



OLD HARRY ROCKS



POOLE HARBOUR



POOLE HARBOUR

SURF, REST & PLAY... POOLE ROCKS

Three miles of golden sands provide five gently sheltered pristine 'blue flag' beaches, with crystal clear waters and contemporary waterside bars and restaurants.

Water sports dominate the recreational scene, with the harbour (one of the largest in the world) offering the south coasts best marinas, providing in excess of 5000 berths to accommodate yachts, motorboats and all types of pleasure craft, creating a stunning vista.

The harbour waters are bustling with sailing, windsurfing, sea kayaking, wake boarding, jet-skiing, surfing, kite surfing, fishing and diving. Poole is also home to world class sports - Spot Olympic sailing, windsurfing and beach volleyball hopefuls and the glamour of sandpolo as Sandbanks annually hosts the British Beach Polo Championships.

AWARD WINNING DESIGN

Our award winning team of architects and designers have worked with passion and pride to craft an iconic selection of seven exclusive penthouse suites with commanding panoramic views across Poole's stunning harbour and skyline.





Each luxurious penthouse suite has been individually designed with meticulous attention to detail showcasing the ultimate in sophisticated living. Floor to ceiling windows allow the light to flood into spacious living rooms; Bespoke kitchens feature contemporary, high quality units with a high gloss finish and accents of brushed steel or polished dark wool; Fully fitted with integrated appliances, they are exquisitely beautiful and functional too.

The sophisticated bathrooms exude style and luxury with bright white sanitary ware, polished chrome and contemporary shower fittings. Elegant Saloni or Porcelanosa tiles complete this distinctive look.

Each penthouse is fully wired for secure entry and Sky TV, with numerous energy saving features, lift and stair access, with gated private parking.

PENTHOUSE 17

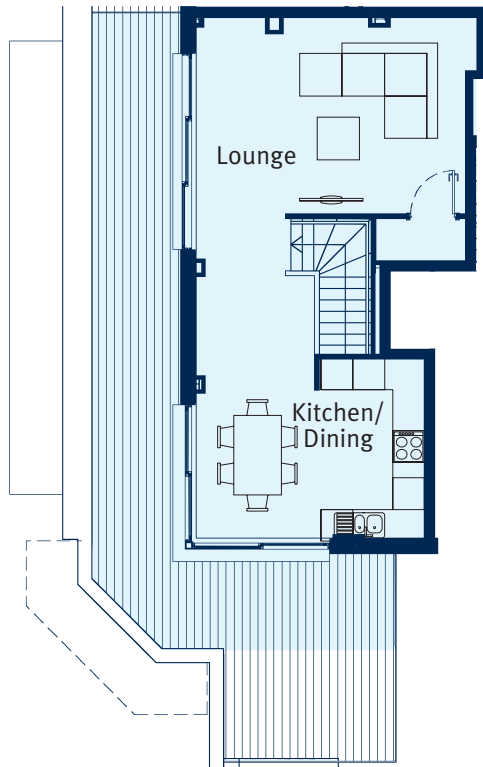
Penthouse 17

Upper Floor

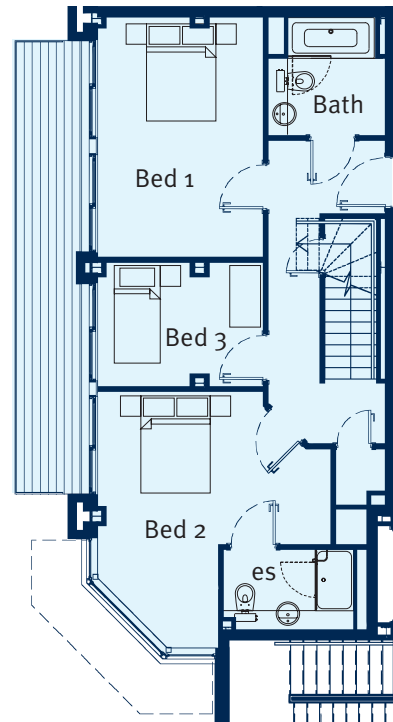
Kitchen	4.39m x 2.91m	14' 5" x 9' 6"
Dining Room	2.25m x 2.23m	7' 4" x 7' 4"
Lounge	5.17m x 3.79m	16' 11" x 12' 5"

Lower Floor

Bedroom 1	4.88m x 4.49m	16' 0" x 14' 8"
Bedroom 2	4.62m x 3.30m	15' 2" x 10' 10"
Bedroom 3	3.28m x 2.39m	10' 9" x 7' 10"
Total area	108.8 sqm	1171 sqft



6th floor



5th floor



PENTHOUSE 18

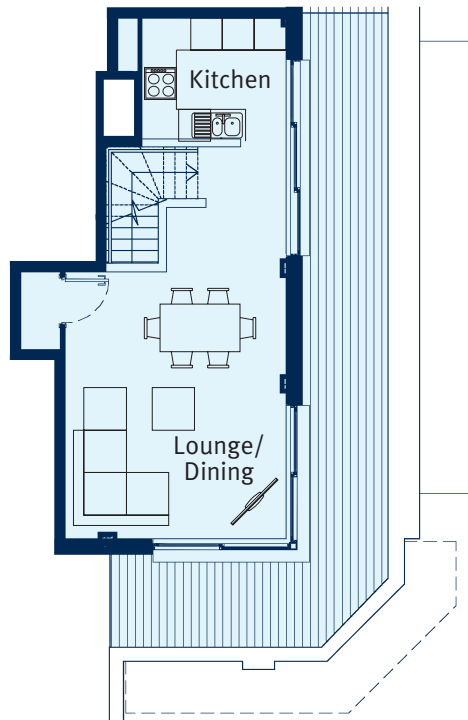
Penthouse 18

Upper Floor

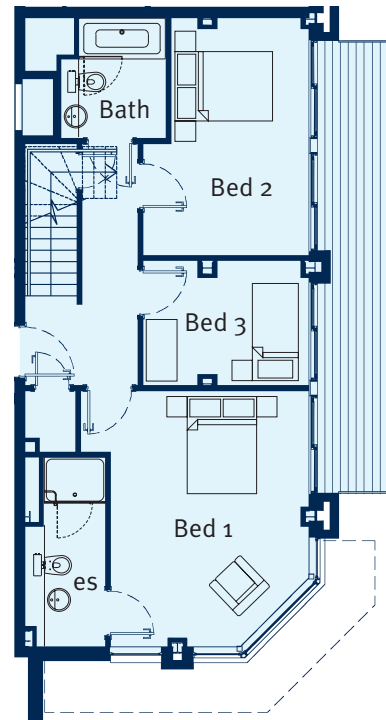
Kitchen	2.83m x 2.45m	9' 3" x 8' 0"
Lounge/Dining	6.51m x 4.24m	21' 4" x 13' 11"

Lower Floor

Bedroom 1	4.91m x 3.81m	16' 1" x 12' 6"
Bedroom 2	4.58m x 2.74m	15' 0" x 9' 0"
Bedroom 3	3.24m x 2.41m	10' 7" x 7' 11"
Total area	102.3 sqm	1101 sqft



6th floor



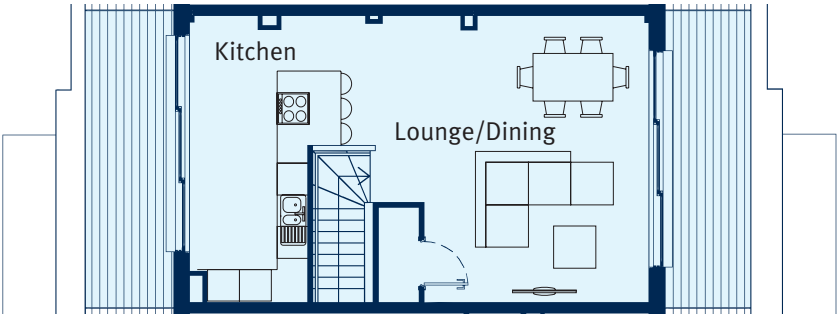
5th floor



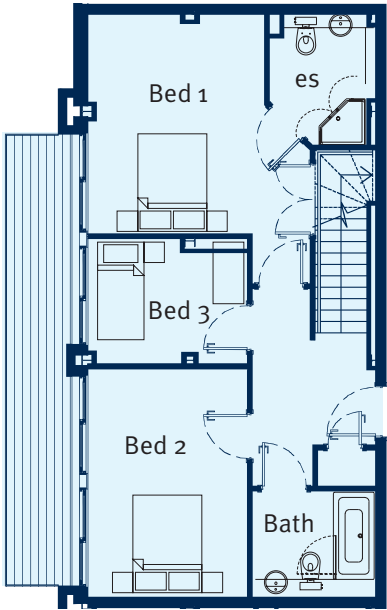
PENTHOUSE 19

Penthouse 19

Upper Floor		
Kitchen	5.50m x 2.39m (3.93m max)	18' 0" x 7' 10" (12' 10" max)
Lounge/Dining	5.50m x 5.00m	18' 0" x 16' 4"
Lower Floor		
Bedroom 1	4.33m x 4.22m	14' 2" x 13' 10"
Bedroom 2	4.41m x 3.11m	14' 5" x 10' 2"
Bedroom 3	3.11m x 2.41m	10' 2" x 7' 11"
Total area	108.7 sqm	1170 sqft



6th floor



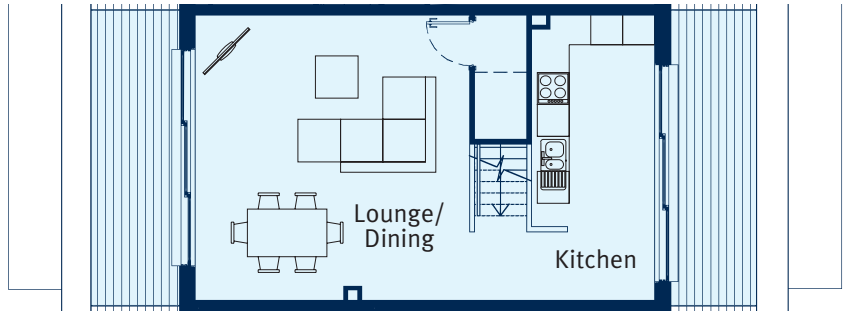
5th floor



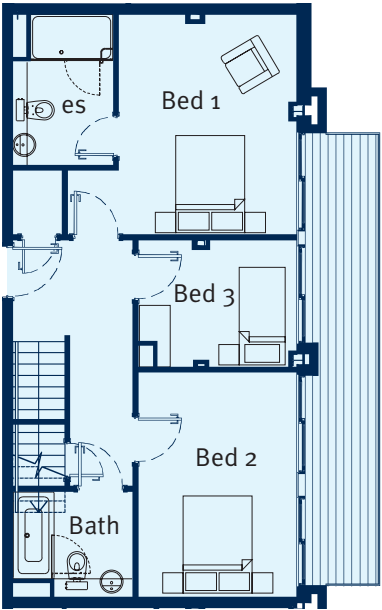
PENTHOUSE 20

Penthouse 20

Upper Floor		
Kitchen	5.47m x 2.43m	17' 11" x 7' 11"
Lounge/Dining	5.50m x 5.32m	18' 0" x 17' 5"
Lower Floor		
Bedroom 1	4.28m x 3.43m	14' 0" x 11' 3"
Bedroom 2	4.47m x 3.18m	14' 8" x 10' 5"
Bedroom 3	3.22m x 2.29m	10' 6" x 7' 6"
Total area	108.7 sqm	1170 sqft



6th floor



5th floor

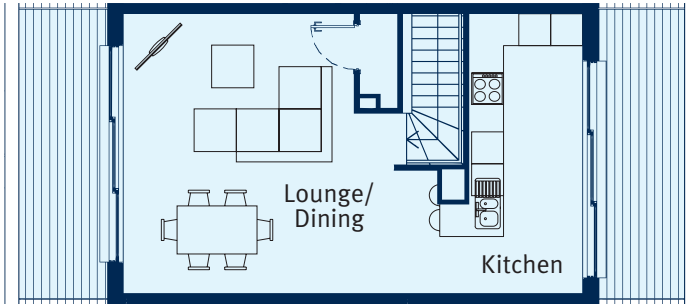
PENTHOUSE 21

Penthouse 21

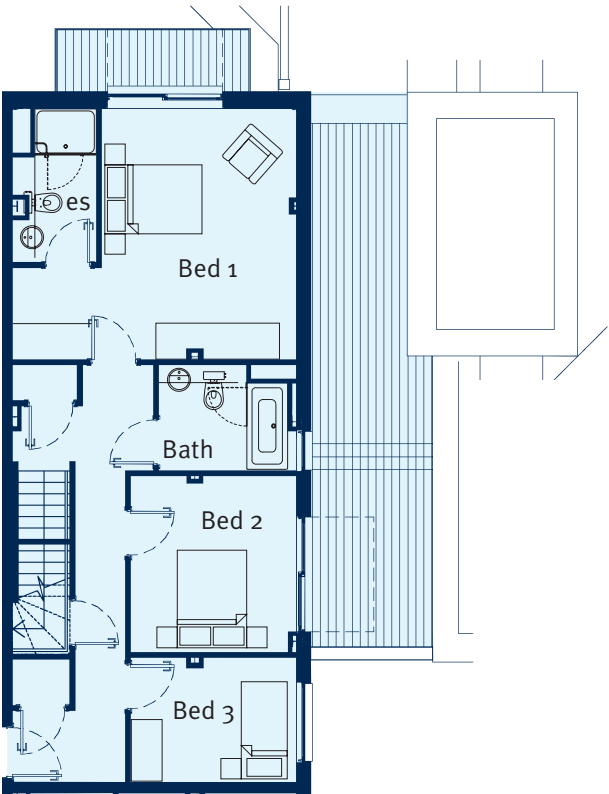
Upper Floor		
Kitchen	5.36m x 2.25m	17' 7" x 7' 4"
Lounge/Dining	5.38m x 5.35m	17' 8" x 17' 6"
Lower Floor		
Bedroom 1	4.81m x 3.74m	15' 9" x 12' 3"
Bedroom 2	3.49m x 3.12m	11' 5" x 10' 3"
Bedroom 3	3.07m x 2.36m	10' 1" x 7' 9"
Total area	116.9 sqm	1258 sqft



6th floor



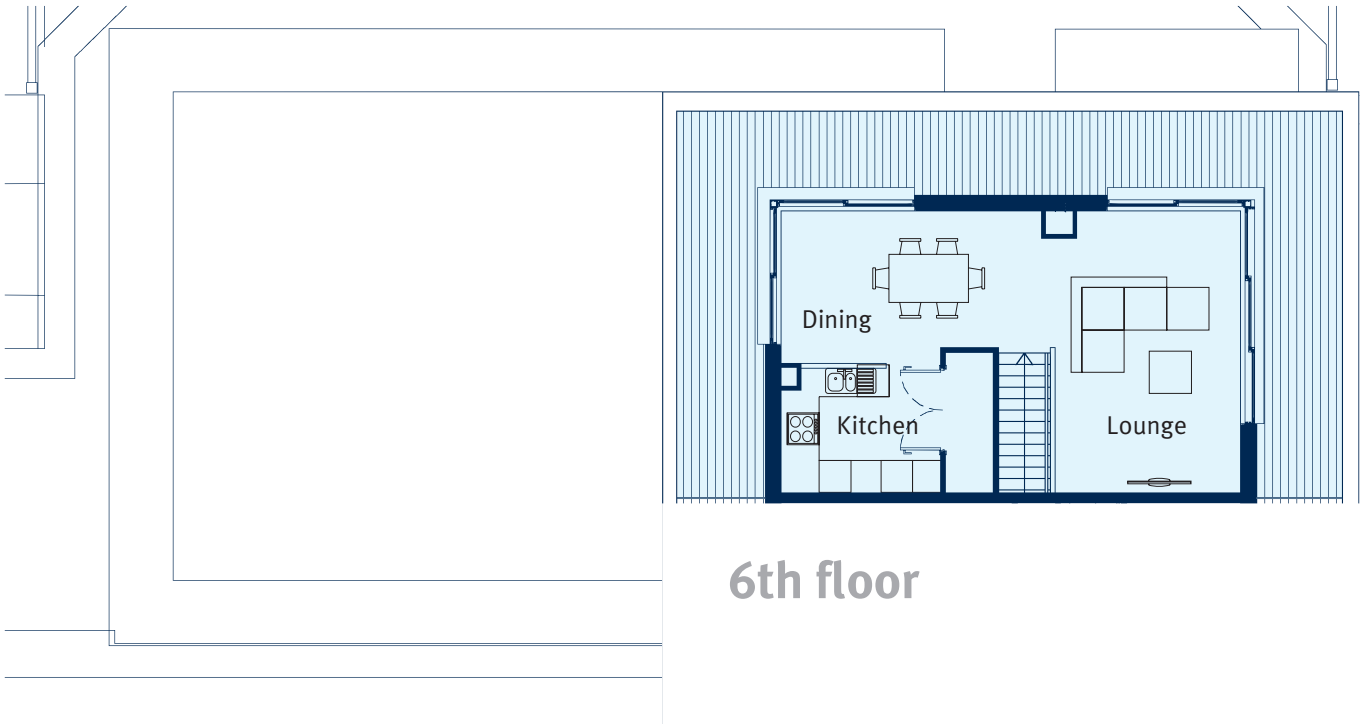
5th floor



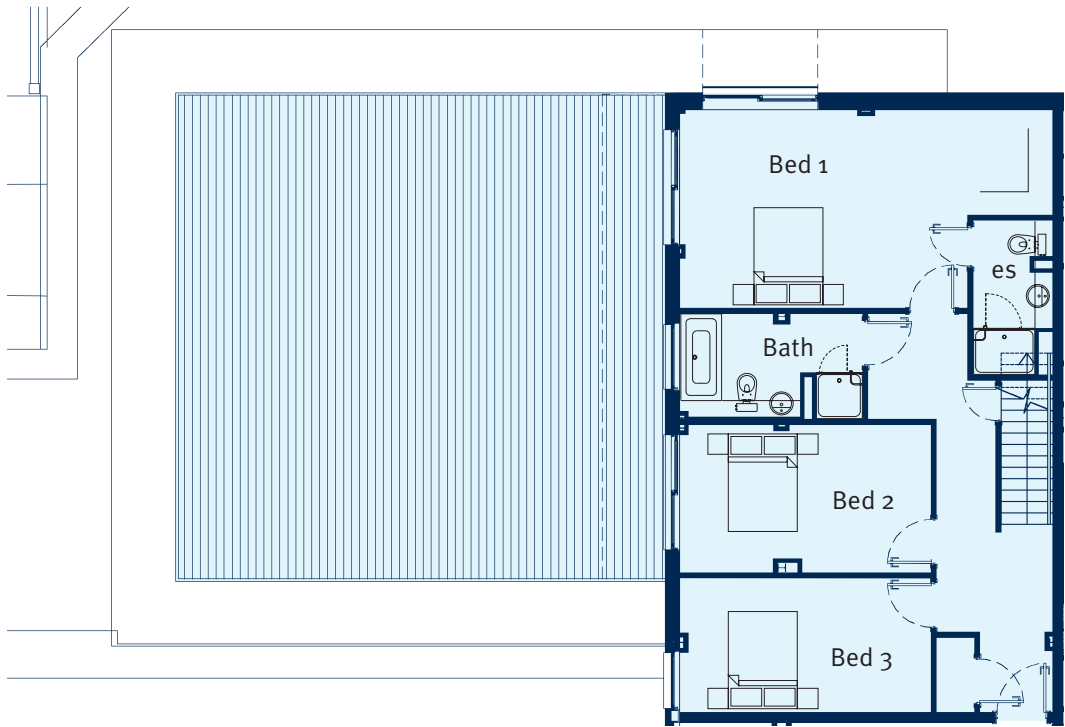
PENTHOUSE 22

Penthouse 22

Upper Floor		
Kitchen/Dining	5.50m x 4.97m	18' 0" x 16' 3"
Lounge	5.52m x 3.53m	18' 1" x 11' 7"
Lower Floor		
Bedroom 1	7.23m x 3.83m	23' 8" x 12' 7"
Bedroom 2	4.93m x 2.86m	16' 2" x 9' 4"
Bedroom 3	4.83m x 2.60m	15' 10" x 8' 6"
Total area	128.6 sqm	1384 sqft



6th floor

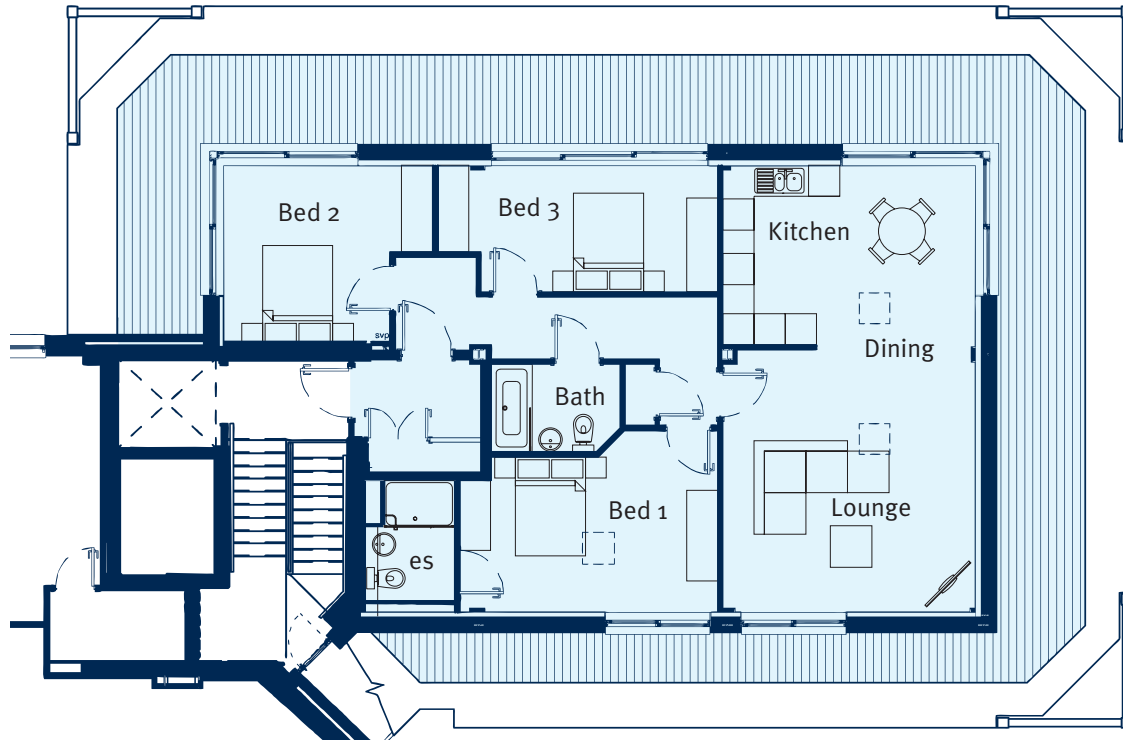


5th floor

PENTHOUSE 50

Penthouse 50

Kitchen/Dining	4.87m x 3.45m	16' 0" x 11' 4"
Lounge	5.06m x 4.87m	16' 7" x 16' 0"
Bedroom 1	3.50m x 4.97m	11' 6" x 16' 4"
En suite		
Bedroom 2	4.03m x 3.39m	13' 3" x 11' 1"
Bedroom 3	5.39m x 2.43m	17' 8" x 8' 0"
Total area	110.48 sqm	1189 sqft



4th floor

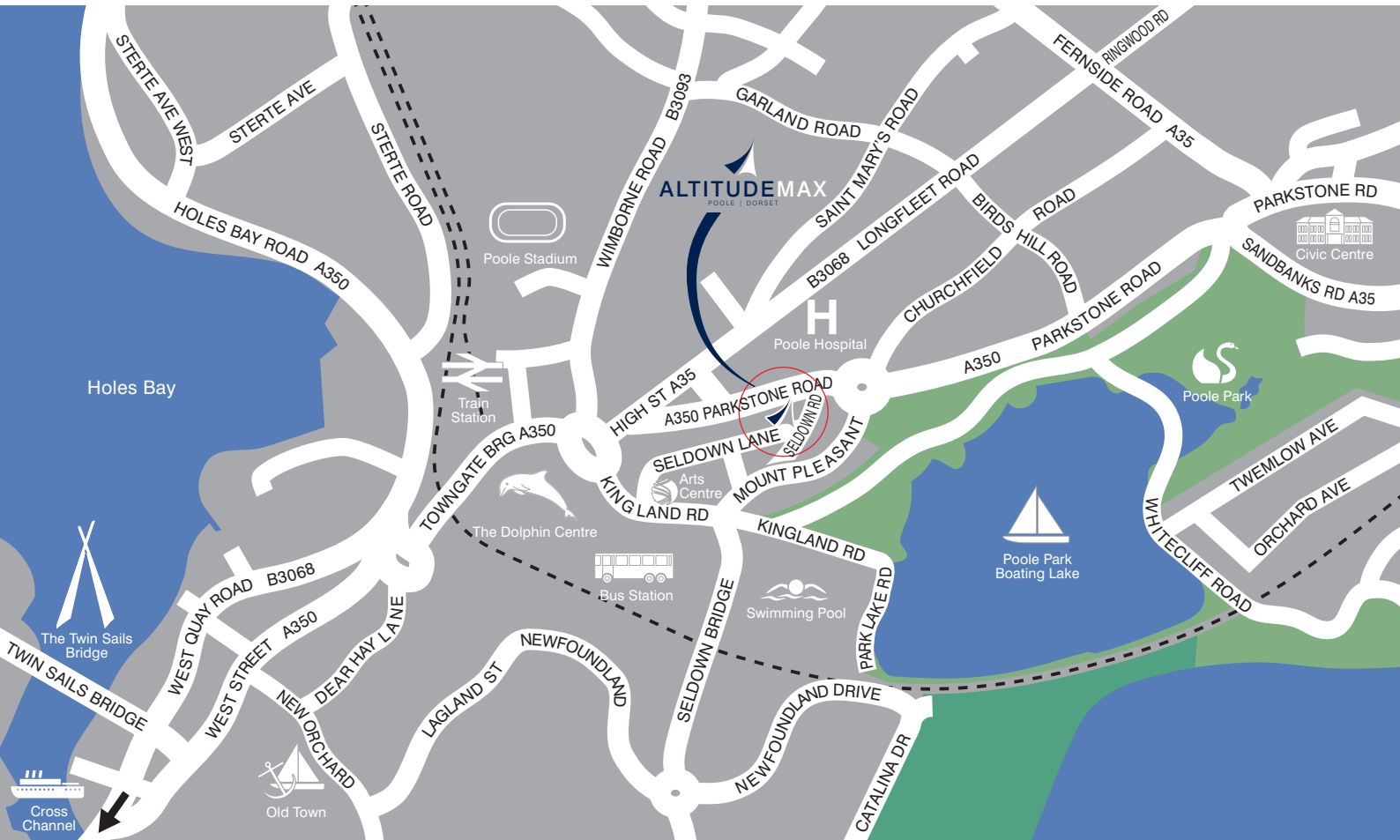


View from penthouse 50

LOCATION

From the Wessex Way at the A35 roundabout (County Gates Gyratory/traffic lights) take the A35 signposted towards Poole. At the next roundabout take the first left, continue to the Civic Centre Junction and take the exit 'Town Centre A350'. After approximately 700 yards at the roundabout take the first exit onto Mount Pleasant Road. Turn right into Seldown, at the 'T' junction turn right into Seldown Lane. AltitudeMAX can be found on the left hand side after approximately 300 yards.

For satellite navigation purposes the postcode for this development is BH15 2PG







SPECIFICATION... LUXURIOUS

Each of the exclusive penthouse suites at this prestigious development have been designed and finished to a superior standard.

INTERIOR

Stylish and modern oak panelled flush doors
Sleek and contemporary high quality polished and satin chrome door furniture
Modern contemporary moulded skirtings and architraves
Fully carpeted
Extensive TV, Sky and telephone points
Secure telephone/TV door entry system
Pre wired for intruder alarms
Mains smoke detectors
Fitted wardrobes

KITCHENS

Contemporary, bespoke, high quality kitchens feature integrated appliances:
AEG Fan oven & Microwave/Grill
AEG Ceramic hob
AEG Glass and steel extractor hood
AEG fridge freezer
AEG dishwasher
AEG washer/dryer
Quartz worktops
Under mounted stainless steel sinks
Stylish brushed steel taps
Tiled floors

BATHROOMS, ENSUITES & CLOAKROOMS

All fully tiled with stunning Saloni or Porcelanosa floor and wall tiles and feature stylish white Roca sanitary ware finished with Hans Grohe taps.
Thermostatically controlled sleek modern showers with glass enclosures
Mirror and light over wash hand basin
Chrome ladder style towel radiator
Electric shaver point to each bathroom
Extractor fan

GENERAL

An experienced Management Company will oversee the ongoing maintenance and management of this development
Each of these luxury penthouse suites benefits from a 10 year Premier Guarantee warranty



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Panoramic view from AltitudeMAX



Another quality development by Majestic Property & Estates Limited.
www.majesticpropertyandestates.co.uk



Important Note

Although every care has been taken to ensure the accuracy of the information provided within this brochure, the contents do not form part of or constitute any representation, warranty or contractual agreement. These particulars have been prepared with care for the convenience of interested purchasers, and the information provided is intended as a preliminary guide only. The developer reserves the right to change any details without prior notice, during the construction process. Room sizes are believed to be accurate, although these are given as an approximate guide only and may change during the construction process. The images used within this brochure are provided for illustrative purposes only and may not reflect the actual style, layout and internal finish of the completed units.

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