

HARBOURLINE ESTATES

EXCLUSIVE LISTING · MARLOW BAY

The Pavilion at Marlow Bay

A five-bedroom coastal residence of glass, stone and timber, set above the bay with private beach access.

5 BEDROOMS · 6 BATHROOMS · 612 M² · 1,840 M² GROUNDS

Offers over $4,850,000

WELCOME

A home that faces the water

Some houses are built to be looked at. The Pavilion at Marlow Bay was built to look out from.

Designed in 2022 and completed in 2024, it frames the bay from every principal room. Floor-to-ceiling glazing opens the living spaces to terraces and gardens, while limestone, walnut and brushed brass keep the interiors calm and warm.

This brochure walks through the house room by room, then shows the plan, the neighbourhood and how to arrange a private viewing.

Eleanor Whitcombe

PRINCIPAL, HARBOURLINE ESTATES

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Garden elevation



THE PROPERTY

At a glance

5 BEDROOMS	6 BATHROOMS
612 m² INTERNAL AREA	1,840 m² GROUNDS
2024 COMPLETED	3 GARAGE SPACES

Highlights

- Direct private path to the beach
- Sea views from every principal room
- Heated floors throughout
- Whole-house solar and battery
- Smart lighting and climate
- Freehold, no onward chain

The setting

Marlow Bay is a small, private cove with a handful of homes, protected by dunes on one side and a coastal reserve on the other. Mornings start on the sand; evenings end on the terrace.



GROUND FLOOR

Living and dining

An open-plan room of 11.4 m by 7.2 m, divided only by furniture and light. A run of sliding glass doors opens the full width to the south terrace and garden.

Concrete-finish floors are warmed from below, ceilings carry concealed lighting, and the walnut joinery on the east wall hides the media wall and a cellar for 280 bottles.

> "The room does the work. You only have to arrive."

- Floor-to-ceiling sliding doors, 6.4 m wide
- Integrated speakers and projector
- Wine cellar, temperature controlled

GROUND FLOOR

The kitchen

A waterfall island in honed Calacatta marble anchors the kitchen, with seating for four and a brushed-brass tap. Shaker cabinetry in warm white runs along the north wall, with walnut panelling to frame the garden door.

A butler's pantry behind the island holds the second sink, the dishwasher and a full-height fridge, so the main kitchen stays clear for guests.

Appliances

Range	1.2 m dual-fuel, six burners
Ovens	Two built-in, one steam
Refrigeration	Full-height fridge and freezer columns
Dishwashers	Two, one in the pantry
Extraction	Concealed ceiling extractor
Worktops	Calacatta marble, 40 mm

> "Every surface is made to be touched."





Principal suite, sea-view lounge

FIRST FLOOR

Bedrooms and retreat

Five bedrooms, each with its own bathroom. The principal suite takes the whole bay side of the first floor, with a lounge, dressing room and a bathroom opening onto a glass-fronted balcony.

Bedrooms two to four share the garden side. The fifth, on the ground floor, doubles as a study or guest wing with a separate entrance.



Principal bathroom and balcony

- Free-standing bath with direct sea view
- Walk-in dressing room, 22 m²

LAYOUT

Floor plan

Ground floor shown. The first floor holds the principal suite and bedrooms two to four. All dimensions are approximate and for guidance only.



Internal area (total)	612 m² / 6,588 sq ft
Ground floor	318 m²
First floor	294 m²
Terraces and balconies	146 m²
Garage	38 m², three cars

NEIGHBOURHOOD

Marlow Bay

Eight minutes from the marina and fifteen from the village, with a quiet beach at the end of the lane.



Illustrative map, not to scale.

1 · Marlow Marina	0.8 km · 3 min drive
2 · Harbour Village (shops, cafés)	4.1 km · 9 min
3 · International school	5.6 km · 12 min
4 · Coastal Golf Club	6.3 km · 14 min
Regional airport	28 min by car
City centre	45 min by car · 35 min by train

THE DETAIL

Specification and terms

Construction and finishes

Structure	Reinforced concrete frame
Cladding	Limestone and thermally modified timber
Glazing	Triple-glazed, low-iron glass
Floors	Polished concrete, oak, marble
Heating	Underfloor, air-source heat pump
Energy	12 kW solar, 20 kWh battery
Security	Gated entry, cameras, alarm

Terms of sale

Guide price	Offers over $4,850,000
Tenure	Freehold
Possession	Vacant, on completion
Included	Fitted kitchen, lighting, window dressings
Annual costs	Approx. $14,200 (taxes and insurance)
Viewing	By appointment only

What happens next

1	Book a private viewing. Viewings last 45 minutes and are led by a principal.
2	Request the full information pack: surveys, plans and utility records.
3	Submit an offer in writing, with proof of funds. We respond within 48 hours.

ARRANGE A VIEWING →

ARRANGE A VIEWING

Come and see the bay

Viewings are by appointment, seven days a week. Tell us when suits you and we will do the rest.

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BOOK ONLINE harbourline.example/marlow-bay

Harbourline Estates is a fictional brand and The Pavilion at Marlow Bay a fictional property, created as sample content for the FlipKraft flipbook plugin. Names, prices, plans and distances are invented.

Photographs from Unsplash: cover and back cover, Tim Schmidbauer · beach elevation, Ross Joyner · living room, Prydumano Design · kitchen, Franco Debartolo · principal suite, Polina Kuzovkova · bathroom, Yunshuo Qu.