



EDINBURGH MARINA

Est.1836

# ROYAL WHARF





# SAIL INTO THE CITY



Royal Wharf, Edinburgh Marina.

A selection of spacious, luxuriously appointed 1, 2 & 3 bedroom apartments located within the world class Edinburgh Marina development.



Royal Wharf External View

# A WORLD CLASS DEVELOPMENT IN A WORLD HERITAGE CITY



**R**oyal Wharf, Edinburgh Marina is ideally situated at Granton, less than three miles from the city centre and less than eight miles from Edinburgh International Airport.

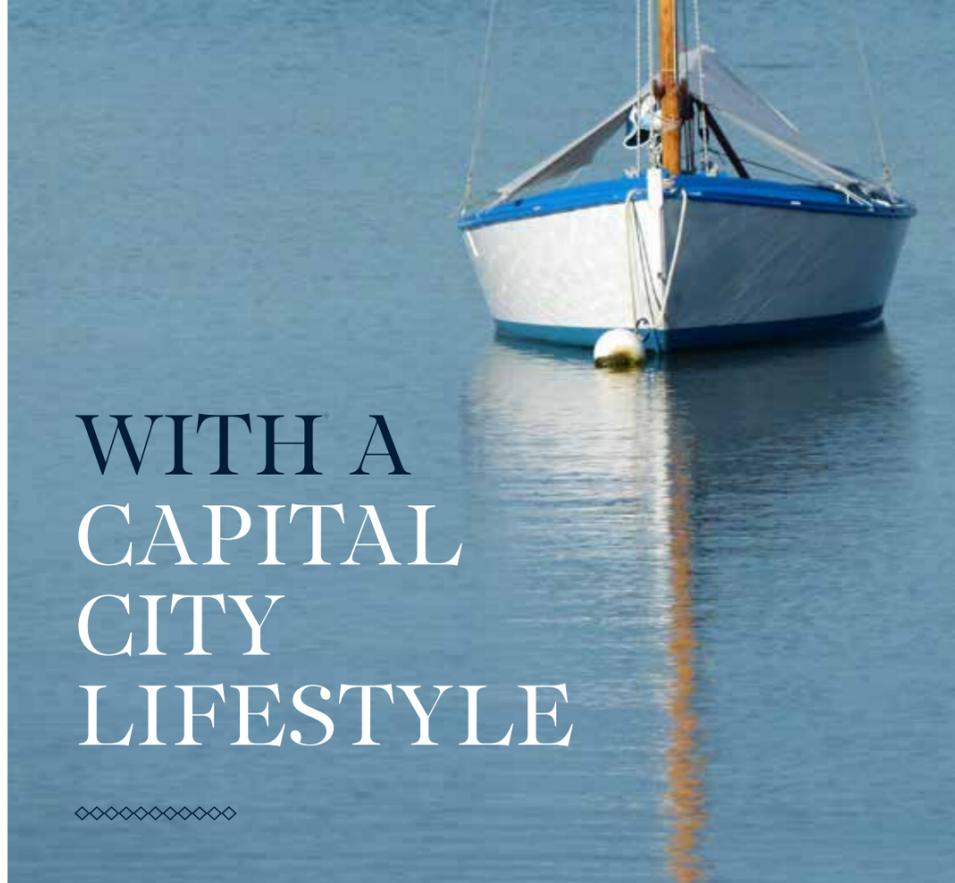
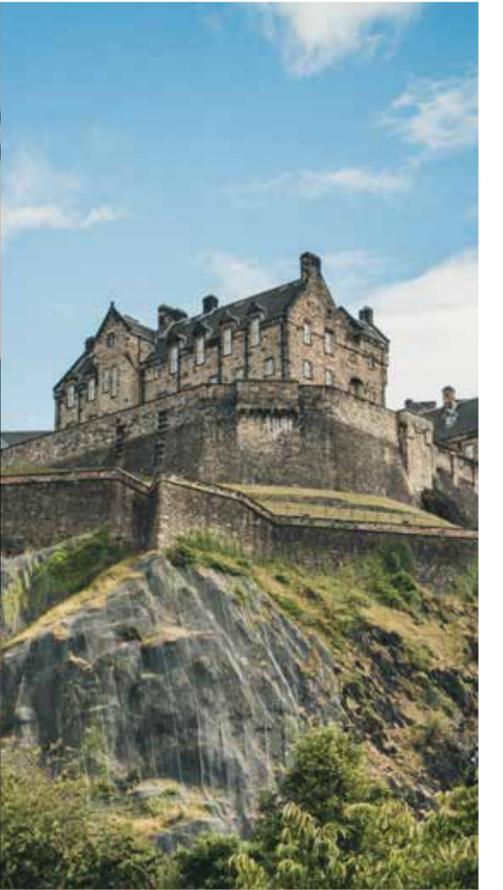
Residents will be able to enjoy the new Edinburgh Marina with stunning sea views, only a short journey from the heart of Edinburgh.

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**IT'S THE BEST OF BOTH WORLDS:  
THE FEEL OF A VILLAGE, WITH STRONG  
LINKS TO THE WIDER COMMUNITY  
AND EDINBURGH'S CITY CENTRE.**

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The Edinburgh Marina Development will be connected by road, tram and water. The Forth Bridge – a World Heritage site overlooking the Firth of Forth – is just minutes away, and the forthcoming tramline extension will have a dedicated stop right outside the new development.



WITH A  
CAPITAL  
CITY  
LIFESTYLE





ROYAL  
WHARF

SILVERKNOWES  
GOLF COURSE

WESTERN GENERAL  
HOSPITAL

EXCHANGE  
DISTRICT

FETTES  
COLLEGE

AINSLIE PARK  
LEISURE CENTRE

INVERLEITH  
PARK

EDINBURGH  
CASTLE

ROYAL  
BOTANIC GARDEN

PRINCES  
STREET

DAVID LLOYD  
LEISURE CENTRE AND  
TENNIS COURTS

# BREATHTAKING VIEWS OF THE COASTLINE & THE FIRTH OF FORTH



# EDINBURGH MARINA

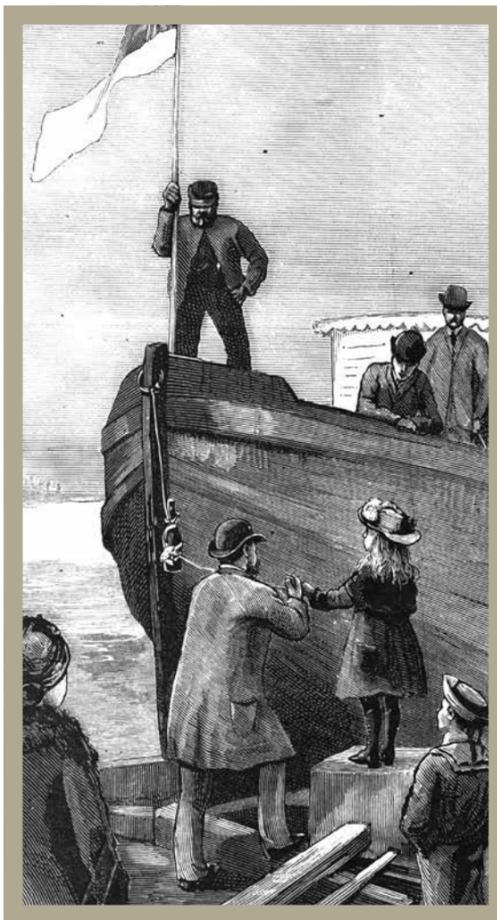
**The Royal Wharf Edinburgh Marina forms part of the regeneration of Granton Harbour into a dynamic and inspiring place to live, work and visit.**

The area's relationship with the sea is steeped in history dating back to 1836. At the heart of the regeneration is the building of a unique coastal community. This stunning new waterside development will contain new homes centred around the new world class 373 berth Edinburgh Marina and Hyatt Regency Spa & Conference Hotel making Edinburgh Marina a destination for residents, businesses and visitors alike.

Royal Wharf Edinburgh Marina residents will enjoy breathtaking views of the coastline and the Firth of Forth, including the World Heritage site of the Forth Bridge and the Kingdom of Fife. This development will feature luxurious apartments with a high standard of finishes and extensive range of amenities and bespoke services. The residents will benefit from its close proximity to the proposed new medical hub, local shops, hotel and marina.

# STEEPED IN HISTORY

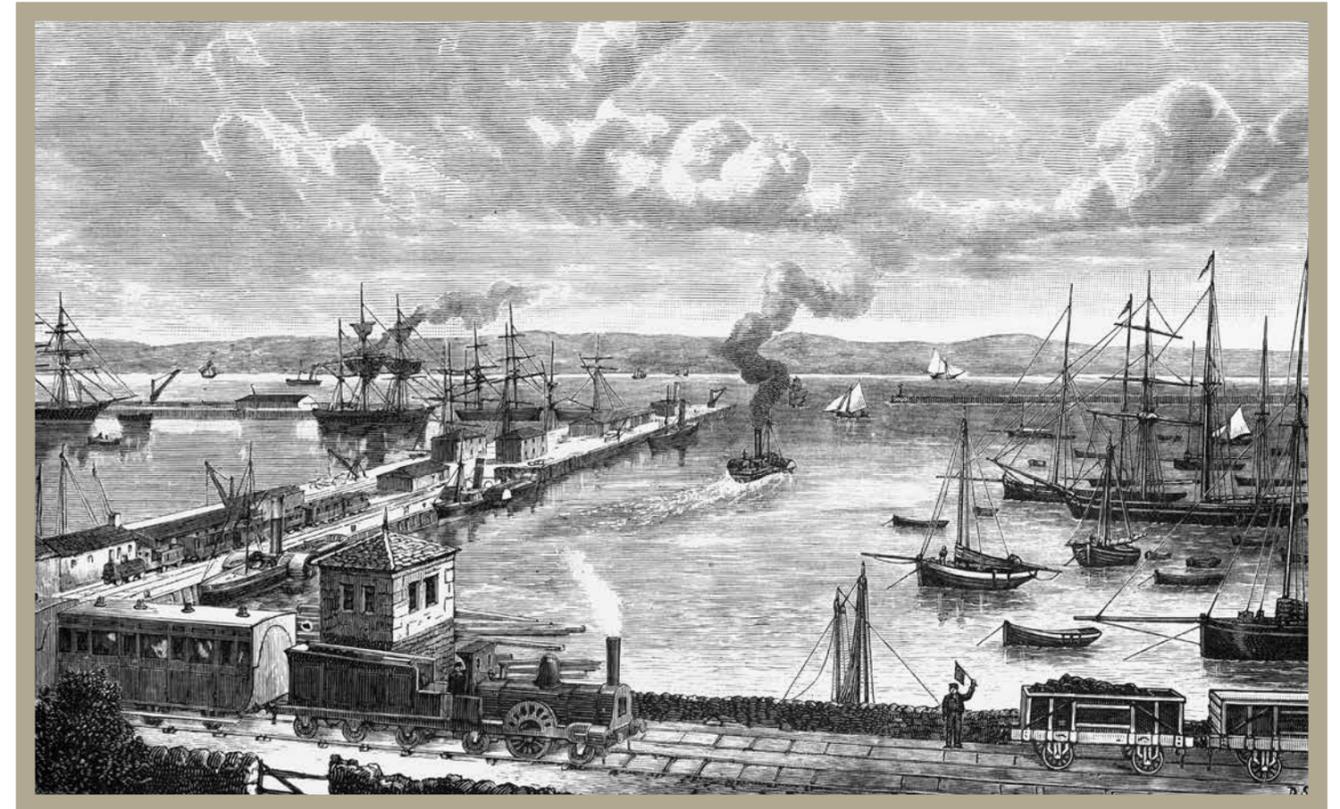
▼ Christening: The Ark  
Engraving | Granton 1884



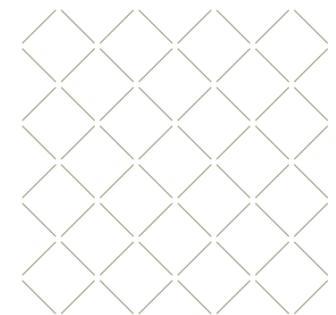
In 1636, King Charles I accorded Granton the privilege of a free harbour. The 19th century saw the change from sail to steam and the economic importance of a new harbour was paramount. Granton, on the coast of the capital was at the forefront of this change. The first part of the new harbour, referred to as the Middle Pier, was opened on 28th June 1838, the same day as the coronation of Queen Victoria. Victoria and Albert landed at the harbour in their Royal Yacht in 1842, this was their first state visit to Scotland.



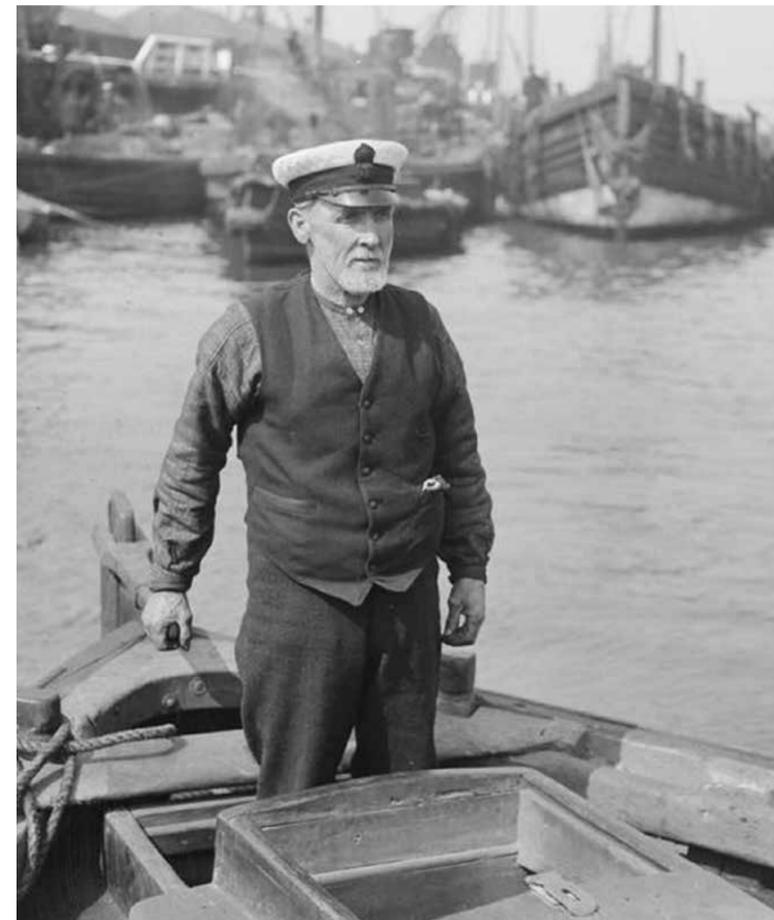
THE CONSTRUCTION  
OF ROYAL WHARF IS THE  
NEXT CHAPTER IN THIS  
HISTORIC STORY..



▲ Granton Harbour  
in its heyday  
(1860s)



◀ A Royal Navy sailor  
serving at the trawler base  
in Granton (1914-1918)



◀ Queen Victoria  
(1882)



# ROYAL WHARF, EDINBURGH MARINA



# LIVING FOR RETIREMENT<sup>©</sup>

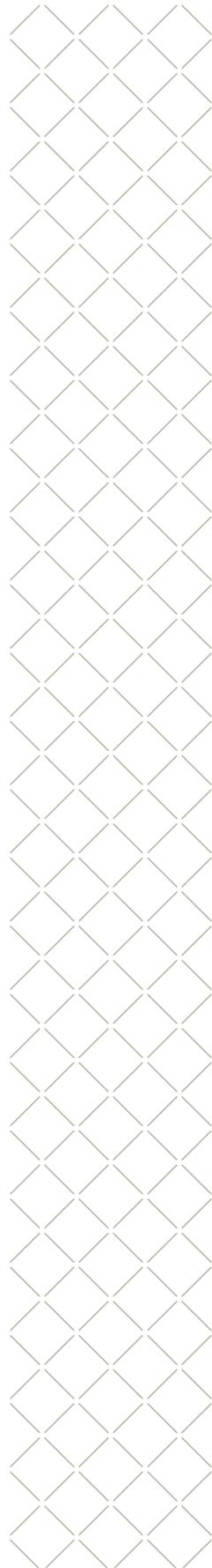


## ROYAL WHARF, EDINBURGH MARINA

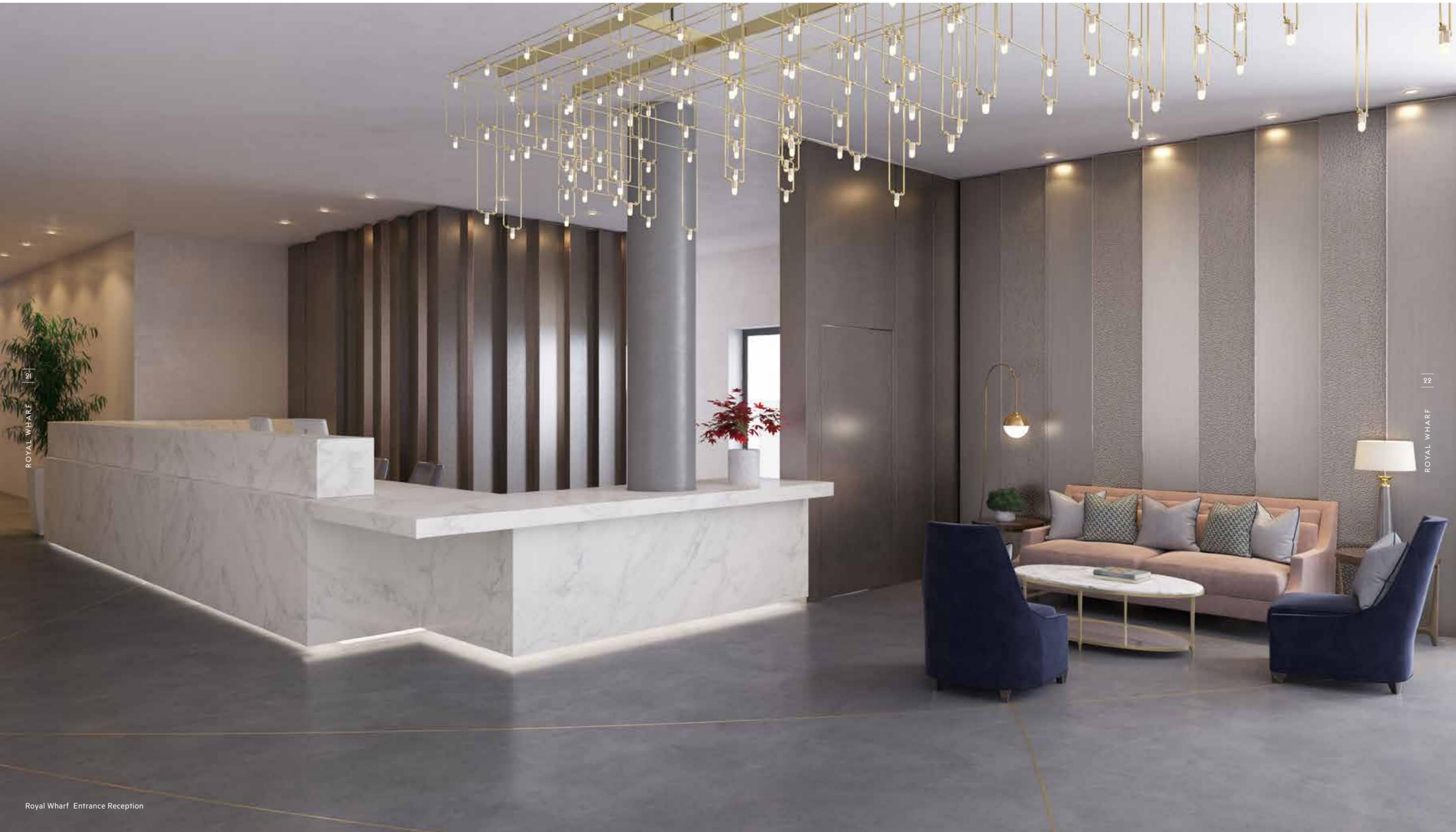
The development has been designed to specifically cater for the increasing number of people over 55 years old. This unique development enables residents to downsize to spacious luxury retirement accommodation with all the services and amenities that they desire. The development will create a vibrant community who all share the common goal of retirement living made easy. The design details include spacious rooms, separate on-site secure car spaces, storage facilities, 24/7 porterage and concierge, all of which will create the feeling of security and wellbeing.

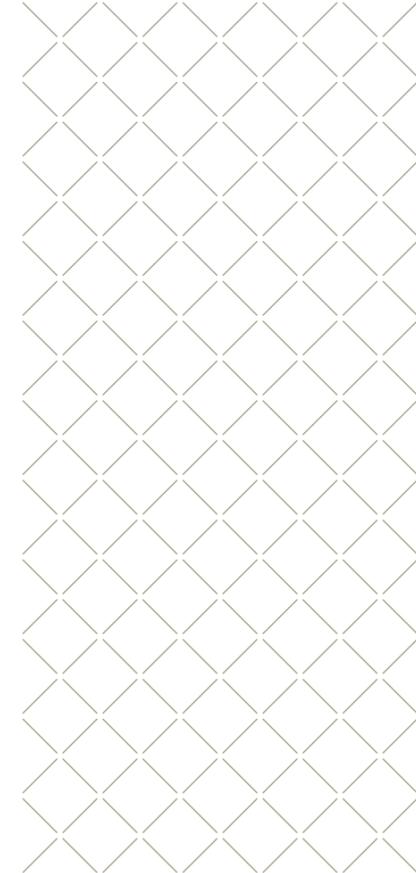
## ROYAL WHARF, EDINBURGH MARINA WILL PROVIDE THE PINNACLE OF INNER CITY WATERFRONT LIVING NEVER THOUGHT POSSIBLE UNTIL NOW.

The development comprises spacious 1, 2 and 3 bedroom apartments with increased ceiling heights and large external balconies. The whole development is built round a landscaped courtyard garden; providing the residents with an exclusive and unique range of communal amenities and lifestyle services.



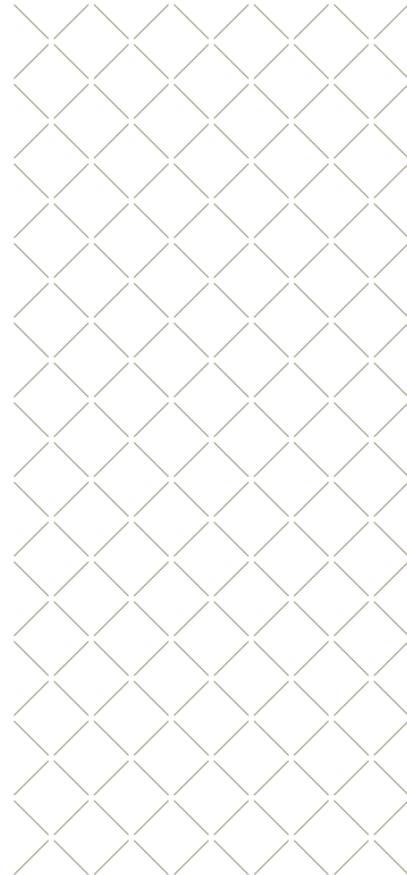
Royal Wharf External View





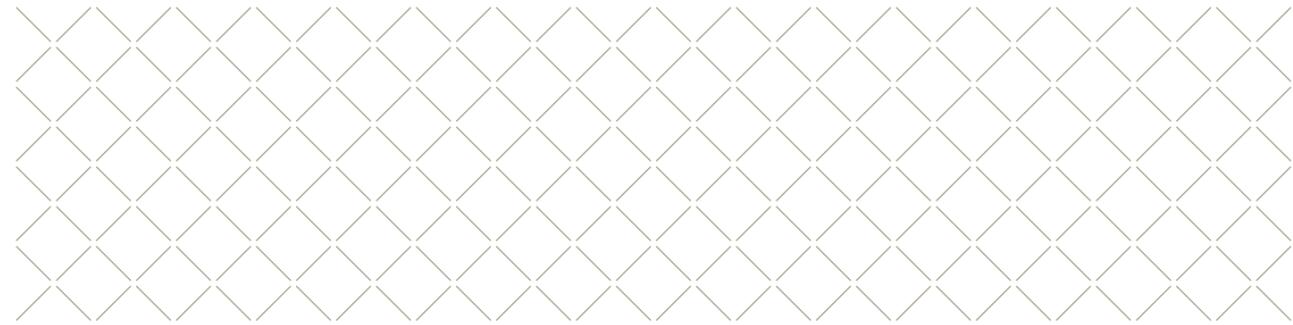
Private Dining Room

Cinema



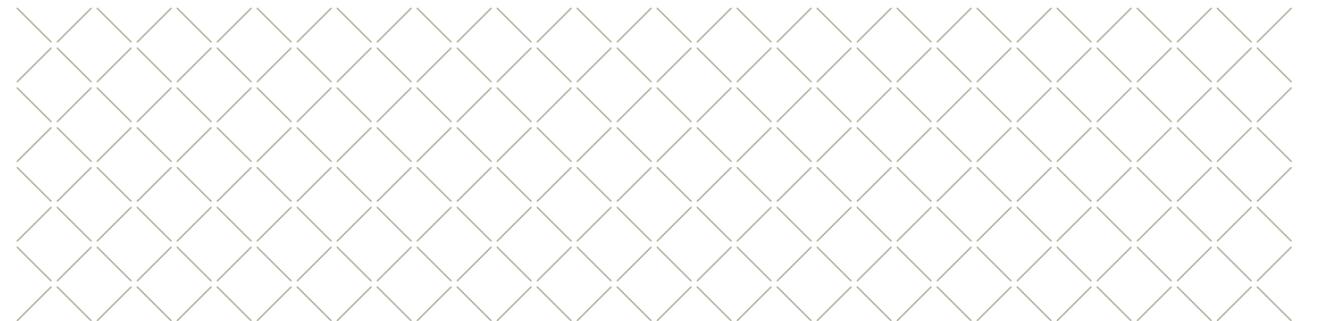
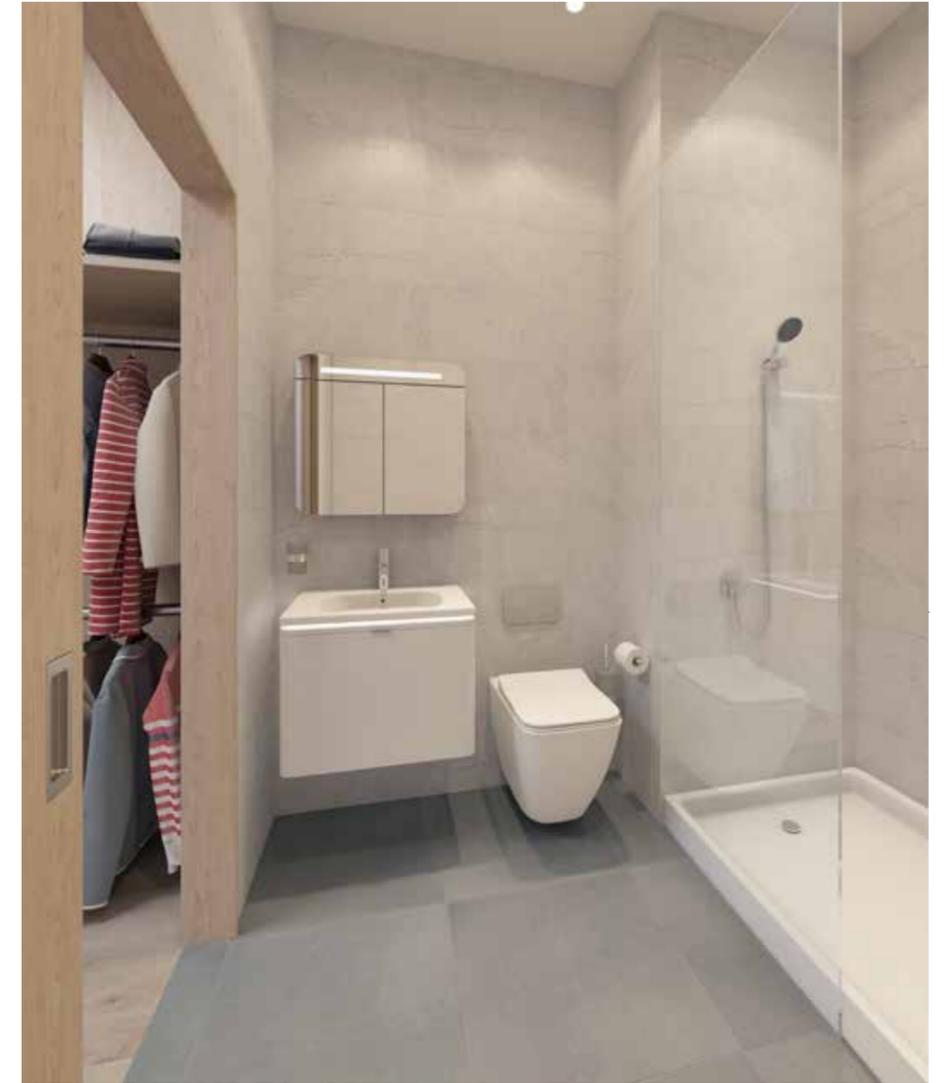


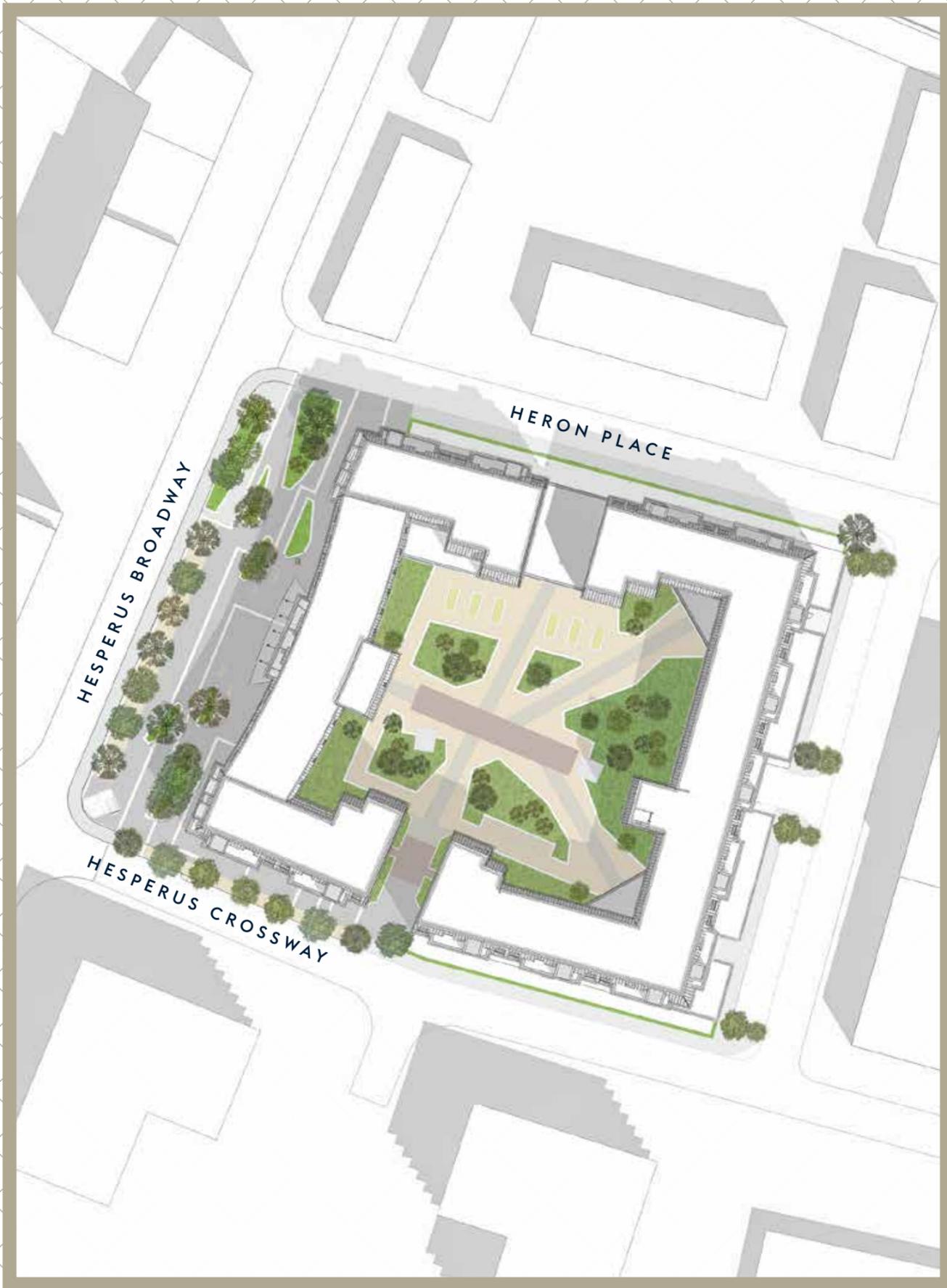
Royal Wharf Living Room



▲ Typical Bedroom

▼ En suite with partial view of walk in cupboard





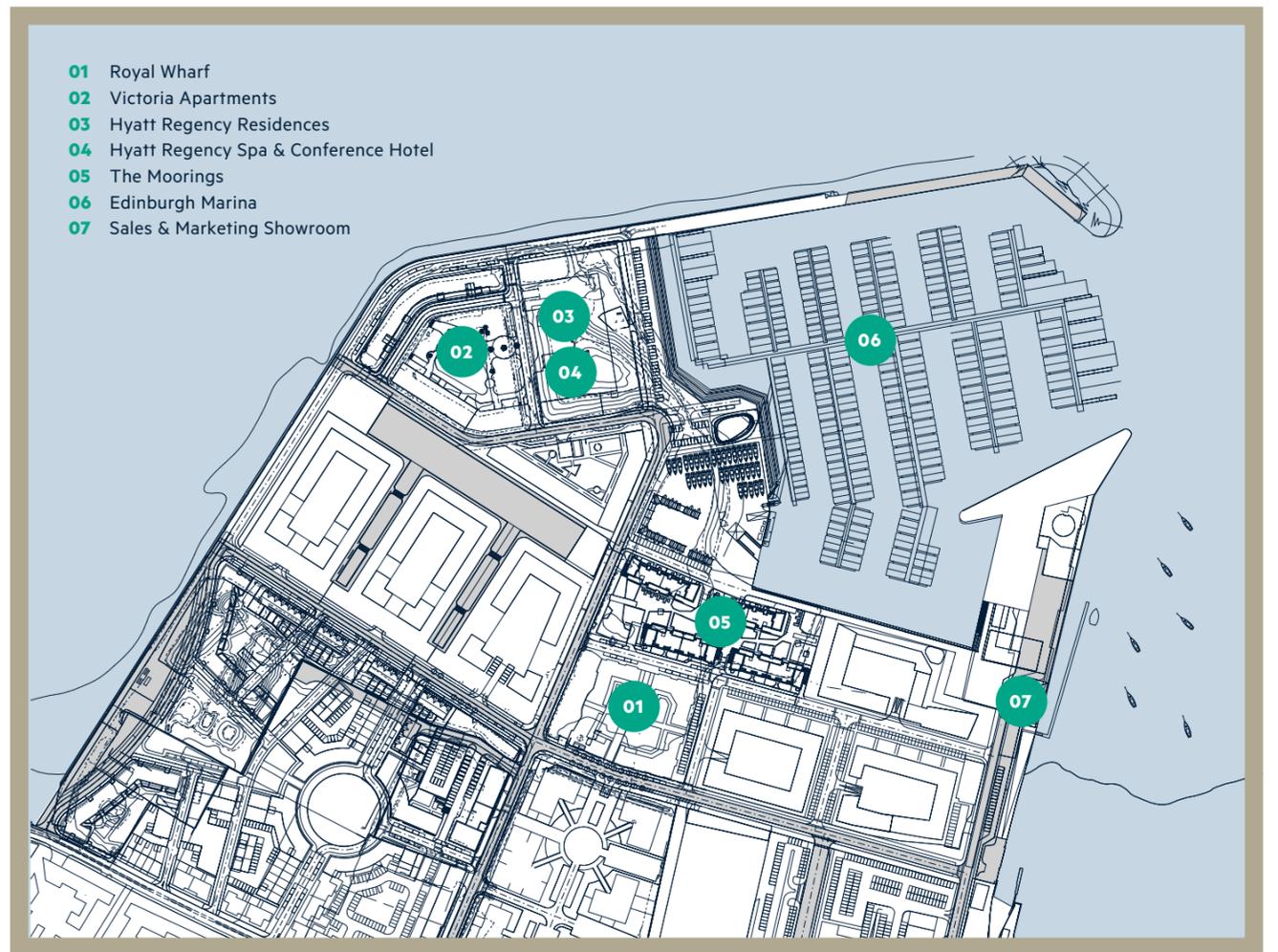
# EACH APARTMENT IS DESIGNED AND BUILT TO THE HIGHEST STANDARD



## SPECIFICATION

Concierge service	Fitted carpets to all bedrooms
24/7 Porterage	Walk-in / fitted wardrobes
Secure covered car spaces (all with electric charging points)	Fully tiled bathrooms & walk-in showers with Vitra fittings
Separate secure storage rooms	Ceramic basins & concealed cistern toilets
Preferred marina berth leases - subject to availability	Custom built kitchens by Neptune with Neff appliances
Business centre & library	Engineered timber flooring by Khars to entrance and living areas
Housekeeping service upon request	Underfloor communal heating & hot water
Private cinema	Recessed LED lighting
Fully equipped laundry room	Large balconies
Private dining room and kitchen	High Speed Internet (FTTP)
Private landscaped garden	TV outlets with twin satellite connections & Cat 5 data points
24/7 private security	
Audio visual entry system	

- 01 Royal Wharf
- 02 Victoria Apartments
- 03 Hyatt Regency Residences
- 04 Hyatt Regency Spa & Conference Hotel
- 05 The Moorings
- 06 Edinburgh Marina
- 07 Sales & Marketing Showroom



# ALL IN THE DETAIL



Neptune kitchens ▼



Neptune kitchen Units ▼



VitrA UK bathroom fittings ▼



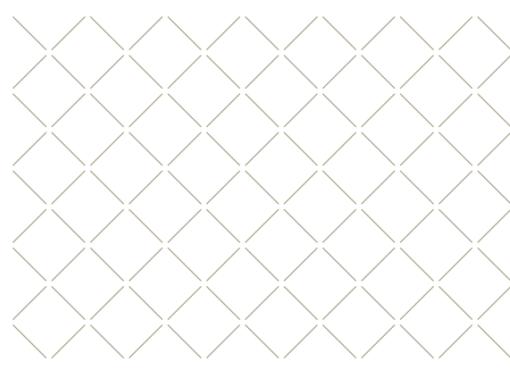
VitrA Essence Floor Tiles ▼



VitrA British Stone Wall Tiles ▲



KHARS wood flooring ▼



# Typical One Bedroom Apartment



## APARTMENT AREA:

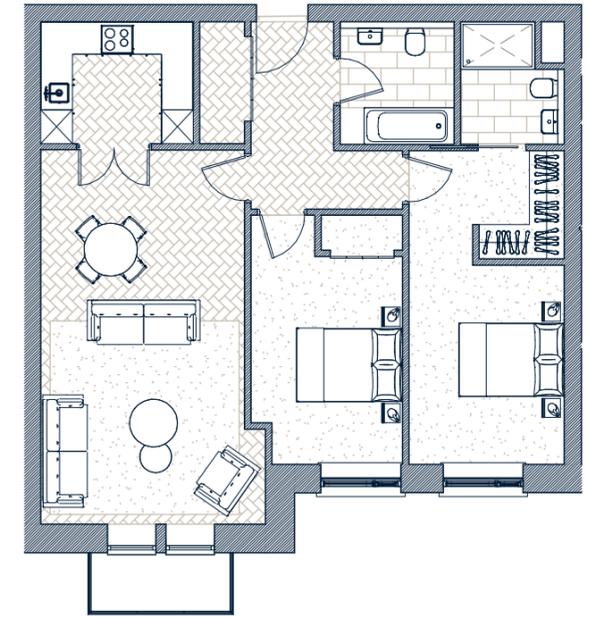
62 - 82 SQM  
(668 - 882 SQFT)



## FEATURES:

- Master bedroom with en suite and walk-in wardrobe
- Large bathroom
- Open plan living and dining area
- Enclosed kitchen with option to open to dining area for entertaining guests
- Separate secure storage

# Typical Two Bedroom Apartment



## APARTMENT AREA:

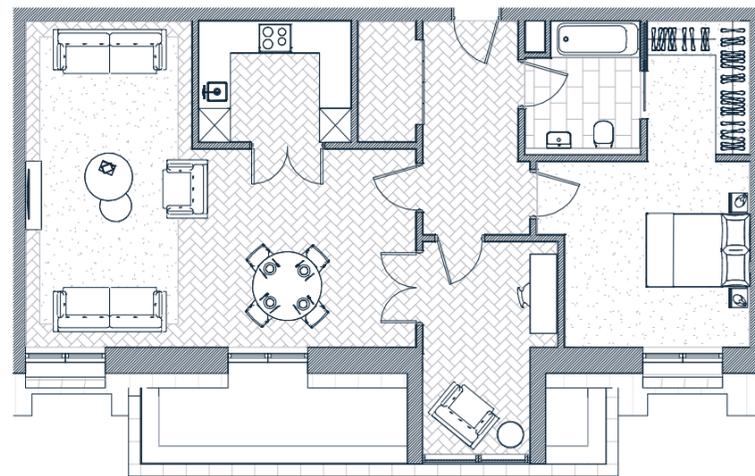
80 - 130 SQM  
(861 - 1,395 SQFT)



## FEATURES:

- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with fitted wardrobe
- Large bathroom
- Open plan living and dining area
- Enclosed kitchen with option to open to dining area for entertaining guests
- Separate secure storage

## ONE BEDROOM APARTMENT LAYOUT WITH STUDY



## APARTMENT AREA:

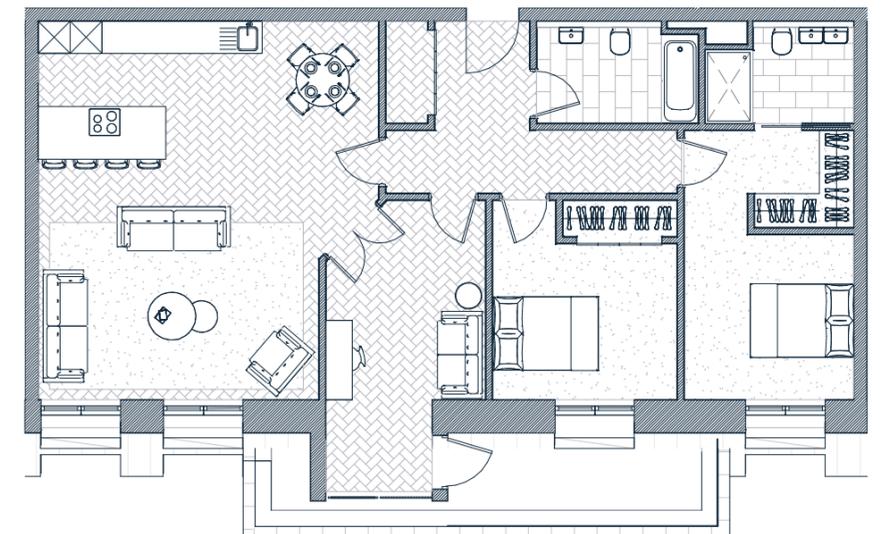
62 - 82 SQM  
(668 - 882 SQFT)



## FEATURES:

- Master bedroom with en suite and walk-in wardrobe
- Large bathroom
- Open plan living and dining area
- Enclosed kitchen with option to open to dining area for entertaining guests
- Separate study/media room
- Separate secure storage

## TWO BEDROOM APARTMENT LAYOUT WITH STUDY



## APARTMENT AREA:

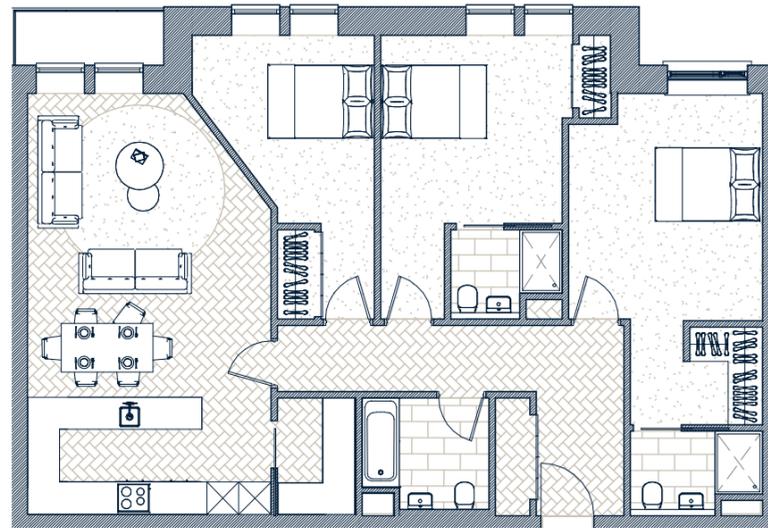
80 - 130 SQM  
(861 - 1,395 SQFT)



## FEATURES

- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with fitted wardrobe
- Large balcony with glazed balustrade
- Large bathroom
- Open plan living and dining area
- Enclosed kitchen with option to open to dining area for entertaining guests
- Separate study/media room
- Separate secure storage

# Typical Three Bedroom Apartment



## APARTMENT AREA:

117 - 119 SQM  
(1,258 - 1,282 SQFT)



## FEATURES:

Master bedroom with en suite and walk-in wardrobe

Second bedroom with en suite and fitted wardrobe

Third bedroom with fitted wardrobe

Large bathroom

Open plan living area

Luxury open plan kitchen

Dining area

Kitchen pantry / utility space

Separate secure storage

# THE PENTHOUSES

TWO UNIQUE, LUXURIOUS,  
SPACIOUS PENTHOUSES WITH  
3 EN SUITE BEDROOMS,  
SEPARATE SECURE STORAGE  
AND 2 SECURE PARKING SPACES

# Penthouse A

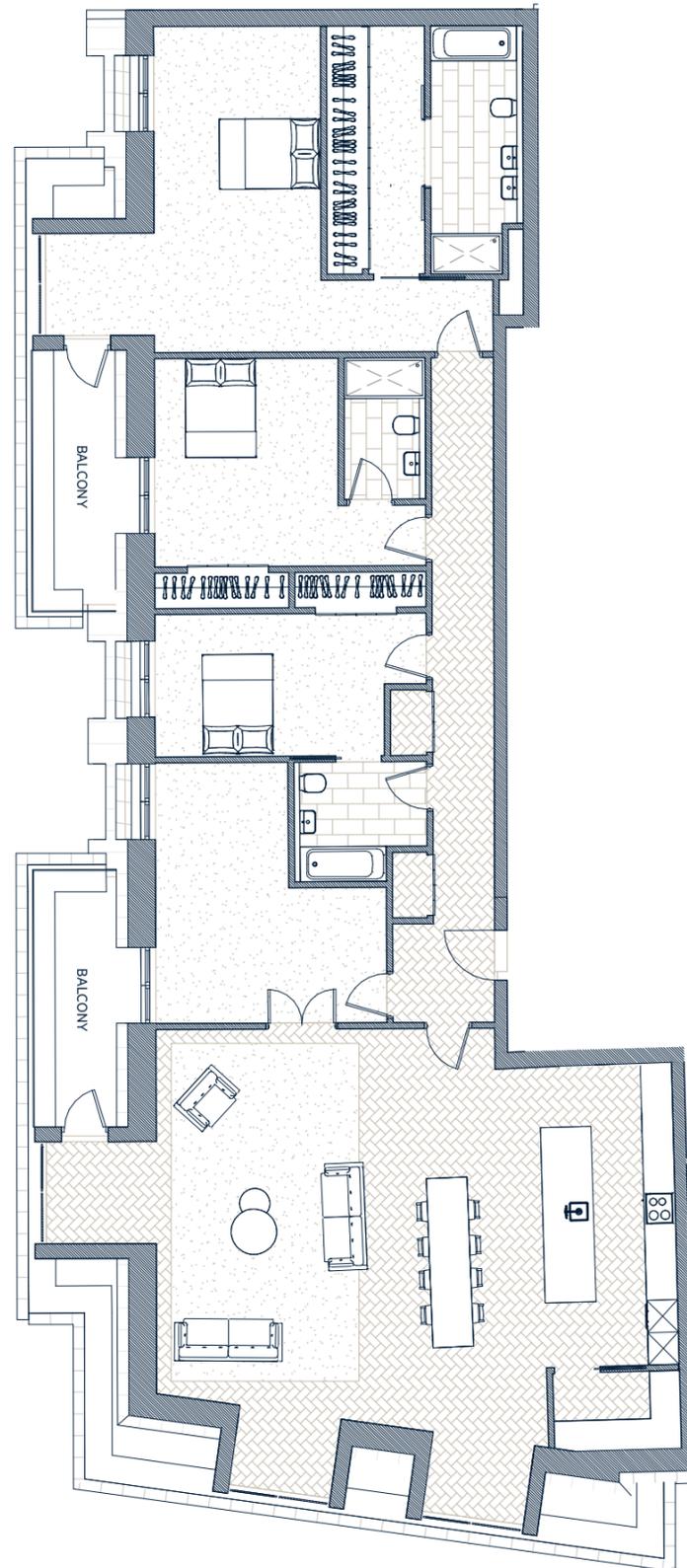
## PENTHOUSE AREA:

230 SQM  
(2,472 SQFT)



## FEATURES:

- Two spacious balconies
- Separate study/media room
- Spacious open plan living room
- Master bedroom with en suite bathroom and walk in wardrobe
- 2 further double bedrooms with en suite bathrooms
- 2 secure EV parking spaces
- Neptune custom design kitchen
- Separate utility room



# Penthouse B

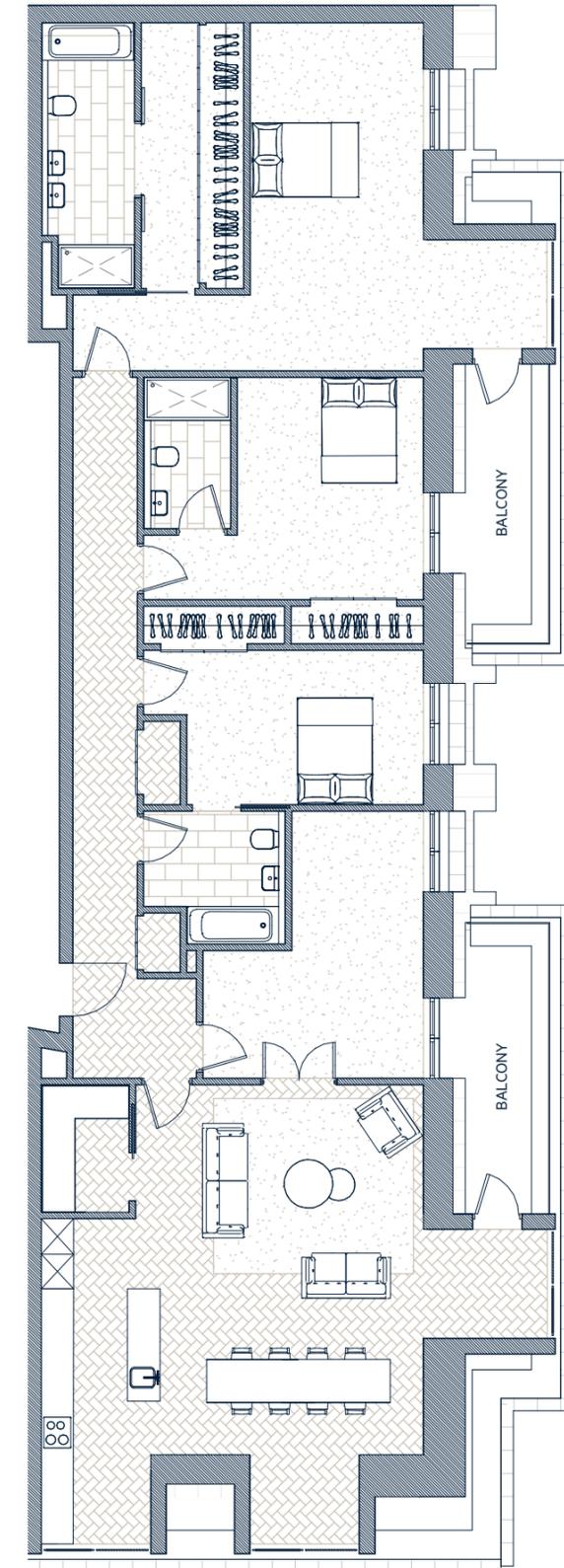
## PENTHOUSE AREA:

197 SQM  
(2,118 SQFT)



## FEATURES:

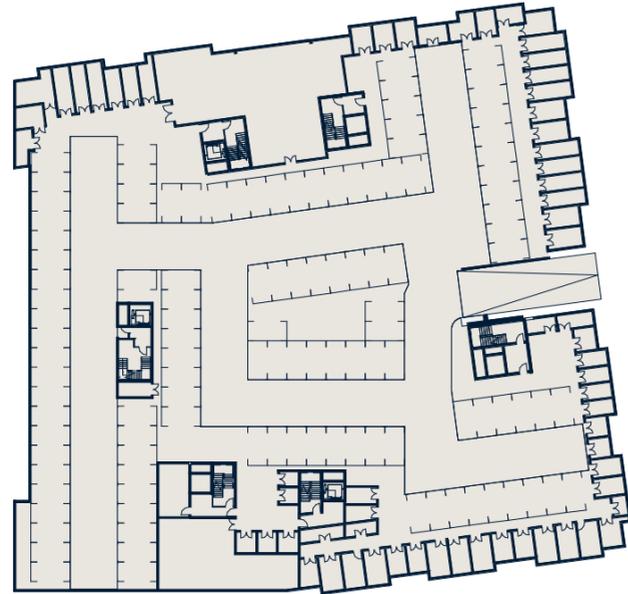
- Two spacious balconies
- Separate study/media room
- Spacious open plan living room
- Master bedroom with en suite bathroom and walk in wardrobe
- 2 further double bedrooms with en suite bathrooms
- 2 secure EV parking spaces
- Neptune custom design kitchen
- Separate utility room



# Basement Level

## FEATURES

- 115 Parking Spaces
- 66 Residents Stores



# First Floor

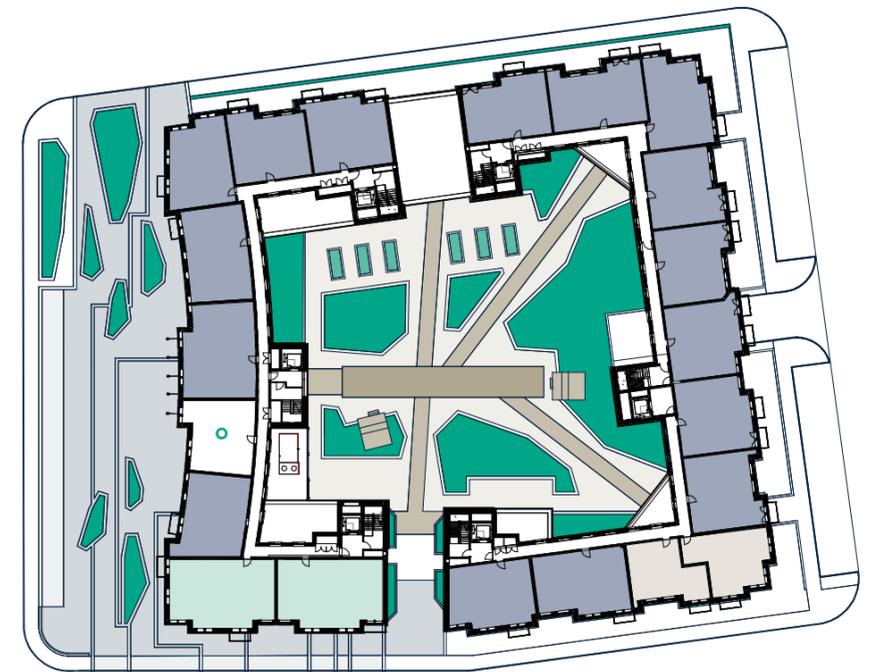
## FEATURES

- Residents Lounge



## APARTMENTS

- 1 Bed:** 65 - 72 sqm (700 - 765 sqft)
- 2 Bed:** 84 - 112 sqm (901 - 1,202 sqft)
- 3 Bed:** 118 sqm (1,275 sqft)



# Ground Floor

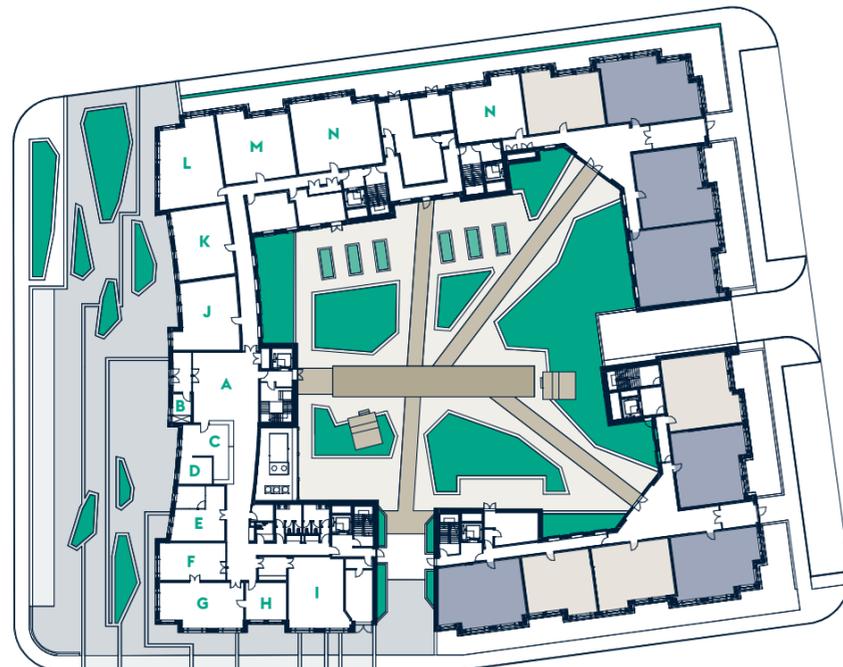
## FEATURES

- A** Entrance Foyer
- B** Dog Washing Area
- C** Reception
- D** Admin Office
- E** Business Centre
- F** Library
- G** Dining Room
- H** Kitchen
- I** Cinema
- J** Visitors Lounge
- K** Activity Room
- L** Gym
- M** Salon
- N** Staff Room



## APARTMENTS

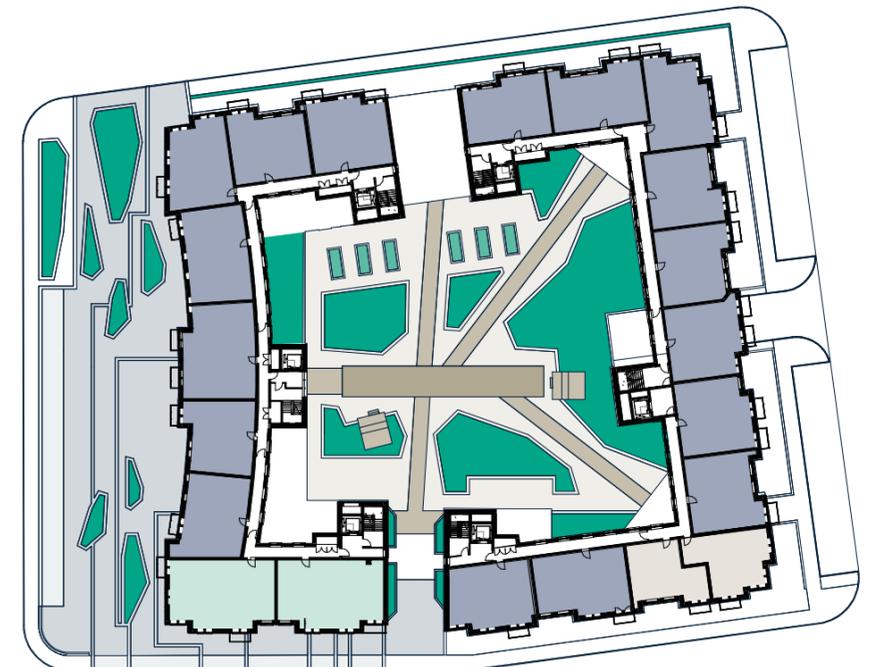
- 1 Bed:** 68 - 82 sqm (727 - 882 sqft)
- 2 Bed:** 86 - 104 sqm (923 - 1,115 sqft)



# Second Floor

## APARTMENTS

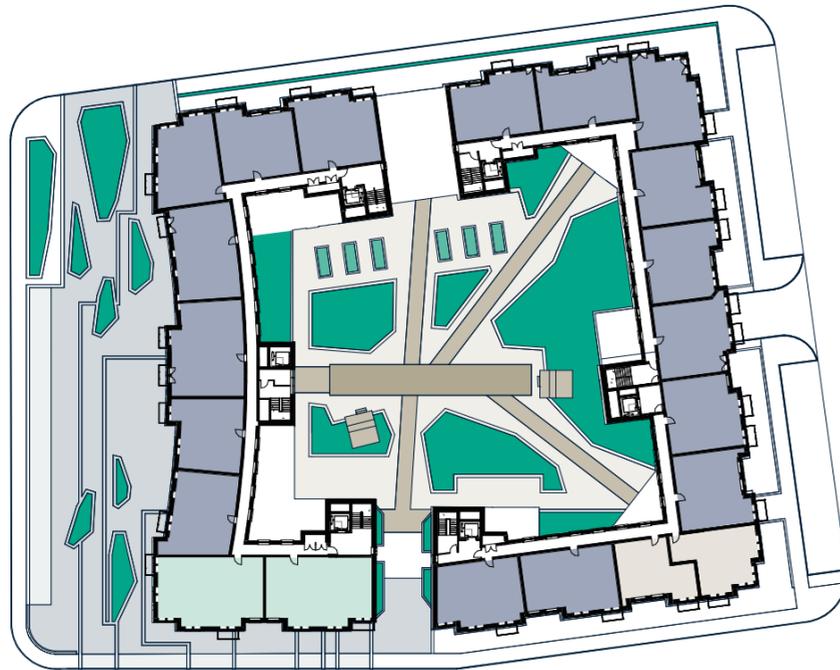
- 1 Bed:** 65 - 72 sqm (700 - 765 sqft)
- 2 Bed:** 80 - 112sqm (861 - 1,202 sqft)
- 3 Bed:** 118 - 119 sqm (1,275 - 1,282 sqft)



# Third Floor

## APARTMENTS

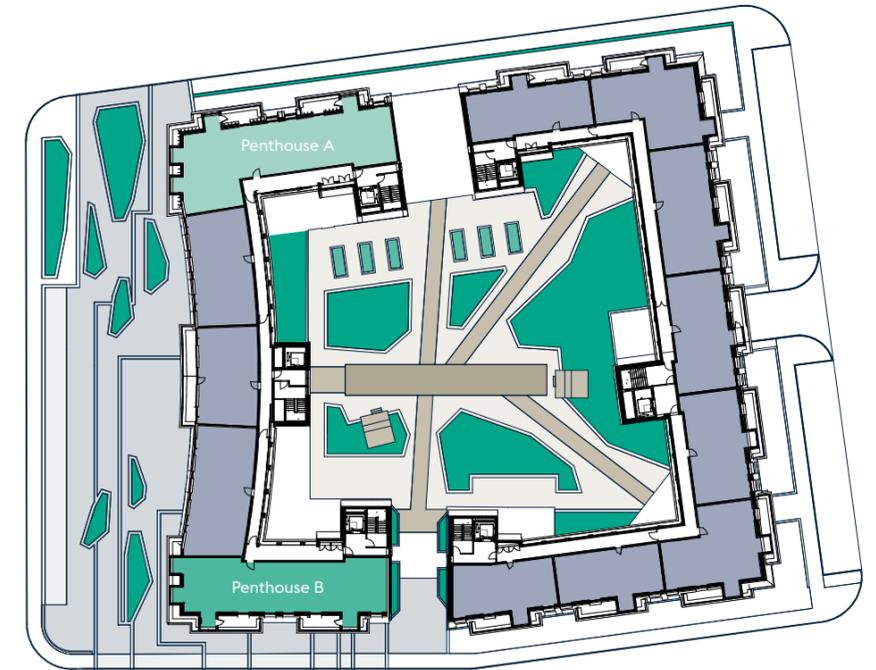
- **1 Bed:** 65 - 71 sqm (700 - 762 sqft)
- **2 Bed:** 83 - 112 sqm (894 - 1,203 sqft)
- **3 Bed:** 118 - 119 sqm (1,271 - 1,278 sqft)



# Fifth Floor

## APARTMENTS

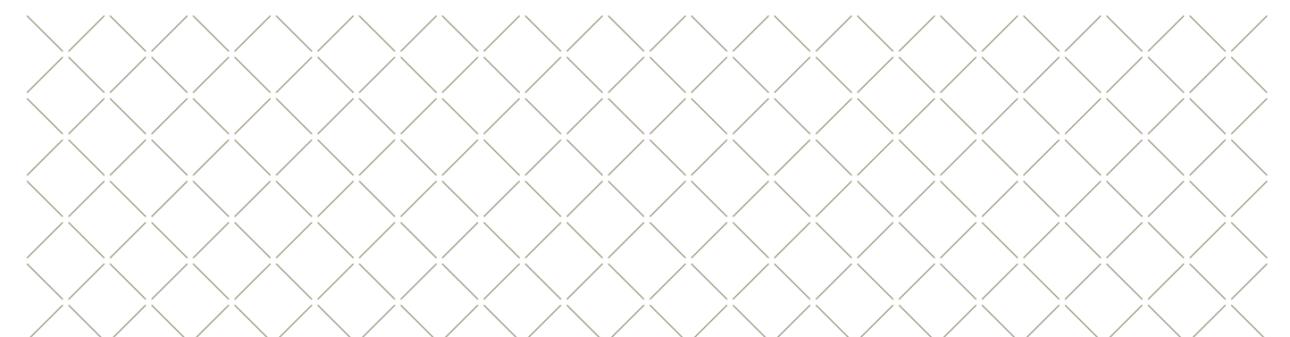
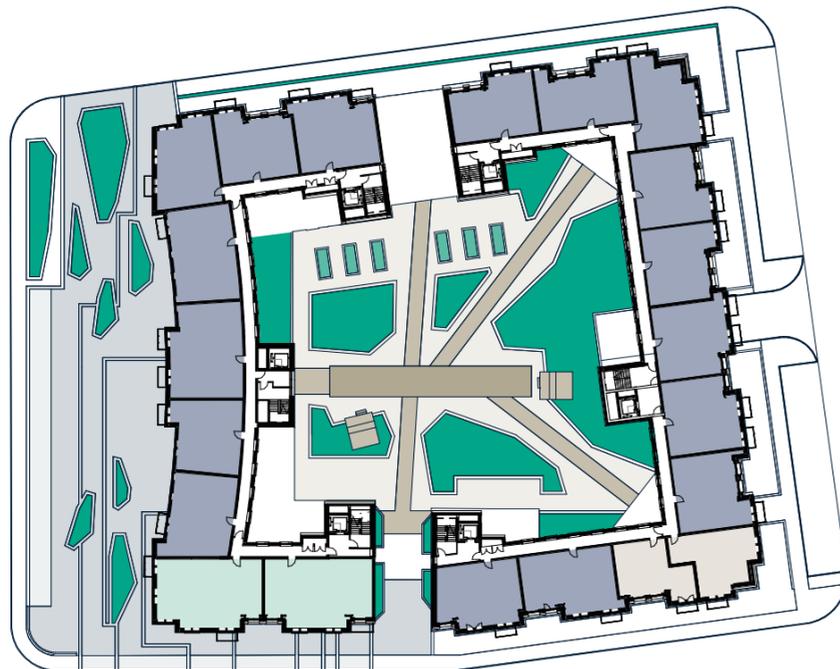
- **2 Bed:** 88 - 130 sqm (950 - 1,395 sqft)
- **Penthouse A**  
**3 Bed:** 230 sqm (2,472 sqft)
- **Penthouse B**  
**3 Bed:** 197 sqm (2,118 sqft)



# Fourth Floor

## APARTMENTS

- **1 Bed:** 62 - 72 sqm (668 - 765 sqft)
- **2 Bed:** 69 - 112 sqm (743 - 1,207 sqft)
- **3 Bed:** 117 sqm (1,260 sqft)





EDINBURGH MARINA  
Est.1836

# ROYAL WHARF

**FOR SALE**

A SELECTION OF SPACIOUS,  
LUXURIOUSLY APPOINTED  
1, 2 & 3 BEDROOM APARTMENTS  
WITHIN A WORLD CLASS  
MARINA DEVELOPMENT

**FOR SALES  
RESERVATIONS & ENQUIRIES:**

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EDINBURGH-MARINA.COM  
SHOW SUITE NOW OPEN  
VIEWING BY APPOINTMENT ONLY

**D.J.ALEXANDER**

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