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 and nine stunning 5th floor penthouses located within the world class Edinburgh Marina development.

Royal Wharf External View

ROYAL WHARF, EDINBURGH MARINA

LUXURY LIVING FOR RETIREMENT©

ROYAL WHARF WILL CREATE A VIBRANT COMMUNITY WHERE HOMEOWNERS ALL SHARE THE COMMON GOAL OF RETIREMENT LIVING MADE EASY

Royal Wharf 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 could ever wish for without having to leave the comfort of their own home.

The development comprises spacious 1, 2 and 3 bedroom luxuriously appointed apartments and penthouses with increased ceiling heights and large external balconies. 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.

As a homeowner at Royal Wharf you will have exclusive access to the private landscaped garden, exercise studio, private treatment rooms, hobby and craft room, private dining room, cinema, business centre, library, fully-equipped communal laundry room and dog washing facility.

Designed for living - luxury, security and wellbeing is at the heart of this unique waterfront development.

Royal Wharf External View

Royal Wharf Entrance Reception

Private Dining Room

Cinema

Royal Wharf Living Room

▲ Typical Bedroom

▼ En suite with partial view of walk in cupboard

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

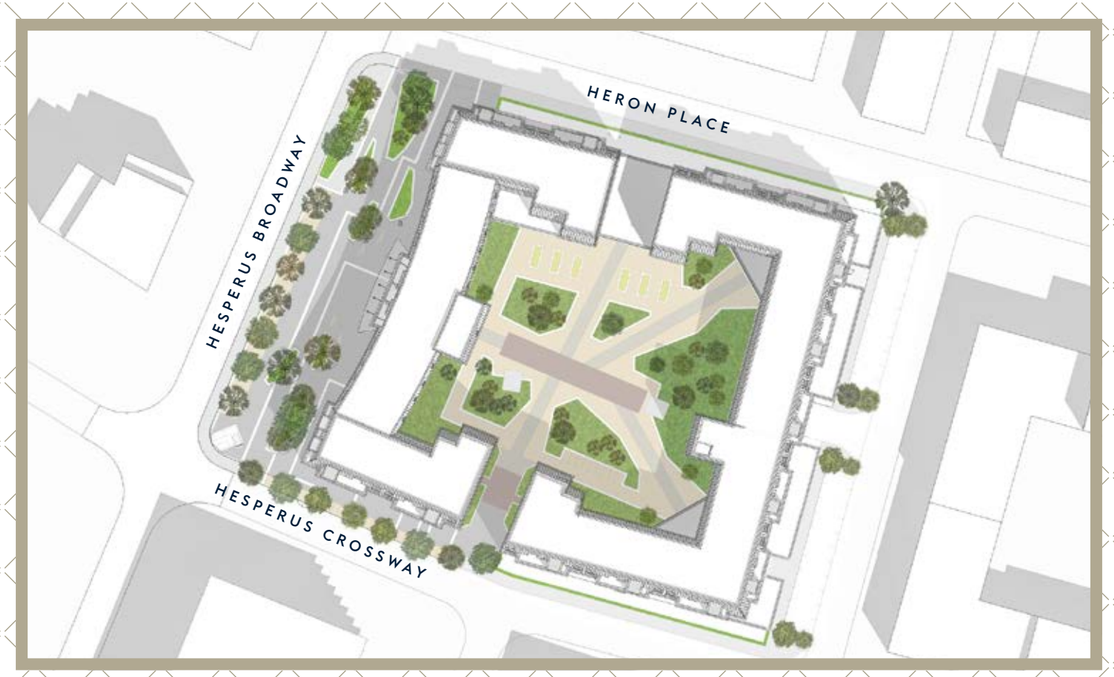
BREATHTAKING VIEWS OF THE COASTLINE & THE FIRTH OF FORTH

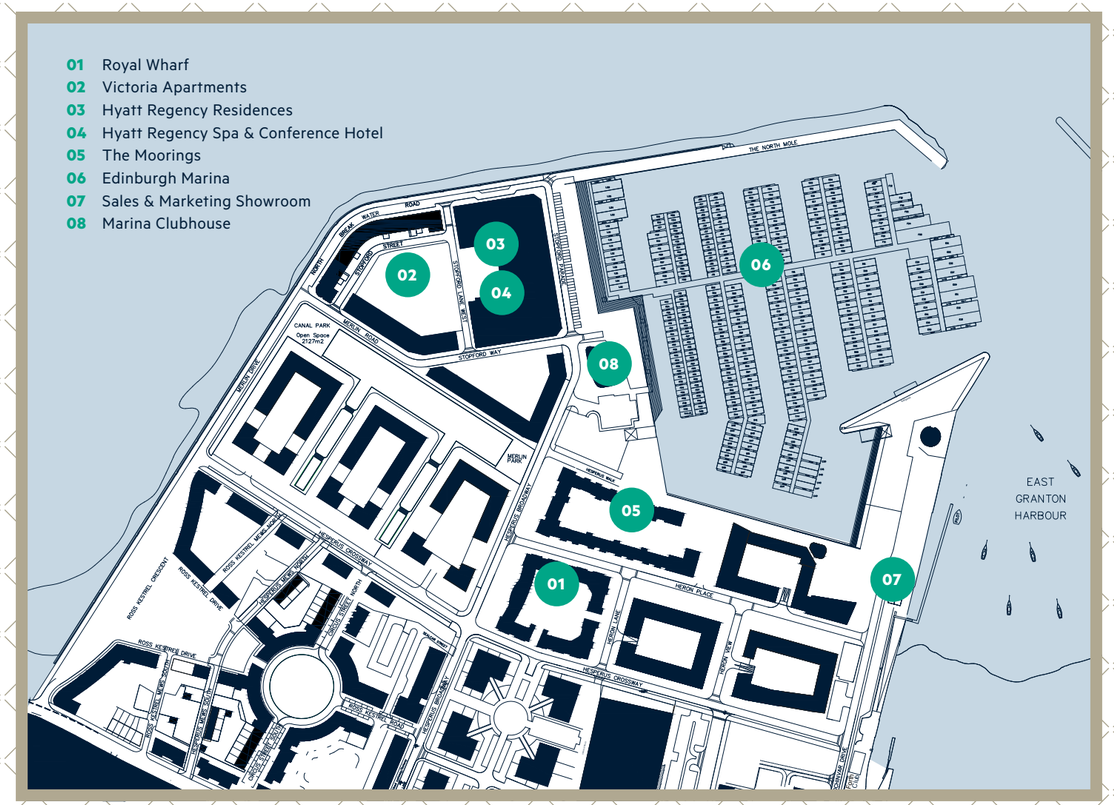
EDINBURGH MARINA

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.





SPECIFICATION & FEATURES

Each of the apartments will be designed and built to a high standard and the amenities will include:

LIVING/KITCHEN/DINING AREAS

- Bespoke designed, hand painted kitchens by Neptune
- Integrated Neff appliances including ceramic hob, extractor fan, electric multi-function oven, dishwasher, fridge/freezer, washing machine/tumble drier
- Full range of modular wall and base units
- Integrated 2-compartment bin, for general waste and recycling
- Bespoke work surfaces with matching splash backs
- Engineered hardwood flooring by Khars
- Recessed energy-efficient dimmable LED lighting
- Separate 5-amp wall sockets for lamps
- Brushed stainless steel electrical sockets and switch plates
- USB sockets
- TV outlets with twin satellite connections & Cat 6a data sockets
- Multi room broadband and data connection
- Audio visual entry system

BEDROOMS

- Luxury fitted walk in wardrobes
- Fully fitted carpet
- Separate 5-amp wall sockets for lamps
- TV outlets with twin satellite connections & Cat 6a data points
- Recessed dimmable LED lighting
- Brushed stainless steel electrical sockets & switch plates

BATHROOMS

- Fully tiled bathrooms and walk-in showers with VitrA fittings
- Electric underfloor heating thermostatically controlled
- Integrated ceramic basins with storage and vanity cupboards
- Chrome mixer taps
- Shaving sockets
- Concealed cistern toilets
- Heated towel rail
- Baths by VitrA, with glazed shower screen

HEATING, HOT WATER AND VENTILATION

- Independent thermostatically controlled heating to all rooms and living spaces
- Wet underfloor heating system throughout with electric underfloor heating to bathrooms
- Individually metered heating system provides heating and hot water from the developments central plant
- Whole-house fresh air mechanical ventilation

MANAGEMENT AND FIRE SECURITY

- Guest concierge
- 24/7 porterage
- Card access to lifts only
- CCTV monitoring of ground floor areas in the whole development
- CCTV secure video direct link to concierge
- Interconnected mains supply smoke/heat protection system with battery back up to each one
- All apartments are sprinkler protected

COMMUNAL CORRIDORS & ELEVATORS

- Carpeted corridors
- Recessed energy efficient LED lighting
- 6 elevators serving all levels

EXTERNAL

- Ground level spacious private garden with architect designed hard and soft landscaping with feature lighting and seating areas
- Secure covered car parking space, all with EV capability
- Secure covered cycle & motor cycle storage

LIFESTYLE AMENITIES

- Private exercise studio
- Hobby and craft room
- Private dining room
- Cinema
- Business centre
- Library
- Dog washing facility
- Communal laundry room
- Private treatment rooms
- Overnight fully furnished guest studios with en suite
- Locker room
- Mobility equipment storage facility

ALL IN THE DETAIL

VitrA UK bathroom fittings ▼

Neptune kitchens ▲

Neptune kitchen Units ▼

VitrA Essence Floor Tiles ➤

▲ VitrA British Stone Wall Tiles

KHARS wood flooring ▼

Typical One Bedroom Apartment

APARTMENT AREA

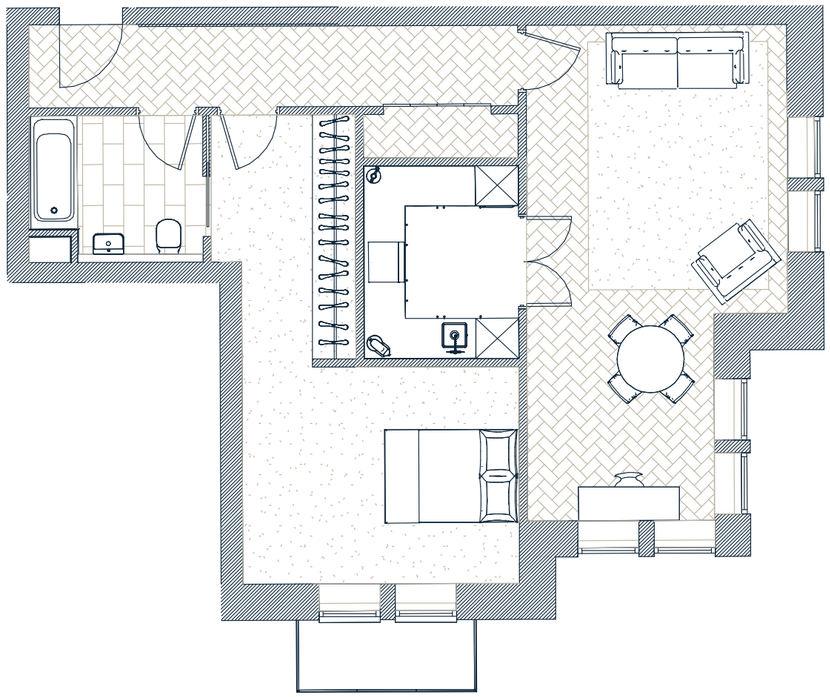
62 - 82 SQM (668 - 882 SQFT)

FEATURES

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

DIMENSIONS

- Bathroom - 2.18 x 2.59 m (7.2 x 8.5 ft)
- Bedroom - 4.97 x 7.98 m (16.3 x 26.2 ft)
- Kitchen - 2.30 x 2.87 m (7.5 x 9.4 ft)
- Living Room / Dining - 3.88 x 7.38 m (12.7 x 24.2 ft)
- Balcony - 2.60 x 1.00 m



APARTMENT AREA

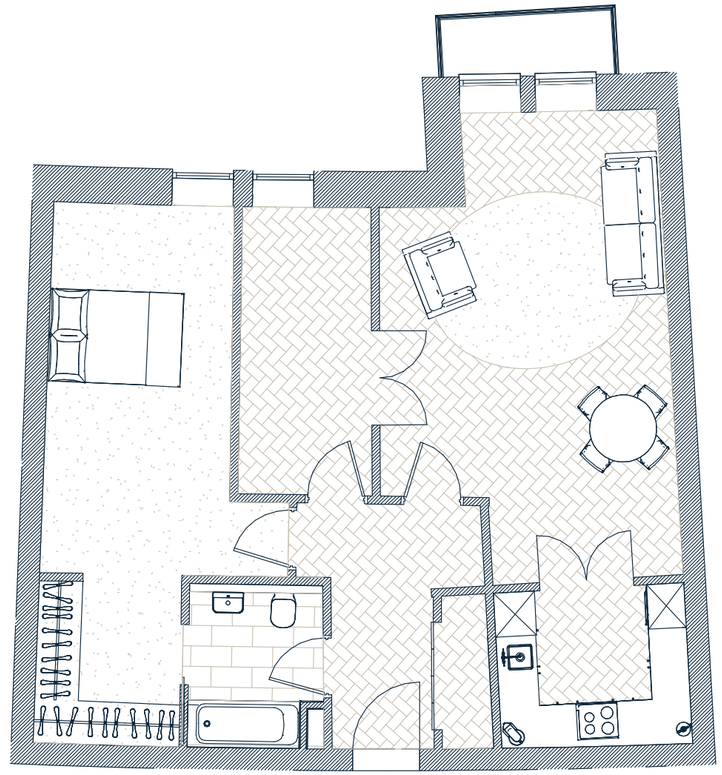
80 SQM (861 SQFT)

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

DIMENSIONS:

- Bathroom - 3.69 x 8.06 m (12.1 x 26.4 ft)
- Bedroom - 1.98 x 2.42 m (6.5 x 7.9 ft)
- Study - 1.91 x 4.28 m (6.2 x 14.0 ft)
- Kitchen - 2.89 x 2.40 m (9.4 x 7.8 ft)
- Living Room / Dining - 4.38 x 6.94 m (14.3 x 22.7 ft)
- Balcony - 2.60 x 1.00 m (8.5 x 3.2 ft)



Typical Two Bedroom Apartment

APARTMENT AREA

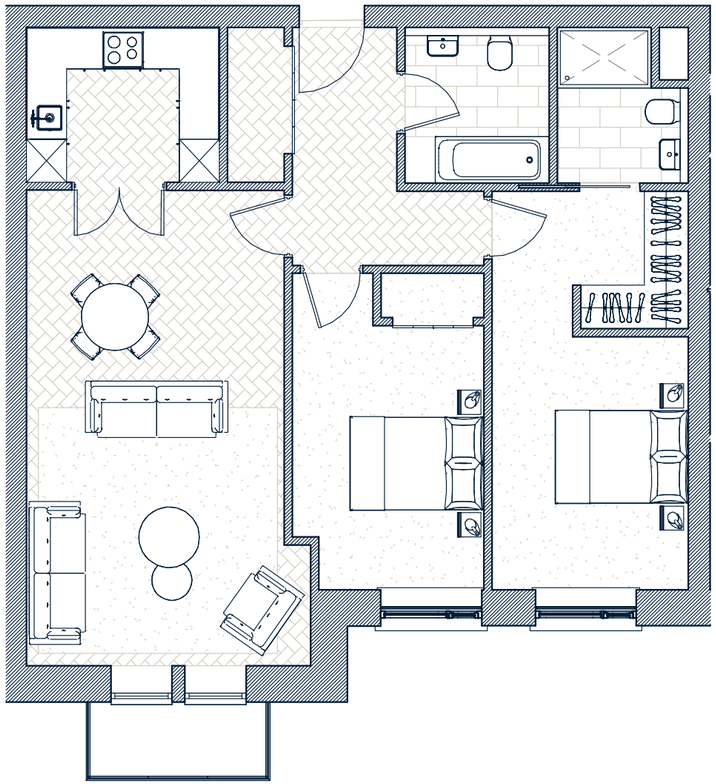
81 - 104 SQM (868 - 1,115 SQFT)

FEATURES

- Master bedroom with en suite and walk-in wardrobe
- Large balcony with glazed balustrade
- 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

DIMENSIONS

- Master Bedroom - 2.93 x 5.93 m (9.6 x 19.5 ft)
- En suite - 1.81 x 2.32 m (5.9 x 7.6 ft)
- Bathroom - 2.14 x 2.20 m (7.2 x 7.2 ft)
- Bedroom - 2.85 x 4.71 m (9.4 x 15.5 ft)
- Kitchen - 2.83 x 2.35 m (9.3 x 7.7 ft)
- Living Room / Dining - 4.20 x 7.10 m (13.7 x 23.3 ft)
- Balcony - 2.60 x 1.00 m



APARTMENT AREA

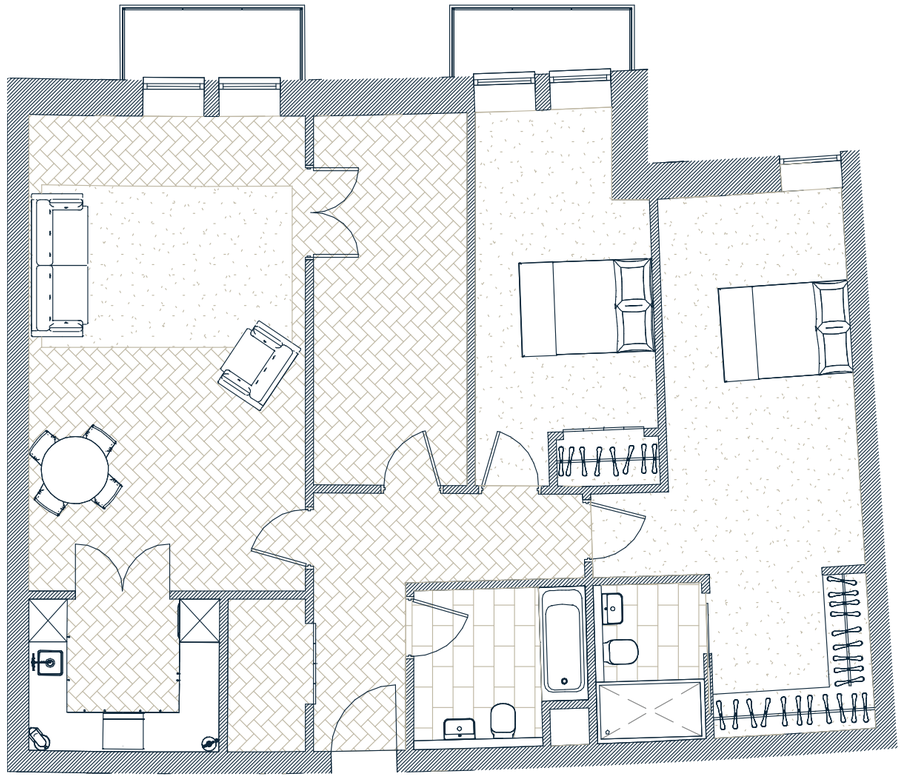
94 - 112 SQM (1,009 - 1,202 SQFT)

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

DIMENSIONS:

- Master Bedroom - 4.10 x 8.06 m (13.5 x 26.4 ft)
- En suite - 1.61 x 2.36 m (5.3 x 7.7 ft)
- Bathroom - 1.78 x 2.34 m (5.8 x 7.7 ft)
- Bedroom - 2.75 x 5.55 m (9.0 x 18.2 ft)
- Study / Library - 2.29 x 5.49 m (7.5 x 18.0 ft)
- Kitchen - 2.85 x 2.28 m (9.3 x 7.4 ft)
- Living Room / Dining - 4.12 x 7.07 m (13.5 x 23.2 ft)
- Balcony 1 - 2.60 x 1.00 m
- Balcony 2 - 2.60 x 1.00 m



Typical Three Bedroom Apartment

APARTMENT AREA

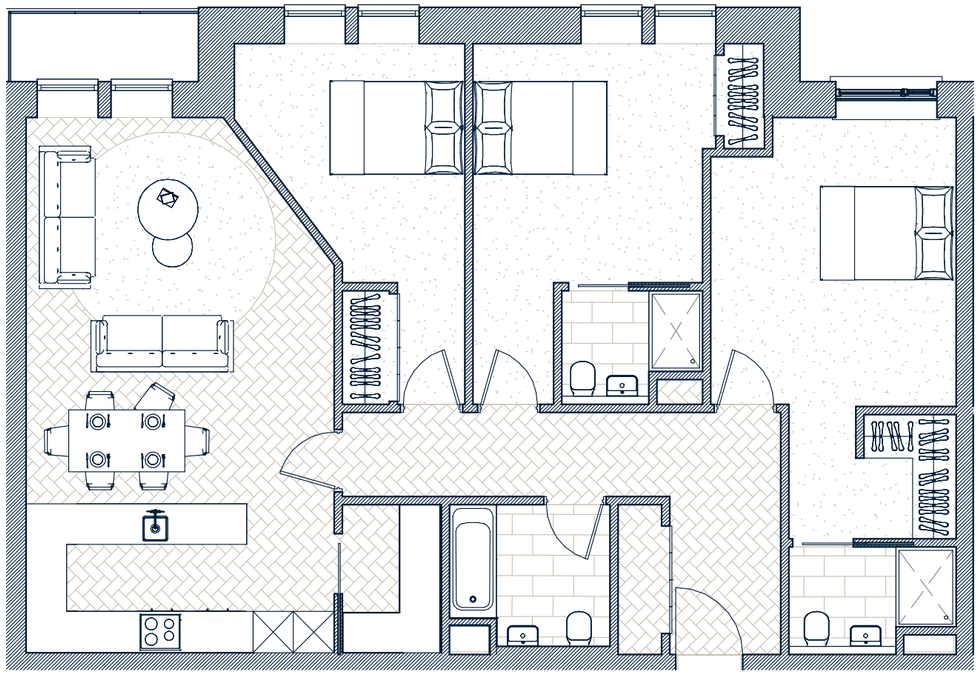
117 - 118 SQM (1,255 - 1,275 SQFT)

FEATURES

- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with en suite and fitted wardrobe
- Third bedroom with fitted wardrobe
- Large balcony with glazed balustrade
- Large bathroom
- Open plan living area
- Luxury open plan kitchen
- Dining area
- Kitchen pantry / utility space
- Separate secure storage

DIMENSIONS

- Master Bedroom - 6.27 x 3.61 m (20.6 x 11.8 ft)
- En suite - 2.46 x 1.56 m (8.1 x 5.1 ft)
- Bedroom 1 - 3.62 x 5.36 m (11.9 x 17.6 ft)
- En suite - 2.10 x 1.69 m (6.9 x 5.5 ft)
- Bathroom - 2.37 x 2.18 m (7.8 x 7.2 ft)
- Bedroom 2 - 3.42 x 5.36 m (11.2 x 17.6 ft)
- Kitchen / Living Room / Dining - 4.57 x 7.95 m (15.0 x 26.1 ft)
- Balcony - 2.80 x 1.00 m



APARTMENT AREA

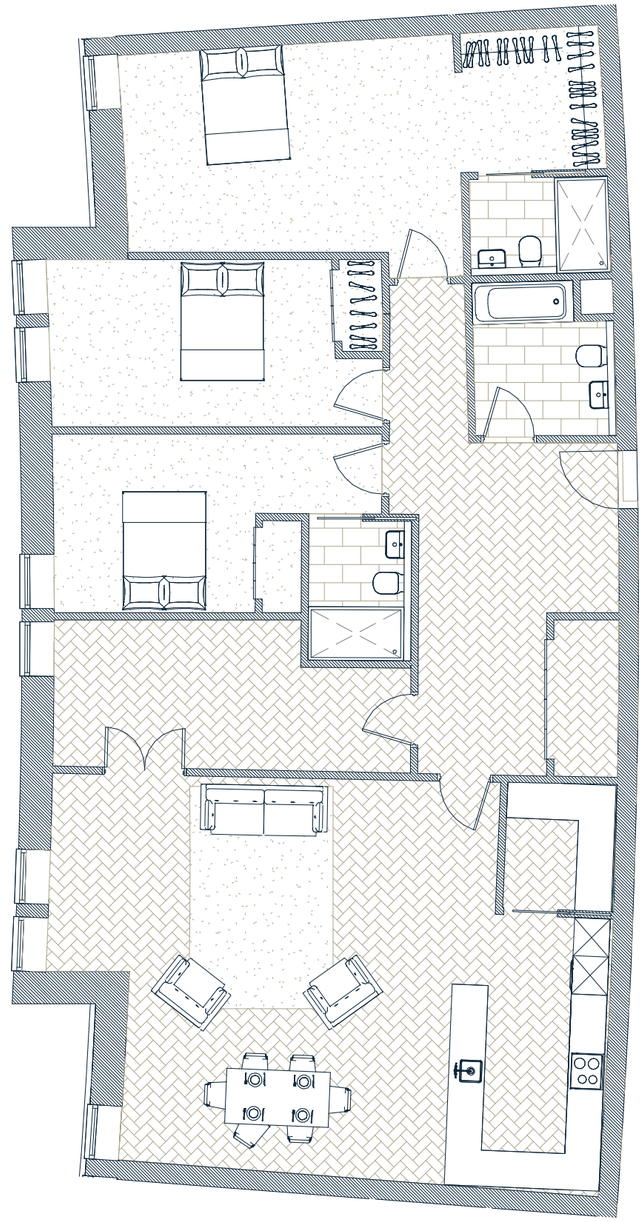
170 SQM (1,829 SQFT)

FEATURES

- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with fitted wardrobe
- Large bathroom
- Open plan living and dining area
- Luxury open plan kitchen
- Separate study/media room
- Separate secure storage

DIMENSIONS:

- Master Bedroom - 8.10 x 4.10 m (26.6 x 13.45 ft)
- En suite 1 - 2.33 x 1.60 m (7.64 x 5.24 ft)
- Bedroom 2 - 5.50 x 2.80 m (18.0 x 9.19 ft)
- En suite 2 - 2.30 x 1.70 m (7.54 x 5.58 ft)
- Bedroom 3 - 5.50 x 2.80 m (18.0 x 9.19 ft)
- Bathroom - 2.30 x 2.60 m (7.54 x 8.53 ft)
- Kitchen / Living / Dining - 9.40 x 6.76 m (30.8 x 22.2 ft)
- Pantry - 2.36 x 1.61 m (7.74 x 5.28 ft)
- Study - 5.96 x 2.50 m (19.6 x 8.2 ft)



THE PENTHOUSES AT ROYAL WHARF

NINE SPACIOUS 3 BEDROOM PENTHOUSE APARTMENTS EACH WITH TWO CAR SPACES EV ENABLED AND SEPARATE STORE ROOM

THE PENTHOUSES AT ROYAL WHARF SPECIFICATION & FEATURES

LIVING/KITCHEN/DINING AREAS

- Bespoke designed, hand painted kitchens by Neptune
- Central unit with breakfast bar
- Integrated Miele appliances including ceramic hob, extractor fan, electric multi-function oven, dishwasher, fridge/freezer, washing machine & tumble drier
- Quooker pro 3 hot, cold and boiling tap
- Full range of modular wall and base units
- Integrated 2-compartment bin, for general waste and recycling
- Bespoke work surfaces with matching splash backs
- Electrically operated roof light with rain sensor
- Engineered hardwood flooring by Khars
- Recessed energy-efficient dimmable LED lighting
- Separate 5-amp wall sockets for lamps
- Brushed stainless steel electrical sockets and switch plates
- USB sockets
- TV outlets with twin satellite connections & Cat 6a data sockets
- Multi room broadband and data connection
- Audio visual entry system

BEDROOMS

- Luxury fitted walk in wardrobes
- Fully fitted carpet
- TV outlets with twin satellite connections & Cat 6a data points
- Recessed dimmable LED lighting
- Brushed stainless steel electrical sockets & switch plates

BATHROOMS

- Fully tiled bathrooms and walk-in showers with Vitra fittings
- Electric underfloor heating thermostatically controlled
- Integrated ceramic basins with storage and vanity cupboards
- Concealed cistern toilets
- Heated towel rail
- Baths by Vitra, with glazed shower screen
- Master bedroom en suite with twin sinks

HEATING, HOT WATER AND VENTILATION

- Independent thermostatically controlled heating to all rooms and living spaces
- Wet underfloor heating system throughout with electric underfloor heating to bathrooms
- Individually metered heating system provides heating and hot water from the developments central plant
- Whole-house fresh air mechanical ventilation

MANAGEMENT AND FIRE SECURITY

- Guest concierge
- 24/7 porterage
- Card access to lifts only
- CCTV monitoring of ground floor areas in the whole development
- CCTV secure video direct link to concierge
- Interconnected mains supply smoke/heat protection system with battery back up to each one
- All apartments are sprinkler protected

COMMUNAL CORRIDORS & ELEVATORS

- Carpeted corridors
- Recessed energy efficient LED lighting
- 6 elevators serving all levels

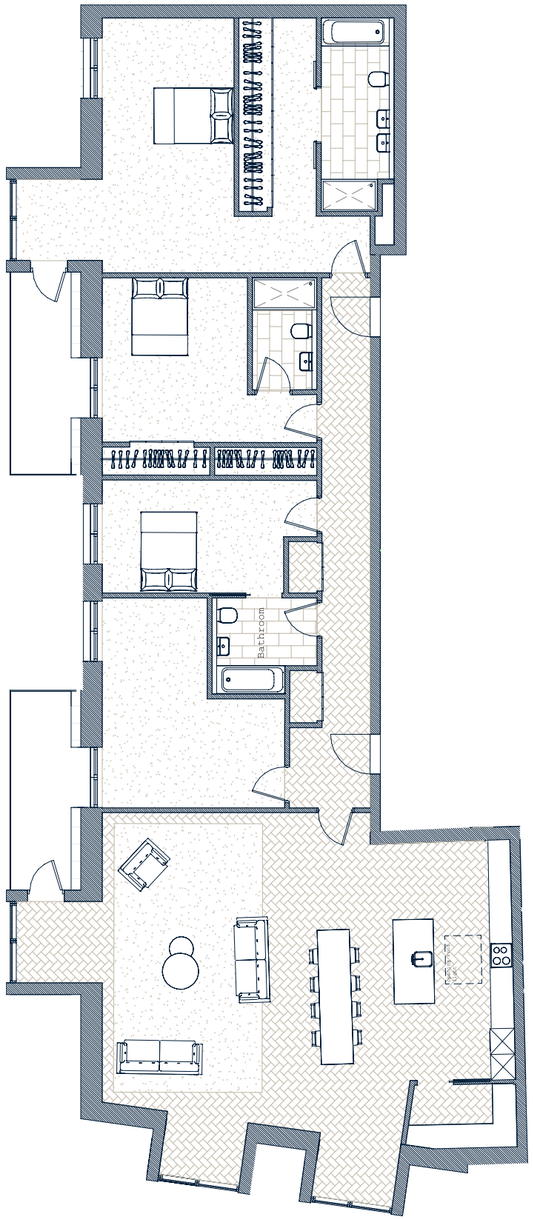
EXTERNAL

- Ground level spacious private garden with architect designed hard and soft landscaping with feature lighting and seating areas
- 2 secure covered car parking spaces with EV capability
- Cycle/motorcycle storage
- Large storage room

LIFESTYLE AMENITIES

- Private exercise studio
- Hobby and craft room
- Private dining room
- Cinema
- Business centre
- Library
- Dog washing facility
- Communal laundry room
- Private treatment rooms
- Overnight fully furnished guest studios
- Mobility equipment storage facility
- Locker room

Typical Three Bedroom + Study Penthouse (501)



APARTMENT AREA

230 SQM (2,472 SQFT)

(Excluding balconies)

FEATURES

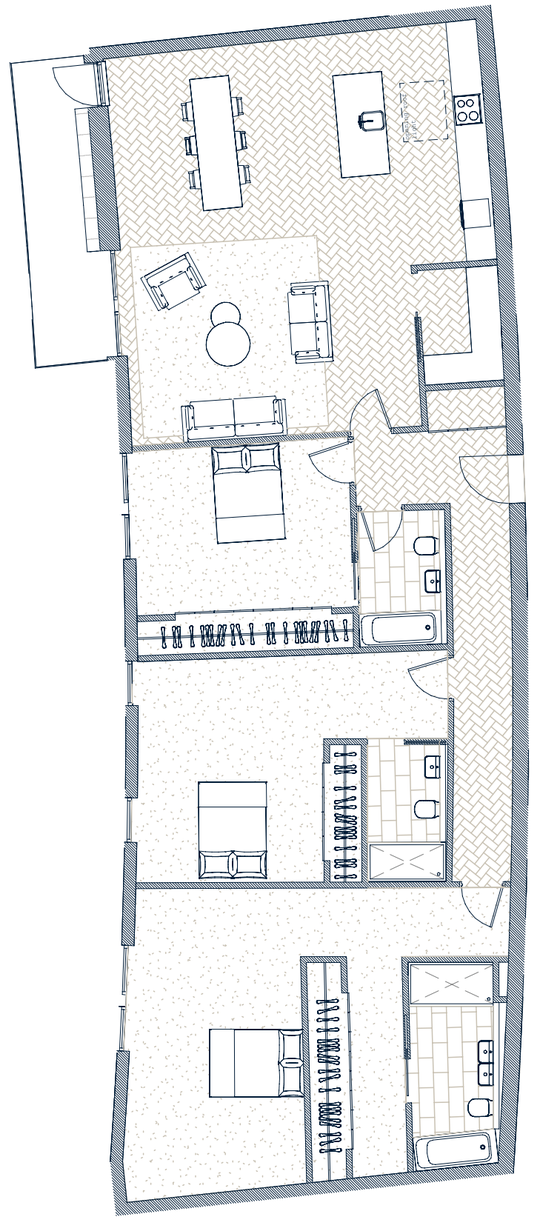
- Master bedroom with en suite, walk-in wardrobe and balcony access
- Second bedroom with en suite and walk-in wardrobe
- Third bedroom with fitted wardrobe
- Study / library
- Large bathroom
- Open plan living area with balcony access
- Luxury open plan kitchen
- Dining area
- Kitchen pantry / utility space
- Separate secure storage

DIMENSIONS

- Master Bedroom - 8.82 x 6.32 m (28.9 x 20.7 ft)
- En suite 1 - 1.82 x 4.83 m (5.9 x 15.8 ft)
- Bedroom 2 - 4.10 x 5.30 m (13.5 x 17.4 ft)
- En suite 2 - 2.80 x 1.61 m (9.2 x 5.3 ft)
- Bedroom 3 - 2.82 x 5.34 m (9.3 x 17.6 ft)
- Bathroom - 2.38 x 2.62 m (7.8 x 8.6 ft)
- Study / Library - 5.20 x 4.60 m (17.0 x 15.1 ft)
- Kitchen / Living Room / Dining - 9.55 x 12.41 m (31.3 x 40.7 ft)
- Pantry - 1.57 x 2.77 m (5.1 x 9.0 ft)
- Balcony 1 - 4.95 x 1.50 m (16.2 x 4.9 ft)
- Balcony 2 - 5.00 x 1.50 m (16.4 x 4.9ft)

Full details of all the penthouses are available in the separate brochure

Typical Three Bedroom Penthouse (508)



APARTMENT AREA

164 SQM (1,763 SQFT)

(Excluding balconies)

FEATURES

- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with en suite and fitted cupboard
- Third bedroom with fitted wardrobe
- Large bathroom
- Open plan living area with balcony access
- Luxury open plan kitchen
- Dining area
- Kitchen pantry / utility space
- Separate secure storage

DIMENSIONS

- Master Bedroom - 6.40 x 7.67 m (20.9 x 25.1 ft)
- En-Suite 1 - 4.30 x 1.74 m (14.1 x 5.7 ft)
- Bedroom 2 - 6.34 x 4.52 m (20.8 x 14.8 ft)
- En-Suite 2 - 2.91 x 1.62 m (9.5 x 5.3 ft)
- Bedroom 3 - 4.20 x 4.42 m (13.7 x 14.5 ft)
- Bathroom - 2.76 x 1.80 m (9.1 x 5.9 ft)
- Kitchen / Living / Dining - 7.94 x 7.67 m (26.0 x 25.1 ft)
- Pantry - 2.36 x 1.61 m (7.7 x 5.2 ft)
- Balcony - 6.23 x 1.20 m (20.4 x 3.9 ft)

Full details of all the penthouses are available in the separate brochure

FLOOR LAYOUT PLANS

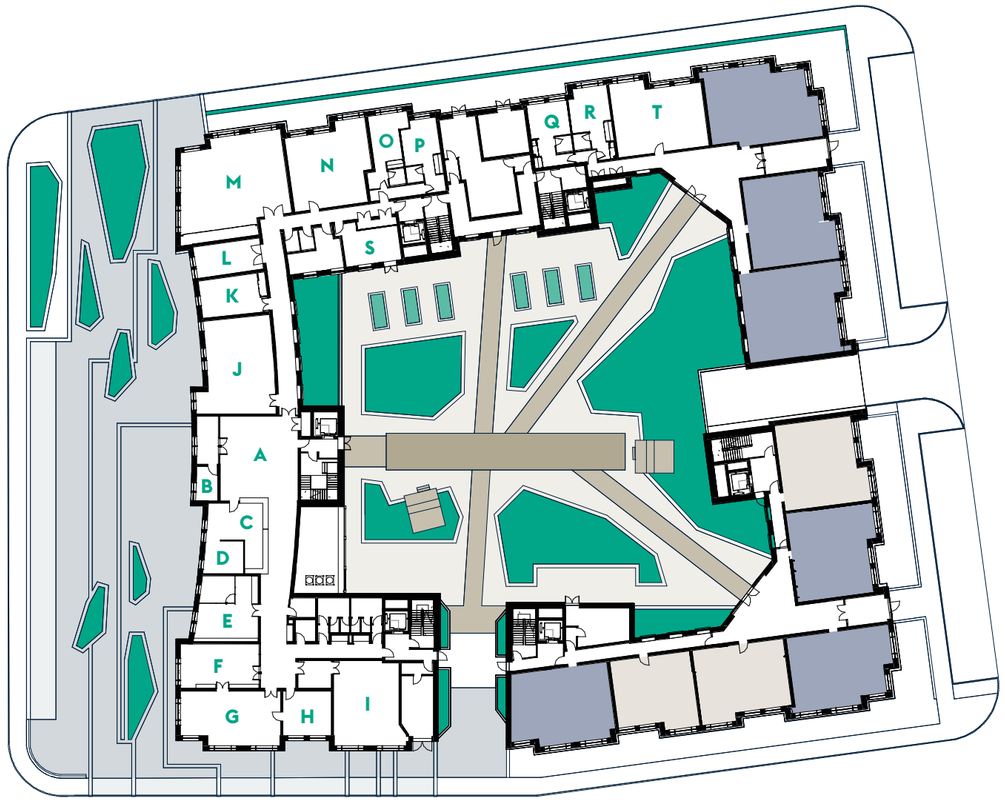
Ground Floor

APARTMENTS

- 1 Bed: 67 - 82 sqm (724 - 882 sqft)
- 2 Bed: 86 - 104 sqm (921 - 1,115 sqft)

FEATURES

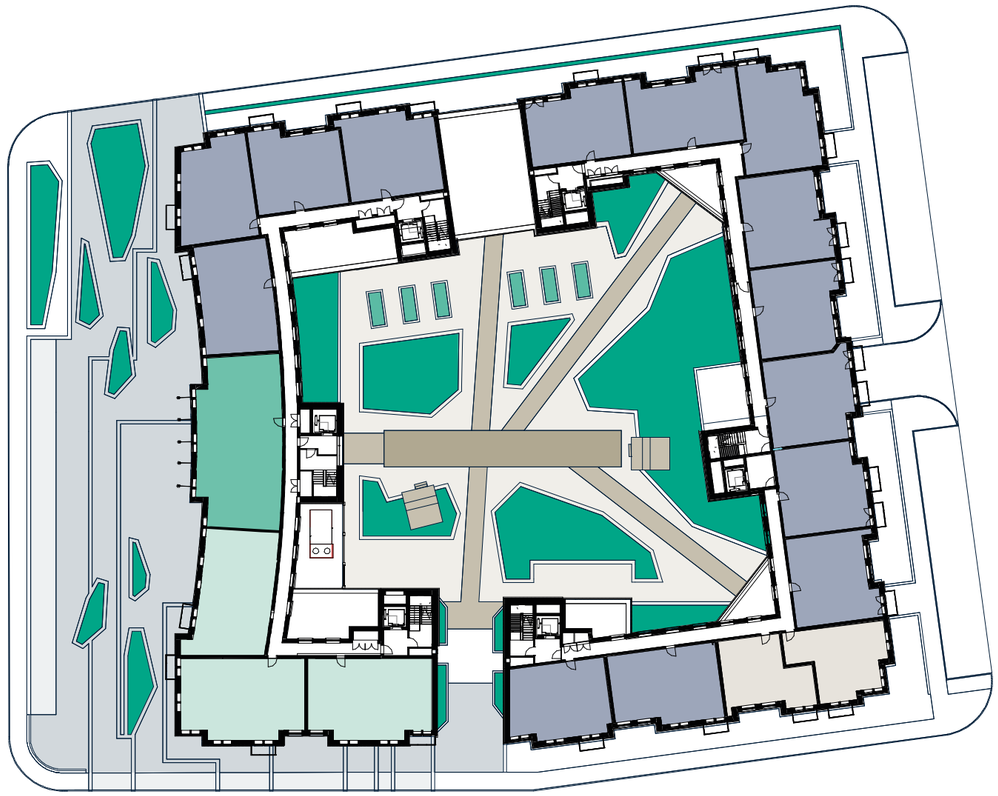
A	Entrance Foyer	**H**	Kitchen	**O**	Guest Studio
B	Dog Washing Area	**I**	Cinema	**P**	Guest Studio
C	Reception	**J**	Visitors Lounge	**Q**	Guest Studio
D	Admin Office	**K**	Craft & Hobby Room	**R**	Guest Studio
E	Business Centre	**L**	Locker Room	**S**	Mobility Scooter Storage
F	Library	**M**	Activity Studio	**T**	Staff Accommodation
G	Dining Room	**N**	Treatment Room		



First Floor

APARTMENTS

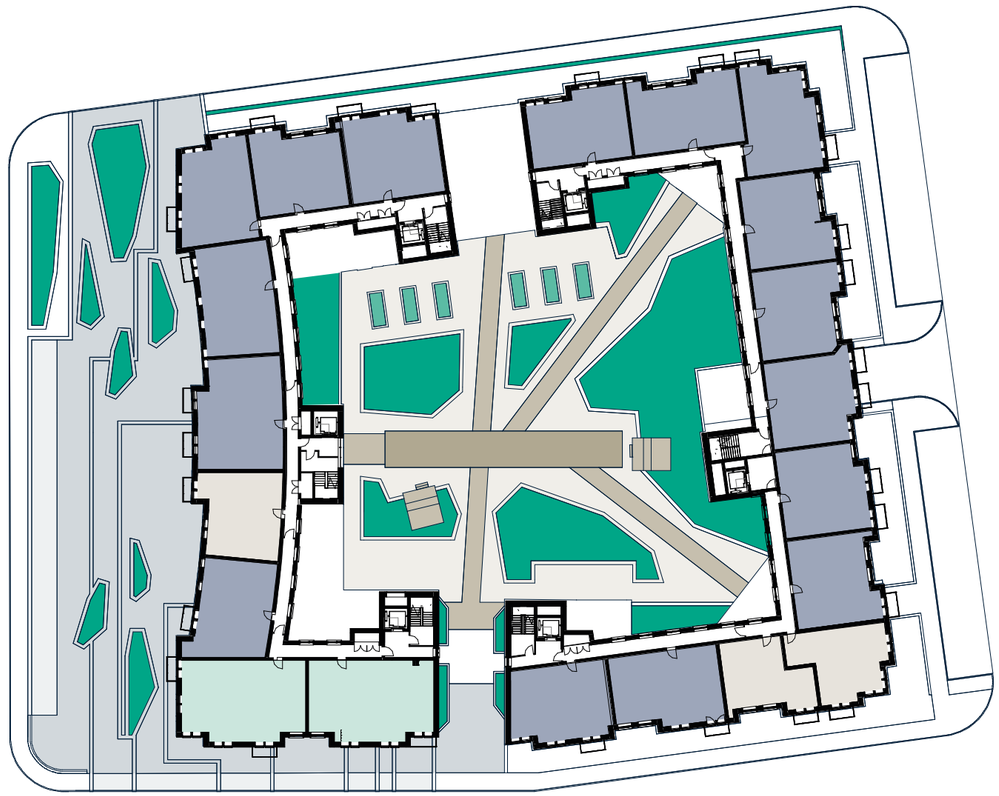
- 1 Bed: 65 - 71 sqm (703 - 763 sqft)
- 2 Bed: 83 – 98 sqm (892 - 1,060 sqft)
- 3 Bed: 112 - 118 sqm (1,206 - 1,275 sqft)
- 3 Bed + Study: 170 sqm (1,829 sqft)



Second Floor

APARTMENTS

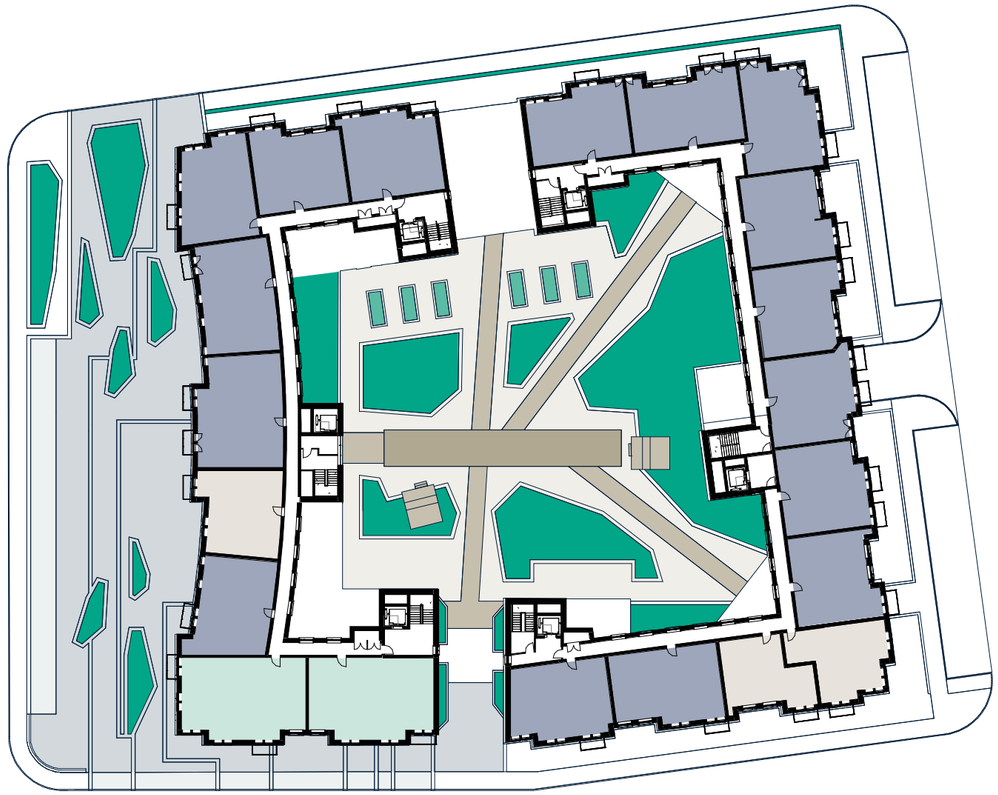
- 1 Bed: 65 - 80 sqm (700 - 861 sqft)
- 2 Bed: 83 - 112 sqm (894 - 1,202 sqft)
- 3 Bed: 118 sqm (1,271 - 1,275 sqft)



Third Floor

APARTMENTS

- 1 Bed: 65 - 80 sqm (700 - 861 sqft)
- 2 Bed: 83 - 112 sqm (894 - 1,202 sqft)
- 3 Bed: 118 sqm (1,271 - 1,275 sqft)



Fourth Floor

APARTMENTS

- 1 Bed: 62 - 80 sqm (668 - 861 sqft)
- 2 Bed: 81 - 112 sqm (868 - 1,202 sqft)
- 3 Bed: 117 sqm (1,255 - 1,258 sqft)

Fifth Floor - Penthouses

APARTMENTS

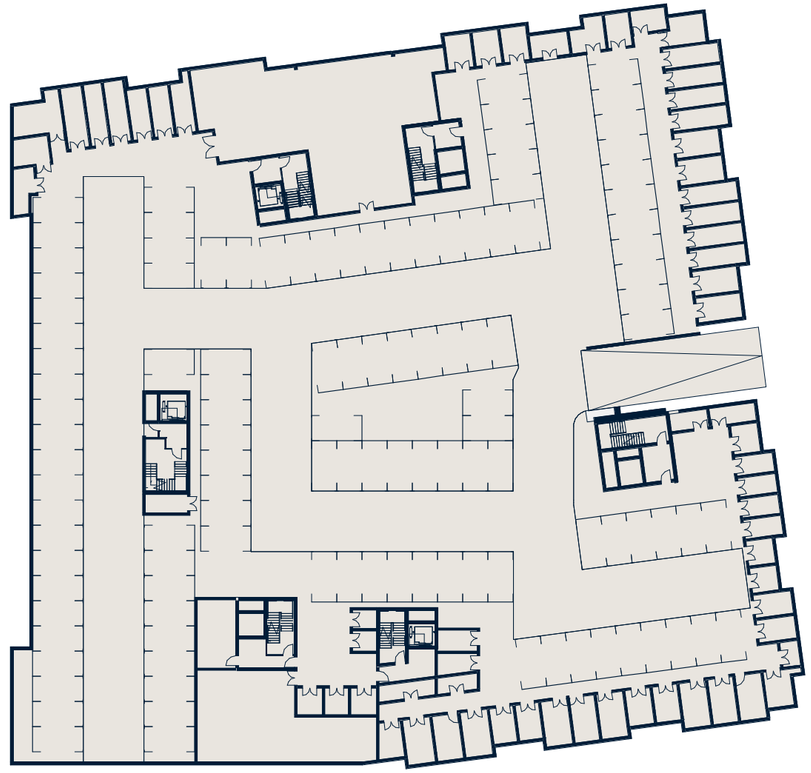
- 3 Bedroom penthouse apartment: 137 - 179 sqm (1,477 - 1,928 sqft)
- 3 Bedroom penthouse apartment with study: 175 - 230 sqm (1,888 - 2,472 sqft)

Basement Level

FEATURES

115 Parking Spaces

66 Residents Stores



A WORLD CLASS DEVELOPMENT IN A WORLD HERITAGE CITY

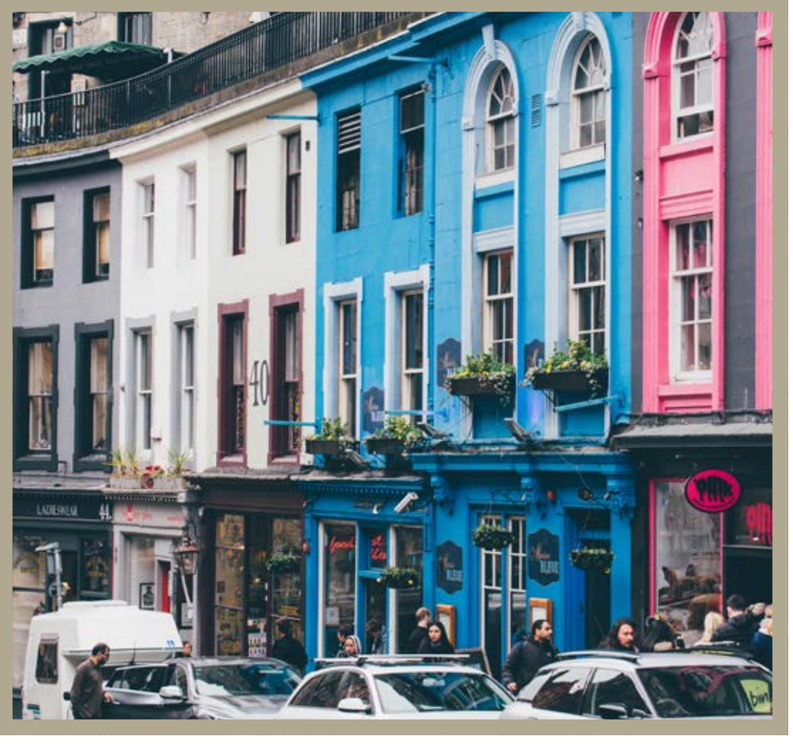
Royal Wharf, Edinburgh Marina is ideally situated at Granton, less than three miles from the city centre and less than eight miles from Edinburgh International Airport.

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

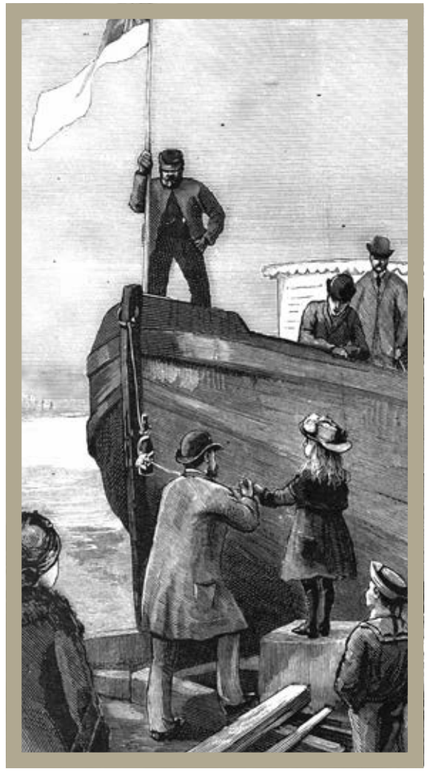
IT'S THE BEST OF BOTH WORLDS: THE FEEL OF A VILLAGE, WITH STRONG LINKS TO THE WIDER COMMUNITY AND EDINBURGH'S CITY CENTRE.

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



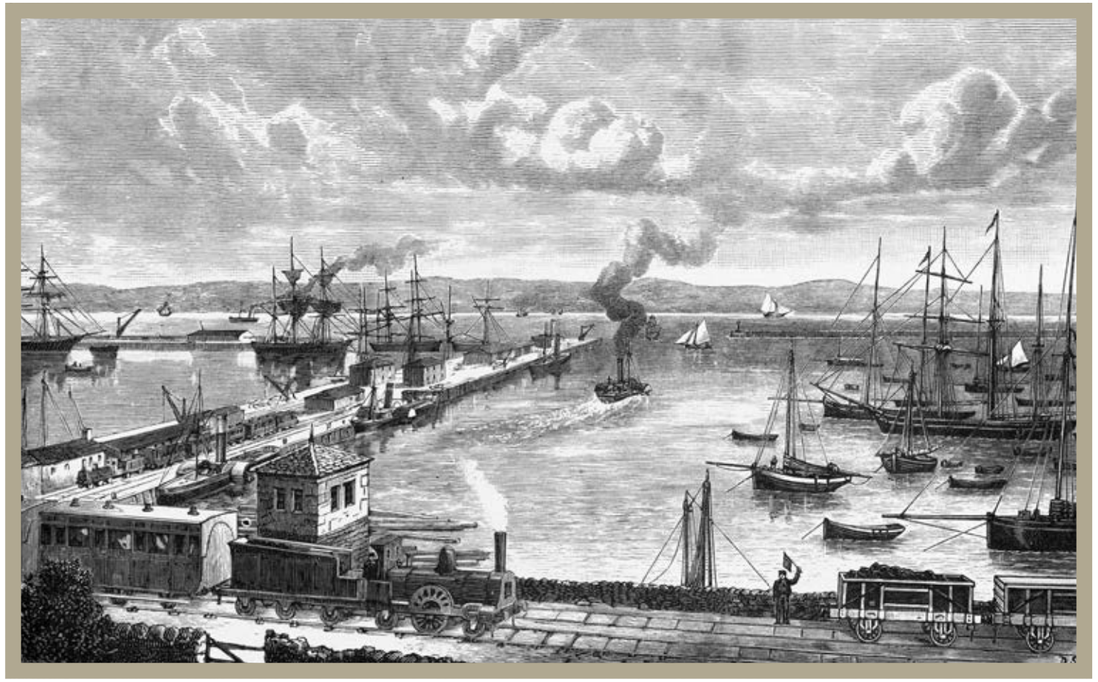
STEEPED IN HISTORY



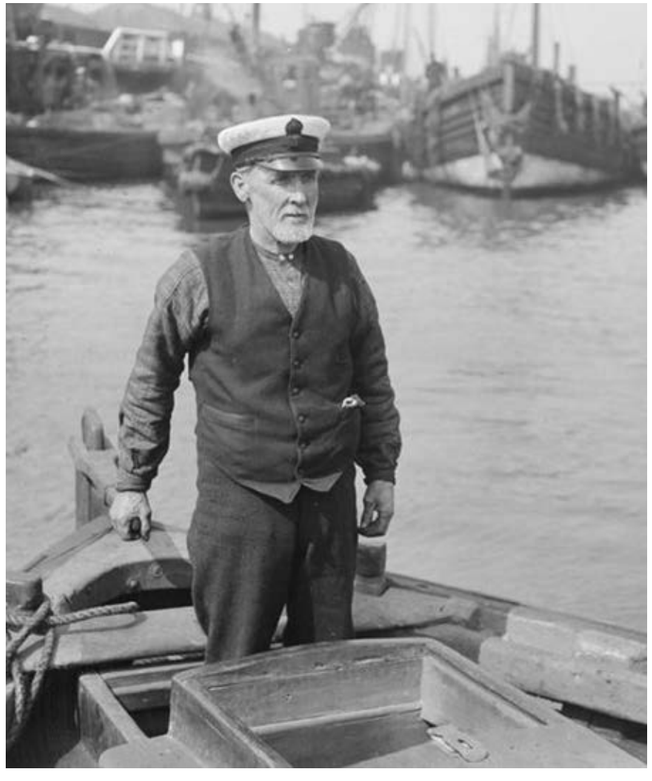
▼ Christening: The Ark
Engraving | Granton 1884

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)

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ROYAL WHARF

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