

The Waterside

AT QUAY WEST



 dandara



Computer Generated Image of The Waterside at Quay West shown for illustrative purposes only. Final building design, materials, cladding, colours and landscaping may differ from those shown. All images are produced in advance of completion and are subject to change without notice.



Welcome to The Waterside

A superb collection of energy-efficient, 1 and 2 bedroom apartments with landscaped communal gardens, and riverfront walkways close to the heart of Douglas.

Designed for low-maintenance living and finished to a high specification, The Waterside perfectly combines style, quality and practicality, with a convenient central location.

The perfect location

Conveniently situated within walking distance of the capital's main business district, retail and leisure centres, everything you need is within easy reach.

The vibrant bars and restaurants of North Quay are less than 300m away, and the beach, main promenade and Gaiety Theatre and Villa Marina entertainment complex, a few minutes' further on.

From a night out with friends to a spot of shopping or a relaxing walk on the beach, The Waterside at Quay West is the place to be.





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Idyllic living in the Capital

Thanks to its proximity to the island's main employment centre, local amenities and key transport links, The Waterside at Quay West offers the best in contemporary city living.

The central location offers easy journeys by public transport to all corners of the island to explore its stunning coastline, hidden glens, seaside towns, history and heritage.

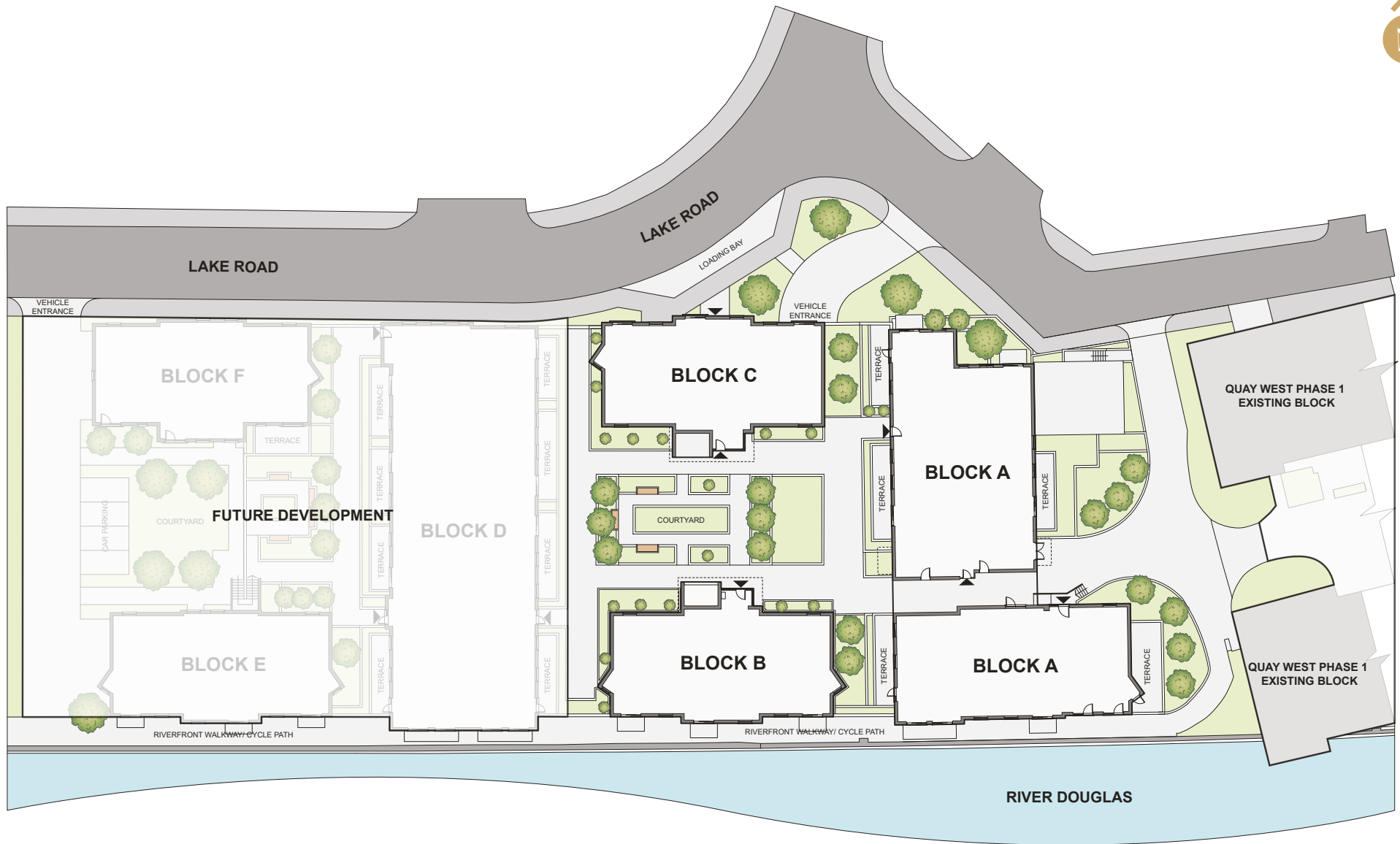
Tesco.....	0.1 miles
Railway Station.....	0.1 miles
Nearest Bus Stop.....	0.1 miles
Lord Street Bus Station.....	0.4 miles
Isle of Man Sea Terminal.....	0.6 miles
Henry Bloom Noble Primary School.....	0.6 miles
Gaiety Theatre.....	0.8 miles
Villa Marina.....	0.9 miles
Ballakermeen High School.....	0.9 miles
Ronaldsway Airport.....	8.7 miles



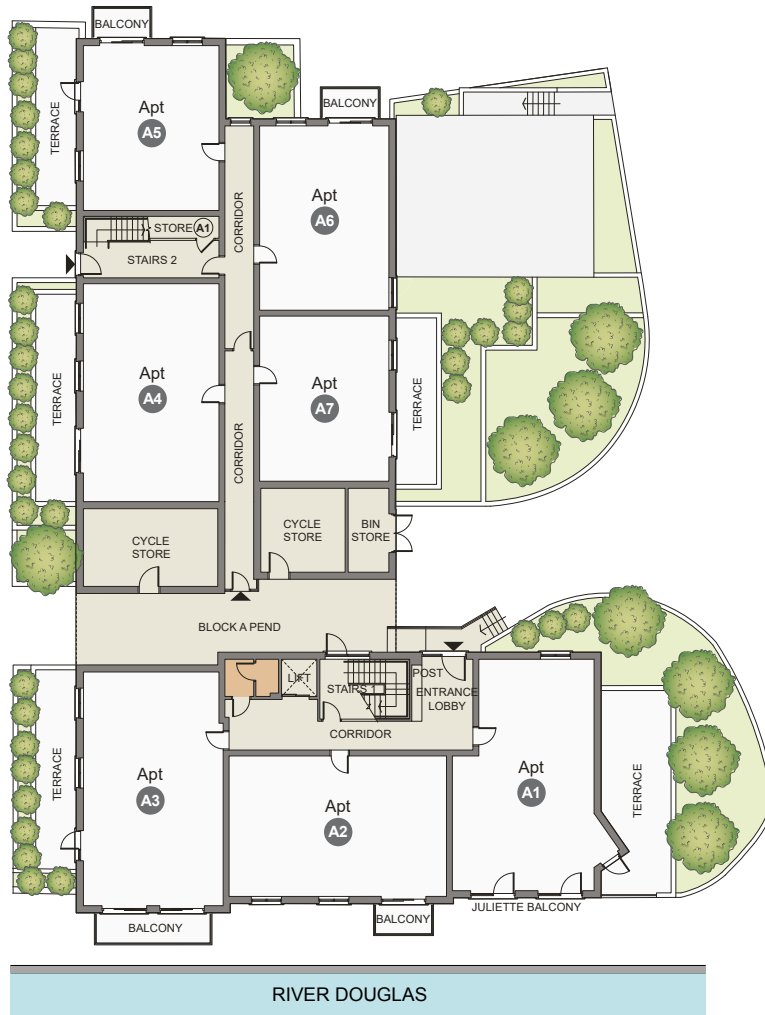


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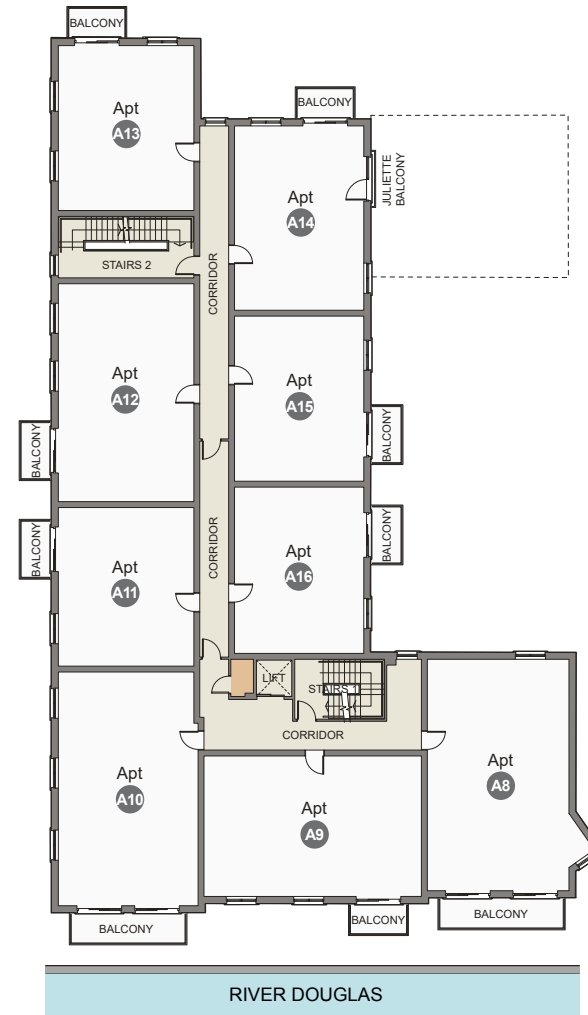
Site plan



Block A Layout

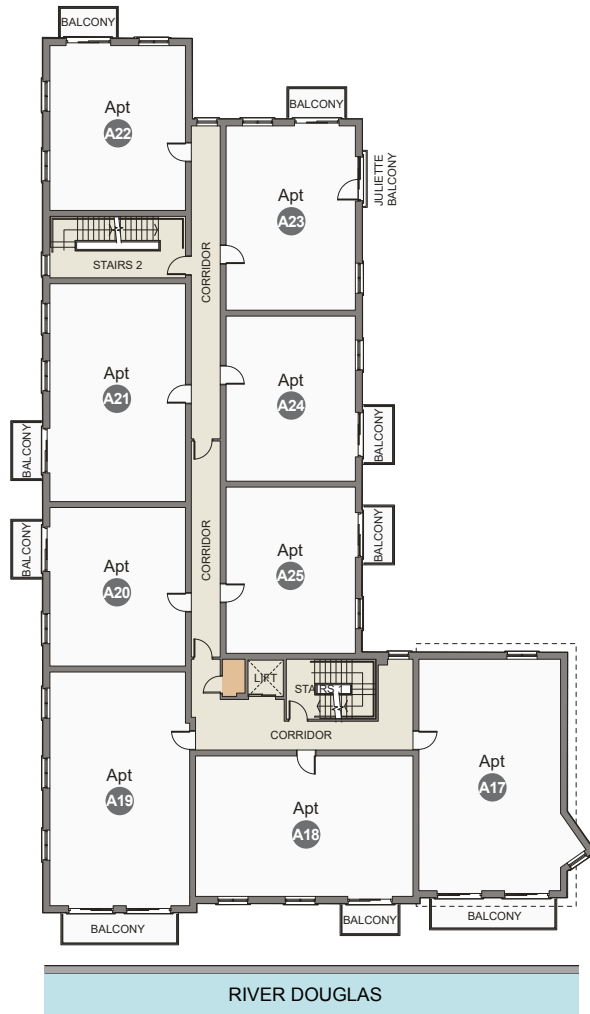


LEVEL 1 - Podium Level

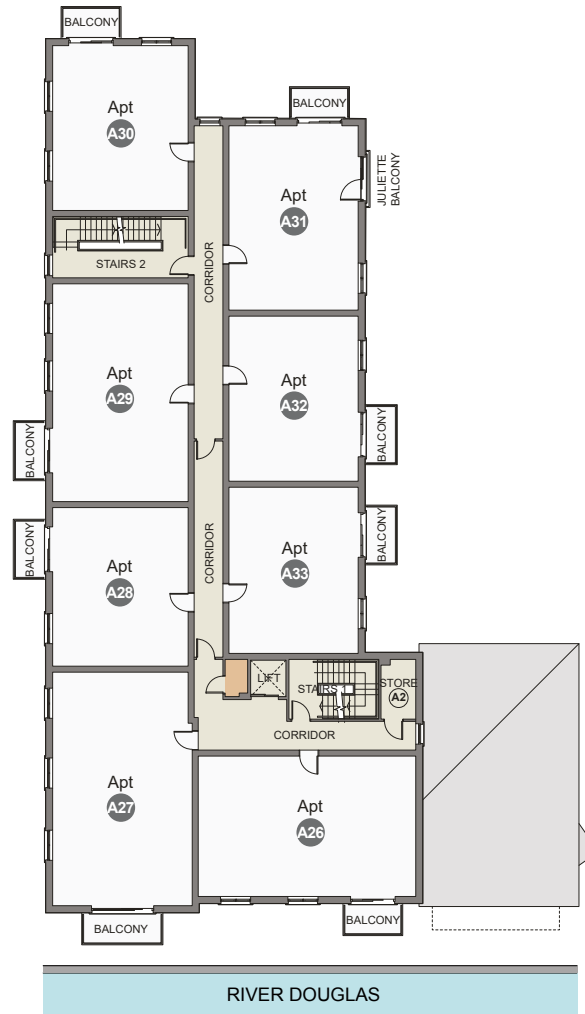


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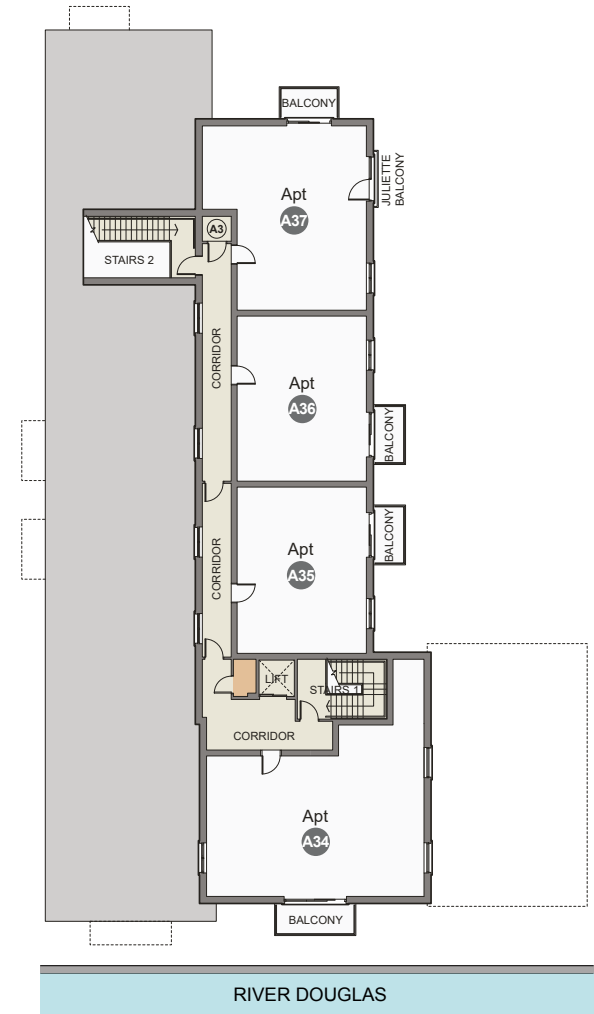
Block A Layout



LEVEL 3

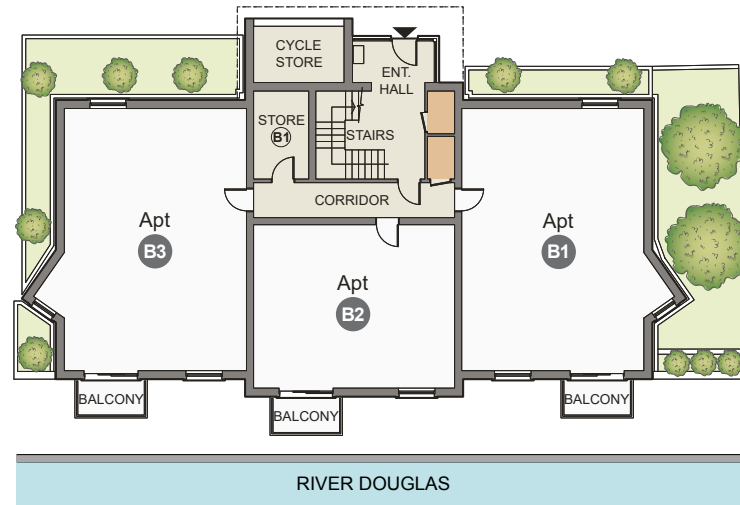


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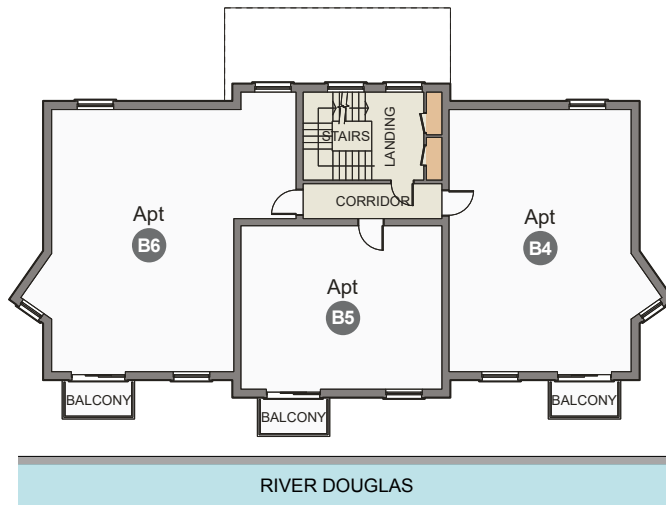


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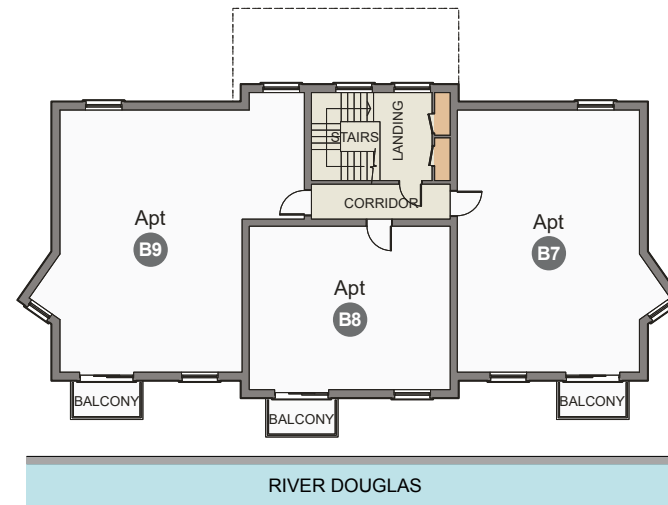
Block B Layout



LEVEL 1 - Podium Level

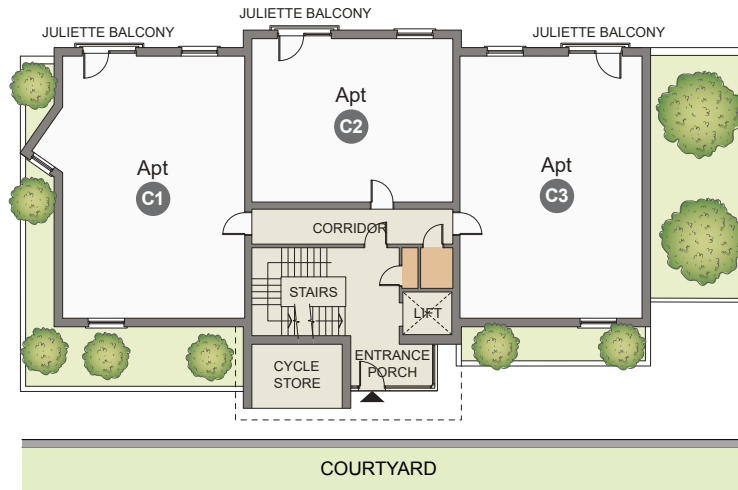


LEVEL 2

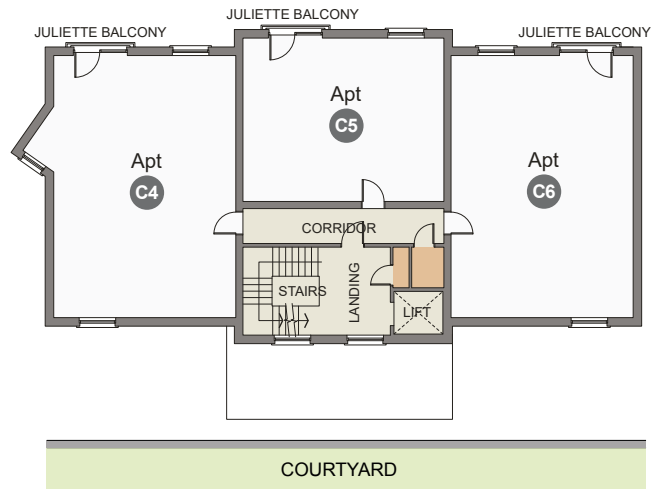


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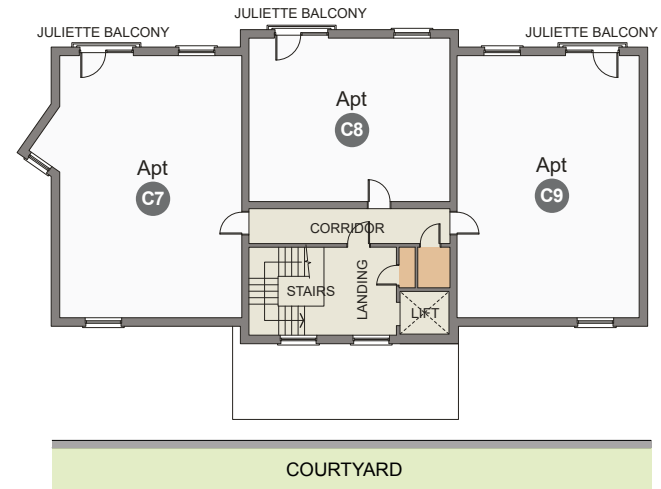
Block C Layout



LEVEL 1 - Podium Level



LEVEL 2



LEVEL 3



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1 Bedroom Apartments

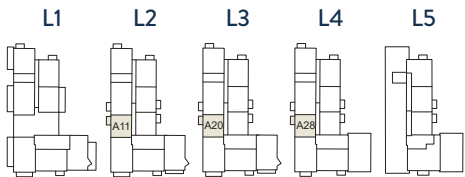
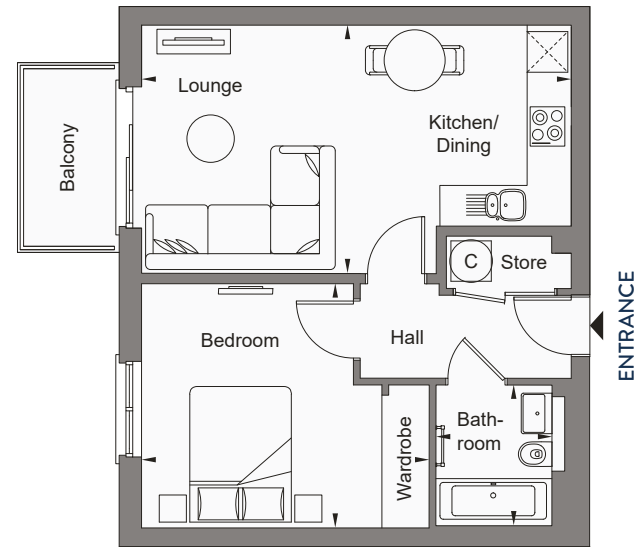


1 BEDROOM

Block A

APARTMENTS A11, A20, A28

Lounge / Kitchen / Dining	6.29m x 3.74m	20'8" x 12'3"
Bedroom	4.22m x 3.57m	13'10" x 11'9"
Bathroom	2.09m x 1.69m	6'10" x 5'6"

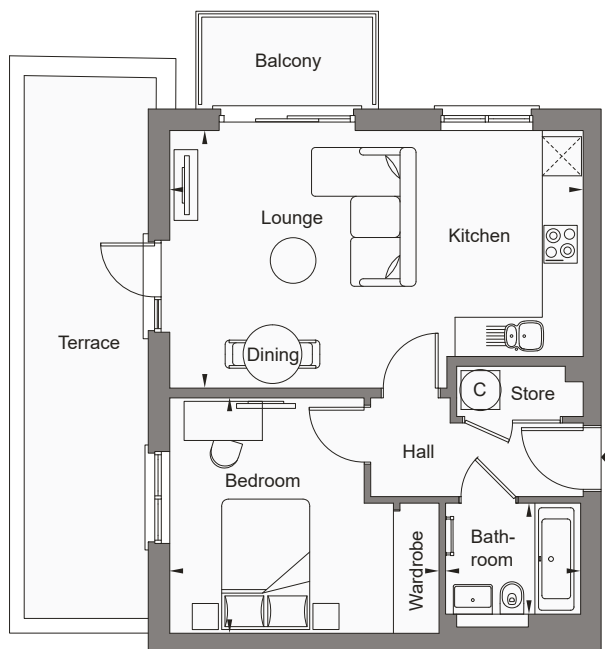


RIVER FACING

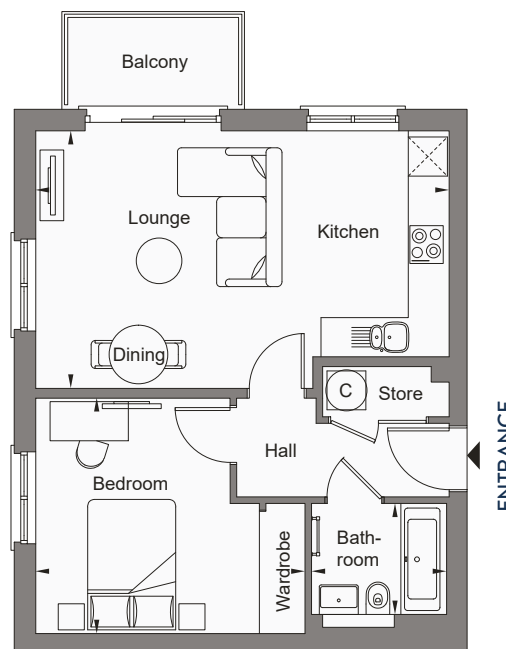
1 BEDROOM

Block A

APARTMENTS A5, A13, A22, A30

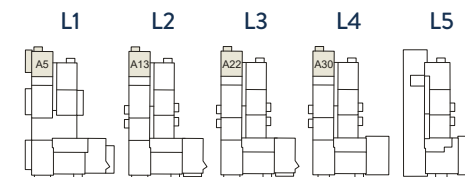


APARTMENT A5



APARTMENT A13, A22, A30

Lounge / Kitchen / Dining	6.29m x 3.93m	20'8" x 12'11"
Bedroom	3.59m x 4.11m	11'9" x 13'6"
Bathroom	2.09m x 1.69m	6'10" x 5'6"



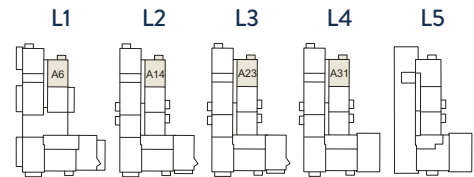
RIVER FACING

1 BEDROOM

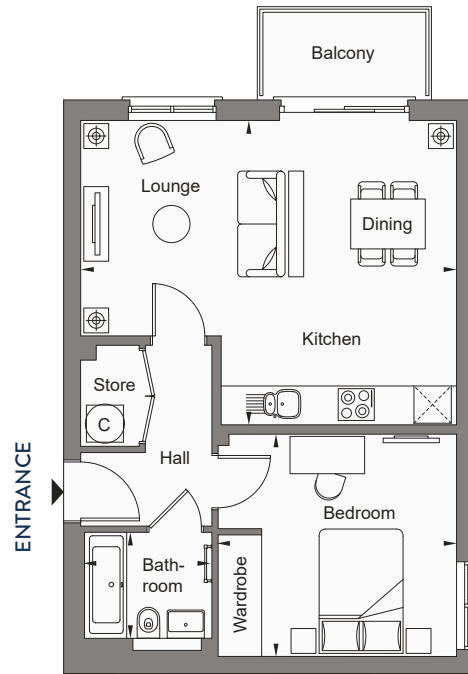
Block A

APARTMENTS A6, A14, A23, A31

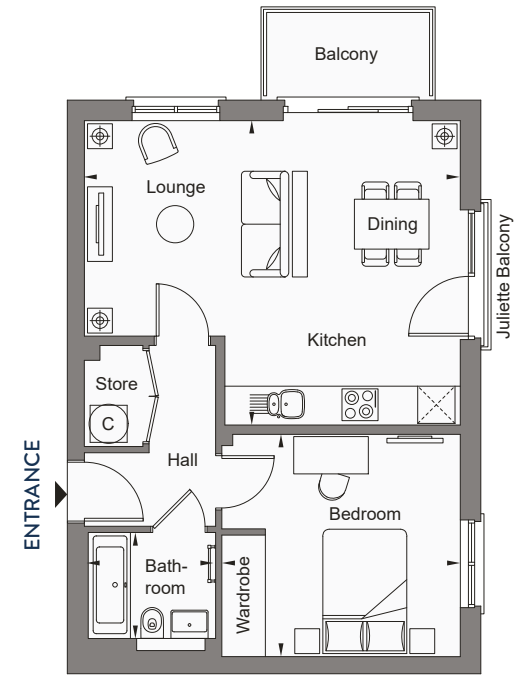
Lounge / Kitchen / Dining	6.00m x 4.87m	19'8" x 16'0"
Bedroom	3.55m x 3.81m	11'8" x 12'6"
Bathroom	2.09m x 1.69m	6'10" x 5'6"



RIVER FACING



APARTMENT A6

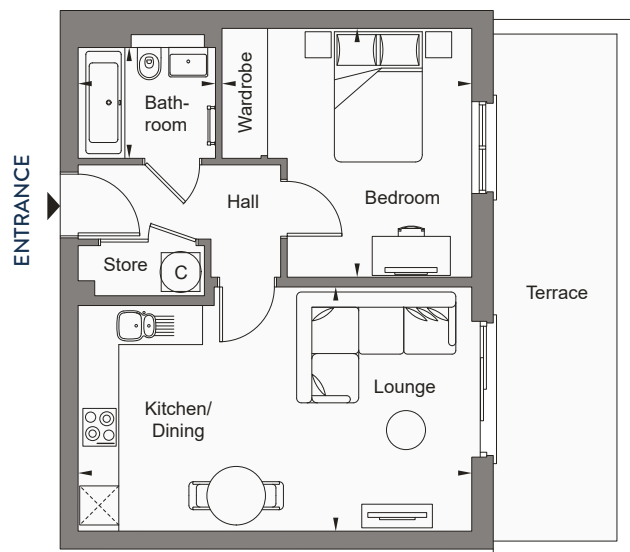


APARTMENT A14, A23, A31

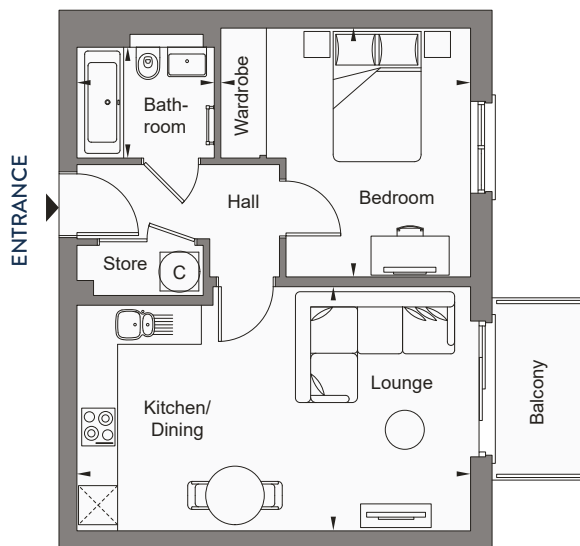
1 BEDROOM

Block A

APARTMENTS A7, A15, A24, A32, A36

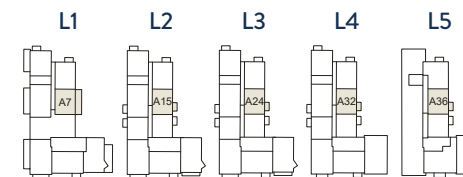


APARTMENT A7



APARTMENT A15, A24, A32, A36

Lounge / Kitchen / Dining	6.00m x 3.73m	19'8" x 12'3"
Bedroom	3.81m x 3.80m	12'6" x 12'5"
Bathroom	2.09m x 1.69m	6'10" x 5'6"



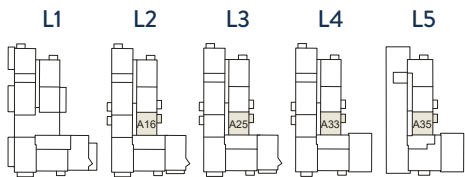
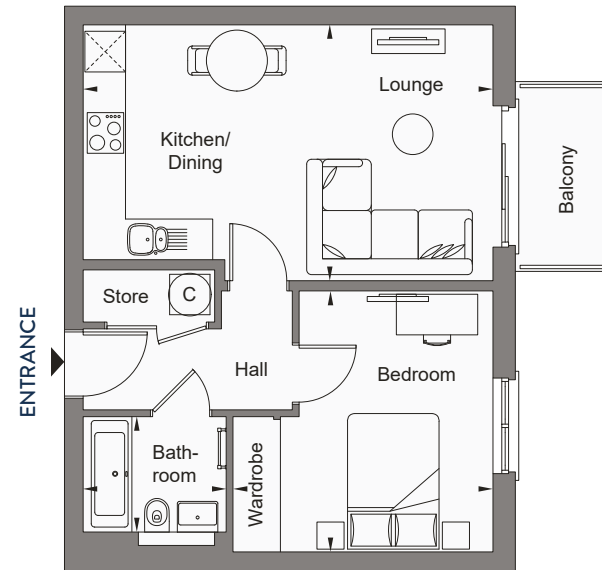
RIVER FACING

1 BEDROOM

Block A

APARTMENTS A16, A25, A33, A35

Lounge / Kitchen / Dining	6.00m x 3.75m	19'8" x 12'4"
Bedroom	3.81m x 3.83m	12'6" x 12'7"
Bathroom	2.09m x 1.69m	6'10" x 5'6"

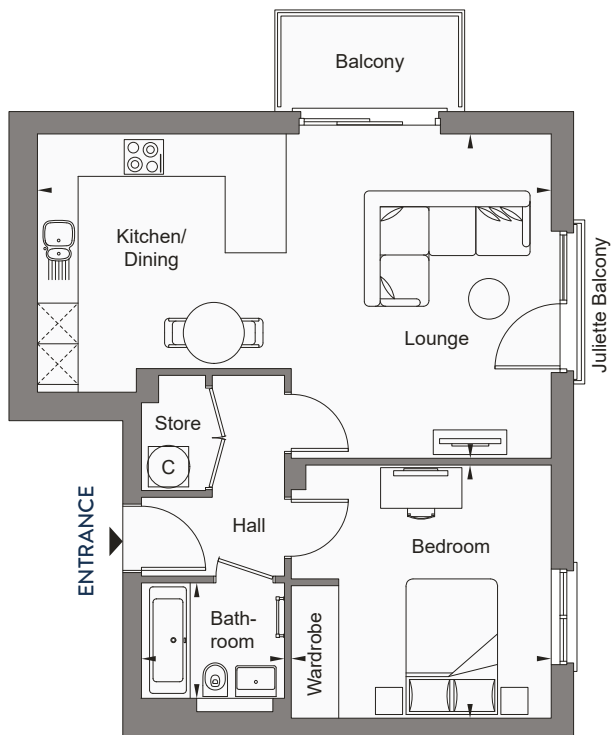


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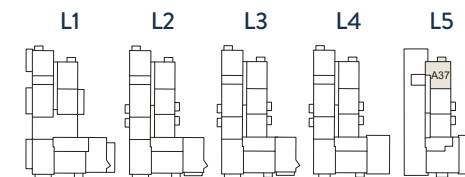
1 BEDROOM

Block A

APARTMENT A37



Lounge / Kitchen / Dining	7.62m x 4.76m	25'0" x 15'7"
Bedroom	3.81m x 3.71m	12'6" x 12'2"
Bathroom	2.09m x 1.69m	6'10" x 5'6"



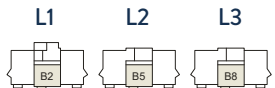
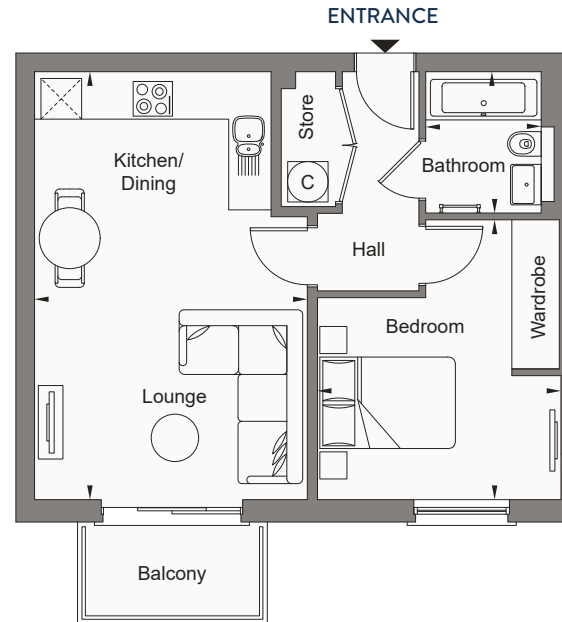
RIVER FACING

1 BEDROOM

Block B

APARTMENTS B2, B5, B8

Lounge / Kitchen / Dining	6.27m x 4.00m	20'7" x 13'1"
Bedroom	4.08m x 3.57m	13'5" x 11'8"
Bathroom	2.09m x 1.68m	6'10" x 5'6"

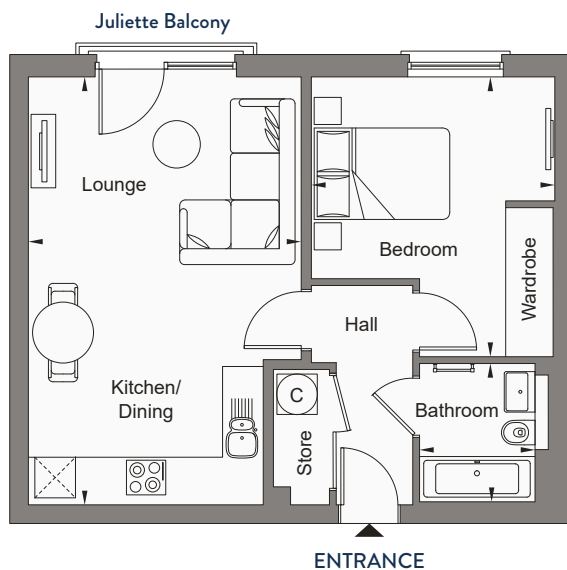


RIVER FACING

1 BEDROOM

Block C

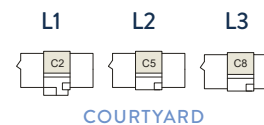
APARTMENTS C2, C5, C8



Lounge / Kitchen / Dining 6.27m x 4.00m 20'7" x 13'1"

Bedroom 4.08m x 3.57m 13'5" x 11'8"

Bathroom 2.09m x 1.68m 6'10" x 5'6"



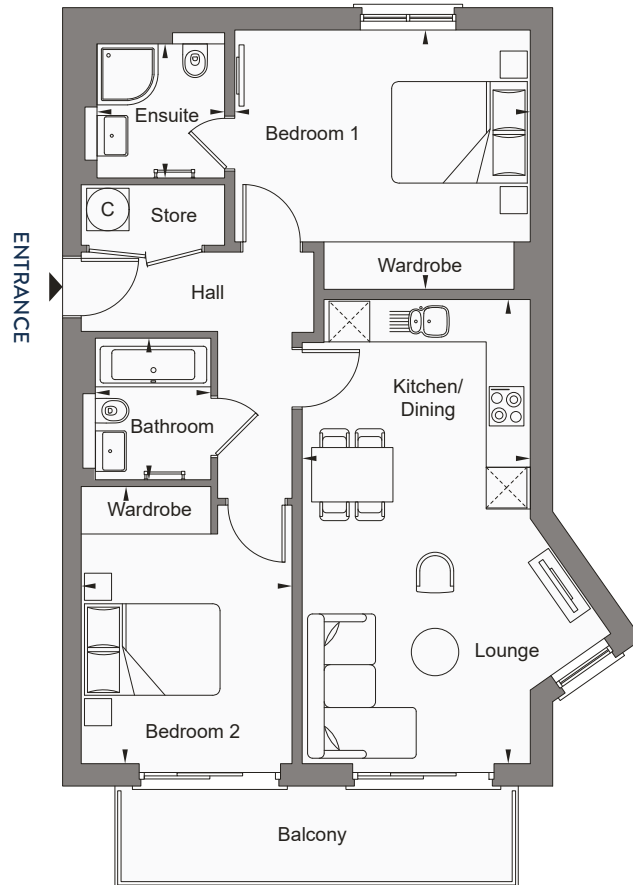
2 Bedroom Apartments



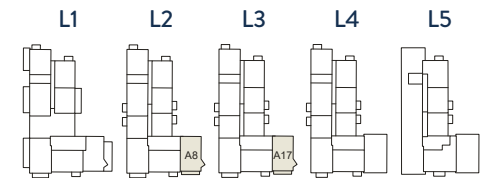
2 BEDROOM

Block A

APARTMENTS A8, A17



Lounge / Kitchen / Dining	6.82m x 3.34m	22'5" x 11'0"
Bedroom 1	4.33m x 3.80m	14'3" x 12'6"
Bedroom 2	4.05m x 3.09m	13'4" x 10'1"
Bathroom	2.10m x 1.68m	6'11" x 5'6"
Ensuite	1.94m x 1.86m	6'4" x 6'1"



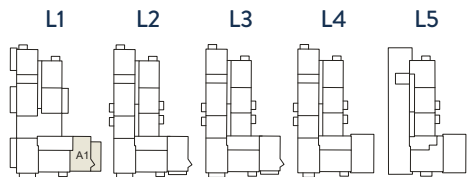
RIVER FACING

2 BEDROOM

Block A

APARTMENT A1

Lounge / Kitchen / Dining	7.06m x 3.34m	23'2" x 10'11"
Bedroom 1	3.56m x 3.44m	11'8" x 11'3"
Bedroom 2	4.06m x 3.09m	13'4" x 10'1"
Bathroom	2.09m x 1.68m	6'10" x 5'6"
Ensuite	1.86m x 1.72m	6'1" x 5'8"

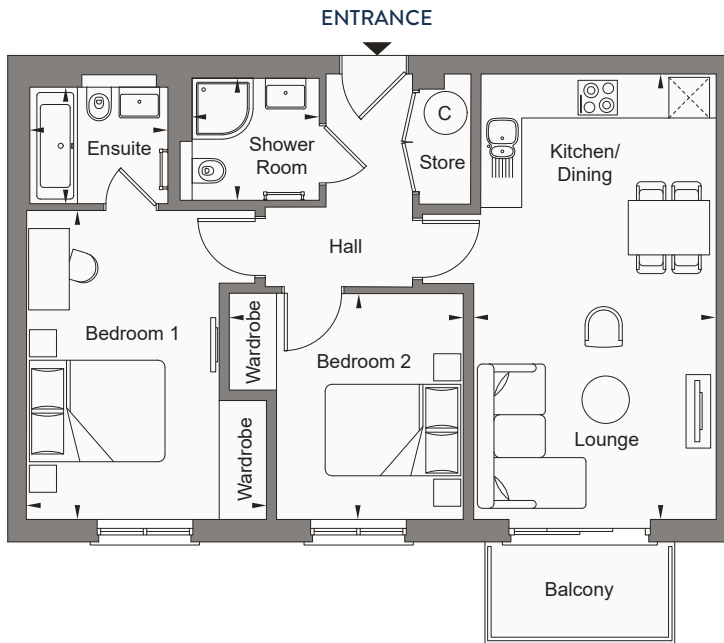


RIVER FACING

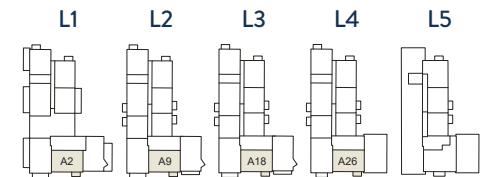
2 BEDROOM

Block A

APARTMENTS A2, A9, A18, A26



Lounge / Kitchen / Dining	6.52m x 3.55m	21'5" x 11'8"
Bedroom 1	4.53m x 3.52m	14'10" x 11'6"
Bedroom 2	3.45m x 3.30m	11'4" x 10'10"
Shower Room	1.86m x 1.79m	6'1" x 5'10"
Ensuite	2.06m x 1.70m	6'9" x 5'7"



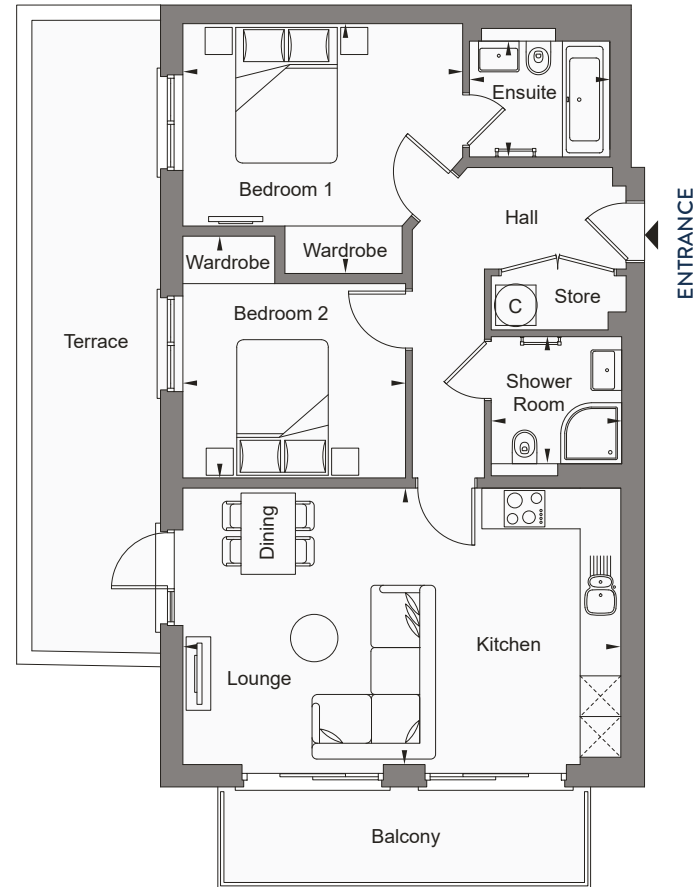
RIVER FACING

2 BEDROOM

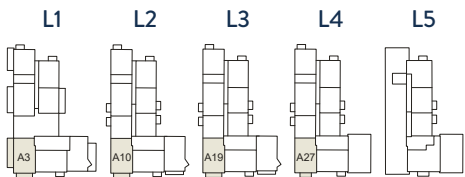
Block A

APARTMENTS A3, A10, A19, A27

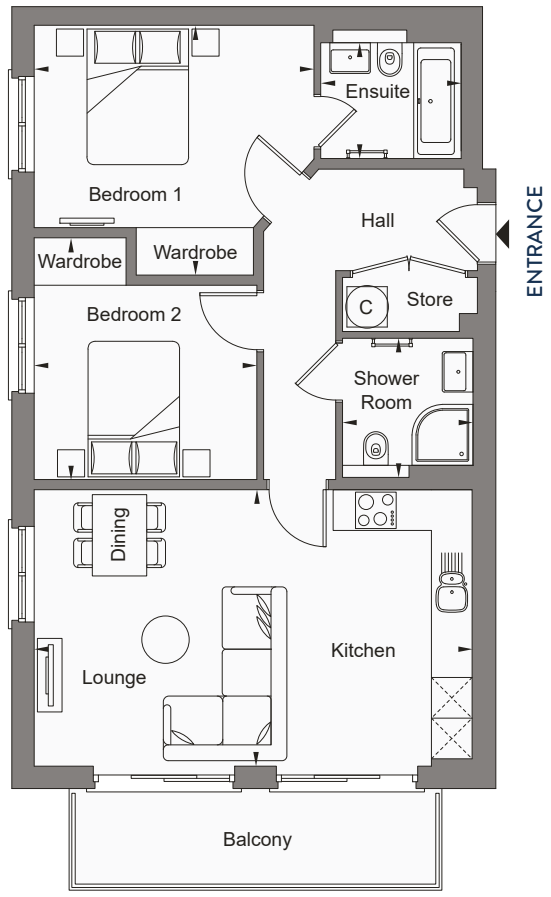
Lounge / Kitchen / Dining	6.49m x 4.05m	21'3" x 13'4"
Bedroom 1	4.09m x 3.66m	13'5" x 12'0"
Bedroom 2	3.57m x 3.26m	11'8" x 10'8"
Shower Room	1.91m x 1.86m	6'3" x 6'1"
Ensuite	2.09m x 1.73m	6'10" x 5'8"



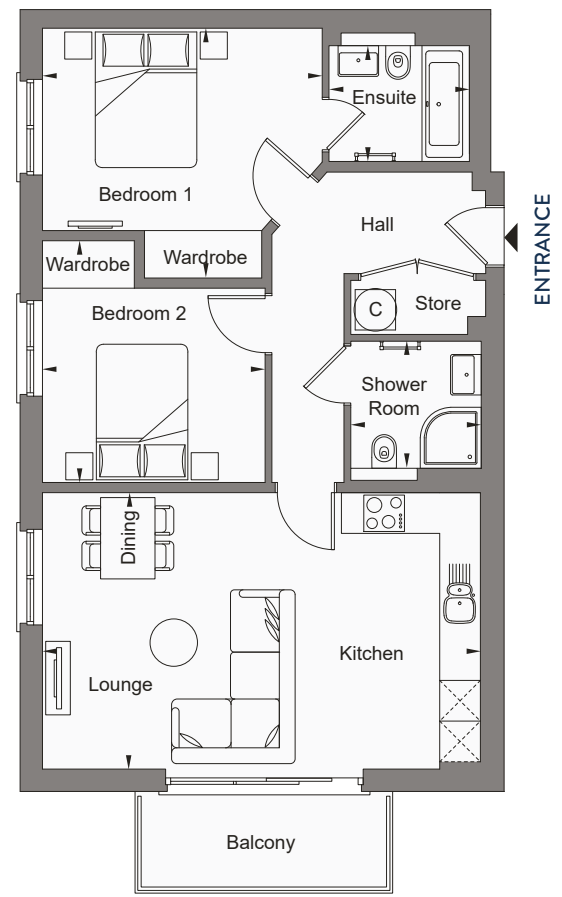
APARTMENT A3



RIVER FACING



APARTMENT A10, A19



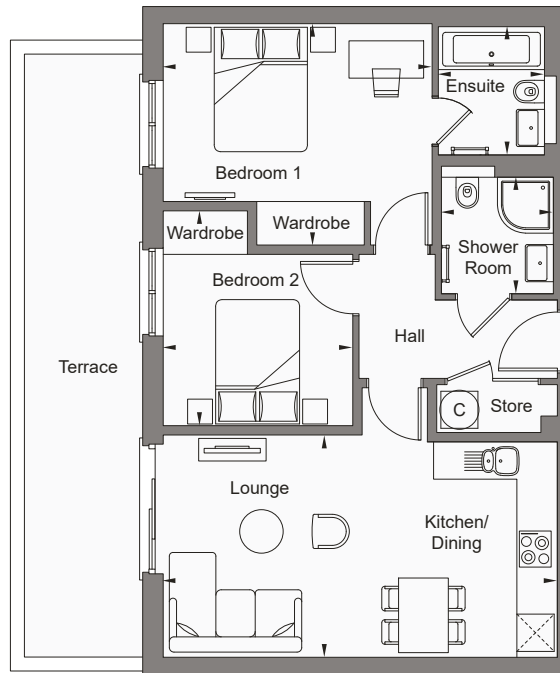
APARTMENT A27

2 BEDROOM

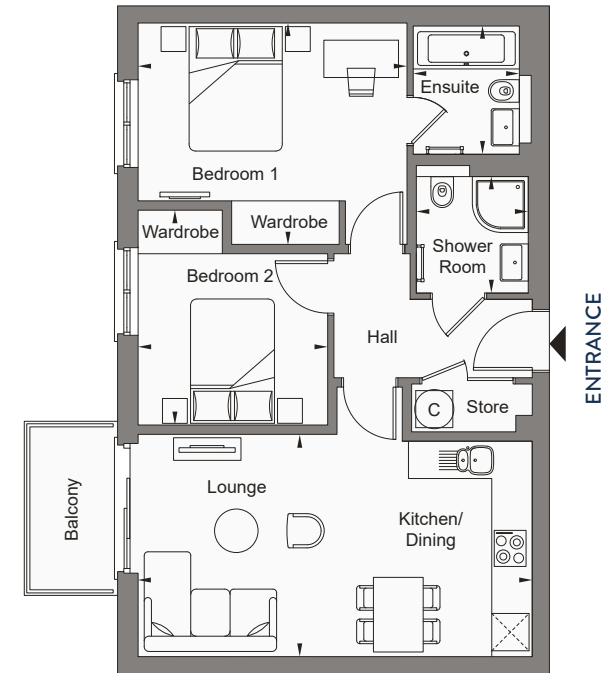
Block A

APARTMENTS A4, A12, A21, A29

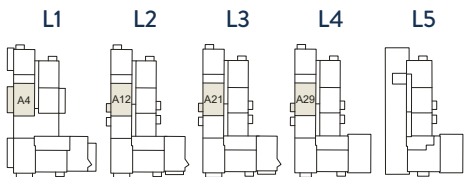
Lounge / Kitchen / Dining	6.29m x 3.55m	20'8" x 11'8"
Bedroom 1	4.30m x 3.54m	14'1" x 11'7"
Bedroom 2	3.46m x 3.02m	11'4" x 9'11"
Shower Room	1.86m x 1.80m	6'1" x 5'11"
Ensuite	2.09m x 1.69m	6'10" x 5'7"



APARTMENT A4



APARTMENT A12, A21, A29

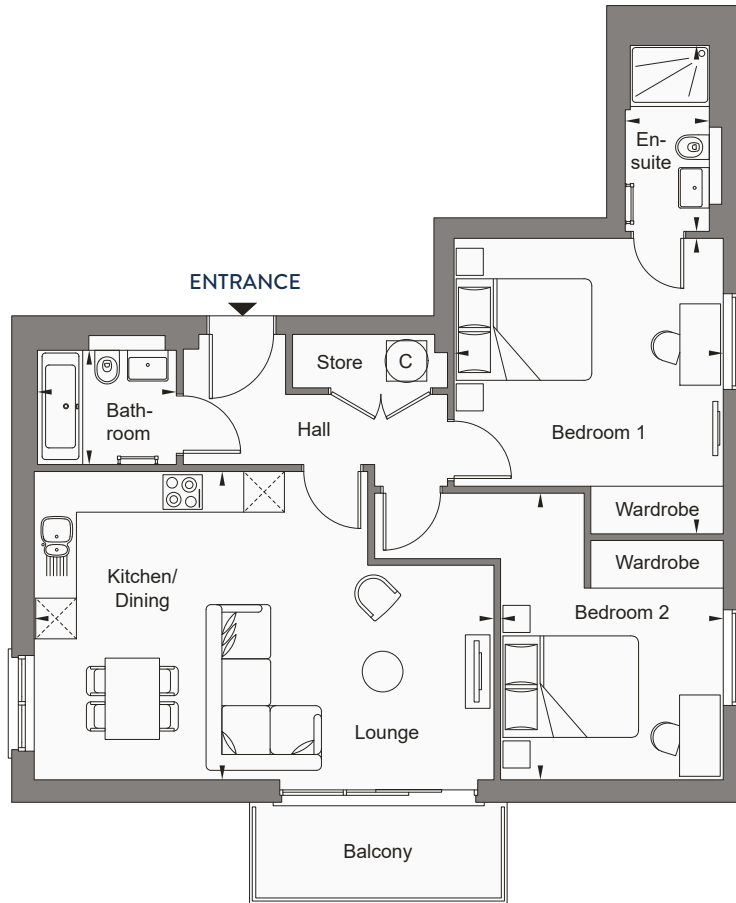


RIVER FACING

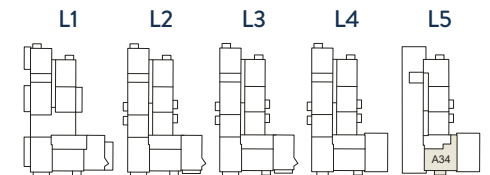
2 BEDROOM

Block A

APARTMENT A34



Lounge / Kitchen / Dining	6.76m x 4.52m	22'2" x 14'10"
Bedroom 1	3.95m x 4.35m	12'11" x 14'3"
Bedroom 2	4.21m x 3.26m	13'10" x 10'8"
Bathroom	2.08m x 1.69m	6'10" x 5'7"
Ensuite	2.75m x 1.23m	9'0" x 4'0"



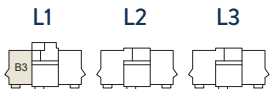
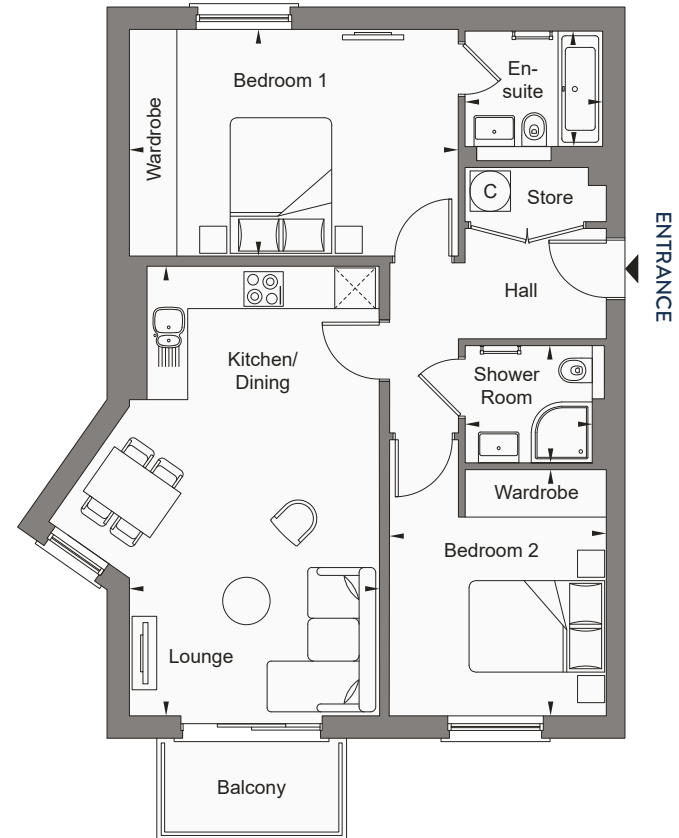
RIVER FACING

2 BEDROOM

Block B

APARTMENT B3

Lounge / Kitchen / Dining	6.61m x 3.65m	21'8" x 12'0"
Bedroom 1	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.61m x 3.19m	11'10" x 10'5"
Shower Room	1.85m x 1.73m	6'1" x 5'8"
Ensuite	2.06m x 1.68m	6'9" x 5'6"

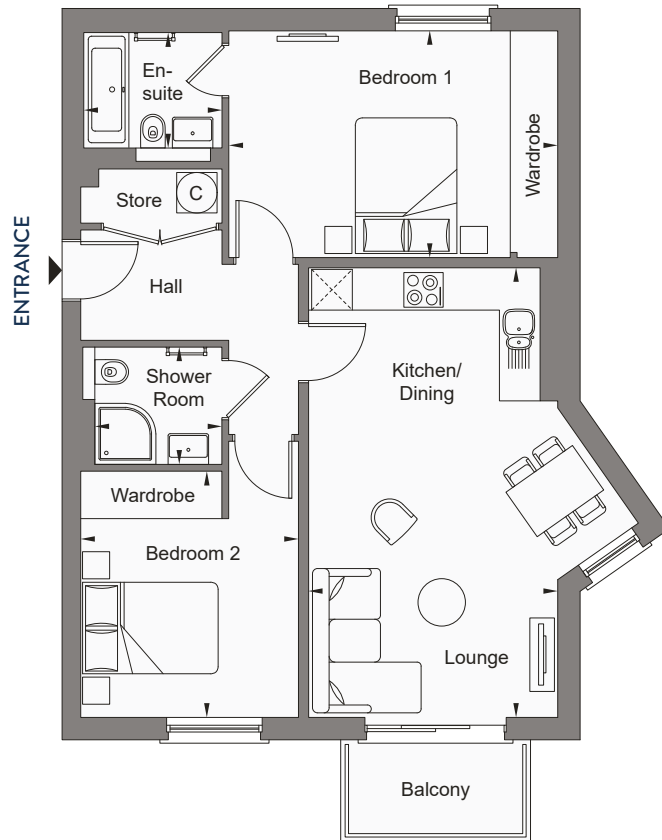


RIVER FACING

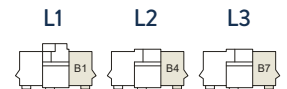
2 BEDROOM

Block B

APARTMENTS B1, B4, B7



Lounge / Kitchen / Dining	6.61m x 3.65m	21'8" x 12'0"
Bedroom 1	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.62m x 3.19m	11'10" x 10'5"
Shower Room	1.85m x 1.73m	6'1" x 5'8"
Ensuite	2.06m x 1.68m	6'9" x 5'6"



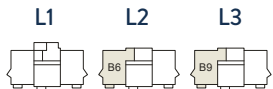
RIVER FACING

2 BEDROOM

Block B

APARTMENTS B6, B9

Lounge / Kitchen / Dining	6.61m x 3.65m	21'8" x 12'0"
Bedroom 1	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.61m x 3.19m	11'10" x 10'5"
Study	3.49m x 2.08m	11'5" x 6'10"
Shower Room	1.85m x 1.73m	6'1" x 5'8"
Ensuite	2.06m x 1.68m	6'9" x 5'6"

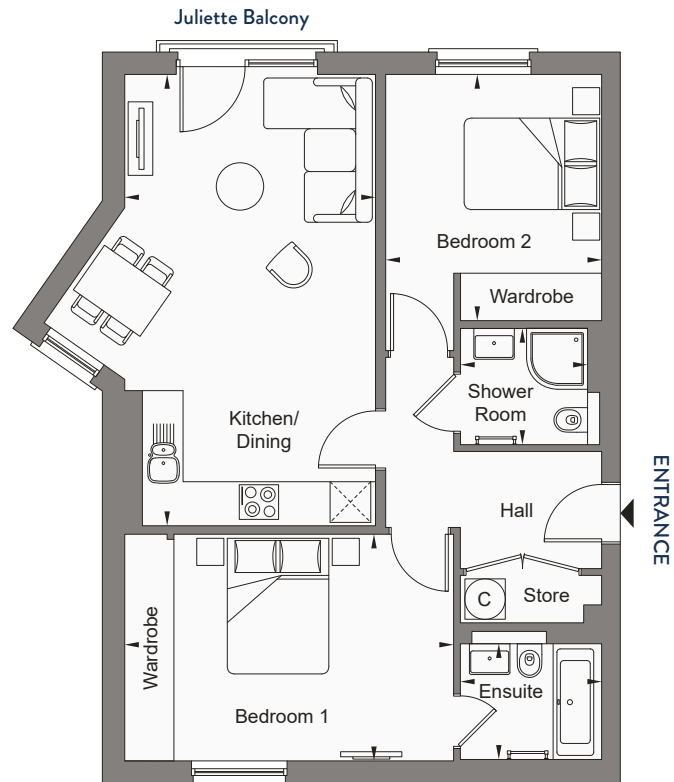


RIVER FACING

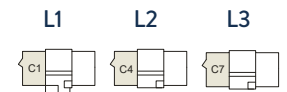
2 BEDROOM

Block C

APARTMENTS C1, C4, C7



Lounge / Kitchen / Dining	6.61m x 3.68m	21'8" x 12'1"
Bedroom 1	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.61m x 3.16m	11'10" x 10'4"
Shower Room	1.85m x 1.73m	6'1" x 5'8"
Ensuite	2.06m x 1.68m	6'9" x 5'6"



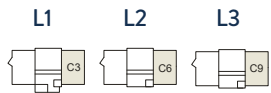
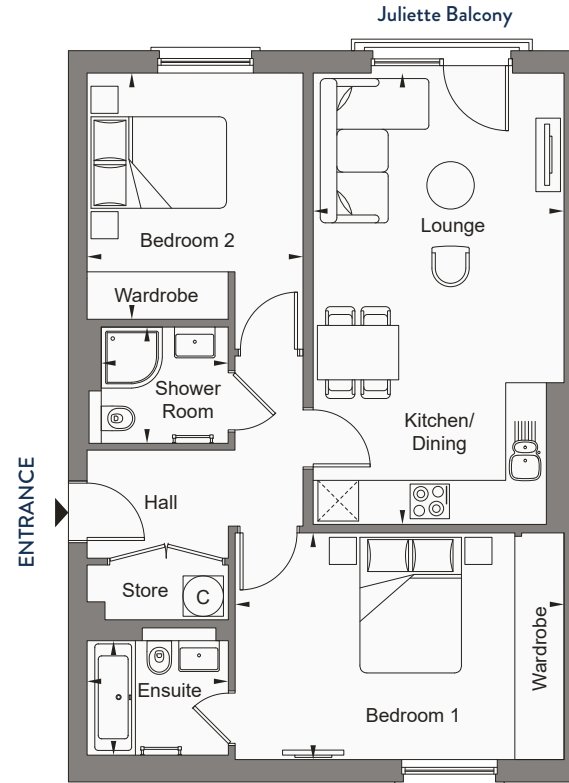
COURTYARD

2 BEDROOM

Block C

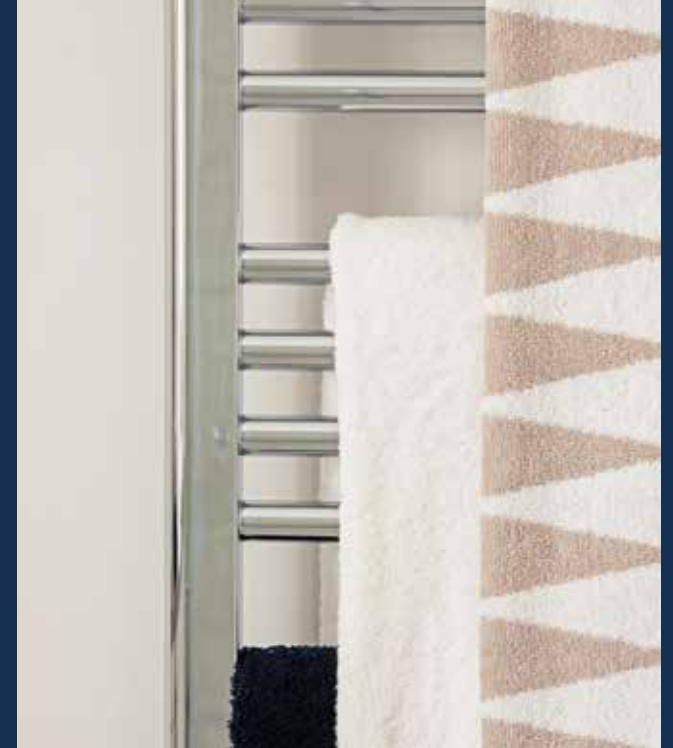
APARTMENTS C3, C6, C9

Lounge / Kitchen / Dining	6.61m x 3.68m	21'8" x 12'1"
Bedroom 1	4.83m x 3.32m	15'10" x 10'11"
Bedroom 2	3.61m x 3.16m	11'10" x 10'4"
Shower Room	1.85m x 1.73m	6'1" x 5'8"
Ensuite	2.06m x 1.68m	6'9" x 5'6"



COURTYARD





Specification

We believe that the difference between simply building apartments and creating a home is attention to detail - from the initial design stage right through to the final finishing touches, quality is built-in as standard. Superior craftsmanship, meticulous attention to detail and the use of premium quality materials ensures the highest levels of build quality and finish throughout your new home.

KITCHENS

Choice* of contemporary high-quality kitchen with elegant stone worktops and matching splashback. Equipped with integrated Miele appliances including oven, microwave, induction hob, fridge freezer and dishwasher. Ventilation system with heat recovery and an extractor hood to bring in clean air and remove stale air. Stainless steel 1 ½ bowl sink with chrome tap.

BATHROOMS/ENSUITES

Bathrooms and ensembles feature a premium white porcelain suite, with either a bath with screen or a shower with enclosure, each fitted with a thermostatically controlled shower and polished chrome fittings. Wall-mounted WC. Stylish wall-mounted vanity unit with basin and two drawers, and a mirror-fronted bathroom cabinet. Heated chrome towel rail. Fully tiled with a choice of quality floor and wall tiles from a preselected range.*

SHOWER ROOMS

Shower rooms feature a premium white porcelain suite comprising an enclosed thermostatically controlled shower with polished chrome fittings, wall-mounted WC, wall-mounted vanity unit with basin and two drawers. A mirror-fronted bathroom cabinet and heated chrome towel rail are also included. Fully tiled with a choice of quality floor and wall tiles from a preselected range.*

HEATING & HOT WATER

Contemporary Wi-Fi controlled electric radiators with programmable thermostat to all rooms. An air source heat pump cylinder provides hot water. Provision of off-peak electric power for heating and hot water.

INTERNAL JOINERY

High quality solid white panelled internal doors throughout with a glazed door to lounge/kitchen/dining room, fitted with contemporary chrome door handles.

ELECTRICAL

Generous provision of lighting and sockets throughout, with polished stainless steel switches and sockets. Data points to lounge and bedrooms. TV/Satellite outlets to lounge and bedroom one. USB charging points to kitchen, lounge and bedroom one.

LIGHTING

Recessed LED downlighting to hall, lounge, kitchen, dining area, bathrooms and ensembles. Pendant light fittings to bedrooms. Under-cabinet lighting to wall units in kitchen. Up and down exterior wall light to balcony (where applicable).

WARDROBES

All bedrooms include stylish fitted wardrobes with sliding doors.

INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white satin wood.

FLOORING

Choice* of luxury 100% wool carpet to hall, lounge/dining area and bedrooms. Choice* of quality vinyl flooring from a preselected range to kitchen and store cupboard.

STORE CUPBOARD

A hot water cylinder and an AEG washer/dryer are conveniently located in a store cupboard off the hall.

SECURITY & SAFETY

Two-way video access control for visitors operated remotely from within your apartment. Mains-supply smoke detectors and heat detectors to apartments and communal areas.

COMMUNAL AREAS

Secure video entry. Carpeted and tiled communal areas. Lift access to all floors.**

EXTERNAL AREAS

Spacious balconies with contemporary glazed balustrades (where applicable). Attractively landscaped communal gardens for residents.

PARKING

A secure, allocated parking space is available to purchase for each apartment. Secure cycle storage provided within the car park.

STORES

Secure storage available to purchase.***

ENERGY EFFICIENCY

Double-glazed uPVC windows. Solar panels on the roof provide supplementary low-carbon-generated electricity to communal areas. Provision for future electric car charging points.

Why buy new?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.



EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



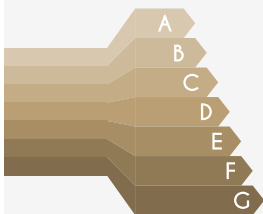
INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.

*According to HBF figures published January 2025.

Customer Service

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our Customer Care team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack covering all aspects of your new home. Our Customer Care team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



A winning combination

For over 30 years, Dandara has designed and created stylish, practical homes which offer the highest standards of quality and finish.

We carry out all design and construction work ourselves to ensure that our exacting standards are met, so that you can look forward to coming home for years to come.

It is this innovative approach, coupled with the dedication of a team committed to excellence, which has resulted in over 100 independent industry awards for architecture, design and quality, making Dandara one of the UK's most respected homebuilders.





To find out more, please contact our Sales Team:

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