



DIXIE

www.dixiecardiff.co.uk

Life looks good at Dixie ...

Cardiff Bay. It's Europe's largest city centre waterfront. It's alive, vibrant, sexy and cool. More than just an annexe of the city centre, the Bay has its own identity. One which was forged by its rich multicultural heritage to become the cosmopolitan cool that it is today. It's got bars, restaurants, cafes and culture.

Portabella presents Dixie: A stylish, contemporary building sitting alongside some of Cardiff's most iconic venues. It's an

energetic development of 43 cool apartments, each designed with lifestyle in mind.

The apartments are a range of one and two bedrooms with balanced layouts which have been optimised for space and comfort. The block has a stunning podium courtyard garden, an urban oasis providing outdoor living space which includes a yoga lawn for the communal enjoyment of residents and their guests.



Computer generated images are indicative only



#MyPerfect10

We wanted these apartments to have features that you wouldn't ordinarily expect in apartments at these prices. We also wanted them to stand apart from the crowd. So we thought about what we could include to do that: There were ten things on our list. We decided not to choose between them but to include them all. We call them #MyPerfect10.

Portabella is synonymous with high quality, innovative design and Dixie is no different. Each apartment has a bespoke kitchen and bathroom design and we realise the importance of some things. That's why we picked the larger rain head showers and it's why we wanted an entertainment package which includes an iPod Touch and Apple TV.

You can even get data on the move with Wi-Fi available in the

communal areas plus outside in our sheltered podium courtyard. This landscaped private garden is about kicking back and relaxing, sharing downtime with mates and neighbours - Its central feature is a yoga lawn, a calming place for quiet reflection.

The location here is excellent, on the doorstep of Mermaid Quay and right opposite the train station with a quick and frequent link to Cardiff Queen Street. The city centre is within easy walking or cycling distance too plus there are plenty of bus services on the doorstep. It really is a 'go anywhere' location. For those who select a car parking space, this is accessed via a remote roller shutter door. Within this secure garage is also ample bike storage for all residents.

Bespoke Design / CCTV / Rain Showers / Podium Courtyard / Yoga Lawn /

Specification ...

General

Brand new, contemporary building comprising stylish apartments, designed with lifestyle in mind

Concept, interior and specification by Portabella

Double height entrance foyer with striking design features

Hotel style WiFi to communal areas

Complete 10 year warranty against structural defects provided by Premier Guarantee

Kitchens

Contemporary kitchen in designer colour palette chosen by Portabella

Built-in oven, hob and extractor

Built-in fridge with icebox or freestanding fridge-freezer

Optional dishwasher*

Recessed ceiling spotlights

Bathrooms

Sleek bathrooms designed by Portabella

Sanitary ware and fittings by Roca

Extra wide shower cubicles with rain showers

Feature wall tiles to selected areas

Recessed ceiling spotlights

Electrical/Security

Mains linked smoke alarm

Intercom with door release

External CCTV monitoring

iPod Touch and Apple TV with each apartment

Telephone point

Sky TV point to living room and main bedroom

Heating/Laundry

Electric space heating with slimline radiators

Electric towel rails in bathrooms

Laundry cupboard, plumbed for washing machine (appliance not included)

Decoration

Painted finishes in colours selected by Portabella

Luxury Colonia floor finishes to kitchen/living/bathroom/lobby

External

Residents podium courtyard garden complete with Yoga lawn and leisure area

Secure garage providing bicycle storage for all residents

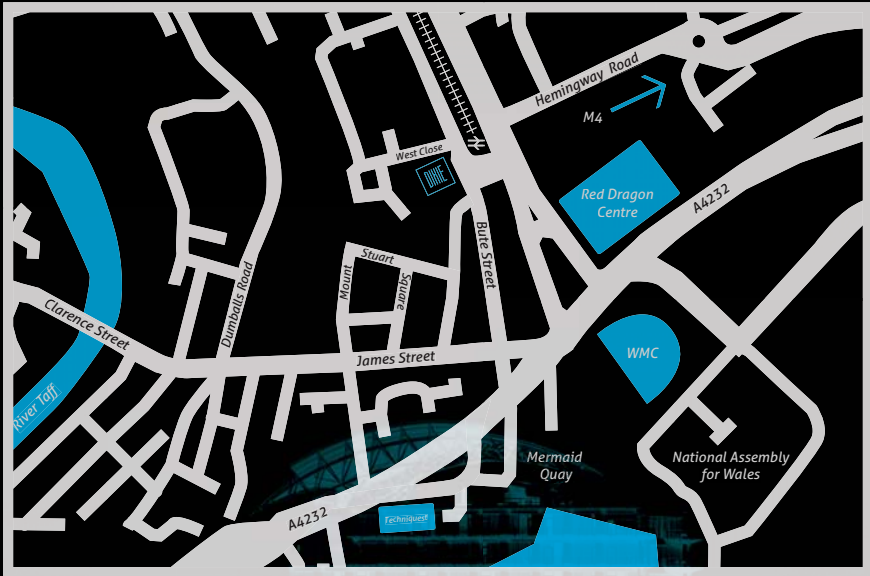
Optional car parking*

**denotes extra cost, please enquire.*

Please note that the masterplan and illustrations are computer generated and are intended as a guide only. They may not accurately depict elevations and materials. Portabella reserves the right to amend the layout and specification as necessary and without notice. Please ask Portabella or the selling agents for further details.

Common Areas Wifi / iPod Touch / Apple TV / Secure Garage / Go Anywhere

Go anywhere location ...



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Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide and Portabella reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale.

029 2049 9680

www.jeffreyross.co.uk