



## **An outstanding residential development in the vibrant seaside city of Brighton & Hove.**

Beautiful new homes to buy or rent with underground parking, stunning landscaped gardens, 24- hour security and concierge service.

Just 500 meters from the beach and only 50 minutes to central London, these homes are located in a beautiful part of Hove in the heart of a diverse Jewish community.

[BOOK A SHOW HOME TOUR](#)



### Brighton & Hove Jewish Community

Sapphire Hove homes are set within the vibrant and inclusive Jewish community development run by the independent non-profit BNJC (Brighton & Hove Jewish Community).

More than just a home, you will enjoy exceptional on-site facilities, including kosher dining (with a delicious restaurant open on Shabbat), cultural programming, co-working amenities, a beautiful synagogue and mikvah, and a Jewish Montessori nursery right on your doorstep.

Join a forward-thinking and diverse community on the brink of a new chapter, and become a part of the vision to revitalise Jewish life in Brighton & Hove.





# PART OF A VIBRANT COMMUNITY



More than just a home, the outstanding amenities at our Jewish community hub provide the ultimate in comfort, convenience and lifestyle.







“This hub of Jewish life will be a beacon of Jewish identity. With cultural programming and kosher eating, it will make a lasting impact on the entire city.”

Chief Rabbi Ephraim Mirvis

## Food & Drink

Home to an outstanding kosher facility, our delicious dining options include a contemporary cafe, bakery, bistro restaurant (open on Shabbat), plus a deli and shop for home-made meals and staples.

## Co-working

Flexible co-working space with hot desking and bookable offices, all with access to expert business advice, super-fast broadband, printing and other office facilities.

## Cultural Events

A vibrant cultural events programme, including fascinating talks and workshops, music and theatre performances and film screenings to enjoy every day of the week.

## Nursery & Education

Educational provision for all ages, including a modern early years Montessori nursery with a Jewish studies curriculum plus after-school clubs for children and teens, and an adult learning programme.



## Synagogue & Mikvah

Home to the Brighton & Hove Hebrew Congregation, a stunning modern Orthodox synagogue and a beautiful new Mikvah.

## Brighton's Jewish Community

Brighton & Hove is home to one of the UK's major Jewish communities, with over 250 years of Jewish history in the city. With more than 3,000 Jewish residents, the community is diverse, inclusive and welcoming, with four active synagogues only a short walk away. With the presence of Orthodox, Reform and Progressive congregations nearby, there's a place for everyone to experience a connection to Judaism by the seaside. Plus, with Kosher food, a Mikvah and Jewish nursery on-site, we're building the facilities to ensure the community continues to thrive in the years to come.





# IN THE HEART



## OF BRIGHTON & HOVE

Nestled between the Sea and the South Downs, Brighton & Hove is modern, vibrant and cosmopolitan. It's a unique place to visit, where historic landmarks and gardens meet an abundance of stylish boutiques and cafes.







# THE BEST OF CITY LIFE AND COASTAL LIVING

Often referred to as 'London by the sea', Brighton & Hove is a popular choice for those who desire the best of both worlds. Within touching distance of the beautiful seaside and the buzz of Brighton, Sapphire Hove presents a perfect opportunity to make Brighton your home'



Brighton Beach  
5 min walk



Hove Station  
5 min drive



Brighton Station  
10 min drive



Gatwick Airport  
30 mins by train



London  
52 mins by train  
(Victoria Station)



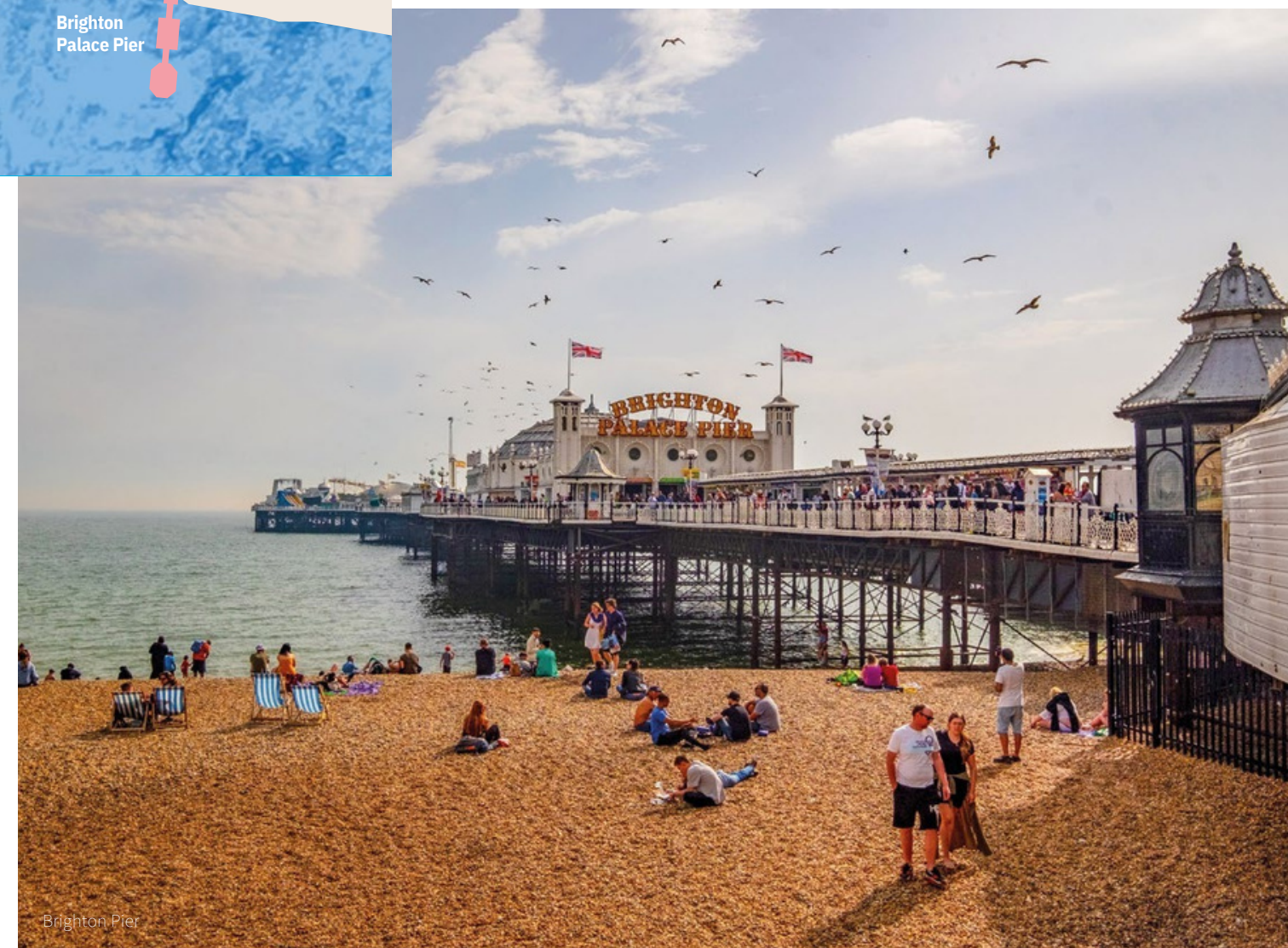
Brighton Pavilion



Band Rotunda



Seagull



Brighton Pier



# WHAT TO DO IN BRIGHTON & HOVE



‘Only in Brighton’ is a phrase you’ll often hear about our city. There’s something uniquely free and open about the spirit of this town that inspires happiness, fulfilment and adventure. Whether it’s a day on the beach, a trip to a museum or a stroll through the Laines, Brighton has something for everyone.



South Downs National Park

## Sun, sea and countryside

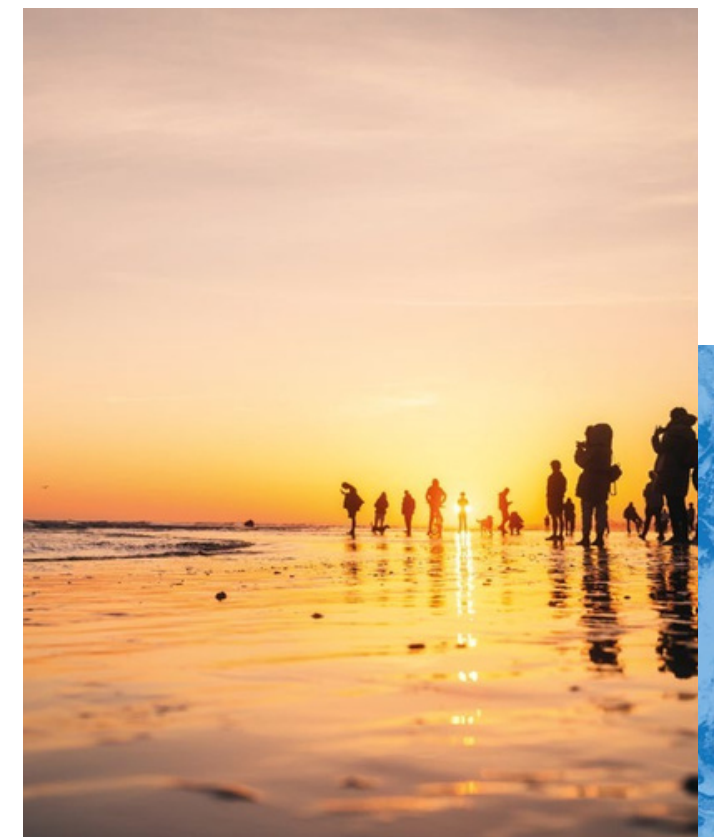
There’s nowhere like the seaside and Brighton & Hove is the coastal resort that has everything. Our world-famous beach is perfect for summer sea swimming and strolls along the prom. We’re the UK’s sunniest county – there’s no better place to be.

Nestled between the sea and the South Downs National Park, there are stunning views and rural walks right on your doorstep.

## Healthy and happy

The sun and sea air make Brighton one of the happiest and healthiest places to live in the UK. Plus we have a number of leading hospitals and great healthcare provision.

Home to Brighton & Hove Albion Premier League Football Club and Sussex County Cricket Club, there’s a multitude of sports and activities to try from yoga and cycling to beach volleyball and sea kayaking.







## Hove Promenade and High Street

Hove Promenade is perfect for leisurely afternoons on the beach, soaking up the tranquil atmosphere of the seaside and for relaxing walks along the green open space of Hove Lawns. Boutique shops, vibrant cafés and award-winning restaurants are also plentiful on Hove High Street, plus several highly acclaimed schools and two beautiful parks only a stroll away.

## Creative, entrepreneurial and a vibrant student city

Brighton won the title 'best place to start a small business in the UK' (Source: Informi) and has the largest concentration of start-ups per capita in the



Royal Pavilion

UK. There's also strong employment opportunities in banking, tech, media, law and tourism.

With respected universities and some of the leading state and private schools in the UK, Brighton is also known as one of the best cities to study, for all ages.

## Arts, culture and shopping

Our vibrant city is bursting with music and arts events, with England's most established multi-arts Festival held here in May. With over 3,500 grade listed buildings and fascinating museums, Brighton & Hove also celebrates its rich history and heritage.

The city's renowned 'Laines' are also packed with unique independent stores to explore, and a wealth of high-quality restaurants and quirky cafés, catering to all lifestyles.



The Laines



# OUR HOMES







## OUTSTANDING HOUSING A SHORT WALK FROM THE SEA

From stylish apartments to spacious mews houses and penthouses with stunning views, these homes have been built to suit a range of budgets and life stages and are available to buy or rent.

Surrounded by local artisan shops and restaurants, schools and easy transport links, our homes offer the perfect opportunity for families looking to put down roots or for individuals seeking to lead an exciting professional life. Our homes are situated moments from all the city has to offer, with amenities, leisure, arts and heritage just a short walk away.





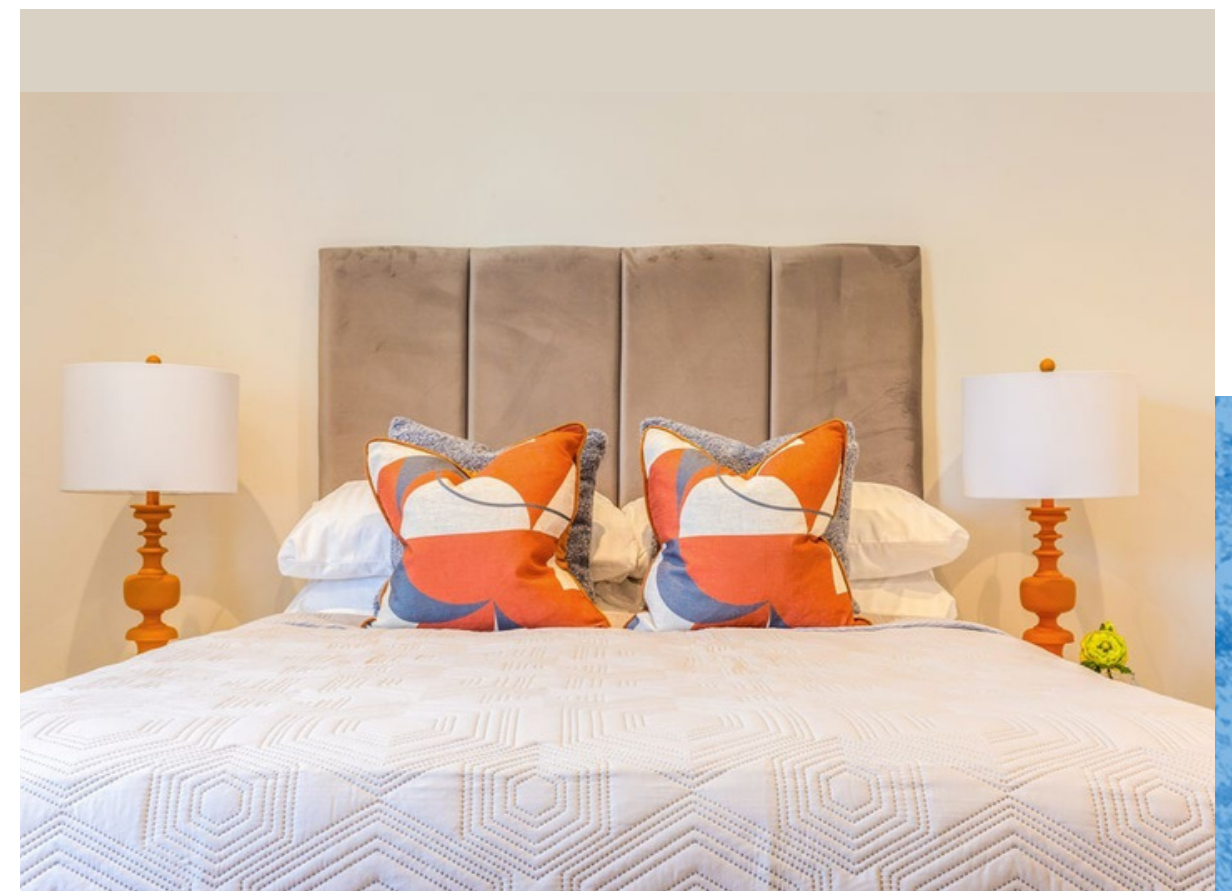


# MEWS HOUSES

Thoughtfully designed Mews Houses filled with natural light. These ideal family homes each have four or five double bedrooms, four bathrooms, private gardens and balconies, and two allocated underground parking spaces. Our charming Mews Houses offer a spacious home for children to play, to enjoy stunning balcony views and relax in a tranquil landscaped garden.

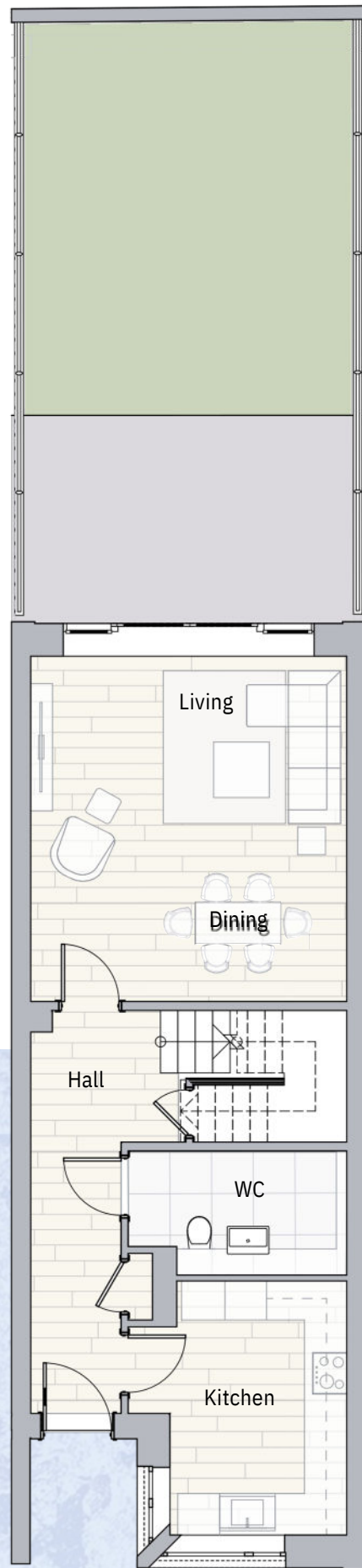






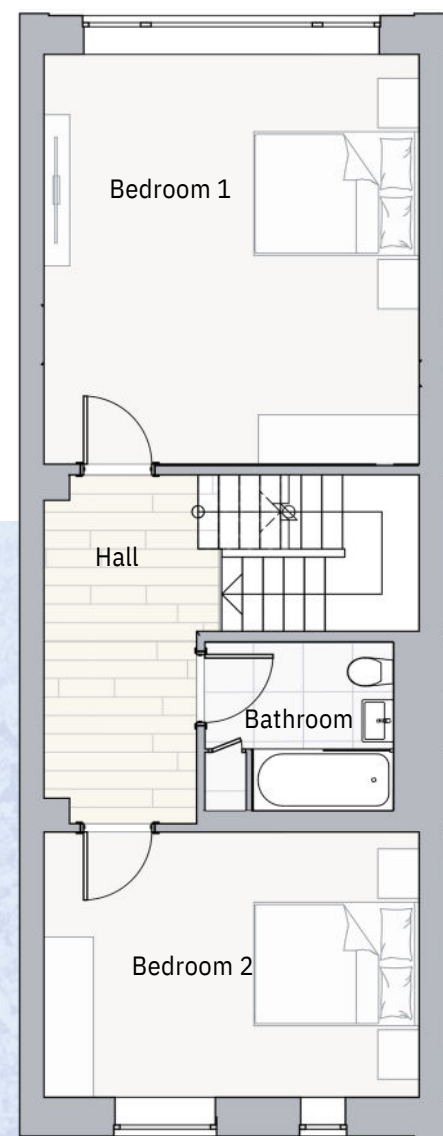


Ground Floor

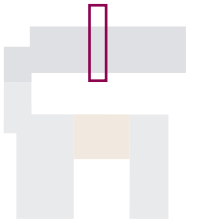


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First Floor



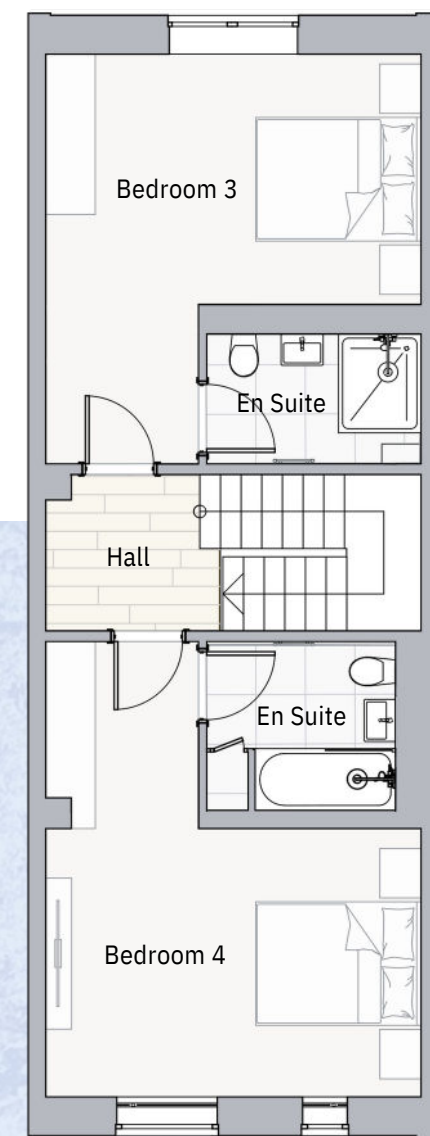
# MEWS HOUSES



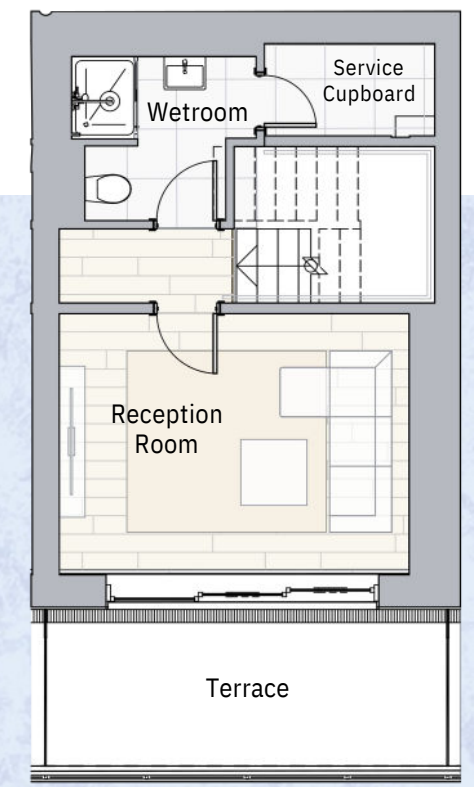
Typical Mews House Floorplan –  
Showing No 2 – No 9

Area	sq m	sq ft
Living Room	24	258
Reception Room	15	161
Kitchen	10	108
Bedroom 1	24	258
Bedroom 2	15	161
Bedroom 3	17	183
Bedroom 4	19	205
Total	186	2004
Terrace	10	108
Total (incl. terrace)	196	2112

Second Floor



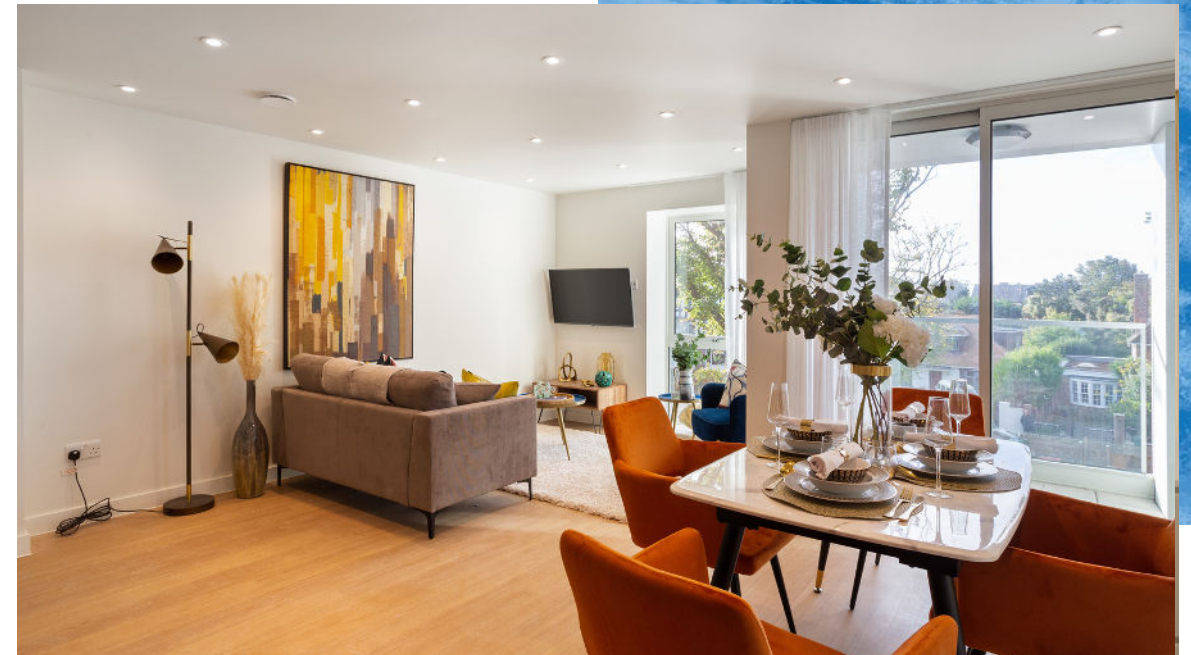
Third Floor







# APARTMENTS & PENTHOUSES



Individually designed contemporary apartments, many with private balconies and allocated underground parking spaces.

Options include two bedroom, two bathroom apartments with balconies and a limited number of one bedroom, one bathroom apartments with balconies.

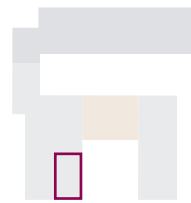
Spectacular penthouse apartments with fabulous balcony views of the sea and the South Downs countryside. These unique apartments have been designed with luxury living and comfort in mind and include two allocated underground parking spaces.





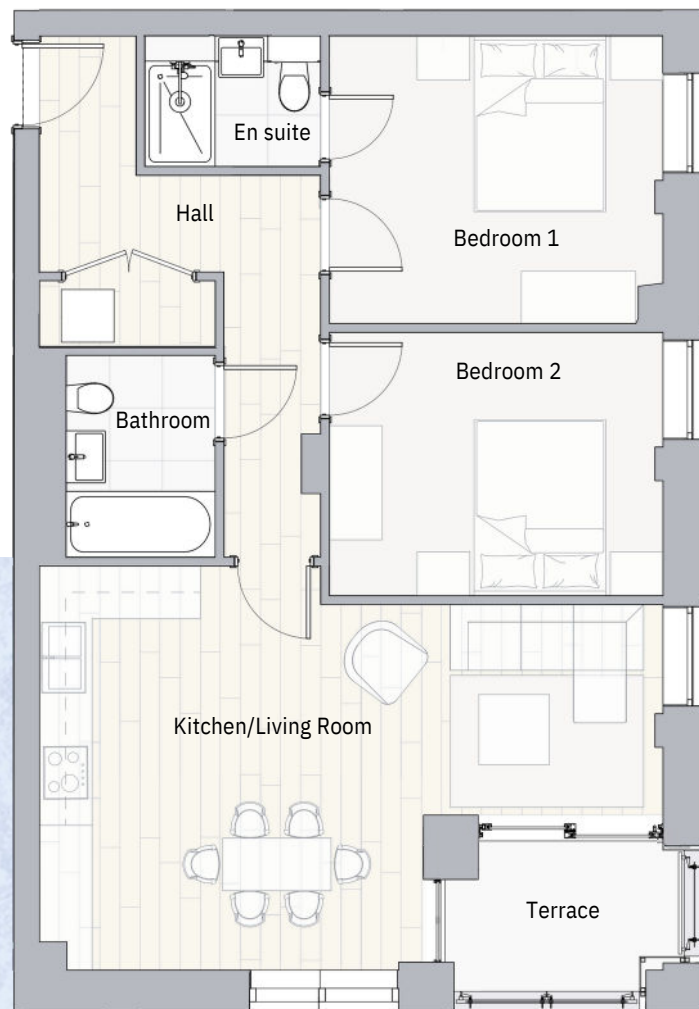


# APARTMENTS



Typical Apartment Floorplan –  
Showing Apartment –  
West Block South East

Area	sq m	sq ft
Kitchen / Living Room	27	291
Bedroom 1	13	140
Bedroom 2	12	129
Total	72	775
Terrace	4	47
Total (incl. terrace)	76	822

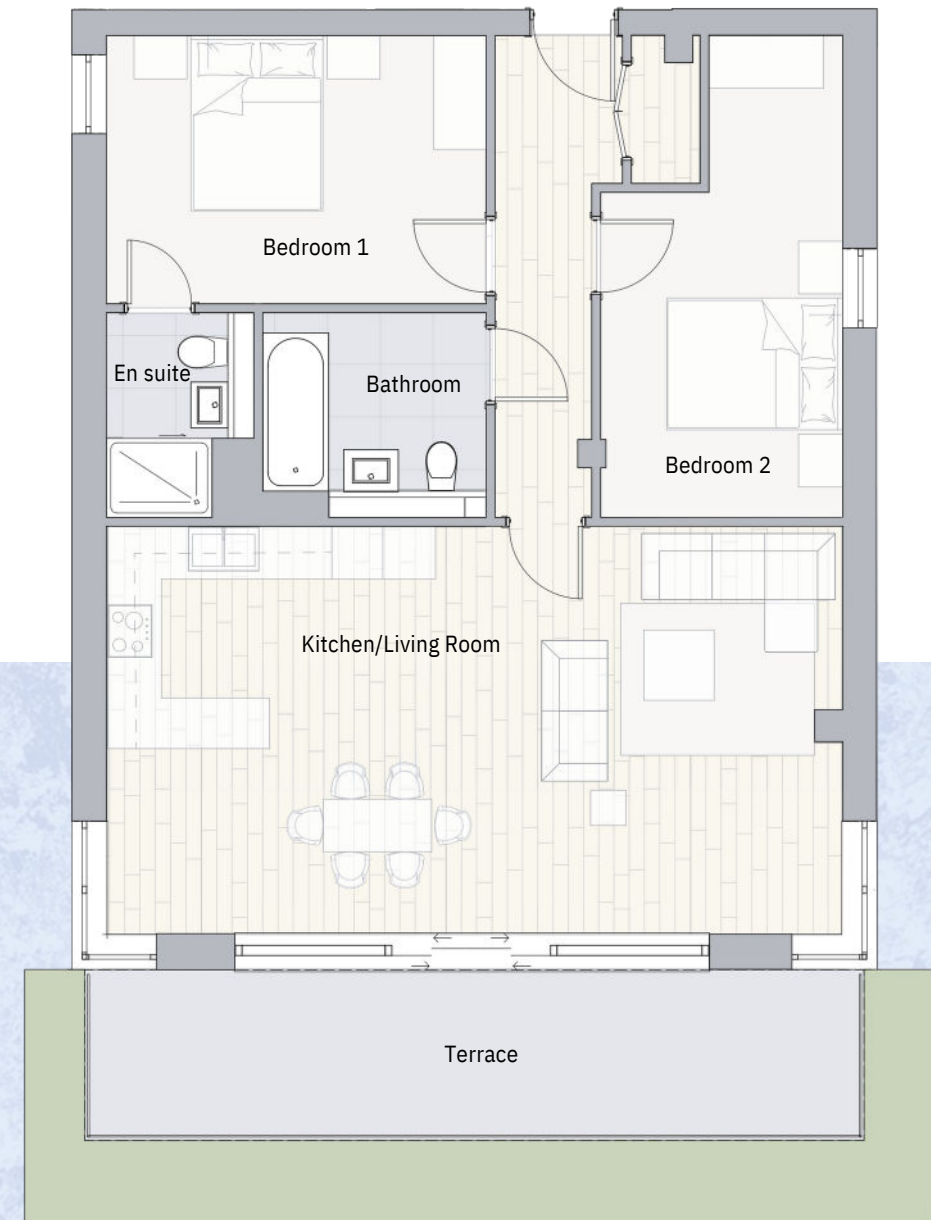


# PENTHOUSES



Typical Penthouse Floorplan –  
Showing Penthouse 4E15 –  
East Block South

Area	sq m	sq ft
Kitchen / Living Room	39	420
Bedroom 1	13	140
Bedroom 2	13	140
Total	86	926
Terrace	15	161
Total (incl. terrace)	101	1087







# PROPERTY SPECIFICATIONS

## Special Residents Amenities

- 24/7 security and concierge services
- Kosher café, restaurant, bakery and deli on your doorstep
- Co-working facilities, accessible office amenities and meeting rooms
- Secure underground car parking, with electric charging bays
- Secure underground bicycle storage
- Wellbeing and leisure amenities, including workout and showering facilities
- Lifts in both apartment buildings for convenience (Shabbat-friendly)
- 10-year New Home Warranty from Premier Guarantee

## Gym

- A range of cardio training equipment: Treadmills, Rowing-machines, Spin Cycles and Cross-trainers
- A range of strength training equipment
- Dedicated stretch area features resistance bands, foam rollers, free weights, kettlebells and more
- Changing and showering facilities

## External features

- Beautifully designed communal grounds and gardens
- Many homes have balconies with stunning views
- All Mews Houses benefit from private gardens

## Flooring & Fittings

- Karndean Vinyl flooring in kitchens
- Ceramic tiling in many bathrooms
- High quality carpeting throughout most homes

## Kitchen

- Contemporary kitchen designs with high quality work surfaces
- Excellent fitted appliances from Miele and Bosch, including fridge freezer, washing machine, tumble dryer and dishwasher
- Each home benefits from two kitchen sinks and two ovens

## Bathroom

- High quality basin taps and shower heads
- Hansgrohe and Duravit sanitary ware
- Ample storage
- State of the art lighting
- Many homes have fitted vanity cabinets with LED lighting

## Electrical & Heating

- Central heating and hot water, available all day
- High efficiency heat interface unit with column radiators and thermostatic valves in each room
- Underfloor heating on the ground floor of each Mews House
- Shabbat-friendly LED lighting
- Low energy lighting and appliances throughout
- Energy costs reduced and offset by renewable technologies including a ground source heat pump and roof mounted solar panels
- External lighting for balconies and private gardens
- Mains operated and linked smoke detectors



Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. If substituted we aim for an equivalent level of white goods and products. September 2021





Register your interest now

bnjc



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sapphire  
HOVE



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