

Poinciana House

BERNBOROUGH ASCOT



Keyton™

Where life's
more elevated



“Poinciana House at Bernborough Ascot embraces a considerate and thoughtful design that encapsulates the essence of comfortable and effortless living. With a dedicated focus on modern elegance, it creates an idyllic environment where residents can easily relax, unwind, and entertain guests. The luxurious indoor and outdoor communal amenities seamlessly harmonise with the vibrant city life and the enduring charm of Ascot.”

Cottee Parker, Architects

More considered, more contemporary

These architecturally designed apartments stand as a testament to the seamless integration of style and premium craftsmanship.

Every element has been meticulously curated, from the well-conceived floor layout to the elegant finishes and inclusions, showcasing the enduring appeal of this timeless design. These spacious apartments provide a canvas for refined living, offering tranquil indoor and outdoor spaces for your enjoyment.

There's more to these premium apartments than just their stylish contemporary design. They are spaces created with sustainability in mind, incorporating features such as double glazing, natural ventilation and shading to enhance energy efficiency. Each material has been chosen with precision and care to craft a space of both elegance and sophistication.

Relax and savour the beauty of a thoughtfully designed contemporary apartment.



Artist's impression of kitchen in Balanced scheme.



Artist's impression of a two bedroom apartment balcony and living room.

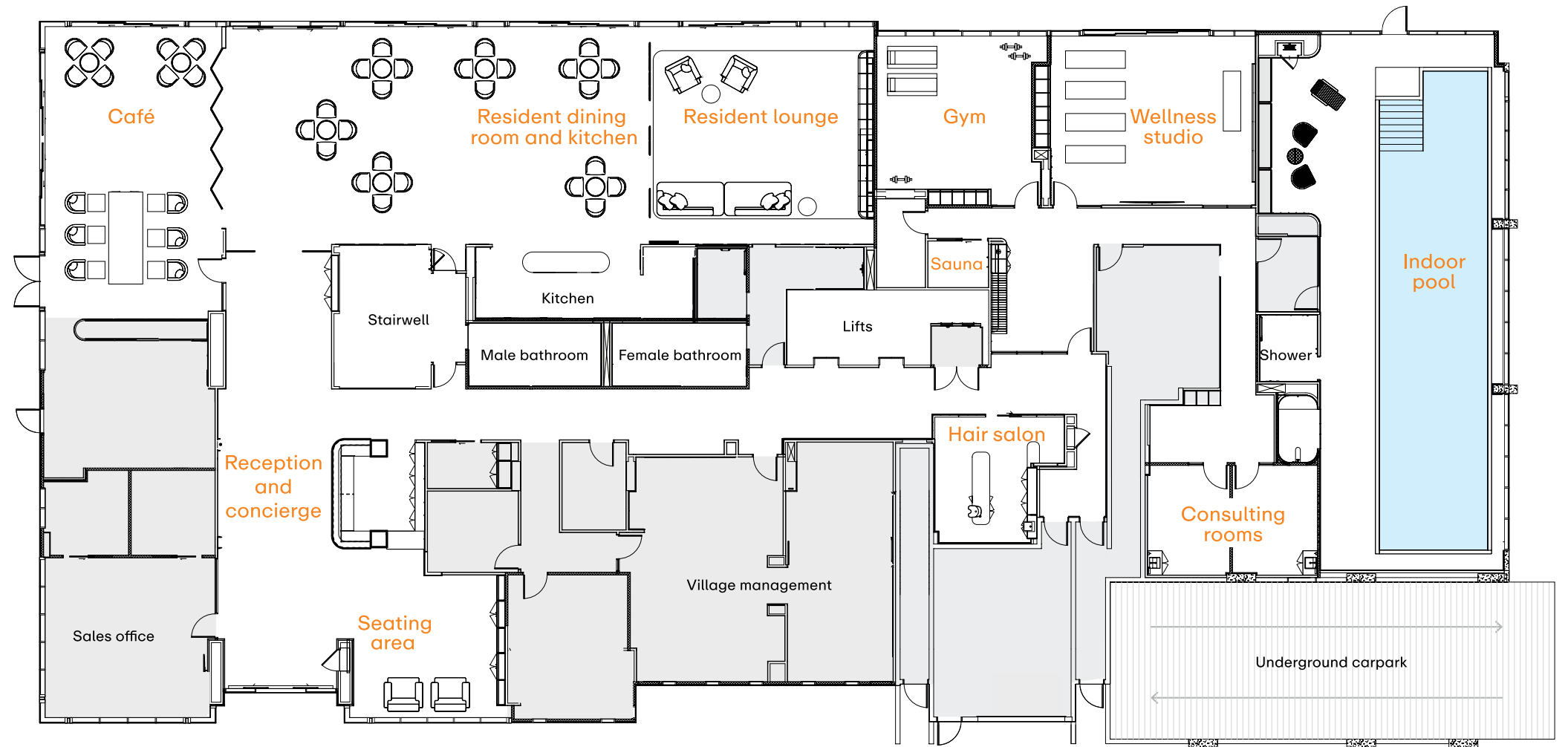
More community,
more connection












Artist's impression of Poinciana House, Bernborough Ascot.

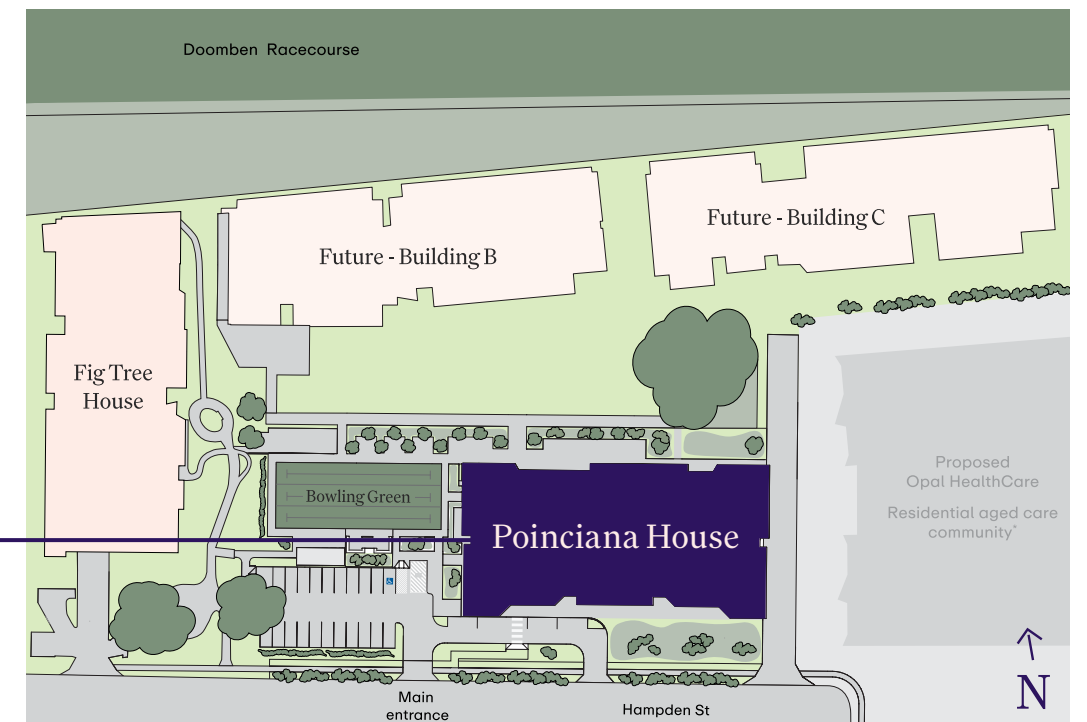
Where there's more for you

A suite of facilities – with even more on the way. All giving Bernborough Ascot a special kind of energy and community that makes it easy to stay connected, active, healthy and well.



-  Concierge
-  Resident dining & lounge
-  Café
-  Gym
-  Wellness studio
-  Indoor heated pool
-  Consulting rooms
-  Hair salon
-  Rooftop terrace

Bernborough Ascot – Master Plan





Artist's impression of the indoor heated pool.

Luxury amenities that inspire social connection and wellbeing

Poinciana House boasts a ground floor brimming with resident amenities, a vibrant café and a rooftop terrace that offers an unparalleled living experience for friends and family.

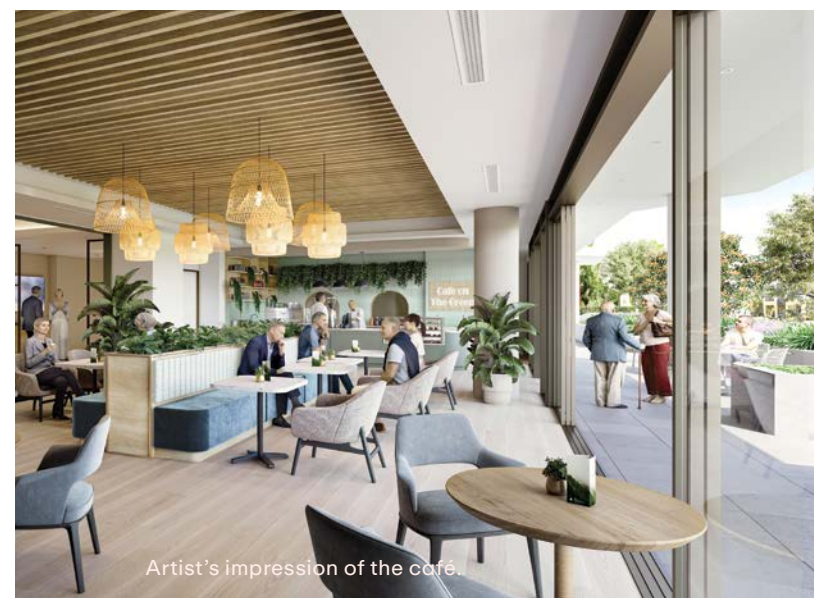
The ground floor welcomes you with a lavish lobby and concierge, along with a state-of-the-art wellness studio that includes a sauna and a tranquil indoor heated pool.

Stepping outside, meticulously landscaped gardens and an inviting bowling green encourage you to participate or simply enjoy the outdoors. The rooftop terrace offers panoramic city views, and an outdoor bar area for alfresco drinks and social gatherings.

There are more ways to feel like you're a part of something special – no matter how you choose to spend your time.



Artist's impression of the resident dining and lounge room.



Artist's impression of the café.

Convenient
Ascot location
with retail, restaurants,
golf courses, airport,
all nearby.

Welcoming
concierge and
village management
team, there to
enhance your
daily life.

Where life's more connected

Easy access
to the full suite of
indoor and outdoor
amenities at
Poinciana House.

Rewarding,
expert-designed
wellness program within
a vibrant resident
community.

MORE TO DO, MORE WAYS TO THRIVE

From its one-of-a-kind location besides Doomben Racecourse, you'll feel connected to the energy of what's around. In the company of a community of like-minded friends and neighbours who have chosen to enjoy every moment just like you.



A fusion of modern living and timeless elegance

Step into a space where the art of easy living takes centre stage. Each apartment design is a harmonious blend of aesthetics and functionality, creating a space that radiates sophistication while remaining effortlessly practical.

Choose from our generously spacious one, two and three-bedroom apartments, each equipped with a large balcony for alfresco dining, allowing you to relax and take joy in new adventures.



Where there is choice and inspiration

The selection of materials and finishes have been carefully curated to withstand the test of time, ensuring that each living space retains its beauty and charm for years to come.

Explore two finishing options: the **Balanced** and **Distinctive** schemes, each offering ambience and inspiration to everyday life. Every aspect of ease and convenience has been considered, from the thoughtfully designed floor layouts to the expertly crafted storage solutions. These homes showcase exceptional craftsmanship and an unwavering attention to detail throughout.

Balanced



Artist's impression of a kitchen in Balanced scheme and dining area.

Distinctive



Artist's impression of a kitchen in Distinctive scheme.



Artist's impression of a walk-in robe in Distinctive scheme.

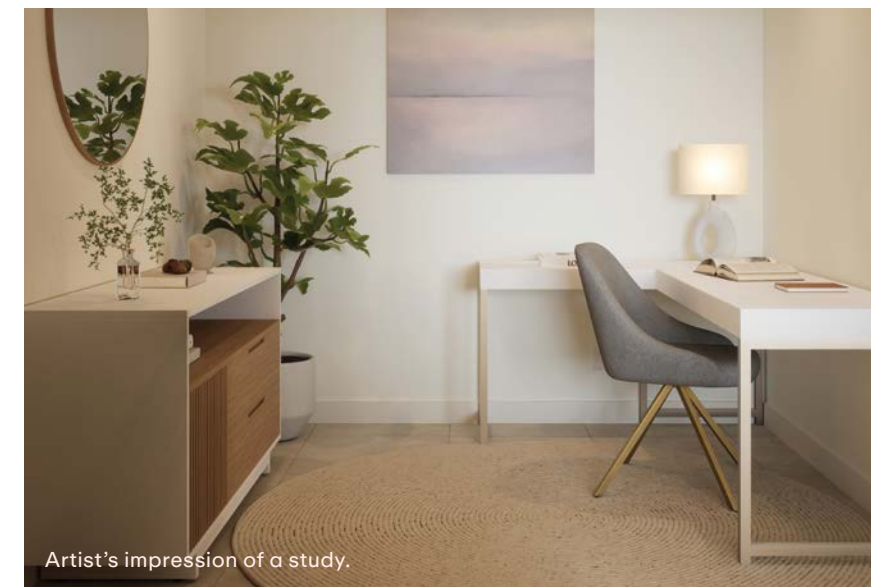
Where life's more welcoming

Come home to a thoughtfully designed contemporary apartment. This is your time to choose a life filled with more. More joy, more energy, more community and more confidence. Move in to a brand new home.

For further information on this new apartment release, please contact our friendly Sales Manager.



Artist's impression of a lounge area.



Artist's impression of a study.

Representation of future buildings is indicative of the current approved masterplan. As at the date of this document, the operator is in the process of seeking approval for a redevelopment plan in respect of proposed changes to the development of the village. The future development is subject to approval by a vote of existing Bernborough Ascot residents, as required by Retirement Villages Act 1999. Additionally, the contents of this brochure has been prepared prior to construction completion of the next stage of Bernborough Ascot, being Poinciana House. Images depicting interiors and exteriors (including view lines) are intended as a guide only and are artists' impressions of how the development may appear when completed. As such, this material does not constitute a representation by the developer, vendor or the agent in respect of the actual size, form, dimensions, specifications or layout of the apartments or other parts of the building. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items. Information about the services and facilities provided in the village is correct at the time of printing but may change. The information contained in this brochure has been prepared in good faith and with due care and whilst every effort has been made to provide accurate and complete information, Keyton gives no warranty concerning the accuracy of the material or information displayed in this brochure and prospective purchasers should make their own inquiries.

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