

SPRING 2019 NEWSLETTER

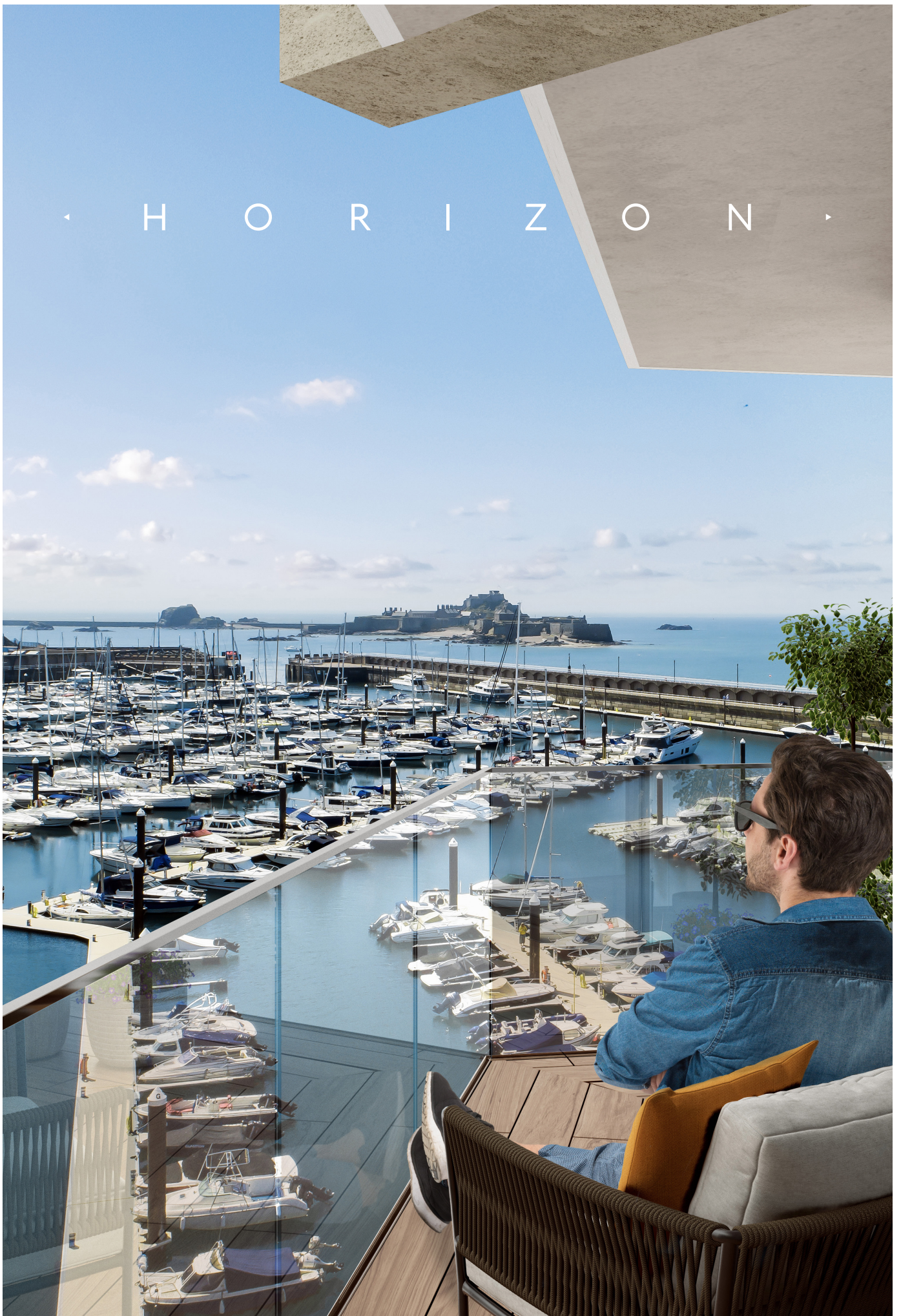
ISSUE 2

H O R I Z O N

WORLD CLASS ARCHITECTURE LOCATED IN AN  
EXCEPTIONAL WATERFRONT DESTINATION



· H O R I Z O N ·





# DELIVERING HORIZON TO A BRAND NEW COMMUNITY



*Welcome to Horizon's spring newsletter.*

*The teams at Jersey Development Company and Legendre Real Estate are working hard on site to deliver your new home at Horizon, and you can get a glimpse into progress with a bird's eye view of the construction thanks to our drone photographer Marc Le Cornu, plus the latest details from Legendre's contractors.*



We're excited to bring you the latest images from Horizon as it starts to take shape as a new community.

After a successful launch of Horizon West, the final phase of the development, we're delighted to announce that 87% of the East block and 68% of the homes in Horizon South have now been successfully secured by purchasers, along with 38% of Horizon West.

Horizon is the latest development from Jersey Development Company and marks a major investment for the future of St Helier. With 280 contemporary apartments, a vibrant new restaurant and retail quarter along with pedestrian avenues and public spaces with views of Elizabeth Castle, Horizon will bring world-class architecture and a brand new neighbourhood to the waterfront.













# S E T T I N G   N E W   S T A N D A R D S I N   L U X U R Y   L I V I N G

*Discover contemporary spaces to live, work and play, with a brand new concierge service for Horizon's new community of residents.*



## *Horizon Concierge*

More than simply a destination address, a well designed home should reflect the lifestyle of its new residents. With its world-class architecture and waterside setting, Horizon has been created to make everyday life a natural pleasure for its new community of residents. From stylish entrance lobbies to managing everyday tasks, read on to find out how Horizon Concierge will add convenience to your life.

## *Designed to make your life easier*

Waiting in for deliveries can be frustrating, which is why your new apartment at Horizon comes with the convenience of a range of services designed to meet the demands of busy lives. Horizon Concierge is still in development, but it is anticipated that residents will be able to enjoy the following benefits:

- » a streamlined residential service between residents and the management agency via the JDC app, promoting new restaurant openings and special in-house promotions exclusively for residents.
- » advising residents of severe weather conditions to ensure loose balcony furniture is secured.
- » holding parcels in a secure parcel room.
- » full maintenance of the communal areas to an exceptional standard
- » security and peace of mind.

## *All the comforts of modern living*

Horizon Concierge will be just one of the benefits for residents at the Waterfront's latest residential and restaurant quarter, creating a new neighbourhood where convenience and contemporary living go hand in hand.







W H Y   R E N T   W H E N  
Y O U   C A N   B U Y ?





# GETTING ON THE PROPERTY LADDER IS MORE AFFORDABLE THAN YOU THINK

*JDC has teamed up with The Mortgage Shop  
to show you the average monthly repayments you could be paying for  
your brand new home at Horizon.*



## ONE BED APARTMENT

PRICE: **£285,000**

Borrowing 90%: **£265,500**

**2.50%** 2 Year Fixed\*

Over 30 Years - **£1,014.90** per month

Over 35 Years - **£918.17** per month

## TWO BED APARTMENT

PRICE: **£395,000**

Borrowing 90%: **£355,500**

**2.50%** 2 Year Fixed\*

Over 30 Years - **£1,406.62** per month

Over 35 Years - **£1,272.55** per month

## TWO BED APARTMENT

PRICE: **£470,000**

Borrowing 90%: **£423,000**

**2.50%** 2 Year Fixed\*

Over 30 Years - **£1,673.69** per month

Over 35 Years - **£1,514.17** per month

For more information about associated purchase costs and a more detailed look at what you can borrow,  
contact The Mortgage Shop or your preferred mortgage provider.



the mortgage shop

*info@mortgageshop.je | +44 (0) 1534 789830 | www.mortgageshop.je*

\*Your home is at risk if you do not keep up repayments on a mortgage or any loans secured on it. The Mortgage Shop is registered with the Jersey Financial Services Commission.  
\*Correct at date of printing - March 2019. Rates and lending criteria are subject to change







P R O G R E S S  
U P D A T E

*We chat with Benjamin Auguste, Legendre Contractors' Project Director at Horizon*



### *Site progress*

Here at Horizon, the basement construction and excavations are still on going. The next milestones for the build programme are the arrival of two of the three tower cranes that will start building the walls and slabs of the East and South buildings. The cranes will mark the start of the block construction, and you'll be able to see them on site this summer.

### *Site atmosphere*

You might be surprised to know just how many people are involved on site here at Horizon. We have around 40 people working on different sections of the project every day, from office-based roles like our project managers and site managers to traffic marshalls to ensure the smooth transition between the site and public areas. We also have around five to eight drivers importing and moving materials, 10-14 construction experts working on the piling and propping works, six digger drivers and banksmen and four people who work on a range of different tasks from general labouring to cleaning, sheeting lorries, wheel cleaning etc.

### *Milestones*

The next exciting stage for us is the crane erection. That's the beginning of a phase where you see changes every day. You also start a sequence where you start to see the shapes of the building, the size of the flats, the geometry of the façades etc. It's really exciting.

Also this is the first stage of the project in which our direct team is fully in control of the progress. More people are involved in this long phase and each of them has a clearly defined and measurable task to complete on a daily basis. This is the start of a daily routine where you'll see walls and slabs being built every day.

### *Groupe Legendre philosophy*

What elements of the Groupe Legendre building philosophy have we brought to this development in Jersey? I would think problem solving and thinking outside of the box. We like challenges and we like to suggest ideas to solve those challenges for the benefit of the client. We are also proud of our team spirit and the good (but productive) atmosphere we have both on site and with our clients, stakeholders and supply chain.



# CONTEMPORARY LIFE, CONVENIENT LIFESTYLE



Thanks to its waterside setting and convenient close-to-town location, Horizon couldn't be better designed for modern life.

Later this year, purchasers of Horizon East homes will be invited to the Horizon Marketing Suite to select their kitchen colours. If you're a Horizon South owner, your kitchen colour meetings will start in early 2020, with Horizon West meetings estimated for spring 2020. With its 280 contemporary one, two and three-bedroom apartments and a thriving new restaurant

and retail quarter, Horizon is proving a popular choice with local residents.

Just 21 one-bedroom apartments remain, along with a varied selection of two-bedroom apartments across the development. The App shows the latest apartment availability and is updated as soon as an apartment is reserved. For the best functionality, use the App on an iPad. Search JDC Jersey in the App Store.







## E X P L O R E   H O R I Z O N O N   T H E   A P P   S T O R E

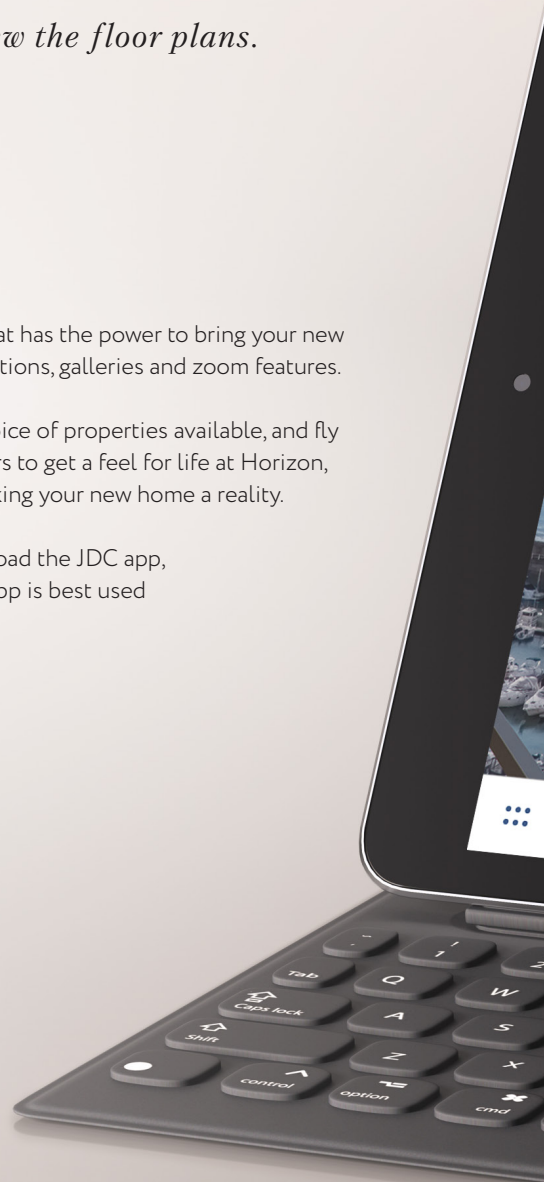
*Check availability, explore the development and view the floor plans.*



Discover what it'll be like to actually live at Horizon, thanks to virtual technology that has the power to bring your new home to life. Download our new app to experience interactive home tours, visualisations, galleries and zoom features.

With the app, you can see where your home is at Horizon, get access to the full choice of properties available, and fly 360-degrees around each building. The app lets you explore a selection of interiors to get a feel for life at Horizon, giving you an understanding of how the space will look in your apartment making your new home a reality.

Try it for yourself. To see what living at Horizon will be like, download the JDC app, available on the App Store now. For the best functionality, the app is best used on an iPad. Just search JDC Jersey.











◀ H O R I Z O N ▶

C O N T A C T U S

*Horizon Marketing Suite, open Mon 10-4, Tues-Thurs 10-5, Fri 10-4, Sat 10-2*  
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