





# VISTA

AN EXCITING NEW  
DEVELOPMENT IN DORKING



# WELCOME TO VISTA

A COLLECTION OF 69 CONTEMPORARY  
STUDIO, ONE AND TWO BEDROOM  
APARTMENTS WITH PANORAMIC VIEWS  
ACROSS THE SURREY HILLS

Vista is an exciting new development in Dorking conveniently located just moments from Dorking and Dorking Deepdene railway stations.

This impressive building is arranged over five floors\* affording spectacular views of Box Hill and the rest of the Surrey Hills.



VISTA

*\*1st floor to 5th floor, there are potential future plans to develop plots on upper floors.*

# A PLACE TO CALL HOME

## ENJOY A TRULY LUXURIOUS WAY OF LIVING

Renowned for their unrivalled attention to design and detail, Quinata Property Group have embarked upon a fastidious scheme of refurbishment to create 69 new homes in a superb Surrey location.

Each apartment has been designed to a high specification, featuring high-gloss contemporary kitchens with integrated appliances and fully-fitted bathrooms with heated towel rails.



VISTA









# DISCOVER DORKING LIFE

## A HARMONIOUS BALANCE OF TOWN AND COUNTRY LIVING

Vista is conveniently located close to the town centre, Dorking and Dorking Deepdene railway stations, placing residents within easy reach of London whilst being able to enjoy the leafy surrounds of Surrey and its rolling countryside. Dorking is a picturesque market town nestled at the foot of the North Downs. Steeped in history, much of the original character of the town centre has survived whilst accommodating an excellent range of amenities to serve the needs of 21st century living.

There are three principal shopping streets which are complemented by a small open-air shopping centre at St Martin's Walk. Whilst Dorking is renowned for its plethora of antique and boutique shops, high street chains such as Boots, Marks & Spencer, Sainsbury's and Waitrose ensure daily convenience.

Surrey's Number 1 Theatre, Dorking Halls, offers an enviable programme of drama, music and comedy live performances, as well as showing Hollywood blockbusters in the cinema.

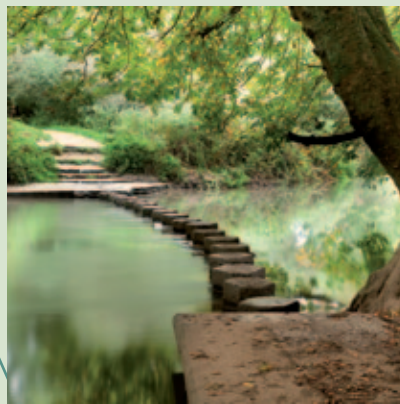
VISTA

# A BREATH OF FRESH AIR

## IDEALLY LOCATED TO ENJOY ALL THE COUNTRYSIDE HAS TO OFFER

Walkers can explore the network of trails in the area including the highest point in Surrey, Leith Hill and experience a section of the historic Pilgrims Way which starts in Hampshire, crosses the North Downs and ends in Kent.

Cycling enthusiasts can tackle the revered Zig-Zag on Box Hill, renowned for being the major sector in the 2012 Olympic cycle road race and Prudential Ride London. In addition to a number of first class golf courses in the area, there are a multitude of other leisure facilities including Dorking Lawn Tennis and Squash Club and Dorking Sports Centre.



VISTA





# A CENTRAL & CONVENIENT LOCATION

Vista is perfectly suited for commuters by rail as well as road; London's Orbital Motorway, the M25 (J9) is just 6.5 miles away, whilst the A24 is immediately accessible extending as far as the south coast through Horsham. Dorking's main railway station is just 240 metres from Vista with frequent services into London Victoria in under an hour.

Dorking Deepdene Station is 50 metres away with trains servicing destinations in the south east including Reigate, Guildford, Gatwick and Reading.



## BY FOOT FROM VISTA

|      |                          |
|------|--------------------------|
| 50m  | Dorking Deepdene Station |
| 240m | Dorking Station          |



## BY TRAIN

|         |                                    |
|---------|------------------------------------|
| 7 mins  | Dorking (Deepdene) to Reigate      |
| 16 mins | Dorking (Deepdene) to Guildford    |
| 22 mins | Dorking (Main) to Horsham          |
| 24 mins | Dorking (Deepdene) to Gatwick      |
| 41 mins | Dorking (Main) to Clapham Junction |
| 48 mins | Dorking (Deepdene) to Reading      |
| 52 mins | Dorking (Main) to London Victoria  |



## BY CAR

|            |                                |
|------------|--------------------------------|
| 5.4 miles  | Leatherhead (10 mins)          |
| 6.3 miles  | Reigate (14 mins)              |
| 6.5 miles  | M25 Junction 9 (12 mins)       |
| 9.6 miles  | Epsom (23 mins)                |
| 11.9 miles | Gatwick Airport (24 mins)      |
| 13.3 miles | Guildford (29 mins)            |
| 14.9 miles | Kingston-upon-Thames (31 mins) |
| 25.9 miles | Heathrow Airport (33 mins)     |

## LEISURE

- 1 Dorking Sports Centre – 0.4 miles
- 2 Dorking Halls – 0.4 miles
- 3 Dorking Lawn Tennis & Squash Club – 1.8 miles
- 4 Meadowbank Recreation Ground – 0.6 miles
- 5 Box Hill (Zig Zag) – 2.2 miles
- 6 Polesden Lacey – 5.2 miles
- 7 Bocketts Farm – 5.5 miles
- 8 Epsom Downs Racecourse – 9.1 miles

## GOLF

- 1 Betchworth Park Golf Course – 1.2 miles
- 2 Dorking Golf Course – 1.2 miles
- 3 Effingham Golf Club – 6.6 miles
- 4 Tyrells Wood golf Club – 7.2 miles
- 5 Redhill and Reigate Golf Course – 7.6 miles

## SHOPPING

- 1 Dorking High Street – 0.7 miles
- 2 Dorking West – Antiques Street – 1 mile
- 3 St Martin's Walk Shopping Centre – 0.8 miles
- 4 Waitrose – 0.9 miles
- 5 Epsom – 9.6 miles

## CAFÉS, BARS, PUBS & RESTAURANTS

- 1 Ask Italian – 0.5 miles
- 2 Cote Brasserie – 0.8 miles
- 3 Pizza Express – 0.6 miles
- 4 Café Rouge – 0.7 miles
- 5 Red Bar & Lounge – 0.8 miles
- 6 Two to Four – 0.9 miles
- 7 The Old House – 1 mile
- 8 43 South Street Wine Bar – 1 mile
- 9 The Cricketers Inn – 1.1 miles
- 10 Denbies Wine Estate – 1.5 miles

# INTERIORS

## KITCHEN

- \ High gloss handleless units with soft closure (white colour)
- \ Stone worktop
- \ Toughened glass splash back (available as an upgrade)
- \ Stainless steel under mount kitchen sink
- \ Chrome kitchen tap single mixer
- \ Smeg appliances including fully integrated fridge/freezer, washer/dryer, ceramic hob, single oven and chimney hood

## BATHROOM

- \ Saneux bath with glass shower screen and fixed shower head
- \ White vanity unit with incorporated basin
- \ Back to wall WC
- \ Heated towel rail
- \ Fully tiled porcelain walls and floor

## EN-SUITE SHOWER ROOM

(To select apartments )

- \ Space saver basin
- \ Shower with bi-fold doors
- \ Shallow pan WC
- \ Fully tiled porcelain walls and floor

## EXTERNAL

- \ External balconies to select two bedroom apartments
- \ Secure car parking to allocated / selected plots
- \ Cycle storage
- \ Secure development
- \ Security CCTV monitoring
- \ Audio entry phone system
- \ External ambient lighting
- \ Existing unique architecturally designed building of local merit

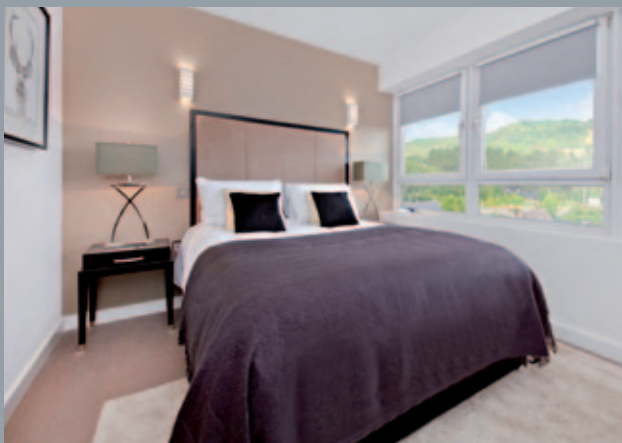
## GENERAL

- \ Pre-wired for broadband and Sky and Virgin connectivity
- \ Brushed chrome switches, sockets and handles
- \ White square skirtings and architrave
- \ Two passenger lifts with access to all floors
- \ High efficient smart window systems
- \ High performance external wall thermal installation

## WARRANTY

- \ CRL warranty





**ANDREW JAMES**  
— INTERIORS —

# THE BEST FURNITURE IN DESIGN & QUALITY

QUINATA PROPERTY GROUP HAVE TEAMED UP  
WITH ANDREW JAMES DESIGN INTERIORS TO CREATE  
TAILORED FURNITURE PACKAGES FOR INVESTORS  
AND HOMEOWNERS ALIKE.

With a wide range of quality packages available for both hire and purchase, Andrew James Design Interiors can also assist with refreshing your new home with replenishment packages.

Also specialising in made to measure bespoke blinds, curtains and soft furnishings, Andrew James Design Interiors have got each and every aspect covered ensuring that you are provided with beautiful furniture for practical living.

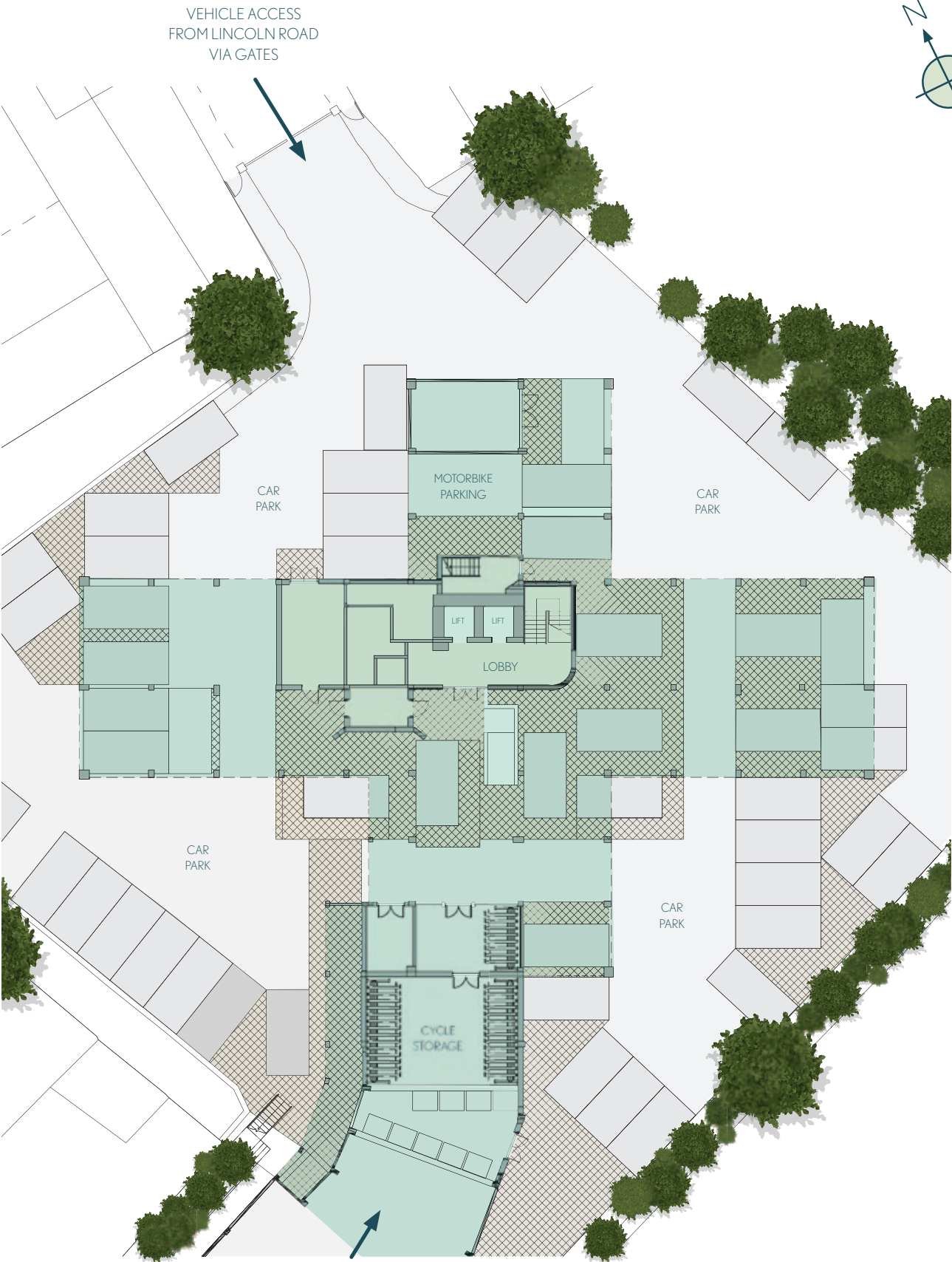
Andrew James Design Interiors work closely with you to help achieve maximum rental value for your property with a comprehensive inventory and an impeccable service.

[www.andrewjamesuk.com](http://www.andrewjamesuk.com)



# SITE PLAN

OUTLINE OF VISTA BUILDING



VEHICLE ACCESS  
FROM LINCOLN ROAD  
VIA GATES



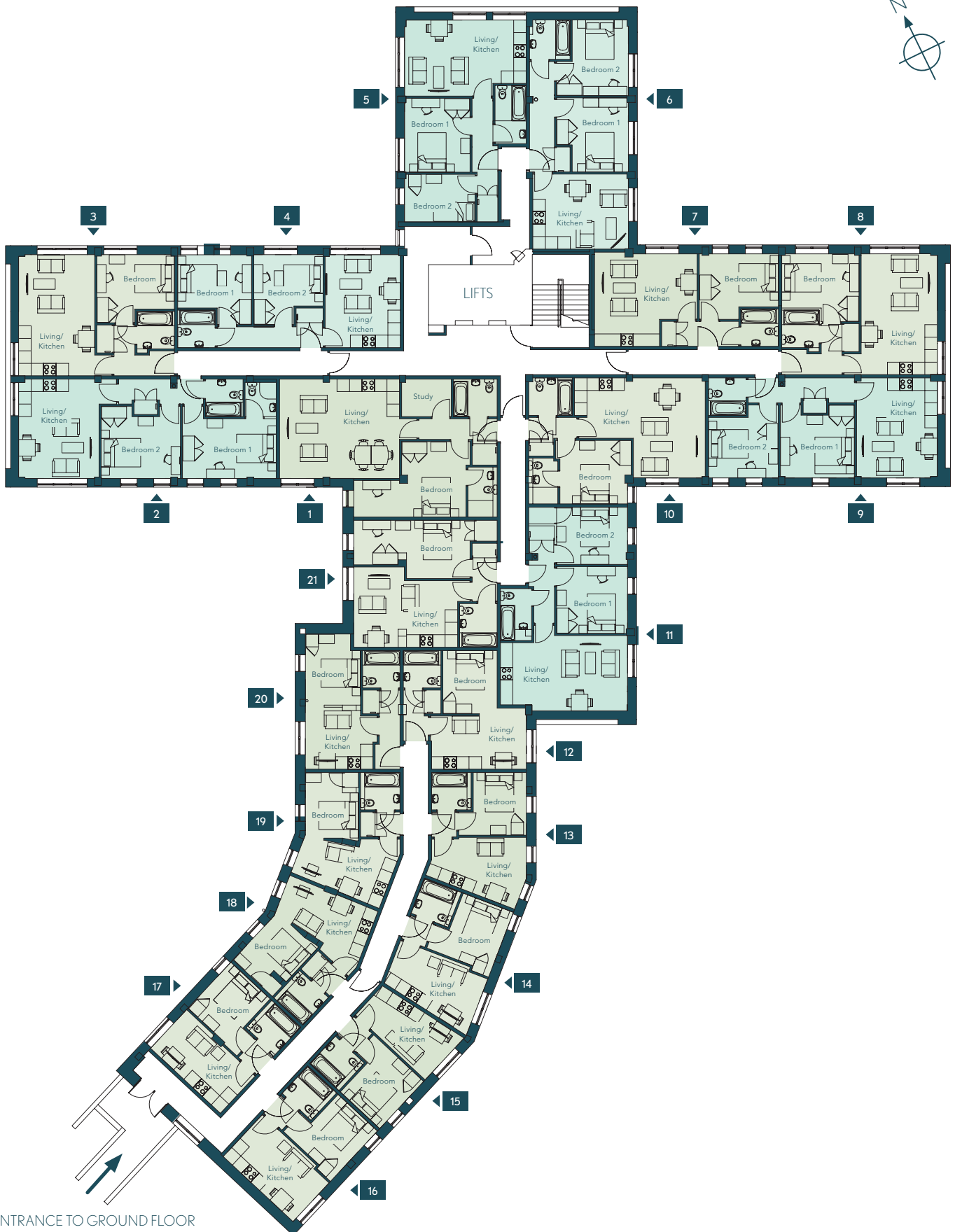
PEDESTRIAN ACCESS TO GROUND FLOOR  
APARTMENTS 12-20 FROM LONDON ROAD &  
DORKING DEEPDENE STATION WITH RAMP ACCESS

*Parking arrangements/external layout are subject to change. Ask selling agents for details.*

# 1ST FLOOR

ONE BEDROOM APARTMENT

TWO BEDROOM APARTMENT



ENTRANCE TO GROUND FLOOR  
APARTMENTS 12-20 WITH  
RAMP ACCESS

## DIMENSIONS

### APARTMENT 1

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.7m x 5.7m | 15'5" x 18'8" |
| Bedroom 1      | 3.6m x 5.3m | 11'9" x 17'4" |
| Study          | 2.3m x 1.8m | 7'6" x 5'10"  |

### APARTMENT 2

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 3.8m x 4.7m | 12'6" x 15'5" |
| Bedroom 1      | 4.5m x 2.8m | 14'9" x 9'2"  |
| Bedroom 2      | 3.8m x 3.4m | 12'6" x 11'2" |

### APARTMENT 3

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 3.6m x 5.8m | 11'9" x 19'0" |
| Bedroom        | 3.7m x 3.2m | 12'2" x 10'6" |

### APARTMENT 4

|                |             |                 |
|----------------|-------------|-----------------|
| Living/Kitchen | 3.6m x 4.4m | 11'9" x 14'5"   |
| Bedroom 1      | 3.5m x 3.3m | 11'6" x 10'10"  |
| Bedroom 2      | 3.3m x 3.3m | 10'10" x 10'10" |

### APARTMENT 5

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 5.8m x 3.6m | 19'0" x 11'10" |
| Bedroom 1      | 3.5m x 3.1m | 11'6" x 10'2"  |
| Bedroom 2      | 2.2m x 3.3m | 7'3" x 10'10"  |

### APARTMENT 6

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 4.5m x 3.6m | 14'9" x 11'10" |
| Bedroom 1      | 3.6m x 3.4m | 11'9" x 11'2"  |
| Bedroom 2      | 3.5m x 3.4m | 11'6" x 11'2"  |

### APARTMENT 7

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.4m x 5.0m | 14'5" x 16'5" |
| Bedroom        | 3.1m x 3.8m | 10'2" x 12'6" |

### APARTMENT 8

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 5.8m x 3.6m | 19'0" x 11'10" |
| Bedroom        | 3.7m x 3.2m | 12'2" x 10'6"  |

### APARTMENT 9

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 4.8m x 3.8m | 15'9" x 12'6"  |
| Bedroom 1      | 3.3m x 3.5m | 10'10" x 11'6" |
| Bedroom 2      | 3.5m x 3.0m | 11'6" x 9'10"  |

### APARTMENT 10

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 6.2m x 4.8m | 20'4" x 15'9" |
| Bedroom        | 3.0m x 3.4m | 9'10" x 11'2" |

### APARTMENT 11

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 6.1m x 3.6m | 20'0" x 11'10" |
| Bedroom 1      | 3.2m x 3.4m | 10'6" x 11'2"  |
| Bedroom 2      | 2.7m x 4.7m | 8'10" x 15'5"  |

### APARTMENT 12

|                |             |              |
|----------------|-------------|--------------|
| Living/Kitchen | 2.9m x 4.5m | 9'6" x 14'9" |
| Bedroom        | 2.6m x 3.0m | 8'6" x 9'10" |

### APARTMENT 13

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 3.5m x 4.5m | 11'6" x 14'9" |
| Bedroom        | 3.0m x 2.5m | 9'10" x 8'2"  |

### APARTMENT 14

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 2.8m x 4.6m | 9'2" x 15'1"  |
| Bedroom        | 3.3m x 2.5m | 10'10" x 8'2" |

### APARTMENT 15

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 2.7m x 4.6m | 8'10" x 15'1" |
| Bedroom        | 2.5m x 3.3m | 8'2" x 10'10" |

### APARTMENT 16

|                |             |              |
|----------------|-------------|--------------|
| Living/Kitchen | 2.5m x 4.5m | 8'2" x 14'9" |
| Bedroom        | 3.1m x 2.5m | 10'2" x 8'2" |

### APARTMENT 17

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 2.4m x 4.5m | 7'11" x 14'9" |
| Bedroom        | 3.0m x 2.5m | 9'11" x 8'2"  |

### APARTMENT 18

|                |             |              |
|----------------|-------------|--------------|
| Living/Kitchen | 4.5m x 2.3m | 14'9" x 7'6" |
| Bedroom        | 2.5m x 3.1m | 8'2" x 10'2" |

### APARTMENT 19

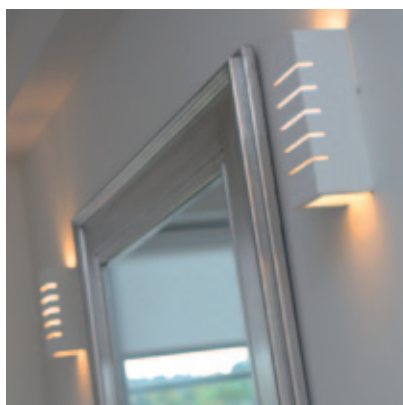
|                |             |              |
|----------------|-------------|--------------|
| Living/Kitchen | 4.5m x 2.3m | 14'9" x 7'6" |
| Bedroom        | 3.2m x 2.5m | 10'6" x 8'2" |

### APARTMENT 20

|                |             |              |
|----------------|-------------|--------------|
| Living/Kitchen | 2.9m x 3.4m | 9'6" x 11'2" |
| Bedroom        | 3.4m x 2.6m | 11'2" x 8'6" |

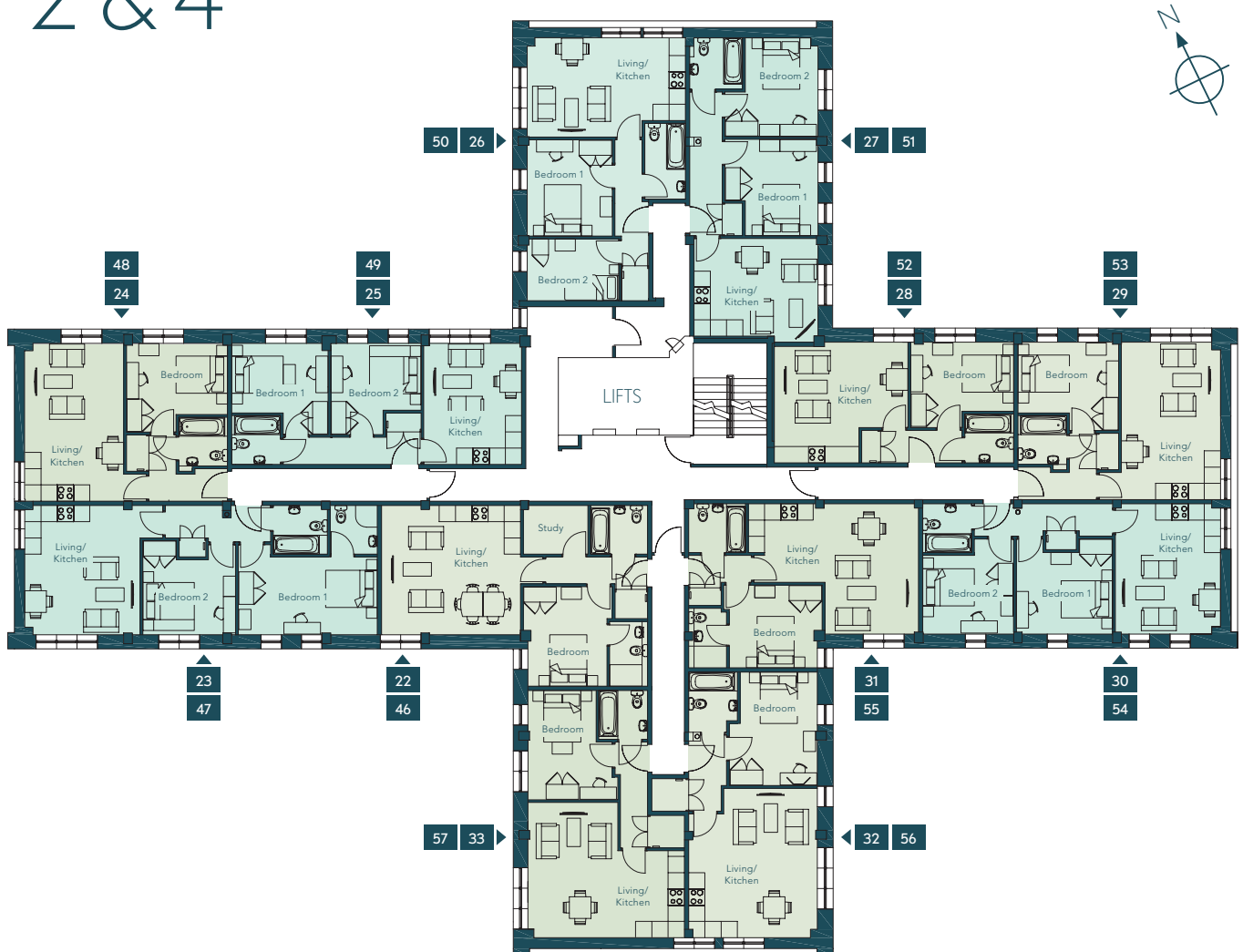
### APARTMENT 21

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 3.8m x 4.9m | 12'6" x 16'1" |
| Bedroom        | 2.8m x 5.5m | 9'2" x 18'0"  |



# FLOORS 2 & 4

- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT



## DIMENSIONS

### APARTMENT 22 / 46

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.7m x 5.1m | 15'5" x 16'9" |
| Bedroom 1      | 3.6m x 3.0m | 11'10" x 9'2" |
| Study          | 1.8m x 2.3m | 5'11" x 7'7"  |

### APARTMENT 23 / 47

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.2m x 4.7m | 13'9" x 15'5" |
| Bedroom 1      | 5.1m x 2.8m | 16'9" x 9'2"  |
| Bedroom 2      | 3.4m x 2.7m | 11'2" x 8'10" |

### APARTMENT 24 / 48

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 5.8m x 3.6m | 19'0" x 11'10" |
| Bedroom        | 3.7m x 3.2m | 12'2" x 10'6"  |

### APARTMENT 25 / 49

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 4.4m x 3.6m | 14'5" x 11'10" |
| Bedroom 1      | 3.5m x 2.5m | 11'6" x 8'2"   |
| Bedroom 2      | 3.3m x 2.5m | 10'10" x 8'2"  |

### APARTMENT 26 / 50

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 3.6m x 5.8m | 11'10" x 19'0" |
| Bedroom 1      | 3.5m x 3.1m | 11'6" x 10'2"  |
| Bedroom 2      | 2.2m x 3.3m | 7'3" x 10'10"  |

### APARTMENT 27 / 51

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 3.6m x 4.5m | 11'10" x 14'9" |
| Bedroom 1      | 3.6m x 3.4m | 11'10" x 11'2" |
| Bedroom 2      | 3.5m x 3.4m | 11'6" x 11'2"  |

### APARTMENT 28 / 52

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.4m x 4.9m | 14'5" x 16'1" |
| Bedroom        | 3.8m x 3.1m | 12'6" x 10'2" |

### APARTMENT 29 / 53

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 5.8m x 3.6m | 19'0" x 11'10" |
| Bedroom        | 3.7m x 3.2m | 12'2" x 10'6"  |

### APARTMENT 30 / 54

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 4.8m x 3.8m | 15'9" x 12'6"  |
| Bedroom 1      | 3.5m x 3.0m | 11'6" x 9'11"  |
| Bedroom 2      | 3.3m x 3.0m | 10'10" x 9'11" |

### APARTMENT 31 / 55

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.8m x 6.2m | 15'9" x 20'4" |
| Bedroom        | 3.2m x 3.0m | 10'6" x 9'11" |

### APARTMENT 32 / 56

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 5.5m x 4.7m | 18'1" x 15'5" |
| Bedroom        | 4.1m x 3.2m | 13'5" x 10'6" |

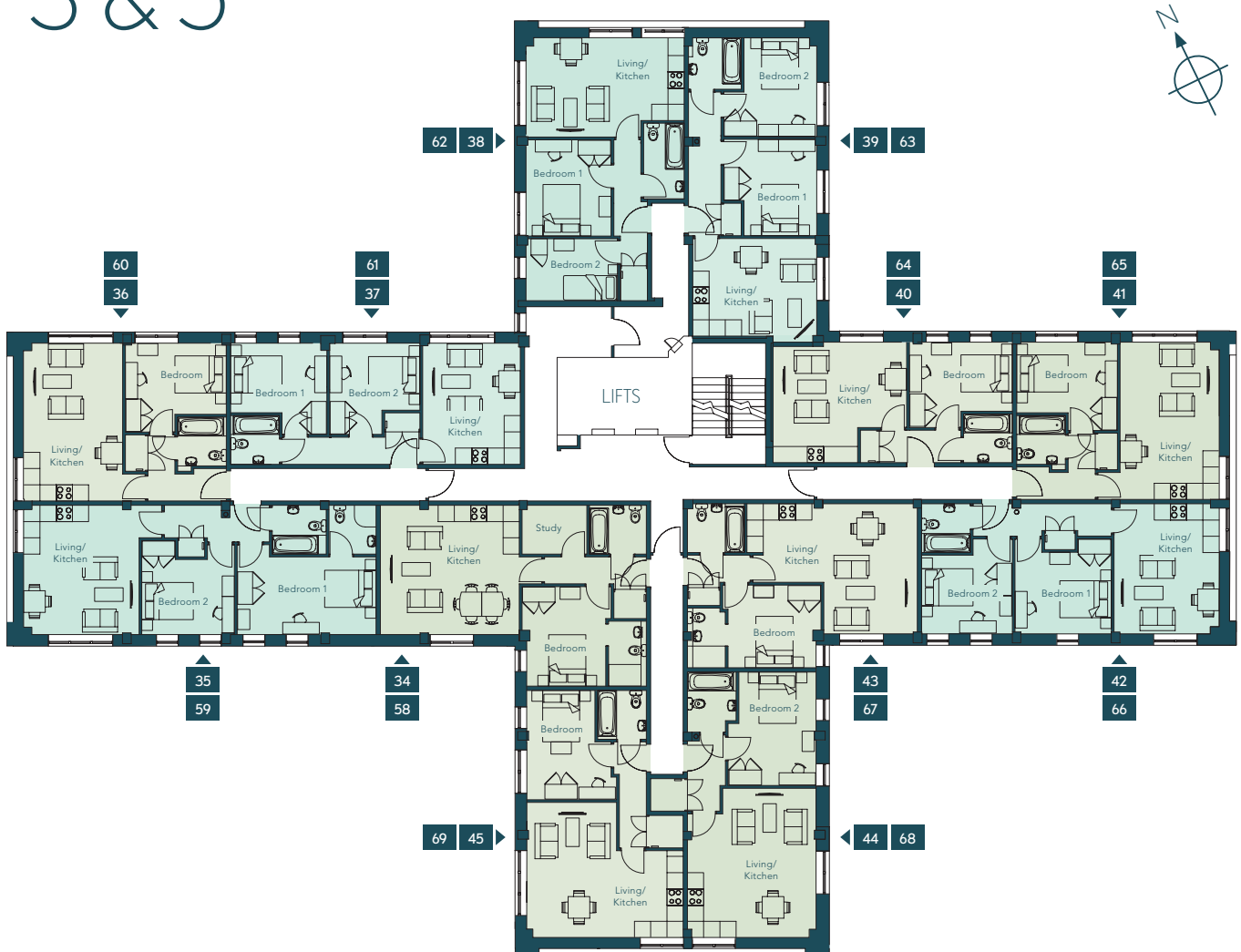
### APARTMENT 33 / 57

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.9m x 5.7m | 16'1" x 18'8" |
| Bedroom        | 4.0m x 2.5m | 13'1" x 8'2"  |

Please note there are potential future plans to develop plots on upper floors.

# FLOORS 3 & 5

- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT



## DIMENSIONS

### APARTMENT 34 / 58

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 4.7m x 5.1m | 15'5" x 16'9"  |
| Bedroom 1      | 3.6m x 3.0m | 11'10" x 9'10" |
| Study          | 1.8m x 2.3m | 5'11" x 7'7"   |

### APARTMENT 35 / 59

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.2m x 4.7m | 13'9" x 15'5" |
| Bedroom 1      | 5.1m x 2.8m | 16'9" x 9'2"  |
| Bedroom 2      | 3.4m x 2.7m | 11'2" x 8'10" |

### APARTMENT 36 / 60

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 5.8m x 3.6m | 19'0" x 11'10" |
| Bedroom        | 3.7m x 3.2m | 12'2" x 10'6"  |

### APARTMENT 37 / 61

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 4.4m x 3.6m | 14'5" x 11'10" |
| Bedroom 1      | 3.5m x 2.5m | 11'6" x 8'2"   |
| Bedroom 2      | 3.3m x 2.5m | 10'10" x 8'2"  |

### APARTMENT 38 / 62

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 3.6m x 5.8m | 11'10" x 19'0" |
| Bedroom 1      | 3.5m x 3.1m | 11'6" x 10'2"  |
| Bedroom 2      | 2.2m x 3.3m | 7'3" x 10'10"  |

### APARTMENT 39 / 63

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 3.6m x 4.5m | 11'10" x 14'9" |
| Bedroom 1      | 3.6m x 3.4m | 11'10" x 11'2" |
| Bedroom 2      | 3.5m x 3.4m | 11'6" x 11'2"  |

### APARTMENT 40 / 64

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.4m x 4.9m | 14'5" x 16'1" |
| Bedroom        | 3.8m x 3.1m | 12'6" x 10'2" |

### APARTMENT 41 / 65

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 5.8m x 3.6m | 19'0" x 11'10" |
| Bedroom        | 3.7m x 3.2m | 12'2" x 10'6"  |

### APARTMENT 42 / 66

|                |             |                |
|----------------|-------------|----------------|
| Living/Kitchen | 4.8m x 3.8m | 15'9" x 12'6"  |
| Bedroom 1      | 3.5m x 3.0m | 11'6" x 9'11"  |
| Bedroom 2      | 3.3m x 3.0m | 10'10" x 9'11" |

### APARTMENT 43 / 67

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.8m x 6.2m | 15'9" x 20'4" |
| Bedroom        | 3.2m x 3.0m | 10'6" x 9'11" |

### APARTMENT 44 / 68

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 5.5m x 4.7m | 18'1" x 15'5" |
| Bedroom        | 4.1m x 3.2m | 13'5" x 10'6" |

### APARTMENT 45 / 69

|                |             |               |
|----------------|-------------|---------------|
| Living/Kitchen | 4.9m x 5.7m | 16'1" x 18'8" |
| Bedroom        | 4.0m x 2.5m | 13'1" x 8'2"  |

Please note there are potential future plans to develop plots on upper floors.



# QUINATA PROPERTY GROUP

QUINATA PROPERTY GROUP HAS GROWN FROM STRENGTH TO STRENGTH ACQUIRING AND DEVELOPING OVER 1,000 APARTMENTS INTO A VAST PORTFOLIO ACROSS THE UK, WITH HUNDREDS MORE CURRENTLY UNDER CONSTRUCTION.

Quinata are renowned for an unrivalled attention to design and detail, teamed with a superior level of finish and specification compared to the market's competition, giving every development a distinctive edge.

[www.quinataglobal.com](http://www.quinataglobal.com)



*From left to right: St Albans, Brentwood, Farnborough.*

## CURRENT QUINATA PROJECTS



FOR SALES ENQUIRIES

**cubitt & west**  
Land & New Homes

01306 883399  
dorking@cubittandwest.co.uk



01306 887560  
dorking@jackson-stops.co.uk



VISTA-APARTMENTS.COM

LONDON ROAD, DORKING RH4 1SZ

A DEVELOPMENT BY

**QUINATA**  
PROPERTY GROUP

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Designed by Fresh Lemon.