



H O R I Z O N



C O M M E R C I A L







W H E R E U R B A N L I V I N G  
M E E T S T H E S E A

▼  
An inspiring contemporary development  
that brings world-class architecture to the  
water's edge. Discover a remarkable  
collection of waterside homes designed by  
Skidmore, Owings & Merrill LLP (SOM)  
one of the largest and most  
influential architecture  
firms in the world.





THERE WILL ALWAYS BE THOSE WHO  
LOOK BEYOND THE HORIZON  
WHERE DAYS ARE LIT BY OCEAN LIGHT,  
AND ALL PATHS POINT TO HOME.

*Building today's safe haven and  
tomorrow's new world.*

WHERE TIME HAS A MORE NATURAL RHYTHM,  
TRACING THE EBB AND FLOW OF THE TIDE  
AND THE PULL OF SALT WATER TO SHORE  
ECHOES IN US.



WE BELIEVE THAT WHERE WE LIVE  
AFFECTS HOW WE LIVE.  
A BEAUTIFULLY DESIGNED HOME IS  
MORE THAN SIMPLY AN ADDRESS,  
IT'S A SPACE TO ENJOY LIVING WELL.

OUR HOMES ARE THE FILTER THROUGH WHICH  
WE ABSORB AND PROCESS ALL THAT  
SURROUNDS US.  
THEY REFLECT OUR HOPES, OUR DREAMS,  
AND FRAME OUR MEMORIES.

▼  
Horizon is home to 280 exclusive apartments and penthouses designed to reflect Jersey's coastal light and echo the ebb and flow of the tide. With a brand new retail and restaurant quarter, this cutting-edge development will complete the waterfront.



A N E W N E I G H B O U R H O O D R I S E S

*Live, work and play at the water's edge.*



Unique places to live and work, effortlessly connected to St Helier's business districts all combine to create Jersey's newest destination address.

Marking a major investment in the future of St Helier's landscape, this landmark development will complement an already thriving residential area and the International Finance Centre (IFC Jersey) literally a stone's throw away.





O U T O F T H E B L U E

Completion

2022

800+

New residents in Horizon

2,500+

Residents living on the waterfront

850

Apartments on the waterfront

8,000+

Employees within 2km

1,000

Public parking spaces in the immediate vicinity

18,700

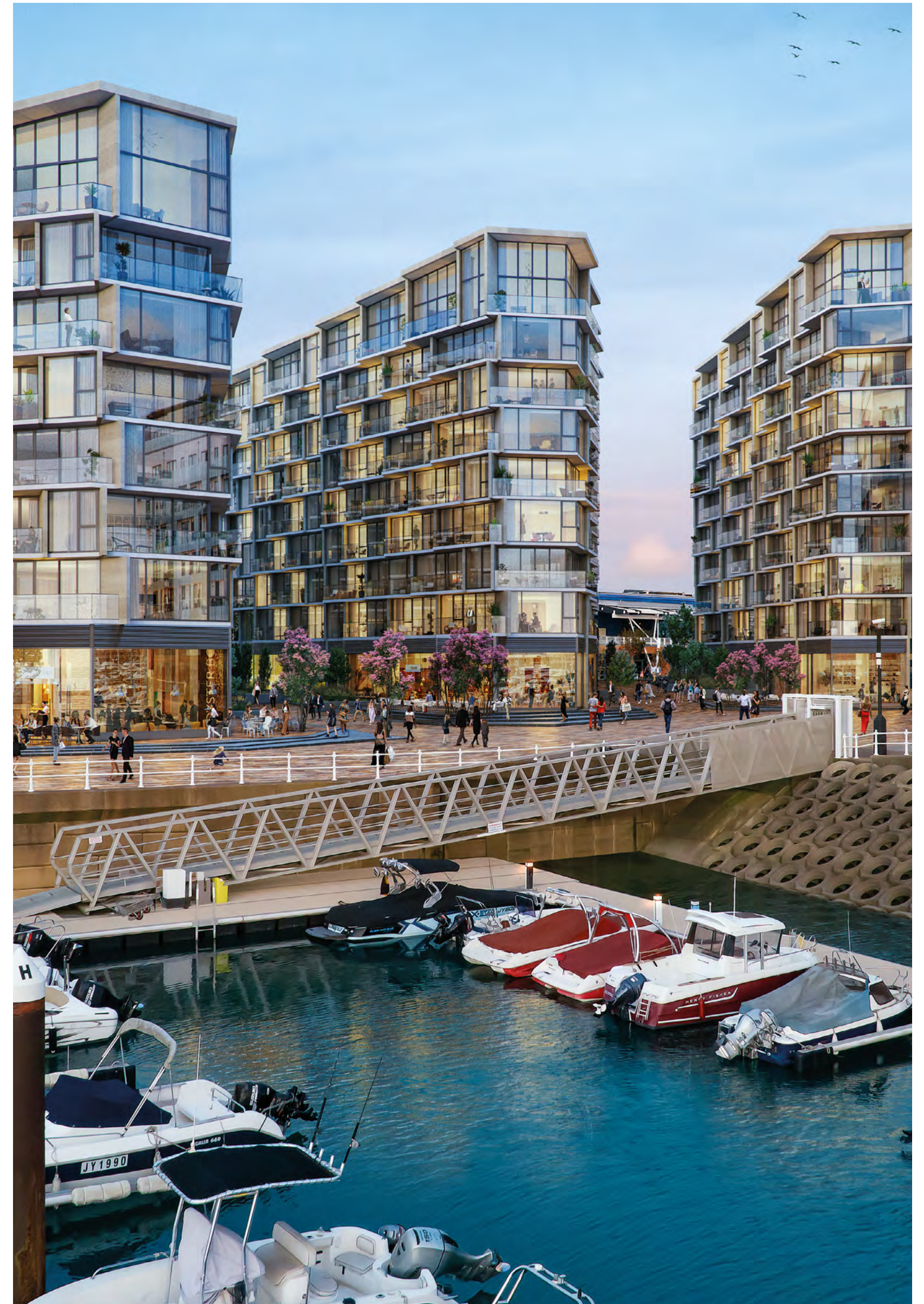
Visiting yachtsmen\*

667,638

Sea passengers using the port (2016)\*\*

Y E A R - R O U N D  
F O O T F A L L

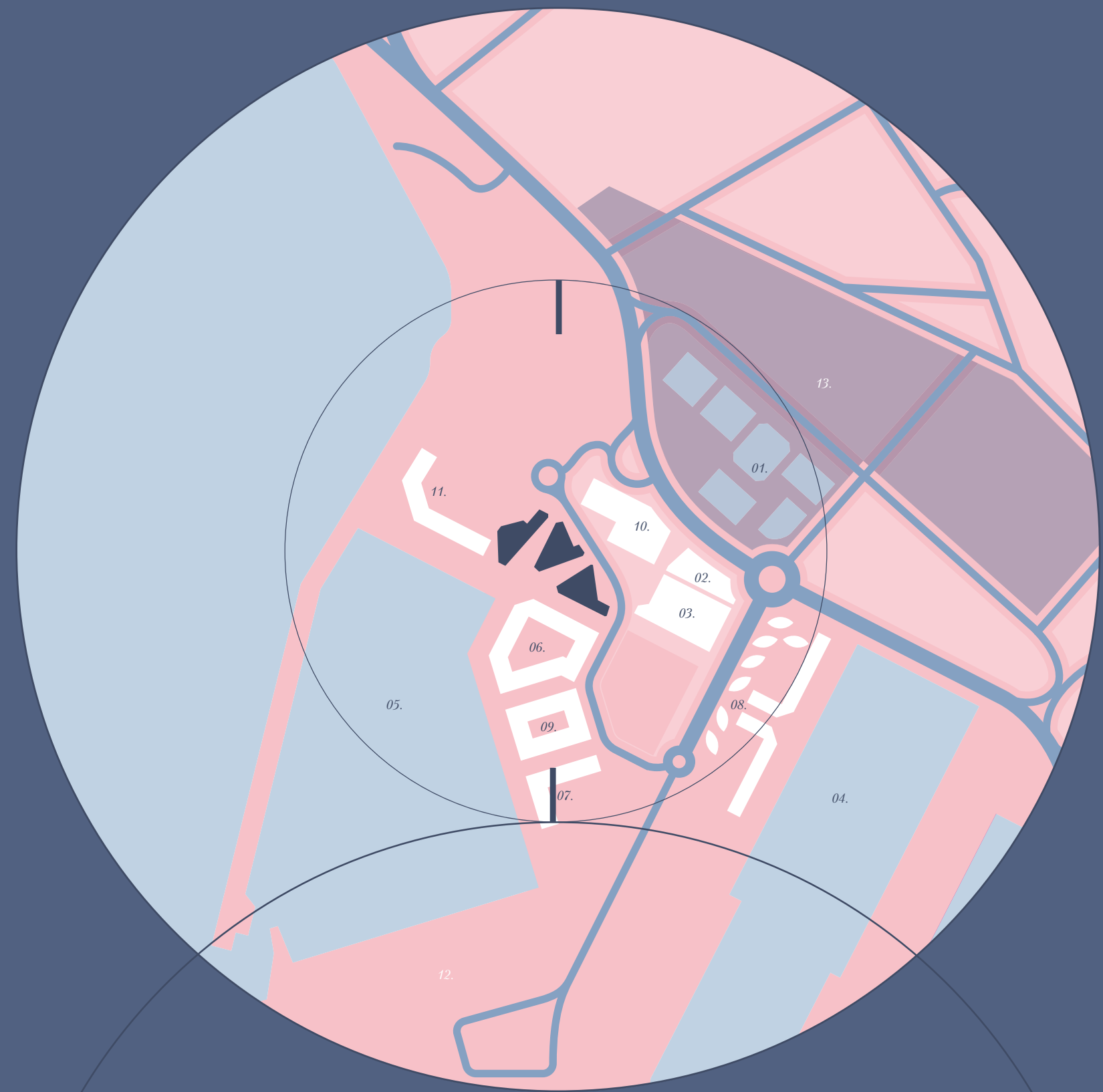
\* & \*\* source Ports of Jersey





A F R E S H V I E W O N T H E O U T S I D E W O R L D

Places where people want to be. A modern development inspired by the constantly shifting perspectives of time, tide and light and their power to regenerate and replenish.



K E Y

- 01. International Finance Centre (IFC Jersey)
- 02. FitnessFirst
- 03. Aquasplash
- 04. St Helier Marina
- 05. Elizabeth Marina
- 06. Castle Quay (384 apartments)
- 07. Harbour Reach (42 apartments)
- 08. Albert Pier & Victoria Apartments (148 apartments)
- 09. Castle Quay Medical Practice
- 10. Cineworld
- 11. Radisson Blu Waterfront Hotel (195 beds)
- 12. Jersey Harbours & Ferry terminal
- 13. Central Business District (+8000 employees within 2km)

With its waterside setting and stunning ocean views, Horizon will be a sanctuary of calm where the town meets the sea; a new neighbourhood that opens up connections with St Helier's business districts. Home to shops, cafés and restaurants, Horizon will provide the waterfront with its newest lifestyle quarter.

Horizon's commercial opportunities will create space for businesses to grow and develop alongside the existing amenities. Each retail partner, café and restaurant will add their own character.

Our vision for Horizon is to bring more diversity for a new community of residents, nearby business professionals, visitors and locals to enjoy, providing a year-round footfall.

1km / 0.621371 Miles

W H E R E U R B A N L I V I N G  
M E E T S T H E S E A

*A dynamic new destination at the water's edge.*



Horizon opens up opportunities for local and international businesses to add their own character to this dynamic new destination.

Over 20,000 square feet of commercial space will be available for retail businesses and a range of food and beverage outlets.

To discover more about opportunities within this new waterfront destination, contact us at [info@horizon.je](mailto:info@horizon.je)

E A S T			S O U T H			W E S T		
Unit	Sq.ft	Sq.M	Unit	Sq.ft	Sq.M	Unit	Sq.ft	Sq.M
01.	3,079.15	286.06	05.	3,074.99	285.78	08.	819.48	76.16
02.	1,013.97	94.20	06.	1,279.36	118.90	09.	803.02	74.63
03.	1,752.70	162.83	07.	1,111.19	103.27	10.	797.32	74.10
04.	1,227.31	114.02				11.	2,051.50	190.66

Horizon East will contain 108 residential units.

Horizon South will contain 88 residential units.

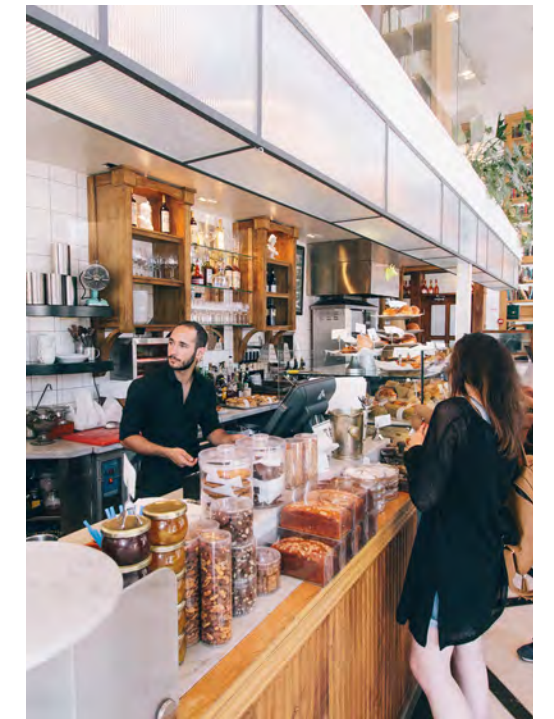
Horizon West will contain 84 residential units.





A G O U R M E T ' S D E L I G H T

*A landmark development with a brand new perspective.*



*Standing out as a landmark development, Horizon will set new standards for luxury waterside living in a vibrant area of Jersey.*

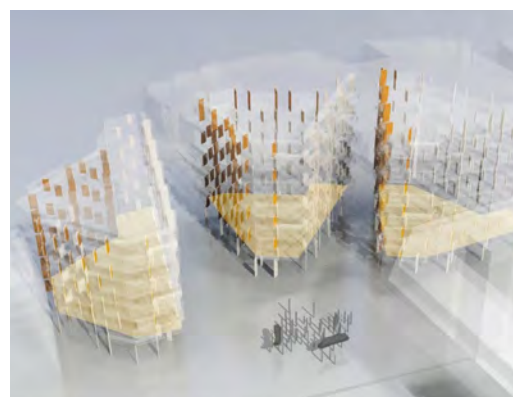
Horizon has been designed to bring together a range of exciting local and UK restaurant and retail destinations, creating a cosmopolitan waterside neighbourhood with a personality all of its own.

Imagine the ease and convenience of life at Horizon, where a brand new restaurant and retail quarter is just downstairs.

Start your day with coffee at a brand new café, spend evenings exploring new restaurants, and relax in open spaces designed to optimise the views. It's all on your doorstep.







# I N N O V A T I V E D E S I G N

*Where world-class architecture elevates the island's landscape.*

*Get an insight into Horizon's creation and concept from its designers, Skidmore, Owings & Merrill LLP (SOM), the world's most awarded international architecture firm. Discover the ambition and approach and learn more about the innovation, sustainability and strategy behind this landmark development.*

**Kent Jackson** Design Partner, SOM

It's a beautiful location. Overlooking a sixteenth-century castle, surrounded by a marina, I felt it had all the right components to really do something special. The requirements of the project stood out clearly to us; how do you connect the waterfront with the city and then how do you bring a modern approach to the historical fabric of the location?

First we looked at the convergence of the lines from the city to the waterfront which we felt were quite interesting. What we wanted to do is take the old city fabric and then create these three channels or new view corridors through to the waterfront. When you approach from St Helier, you see the stone-faced facade of the buildings, and then when you approach from the marina, you have glass frontage. There's a duality of the modern and the traditional which we felt was important and helped to better stitch this reclaimed area into the historic town.

Our aim was to give Horizon a resonance as a public space as well as a living space, opening up spaces to allow people to occupy the area and be connected to the waterfront. You're creating an experience that makes people feel part of a townscape, adding avenues, terraces and public spaces so that people can be neighbours not simply residents.

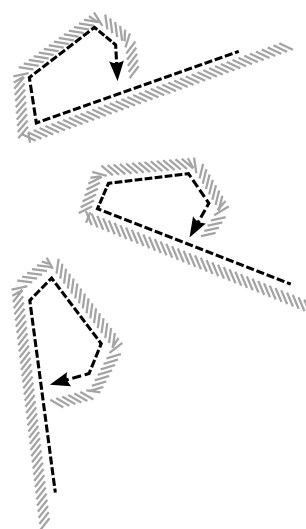
We worked very hard to get real quality and texture into the development so that it would reflect its past, as well as create a landmark for the future. When light dapples over the glass facade, when daylight passes through the avenues, and the bay windows reflect the sea through the day, the buildings will have a unique kinetic quality to them. It's a very special location and we feel Horizon will add to that experience.

**Kevin Batcho** Project Manager, SOM

For us, it was about linking the ambition of the design and modesty of approach with urban planning. There's an important historical context there that we have to respect. On the one side we want something iconic - a jewel with its own identity and then on the other side it has to harmonise with the urban fabric around it.

We're currently working on ensuring Horizon's design is not only beautiful but also performs well from a thermal perspective. We design responsibly and keep to certain norms, and we like to ensure that future residents have reasonable utility bills and Horizon is a sustainable place to live - not only for occupants but for the island as a whole.

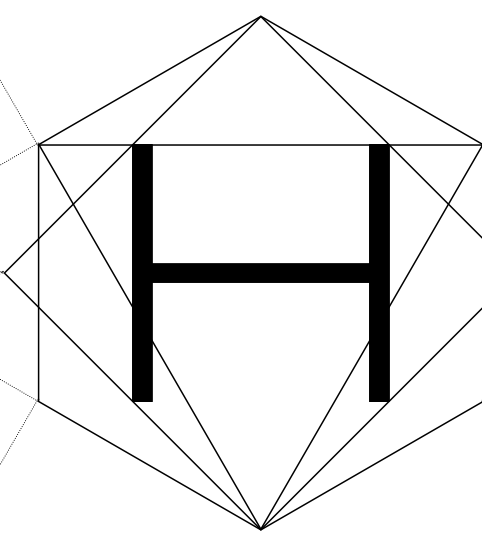
Horizon creates a place where you can have a lifestyle as well as a life. These sorts of inclusive developments where you have restaurants and shops along with homes, make things feel very simple. There's the ease and convenience of being able to go downstairs after working all day, breathe the sea air and just enjoy a nice evening, it has the potential to really add something to life.





# H O R I Z O N ' S B R A N D I N G I D E N T I T Y

*Where all paths point to home.*



*Cole's Compendium*

When seafaring explorers crossed the world in search of new horizons, they were guided by a technological marvel of the time. Cole's Compendium was created at the same time as Elizabeth Castle, and used by explorers Sir Francis Drake and Sir Walter Raleigh to mark a golden age of new discovery.

With the three separate Horizon buildings symbolising the three separate shapes, each building has been given an individual identity much like the cardinal point of the compass - East, South and West - creating a natural association with the development's location.

The three geometric shapes - a hexagon, square and triangle - tessellating together as one, echo the lines of early navigational instruments, form the cardinal compass points and bring three identities together at a single location.

Horizon is the contemporary vision of this historic navigational instrument, bringing together time, tide and light and opening up a new world of possibilities.



Artist/ Maker: Cole, Humphrey  
Date made: 1569

Place made: London, England  
Materials: brass, glass, gilt-brass



TAKING LUXURY LIVING  
TO NEW HEIGHTS

*Outstanding experiences for a captive audience.*



*Award-winning design complemented by stunning views offer the ultimate in luxury waterside living.*

Spacious living spaces and terraces create opportunities for residents to entertain friends, or simply enjoy the freedom of cafés and restaurants right on their doorstep.

The convenience of having shops and restaurants close by provides retail owners with a captive audience and the potential to transform everyday life into something very special.





*G e t i n t o u c h*

◀ H O R I Z O N ▶

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