

BOULEVARD BIRMINGHAM



OPEN THE DOOR TO A NEW CHAPTER OF LUXURY LIVING AND SCALE THE HEIGHTS, ALL FROM THE COMFORT OF YOUR OWN HOME.

WELCOME TO BIRMINGHAM'S PREMIER NEW NEIGHBOURHOOD.

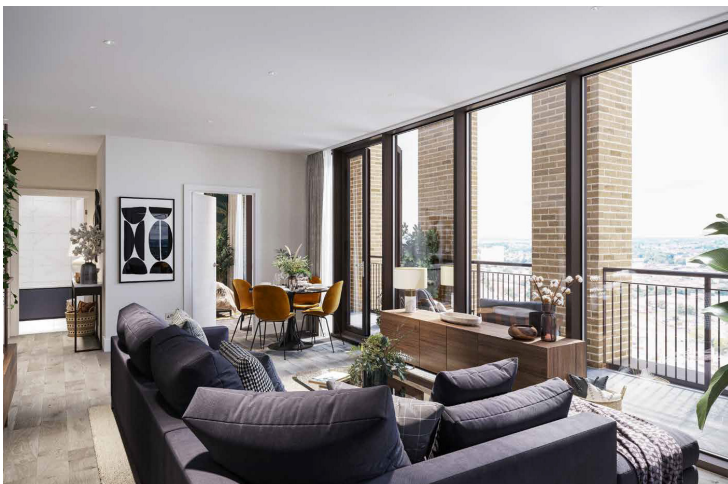
- 145 new homes, including one and two bedroom apartments.
- Private residents terraces and large communal gardens with seating areas.

- On-site amenities including a gymnasium, residents lounges, concierge services, a cinema room, and secure car parking.



Boulevard is strategically positioned for easy access in transportation, a lively scene in the arts and in retail leisure. Located within the rich multicultural city; Birmingham. The exclusive new neighbourhood is quickly gaining traction in the thriving regional hub.

Overlooking the scaling heights of Birmingham's dazzling skyscrapers, enjoy being at the heart of the city with our beautifully designed apartments woven into the Cultural Quarter. Boulevard connects you to a series of space a fusion of city living, dining and the arts.



KEY FACTS

Developer:	Investin plc.
Address:	Bristol Street, Birmingham B5
Estimated Completion:	Q4 2024
Total nb. of Units:	145 units
Tenure:	999 years lease
Estimated Service Charge:	circa £2.99 psf
Ground Rent:	Zero
EWS1 Rating:	A
EPC Rating:	B
Building Warranty:	10 years build warranty
Parking	£20,000 subject to availability

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THE GEOGRAPHY

Boulevard puts you in a prime position to take advantage of the Midlands' most important regional hub.

Demand for purpose-built residential property is currently at an all-time high in Birmingham, fuelled by a growing trend in companies relocating parts of their operations from London to Birmingham, making the city the top destination for relocation outside of the UK capital and for property investment both domestically and from international buyers.

The neighbouring £500 million Smithfield Masterplan will be a key part of this evolving growth story, creating new retail markets, exciting family leisure, cultural buildings, homes and public squares that will leave a lasting legacy and place Southside at the heart of the city's renaissance.



In touch
with it all.

With bus services to the city centre, cycleways and pedestrian routes, Boulevard puts everything Birmingham has to offer within easy reach.

BOULEVARD

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LOCAL AREA: SOUTHSIDE

Boulevard is situated in one of Birmingham's most vibrant and diverse scenes: the Southside District. Birmingham's beating cultural heart, embracing Chinatown, theatreland and the LGBT Quarter it's an area as inviting and individual as its residents. Superbly located for apartment living the area is currently being transformed into the new 'front door' of Birmingham's City Centre by the £8.7m Enterprise Zone Investment Plan (EZIP). The vision for Boulevard is to create a place for people at the epicentre of this vibrant melting pot.

"What began as a few entrepreneurs developing Ladywell Walk and Hurst Street into a cultural hub, has grown into one of the largest Chinese business regions and LGBT communities in the UK with a diverse and unique nature that we truly believe can't be found elsewhere"

Southside District Hub

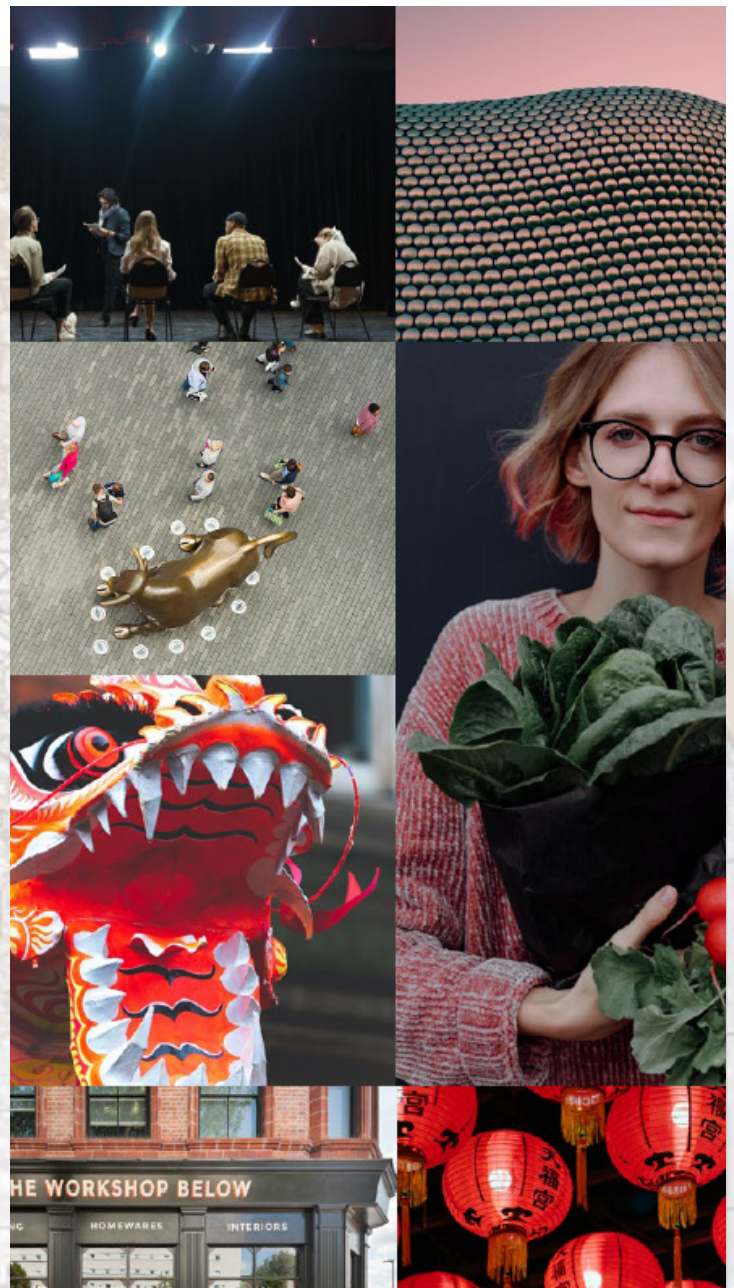
ART. DESIGN & CULTURE

Southside's a cosmopolitan place, it's full of strong identities. Not only is it home to the busy eateries lining the alleyways of Chinatown, it's also a place where highbrow culture sits comfortably alongside the edgy and urban, where Victorian warehouses and outdoor food markets neighbour celebrated shopping destinations, the Bullring and Mailbox. There are arts and media centres including Millennium Point and the Custard Factory, as well as homewares stores bringing the best of European design to your doorstep.

BIRMINGHAM HIPPODROME



The artistic jewel in Southside is Birmingham Hippodrome, a world-class cultural hub that gives everyone the chance to experience unforgettable theatrical performances, arts and culture, as well as being home to Birmingham Royal Ballet.

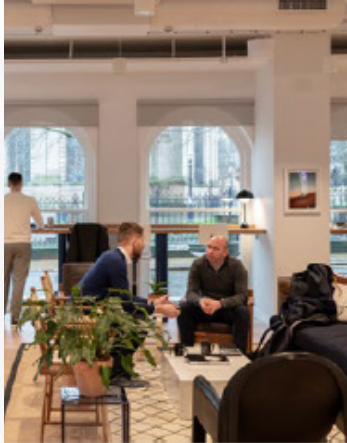
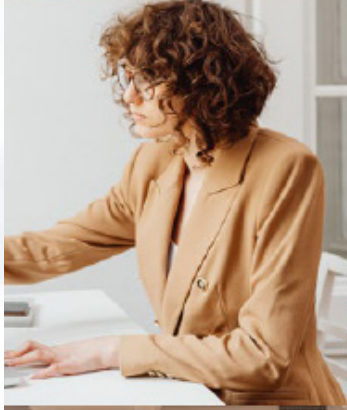


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WORK

Once famed for its industrial power, Birmingham is successfully becoming one of the fastest-growing cities in the country. It's a city driven by an evolving finance economy and one of the largest investments in infrastructure for a generation.

With a large graduation population to choose from, global businesses (Royal Bank of Scotland, HSBC, PWC) already call it home whilst many start ups are taking their first steps out in Digbeth, Southside's neighbouring Creative Quarter. With remote working becoming the norm there's an abundance of well designed flexible spaces to support your work life.



LIFE

No two days in Southside are ever the same. Constantly growing, fiercely creative, a community of vibrant businesses and positive people.

Southside proudly comes alive at night, food to satisfy every craving, cultural masterpieces at The Hippodrome, independents like no other. Every history laden corner you turn, there's something new waiting for you.

Just a stone's throw away is Digbeth, awash with arts and music venues, galleries and independent outlets, this area is full of the industrious and individual - you'll find things in Digbeth that you won't find anywhere else.



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WHY INVEST IN BIRMINGHAM

Birmingham's economy currently stands in excess of £120 Billion, and is growing at a higher rate than any other city in the UK. It holds the accolade of the UK's second city after the Capital, which is reflected across the board within the city's key performance statistics.

Birmingham has been voted the best regional city in the UK to live in, with the cost of living approximately 60% lower than London. Many corporates have recognised the value and have already relocated to Birmingham. The property market is growing at an exponential rate, fuelled by the influx of major corporations and the growing deficit of housing supply. Birmingham simply does not have enough residences to meet the occupier demand.

MARKET PROJECTIONS

- Foreign Direct Investment to Birmingham reached £1.1 billion in 2018.
- Birmingham City Centre £500+ per sqft by 2022 according to both Jones Lang LaSalle and Knight Frank.
- Rental value growth +17% and capital growth +15% by 2024.

TRANSFORMATION

Birmingham's framework of six economic growth zones will attract a £1.5 Billion investment programme generating some 1.8 Million square metres of new floor space and create around 50,000 new jobs.

By 2031, Birmingham will have undergone a transformational change that will see substantial economic growth furthering its dynamic presence on the international stage. The six economic zones provide the stimulus for clustering economic activity within high-quality business environments, each accelerating the delivery of growth to benefit the city.

CONNECTIVITY

Birmingham is strategically located for motorway travel with the M5, M6, M40 and M42 all interconnecting in and around the city. Three main rail stations serve Birmingham, New Street, Snow Hill and Moor Street, together providing a comprehensive network linking long-distance destinations across the UK.

Birmingham International is approx twenty-five minutes drive from the development, enabling domestic and international air travel with ease and convenience.



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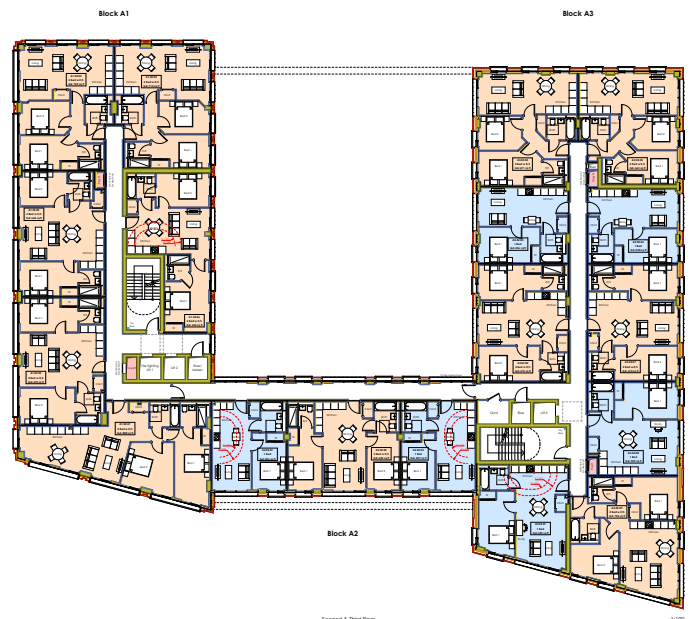
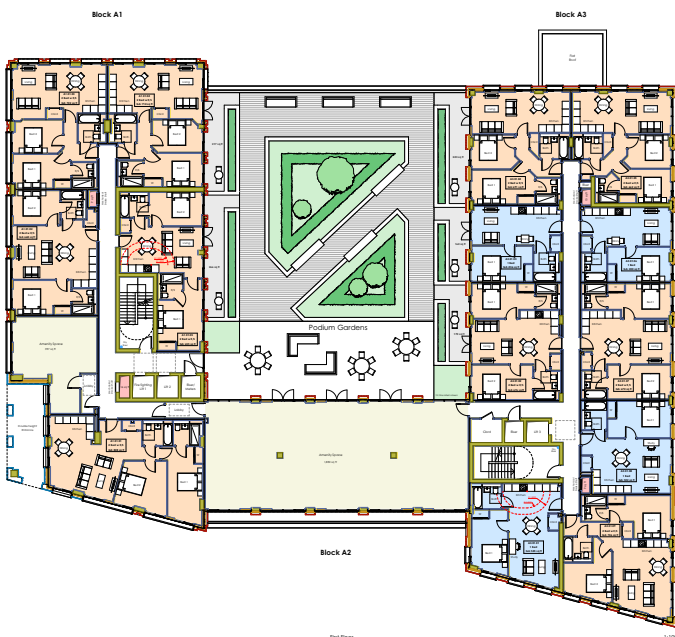
THE MASTERPLAN



Boulevard puts you in a prime position to take advantage of the Midlands' most important regional hub.

With unprecedented global investment allied to forecasts of 4.9% pa growth in residential property values over 5 years, and growing rental values underpinned by a young, rapidly expanding population expected to grow by 400,000 by 2043, Birmingham is leading the way as the UK's no.1 investment hotspot.

Boulevard presents the opportunity to share in the success of the city's future, transformed from its manufacturing foundations to a safe, welcoming and vibrant destination for businesses, residents and visitors.



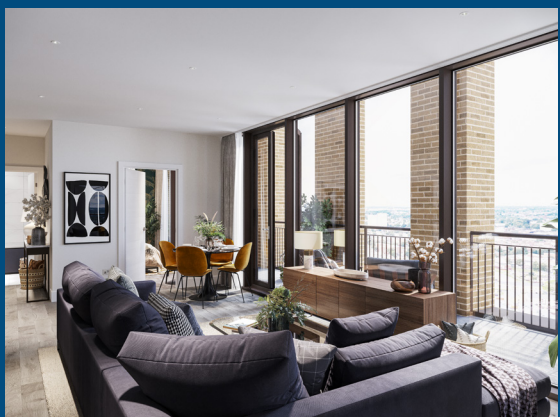
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DEVELOPMENT VIEWS



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AMENITIES & SPECIFICATIONS



GENERAL

- Gymnasium
- Cinema room
- Private dining facilities
- Lounge area access
- Co-working space
- Residents lounges
- Electric vehicle charging points
- Heating via electric panels
- White fire resistant internal doors with brushed steel furniture
- Rooftop garden
- Secure car parking
- Concierge services
- Double glazing throughout with doors giving access to terraces / balconies*
- Entry phone security system
- Satin chrome LED downlighting
- White matt finished walls and ceiling
- MVHR extractors to bathroom and kitchen
- Smoke alarm and heat alarm detectors
- Sprinklers

KITCHEN

- Wood laminate flooring
- High quality kitchens with soft close drawers and doors
- Laminated worktops
- Built-in single oven
- Zanussi ceramic hob with stainless steel splashback
- Zanussi cooker hood
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- Zanussi washer dryer
- 1 ½ sink and drainer with swan neck mixer tap
- Under cupboard LED lighting
- Stainless steel electrical switches and sockets

BATHROOM

- Vitra sanitaryware
- Fixed overhead rain shower head and handset
- Thermostatic shower
- Vitra shower system ensuite with stone shower tray
- Ceramic wall tiling
- Heated chrome towel rail
- Wall mounted mirror
- Polished chrome toilet roll holder

BEDROOM

- Fitted carpet
- Fully fitted storage wardrobes with grey mirrored sliding doors
- Graphite woodwork
- Shelving and chrome rails (subject to apartment type)

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RESERVATION PROCESS



Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

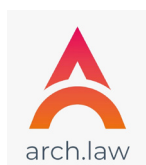
20% on Exchange of contracts minus the reservation fee paid (exchange within 28 days of reservation) and balance on Completion 80%).

LEGAL INFORMATION



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LETTINGS AND MANAGEMENT



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