

**T H E
K E T T L E W O R K S**

Part of



S T
G E O R G E ' S
U R B A N
V I L L A G E

SevenCapital




KETTLEWORKS

THE

177-178 FAYERS ROAD

177-178 FAYERS ROAD





 THE

 KETTLEWORKS

LEGEND

-  Financial sector
-  Jewellery Quarter

About Birmingham



YOUNGEST
• CITY •
IN EUROPE

POPULATION OF
1.07
MILLION

VOTED
AMONG THE
TOP 10
CITIES IN THE WORLD

ONE OF THE MOST
AMBITIOUS
INVESTMENT
PLANS *IN EUROPE*



MORE FOREIGN
INVESTMENT
PROJECTS



THAN ANY OTHER
ENGLISH REGIONAL CITY



FIRST-CLASS
EDUCATION



.....
5 UNIVERSITIES
4 MAJOR COLLEGES



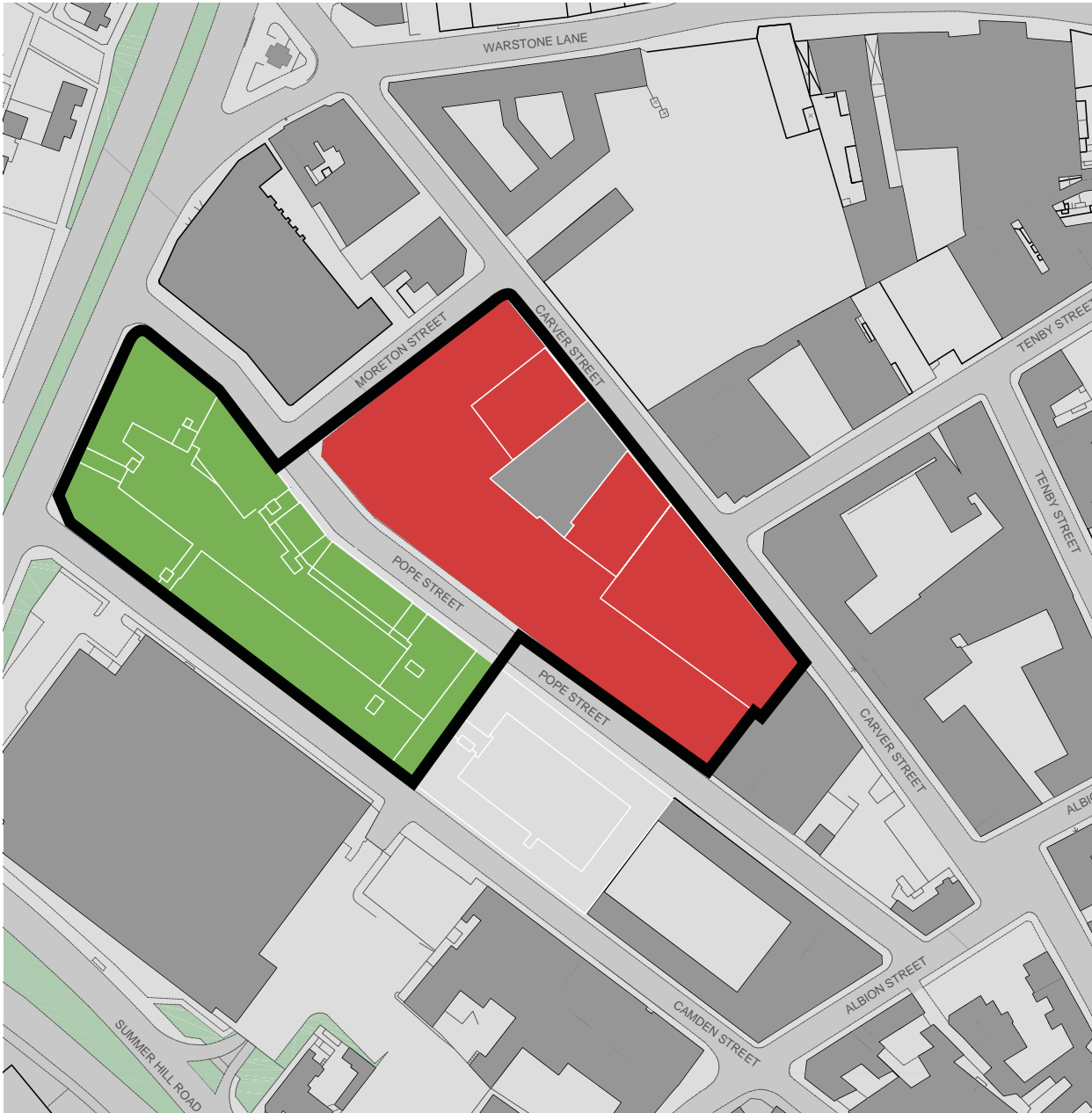
BRITAIN'S MOST
ENTREPRENEURIAL
REGIONAL CITY



★★★★ MORE ★★★★★
MICHELIN STAR
RESTAURANTS

★
THAN ANY OTHER
REGIONAL CITY IN THE UK





SGUV AND THE KETTLEWORKS

SGUV is Birmingham's largest ever residential development. This visionary **£100m** scheme will bring 291 prime new homes to the city's celebrated Jewellery Quarter. In doing so, it will help meet the area's pressing demand for best-in-class accommodation.

With its strong creative roots and impressive fresh growth, Birmingham is a city on the rise. Increasing investment across its business community, infrastructure and development is drawing fresh talent from across the globe and creating an infectious sense of opportunity and optimism.

Birmingham is a city powered by its talent and in SGUV, we are creating a place where its entrepreneurs, creatives, innovators and shapers can come together and be refreshed, revived and renewed.

SGUV not only offers a secure investment, building on Birmingham's need for high quality city living options, but a dynamic community fuelled by light and ready for growth – at the heart of the artisan Jewellery Quarter.

KEY



Phase 1 - The Kettleworks



Phase 2



St Georges Urban Village



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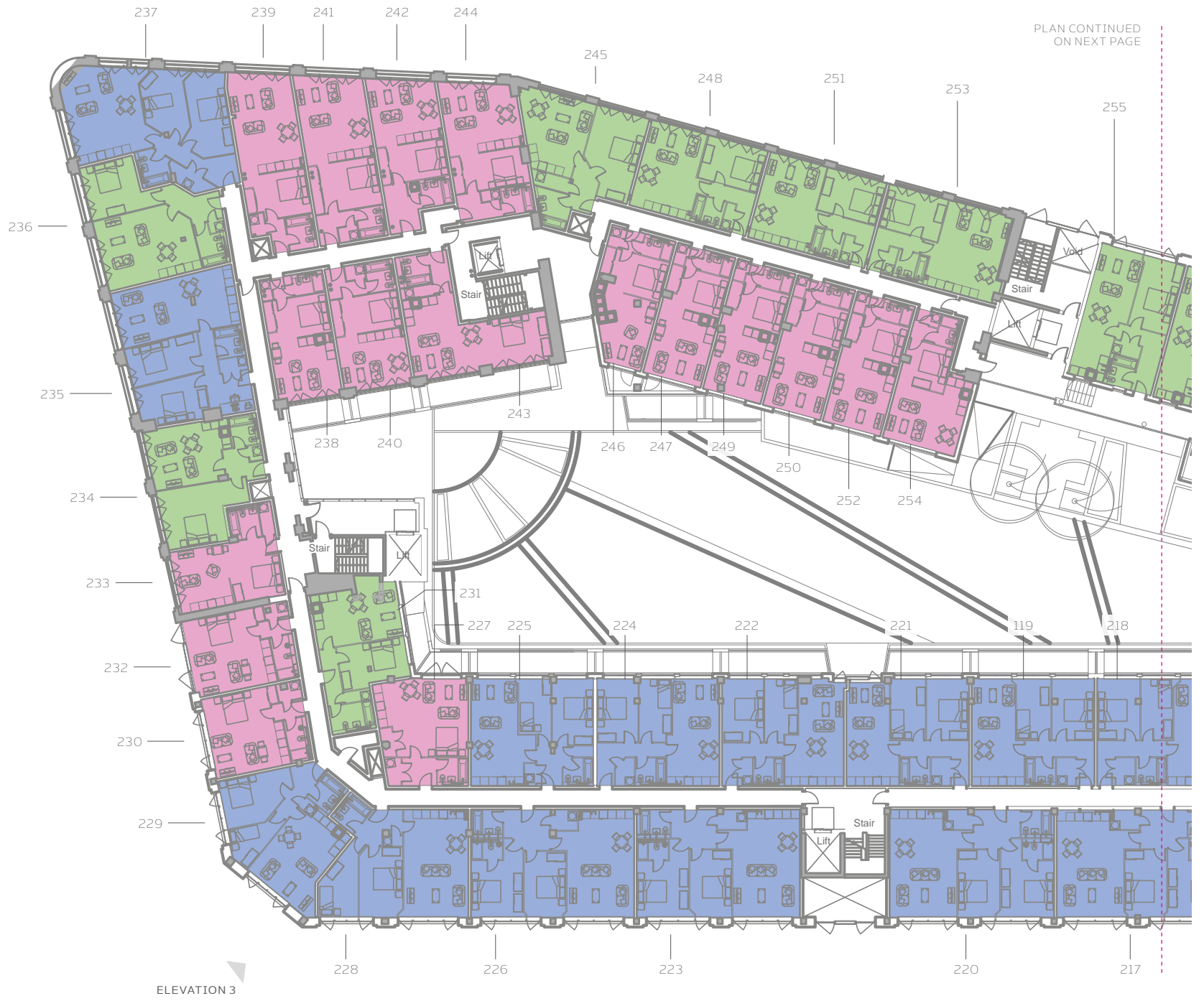


LEVEL 1 - GROUND FLOOR

Apartment No.	Bedrooms	Area (sqft)
101	2	673
102	2	673
103	2	667
104	Studio	441
105	Studio	441
106	2	657
107	Studio	441
108	Studio	420
109	Studio	441
110	2	904
111	2	673
112	2	667
113	2	802
114	Studio	436
115	1	576
116	2	797
117	2	667
118	2	662
119	2	786
120	Studio	474
121	2	710
122	2	657
123	Studio	404
124	1	538
125	Studio	404
126	Studio	398
127	1	603
128	2	818
129	1	651
130	2	867
131	Studio	398
132	Studio	554
133	Studio	431
134	Studio	570
135	Studio	533
136	Studio	576
137	Studio	468
138	1	619
139	Studio	431
140	1	538
141	Studio	436
142	1	538
143	1	581
144	1	587
145	1	587
146	Studio	431
147	1	608
148	1	608
149	1	608
150	1	608
151	1	608



Level 2



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ELEVATION 3

PLAN CONTINUED
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LEVEL 2 - FIRST FLOOR

Apartment No.	Bedrooms	Area (sqft)
201	2	748
202	2	732
203	2	727
204	1	608
205	2	667
206	2	673
207	2	667
208	2	673
209	2	667
210	2	667
211	2	667
212	Studio	441
213	2	662
214	2	657
215	2	667
216	Studio	420
217	2	899
218	2	673
219	2	667
220	2	899
221	2	657
222	2	657
223	2	893
224	2	667
225	2	662
226	2	893
227	Studio	468
228	2	764
229	2	657
230	Studio	398
231	1	538
232	Studio	414
233	Studio	404
234	1	581
235	2	856
236	1	651
237	2	888
238	Studio	398
239	Studio	560
240	Studio	431
241	Studio	576
242	Studio	479
243	Studio	544
244	Studio	511
245	1	619
246	Studio	398
247	Studio	398
248	1	538
249	Studio	398
250	Studio	398
251	1	538
252	Studio	398
253	1	576
254	Studio	420
255	1	592
256	1	587
257	Studio	436
258	1	608
259	1	608
260	1	608
261	1	608
262	1	608
263	1	592
264	1	592
265	1	705
266	Studio	468



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Level 3



ELEVATION 3

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LEVEL 3 - SECOND FLOOR

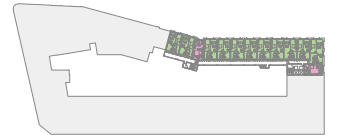
Apartment No.	Bedrooms	Area (sqft)
301	2	748
302	2	732
303	2	727
304	2	845
305	2	667
306	2	673
307	2	667
308	2	673
309	2	667
310	2	667
311	2	667
312	Studio	441
313	2	667
314	2	657
315	2	667
316	Studio	420
317	2	899
318	2	673
319	2	441
320	2	990
321	2	657
322	2	657
323	2	985
324	2	667
325	2	667
326	2	888
327	Studio	468
328	2	764
329	2	657
330	Studio	398
331	1	538
332	Studio	414
333	Studio	404
334	1	581
335	2	856
336	1	651
337	2	888
338	Studio	398
339	Studio	560
340	Studio	425
341	Studio	576
342	Studio	479
343	Studio	544
344	Studio	517
345	1	619
346	Studio	398
347	Studio	398
348	1	538
349	Studio	398
350	Studio	398
351	1	538
352	Studio	398
353	1	576
354	Studio	420
355	1	592
356	1	587
357	Studio	436
358	1	608
359	1	608
360	1	608
361	1	608
362	1	608
363	1	619
364	1	592
365	1	592
366	1	705
367	Studio	468



Level 4

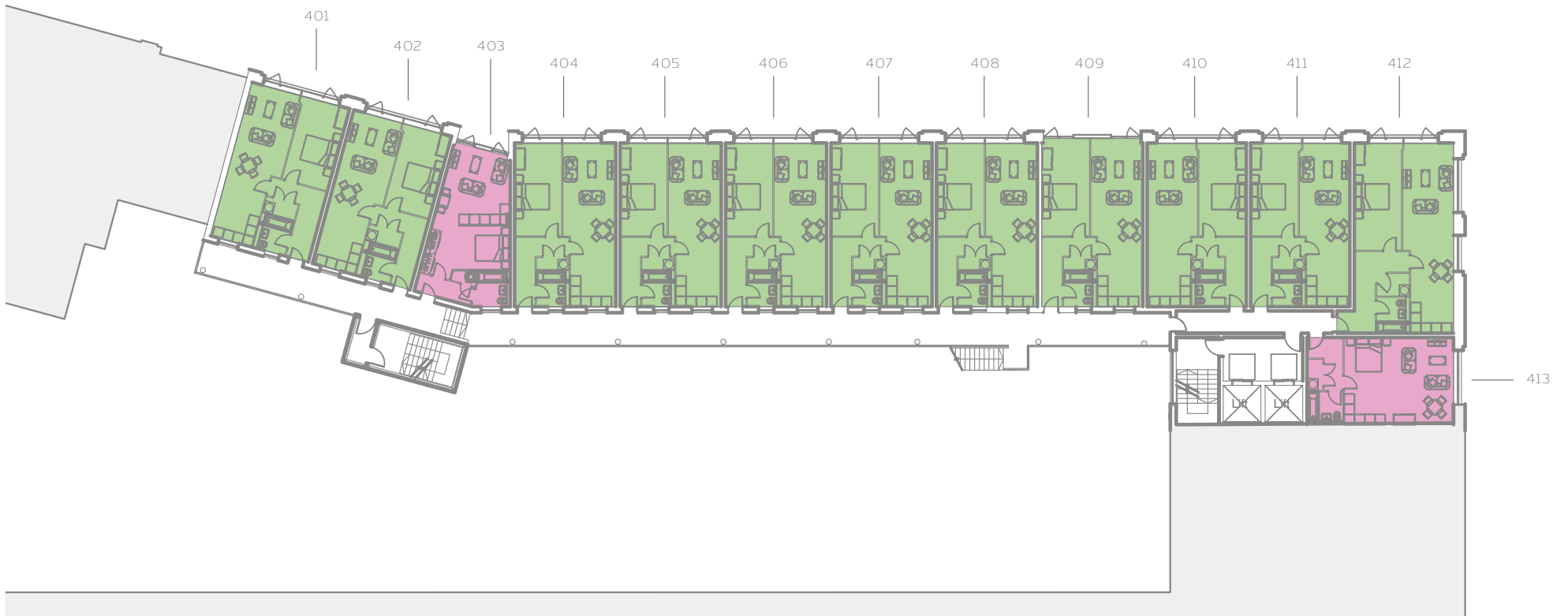
LEVEL 4 - THIRD FLOOR

Apartment No.	Bedrooms	Area (sqft)
401	1	592
402	1	592
403	Studio	436
404	1	608
405	1	608
406	1	608
407	1	608
408	1	608
409	1	624
410	1	538
411	1	538
412	1	705
413	Studio	468



■ Studio

■ 1 Bed Apartment







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Level 5



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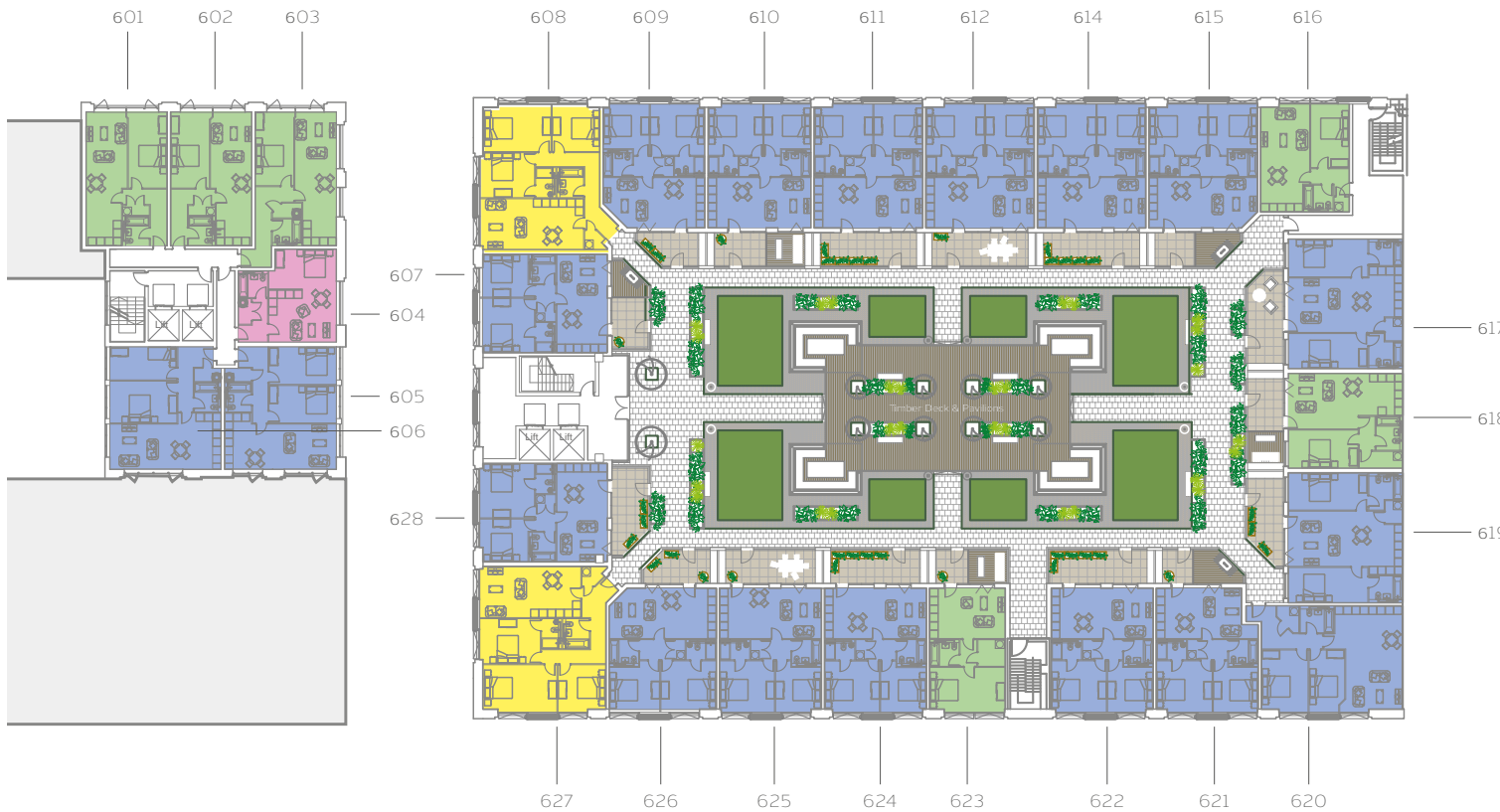
LEVEL 5 - FOURTH FLOOR

Apartment No.	Bedrooms	Area (sqft)
501	2	748
502	2	732
503	2	727
504	2	845
505	2	667
506	2	673
507	2	673
508	2	673
509	2	667
510	2	667
511	2	667
512	Studio	441
513	2	667
514	2	657
515	2	667
516	Studio	420
517	2	899
518	2	673
519	2	667
520	2	990
521	2	657
522	2	657
523	2	985
524	2	667
525	2	667
526	2	893
527	Studio	468
528	2	764
529	2	657
530	Studio	398
531	1	538
532	Studio	414
533	Studio	511
534	1	581
535	2	856
536	1	651
537	2	888
538	Studio	398
539	Studio	560
540	Studio	425
541	Studio	576
542	Studio	479
543	Studio	544
544	Studio	517
545	1	619
546	Studio	398
547	Studio	398
548	1	538
549	Studio	398
550	Studio	398
551	1	538
552	Studio	398
553	1	576
554	Studio	420
555	1	592
556	1	587
557	Studio	436
558	1	608
559	1	608
560	1	608
561	1	608
562	1	608
563	1	624
564	1	592
565	1	592
566	1	705
567	Studio	468



Level 6

- Studio
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment

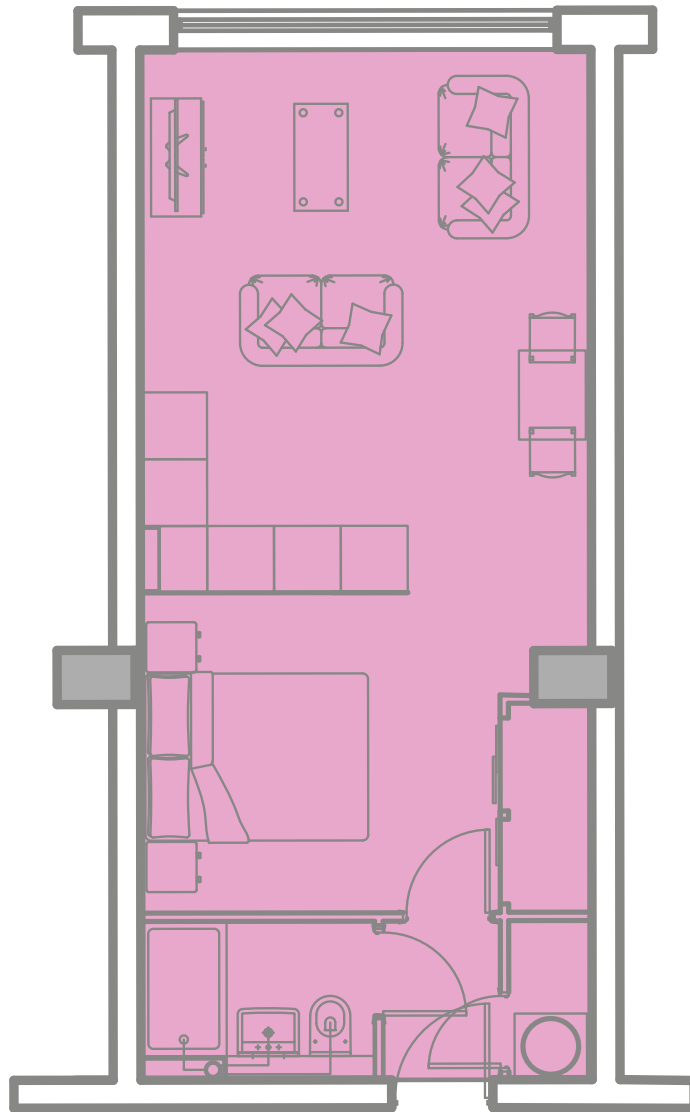


LEVEL 6 - FIFTH FLOOR

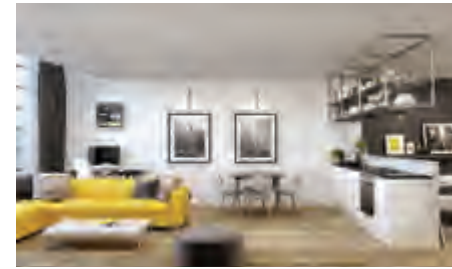
Apartment No.	Bedrooms	Area (sqft)
601	1	592
602	1	592
603	1	630
604	Studio	457
605	2	743
606	2	748
607	2	667
608	3	963
609	2	673
610	2	694
611	2	732
612	2	732
614	2	732
615	2	727
616	1	517
617	2	813
618	1	592
619	2	813
620	2	829
621	2	657
622	2	689
623	1	511
624	2	689
625	2	689
626	2	700
627	3	1,001
628	2	678



Studio Apartment



Typical layout of a studio apartment



CGI of typical living area

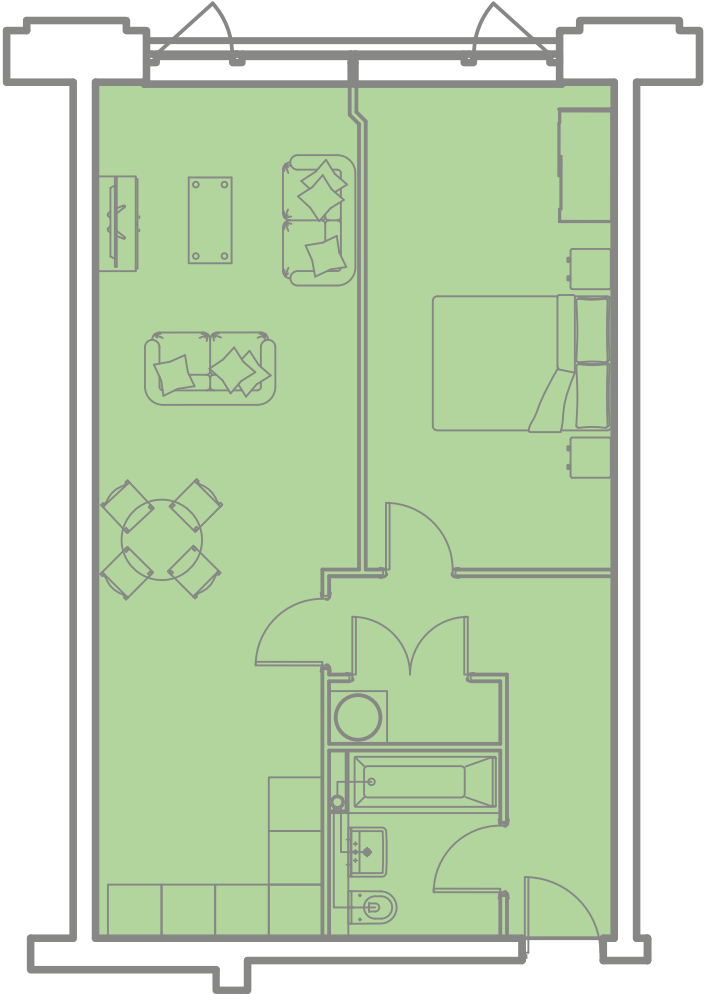


CGI of typical bedroom layout



CGI axometric overview
of typical studio apartment

1 Bed Apartment



Typical layout of a 1 bed apartment



CGI of typical bedroom layout

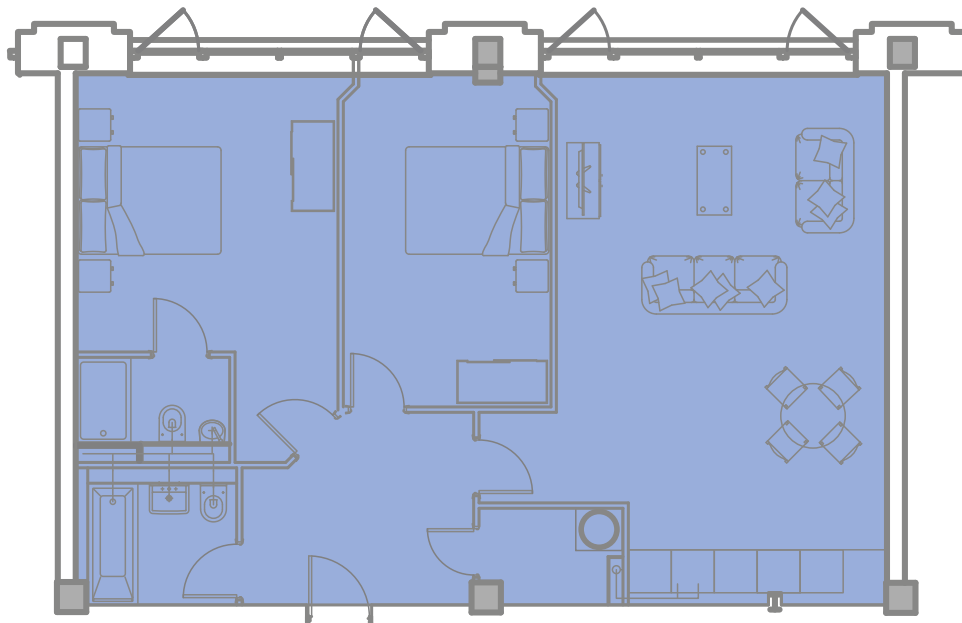


CGI axometric overview

2 Bed Apartment



CGI of typical living area



Typical layout of a 2 bed apartment

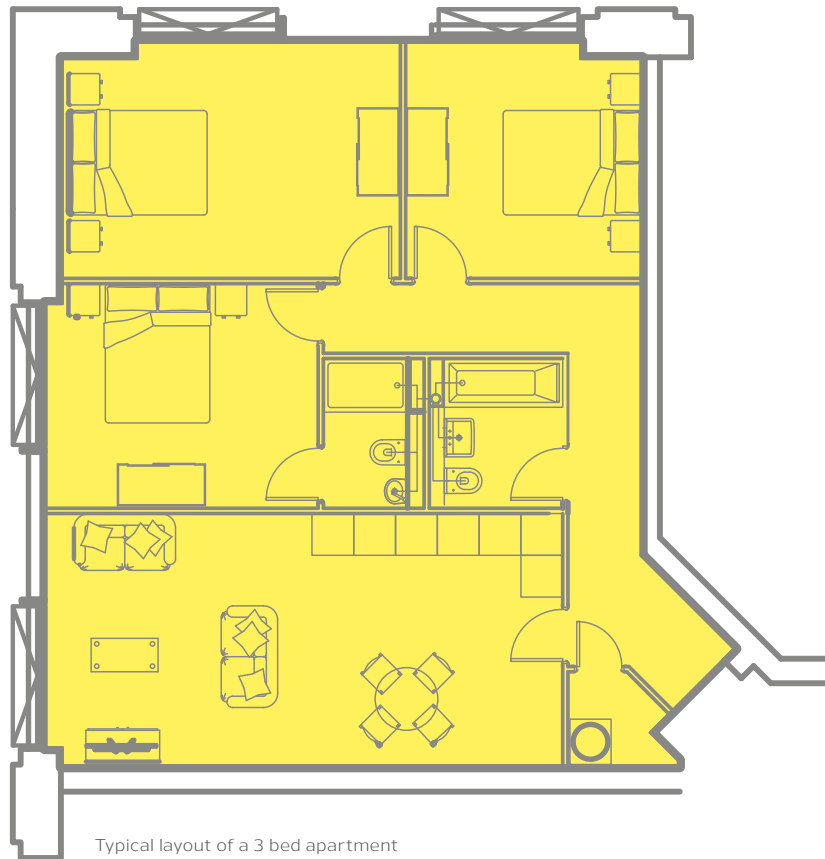


CGI axonometric overview
of typical 2 bed apartment

3 Bed Apartment



CGI of typical bedroom layout



Typical layout of a 3 bed apartment

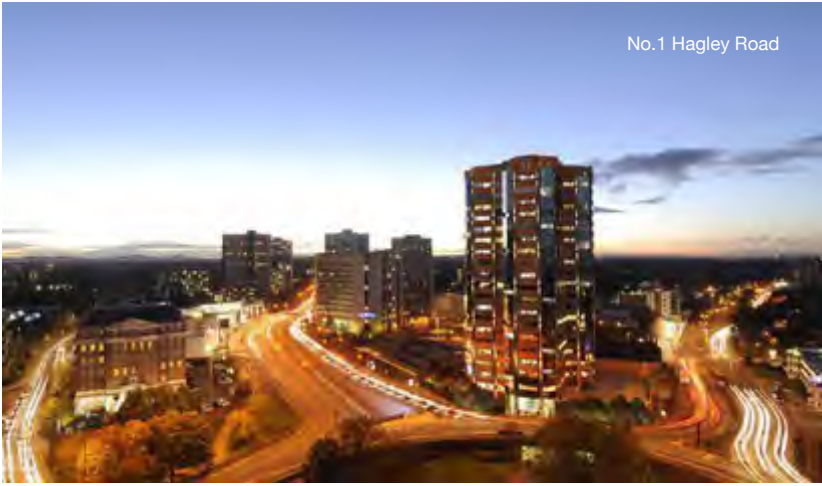
Internal Specifications

- Integrated combination microwave/oven. Washer / dryer to be provided. Fridge Freezer (vertical.)
- Wood effects flooring to lounge, kitchen and hallway. Carpet to bedrooms. Luxury vinyl to bathroom.
- Full height wall tiling around bath / shower with coloured glass splashback to washbasin.
- Ladder style polished chrome or equivalent heated towel rail.
- Brushed stainless steel and chrome ironmongery throughout.
- Each apartment will benefit from a 10 year fully CML Compliant Warranty.
- Video intercom system.
- Downlighters (brushed or polished chrome) to whole flat excluding bedrooms that will be pendant.
- Hardwood veneered, solid core entrance door with spy hole.
- Hardwood veneered, or equivalent, internal doors throughout.
- Quartz (or equivalent) work surfaces.



Established in 2000, Seven Capital is the pre-eminent residential property developer in Birmingham city centre.

We convert commercial spaces in key city centre locations and transform them into stunning residential apartments. We also build brand new apartment complexes in equally desirable locations. Understanding investor's needs, we offer a "hands-off" property investment service from purchase through to sale- including rental management. Helping investors across the board to establish and expand their property portfolio in Birmingham, we sell our luxury apartments off-plan, enabling our clients to buy premium real estate directly from the developer, at a fraction of the market cost.



No.1 Hagley Road

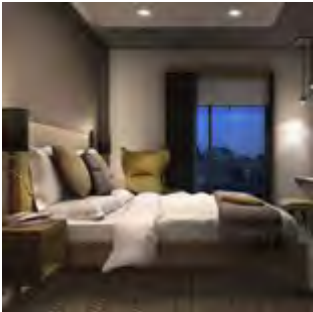


Bridgewater House



Landmark

Some of our other developments...



Fabrick Square



The Strand



Landmark

Developer

SevenCapital

Agent in Kuwait

Agent in Qatar



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