MADISON

HOUSE

Wrentham Street Birmingham B5 6QP

SevenCapital

Welcome to Madison House, the latest development of luxury apartments in Birmingham city centre, presented by Seven Capital.

Madison Houses' simple and honest design is combined with an excellent standard of construction and finish which will help to create a new urban fabric for the area. Sold off-plan, Madison House is set to generate a strong demand from investors looking to take advantage of consistent Rental Yields and solid Capital Growth around the China Quarter.

The six-storey development is comprised of 141 one and two bedroom modern apartments with 47 parking spaces and located close to transport, local amenities and infrastructure improvement. Its prime location next to the Professional Banking District and Central Business Districts will be a draw for prospective tenants, with each area hosting a high number of quality employers. Professional jobs are currently increasing in these areas within city centre Birmingham; global bank HSBC moved its retail division to the city in 2015, with Deloitte and Deutsche Bank already present.

Birmingham itself is now firmly established as one of the most profitable investment areas in Europe. At Number 6 in PWC's recent 'emerging trends in real estate report', the second city is the highest ranked in the U.K, offering fantastic value when compared to other cities like London and Manchester. More substantial infrastructure investment is to follow, in particular the HS2 high-speed rail line to London and the Birmingham Smithfield investment area, which is in turn generating more jobs and more demand for quality rental spaces.



VOTED AMONG THE TOP CITIES IN THE WORLD



POPULATION OF 1.07 MILLION

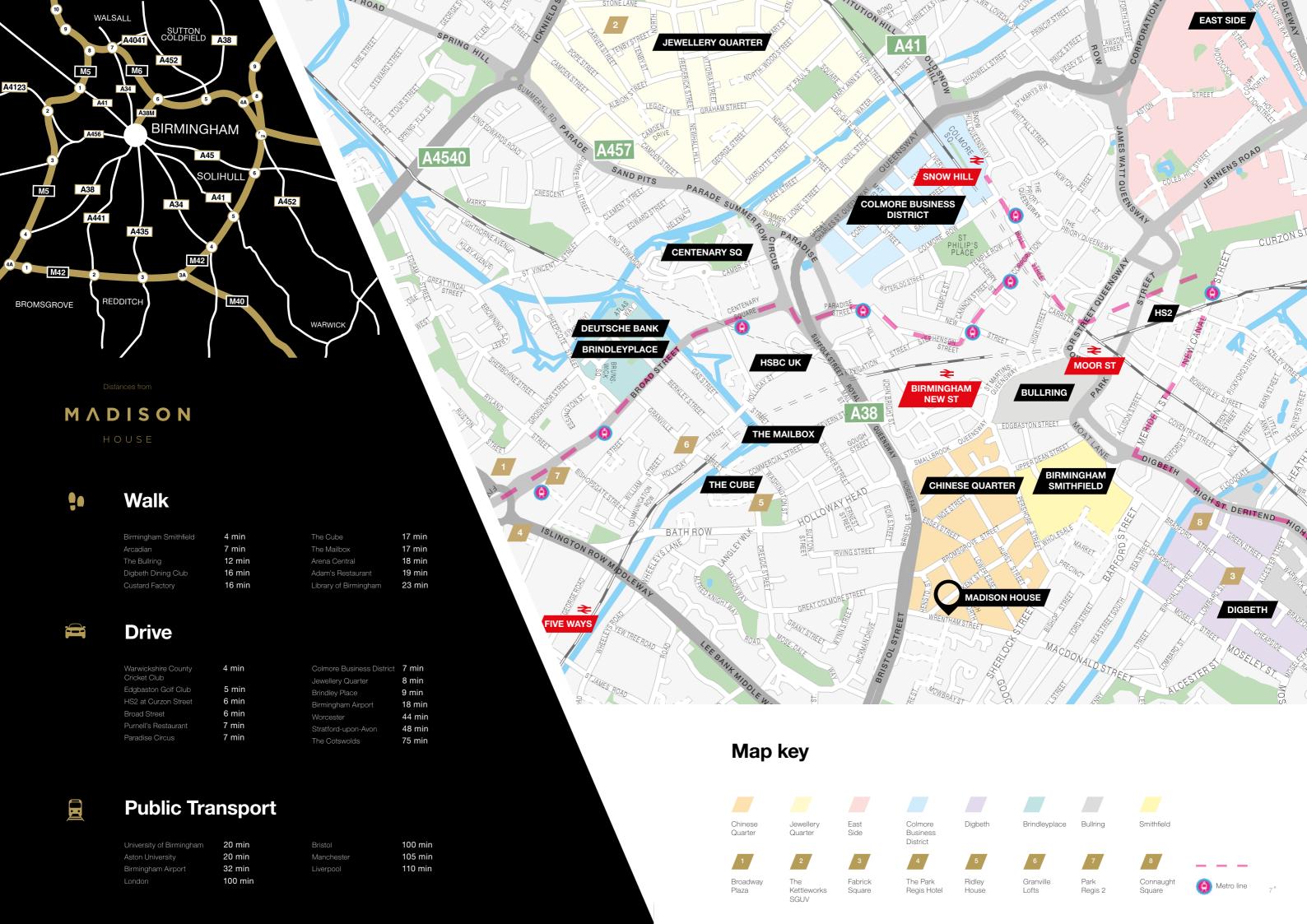
MORE FOREIGN INVESTMENT PROJECTS
£ \$ ¢ € ¥
Than any other english regional city



FIRST-CLASS EDUCATION 5 UNIVERSITIES 4 MAJOR COLLEGES







SURROUNDING AREA







Less than a mile from Birmingham
New Street Station, Madison House
is perfectly placed to capitalise on
business growth in the city centre.
The Central Business District and
Professional Banking District are both
located within 1 mile, home to Deutsche
Bank and HSBC UK amongst others.

In the present market, Birmingham has the largest concentration of businesses outside of London. This looks set to grow as the Birmingham economic zone and city centre enterprise zones develop, building momentum amongst businesses and investors.

This is in part due to Birmingham's Big City Plan, a master plan for the next 20 years of growth in the city. It is the biggest of its kind in Europe, and aims to provide investors with the level of detail and direction required for large-scale planning.



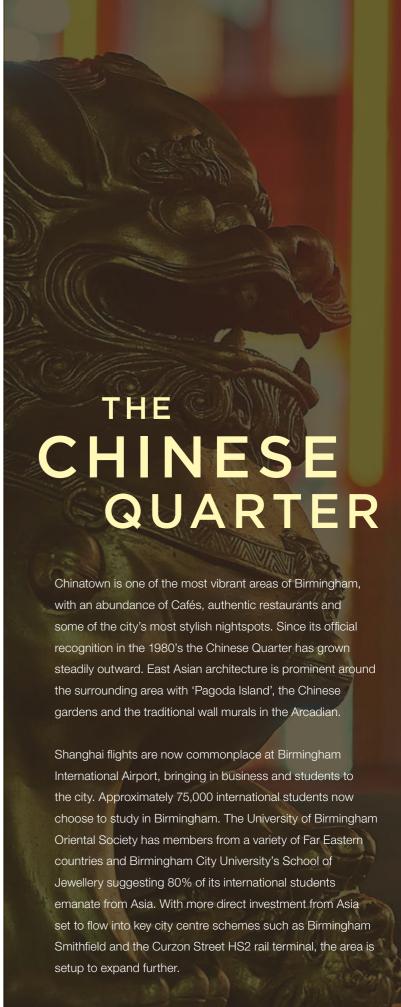














BIRMINGHAM

Development in Birmingham has scaled hastily in recent years, and is set to increase further through high profile infrastructure projects and professional space developments.





Birmingham Smithfield is an innovative development of 100,000 sq m of retail floor space positioned next to Madison House, part off a 10 year vision for the Birmingham Smithfield area. The £500m plan to regenerate the market area of Birmingham will drastically improve the city centre area with plans for museums, cinemas, art galleries and music venues.

The £750m redevelopment of the city's New Street Station was unveiled in September 2015, but it is HS2 that could transform business in Birmingham. The new HS2 terminal, offering transit to London within 40 minutes, is expected to be operational by 2026. The National College of High Speed Rail has already been announced as a precursor to the Curzon Street terminal, attracting academic tutors and professional engineers to the area.





INTERNAL SPECIFICATIONS

Our apartment specification provides generously proportioned open plan designs including:

- ↑ Full height tiling around bath and shower.
- ↑ Half height tiling around WC with tiled shelf and built-in mirror.
- ▲ Ladder style polished chrome, or equivalent, heated towel rail.
- ↑ Bathroom vanity unit.
- ↑ Clean white, high gloss fitted kitchen with composite stone worktop.
- ▲ Built in hob, extractor and combination microwave oven.
- ↑ Integrated fridge/freezer, washer/ dryer and dishwasher.
- ↑ Low energy LED downlights.
- ↑ Video intercom entry systems to each apartment.
- ↑ Hardwood veneered, solid core entrance door with spy hole.
- ∧ Hardwood veneered, or equivalent, internal doors throughout.

- ↑ Brushed stainless steel and chrome ironmongery throughout.
- ↑ Low energy LED spotlights throughout bathroom and living areas.
- ↑ Pendant light fittings to bedrooms.
- ∧ Full furniture and accessory packs available from studio to two bedroom apartments.
- ↑ 10 year CML compliant warranty provided by Checkmate.
- ∧ Fitted carpets to bedrooms.
- ↑ Glass panelled built-in sliding wardrobes to bedrooms.
- ↑ Luxury vinyl flooring to bathroom.
- ↑ Wood effect flooring to lounge, kitchen and hallway.
- ↑ 24 hour property management.



PURCHASE PROCESS



Reserve an apartment to take it off sale

Appoint a solicitor

(We have a panel of

recommended solicitors

you can choose from)

to act for you

- 2 Transfer £2,500
 reservation fee to
 Seven Capital within
 48 hours of reservation
- 5. Exchange 28 days after reservation 30% exchange deposit minus your initial reservation fee

- Complete and sign our online reservation form
- On completion make the remaining payment using cash or mortgage





Documents required for exchange of contract:

- ↑ Photo identification passport of identification card
- ▲ A current utility bill or bank statement showing name and home address to be no older than 3 months.
 (Please be advised that the solicitors must have signed and certified the original copies of the above), OR
- ▲ A third party letter of compliance from the purchaser's solicitor. If the purchase is being taken in a company name then the following documentation must be provided

Recommended Panel Solicitors:

Seymour Luke (International):

Phillip Luke, 0121 456 3696

Thomas Guise Solicitors (International):

Nancy Hai, 0121 270 5666

Vicarage Court:

Yin Hau, 0121 452 4955

DBS Law:

Leighann Richards, 01270 374 2303

T A Khoo Solicitors:

Kevin Khoo, 0121 666 7088

Recommended Mortgage Advisors:

Mortgage Integrity:

Alan Shaw, 01329 822 878

New Homes Mortgage Services:

John Wakefield, 01543 464 144

Bank of China:

Jones Chan, 0121 622 7002

Seven Capital

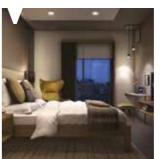
Established in 2000, Seven Capital is the pre-eminent residential property developer in Birmingham city centre.

No.1 Hagley Road, Birmingham





Great Eastern Street Hotel, London







Granville Loft Birmingham





Seven Capital is an independent property developer founded by passionate entrepreneurs with years of investment experience. Our residential property division have invested in prime positions in key city centre locations, enabling us to develop desirable, unique and premium quality apartments in high demand areas around Birmingham and the U.K.

We have helped investors at every stage of their investment journey to establish and expand their property portfolios. Our luxury apartments are all sold off-plan, enabling our clients to buy premium real estate directly from the developer, at attractive prices. Understanding investor's needs, our 'hands-off' property investment service allows you to be involved only if you would like to - from help with solicitors, through to furniture packages and rental arrangements.

Our aim is to provide our investors with strong Rental Yields and Capital Return, ensuring greater financial security over the medium and long-term. Ultimately, it is our personal approach, attention to detail and unrivalled after-care service mean our investors purchase with us time and again.



DISCLAIMER: This brochure does not form any part of a contract. The information in this brochure was correct at the time of collation. Certain details (including architectural plans) are subject to change. Whilst every effort has been made to ensure that all images correspond to Madison House, images should be regarded as representative of the space only. No part of this brochure is intended to constitute advice and the content should not be relied upon when making any decisions or taking any action of any kind.



Developer

SevenCapital

Agent in Kuwait

Agent in Qatar



Tel. : +965 25757 871/ 2/ 3 Fax : +965 25757 874 Email : info@toprealestategroup.com









