

T E N B Y  
H O U S E

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Part of



ST  
GEORGE'S  
URBAN  
VILLAGE

**SevenCapital**



Tenby House, the latest phase of the St George's Urban Village development in Birmingham's Jewellery Quarter, has been carefully designed to fit seamlessly within the area's traditional architecture and strong artisan heritage. Featuring a traditional design paralleled with modern materials and details, Tenby House is a stunning addition to SGUV and the Jewellery Quarter.

The quarter's proximity to the professional and central business districts and associated job creation means Seven Capital's latest development of high quality apartments offers projected capital growth of up to 20% and gross rental yields of 7%.

# About Birmingham

**YOUNGEST  
• CITY •  
IN EUROPE**

  
POPULATION OF  
**1.07  
MILLION**

**VOTED  
AMONG THE  
TOP 1**   
CITIES IN THE WORLD




**MORE FOREIGN  
INVESTMENT  
PROJECTS**  
  
THAN ANY OTHER  
ENGLISH REGIONAL CITY







**FIRST-CLASS**  
EDUCATION   
.....  
**120,000**  
STUDENTS A YEAR



BRITAIN'S MOST  
**ENTREPRENEURIAL**  
REGIONAL CITY

BIGGEST  
INVESTMENT PLAN  
OF ITS KIND IN  
**EUROPE**

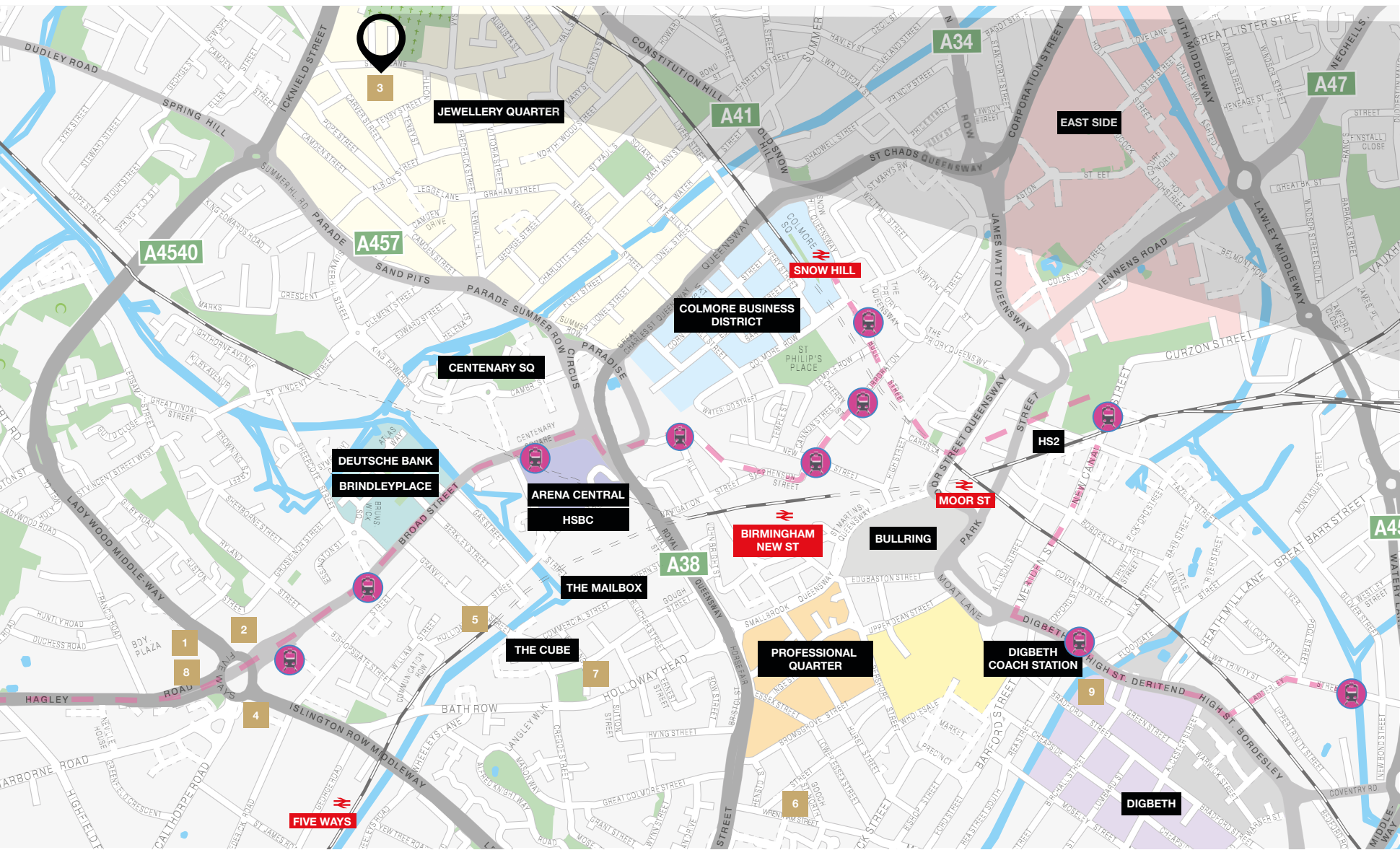


★★★★ MORE ★★★★★  
**MICHELIN STAR**  
RESTAURANTS

★  
THAN ANY OTHER CITY  
OUTSIDE OF LONDON



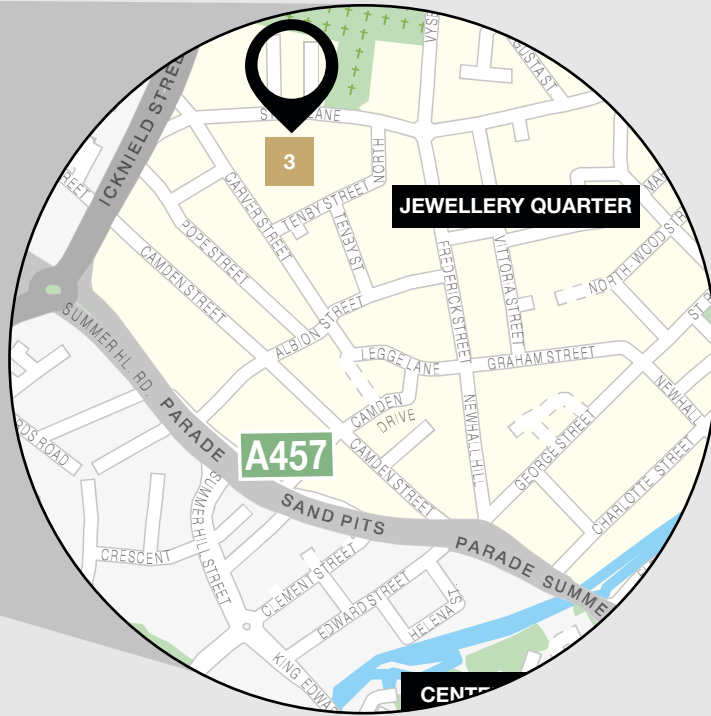




## Map key

- Chinese Quarter
- Jewellery Quarter
- East Side
- Colmore Business District
- Digbeth
- Brindley Place
- Arena Central
- Bullring
- Smithfield
- Metro line

- 1 Hagley Road
- 2 Broadway Plaza
- 3 St. George's Urban Village
- 4 The Park Regis Hotel
- 5 Granville Lofts
- 6 Madison House
- 7 Ridley House
- 8 The Lansdowne
- 9 Connaught Square



Distances from Tenby House:

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## Walk

Jewellery Quarter Train Station	07mins
Colmore Business District	10mins
St Paul's Square bars & restaurants	08mins
The Jam House live music venue	08mins
Tesco Superstore	07mins

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## Drive

Symphony Hall	08mins
New Street station	10mins
Bullring shopping centre	10mins
Mailbox	07mins
Barclaycard Arena	02mins
Library of Birmingham	04mins

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## Train

Stratford-upon-Avon	56min
Manchester	90min
London	83min
Heathrow	151min



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## St George's Urban Village (SGUV)



SGUV is currently Birmingham's largest residential development and a much-needed high-end residential scheme with its own distinctive and creative identity. It represents a secure investment, building on demand in Birmingham for high quality city living options, whilst also offering a dynamic community and a vibrant place to live.







23

El Dorado

El Dorado  
CASA DE PLANTAS  
CALLE DE LA PLAZA, 23  
TEL: 91 520 1234

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## **An enviable location**

For more than 250 years, the Jewellery Quarter has been famed worldwide as the UK's centre for jewellery and is home to over 500 jewellery businesses. This strong artisan heritage coupled with its status as a designated conservation area with over 200 listed buildings, underpins its current growth and success as a thriving and creative hub. It is an inspirational place, celebrated for its creativity and is described by English Heritage as 'a unique historic environment in England'.

Building on this heritage and the area's close proximity to central Birmingham, the quarter is home to a growing and thriving business community, attracting not only creative and artisan businesses, but also professional services like architects, accountants, solicitors, and financial services. The residential population is also increasing and the area is now home to nearly 7,000 people. The Jewellery Quarter's unique and authentic character makes it a great place to live and work – and to enjoy its many coffee shops, restaurants, bars and cafés; as well as art galleries, museums and antique shops.







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## Why invest in Birmingham?

Identified as the UK's top city for property investment and attracting more foreign direct investment than any other UK region, Birmingham is a city on the rise. Demand is high as Birmingham is benefiting from substantial investment in infrastructure and development and extensive job creation as many businesses move to the city. At the heart of the nation's road and rail network, Birmingham's central location coupled with its wealth of cultural, entertainment and shopping attractions make it a prime location to live and invest.















Typical 1 bed apartment layout



Typical 2 bed apartment layout



Typical lounge & dining area interior  
*(Illustrative purposes only)*







Typical lounge, dining & kitchen area



## Management and Security

24 hour property management service will be on call. Security system includes audio phone system connected to individual apartments.

# Internal specifications

Our apartment specification provides generously proportioned, open plan designs including:



- Video intercom entry systems to each apartment
- Hardwood veneered, solid core entrance door with spy hole
- Hardwood veneered, internal doors throughout
- Brushed stainless steel and chrome ironmongery throughout



- Full height tiling around bath and shower
- Half height tiling around WC and basin 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 corian work surfaces.
- Built in hob, extractor and combination microwave oven
- Integrated fridge/freezer, washer/dryer and dishwasher
- Low energy LED down-lights

- Low energy LED down-lighters throughout bathroom and living areas
- Pendant light fittings to bedrooms
- Full furniture and accessory packs available from studio to two bedroom
- 10 year CML compliant warranty



- Fitted carpets to bedrooms
- Panelled built-in sliding wardrobes to bedrooms
- Tiled flooring to bathroom
- Wood effect flooring to lounge, kitchen and hallway
- Brushed chrome sockets and switches to the living areas



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# Seven Capital

Established in 2007, 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 investors' needs, we offer a "hands-off" property investment service from purchase through to sale - including rental management. Helping investors to establish and expand their property portfolio in Birmingham, we sell luxury apartments off-plan, enabling our clients to buy premium real estate directly from the developer, at a fraction of the market costs.

Developing buildings such as disused factories, offices and ex-commercial space not only improves the immediate environment, but also gives our residential space a unique character and a particular integrity that can only be achieved by using buildings with heritage.





No.1 Hagley Road,  
Birmingham



Churchill Place,  
Basingstoke



The Landmark,  
Merry Hill

Some of our other  
developments...



Madison House,  
Birmingham



Park Regis Hotel,  
Birmingham



Bridgewater House,  
Worcester



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**SevenCapital**

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



# TENBY

## HOUSE

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A development by

**SevenCapital**

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

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