

A nighttime photograph of a city street, likely in Liverpool, featuring modern apartment buildings with illuminated windows and light trails from traffic. The sky is a deep blue with some clouds.

bigroar

LIVERPOOL APARTMENT INVESTMENT

A Prime Location

1. Echo Arena
2. Liver Buildings
3. Strand Plaza
4. Albert Dock
5. Bucket Fountain
6. Museum Of Liverpool
7. Cavern Club
8. Liverpool One
9. Liverpool Cathedral



Unesco World Heritage Site

Strand Plaza is uniquely positioned within 100m of the UNESCO World Heritage Site. Six areas in the historic centre and docklands of Liverpool bear witness to the development of one of the world's major trading centres in the 18th, 19th and early 20th centuries.

A series of significant commercial, civic and public buildings lie within these areas, including the Pier Head, with its three principal waterfront buildings - the Royal Liver Building, the Cunard Building, and Port of Liverpool Building; the Dock area with its warehouses, dock walls, remnant canal system, docks and other facilities related to port activities.

The city was also granted World Heritage Status in 2004, in honour of its waterfront and the trio of impressive Edwardian buildings, known as the Three Graces. Other World Heritage sites include the Egyptian Pyramids, the Grand Canyon and the Taj Mahal.



Liverpool: A City Of Culture



Liverpool has some of the biggest and best public museums and galleries outside London, and Merseyside as a whole is blessed with a host of brilliant venues and most of them free to visit.

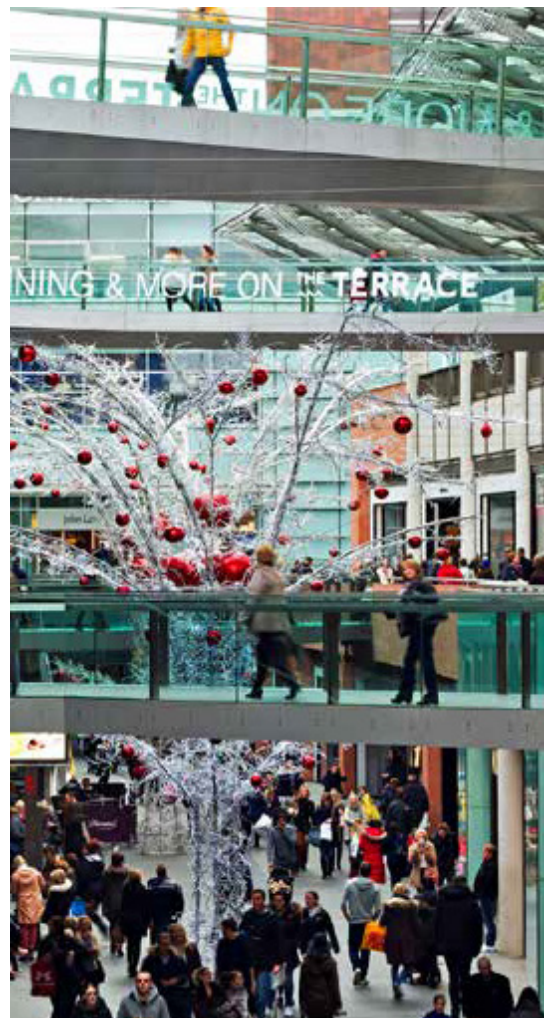
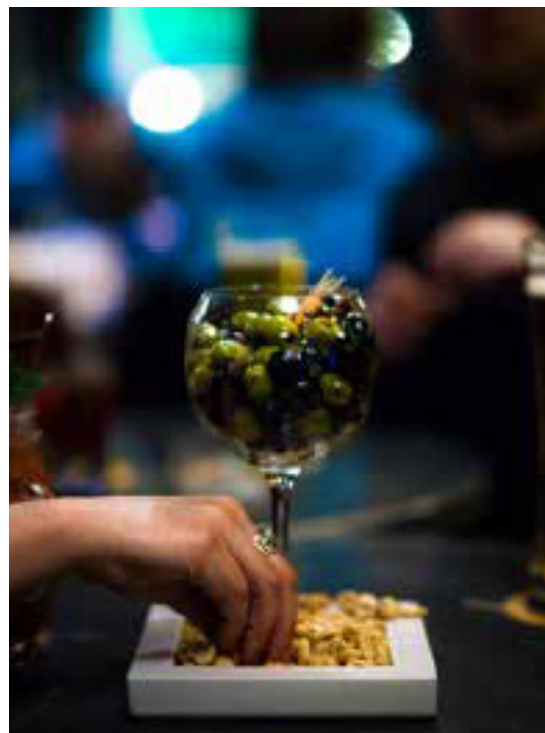
Liverpool is home to a vast selection of over 20 different cultural and historical attractions to visit, from history museums to art museums. Almost a decade has passed since Liverpool enjoyed hosting the European City of Culture and has continued to be a well cultured city ever-since. Here are the top 3 attractions to do in the city:

1. The Museum of Liverpool The Mann Island venue reflects Liverpool's global significance through its unique geography, history and culture, and visitors can explore how the port, its people, their creative and sporting history have shaped the city and was revealed as the city's most popular attraction with more than 707,000 visitors during 2014.

2. Merseyside Maritime Museum Aptly right on the city's heritage waterfront, the Merseyside Maritime Museum is housed inside one of the Albert Dock's old warehouses and enjoyed over 631,000 visitors last year.

3. Tate Liverpool The gallery, sister venue to Tate Modern, is the home of the national collection of modern art in the north, as well as being one of the largest galleries of modern and contemporary art outside London.





In The Heart Of The City Centre

Strand Plaza puts you at the very centre of Liverpool's most exciting and fashionable district; an affluent part of the city with overflowing music, art and culture.

On your doorstep are the restaurants, bars and nightlife of Bold Street, Seel Street and Concert Square home to acclaimed eateries such as Miyagi, Neon Jamon, Maray and Leaf Café. It's no surprise

to learn that this area of the city centre enjoys a reputation as the city's leading restaurant destination. Wine bars, gin bars, fine dining, street-food or a coffee and cake – the area has it all.



Liverpool: A Thriving City

Liverpool is going from strength to strength with various redevelopment and regeneration projects across the city.

Liverpool Waters is a large scale £5.5bn development that has been proposed in the Vauxhall area of Liverpool. The Port of Liverpool has a new £400m Liverpool2 Port container terminal will welcome some of the world's biggest ships. Project Jennifer is a £150m regeneration scheme that will bring shops, homes and improved public spaces to North Liverpool.

Liverpool FC are redeveloping their iconic Anfield stadium as part of a £260m scheme for the whole Anfield area. The Knowledge Quarter is one of Europe's leading innovating districts and is set to exceed £1bn in developments. The Knowledge Quarter is home to the new £500m Royal Liverpool University Hospital.

LiverpoolOne is a £1bn shopping and leisure centre located on Strand Plaza's doorstep. The £55.7bn HS2 project will see services go to Liverpool on new lines and on mainline services. The city is strongly connected to global markets, with many multinationals including Barclays Wealth, Jaguar Land Rover, Maersk, Novartis and Sony. Liverpool's £2bn wealth management sector is the largest of its kind outside London.

INTERNATIONALLY CONNECTED

Strand Plaza is less than 40 minutes from two international airports and benefits from being in a region with the best international air connectivity outside London.

Liverpool is located under 10 miles from Liverpool John Lennon Airport. Liverpool John Lennon Airport handles over 60,000 flights every year to 51 predominantly European cities with non-stop flights. In addition, the Strand Plaza is located just 40 minutes away from Manchester Airport, the North of England's busiest airport. Manchester Airport flies over 26 million passengers every year to the world's top destinations.

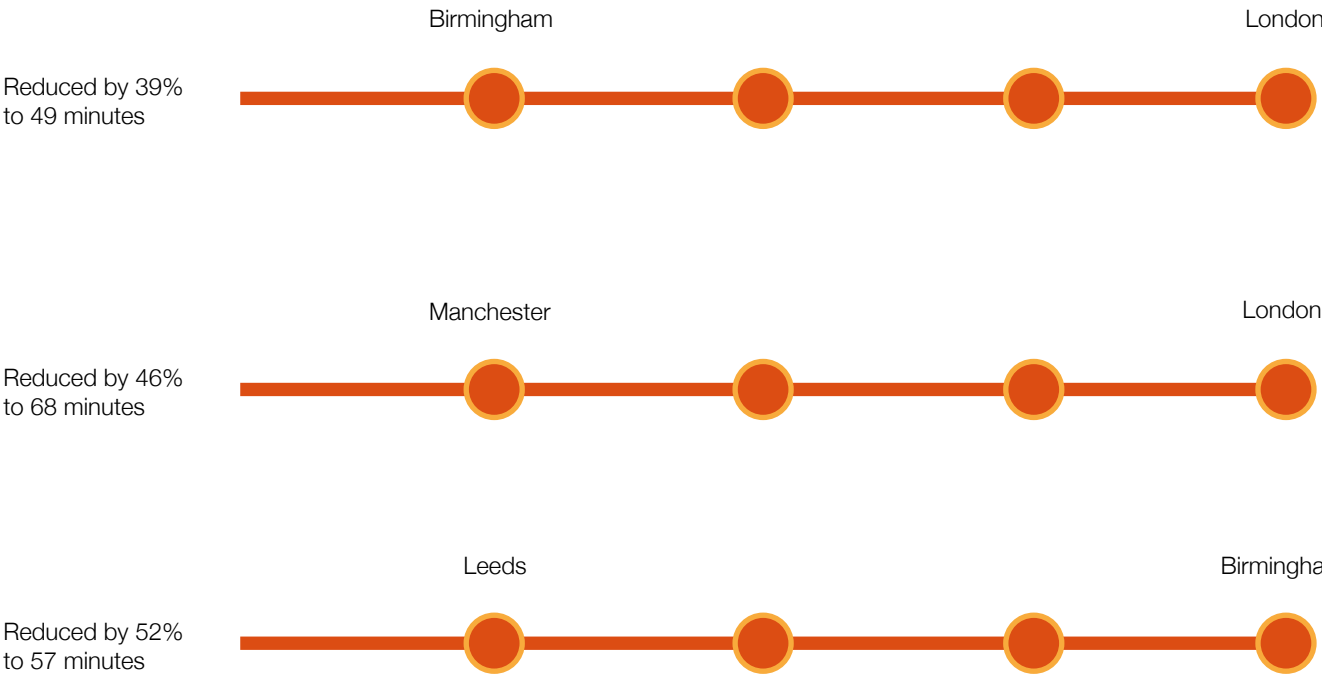
- Beijing - China - 12 hours
- New York - USA - 8 hours
- Paris - France - 1 hour 30 mins
- Munich - Germany - 2 hours
- Las Vegas - USA - 11 hours
- Dubai - UAE - 7 hours 50 mins
- Dublin - Ireland - 1 hour
- Rome - Italy - 2 hours 45 mins
- Orlando - USA - 9 hours
- Alicante - Spain - 2 hours
- Venice - Italy - 2 hours 15 mins
- Tenerife - Spain - 4 hours 30 mins



Connected To The UK

Include investment into the city from the Northern Powerhouse initiative and it's an attractive time to invest into a market which will see the Liverpool skyline change dramatically over the coming years, creating huge capital growth opportunities for Investors.

On your doorstep are the restaurants, bars and nightlife of Bold Street, Seal Street and Concert Square home to acclaimed eateries such as Miyagi, Neon Jamon, Maray and Leaf Café.





Strong Capital Security

Strand Plaza is situated in one of the most desirable locations in Liverpool.

The building benefits from being in the heart of the city but is not surrounded by dark side-streets and unsightly buildings. It boasts a stunning view without the disadvantages of a remote location. The development borders the commercial district of the city which is a prime placement for the city's professionals targets demographic. The area is home to the region's largest financial and professional services institutions along with a vibrant digital and creative business community.

Residents can enjoy the best the city has to offer whilst being minutes away from their place of work representing the best of both worlds. The district is well supplied from a public transport perspective with regular bus services, excellent underground and overground rail services and a

taxi rank literally yards away from Strand Plaza on the corner of James Street.

Strand Plaza sits in the heart of Liverpool and offers convenient access to the city's local amenities, entertainment and transport links. Strand Plaza and its neighbours are well-rooted into Liverpool's waterfront and skyline and are unlikely to be obstructed by new developments in the future. This will preserve Strand Plaza's value making it a great place to live now and will be a great asset to have in the future.

Liverpool welcomes a new luxurious residential development to the heart of city centre. Strand Plaza combines 121 elegant properties, comprised of studios, 1 bed and 2 two bed apartments. Every architectural detail has been carefully considered and has been designed using the highest-quality materials in their most simplistic form. Strand Plaza promises a cosmopolitan lifestyle in a prime city centre setting that will age and grow gracefully.



“Could these new apartments boast some of the best views in the city?” - The Liverpool Echo



Views of Mann Island



Views of The Three Graces

A Luxurious Life-Style Experience

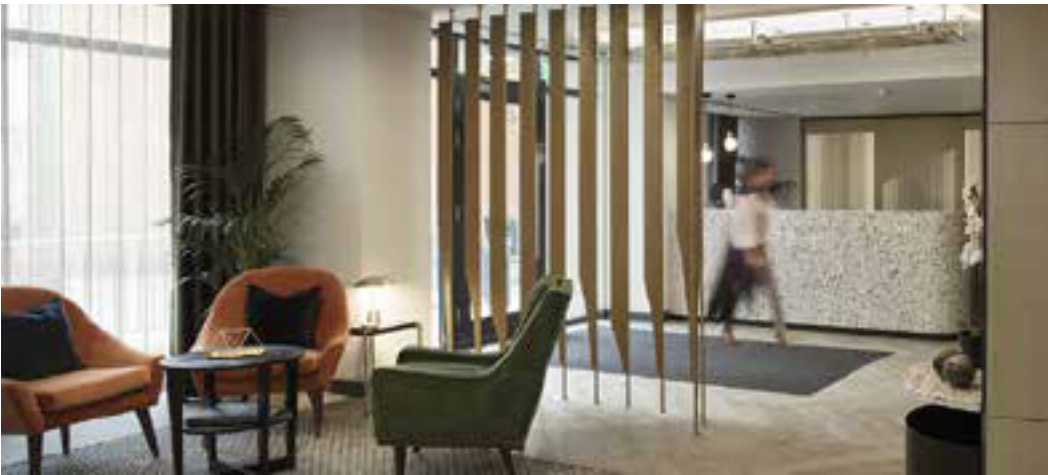
Hotel Style Concierge

A 5* hotel style service for the residential market, delivered by a dedicated Strand Plaza 24 hour concierge team. Enhanced services and chargeable services, will include, but not be limited to:

- Taxi account
- Dry cleaning service
- Theatre booking
- Restaurant booking
- Car hire
- Key holding
- Parcel holding
- Community events

High-End as Standard

Strand Plaza will offer highend, exceptional quality residential property with the target demographic of young professionals and city centre workers. This is a discerning market that expects the best.



Designed With You In Mind

“Strand plaza provides luxury, waterfront, residential units with a timeless aesthetic which offers high-end comfort. Influenced by Chicago glamour, the plush, contemporary finishes evoke a feeling of warmth and provide texture and style.”



Lavish Living

The plan personifies modern, open plan living, spacious and concealed storage and a considered design all work to maximise the available footprint.



Magnificent Kitchens

The handleless kitchen has minimal marble effect worktop and is characterised by its clean lines and ideal for modern living.



Beautiful Bathrooms

A minimalist bathroom with matte feature items and brassware, large glazing floods the space with light.



Magnificent Master suite

Muted greys mixed with rich greens create a calming, yet sophisticated master suite.



Glamorous Guest rooms

Clean, minimalist space with a luxurious modernism that runs throughout apartments.



Specifications

External Finished

- Foil faced UPVC windows finished in dark grey and finished in white internally
- Double-glazed windows
- Fibre cement cladding panels

Communal areas

- 24 hour concierge service
- Postal boxes
- Bike storage area
- Gym
- Bin store

Bathroom and en-suite

- White porcelain effect carrera tiling from floor-to-ceiling
- Towel rail
- Toilet roll holder
- Soap dish
- Robe hooks
- Large mirror
- Fixed cabinet
- Concealed W/C
- Spot light located centrally above mirror

Kitchen

- Appliances to include:
- Electric Cooker & Hob
- Extract hood
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Washer/Dryer
- The splash-back installed will match the kitchen worktop material
- Feature Wallpaper

Bedroom

- Carpet flooring manufactured by H&V Carpets
- Feature Wallpaper

Interior finishes

- Aluminium door threshold strips
- 9mm Laminate flooring

Electric

- White sockets
- WiFi – Provided by exclusive supplier to the building. (Residents are billed £30 per month (est.) for high-speed, 100Mb fibre).

Heating and hot water

- Electric Panel Heater
- Low Pressure Hot Water System

Dining area

- 9 mm Laminate flooring

Security and Peace of Mind

- A specialist sprayed fire protection system
- Smoke detectors



An Iconic Water Front Building

“We are excited to commence works this exciting development in the premier location in the city. We are now ideally placed to undertake the main construction works and the challenges associated to deliver what will become an iconic waterfront residential building.”

Barry Donoghue
Director, Impel
Construction



An aerial photograph of Liverpool, UK, featuring the Royal Liver Building with its iconic clock tower and four statues. The city skyline is visible in the background, including the Cavern Club and the Cavern Tower. The foreground shows a large, open, paved area, likely a public square or park. The sky is blue with scattered white clouds.

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