

# Aire Lofts

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One- and two-bedroom apartments

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Southwest-facing windows ensure an abundance of natural light

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Spectacular view of Leeds and the River Aire

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Integrated appliances



# Our Concept

**Bold and innovative: we don't just talk about being sustainable – we live it.**

Citu's flagship tenet is simple – we exist to tackle climate change. From the ground up, everything we do is part of that mission. As placemakers, if a project isn't sustainable, it's not worth doing, and our overarching approach to the development of better places to live, work and play is fuelled by a focus on the future. Buildings energy and transport account for 62% of the UK's emissions, so we create sustainable places in the centre of cities to help combat this simultaneously.

Since 2004, we've been helping people live more sustainably. Our expertise lies in combining great design, innovation and cutting-edge technology to create modern, aesthetically beautiful homes that make it easy for you to reduce your carbon footprint and help accelerate the transition to zero-carbon cities.

We're leading the charge – winning more than sixty awards along the way – challenging conventions and creating amazing places where people and nature can live, grow and thrive. And you're invited to join us.



# Slick Urban Apartments

Light-filled, contemporary spaces with industrial edge.

Aire Lofts are the last word on apartment living. Masterfully designed, this stunning collection has been developed to create spaces that are truly unique and thoroughly modern.

Bringing your home to life, we've carefully considered every element – from natural light and focal views to materials and the flow between spaces – to give you an apartment that is simultaneously bold, beautiful and wonderfully liveable.

Industrial aesthetics come by way of the Aire Lofts' concrete floors and exposed steel ceilings. It's an artfully dramatic scene that's as impactful as it is functional. Pared back – without sacrificing anything along the way – we've pushed boundaries and swerved norms to offer an authentic, modern living space that sits outside traditional parameters.

Bright and airy, the dual-aspect, open-plan design capitalises on space and plentiful natural light to create a multi-functional home with framed views. Super-efficient integrated appliances, handsome flooring and corian worktops all work together seamlessly, to create a delightfully welcoming, yet functional apartment that you can relax in.



# Driven by design

## Large open-plan spaces

We've removed barriers to maximise on space, creating terrifically airy rooms with fantastic, immersive views.

## Exacting attention to detail

Exposed services, brightly lit rooms and a nuanced attention to detail results in impressive spaces that are beautifully simple yet impressive.

## Bringing the outside in

### Juliet balconies

Aire Lofts all come with southwest-facing Juliet balconies. Fling the doors wide open and draw the outside in while enjoying expansive scenic views.

### In alignment

All living spaces in Aire Lofts face southwest, ensuring your home is awash with abundant natural light. The thoughtful design sees your front door opens straight on to an amazing space aligned with southwest-facing windows.





Type H

# Aire Loft: Type H

## Happy Walk – Climate Innovation District, Leeds

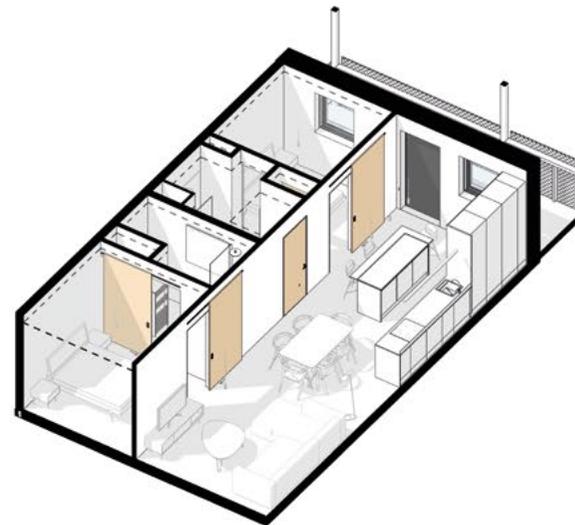
This two-bedroom apartment cleverly maximises space to create a wonderfully spacious kitchen, living and dining space and two en-suite double bedrooms.

Available from £250,000

| SQ FT | SQ MT | FLOORS | BEDROOMS | BATHROOMS |
|-------|-------|--------|----------|-----------|
| 678   | 63    | 1      | 2        | 2         |

### OPTIONAL

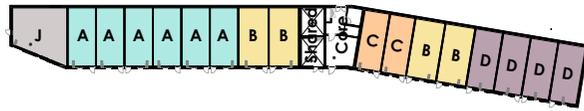
Car parking space – subject to availability



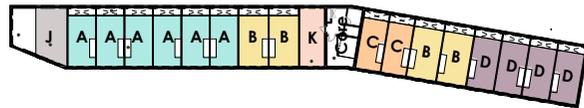
### LAYOUT

|                                |                |          |                |
|--------------------------------|----------------|----------|----------------|
| Living Area/<br>Kitchen/Dining | 3370 × 9968 mm | Bathroom | 2800 × 2200 mm |
| Bedroom One                    | 2800 × 2724 mm | En suite | 2800 × 1700 mm |
| Bedroom Two                    | 2800 × 2984 mm |          |                |

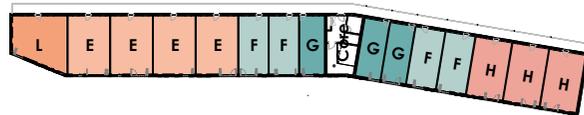
# Apartment Type Plan View



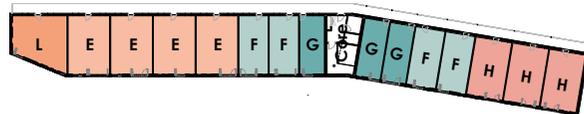
Ground - DUPLEX APARTMENTS



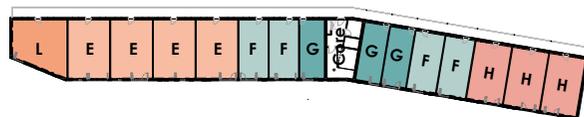
First - DUPLEX APARTMENTS



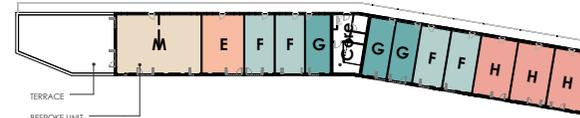
Second



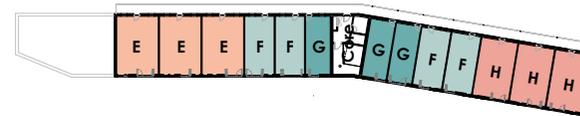
Third



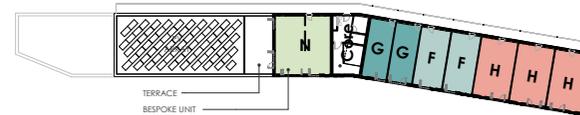
Fourth



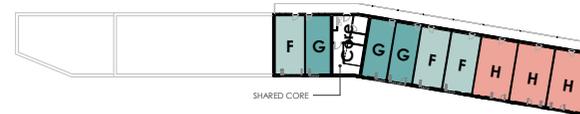
Fifth



Sixth



Seventh



Eighth



Ninth

# Aire Lofts

## Specification & options

|                   |   | Included | Optional Extra                               |            |   | Included   | Optional Extra |
|-------------------|---|----------|--|------------|---|--|----------------|
| Home              | Painted white throughout                              | •        |  | Kitchen    | Corian worktops white   | •  |                |
|                   | Smart technology installed                            | •        |  |            | Unit doors matte finish in white                                  | •  |                |
| Bathrooms         | Ceramic tiles matte white                             | •        |  | Appliances | Mixer tap brushed nickel finish                                   | •  |                |
|                   | Fitted mirrors with plywood reveal                    | •        |  |            | Stainless steel sink  | •  |                |
|                   | Ceramic basin white                                   | •        |  |            | Induction hob   | •  |                |
|                   | Wall-mounted ceramic WC                               | •        |  |            | Fan assisted oven   | •  |                |
|                   | Bath white  | •        |  |            | Kitchen island  | •  |                |
|                   | Contemporary shower controls                          | •        |  |            | Dishwasher  | •  |                |
|                   | Bath screen with easy clean coating                   | •        |  |            | Fridge freezer  | •  |                |
|                   | Toughened glass shower screen with easy clean coating | •        |  |            | Concrete screed finish<br>all apartments/duplex ground floor only | •  |                |
|                   | Contemporary mixer tap black                          | •        |  |            | Flooring  | 50/50 diamond bay wool blend<br>textured carpet, in duplex bedrooms only | •              |
| Heated towel rail | •   |          | Multi-ply oak flooring<br>duplex stairs only | •          |   |  |                |
| Electrical        | Electrical Socket metal clad                          | •        |  |            |   |  |                |
|                   | White wall lights                                     | •        |  |            |   |  |                |

Specifications and option choices are dependant on the time between reservation and completion. Where a reservation is made close to completion of a plot then it is not possible to make specification and option choices.

Any specification and option choices that are made need to be guaranteed with an exchange of contracts or a non-refundable deposit. Please speak to your sales specialist for more information.

# Specifications

## General

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Dual aspect

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All apartments built to the highest standards of energy efficiency, meaning low heating requirements

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Southwest-facing living, kitchen and dining areas

## Heating and controls

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MVHR system provides constant stream of fresh air while automatically recycling heat when the outside temperature is low, reducing heating requirements

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Electric panel radiators

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Hot water cylinder

## Design Features

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Triple-glazed windows

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Exposed polished concrete flooring throughout

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Exposed services and exposed steel ceilings

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Southwest-facing Juliet balconies (in non-duplex units)

## Parking

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A car parking space can be purchased with the property at an additional cost. Subject to availability

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Cycle parking is available in the undercroft

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Additional storage units of varying sizes in the undercroft are available to purchase at an additional cost. Subject to availability

## Common areas

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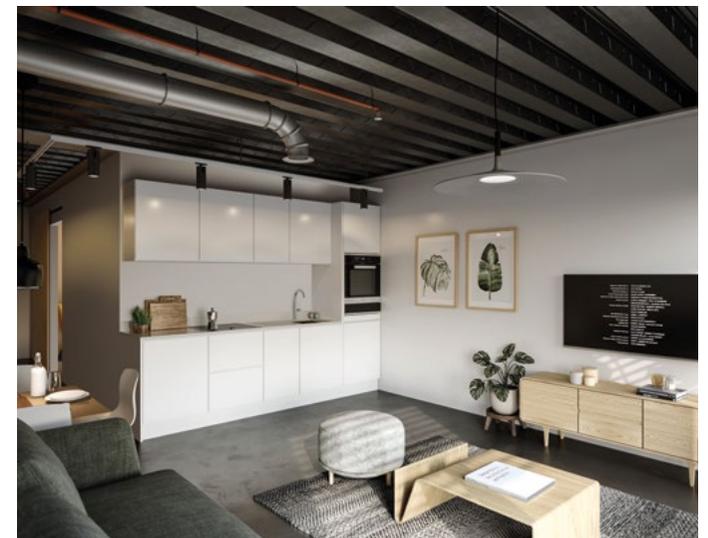
Shared feature entrance lobby and stairs to all levels

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External access walkways

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Lifts to all levels



# Buying with Citu

We're here for you when you're ready to take the next step toward your dream home.

## Finding the right mortgage

Reserving your perfect property is a breeze. Simply use your My Citu account to select the home you wish to reserve and begin your journey to a more sustainable life.

While we're experts in cutting-edge sustainable technology, not every lender is up to speed just yet. As such, we've partnered with the Mortgage Advice Bureau, Bingley, to give you free, independent mortgage advice.

They'll be able to find the perfect mortgage for you, from the right lender, at a time that suits you.

**Call the Mortgage Advice Bureau, Bingley on 01274 568 832 to arrange your free consultation.**

## Citu 52

Join the Citu 52 community today and secure your place in one of our award-winning, low-carbon developments. Citu 52 gives you access to properties not yet released to the general public. This means you'll get the opportunity to reserve your dream home before anyone else does.

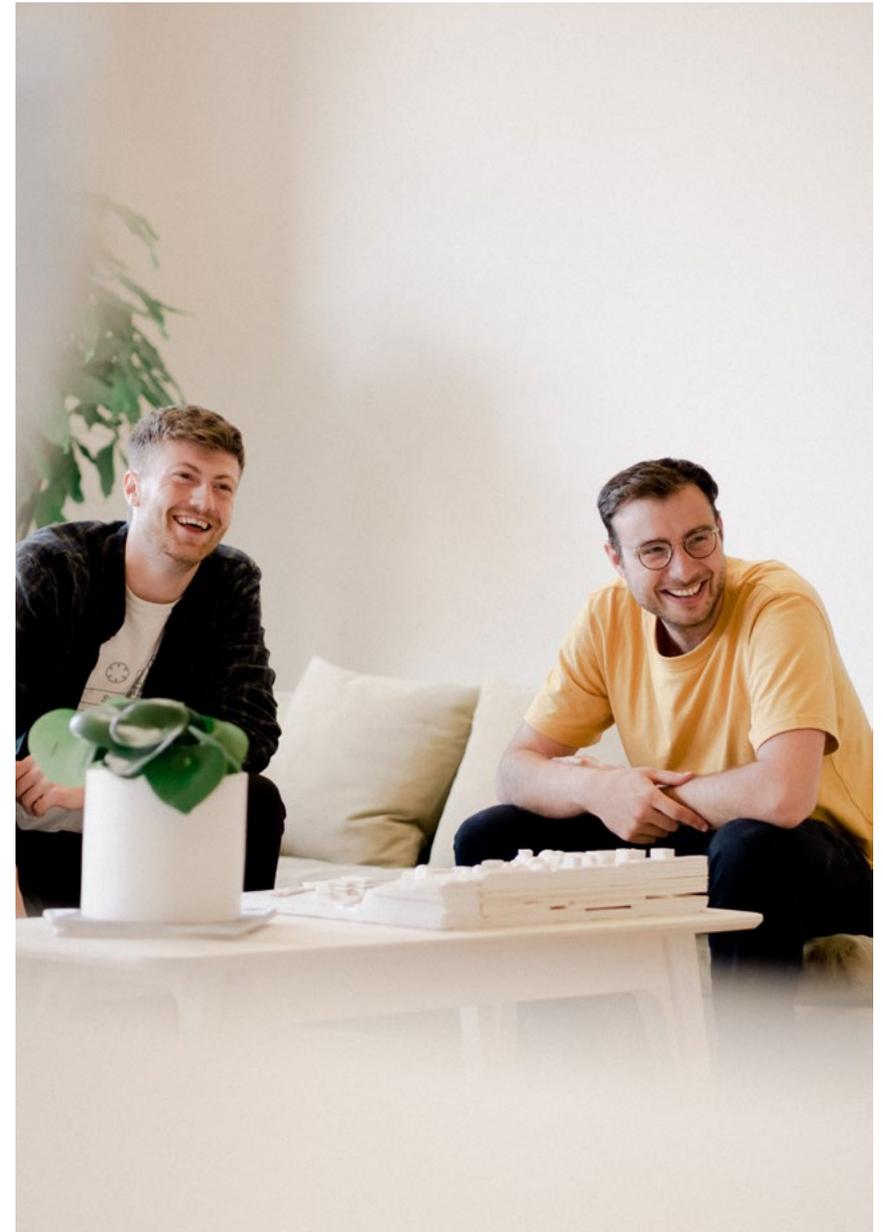
There is a membership deposit of £1,500 to join Citu 52. This sum is then deducted from your house deposit, if you choose to buy a Citu Home. It is also fully refundable should you decide to buy elsewhere... but we'd really hate to see you go.



# Get in touch

For more information or to book a viewing please get in touch with the Citu Sales Team:

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- ✉ sales@citu.co.uk
- 🖱 citu.co.uk
- 📷 @cituuk



As seen in:

