



BOULEVARD

BIRMINGHAM



Boulevard offers a bespoke collection 145 apartments in a prime Birmingham city centre location.

Boulevard is strategically positioned for easy access in transportation, a lively scene in the arts and in retail leisure. Located within the rich multicultural city; Birmingham. The exclusive new neighbourhood is quickly gaining traction in the thriving regional hub.

145 UNITS

1 BEDROOM

From £260,000

2 BEDROOM

From £321,000



KEY FACTS

Developer:	Investin Plc
Address:	Bristol Street, Birmingham, B5
Estimated Completion:	Q3 2025
Total Development:	145 units
Expected Yield:	Circa 5%
Lease Length:	999 years
Warranty:	10 Years Build Warranty
Service Charges:	Service charge Circa £2.99psf
Parking:	£20,000 subject to availability



DEVELOPMENT VIEW



LOCATED IN THE HEART OF BIRMINGHAM

Set to become the new British property hotspot, Birmingham is a beguiling mix of history infused with future-forward infrastructure development.

City centre transformation has created new office districts, retail schemes and hotels. These include Brindleyplace, the redevelopment of the Bullring and The Mailbox, as well as the recently completed Grand Central Shopping Centre adjoining New Street Station.

The arrival of the High Speed Rail in 2029 will benefit the city, cutting travel time to London to a mere 49 minutes.

Its growing popularity with tourists - currently at 45.5 million visitors per year - and its reputation as a world-class centre for higher education translates into the city attracting a significant number of international students, graduates and young professionals.

Boulevard is situated in one of Birmingham's most vibrant and diverse scenes: the Southside District. Birmingham's beating cultural heart, embracing Chinatown, theatreland and the LGBT Quarter it's an area as inviting and individual as its residents. Superbly located for apartment living the area is currently being transformed into the new 'front door' of Birmingham's City Centre by the £8.7m Enterprise Zone Investment Plan (EZIP). The vision for Boulevard is to create a place for people at the epicentre of this vibrant melting pot.



In touch
with it all.

With bus services to the city centre, cycleways and pedestrian routes, Boulevard puts everything Birmingham has to offer within easy reach.


BOULEVARD

ACCOMPANIED WITH MODERN LUXURY



LIVING ROOM



BEDROOM



A CITY TRANSFORMING

HS2 (High-Speed 2)

- Cited as a key driver for strong property market forecasts
- The UK's £66bn bullet train, providing carbon-neutral journeys between London and Birmingham
- Cutting the journey time to just 49 minutes, HS2 will be the fastest train in Europe
- Will make Birmingham a commuter hotspot overnight for millions of high earning Londoners
- A predicted £10bn economic boost to the West Midlands over 10 years
- The creation of 31,000 jobs estimated

Source: Arcadis

The Big City Plan

A 20-year city centre masterplan which will bring **£2.1 billion** to the local economy each year

- **1.5 million square metres** of new floorspace
- Creating over **50,000 new jobs**
- Providing **65,000 square metres** of new and improved public spaces

Source: Big City Plan, Birmingham City Council



WHY INVEST IN BIRMINGHAM



24%

Annual rental growth in the build-to-rent sector is set to rise by **24%** between **2024-28**.

720,000

The UK housing shortfall is predicted to rise to **720,000** by **2028**. This supply-and-demand imbalance drives both the strong rental market and capital appreciation.



17.6%

UK property prices are set to rise by **17.6%** between **2024-28**.

19.9%

House prices in Birmingham are set to rise by **19.9%** between **2024-28**.



SPECIFICATIONS

AMENITIES

GYMNASIUM | CINEMA ROOM | PRIVATE DINING FACILITIES
LOUNGE AREA ACCESS | CO-WORKING SPACE | RESIDENTS LOUNGES
ROOFTOP GARDEN | SECURE CAR PARKING | CONCIERGE SERVICES



GENERAL

- Electric vehicle charging points
 - Heating via electric panels
- White fire resistant internal doors
 - Brushed steel furniture
 - Double glazing throughout
 - Entry phone security system
 - Satin chrome LED downlighting
- White matt finished walls and ceiling
- MVHR extractors to bathroom and kitchen
- Smoke alarm and heat alarm detectors
 - Sprinklers

KITCHEN

- Wood laminate flooring
- High quality kitchens with soft close finishes
 - Laminated worktops
 - Built-in single oven
- Zanussi ceramic hob with stainless steel splashback
 - Integrated 70/30 fridge freezer
- Integrated dishwasher & Zanussi washer dryer
- 1 ½ sink and drainer with swan neck mixer tap
 - Under cupboard LED lighting
- Stainless steel electrical switches and sockets
 - Zanussi cooker hood

BATHROOM

- Vitra sanitaryware
- Fixed overhead rain shower head & handset
 - Thermostatic shower
- Vitra shower system ensuite fitted with stone shower tray
 - Ceramic wall tiling
 - Heated chrome towel rail
 - Wall mounted mirror
- Polished chrome toilet roll holder

BEDROOM

- Fitted carpet
- Fully fitted storage wardrobes with grey mirrored sliding doors
 - Graphite woodwork
- Shelving and chrome rails (subject to apartment type)

RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

20% on Exchange of contracts minus the reservation fee paid (exchange within 28 days of reservation) and balance on Completion 80%).

Redstone

LETTINGS AND MANAGEMENT

Redstone Property Portfolio Management Register for Letting and Management on reservation to benefit from preferential rates.

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