



CITY LOFTS
CRWYS ROAD



MAKE A
STATEMENT...



complete li

City Lofts is a new and exciting development in the heart of Cardiff. It will be South Wales' first purpose built lofted apartment scheme. Located within ten minutes walk of the City Centre and close to the bars and shops of Albany Road, Cardiff University and the University Hospital of Wales.

Its contemporary architectural design will be a landmark of the area. The apartments will be individually tailored to include:

- underfloor heating
- video entry phone system
- designer bathroom fittings
- laminate flooring throughout
- fully fitted kitchen including washer/dryer, dishwasher

All the apartments will have access to a lift to underground car parking and gymnasium.



Kitchens and Bathrooms

Every loft has a contemporary kitchen installed by local craftsmen, individually designed for modern living. Fully fitted with washer /dryer, dishwasher, hob, oven, extractor fan and fridge/freezer.

These modern bathrooms are fully tiled with large mirrors, hidden plumbing, quality suspended wc and panel bath, designer chrome fittings and laminate flooring.

0845 6030 888

Living...



Loft Living

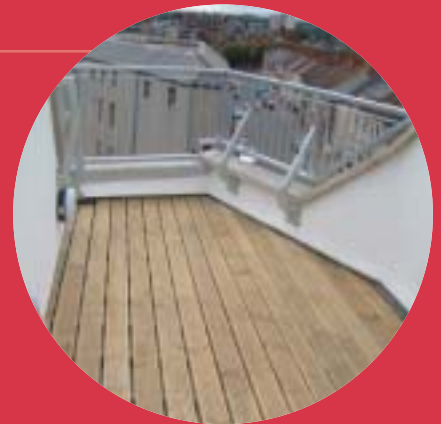
Loft living is a growing trend which allows people the flexibility to live as they wish. It also means there is no wasted space with corridors or partitions. Loft-co specialises in these developments. The design allows for sleeping, living and cooking areas to form naturally within the unit. You'll be the envy of your friends with this great area in which to entertain, live and work.

There are balconies to each apartment which give an outdoor private space with incredible views over Cardiff.

the place to live...

Penthouses

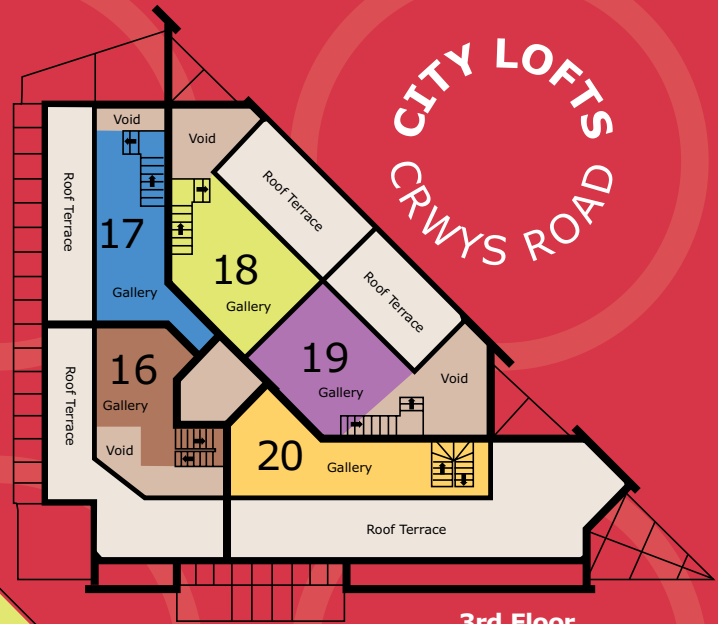
These large duplex penthouses will be arranged on the third and fourth floors, with a gallery area opening onto a large roof terrace with panoramic views of Cardiff.



www.loft-co.com

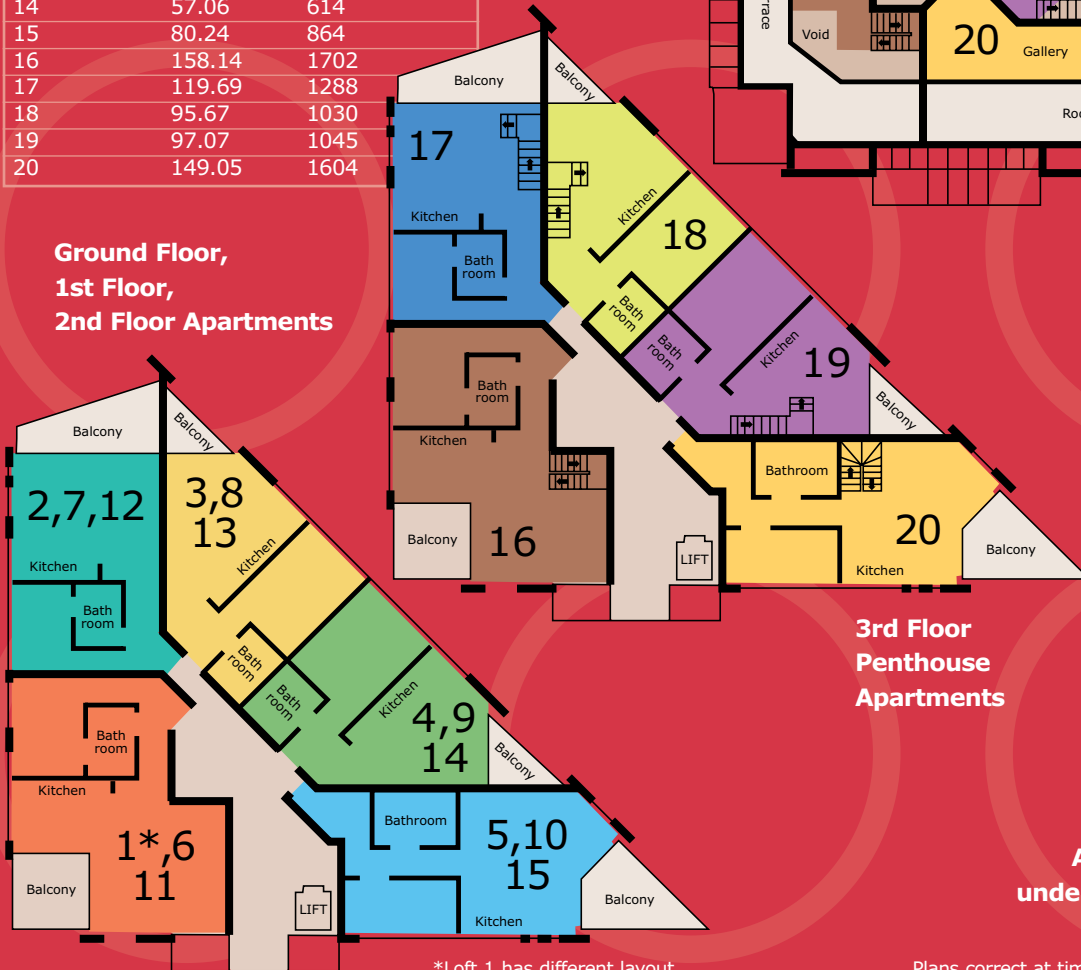
Loft No.	Total internal and Balcony	
	m ²	Sq ft
1	78.47	845
2	75.90	817
3	55.40	596
4	57.06	614
5	80.24	864
6	89.87	967
7	75.90	817
8	55.40	596
9	57.06	614
10	80.24	864
11	89.87	967
12	75.90	817
13	55.40	596
14	57.06	614
15	80.24	864
16	158.14	1702
17	119.69	1288
18	95.67	1030
19	97.07	1045
20	149.05	1604

CITY LOFTS
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**3rd Floor
Penthouse
Mezzanines**

**Ground Floor,
1st Floor,
2nd Floor Apartments**

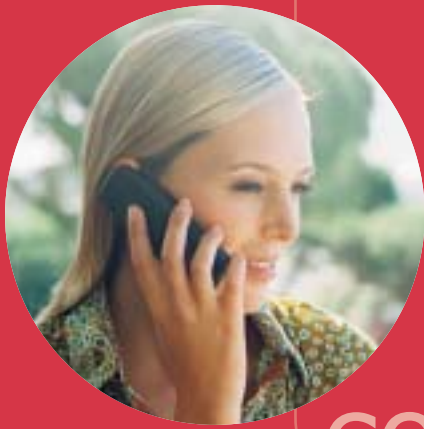


**3rd Floor
Penthouse
Apartments**

**All apartments have an
underground parking space**

*Loft 1 has different layout

Plans correct at time of printing. Subject to change



Tenure

The properties are to be sold on 125 year leases with an initial ground rent of £50, rising £25 every 25 years. There will be a service charge to cover window cleaning, cleaning of common parts, general repair and maintenance, sinking fund and insurance.

contemporary...

Prices

Prices are on application or on the web site www.loft-co.com

Special Features

- Security **video entry** phone system
- **Underground** car parking
- Fully **fitted kitchens** including washer/dryer, fridge/freezer
- **Designer** bathroom fittings
- **Laminate** flooring throughout
- **Balconies** to all lofts
- Roof terraces to **penthouses**
- **Underfloor** heating
- Satellite for all communication and **entertainment** requirements
- CAT 5 wiring for **integral sound system** and computer networking
- **Panoramic views** over Cardiff
- Close to Cardiff City Centre and **local amenities**



www.loft-co.com



CITY LOFTS CRWYS ROAD

Close to...

- Cardiff City Centre
- Cardiff University
- University Hospital of Wales

Contact:

www.loft-co.com

T: 0845 6030 888

- Ten minutes walk for Cardiff City Centre
- Cardiff main bus and train station close by
- Tesco within a few hundred yards
- Good local restaurants and bars
- Easy access North to the A48 and motorway network

complete living...