



Aire Lofts

In the Climate Innovation District _____ Leeds

CITU

Putting you at the heart of sustainable living

Built to tackle the greatest challenge of our lifetime

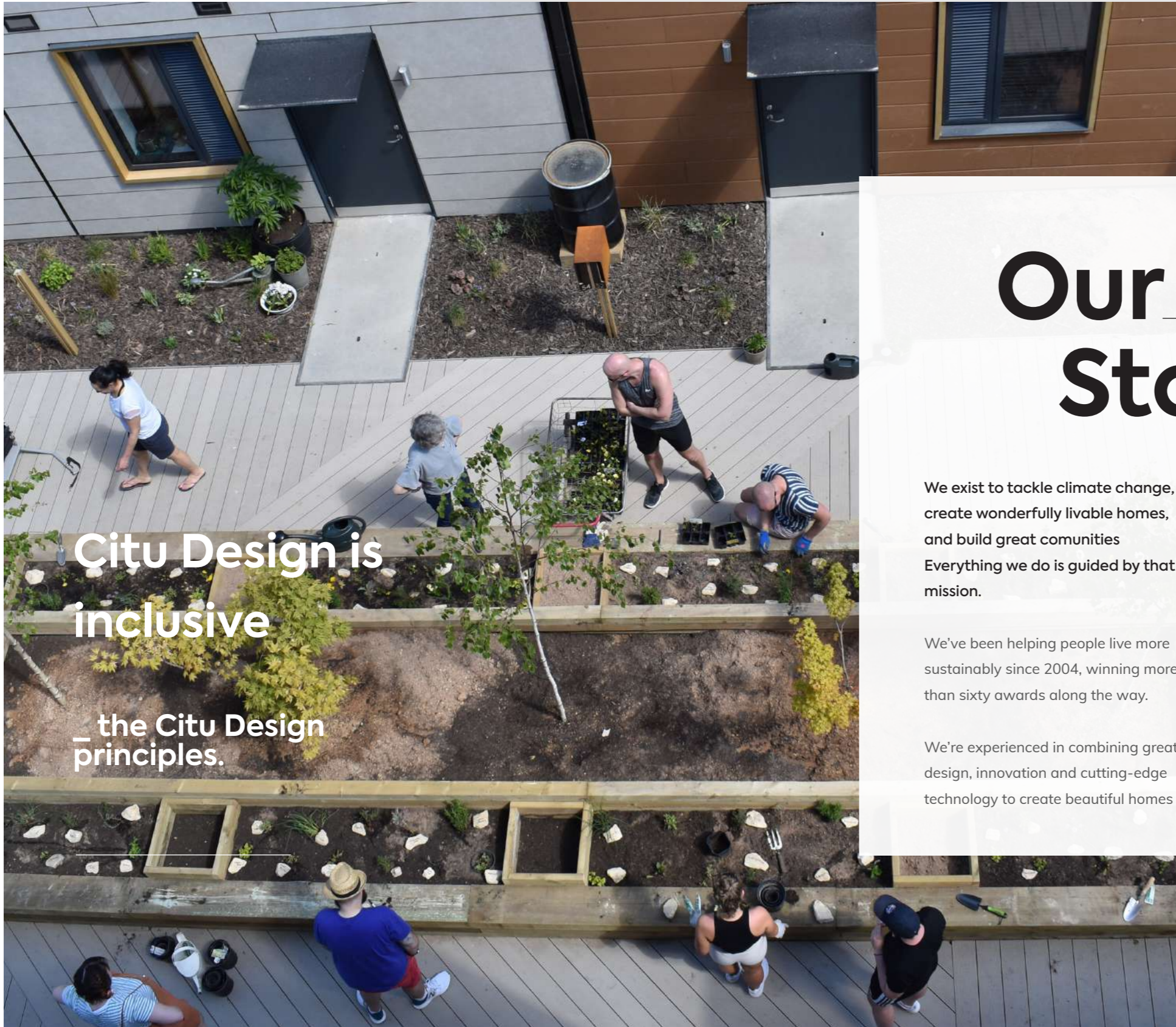
Contents.

3	Our Story Climate Change
4	Our Vision Why we're different
5	Better Living Community Sustainability Placemaking Location
6	Award Winning Forward Thinking The Citu Bridge The Citu School
7	Placemaking Aire Lofts Happy Walk
8	Aire Lofts Design-led Well-being Focussed Smart Technology Unparalleled Efficiency
9	Duplex Apartments
11	Aire Lofts
14	Interiors
16	The Location
18	Leeds City Centre The Community Interest Company
19	Buying with Citu
20	Mortgages Citu 52 Help to Buy
21	Get in touch



Citu Design
is naturally
sustainable

_ the Citu Design principles.



Citu Design is
inclusive

the Citu Design
principles.

Our Story.

We exist to tackle climate change,
create wonderfully livable homes,
and build great communities
Everything we do is guided by that
mission.

We've been helping people live more
sustainably since 2004, winning more
than sixty awards along the way.

We're experienced in combining great
design, innovation and cutting-edge
technology to create beautiful homes

that are wonderful to live in and
make it easy to reduce your carbon
footprint

We're leading the way, and creating
amazing places where people and
nature can live, grow and thrive.

You can join them, and together we
can solve the greatest challenge
humanity has ever faced.

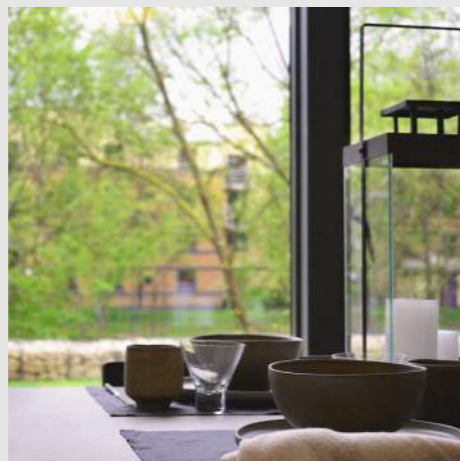
Our Vision.

If we're going to stop climate change we're going to have to radically change the way we live in our cities. The Climate Innovation District makes this change, drawing on Scandinavian and European designs, to create a more sustainable place to live.

Aire Lofts in the Climate Innovation District will demonstrate that there

is a different and better way of living in our cities. A city shouldn't be a place you just come to work. It should be where you want to make your home.

These unique apartments will show a better way of living in cities is possible.



We think differently.

We live sustainability

It's a hot topic, but not everyone takes it seriously. We believe if a project isn't sustainable, then it's not worth doing.

We're design-led

We've designed these apartments around natural light, stunning views and fantastic open-plan spaces to give you beautiful and live-able spaces.

We create communities

We design places around open, shared spaces designed to bring everyone together and create a vibrant community.

We use cutting edge tech

This allows us to build smart, sustainable homes that make it easy for you to radically reduce your carbon footprint, and love your home too.

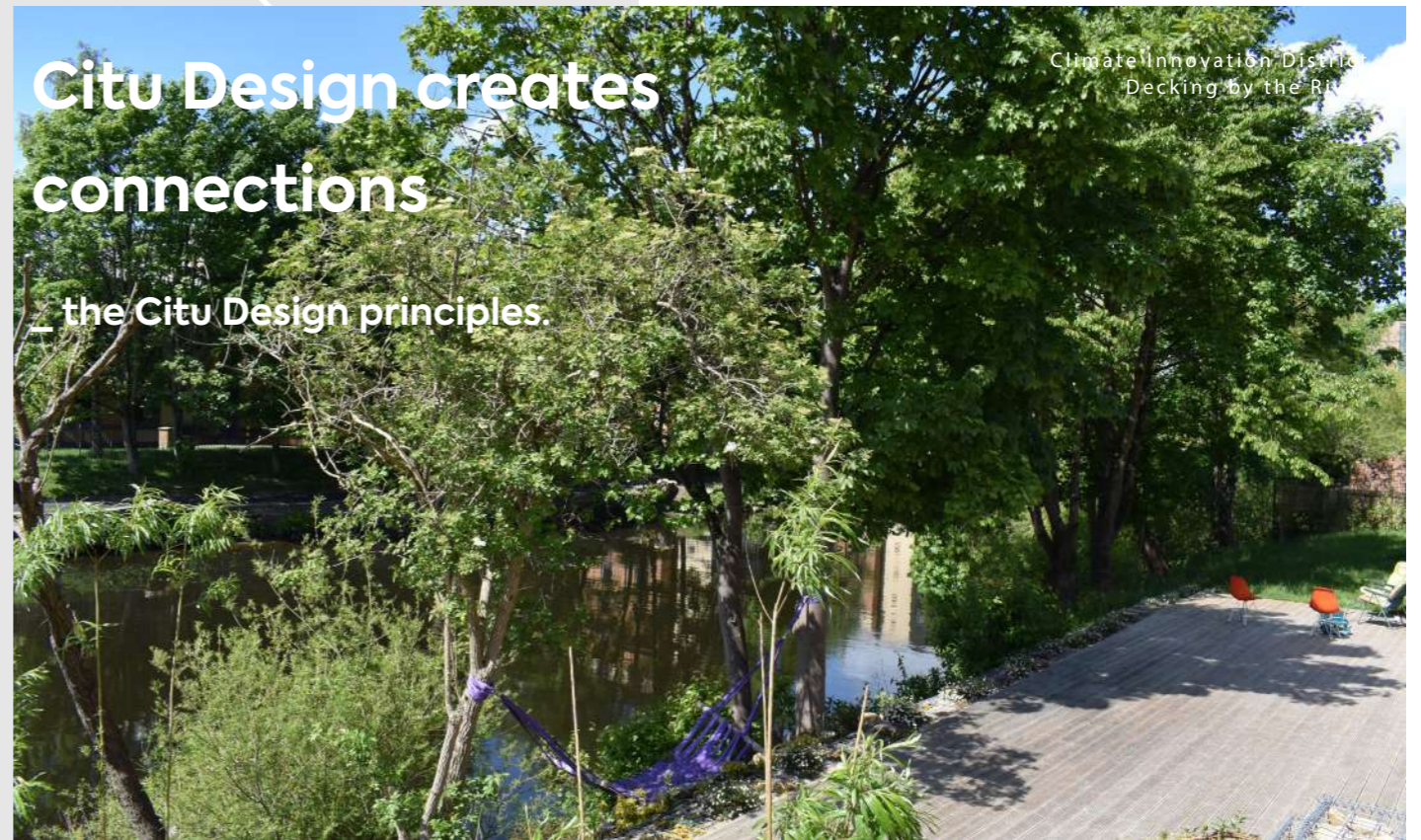
We support nature

Otters and kingfishers call the Climate Innovation District home. We're creating a diverse place that connects you to your surroundings.

Book a viewing today to experience the Climate Innovation District, and a new way of living.

Citu Design creates connections

the Citu Design principles.



Climate Innovation District
Decking by the River

Citu Design is beautifully timeless

_ the Citu Design principles.

Better Living.

We believe in doing things differently. We've created apartments designed around light, open-spaces and great views. Great design means your new apartment will be a fantastic place for living and will effortlessly reduce your carbon footprint.

A true community

A wonderful communal access space and communal landscaped gardens provide spaces to relax, recharge and connect with your neighbours, because it's people that build a strong community.

We want our community to thrive, so to ensure we create a neighbourhood where everyone has a stake in their place we've set up a Community Interest Company, allowing the people that live here take ownership of their own home.

Sustainable Living

The Climate Innovation District's car-free landscape means cars are hidden in the

under-croft car park. Instead of rows of parked cars, your home will look out onto a beautiful, green, peaceful landscape. It will also facilitate our electric car club, so if you ever need a car you'll be able to rent one from your doorstep.

Connected to the River

Thanks to the District's pedestrian bridge, you're just a 15-minute stroll along the river from Leeds City Centre. Residents can avoid the traffic completely, commuting instead by bike or on foot. You could swap your mornings stuck in traffic for a relaxing riverside stroll.

The location and design of the development encourages walking and biking into the centre, with free cycle storage widely available on-site. Our car park is also electric charging enabled, making it easy to switch to zero-carbon transport.

The Climate
Innovation
District, Leeds

An Award Winning Place

Winning The Housing Design Award for Placemaking was a huge honour for us – we were the only development project outside of London to win this award. Winning best Sustainable Development at the Sunday Times British Home Awards was also wonderful. As was winning Best Innovation Project in the Yorkshire Property Awards. In total we've won over 60 awards, so you know you're in the right place.

The Climate Innovation District has become an inspiring place to live, due to its design and use of technology at the cutting edge of sustainability. It enables its residents to create a strong, low-carbon community. Through a series of innovations, we have built a safe, sustainable and healthy place to live, which will in turn benefit the wider city of Leeds.

At the Housing Design Awards the judges called the district "The most fascinating entry in this year's awards", and it's easy to see why – apartments situated in a beautifully designed, car-free environment, with open spaces and communal gardens, creates a wonderful place to live.



A Forward Thinking Place to call home.



Riverside Living.

Flowing right next to the Climate Innovation District is the River Aire. Otters and kingfishers share the River with the water taxi that takes you from Leeds Dock to the train station. We've created a large expanse of open, green space, with its own yoga platform down by the river. This is a unique place, where an oasis of calm in the otherwise busy city centre can be enjoyed. Here you'll be able to sit, relax and watch the world go by.



Linking both banks of the Aire

The Citu Bridge is the perfect link between the two sides of the city, connecting our development seamlessly to the riverside path. You can walk to Leeds Dock in two minutes and be at the train station in six, if you're on your bike. It also carries the Leeds District Heat Network, which takes waste heat from the Recycling and Energy Recovery Facility, and sends it through pipes to homes and businesses throughout the city. Using heat from a by-product of processing waste, is far lower-carbon than typical gas heating systems.



New Primary School

The proposed new primary school in the Climate Innovation District would provide a local primary school for residents and locals alike. This will complement the nearby Ruth Gorse Academy, a secondary Academy with an 'Outstanding' Ofsted rating.

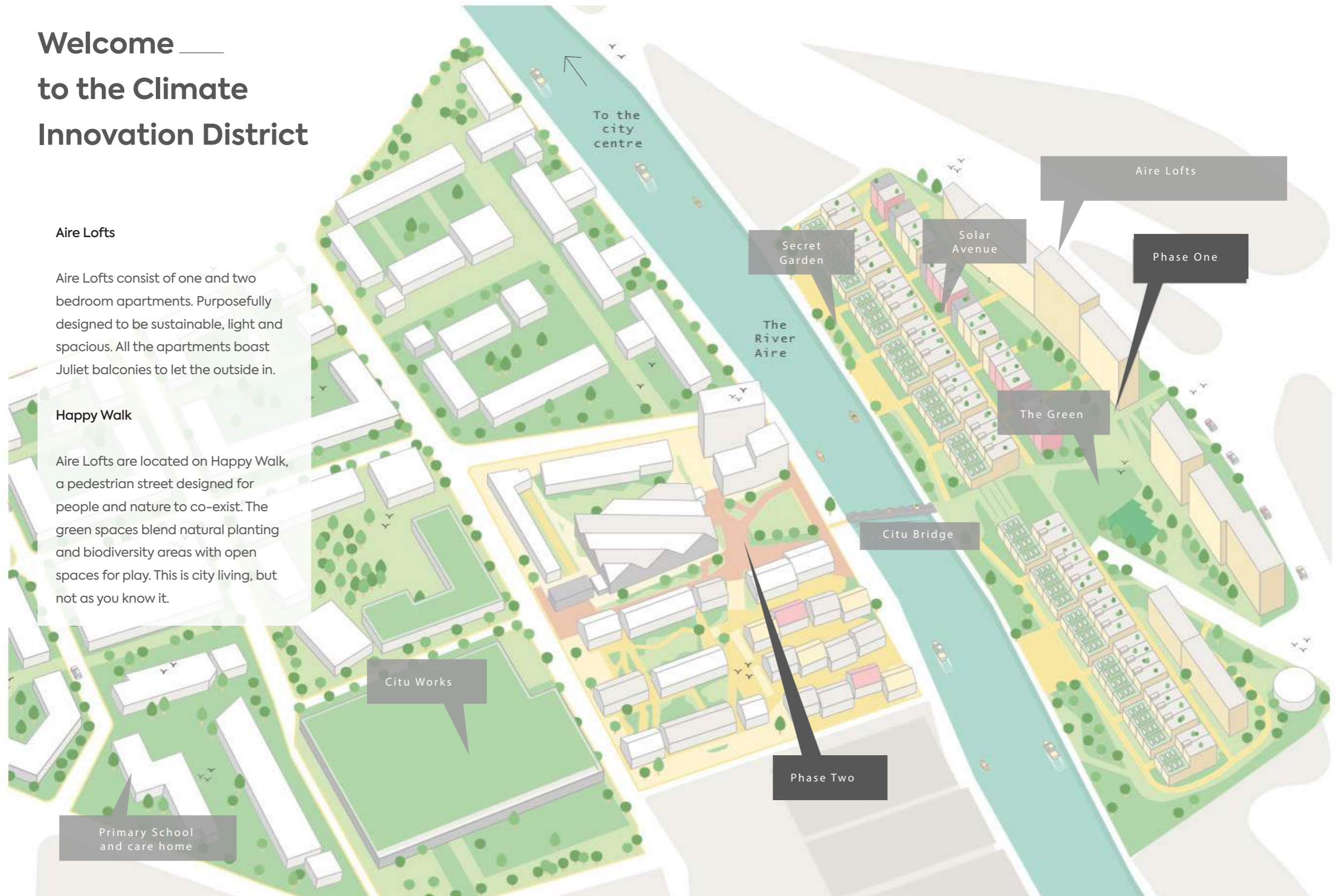
Welcome _____ to the Climate Innovation District

Aire Lofts

Aire Lofts consist of one and two bedroom apartments. Purposefully designed to be sustainable, light and spacious. All the apartments boast Juliet balconies to let the outside in.

Happy Walk

Aire Lofts are located on Happy Walk, a pedestrian street designed for people and nature to co-exist. The green spaces blend natural planting and biodiversity areas with open spaces for play. This is city living, but not as you know it.



This map shows our vision for the Climate Innovation District and the surrounding area.

Aire Lofts.

Design-led

Large open plan spaces

Our design maximises spaces by removing barriers, creating spacious, airy rooms with fantastic views.

An exacting attention to detail

Exposed services, brightly lit spaces and an exacting attention to detail creates impressive spaces that are beautifully simple.



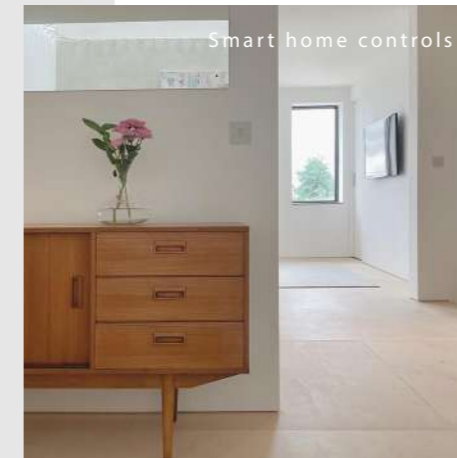
Well-being focussed

Health Benefits

The combination of air-tightness and a constant flow of fresh, filtered air from the MVHR system, means the air quality in a Citu Home is up to four times better than a conventional house.

Improving local air quality

This Home is so energy efficient that traditional central heating is redundant. Built without a gas boiler, the Citu home not only prevents the emission of CO2, it also helps tackle air pollution.



Unparalleled Efficiency

MVHR System

All Citu Homes use a Mechanical Ventilation Heat Recovery System. This transfers the heat generated by your home to incoming fresh air, maintaining a constant flow of fresh air, whilst keeping heat locked in. Over 90% of heat is transferred, so heating requirements are up to ten times lower than an average UK home.

Air-tightness

In a normal apartment, despite high standards of insulation, the majority of heat is lost. This is due to a lack of air-tightness. Aire Lofts are over ten times more air-tight than UK building regulations require, so they retain heat whilst the MVHR system maintains a flow of fresh air.

Bringing the outside in

Juliet Balconies

Aire Lofts all come with Juliet balconies letting you bring the outside in and enjoy the sunlight from your south-facing apartment.

Windows aligned

Thoughtful design means your front door opens to an amazing space aligned with the south facing windows. All living spaces in Aire Lofts face south so you get vast amounts of natural light.

Book a viewing today to experience a new way of living.

Duplex Apartments

in Aire Lofts

Citu Design is
efficient

_ the Citu Design principles.



Duplex Apartment: Type A _____

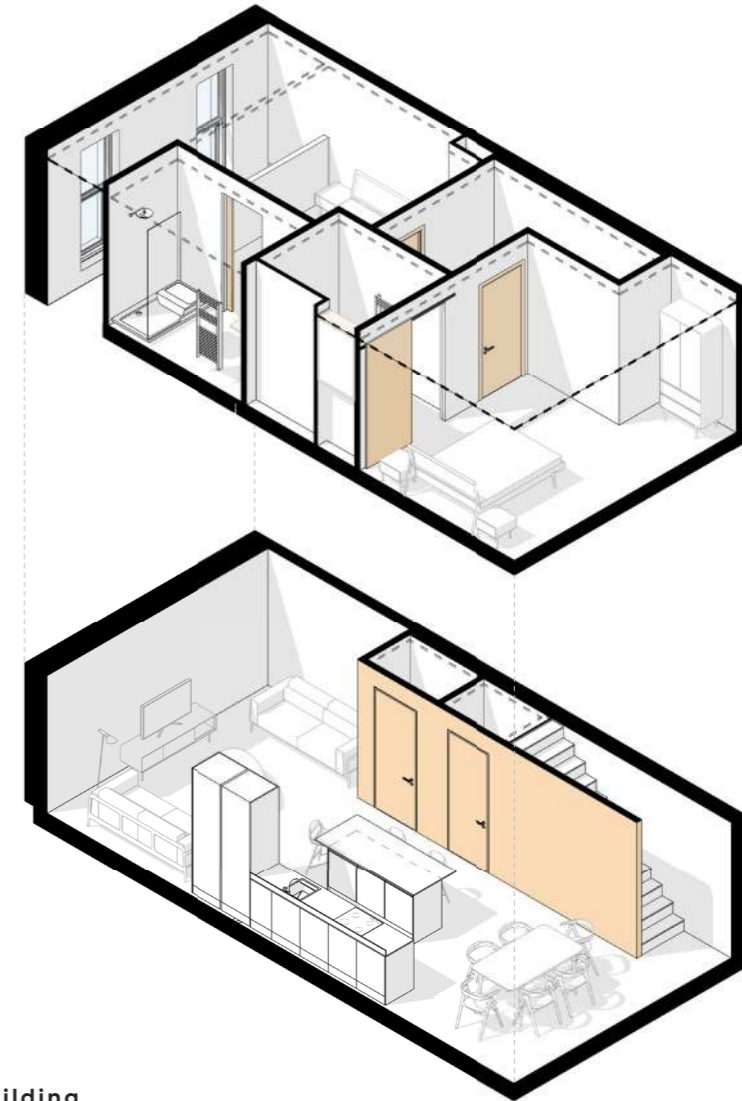
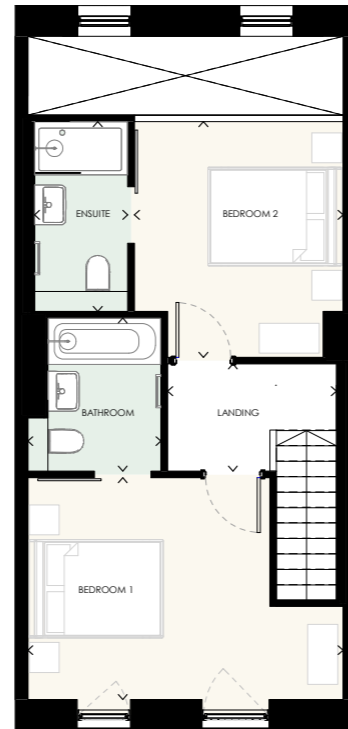
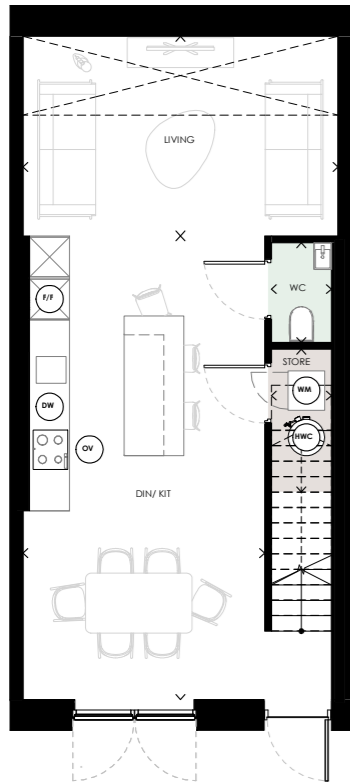
Happy Walk – Climate Innovation District, Leeds

Sq Ft: 861 Sq Mt: 80 Floors: 2 Bedrooms: 2 Bathrooms: 2 WC: 1

This duplex apartment features its own front foot onto Happy Walk, a huge open-plan living, kitchen and dining area, and two large en-suite bedrooms.

Optional

Car Parking Space – subject to availability.



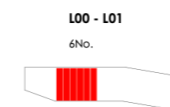
Ground Floor

Living Area 4735mm x 3000mm
Kitchen/Dining 3632mm x 6968mm

First floor

Bedroom One 4735 x 3335mm
Bedroom Two 3135mm x 3450mm
Bathroom 2000mm x 2300mm
Ensuite 1400mm x 2850mm

Location in building



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Type B

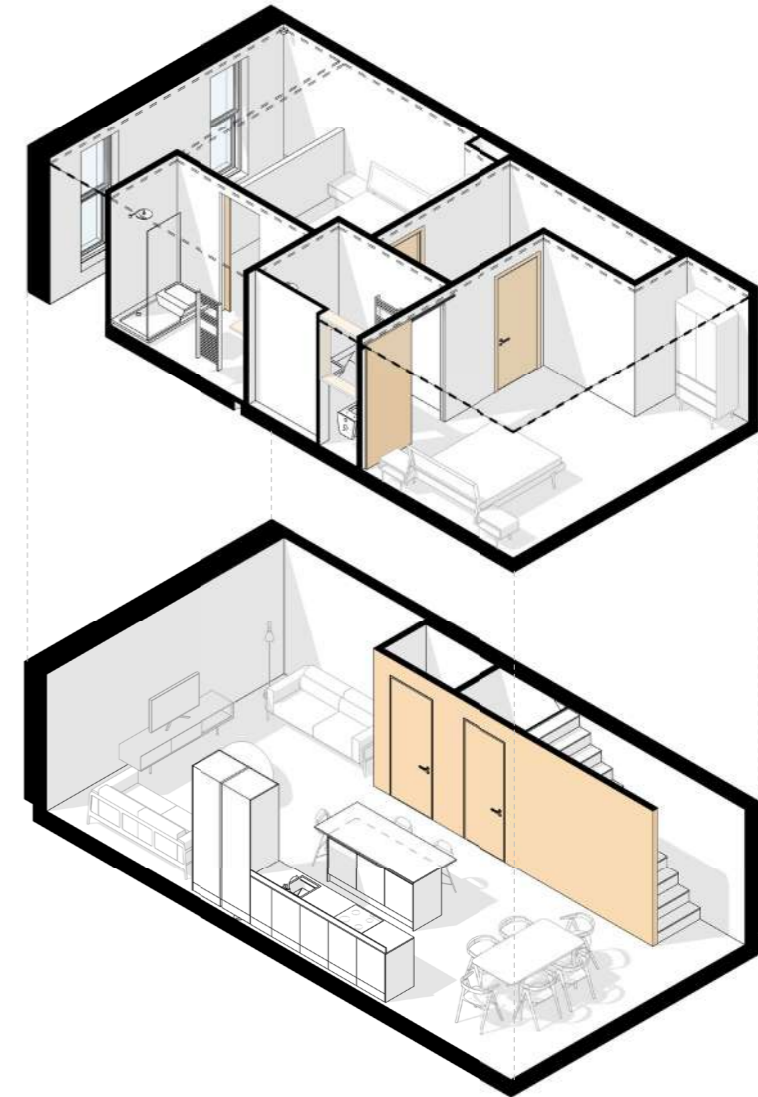
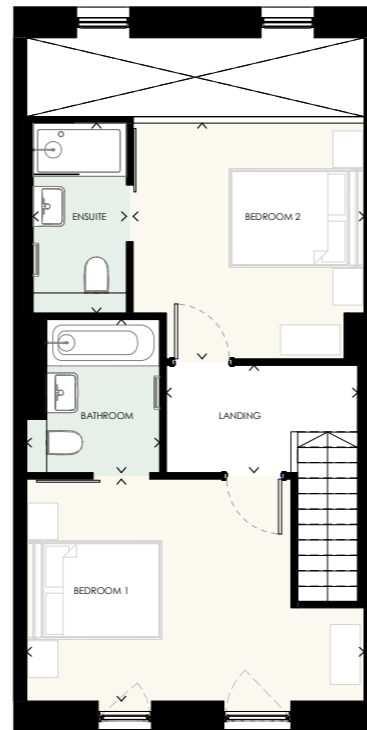
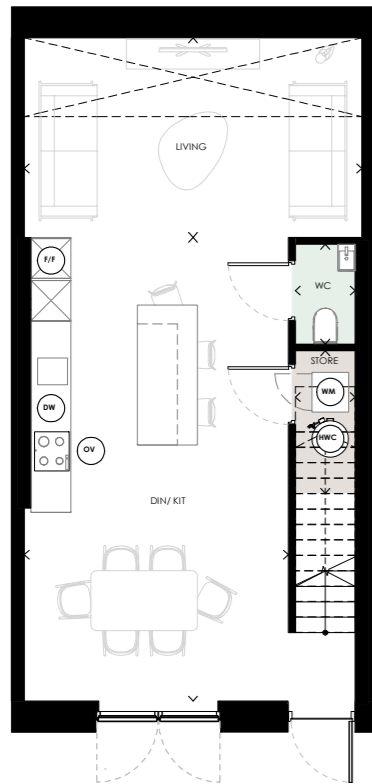
Duplex Apartment: Type B _____

Happy Walk – Climate Innovation District, Leeds

Sq Ft: 925 Sq Mt: 86 Floors: 2 Bedrooms: 2 Bathrooms: 2 WC: 1

This duplex apartment features its own front foot onto Happy Walk, a huge open-plan living, kitchen and dining area, and two large en-suite bedrooms.

Optional
Car Parking Space - subject to availability.



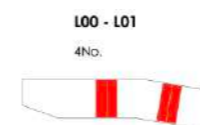
Ground Floor

Living Area 5073mm x 3000mm
Kitchen/Dining 3970mm x 6968mm

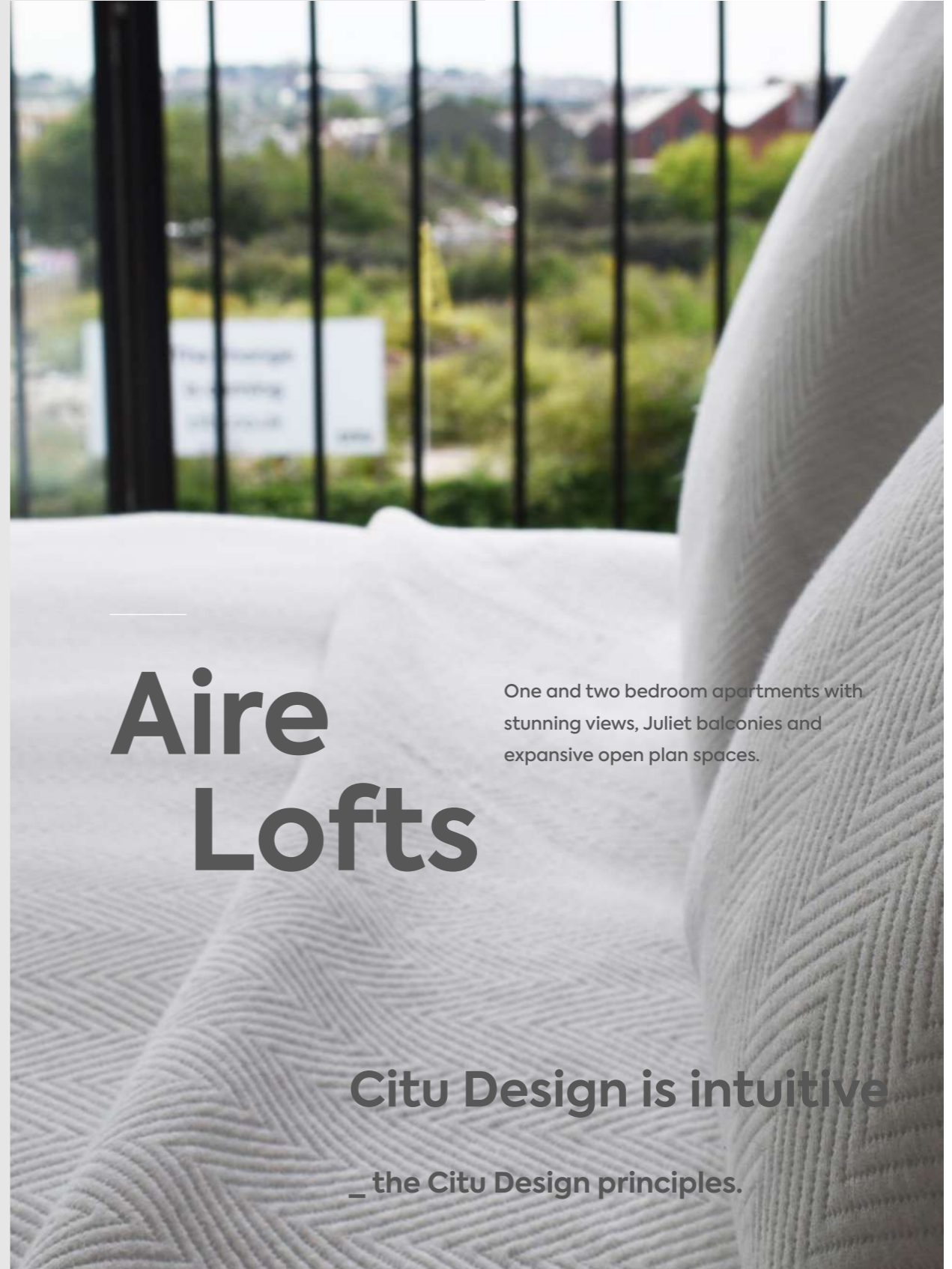
First floor

Bedroom One 5073mm x 3335mm
Bedroom Two 3437mm x 3450mm
Bathroom 2000mm x 2300mm
Ensuite 1400mm x 2850mm

Location in building



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Aire Lofts

One and two bedroom apartments with stunning views, Juliet balconies and expansive open plan spaces.

Citu Design is intuitive

_ the Citu Design principles.

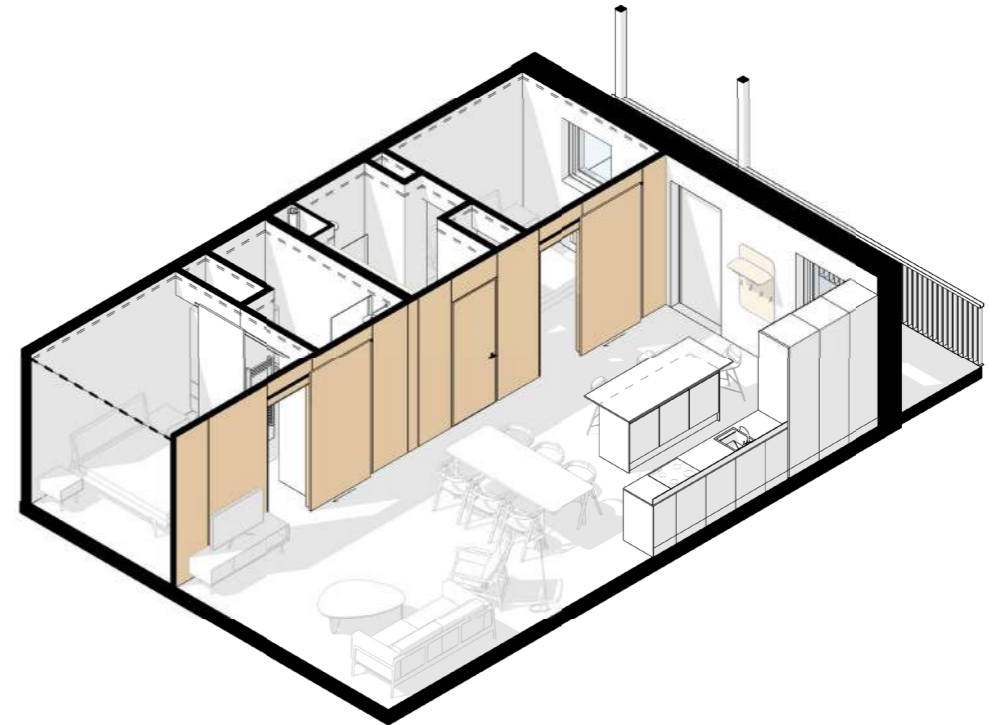
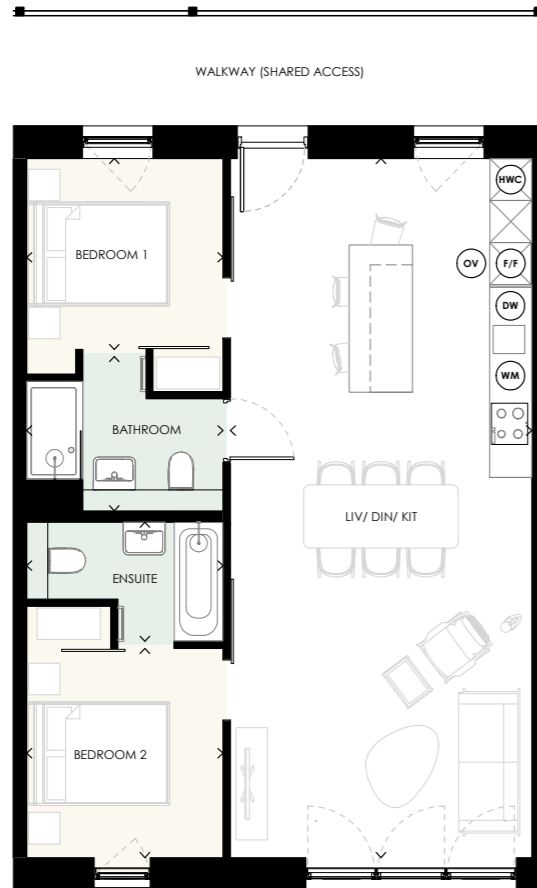
Aire Loft Type E

Happy Walk – Climate Innovation District, Leeds

Sq Ft: 775 Sq Mt: 72 Floors: 1 Bedrooms: 2 Bathrooms: 2

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

Optional
Car Parking Space - subject to availability.



Living/Kitchen/Dining	— 4295mm x 9968mm
Bedroom 1	— 2800mm x 2984mm
Bedroom 2	— 2800mm x 2984mm
Bathroom	— 2800mm x 2200mm
Ensuite	— 2800mm x 1700mm

Location in building



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Type E

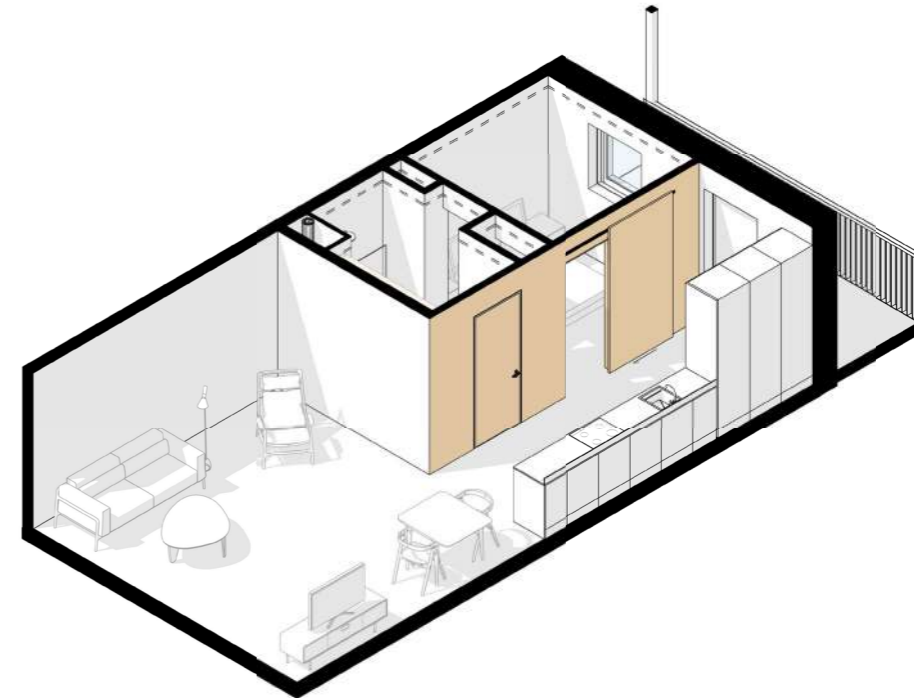
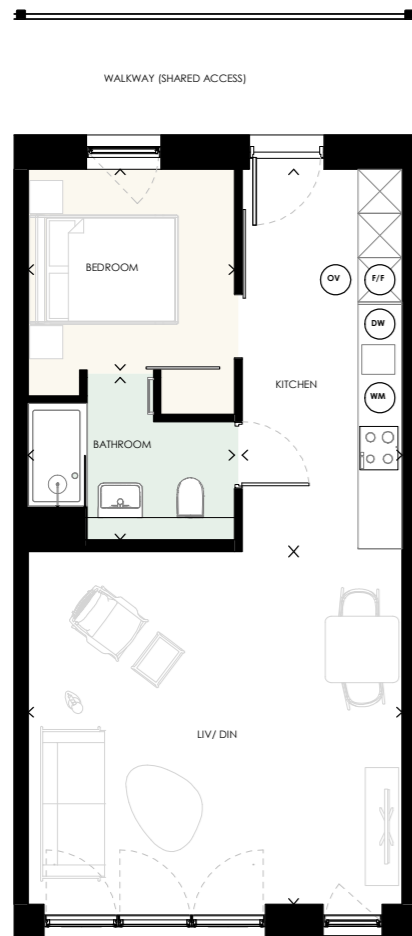
Aire Loft type F

Happy Walk – Climate Innovation District, Leeds

Sq Ft: 548 Sq Mt: 51 Floors: 1 Bedrooms: 1 Bathrooms: 1

Optional
Car Parking Space - subject to availability.

This one bedroom apartment features four huge south facing windows to provide fantastic views from spacious living and dining room.



Dining/Living	—	5073mm x 4784mm
Kitchen	—	2170mm x 5185mm
Bedroom	—	2800mm x 2724mm
Bathroom	—	2800mm x 2200mm

Location in building



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Type F

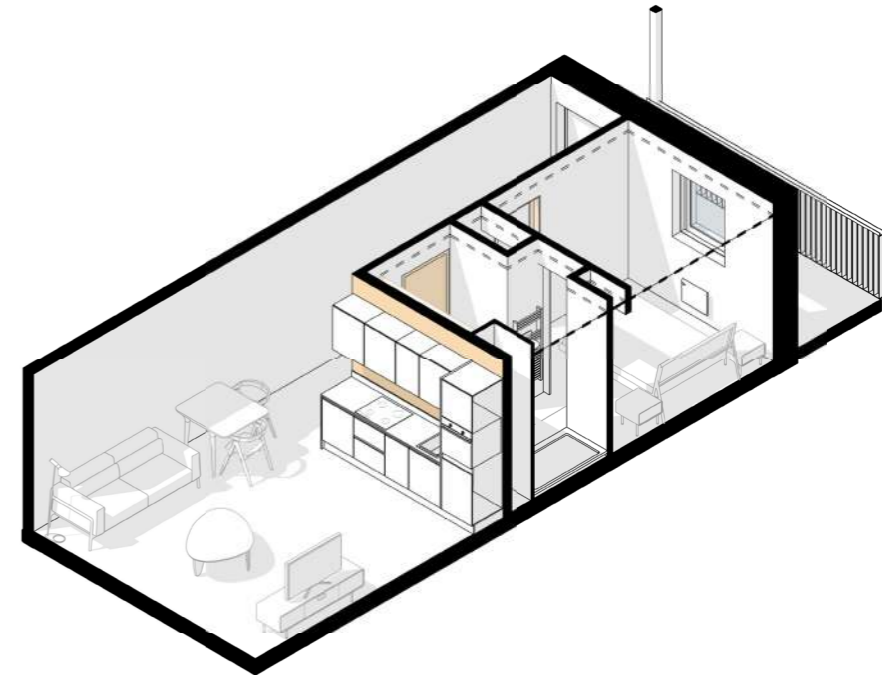
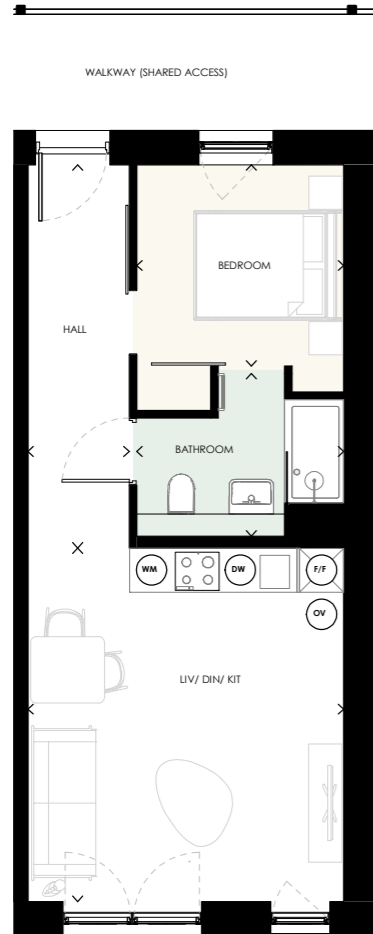
Aire Loft Type G

Happy Walk – Climate Innovation District, Leeds

Sq Ft: 462 Sq Mt: 43 Floors: 1 Bedrooms: 1 Bathrooms: 1

Optional
Car Parking Space - subject to availability.

This spacious dual-aspect one bedroom apartment features an en-suite bedroom and large open plan kitchen, living and dining space.



Living/kitchen/dining

— 4273mm x 4784mm

Bedroom

— 2800mm x 2724mm

Bathroom

— 2800mm x 2200mm

Location in building



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Available on
this property



Produced by FILM LUDWIG, INC.
Directed by AFA STUDIO
Executive Producer MICHELLE FINE
Producer DAVID LINDY ANDERSON
Assistant Producer DEBORAH PATRICK BLUMBERG
Casting Director SARAH DESSON + YERA STEINBERG
Casting Assistant DEN BLUMBERG + JEANNE VAN PELLE
Production Office DAVE BRUYER + BARNEY BLUMMAN
Production Office JAMES KELMAN + BRIAN EPIC
Production Office SCOTT WISSELS
Production Office MARY L. HARTZEL
Production Office DAVID BANCHE
Production Office JENNIFER BATHFORD-REICH
Production Office SHEYLA BLUM + MICHELLE PAYNE
Production Office JULIAN BRONCO
Production Office RITA DABLYA
Production Office MATT EVANS + ROBERT STAMBLER
Production Office NATHAN DRISCOLL + EVAN SCHIFF
Production Office MARTIN ALLAN GORNER
Production Office KERRY JOSEPH BLADONAN
Production Office ADAM BENNETT

Type G

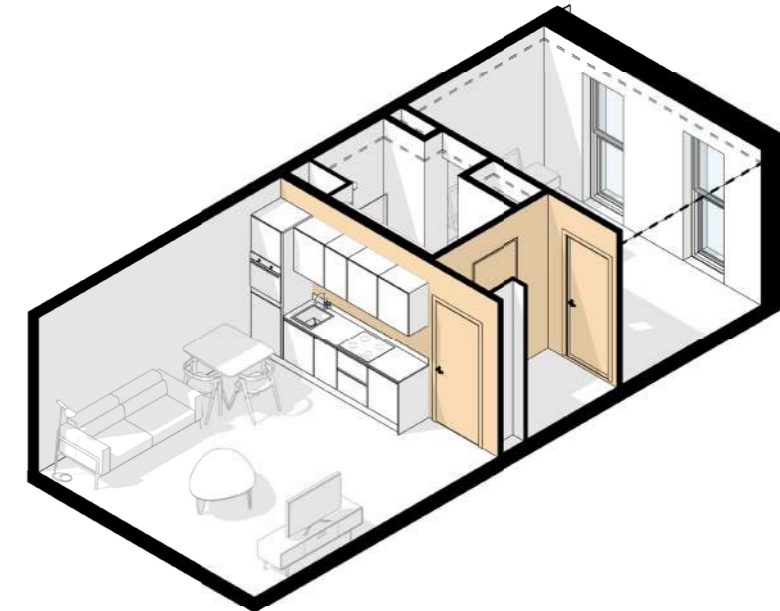
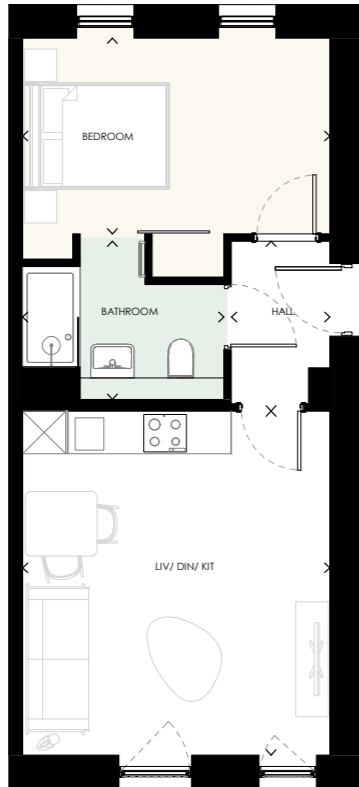
Aire Loft Type K

Happy Walk – Climate Innovation District, Leeds

Sq Ft: 462 Sq Mt: 43 Floors: 1 Bedrooms: 1 Bathrooms: 1

This one bedroom apartment features a large en-suite bedroom with plenty of room for a desk and wardrobe, as well as a wonderfully bright open plan kitchen, living and dining room.

Optional
Car Parking Space - subject to availability.



Location in building

L00 - L01
1No. (L01 only *non duplex)



Living/kitchen/dining	— 4273mm x 4784mm
Bedroom	— 4273mm x 2724mm
Bathroom	— 2800mm x 2200mm

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Available on
this property

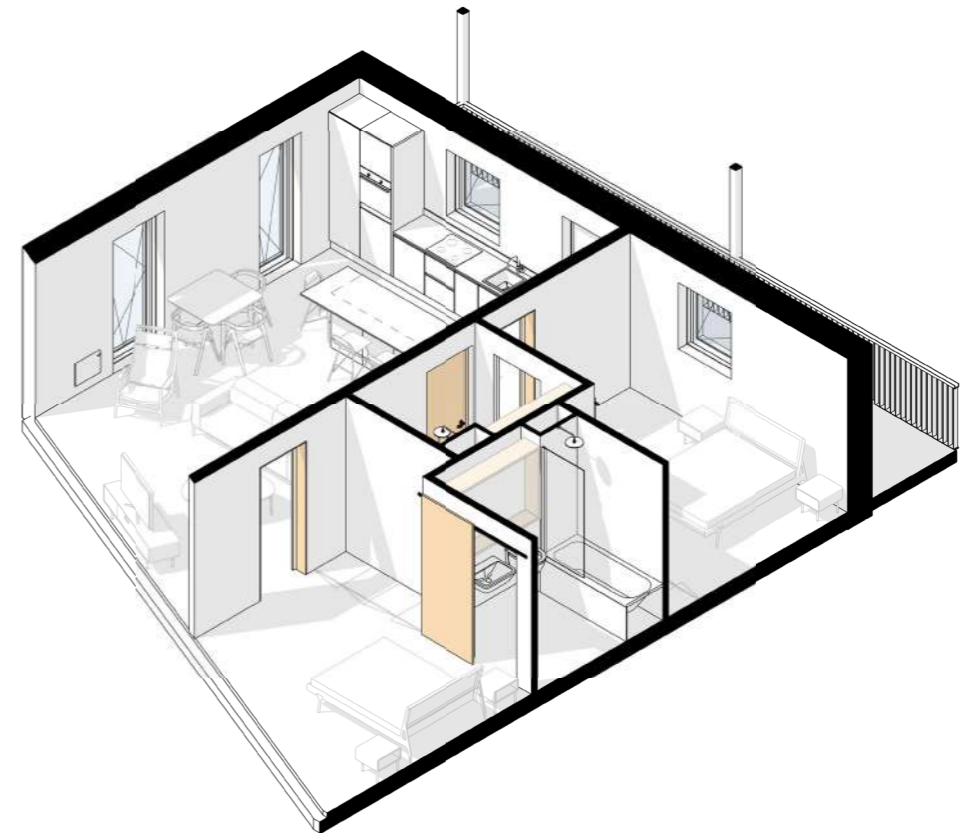
Aire Loft Type L

Happy Walk – Climate Innovation District, Leeds

Sq Ft: 839 Sq Mt: 78 Floors: 1 Bedrooms: 2 Bathrooms: 2

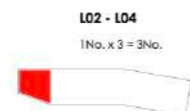
Optional
Car Parking Space - subject to availability.

This triple-aspect apartment is positioned at the western end of Aire Lofts, meaning windows on three sides.



Living/kitchen/dining	_____ 5006mm x 9968mm
Bedroom One	_____ 4239mm x 3450mm
Bedroom Two	_____ 4239 mm x 3752mm
Bathroom	_____ 2070mm x 2400mm
Ensuite	_____ 2070mm x 2400mm

Location in building



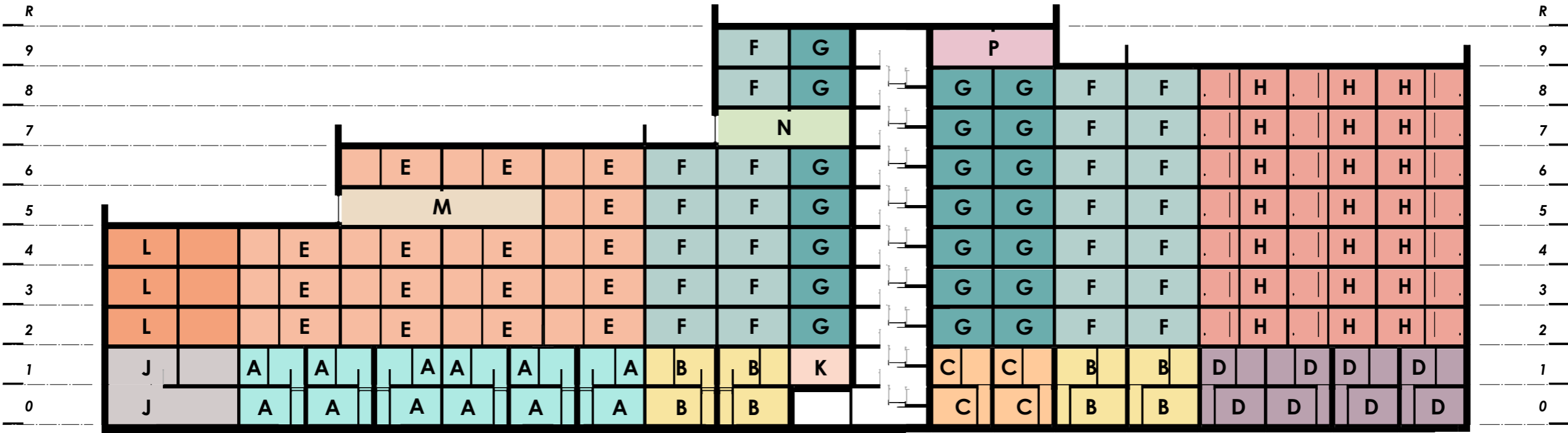
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Available on
this property

Apartment types

Cross section.



- Apartment type A: - Two bedroom - Duplex - 861 Sq ft
- Apartment type B: - Two bedroom - Duplex - 926 Sq ft
- Apartment type C: - Two bedroom - Duplex - Unreleased
- Apartment type D: - Two bedroom - Duplex - Unreleased
- Apartment type E: - Two bedroom - 775 Sq ft
- Apartment type F: - One bedroom - 549 Sq ft
- Apartment type G: - One bedroom - 463 Sq ft
- Apartment type H: - Two bedroom - Unreleased
- Apartment type J: - Two bedroom - Bespoke end unit - 1292 Sq ft
- Apartment type K: - One bedroom - One bathroom - 463 Sq ft
- Apartment type M: - Two bedroom - External Terrace - Bespoke end unit - 1582 Sq ft
- Apartment type N: - Two bedroom - External Terrace - Bespoke end unit - 1033 Sq ft

Apartment types- Plan view.

Apartment type A:
- Two bedroom
- Duplex
- 861 Sq ft

Apartment type B:
- Two bedroom
- Duplex
- 926 Sq ft

Apartment type C:
- Two bedroom
- Duplex
- Unreleased

Apartment type D:
- Two bedroom
- Duplex
- Unreleased

Apartment type E:
- Two bedroom
- 775 Sq ft

Apartment type F:
- One bedroom
- 549 Sq ft

Apartment type G:
- One bedroom
- 463 Sq ft

Apartment type H:
- Two bedroom
- Unreleased

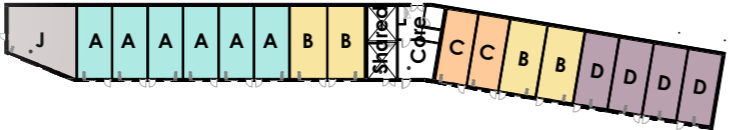
Apartment type J:
- Two bedroom
- Bespoke end unit
- 1292 Sq ft

Apartment type K:
- One bedroom
- One bathroom
- 463 Sq ft

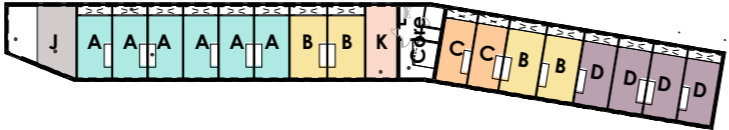
Apartment type L:
- Two bedroom
- Bespoke end unit
- 840 Sq ft

Apartment type M:
- Two bedroom
- External Terrace
- Bespoke end unit
- 1582 Sq ft

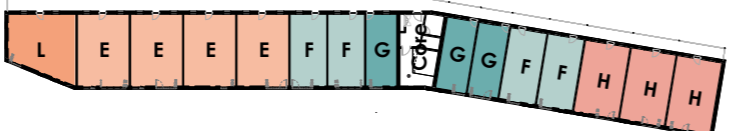
Apartment type N:
- Two bedroom
- External Terrace
- Bespoke end unit
- 1033 Sq ft



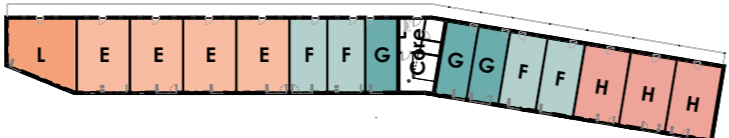
Ground - DUPLEX APARTMENTS



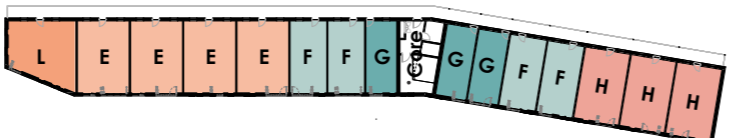
First - DUPLEX APARTMENTS



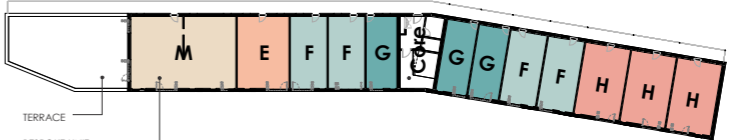
Second



Third



Fourth



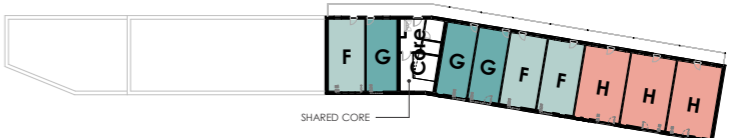
Fifth



Sixth



Seventh



Eighth



Ninth



Citu design is invisible

_ the Citu Design principles .

Interiors.

We've designed these apartments to create spaces that are truly unique. Light, views, materials, and the flow between spaces have all been carefully considered to give you an apartment that is simultaneously boldly contemporary and wonderfully liveable.

Aire lofts use concrete floors and exposed steel ceilings create dramatic spaces.

We've peeled back the layers to give

you an authentically modern living space.

Our dual-aspect open plan designs maximise natural light and space to create airy, bright spaces.

Super efficient integrated appliances, beautiful flooring and worktop finishes, quartz worktops all work together seamlessly, creating a stunning, yet functional space that you can sit back and relax in.

Specification.

General

- Dual aspect
- All apartments built to the highest standards of energy efficiency, meaning low heating requirements
- South-West facing living kitchen and dining areas.

Kitchen

- Modern fitted kitchen in white
- Sleek induction hob
- Integrated fan-assisted oven
- Integrated separate fridge and freezer
- Stainless steel taps and stainless-steel sink
- Integrated dishwasher
- Plumbing and space for washing machine

Finishes fixtures and fittings

- Exposed polished concrete flooring throughout.
- Exposed services, exposed steel ceilings and bespoke feature ply walls
- Triple glazed windows
- MVHR: air filtration system and heat recovery system
- South-facing Juliet Balconies (in non-duplex units)

Bathrooms

- White baths and ceramic sanitary ware
- Exposed concrete floors
- Tiles to walls
- Headed towel rail

Heating and controls

- MVHR system provides constant stream of fresh air whilst automatically recycling heat when the outside temperature is low, reducing heating requirements.
- Electric panel radiators
- Hot water cylinder

Common areas

- Shared feature entrance lobby and stairs to all levels
- External access walkways
- Lifts to all levels

Parking

- A car parking space can be purchased with the property at an additional cost. Subject to availability.
- Cycle parking is available in the undercroft
- Additional storage units of varying sizes in the undercroft are available to purchase at an additional cost. Subject to availability.



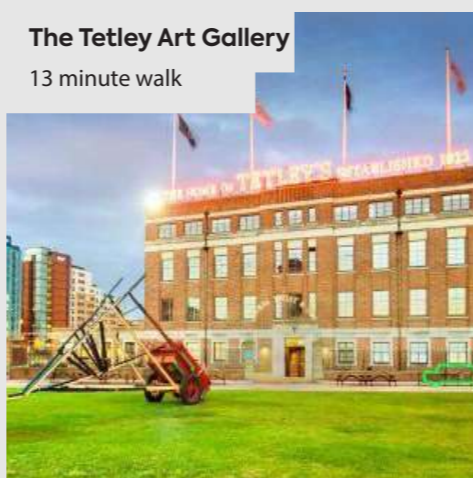
Location.

This is City Centre Living, but not as you know it. The Climate Innovation District's location puts it in a league of its own.

With the riverside on your doorstep, it's easy to forget you're in the city centre, but you'll always be in close proximity to all that Leeds has to offer.



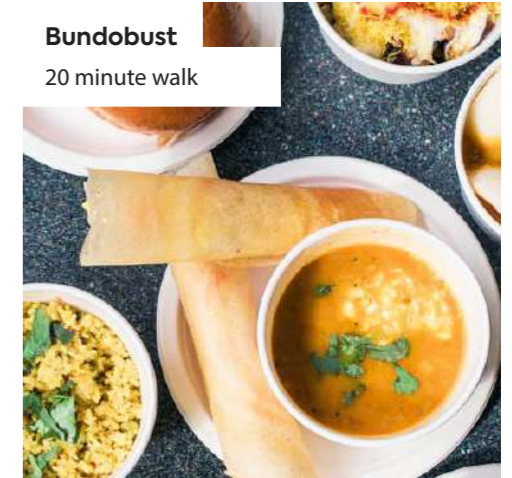
Kirkgate Market
15 minute walk



The Tetley Art Gallery
13 minute walk



Corn Exchange
15 minute walk



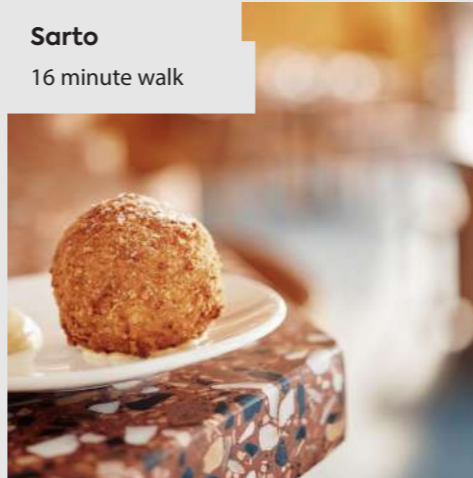
Bundobust
20 minute walk



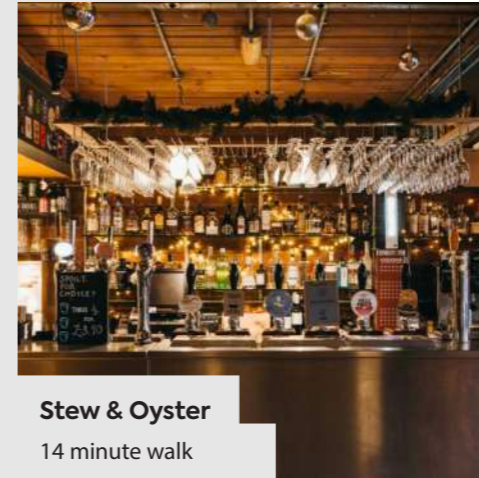
Royal Armouries
5 minute walk



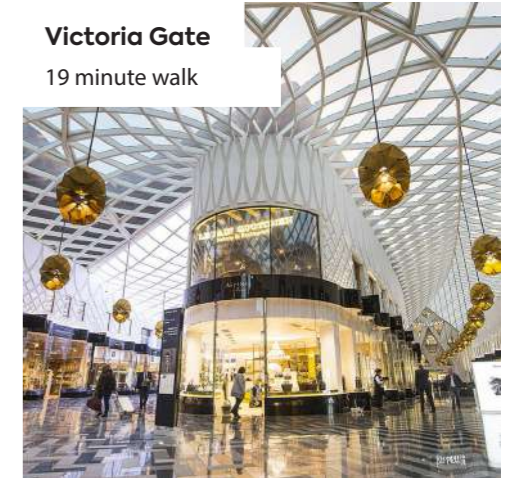
North Star Coffee
5 minute walk



Sarto
16 minute walk



Stew & Oyster
14 minute walk



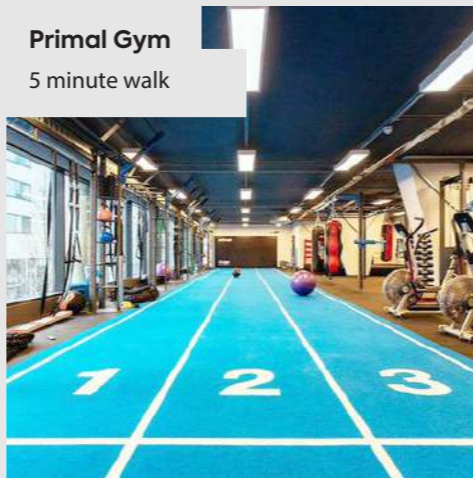
Victoria Gate
19 minute walk



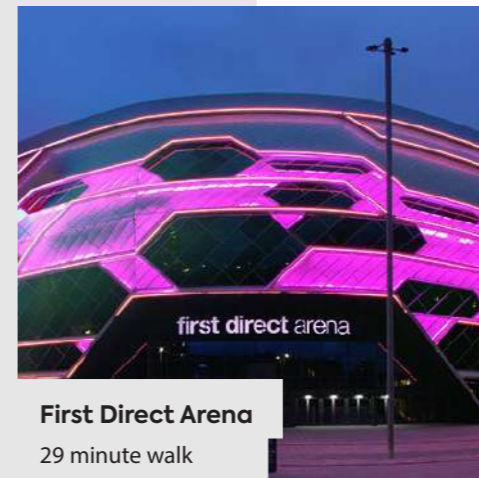
Riverside sun-trap
30 second walk



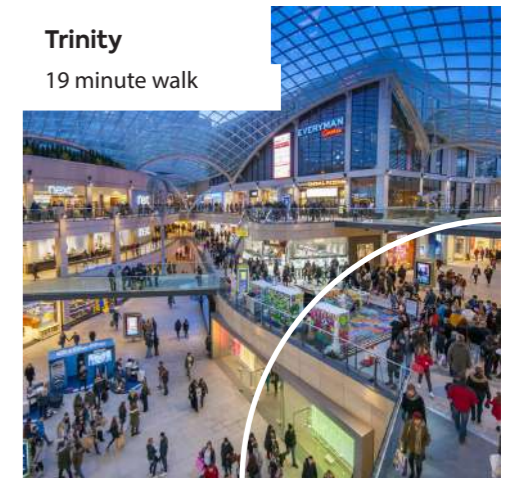
The Grand Theatre
23 minute walk



Primal Gym
5 minute walk



First Direct Arena
29 minute walk



Trinity
19 minute walk

Connections.

The Climate Innovation District puts you right in the heart of Leeds, with the whole city at your fingertips.

It's not just Leeds you'll be at the heart of. Thanks to the great transport links on your doorstep, vast swathes of the country are easily accessible.



Leeds Bus Station
15 minute walk



Leeds Train Station
23 minute walk



Car Club
30 second walk

In the pipeline



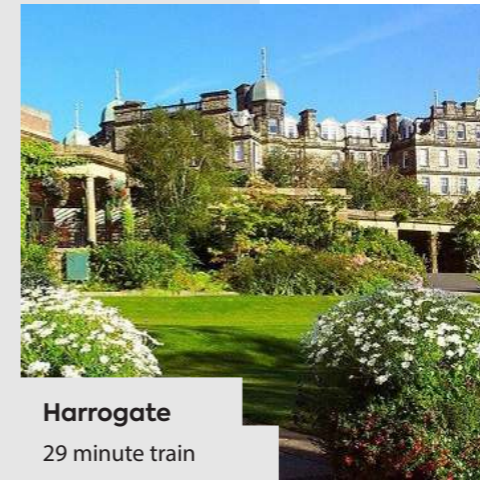
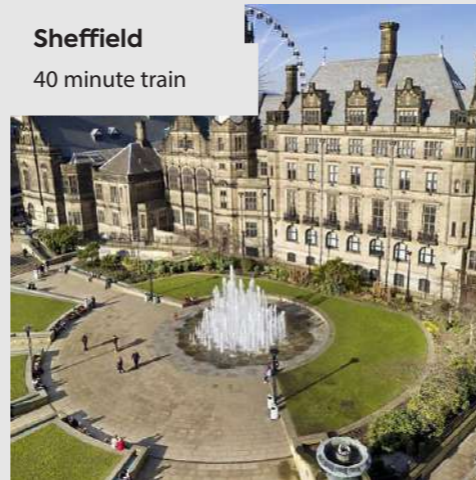
Leeds HS2 Station
23 minute walk

Manchester
49 minute train



London Kings Cross
2 hour 10 minute train

Sheffield
40 minute train

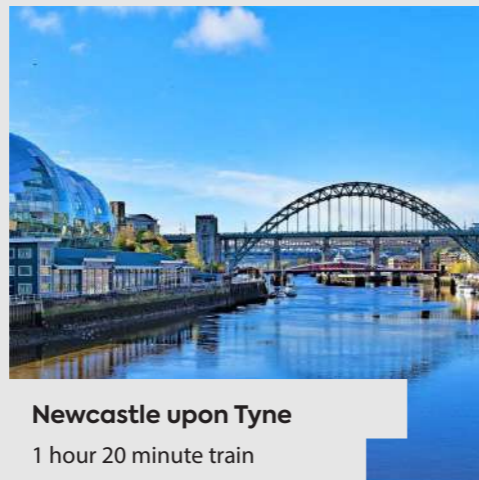


Harrogate
29 minute train

London via HS2
81 minute train

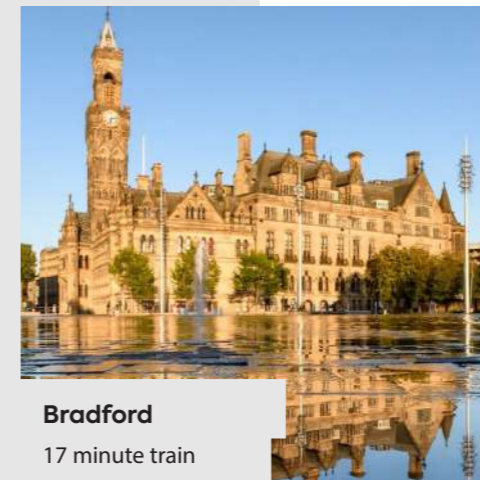


York
21 minute train



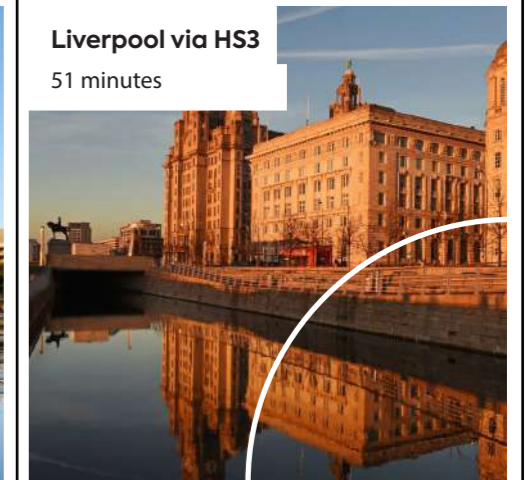
Newcastle upon Tyne
1 hour 20 minute train

Yorkshire Dales National Park
26 minute train



Bradford
17 minute train

Liverpool via HS3
51 minutes



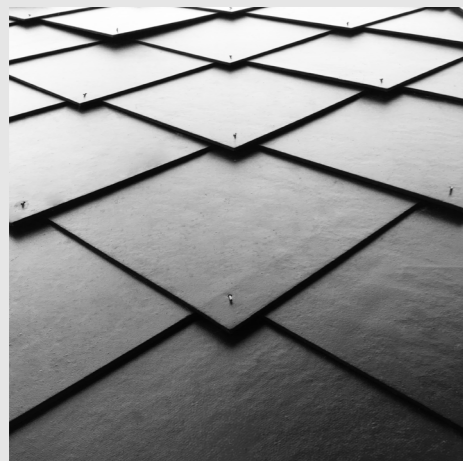
Community Interest Company.

When you buy an apartment at the Climate Innovation District you'll own more than just your home. You'll have a stake in the future of the whole place, allowing you to shape how the area around you evolves.

To put you in control, we've set up a Community Interest Company. This is a non-profit organisation that owns and controls the development. All the money it generates stays within the

development, and every household has a vote on its investment decisions.

The company will insure your home, maintain all communal areas and parks, and make sure your building envelope is kept at the highest standard of efficiency. It will keep your place at the cutting edge of sustainability, by allowing you to choose to invest in the latest sustainable technology as it becomes available.



How it works.

The Community Interest Company is funded by Climate Innovation District residents. When you buy a Citu home, you'll pay a **£3500 bond** (that's the equivalent of purchasing the freehold). This allows the Community Interest Company to own the freehold, which means they'll never be sold off to another company, and there's no ground rent either.

We've also set up the district's own Utilities Cooperative, which provides electricity, water and data at cost prices to all residents. By buying energy in bulk, it can provide you with these utilities cheaper than for-profit energy companies. The Utilities Cooperative generates revenue by selling excess solar energy generated on the development back to the grid. This extra revenue covers the running costs of the Cooperative, which is ultimately controlled by the Community Interest Company.

1 A bond of **£3500** means you become a member of the CIC.

Once you own a Citu home, you also own a stake in the place you live.

2 Citu own the land, infrastructure and technology until the last resident moves in. We'll ensure that everything is set up ready to be handed over to the CIC.

3 Your bond is payable on completion. If you later sell your property, you also sell back the bond, getting your investment back.

4 When the development is complete you and your fellow residents will be in full control of the CIC. Citu will facilitate the handover in the final year of the development being built.

5 Welcome to the CIC. Together, you can decide on the following:

- Who provides the service charge management, to maintain exteriors of buildings and communal spaces.
- Who runs the Utilities Cooperative, selling excess energy back to the grid – this lowers prices for you. The Cooperative covers data, electricity and water.
- Who provides building insurance to keep things safe.
- Who maintains your energy infrastructure and sustainable technologies. Together, you can invest in improvements.

Buying with Citu.

Finding the right mortgage

Reserving your perfect apartment is easy. Use your My Citu account to select the home you wish to reserve and begin your journey to a more sustainable life.

Because we build with cutting edge sustainable technology, not every lender is up to speed yet. 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 to suit you.

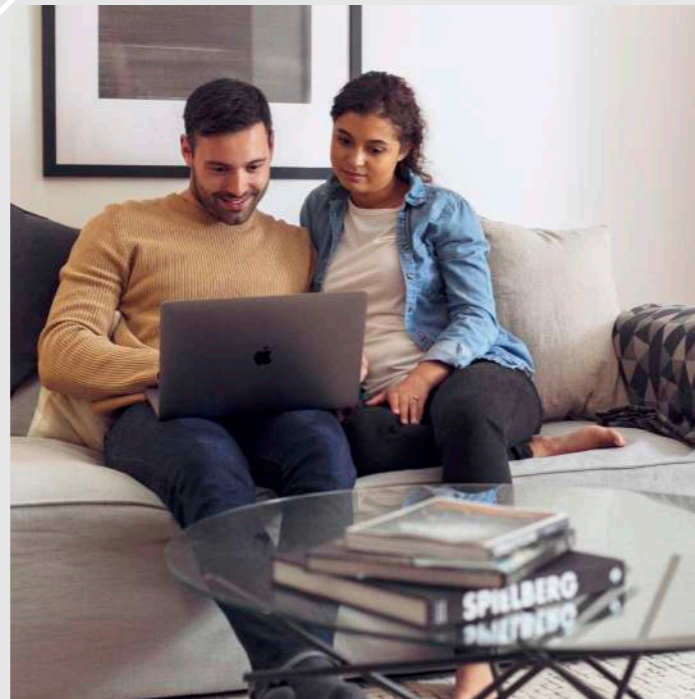
Call the Mortgage Advice Bureau, Bingley on 01274 568832 to arrange your free consultation.

Citu 52.

Join the Citu 52 community to 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 everyone else.

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 go elsewhere, but we'd really hate to see you go.



We support the Government's Help to Buy equity loan scheme which is designed to help you buy a new build home.

An interest-free equity loan of between 10-20% is available to make your purchase more affordable, and you'll only need a 5% deposit.

Help to Buy is available on certain properties at the Climate Innovation District, so if you're thinking of using the Help to Buy scheme speak to our sales team.

The Citu team can help you through the process of Help to Buy whilst also completing the initial paperwork for you.

To learn more about Help to Buy get in touch with the Citu Team. Call us on 0113 320 2357 or email sales@citu.co.uk.



Citu design is valuable

_ the Citu Design principles

Get in touch to reserve today

For more information or to book a viewing please get in touch with the Linley & Simpson.

☎ 0113 398 0099
✉ city@linleyandsimpson.co.uk
🌐 citu.co.uk
📷 @LinleySimpson

LINLEY & SIMPSON

Citu design breaks rules to make rules

— the Citu Design principles.

Featured by:

THE SUNDAY TIMES

Putting you at the heart of sustainable living

The Telegraph

NewStatesman

theguardian

AJ Architects' Journal

BBC

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5