



FOUNTAIN LOFTS

Digbeth
Birmingham

Luxury homes within the UK's second biggest city

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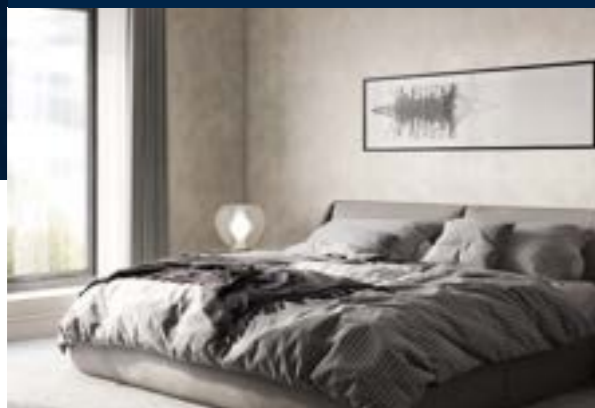
Key facts and
reservation process

BE PART OF 10M'S LEGACY & FUTURE

The future of 10M will mirror the immensely high standard in all aspects of their work, from material selection to living orientated innovative designs.

10M are renowned for not just creating new homes but adding a true destination to the map of any city they begin working within.

This synergy is achieved by delving deeper into what the surroundings embody to incorporate classical accents amongst luxury finishings.



BIRMINGHAM AT ITS BEST

Birmingham is a city with many opportunities and local attractions and is considered to be the best location to enjoy life without the stress of the city.



Youngest city-wide population in Europe



Over 50 festivals across the city every year



The largest public library in Europe



60% Lower living cost than London



Over 40 million visitors each year



73,000 UK and overseas students



Birmingham is within 4 hrs of 90% of Britain



Consistently voted one of the top cities to live in the UK



Largest inflow of workers from London



BIRMINGHAM'S GROWTH PLANS

While undergoing several gentrification projects, now represents the perfect time to own property within the UK's second-biggest economic city as luxury demand outweighs supply.

Housing Supply VS Demand

2:1

Ratio of Demand : Supply

27%

Grade A supply is currently 27% below the five-year average

54%

Of uptake was Grade A in the first half of 2021

Current Property Market

6.56%

Average rental yield

£214,696

Average property price

17.44%

Price growth forecast in five years

Rental Market

30%

Rents have risen by over the last 10 years

£40 psf

Savills predicts Birmingham will see rents of £40 psf within three years

12%

Rental price increase over the next five years

£1.9B

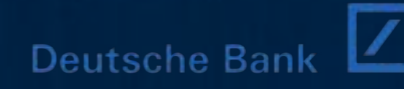
Smithfield regeneration plan to provide 51,000 new homes, and over 100,000 jobs. Major infrastructure projects such as the £56 Billion HS2 & £1.3 Billion expansion of Midlands Metro. Recent upgrades of Birmingham include New Street Station (£600M) and Birmingham International Airport (£200M).



£32B+

Birmingham's economy currently stands in excess of £32 Billion and is growing faster than any other city in the UK. It's the UK's second-largest economic city and still growing thanks to projects like HS2.

This has led many legends of London to vacate in search of fresh talent and opportunities, these include HSBC, Deutsche Bank, Barclays, and HM Revenue & Customs.



PRIME LOCATION IN THE HEART OF THE UK



Entertainment & Leisure

- Highgate Park - 2 min

- Custard Factory - 7 min

- Ghetto Golf - 9 min

- Bullring / Selfridges - 16 min

- Hippodrome - 16 min

- O2 Academy - 18 min



Transport

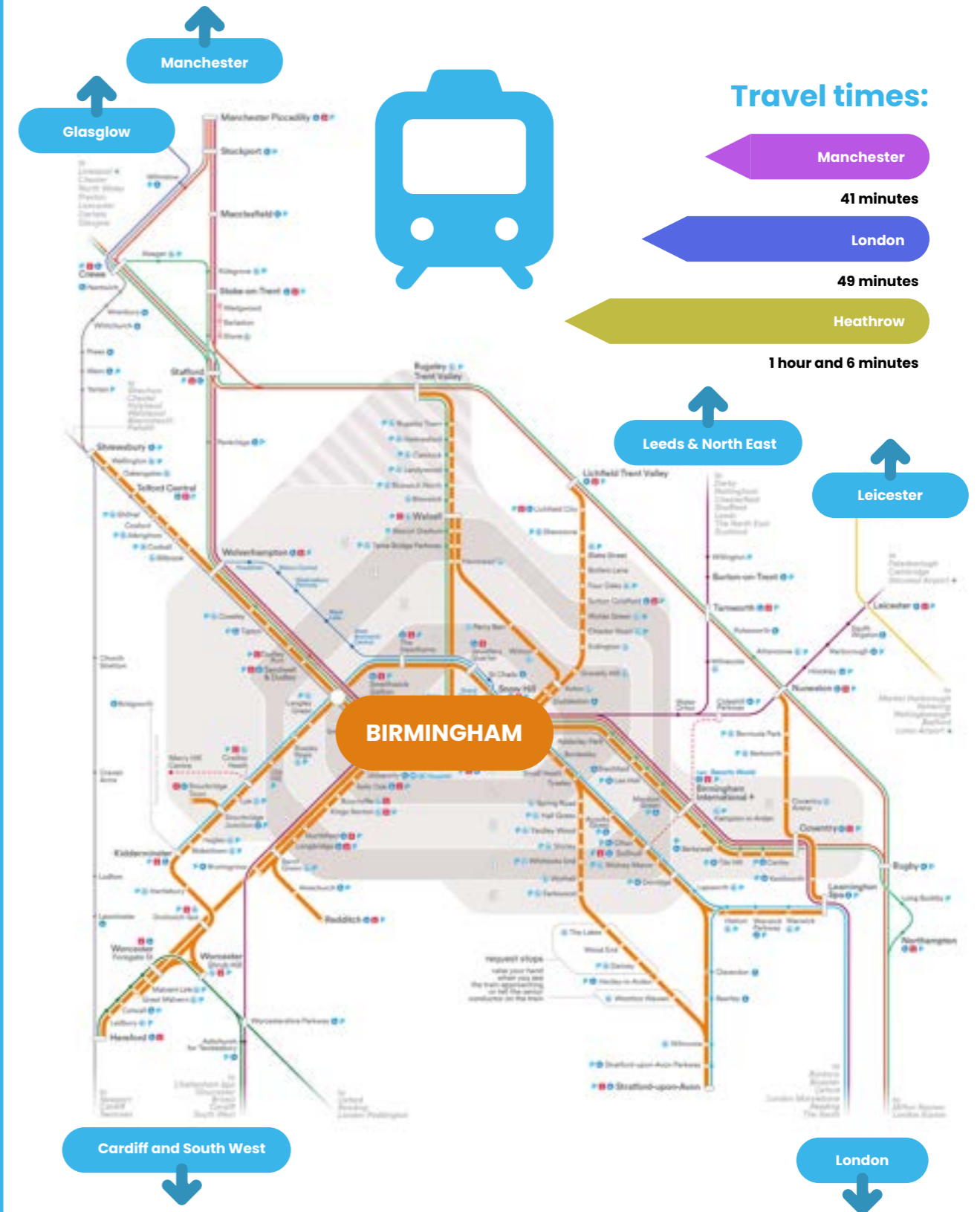
- Bordesley - 7 min

- Birmingham Moor Street - 17 min

- Birmingham New Street - 16 min

- HS2 Curzon Street - 18 min

HS2 BIRMINGHAM RAIL MAP



UK'S GROWTH CAPITAL



Birmingham is set to host the 2022 Commonwealth Games, solidifying its position on the world stage for investors.



£1bn

Added economic boost to local area in addition to social and environmental benefits

£14bn

Additional economic output generated by HS2 presence

80,000

Students making Birmingham their home after graduating

+24%

Economic growth predicted over the next 5 years for West Midlands

4,400 companies

Creating 53,000 specialist roles

Developing demographic

15,000+ New start-ups in 2019.

One of the UK's best business hubs, especially for SMEs

34,520 Jobs in the Financial & Business Services sector

The biggest jobs influx which will represent over 1/3 of the GVA (Gross Value Added)

+ 9.36B GVA from 2008 - 2026

General trends show a decrease in Manufacturing and 'blue-collar' jobs in exchange for high-paying 'white-collar' jobs

3.2% from 2008 - 2026

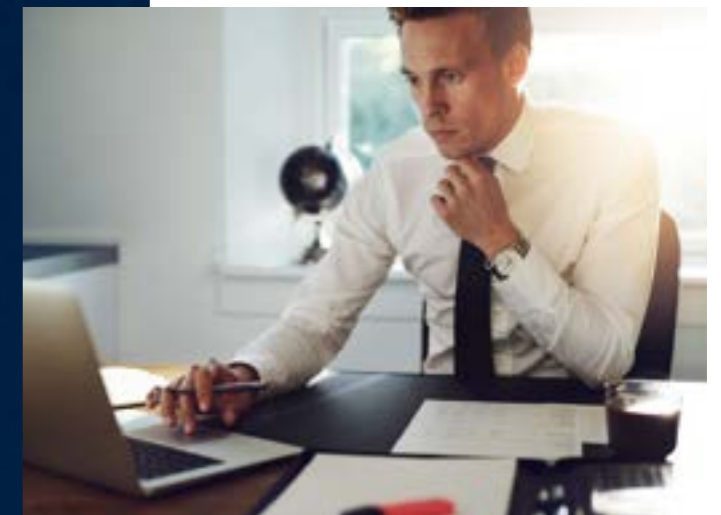
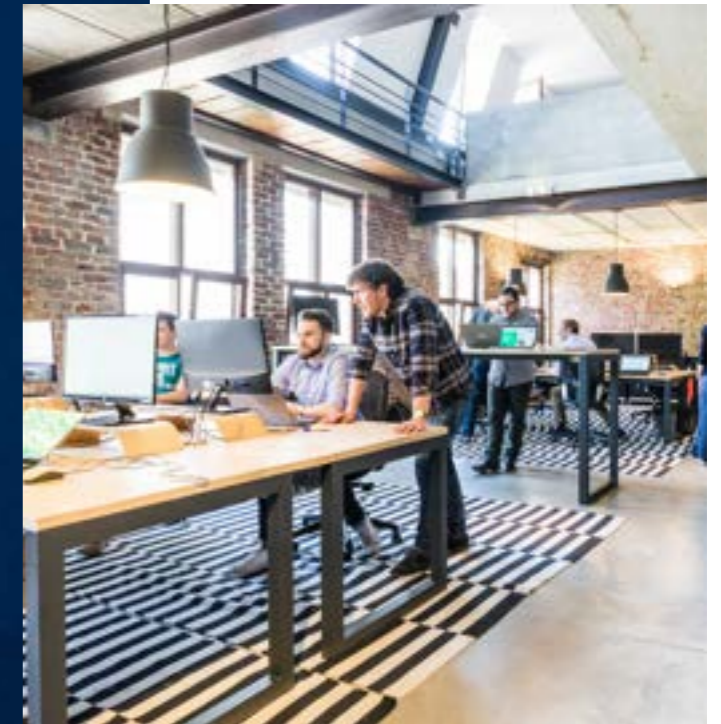
41,975 increase in professional workers (Managers, Professionals and Associate Professionals) leading to higher wages and quality requirements

4% from 2008 - 2026

Reduction in unskilled manual occupations

Top 20 Universities from 2008 - 2026

The University of Birmingham is within the top 20 universities across the UK with a further 4 universities in the area



YOUR NEW HOME IN THE CREATIVE QUARTER

Digbeth is often referred to as the 'Shoreditch' of Birmingham and is a must-see from tourists and residents alike who swarm to its colourful art and red-brick housing.

Digbeth is nestled in what is called 'The Creative Quarter', this is shown by an extra flare of creativity and colour in this region of the city. It's common to see the streets around the 'Custard Factory' bustling with activity, although the focus will soon be on the £450 Million 10.5 acre regeneration project of 'Eastside Locks'.



FOUNTAIN LOFTS



Make your home a destination

All homes offer a cosy feel with a modern aesthetic in which you never lose touch with the local area of red brick and New Yorkesque accents throughout an ultra-modern interior finish.

Sitting in the heart of 'The Creative Quarter' as a symbol of the direction in which Birmingham is heading, Fountain Lofts nods to its history while allowing you to relish in comfortable homely warmth.



39

Luxury apartments

£223,500

Starting from

791 Sq/ft

Largest apartment size

Courtyard

Communal courtyard including bike store



FLOOR PLANS AND MEASUREMENTS

GROUND FLOOR



■ ONE BEDROOM ■ TWO BEDROOM

Apartment No.	No. of beds	Size (SQ FT)
1	1	522.8
2	1	530.3
3	1	548.9
4	1	585.5
5	1	530.0
6	2	657.4
37	2	658.9

FIRST FLOOR

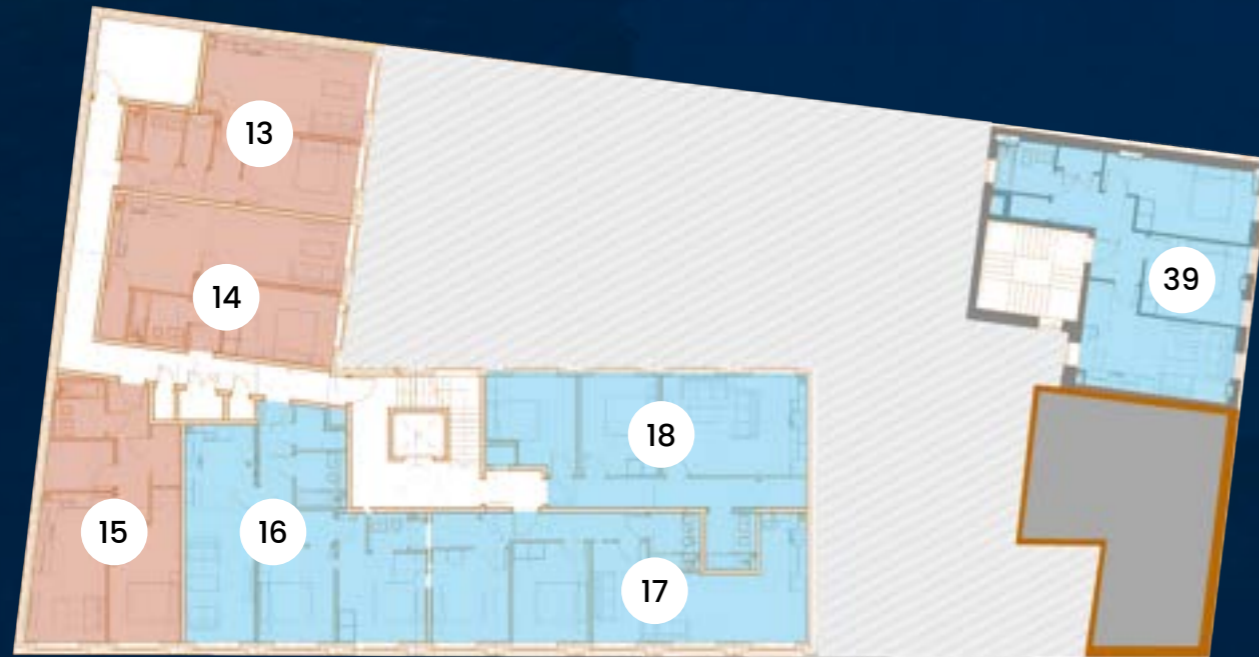


■ ONE BEDROOM ■ TWO BEDROOM

Apartment No.	No. of beds	Size (SQ FT)
7	1	522.8
8	1	530.3
9	1	548.9
10	2	727.8
11	2	698.4
12	2	657.4
38	2	677.4

FLOOR PLANS AND MEASUREMENTS

SECOND FLOOR



■ ONE BEDROOM ■ TWO BEDROOM

Apartment No.	No. of beds	Size (SQ FT)
13	1	522.8
14	1	530.3
15	1	548.9
16	2	727.8
17	2	698.4
18	2	657.4
39	2	677.4

THIRD FLOOR

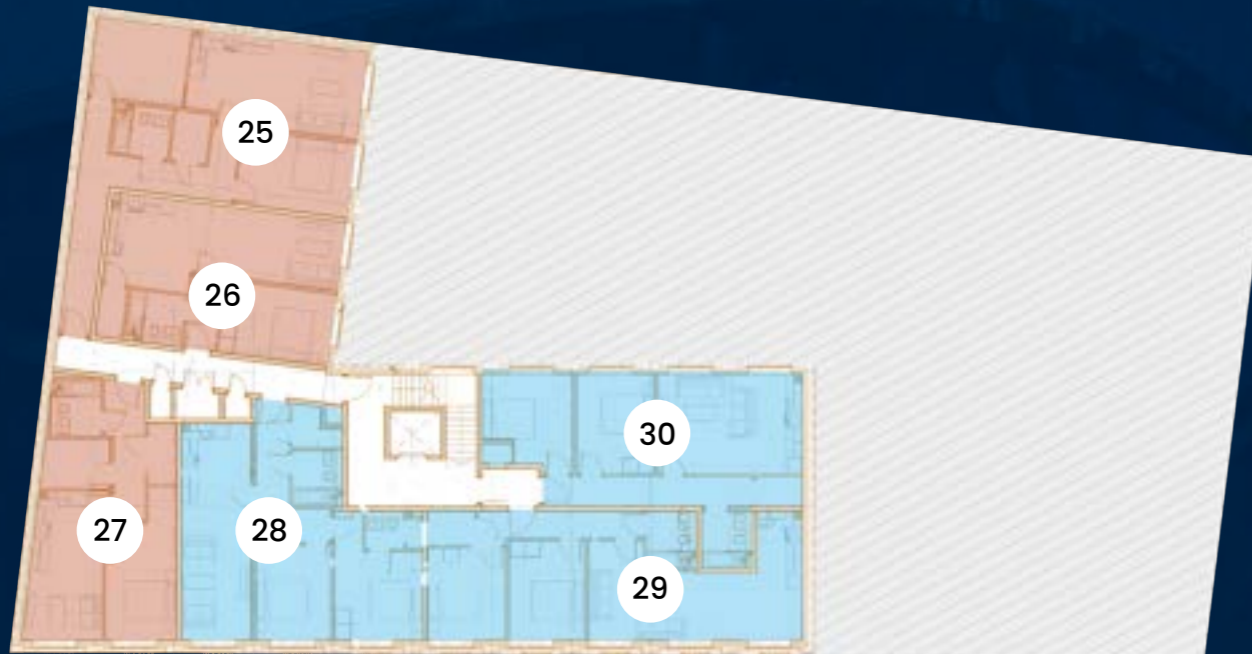


■ ONE BEDROOM ■ TWO BEDROOM

Apartment No.	No. of beds	Size (SQ FT)
19	1	604.0
20	1	530.3
21	1	548.9
22	2	727.8
23	2	698.4
24	2	657.4

FLOOR PLANS AND MEASUREMENTS

FOURTH FLOOR



■ ONE BEDROOM ■ TWO BEDROOM

Apartment No.	No. of beds	Size (SQ FT)
25	1	791.0
26	1	530.3
27	1	548.9
28	2	727.8
29	2	698.4
30	2	657.4

FIFTH FLOOR



■ ONE BEDROOM ■ TWO BEDROOM

Apartment No.	No. of beds	Size (SQ FT)
31	1	791.0
32	1	530.3
33	1	548.9
34	2	727.8
35	2	698.4
36	2	657.4

LUXURY APARTMENT FITTINGS

All homes will offer contemporary style living and kitchen areas with generous natural light to illuminate the high-quality finishings found throughout the apartments. With noise reduction flooring in both communal and residential areas and soft close kitchen and bathroom appliances, there is a feeling of tranquillity and luxury present throughout this exclusive development.

Kitchen - Brown Goods included | Handle-less soft close Doors | Integrated AEG (or similar quality) Oven | Fully integrated appliances | Stone Worktops

Bathroom - BagnoDesign bathrooms | Heated Towel Rack | Concealed Cistern | Soft close Toilet Seat | Matching Bathroom Tiles & Grout



KEY FACTS AND RESERVATION PROCESS

- 01** Let us know the unit you are interested in
- 02** We secure your interest with a reservation deposit
- 03** Begin the exchange of contracts within 28 days
- 04** Ready to move in or rent apartment upon completion in 12 months

Full Address:

47-55 Alcester Street, Digbeth, Birmingham, B12 0PY

Developer:

10M Group

Anticipated Completion Date:

Q1 2023

Lease Length:

999 Years

Service Charges:

Estimated at £1.90 per sqft

New Home Warranty:

10 year Build-Zone Warranty

Planning Permission Link:

2018/08132/PA

Building Compilation:

Block A - 36 New Builds

Exchange Deposit Required:

25%

Ground Rent:

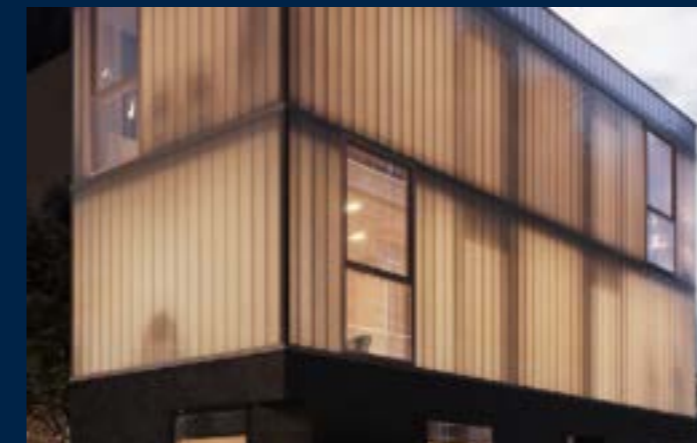
Peppercorn

10M'S RECENT SUCCESSES

10M's successes can be accredited to its unfaltering commitment to using beautiful materials, impeccable finishes and innovative uses of natural light to add a whole new dimension to living and communal spaces.

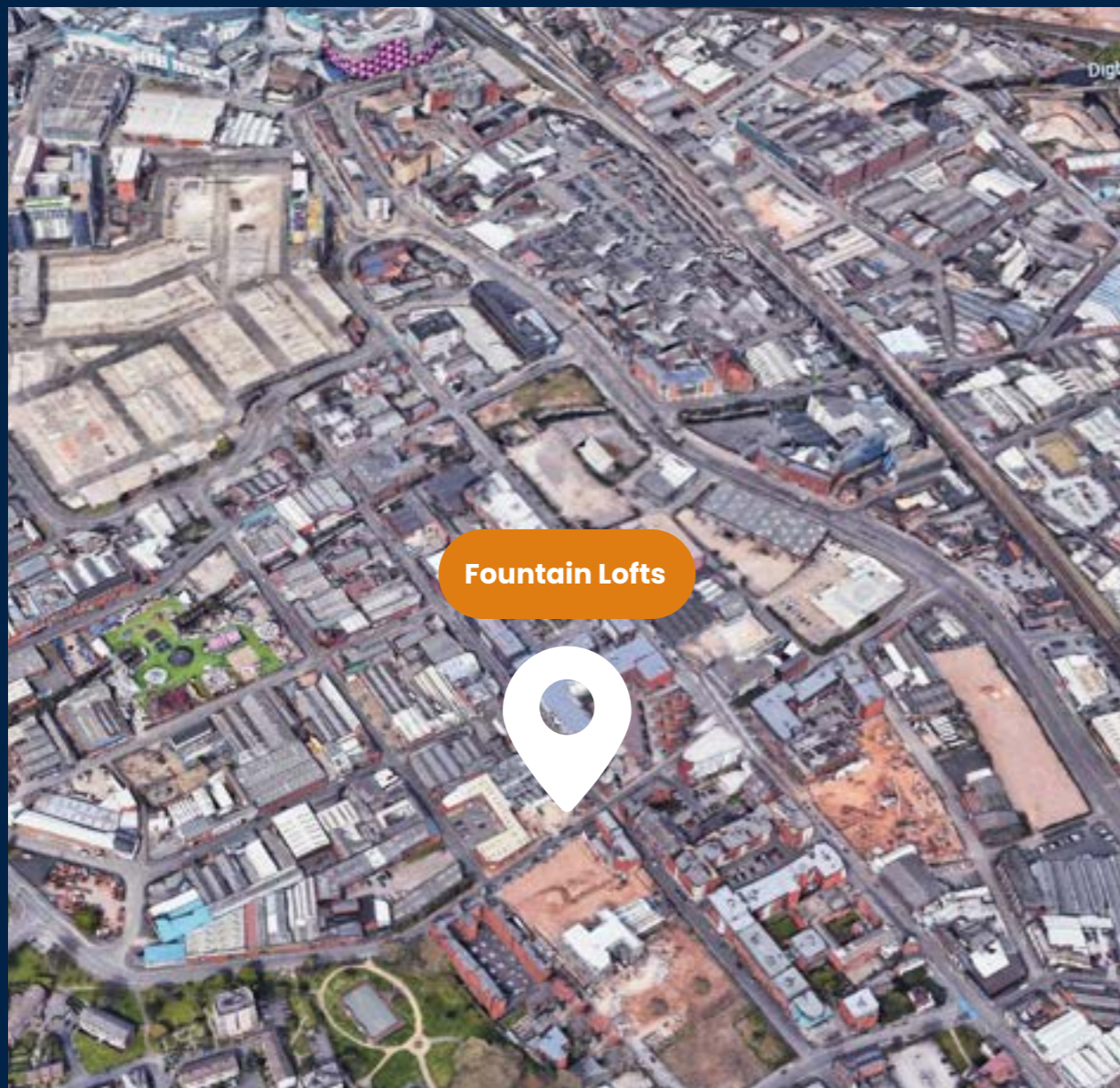
The journey to perfection begins at the stage of land acquisition which holds the vision of functionality when being occupied, 10M carry this through to the build stage where only the highest level of professionalism is employed to ensure the exquisite finishes amongst the high-quality materials.

Replicated across over £40 Million of developments, this has shown their tried and tested method consistently delivers long term benefits for any residents or investors of 10M properties.



WHERE TO FIND US

Your home in the heart of 'The Creative Quarter'



47-55 Alcester Street, Digbeth, Birmingham, B12 0PY

Disclaimer

This brochure and all of the information provided herein, including but not limited to; visualisations, floor plans, measurements, materials, electrical positions, room/garden sizes, specification and layouts are for illustration purposes only and may be subject to change. Whilst every effort has been taken to ensure the information is accurate at time of production, all measurements and floor plans are considered to be approximate only and exact layouts and sizes may vary. The dimensions are not intended to be used for carpet/appliance sizes, items of furniture or any other required measurements.

