



CITY TOWER
READING

HIGH PROFILE LIVING

HIGH PROFILE LIVING

A UNIQUE OPPORTUNITY TO INVEST IN THIS SPECTACULAR READING DEVELOPMENT.

A BUSTLING COMMERCIAL CENTRE IN ITS OWN RIGHT, READING IS PERFECTLY POSITIONED BETWEEN THE CAPITAL AND THE COUNTRYSIDE – JUST 22 MINUTES FROM CENTRAL LONDON AND JUST 24 FROM HISTORIC OXFORD. AT ITS VERY HEART IS THE SENSATIONAL CITY TOWER.

WITH 18 FLOORS OF STUNNING LUXURY ACCOMMODATION, THIS ICONIC NEW LANDMARK DEVELOPMENT PRESENTS AN EXCITING AND UNIQUE INVESTMENT OPPORTUNITY.

A PINNACLE OF ARCHITECTURAL DESIGN

A short stroll from Reading's superb shopping and business centres, City Tower offers 139 fabulously appointed one and two bedroom apartments over 18 floors, many with terraces and balconies, clustered around their own private landscaped courtyard. These apartments have been finished to the very highest standards of designer comfort.

THE TALLEST RESIDENTIAL BUILDING IN READING

A celebration of supremely confident residential design coupled with cutting-edge construction techniques, City Tower represents an exciting collaboration between architecture and environment, an iconic focal point on the city's skyline whose residents will enjoy a standard of metropolitan living hitherto undreamt of outside central London.



BREATHTAKING VIEWS ACROSS ROYAL BERKSHIRE

With the Chiltern Hills to the north, the Berkshire Downs to the west and the River Thames and River Kennet to the south, City Tower's higher apartments offer breathtaking views across some of England's finest landscapes.





THE APARTMENTS



PRESTIGIOUS LIVING

City Tower's brilliantly appointed apartments offers the very finest in sophisticated modern living space, including luxury living rooms with all the unique designer touches one would expect in properties built to such exacting standards.

Large, open windows bring a splash of drama to every occasion and private balconies and terraces complete the feeling of space and freedom designed into every home.

STATE OF THE ART DESIGN

For many people, the kitchen is the true heart of the home. That's why every magnificent kitchen in City Tower is designed not just for cooking a perfect family meal, but for enjoying an intimate social evening with guests too. Craftsman-made units, state-of-the-art appliances and designer styling all combine to create a kitchen ambience where not a single vital detail has been overlooked.





Computer generated image for indicative purposes only

EXQUISITE SOPHISTICATION

City Tower offers apartments with one or two bedrooms, each with the same exquisite attention to luxurious detail to ensure that, from the first floor to the 18th, a brilliant night's sleep is never in doubt. A one-bedroomed apartment is an ideal luxury base for a commute into London.

AN OASIS OF CALM

Subtle lighting, a sophisticated colour palette and sensitively selected materials and fittings combine to create a serene and relaxing oasis of calm in every City Tower bathroom. Whether it's a stimulating shower at the start of a hectic day, or a long, lingering bath to unwind at the end of it, City Tower's luxury designer bathrooms have got every base covered.





A LOCATION
FOR INVESTMENT

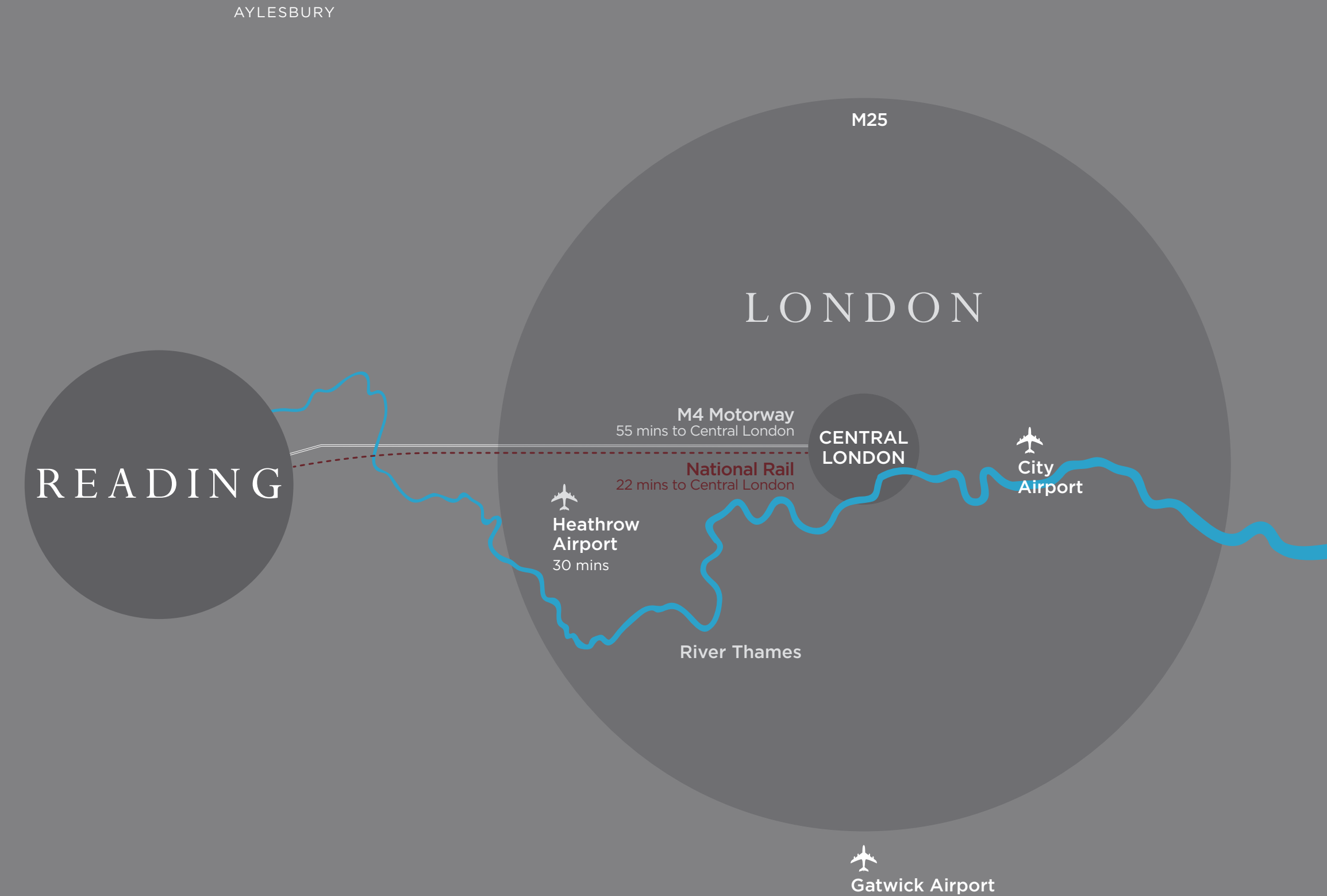


READING: JUST 22 MINUTES TO LONDON

City Tower is situated in the heart of Reading, a top ten retail destination and the best connected city in England, with London Paddington only 22 minutes away. It has a rich history: Parliament sat at its Abbey, one of the greatest in Europe until the Dissolution, and Reading has been a trading town for a thousand years thanks to its location at the confluence of the Thames and Kennet. Reading is currently enjoying nearly a billion pounds worth of investment in its rail and road networks.

Journey times and distances

 London Paddington	22 mins	55km
 Oxford	22 mins	39km
 Ascot	25 mins	21km
 Windsor & Eton	29 mins	24km
 London Heathrow	30 mins	33km
 Basingstoke	30 mins	21km





AN INFLUENCE ON BRITAIN'S HISTORY SINCE 700AD

Reading is steeped in British history. It was a Roman settlement initially and by 870, the base for the invading Danish army. By 1525 it was already the 10th largest city in Britain and the Great Western Railway's arrival confirmed its position as a key industrial centre. The town's colourful past can be enjoyed at Henry I's famous Reading Abbey and Forbury Gardens.

For those who seek the British countryside at its most charming, the City offers the Chiltern Hills to the north, the Berkshire Downs to the west and the historic delights of Oxford University a short train-ride away.

1,2 Forbury Gardens

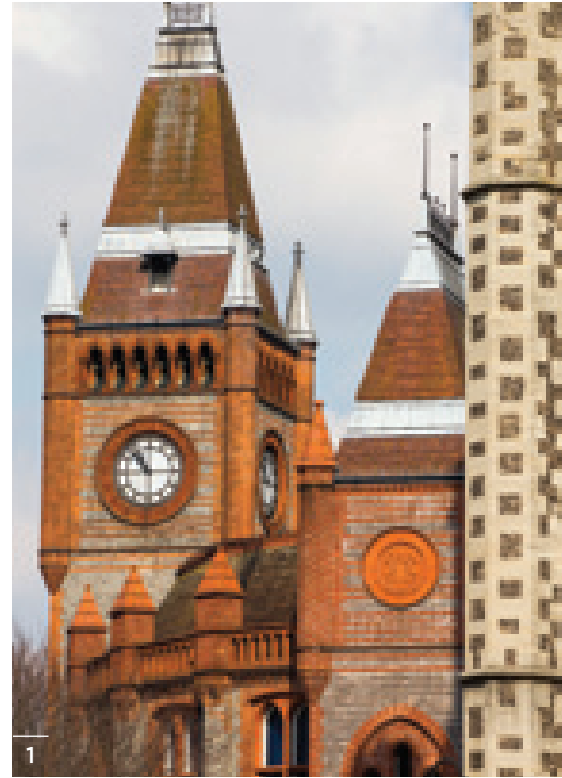
3 River Thames

4 Berkshire countryside

5 King Henry I

6 Reading Abbey





A PERFECT LIFESTYLE CHOICE

Reading's two major shopping destinations, The Oracle and Broad Street Mall, make it the South's top shopping location outside London, offering both major department stores and a fabulous selection of lifestyle and designer stores.

The city also boasts a huge and exciting selection of international restaurants. Situated close by is the boutique-styled London Street Brasserie and the Malmaison Brasserie, within the chic hotel of the same name. For a real treat, the Michelin starred L'Ortolan is just slightly further afield.

There's also plenty to do for residents who love to keep active, with over 25 parks and playgrounds. Whether Premiership or Championship league the standard of football at Reading FC's Madejski Stadium will appeal to the avid sports fan.

- 1,2 Reading Museum and Town Hall
- 3 Carluccio's
- 4 Jacobs Jewellers
- 5 The Forbury Hotel

- 6 John Lewis
- 7 River Kennet
- 8 Malmaison Hotel
- 9 London Street Brasserie

THE ORACLE, A SHOPPERS PARADISE

A stunning shopping development by any international standard, Reading's Oracle presents the perfect balance between stores large and small. Its 90 retail outlets include Britain's greatest department stores, John Lewis, Debenhams and House of Fraser plus a vast collection of fashion, entertainment and technology stores such as Apple, Pandora, Reiss and Swarovski.

When it's time to relax for a light lunchtime bite or a romantic evening meal, The Oracle has 22 restaurants, cafes and bars to choose from, several of which offer atmospheric al-fresco dining alongside the River Kennet. Keen film-goers will head straight for the ten-screen Vue cinema complex.

1-6 The Oracle



1



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4



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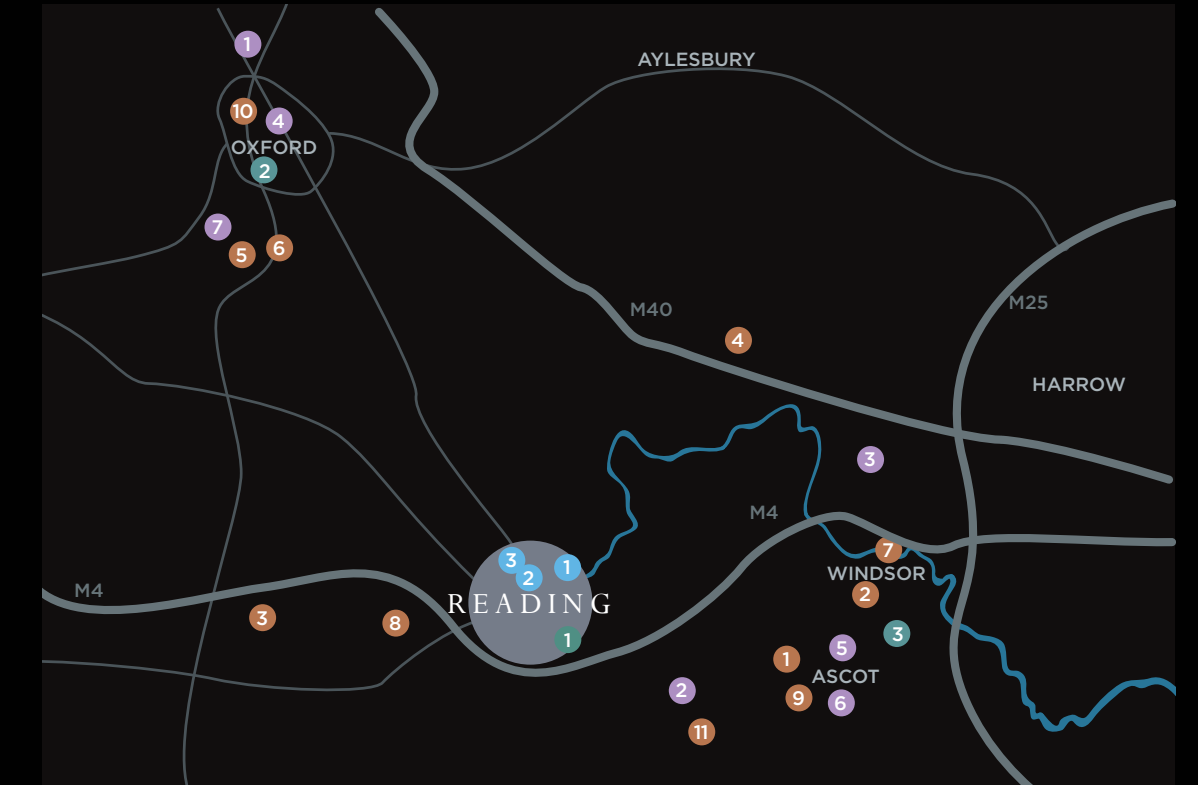
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WORLD CLASS EDUCATION

Reading University is acknowledged as one of the top 1% in the world with 17,040 students from 141 nationalities. Recognised primarily as a centre for scientific study – particularly meteorology, archaeology and computer science, it's also the UK's number one for agriculture.

Reading also boasts an excellent local high school and top-rated primary education. Just a short drive down the M4, surrounding Berkshire and Oxfordshire boasts a number of top world known independent schools, most notably: Eton College, Wellington College, and Bradfield College.



Preparatory Schools

- 1 Summerfields
- 2 Ludgrove
- 3 Caldicot
- 4 Dragon School
- 5 Papplewick
- 6 St Georges Windsor
- 7 Cothill

Senior Schools

- 1 Heathfield School
- 2 Brigidine School
- 3 Downe House
- 4 Wycombe Abbey
- 5 Abingdon
- 6 Radley
- 7 Eton College
- 8 Bradfield College
- 9 St Mary's School Ascot
- 10 St Edward's Oxford
- 11 Wellington College

Universities

- 1 University of Reading
- 2 University of Oxford
- 3 Royal Holloway University

Language Schools

- 1 Ardmore Language School (Berkshire College)
- 2 La Jolie Ronde
- 3 Eurospeak College

A HEALTHY OUTLOOK

Anyone looking to relocate will discover Reading's healthcare facilities are of the very highest standard.

Reading offers its residents a world-class healthcare infrastructure, from the National Health Service's flagship Royal Berkshire Hospital, to some of Britain's leading private clinics.

The latter category includes the highly-regarded Berkshire Independent Hospital, CircleReading, renowned for its Specialist Sports Medicine Unit, and the Spire Dunedin Hospital which offers a full range of specialist healthcare and cosmetic surgery services.



- 1 Bupa private health centre
- 2 Circle Partnership, Reading
- 3,4 Royal Berkshire Hospital



FOUR WHEEL LUXURY

As you'd expect from a city whose focus is firmly on living life to the full, Reading is home to some of the UK's very finest luxury car dealers.

At Jardine Motors there's a mouth-watering array of super-sleek Aston Martins, James Bond's car of choice. On the outskirts of town is Porsche's UK headquarters – where customers can order a brand-new Porsche built to their precise individual requirements. Those seeking luxury motoring with an off-road twist will seek out the Lancaster showroom, with its large selection of beautifully appointed Range Rovers and rugged Land Rovers.

1,2 Porsche

3 Range Rover

4 Aston Martin





THE MAJESTIC MADEJSKI

Named after the Chairman of Reading Football Club, The Madejski Stadium was completed in 1998, at a cost of £50 million.

Situated just north of the M4 motorway, The Madejski is home to both Reading FC and the London Irish rugby club, and can seat 24,161 supporters. Britain's rugby fans recently voted it 'best environment in which to watch Rugby.'

In addition to its world-class sports facilities, the stadium site also hosts Reading's largest business conference centre, The Royal Berkshire, and the four-star Millennium Madejski Hotel offering over 200 rooms of modern luxury accommodation.

- 1-3 Madejski stadium
- 4 Millennium Madejski
- 5 Levy Restaurants

MEETINGS TO PLEASE YOU

No major commercial centre can be considered worthy of the name without a first-class selection of conference and meeting facilities to choose from. Reading doesn't disappoint, offering an enormous range of hotels and venues at which to meet.

These include, for example, The Wokefield Executive Centre. This purpose-built business venue is set in 240 acres of delightful parkland, complete with its own golf course. The Madejski stadium, as well as being home to Reading Football Club, boasts Reading's largest conference and exhibitions venue, The Royal Berkshire Conference Centre. For a more intimate meeting, companies can hire one of 13 suites at Davidson House, part of the UK's Institute of Directors network.

1 Wokefield Mansion House
Conference Room

2,3 Green Park, Reading



READING: LOCAL LIFE

City Tower's location was selected to place it firmly at the very epicenter of everything the vibrant city of Reading has to offer: from its brilliant selection of designer shops and department stores to its seemingly endless array of restaurants and bars.

From its world-class schools and University to its superb sports, arts and leisure facilities. For business or for pleasure, City Tower is at the heart of the action.

Restaurants

- 1 All Bar One
- 2 Art of Siam
- 3 Browns
- 4 Carluccio's
- 5 Cote Brasserie
- 6 Dolce Vita
- 7 Jamie's Italian
- 8 La Tasca
- 9 Loch Fyne
- 10 London Street Brasserie
- 11 Malmaison Brasserie
- 12 Yo Sushi

Cafés

- 1 Bills Café
- 2 Boswells
- 3 Pau Brasil
- 4 Global Cafe
- 5 Piazza Cafe
- 6 Picnic
- 7 Pret A Manger Broad Street
- 8 Starbucks Queen Victoria Street

Hotels

- 1 The Forbury Hotel: 5*
- 2 Novotel Reading Centre: 4*
- 3 Pentahotel: 4*
- 4 Mercure George Hotel: 3*

Arts and Culture

- 1 The Hexagon Theatre
- 2 Concert Hall
- 3 Reading Arts: South Street
- 4 Museum of English and Rural Life

Shopping Centres

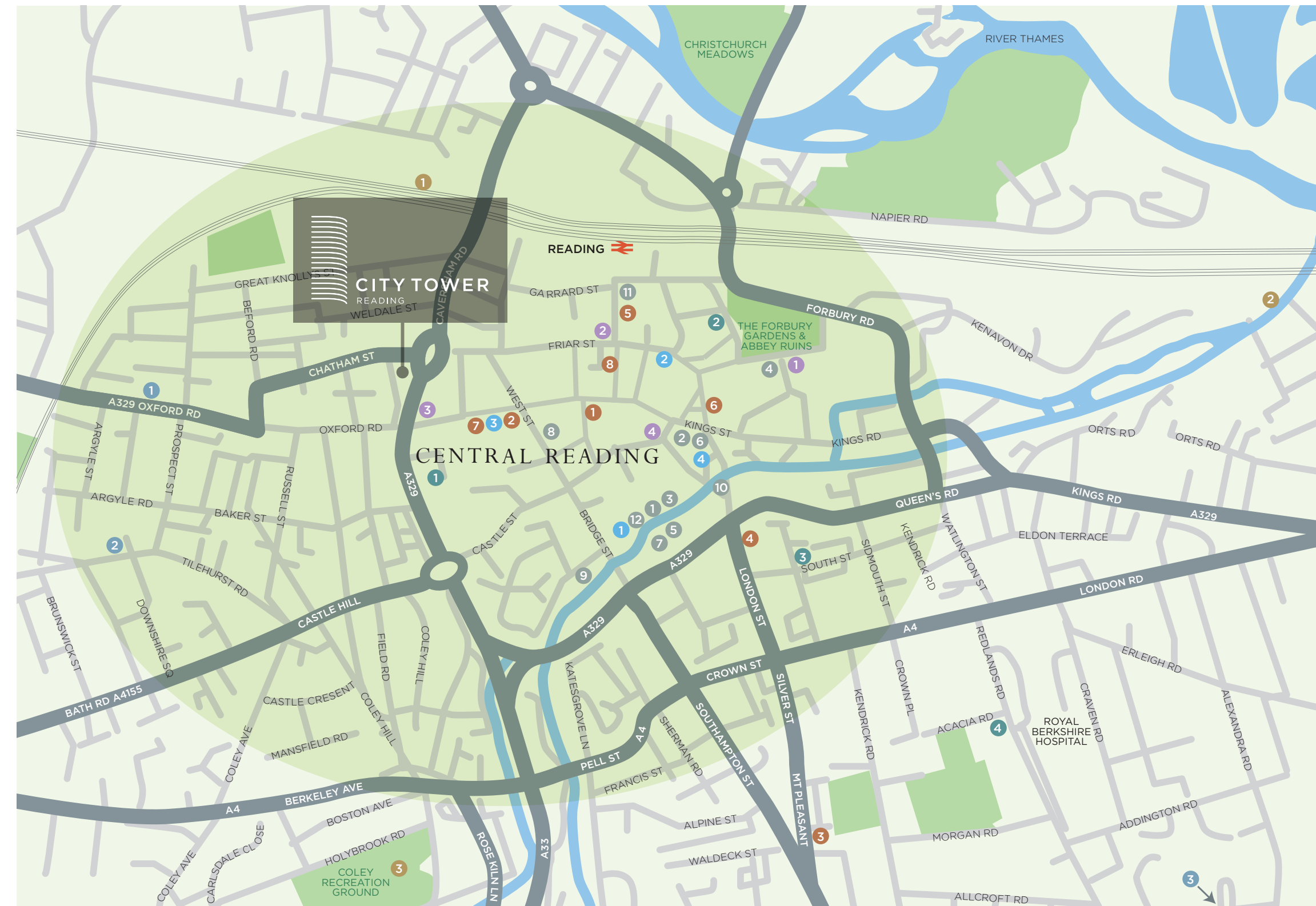
- 1 The Oracle
 - House Of Fraser
 - Pandora
 - Phase Eight
 - Reiss
 - Apple
 - Debenhams
 - Hugo Boss
 - Gap
 - Swarovski
 - T.M. Lewin
 - Waterstones
 - Whittard Of Chelsea
 - Hotel Chocolat
 - L'Occitane en Provence
 - Mamas & Papas
- 2 Harris Arcade
- 3 Broad Street
- 4 The King's Walk

Education

- 1 Oxford Road Community School
- 2 St Edward's Preparatory School for Boys
- 3 University of Reading

Sport

- 1 Leaderboard Golf Centre
- 2 Redgrave Pinsent Rowing Lake
- 3 Coley Recreation Ground



BLUE-CHIP INTERNATIONALS

Reading is internationally recognised as the UK's most vibrant and thriving technological centre, with many global IT and finance companies now located in and around the city. These include Microsoft, Intel, Ericsson, Visa, Prudential and ING. This technological expansion has encouraged a major influx of senior IT professionals relocating to the city, with employment in ICT now 300% above the UK average.

Other major finance, food & drink companies and hoteliers have large offices based in Reading, along with the four big accounting firms Deloitte, Price Waterhouse Coopers, Ernst & Young and KPMG.

“HAVING TAKEN ADVANTAGE OF THE EXTRAORDINARY RANGE OF BUSINESSES ATTRACTED TO THE M4 CORRIDOR, OUR READING OFFICE IS KNOWN AS THE MARKET LEADER IN THE AREAS TECHNOLOGY SECTOR. THE READING OFFICE PLAYS A CENTRAL ROLE IN THE GROWING FIELD OF HI-TECH COMPANIES, WHILE ALSO PROVIDING SERVICES TO MANY INTERNATIONAL BUSINESSES IN THE AREA.”

DEBBIE O'HANLON
READING OFFICE, ERNST & YOUNG, UK



READING & GROWTH

Reading has experienced rapid growth over the past 15 years to become a key location for residency, business and tourism in the UK.

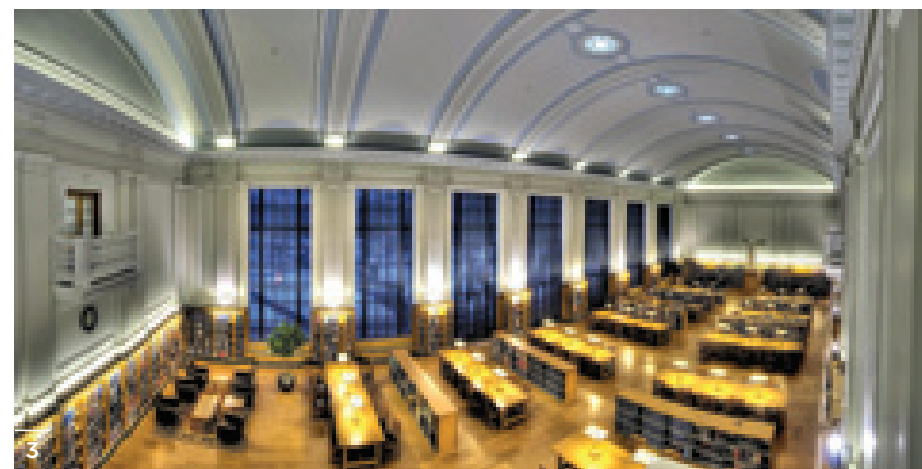
Economic success is set to continue with forecasters predicting 3.4% growth per annum through to 2020.

This is due to three key factors:

- Well planned and successful government/private sector investment.
- Highly skilled and educated workforce re-enforced by the excellent University.
- Excellent location giving it's strong access to London and Heathrow Airport.

Reading has all the ingredients for economic success; the workforce, the infrastructure and the strategic location.

The combination of these factors has made Reading an attractive location as a thriving commercial hub, with business activity concentrated in the City Centre offices and the out-of-town business parks. Through the continual arrival of large, international companies providing professional, highly-paid employment, Reading has become increasingly affluent.



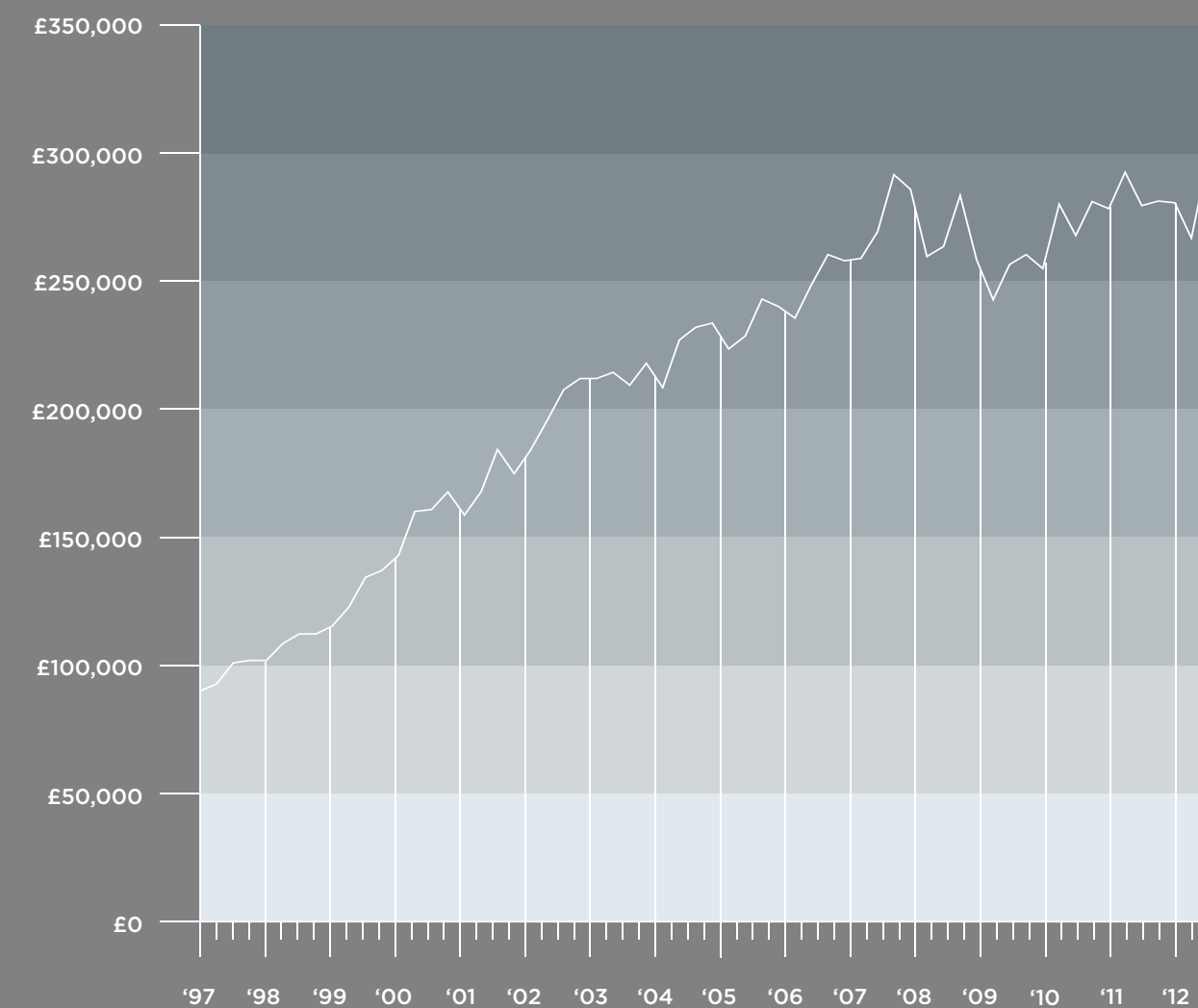
1 Heathrow: Terminal 5
 2 London
 3 University of Reading

THE PROPERTY MARKET

- The graph shows a total increase of 242.9% from £90,207 to £309,298.
- The global credit crunch that emerged in Q3 2007 had a negative impact on the availability of mortgages in the UK; this caused sellers to drop their prices over the next two years.
- Despite the on-going global recession, Reading's Real Estate prices have bounced back rapidly. From its lowest point in Q1 2009, they have since risen by 27.5% on the latest data from Q3 2012.
- GRE Assets believe the rapid recovery was due to large multinationals in Reading dominating employment as they are able to survive recessions. Very few workers lost their jobs and defaulted on their mortgagees.
- Due to its close links, Reading was also anchored by London, which was largely unaffected by the recession.

AVERAGE REAL ESTATE PRICES

The graph below displays the growth in Real Estate sold prices in Reading from Q1 1997 – Q3 2012



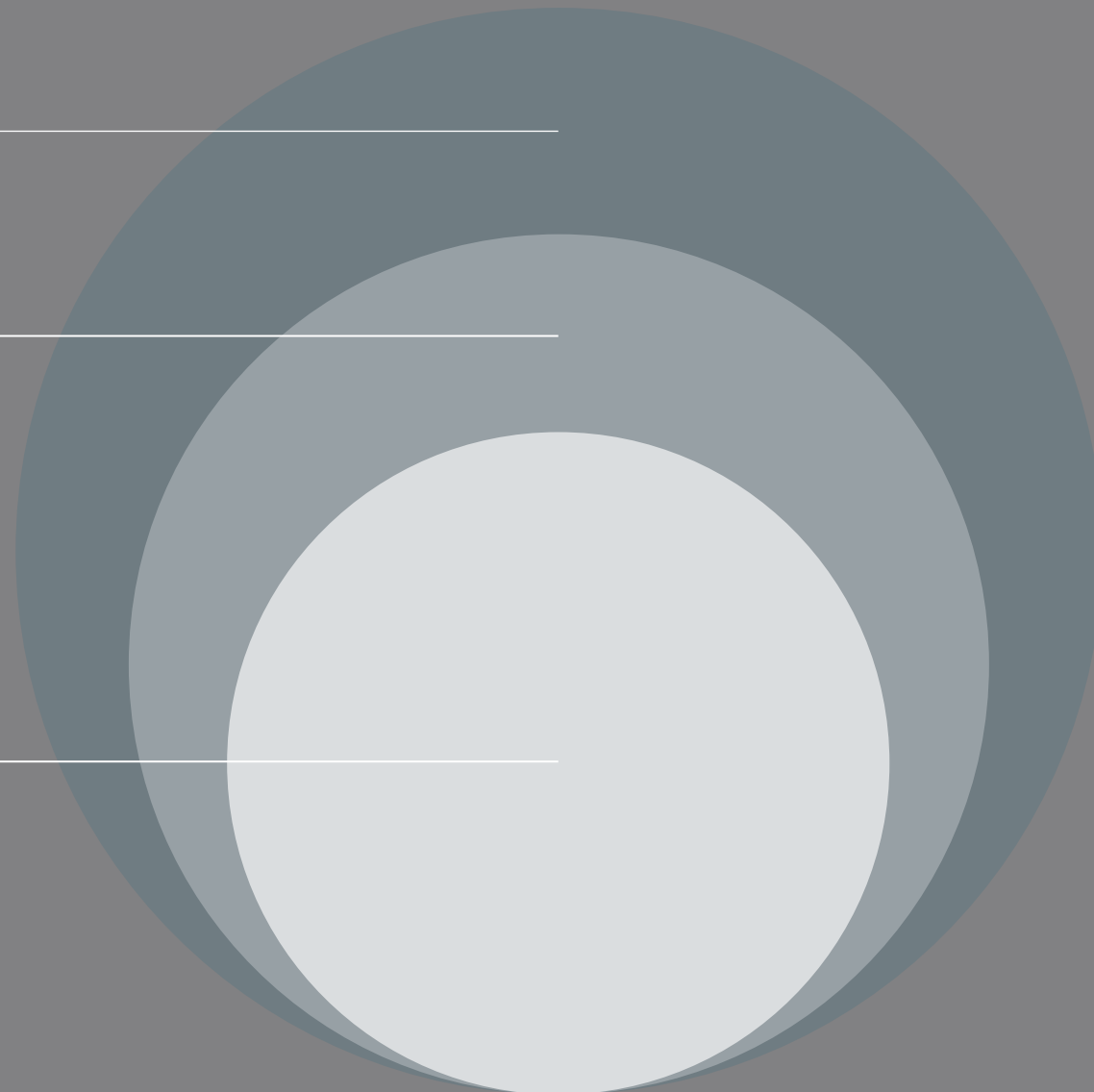
Information sourced from the Land Registry

KEY FACTS

369,804
POPULATION
(Wider urban area)

3,844 per km²
POPULATION
DENSITY

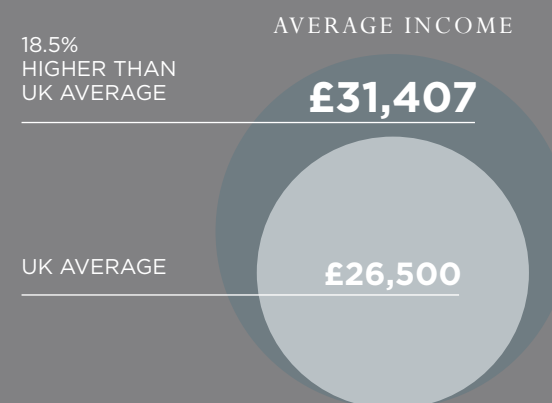
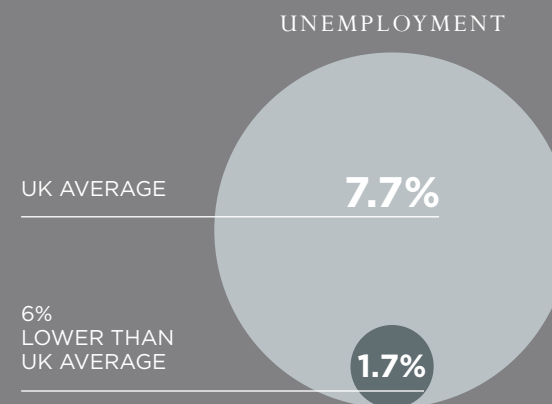
155,300
POPULATION



TOP EUROPEAN CITIES OF THE FUTURE

- 1 London
- 2 Paris
- 3 Vienna
- 4 Moscow
- 5 **Reading**

*FDI European cities of the future report 2012/2013



READING & INVESTMENT

In 2012 Centre for Cities again cited Reading as one of the top city economies in the UK – and more likely to grow stronger. In its report ‘Open for Business: The shape of business, enterprise and entrepreneurship across UK cities’ the strength of the Reading economy was categorised as ‘buoyant’ and one of the top six “more entrepreneurial and open economies” in the UK.

It is already the most attractive location outside London for Foreign Direct Investment (FDI): between 1997 and 2007 it was the leading location in the south east (itself the leading region in the UK), securing an average 13.7% of all the investment. It’s nearest rivals are Bracknell at 5.7%, Oxford at 5.4%, and Milton Keynes at 4.4%.

- 1 Reading Central
- 2 The Oracle

RECENT DEVELOPMENTS



One, Two and Three Reading Central

Completion: 2010
Area: 218,000 sq ft
This 10 storey building provides ‘Grade A’ office accommodation and is the first phase in this major development project.

Occupancy currently stands at just under 90% and it is valued in the region of £48m. Plans have been approved for the next two phases of the development, providing a further 450,000 sq ft of office accommodation.

The Oracle

Completion: 19 99
Area: 76,200 sq ft
The Oracle shopping mall has made Reading the top retail destination in the South East outside London.

With 90 different shops and large department stores, 22 restaurants and a cinema, The Oracle is visited by 14m people per year, and is a strong source of employment for Reading. It has seen an increase in footfall by over 30% and is currently operating at a level of 98.7% occupancy.



CENTRAL BUSINESS DISTRICT

With the benefit of the new train station completing in 2015, significant investment has been attracted. Both projects aimed to be completed by 2016.

Station Hill

Directly opposite the station, plans include high rise offices, retail, restaurants, 300 apartments, public open space and leisure facilities with a total investment of circa £400m.

Thames Tower

A 25 story office tower adjacent to Station Hill.

BUSINESS PARKS

Companies are able to request office buildings built to their specification, offering the perfect opportunity for a new company HQ. They are developed gradually over time.

Green Park

A spectacular 190 acre site on the outskirts of Reading, Green Park boasts large gardens, beautiful lakes and a range of leisure facilities. 23 office buildings have been built so far, totalling 1.4m sq ft.

Southside

Plans are in place to develop this 100 acre site into 900,000 sq ft of office accommodation, retail with a 210 bed Hilton hotel which has already been built.



1 Thames Tower
2 Station Hill - Ground view
3 Station Hill
4,5 Reading train station

RAIL HUB FOR THE FUTURE

Reading railway station is a major transport junction between London and the West of England. The station is currently undergoing a £895 million redevelopment to improve and expand this important transport hub.

The redevelopment, to be completed in 2015 shall include:

- Two new entrances to the front and back of the station.
- Five new platforms.
- A new passenger bridge with escalators and lifts providing step-free access.
- A footfall capacity increase from 17 million to 35 million.
- Upgrades to the rail lines which will see more trains, more passenger capacity, reduced delays and less overcrowding.
- Externally Reading Borough Council are upgrading the interchange facilities outside of the station to compliment Network Rail's project.
- Works at Station Approach include a large pedestrianised area, reconfigured bus, taxi, cycle, coach and drop-off interchange facilities, wider pavements, re-surfaced roads and improved pedestrian crossing facilities.





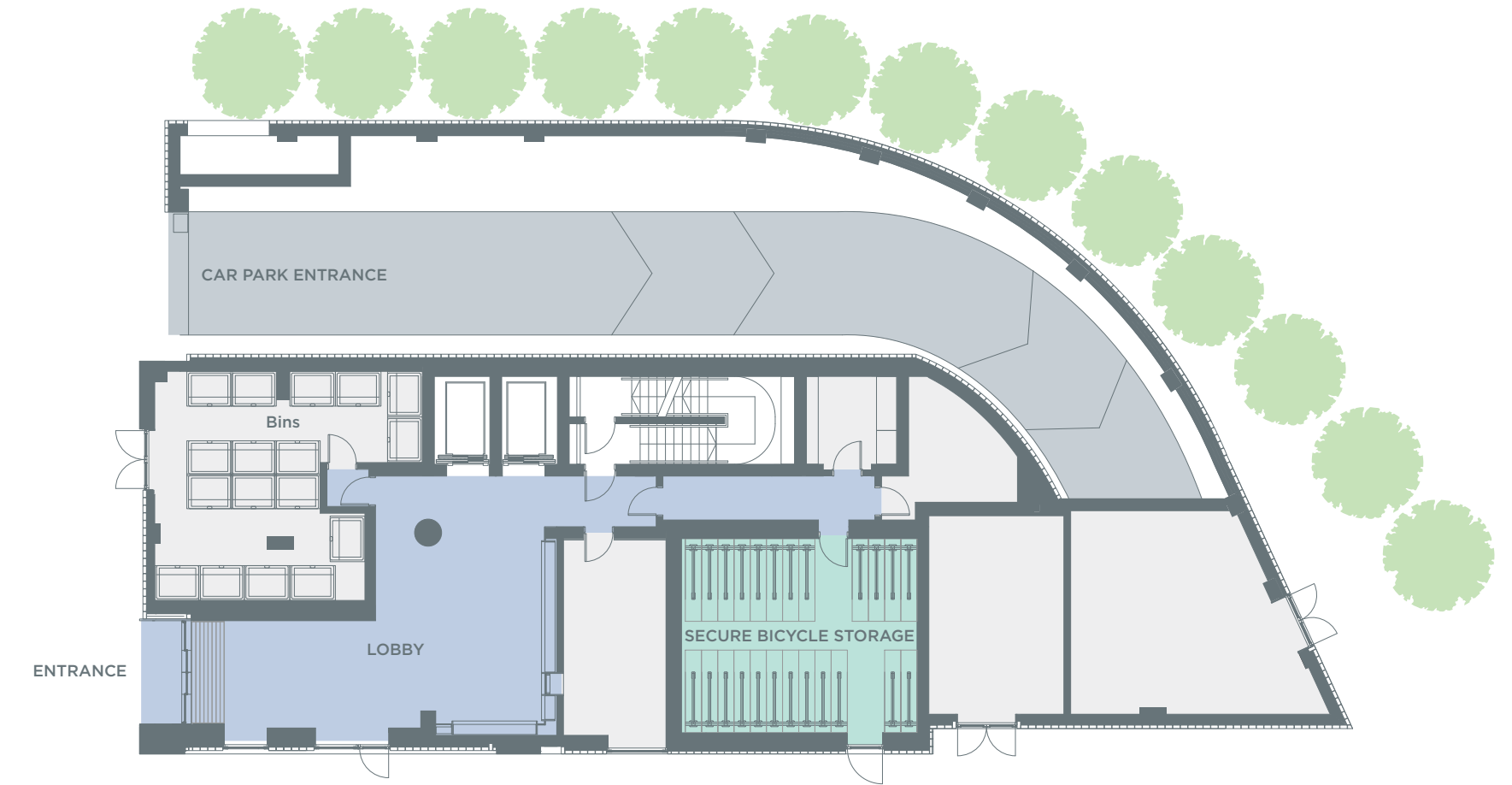
FLOORPLANS

APARTMENT LOCATOR

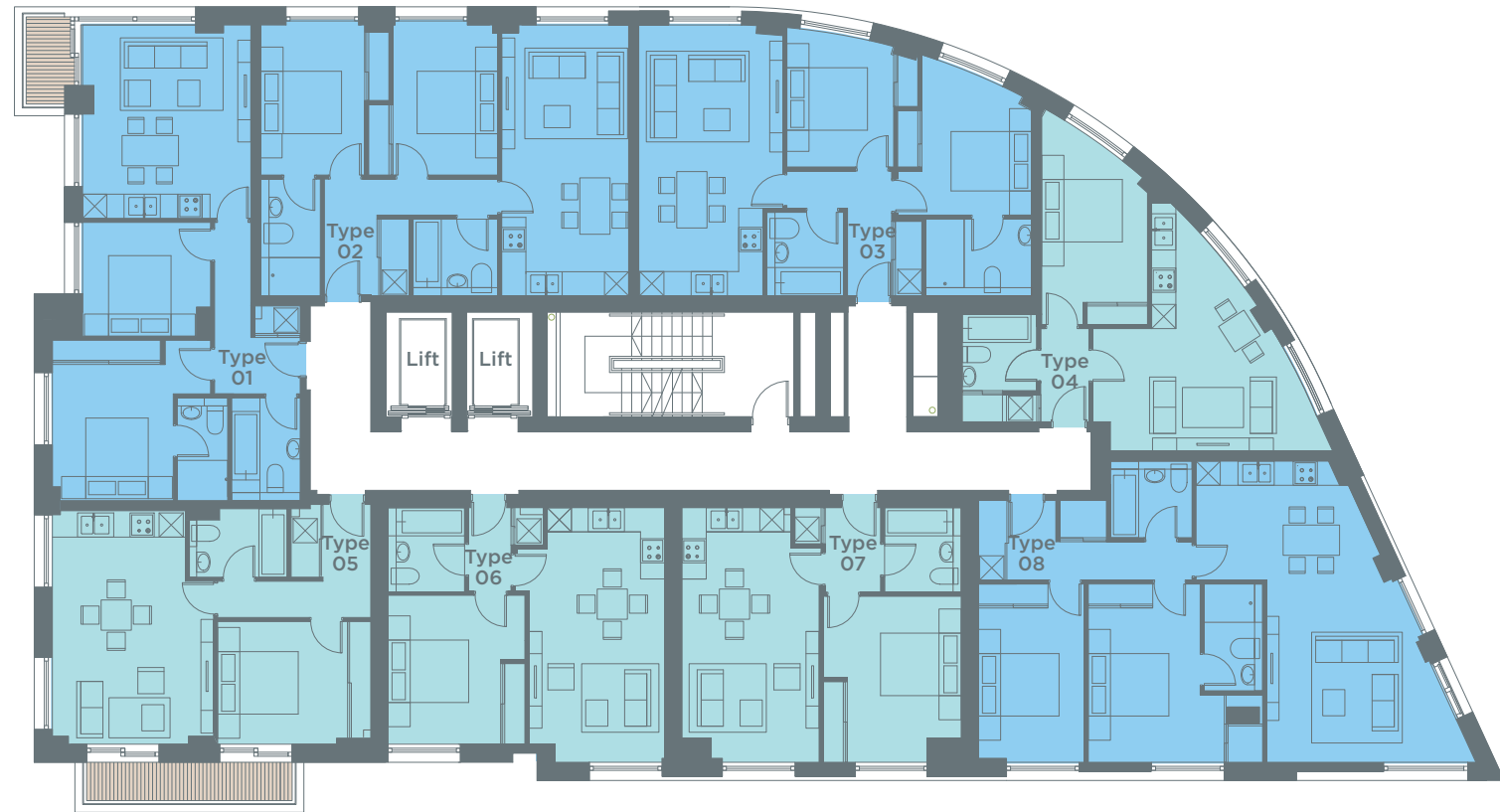
Level 18	Level 18	Apartments:	137, 138, 139
Level 17	Level 17	Apartments:	129, 130, 131, 132, 133, 134, 135, 136
Level 16	Level 16	Apartments:	121, 122, 123, 124, 125, 126, 127, 128
Level 15	Level 15	Apartments:	113, 114, 115, 116, 117, 118, 119, 120
Level 14	Level 14	Apartments:	105, 106, 107, 108, 109, 110, 111, 112
Level 13	Level 13	Apartments:	97, 98, 99, 100, 101, 102, 103, 104
Level 12	Level 12	Apartments:	89, 90, 91, 92, 93, 94, 95, 96
Level 11	Level 11	Apartments:	81, 82, 83, 84, 85, 86, 87, 88
Level 10	Level 10	Apartments:	73, 74, 75, 76, 77, 78, 79, 80
Level 09	Level 09	Apartments:	65, 66, 67, 68, 69, 70, 71, 72
Level 08	Level 08	Apartments:	57, 58, 59, 60, 61, 62, 63, 64
Level 07	Level 07	Apartments:	49, 50, 51, 52, 53, 54, 55, 56
Level 06	Level 06	Apartments:	41, 42, 43, 44, 45, 46, 47, 48
Level 05	Level 05	Apartments:	33, 34, 35, 36, 37, 38, 39, 40
Level 04	Level 04	Apartments:	25, 26, 27, 28, 29, 30, 31, 32
Level 03	Level 03	Apartments:	17, 18, 19, 20, 21, 22, 23, 24
Level 02	Level 02	Apartments:	09, 10, 11, 12, 13, 14, 15, 16
Level 01	Level 01	Apartments:	01, 02, 03, 04, 05, 06, 07, 08
Ground floor lobby	Ground floor lobby		
Underground parking	Underground parking		

- Level 18
- Level 11-17
- Level 02-10
- Level 01
- Ground floor lobby

GROUND FLOOR



LEVEL 01



Type 01
Apartment: 01

Living/Dining/Kitchen	15'8" x 13'9"	4.80m x 4.19m
Bedroom 1	11'9" x 9'12"	3.58m x 3.04m
Bedroom 2	10'6" x 9'4"	3.20m x 2.85m
Balcony	22'0" sq ft	2.05 sq m
Total	624 sq ft	58 sq m

Type 02
Apartment: 02

Living/Dining/Kitchen	22'0" x 10'4"	6.73m x 3.15m
Bedroom 1	12'4" x 8'6"	3.76m x 2.59m
Bedroom 2	12'4" x 8'6"	3.76m x 2.59m
Total	657 sq ft	61 sq m

Type 03
Apartment: 03

Living/Dining/Kitchen	22'0" x 11'9"	6.73m x 3.58m
Bedroom 1	12'2" x 11'1"	3.71m x 3.38m
Bedroom 2	10'10" x 8'10"	3.30m x 2.69m
Total	657 sq ft	61 sq m

Type 04
Apartment: 04

Living/Dining/Kitchen	18'7" x 13'12"	5.66m x 4.26m
Bedroom 1	13'3" x 8'7"	4.06m x 2.62m
Total	452 sq ft	42 sq m

Type 05
Apartment: 08

Living/Dining/Kitchen	18'10" x 13'2"	5.74m x 4.01m
Bedroom 1	12'7" x 10'0"	3.84m x 3.05m
Balcony	52'0" sq ft	4.85 sq m
Total	495 sq ft	46 sq m

Type 06
Apartment: 07

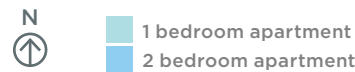
Living/Dining/Kitchen	20'9" x 11'1"	6.32m x 3.38m
Bedroom 1	12'1" x 11'2"	3.68m x 3.40m
Total	452 sq ft	42 sq m

Type 07
Apartment: 06

Living/Dining/Kitchen	20'9" x 11'1"	6.32m x 3.38m
Bedroom 1	13'6" x 11'3"	4.11m x 3.43m
Total	463 sq ft	43 sq m

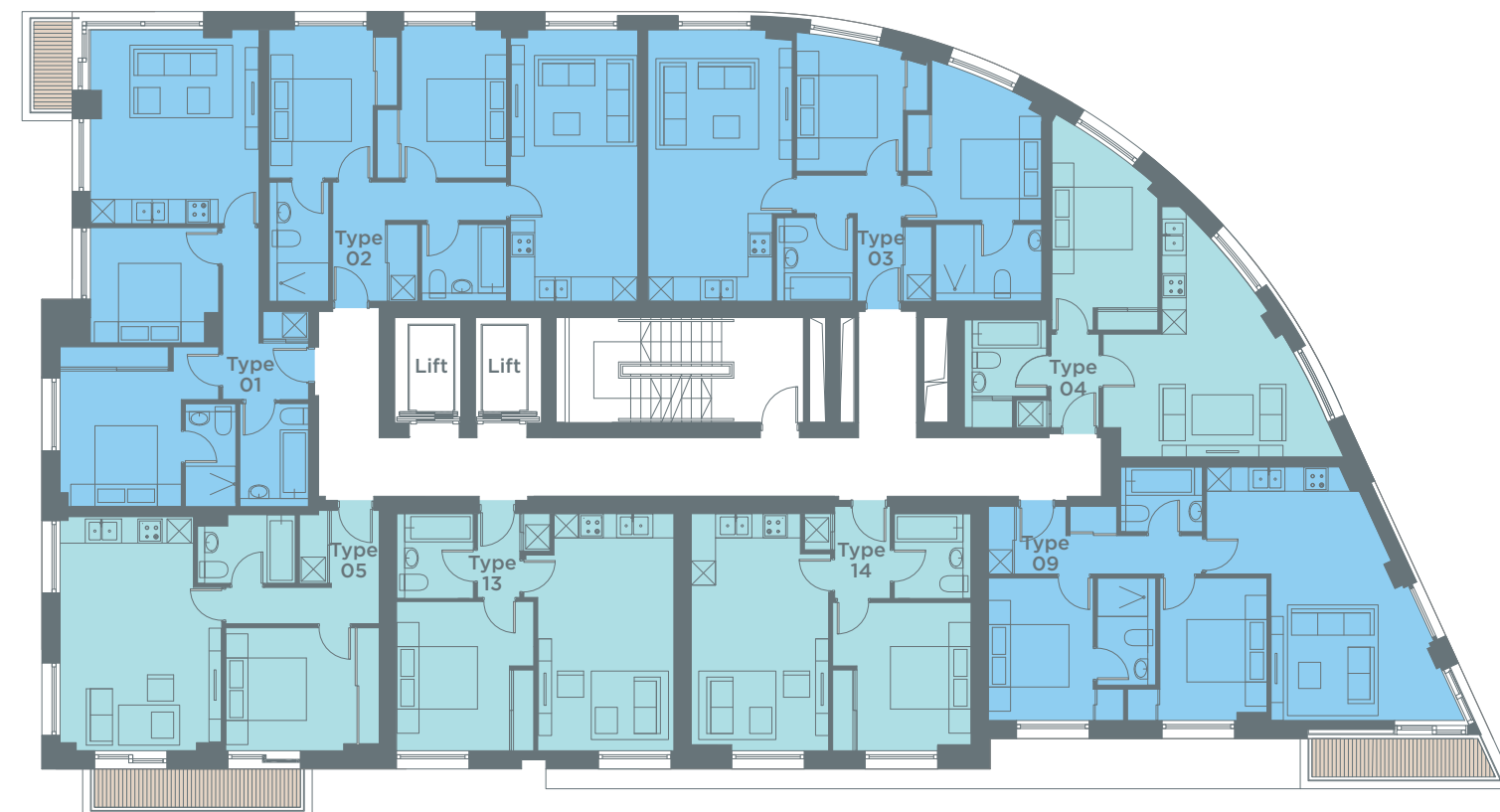
Type 08
Apartment: 05

Living/Dining/Kitchen	24'6" x 16'2"	7.47m x 4.92m
Bedroom 1	14'6" x 11'1"	4.42m x 3.37m
Bedroom 2	14'6" x 8'7"	4.42m x 2.62m
Total	818 sq ft	76 sq m



Some apartments have irregular shaped rooms so measurements are a guide only.

LEVEL 02-10



Type 01
Apartments: 09, 17, 25, 33, 41, 49, 57, 65, 73

Living/Dining/Kitchen	15'8" x 13'9"	4.80m x 4.19m
Bedroom 1	11'9" x 9'12"	3.58m x 3.04m
Bedroom 2	10'6" x 9'4"	3.20m x 2.85m
Balcony	22'0" sq ft	2.05 sq m
Total	624 sq ft	58 sq m

Type 02
Apartments: 10, 18, 26, 34, 42, 50, 58, 66, 74

Living/Dining/Kitchen	22'0" x 10'4"	6.73m x 3.15m
Bedroom 1	12'4" x 8'6"	3.76m x 2.59m
Bedroom 2	12'4" x 8'6"	3.76m x 2.59m
Total	657 sq ft	61 sq m

Type 03
Apartments: 11, 19, 27, 35, 43, 51, 59, 67, 75

Living/Dining/Kitchen	22'0" x 11'9"	6.73m x 3.58m
Bedroom 1	12'2" x 11'1"	3.71m x 3.38m
Bedroom 2	10'10" x 8'10"	3.30m x 2.69m
Total	657 sq ft	61 sq m

Type 04
Apartments: 12, 20, 28, 36, 44, 52, 60, 68, 76

Living/Dining/Kitchen	18'7" x 13'12"	5.66m x 4.26m
Bedroom 1	13'3" x 8'7"	4.06m x 2.62m
Total	452 sq ft	42 sq m

Type 05
Apartments: 16, 24, 32, 40, 48, 56, 64, 72, 80

Living/Dining/Kitchen	19'3" x 11'2"	5.87m x 3.40m
Bedroom 1	12'0" x 11'3"	3.66m x 3.43m
Total	441 sq ft	41 sq m

Type 09
Apartments: 13, 21, 29, 37, 45, 53, 61, 69, 77

Living/Dining/Kitchen	18'10" x 13'2"	5.74m x 4.01m
Bedroom 1	12'7" x 10'0"	3.84m x 3.05m
Balcony	52'0" sq ft	4.85 sq m
Total	495 sq ft	46 sq m

Type 13
Apartments: 15, 23, 31, 39, 47, 55, 63, 71, 79

Living/Dining/Kitchen	19'3" x 11'1"	5.87m x 3.38m
Bedroom 1	12'1" x 11'2"	3.70m x 3.40m
Total	441 sq ft	41 sq m

Type 14
Apartments: 14, 22, 30, 38, 46, 54, 62, 70, 78

Living/Dining/Kitchen	20'7" x 13'2"	6.27m x 4.01m
Bedroom 1	11'7" x 8'8"	3.53m x 2.64m
Bedroom 2	11'7" x 8'8"	3.53m x 2.64m
Balcony	44'0" sq ft	4.11 sq m
Total	657 sq ft	61 sq m



Some apartments have irregular shaped rooms so measurements are a guide only.

LEVEL 11-17



Type 01
Apartments: 81, 89, 97, 105, 113, 121, 129

Living/Dining/Kitchen	15'8" x 13'9"	4.80m x 4.19m
Bedroom 1	11'9" x 9'12"	3.58m x 3.04m
Bedroom 2	10'6" x 9'4"	3.20m x 2.85m
Balcony	22'0" sq ft	2.05 sq m
Total	624 sq ft	58 sq m

Type 02
Apartments: 82, 90, 98, 106, 114, 122, 130

Living/Dining/Kitchen	22'0" x 10'4"	6.73m x 3.15m
Bedroom 1	12'4" x 8'6"	3.76m x 2.59m
Bedroom 2	12'4" x 8'6"	3.76m x 2.59m
Total	657 sq ft	61 sq m

Type 03
Apartments: 83, 91, 99, 107, 115, 123, 131

Living/Dining/Kitchen	22'0" x 11'9"	6.73m x 3.58m
Bedroom 1	12'2" x 11'1"	3.71m x 3.38m
Bedroom 2	10'10" x 8'10"	3.30m x 2.69m
Total	657 sq ft	61 sq m

Type 04
Apartments: 84, 92, 100, 108, 116, 124, 132

Living/Dining/Kitchen	18'7" x 13'12"	5.66m x 4.26m
Bedroom 1	13'3" x 8'7"	4.06m x 2.62m
Total	452 sq ft	42 sq m

Type 05
Apartments: 88, 96, 104, 112, 120, 128, 136

Living/Dining/Kitchen	19'3" x 11'2"	5.87m x 3.40m
Bedroom 1	12'0" x 11'3"	3.66m x 3.43m
Total	441 sq ft	41 sq m

Type 09
Apartments: 85, 93, 101, 109, 117, 125, 133

Living/Dining/Kitchen	20'7" x 13'2"	6.27m x 4.01m
Bedroom 1	11'7" x 8'8"	3.53m x 2.64m
Bedroom 2	11'7" x 8'8"	3.53m x 2.64m
Balcony	44'0" sq ft	4.11 sq m
Total	657 sq ft	61 sq m

Type 13
Apartments: 87, 95, 103, 111, 119, 127, 135

Living/Dining/Kitchen	19'3" x 11'1"	5.87m x 3.38m
Bedroom 1	12'1" x 11'2"	3.70m x 3.40m
Total	441 sq ft	41 sq m

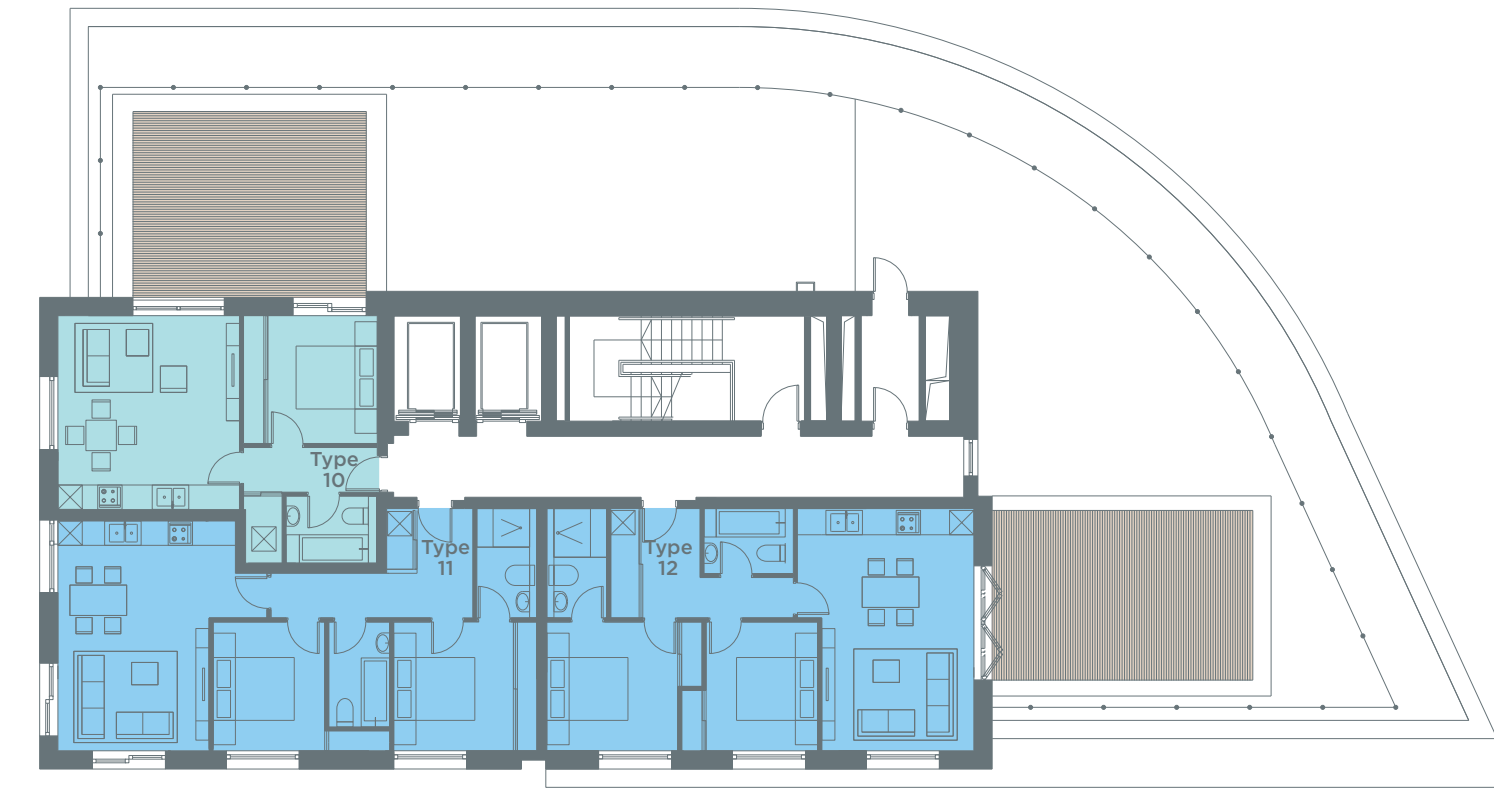
Type 14
Apartments: 86, 94, 102, 110, 118, 126, 134

Living/Dining/Kitchen	18'10" x 13'2"	5.74m x 4.01m
Bedroom 1	12'7" x 10'0"	3.84m x 3.05m
Total	495 sq ft	46 sq m



Some apartments have irregular shaped rooms so measurements are a guide only.

LEVEL 18



Type 10 (PENTHOUSE)
Apartment: 137

Living/Dining/Kitchen	15'8" x 14'8"	4.77m x 4.47m
Bedroom 1	10'4" x 8'11"	3.15m x 2.74m
Terrace	283'0" sq ft	26.34 sq m
Total	452 sq ft	42 sq m

Type 11 (PENTHOUSE)
Apartment: 138

Living/Dining/Kitchen	18'7" x 12'3"	5.66m x 3.74m
Bedroom 1	10'5" x 8'12"	3.17m x 2.74m
Bedroom 2	10'5" x 8'12"	3.17m x 2.74m
Total	678 sq ft	63 sq m

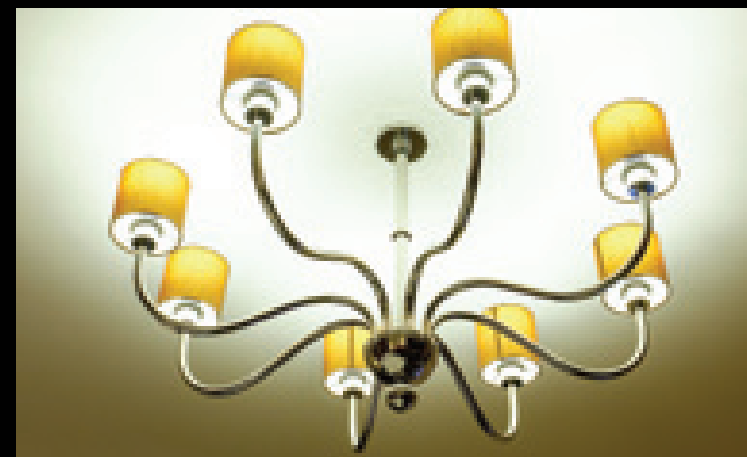
Type 12 (PENTHOUSE)
Apartment: 139

Living/Dining/Kitchen	20'7" x 14'3"	6.27m x 4.34m
Bedroom 1	10'7" x 10'5"	3.23m x 3.18m
Bedroom 2	10'5" x 8'12"	3.18m x 2.74m
Terrace	289'0" sq ft	26.88 sq m
Total	678 sq ft	63 sq m



Some apartments have irregular shaped rooms so measurements are a guide only.

SPECIFICATION



The highest and most prestigious residential tower in Reading demands a specification to equal this importance.

With no compromise on materials, detail or design, the interiors combine the best of contemporary design with state-of-the-art appliances and elegant, quality finishes. A true delight to be in, live in and share.

Apartments

Entrance doors

Solid core doors, veneer finish with inlaid border pattern.

Floors

- Hall, living, kitchen engineered oak timber
- Bedrooms broadloom pile carpets
- Bathrooms/ensuites stone ceramic tiles

Walls and ceilings

- Smooth finish plaster painted with matt emulsion
- Tiling in bathrooms and ensuites

Wardrobes

Fitted in all main bedrooms.

Kitchens

Contemporary design at its best. Extensive wall and base units with ample work top areas and splash backs.

Complimenting one another the built in appliances are in perfect balance with a kitchen that is a pleasure to work in.

- Double oven
- Electric hob
- Extractor hood
- Dishwasher
- Fridge/freezer

Utility cupboard

Washer/dryer

Bathrooms/Ensuites

Designed to offer you an oasis of cool and calm, a luxurious refuge at the end and beginning of a busy day.

- Elegant white suites
- Towel rail
- Clear glass shower screens
- Full width mirror and cupboards above the basin and WC
- Chrome fittings down to the last detail a robe hook

Balconies

Glass balustrade with stainless steel handrails.

Main Entrance & Communal Areas

Accessed only by a security fob the impressive main entrance is 70m² with direct access to lifts and the beautiful residents garden. There are individual stainless steel post boxes.

Residents Garden

Creatively designed with soft landscaping including plants for all seasons, trees, specimen shrubs and seating. A lovely private area for residents to relax and enjoy.

Car Parking

Allocated parking spaces are in the secure underground car park.

Cycle Store

Safe storage for residents bikes.

Technical & Other

Heating

Hot water and heating is provided by a centralised plant incorporating a combined heat and power boiler as well as gas fired condensing boilers located on the ground floor. There is a heat exchange unit in the utility cupboard of each apartment providing distribution.

Electrical Services

- A generous amount of electrical sockets throughout
- TV, media and telephone outlets in living area and all bedrooms
- Shaver sockets in all bathrooms/ensuites
- LED down lighters
- Mains wired smoke/heat detectors

Security

- Audio entryphone system to all apartments
- Automated gate to underground car park
- On site CCTV

Guarantee

Premier 10 year guarantee.

Estate Management

On site concierge service seven days a week.

FOR FURTHER INFORMATION

Riyadh Office

1st Floor
Al Jomiah Centre
King Fahad Road
Riyadh
Saudi Arabia
Tel +966 92 000 1197

Jeddah Office

King Abdulaziz Road
Al-Shati District
Jeddah 21332
P.O. Box 122522
Saudi Arabia
Tel +966 92 000 1192

Oxford Office

7200 The Quorum
Oxford Business Park
Oxford.
OX4 2JZ
United Kingdom
Tel +44 (0) 1865 481661

Email: info@greassets.co.uk
Web: www.greassets.co.uk

