



Edition

1 Brindley Road

B1 2BS

**£441,793**

*Off Plan Development*

*45th Floor Sky Lounge*

*Concierge Service*

*Climbing Wall*



## Property Description

**DESCRIPTION** Introducing Park Residence at Edition Birmingham, the first of two connected buildings set to transform the city's skyline and residential market. This exclusive development features 149 luxury one and two-bedroom apartments, designed to the highest standards with modern living in mind.

Located in the heart of Birmingham city centre, Park Residence is the first development of its kind in the area, offering an unparalleled combination of luxury living and wellness-focused amenities.

Residents will benefit from an exceptional range of facilities, including a 20-metre swimming pool, hydro-pool, steam room, sauna, and plunge ice pool, as well as an outdoor experience shower and a state-of-the-art climbing wall. A gymnasium and terrace on the 44th floor offer stunning views, while the 45th-floor yoga and spin studios ensure that wellness is truly integrated into daily life.

For those seeking a more professional environment, the development boasts a premium co-working space with an outdoor terrace, a 45th-floor sky lounge, and a bookable private dining room – perfect for hosting events in style.

**LOCATION** Situated in between the two most popular locations - The Mailbox and The Financial district. The development overlooks the City's famous Victoria Square and houses a slick concierge service. The area has recently undergone massive structural improvement with direct tram lines operating frequently on the door step. Also expected to join the spot are an array of new office spaces, restaurants and bars.

### AMENITIES Park Residence at Edition Birmingham

- The first of two connected buildings to launch at Edition Birmingham
- 149 luxury one and two-bedroom apartments
- The first development of its kind in Birmingham, transforming the residential market
- Unmatched wellness benefits including a 20-metre swimming pool, hydro-pool, steam room, sauna, plunge ice pool, outdoor experience shower, climbing wall, 44th floor gymnasium & terrace, state-of-the-art yoga/spin studios on 45th floor
- Premium co-working space with outdoor terrace, 45th floor sky lounge, bookable private dining room

### Investment Overview

- Completes in Q2 2027
- Starting price: £296,864
- Developer: Court Collaboration
- 6% rental yield predicted
- Up to 12% capital growth predicted over build period



## Floor Layout



Park Residence – Two Bed Type 4

### Total approx. floor area (sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*