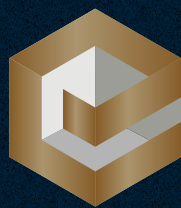


# OV AL GARDENS



**E.R.E PROPERTY GROUP**

EXPERTS. RESPONSIVE. ESTABLISHED



# Welcome to *Residences* at Oval Gardens

We are excited to announce the launch of Oval Gardens, a stunning new residential development in the heart of Leeds City Centre. With its strategic location, unique design, and premium offerings, Oval Gardens is poised to become one of the most sought-after properties in the city.

Set to complete in Q4 2025, this collection of 44 high-quality apartments offers an extraordinary opportunity for property investors and homebuyers alike.

The development features a perfect blend of city living and country retreat, ensuring residents can enjoy the best of both worlds — modern city convenience with tranquil surroundings.



TEL  
+44 (0) 113 80 89 30

EMAIL  
[info@erepropery.com](mailto:info@erepropery.com)

VISIT  
[www.erepropery.com](http://www.erepropery.com)



# Redefining *Central* Leeds

Leeds is rapidly becoming one of the most sought-after locations for property investment. With its dynamic growth, strong rental yields, and an ever-expanding economy, Leeds offers investors an exceptional opportunity for long-term growth.



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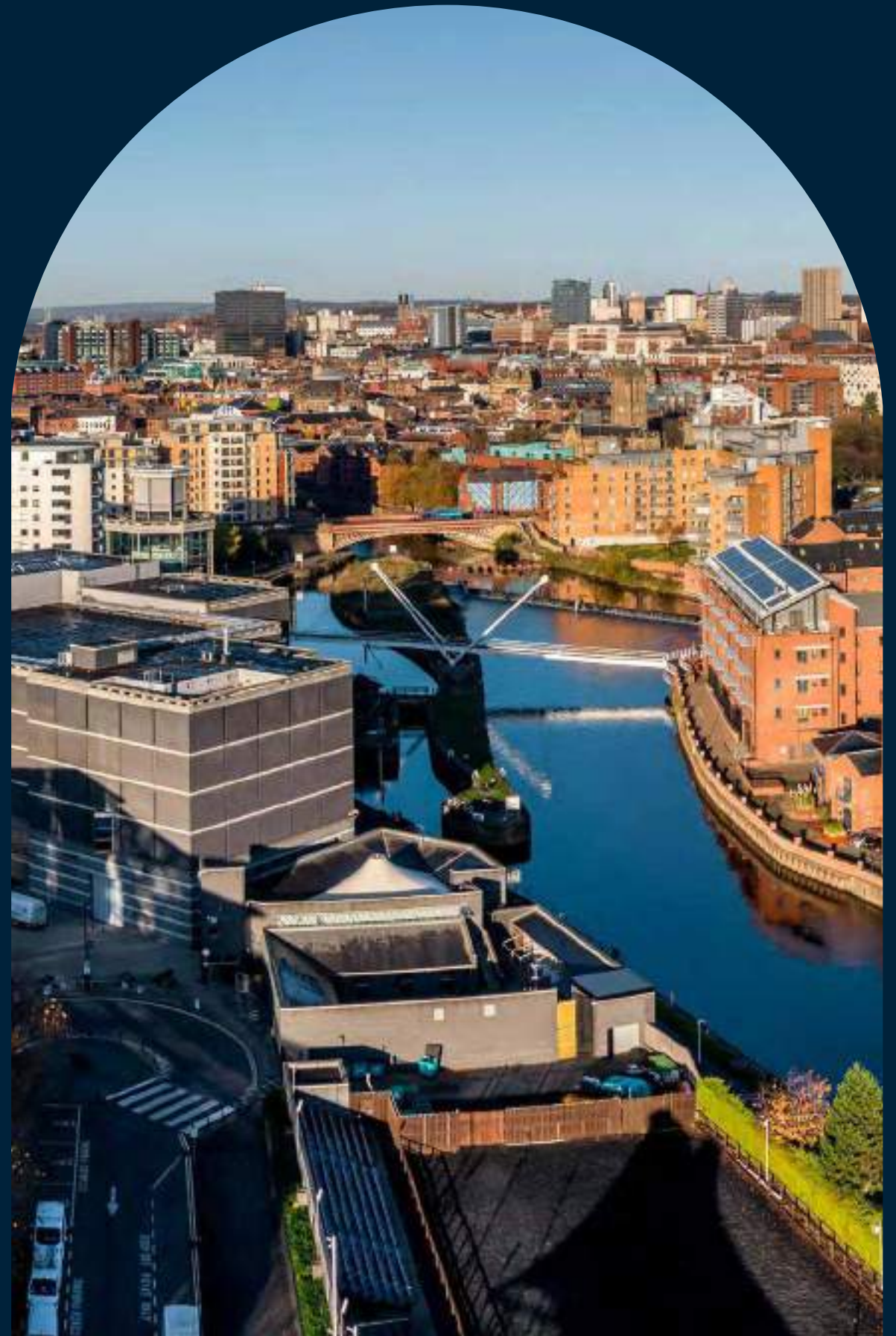
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[info@erepropery.com](mailto:info@erepropery.com)

VISIT  
[www.erepropery.com](http://www.erepropery.com)



# Why Leeds is a Prime *Investment* Destination

Leeds' strong economy, infrastructure development, educational institutions, cultural vibrancy, and affordability make it a prime location for property investment, offering potential for both capital appreciation and rental income.



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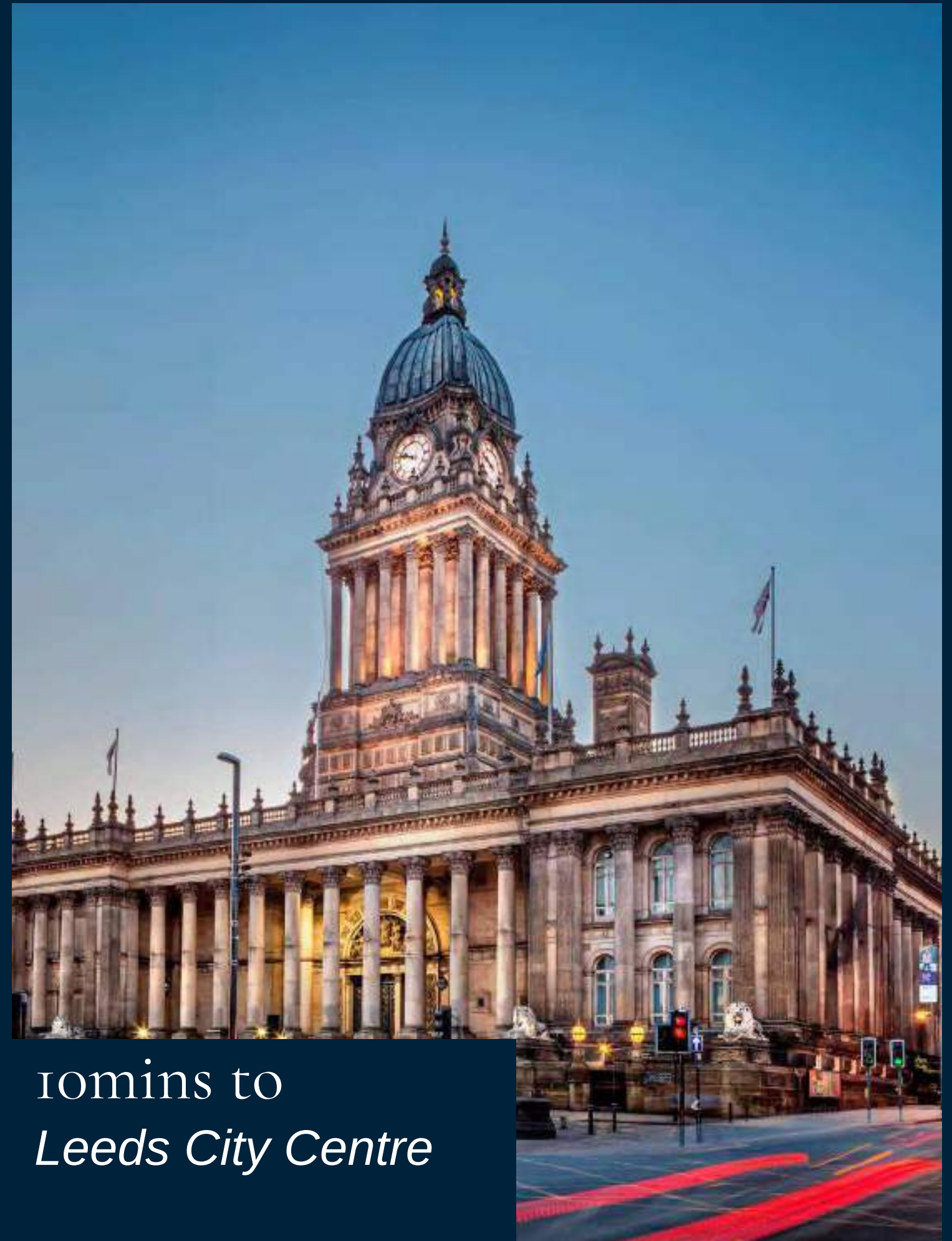
EMAIL  
[info@ereproerty.com](mailto:info@ereproerty.com)

VISIT  
[www.ereproerty.com](http://www.ereproerty.com)



# Leeds *City Centre*

Leeds City Centre is a bustling hub of activity, offering a diverse range of attractions for visitors. From world-class shopping experiences at Trinity Leeds and the historic Victoria Quarter to the vibrant Kirkgate Market, there's something for everyone.



omins to  
*Leeds City Centre*



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+44 (0) 113 3 80 89 30

EMAIL  
info@e rep roper t y.com

VISIT  
www.e rep roper t y.com



# Leeds *Football* Stadium

Experience the electric atmosphere of Elland Road, the historic home of Leeds United. With a capacity of 37,645, this iconic stadium has been the stage for countless thrilling matches.



Directions to  
Elland Road,  
*Leeds Football*  
*Stadium*, 37,645  
capacity



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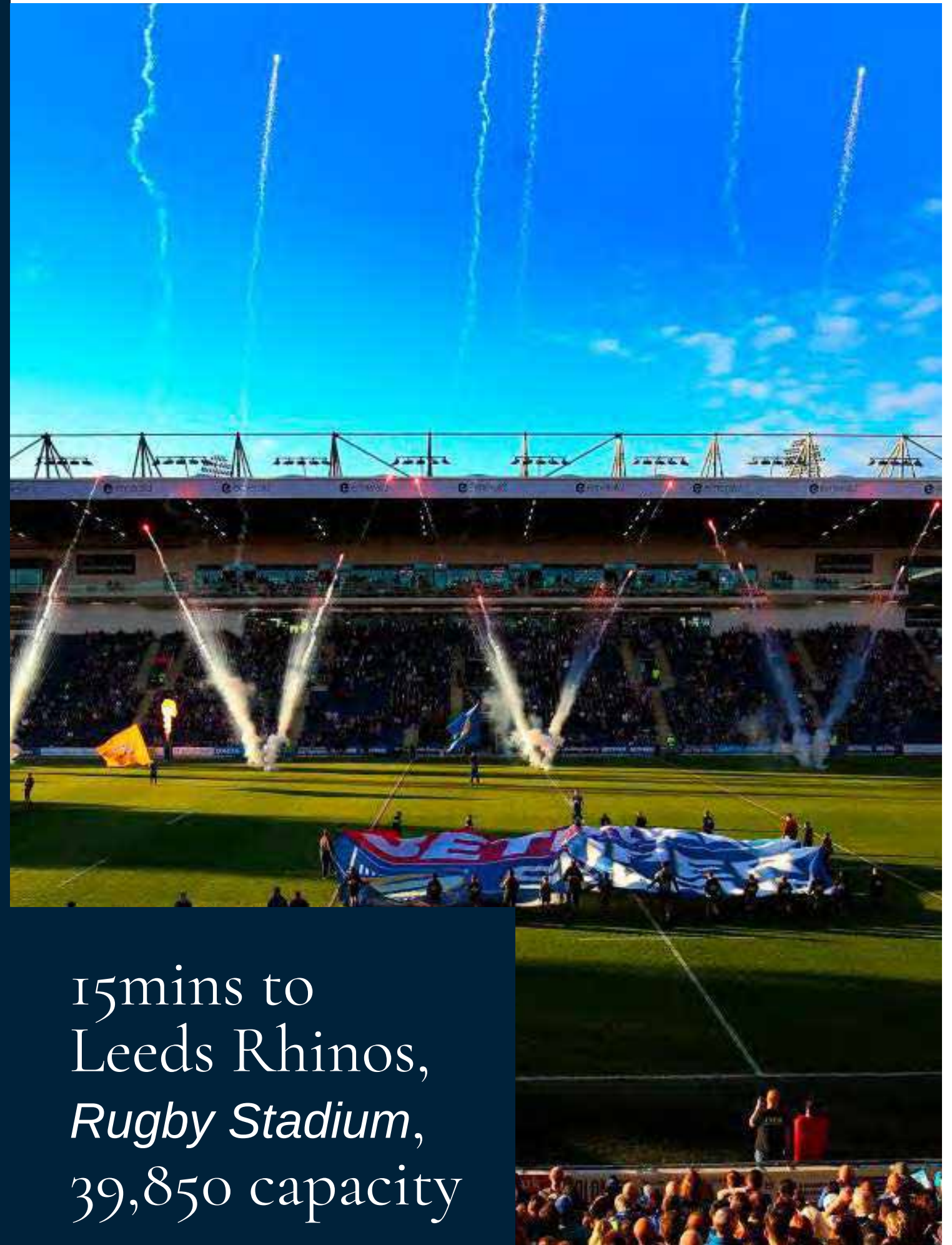
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info@ereproerty.com

VISIT  
www.ereproerty.com



# Leeds *Rugby* Stadium

Experience the thrill of rugby league at Headingley Stadium, home to the Leeds Rhinos. With a capacity of 39,850, this iconic venue is one of the largest rugby league stadiums in the world. Witness the passion and intensity of a Rhinos match, just a short distance from your accommodation.



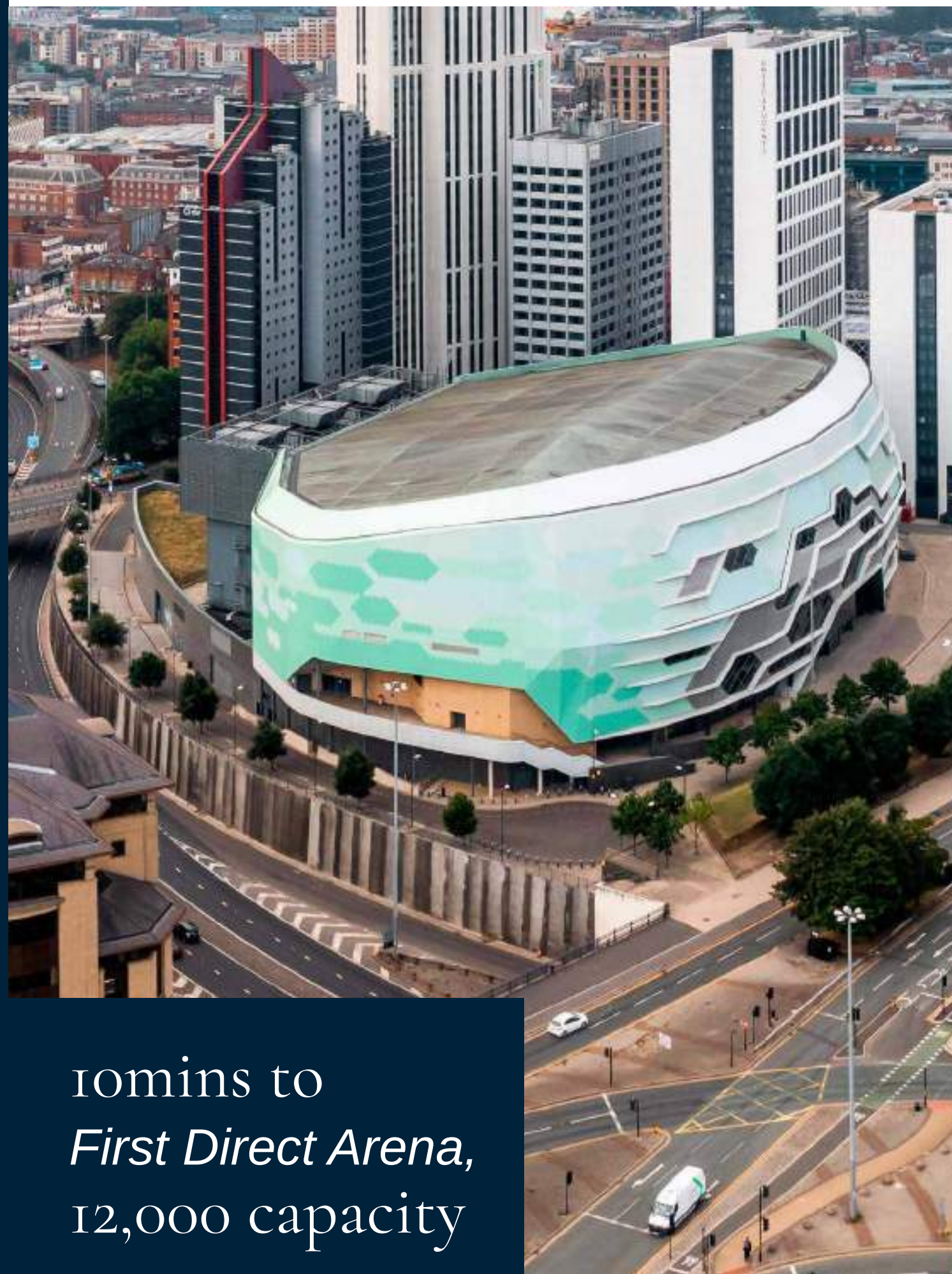
15mins to  
Leeds Rhinos,  
*Rugby Stadium*,  
39,850 capacity





# First Direct *Arena*

The First Direct Arena offers world-class entertainment for all tastes. With a capacity of 12,000, this state-of-the-art venue hosts a diverse range of events, from concerts and comedy shows to sporting events. Catch your favourite artists, comedians, or athletes live on stage.



Join us to  
*First Direct Arena,*  
12,000 capacity



TEL  
+44 (0) 113 3 80 89 30

EMAIL  
info@ereproerty.com

VISIT  
www.ereproerty.com



# Leeds is the *Beating Heart* of the North

With a population of nearly 800,000 and part of a larger Yorkshire region housing 5.4 million people, Leeds is experiencing significant demand for both residential and rental properties. The city's student population of around 136,000 and high relocation rates from London make it an attractive market for investors. An estimated 30% of students stay after graduation, contributing to the high demand for housing.

**Rental Yields:** Leeds boasts an average rental yield of 4.94%, higher than the national average, with specific areas such as LS2, LS3, and LS4 offering even more promising returns. The city's growing rental market shows no signs of slowing down, making it a top choice for buy-to-let investors.

**Culture and Lifestyle:** With a rich cultural heritage and a thriving arts scene, Leeds is not just a great place to invest but also a desirable location to live. The city's mix of world-class music venues, art galleries, and nature spots makes it a vibrant and attractive place for young professionals, students, and families alike.

**Capital Growth:** Leeds has experienced impressive property value increases, with prices expected to rise by 20.2% over the next four years. Compared to national averages, properties in Leeds offer excellent capital growth at competitive prices, presenting a solid opportunity for investors.

**Significant employers:** Based in the city (those employing more than 1,000) include ASDA, First Direct, BT, Direct Line and Yorkshire Bank. Leeds also hosts the only subsidiary office of the Bank of England.

Leeds is well on its way to becoming a property investment hotspot. With solid rental yields, strong demand, and a flourishing economy, it's the perfect time to consider investing in this northern powerhouse.

**ASDA**



 **first direct**

 **Yorkshire Bank**

direct line

**BT**



TEL  
+44 (0) 113 80 89 30

EMAIL  
info@ereproerty.com

VISIT  
www.ereproerty.com

£64.6B

Valued economy  
for Leeds'

£245,000

Average property  
prices in Leeds

20%

Projected  
growth by 2028

4th

Largest city  
in the UK

30M

Visitors to  
Leeds annually

25%

International students in  
the University of Leeds

9.37%

Property prices risen in  
the last 12 months

89,495

Total capacity at nearby  
major venues





Leeds' city architecture



Armley Mills



Leeds' canal



Elland Road football stadium



Kirkstall Abbey



Footbridge across the Aire River



Leeds City Hall







TEL  
+44 (0) 183 80 89 30

EMAIL  
info@ereproerty.com

VISIT  
www.ereproerty.com





Leeds offers a combination of high growth potential, excellent returns on investment, and a stable, vibrant property market.

Become  
part of this  
*flourishing*  
city's bright  
future



TEL  
+44 (0) 113 80 89 30

EMAIL  
info@ereproerty.com

VISIT  
www.ereproerty.com



# A Locally Connected City Development



Leeds is renowned for its vibrant city centre and excellent transport connections. Oval Gardens is conveniently located within easy reach of the city's extensive public transport network, including buses and trains.

With the city's commitment to sustainability, visitors can easily explore Leeds on foot or by bike, enjoying the city's many green spaces and cultural attractions.



- |                          |                          |                      |
|--------------------------|--------------------------|----------------------|
| 1 Royal Armouries Museum | 6 Leeds Minster          | 11 Temple Works      |
| 2 The Black Prince       | 7 The Corn Exchange      | 12 Hunslet Moor Park |
| 3 Park Square            | 8 Leeds Dock             | 13 O2 Academy Leeds  |
| 4 Leeds Art Gallery      | 9 Nelson Mandela Gardens | 14 Leeds Cathedral   |
| 5 Leeds City Museum      | 10 Granary Wharf         | 15 Armley Gyratory   |



TEL  
+44 (0) 113 3 80 89 30

EMAIL  
info@e.reproport.y.com

VISIT  
www.e.reproport.y.com



# An Enviabile *City Living* Lifestyle

Leeds is one of the UK's most dynamic cities, presents a compelling case for property investment. As the fourth largest city in the UK, Leeds boasts an impressive blend of economic growth, cultural vibrancy, and infrastructure developments, making it an attractive choice for both investors and residents alike.



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EMAIL  
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VISIT  
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A vibrant city, bursting with international flavours, Leeds offers a diverse range of experiences. From world-class music and art to bustling markets and historic waterways, there's something for everyone. Whether you're a student, a professional, or a family, Leeds has it all.



# Leeds



TEL  
+44 (0) 113 3 80 89 30

EMAIL  
info@ereproerty.com

VISIT  
www.ereproerty.com

ucco<sub>Meanwood</sub> Prashad<sub>Drighlington</sub>  
Academy<sub>Cookridge</sub> Round  
ark<sub>19a The Headrow</sub> Ox Club<sub>The Headrow</sub>  
he Wardrobe<sub>St Peter's Square</sub> C  
ouse<sub>Trinity</sub> Meanwood P  
Tetley<sub>Hunslet</sub> Bundobus  
Almost Famous<sub>Great George St</sub>  
ne Fulford Arms<sub>Great George St</sub>  
Leeds Conservatoire





Leeds' street art



Leeds' music



The Black Prince



Trinity Kitchen



Leeds Dock



First Direct Arena



Kirkgate Market





# The Heart of *Leeds*

**Leeds has quickly emerged as one of the UK's most thriving cities, making it an excellent choice for investment.**

Located within close proximity to major landmarks, transport links, and the business district, Oval Gardens offers an enviable city-centre location that is highly attractive to both professionals and students. The development benefits from being within walking distance of Leeds' vibrant shopping districts, entertainment venues, and the city's business hub, making it an ideal choice for those working or studying in Leeds.

The development's strategic location also places it near the beautiful Canal Wharf and surrounding green spaces, providing residents with a calm, nature-filled environment. This combination of city access and a relaxing setting makes Oval Gardens an exceptional choice for those looking to invest in a place that offers both the energy of the city and the peace of nature.



TEL  
+44 (0) 113 3 80 89 30

EMAIL  
info@e-reproerty.com

VISIT  
www.e-reproerty.com



# Every Detail *Considered* & Refined

**Oval Gardens will feature a range of 1 bed apartments, designed with modern living in mind.**

The apartments will come fully equipped with the finest finishes, from open-plan living spaces to floor-to-ceiling windows, ensuring residents can enjoy plenty of natural light and magnificent views of the surrounding area. The design philosophy focuses on creating homes that are stylish, functional, and comfortable.

Every apartment is thoughtfully designed with contemporary features, including integrated kitchens, high-end flooring, premium fixtures, and modern bathrooms. Each unit will reflect the latest trends in interior design while maintaining an inviting and homely atmosphere. Oval Gardens offers luxury living that caters to those seeking comfort, convenience, and an attractive investment opportunity.

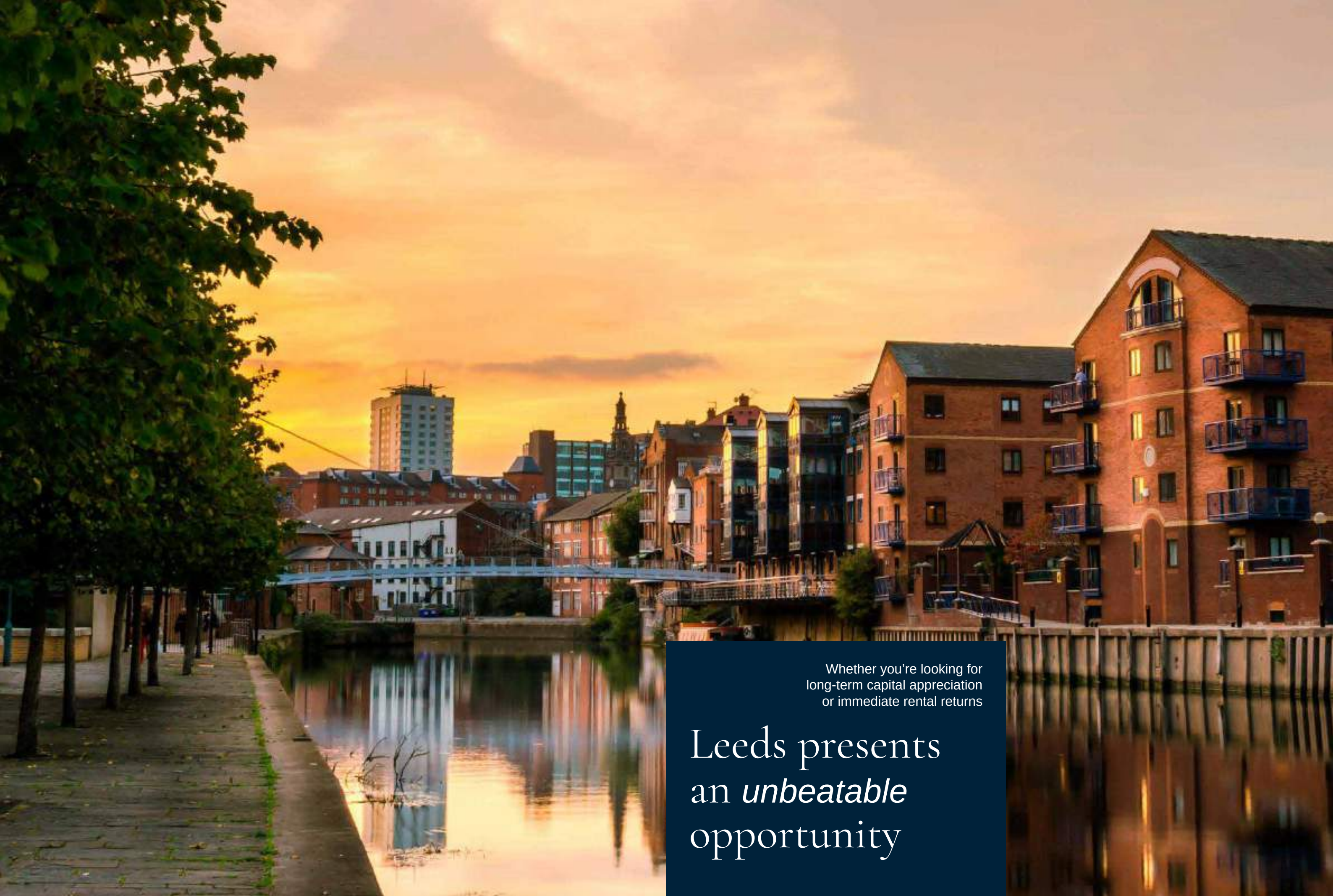


TEL  
+44 (0) 133 80 89 30

EMAIL  
[info@ereproerty.com](mailto:info@ereproerty.com)

VISIT  
[www.ereproerty.com](http://www.ereproerty.com)





Whether you're looking for  
long-term capital appreciation  
or immediate rental returns

# Leeds presents an *unbeatable* opportunity



TEL  
+44 (0) 113 80 89 30

EMAIL  
[info@ereproerty.com](mailto:info@ereproerty.com)

VISIT  
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# Pricing and Investment Opportunity

**With prices starting from £153,450 (exclusive early-bird discount), Oval Gardens offers an accessible investment opportunity in one of the most in-demand property markets in the UK. The development provides a 20% exchange on contracts, with a small reservation fee required to secure your unit.**

For investors, the apartments offer exceptional rental yield potential due to the prime location and high demand for properties in Leeds.

With property prices steadily increasing and strong demand from tenants, this development promises to deliver both capital appreciation and strong rental returns.

In addition, this off-plan development will be completed by Q4 2025, allowing ample time for investors to plan their investment strategy. Whether you are looking for a buy-to-let property or a modern city home, Oval Gardens offers the opportunity to secure a premium property in a rapidly developing area of Leeds.



## Features/ *benefits*

- 44 modern, high-specification apartments
- 1 bedroom units available
- Starting prices from £153,450
- Short term Lets Approved
- 20% exchange on contracts
- Complete Q4 2025
- Great location near Canal Wharf and city centre
- High rental yield potential
- Low maintenance fees
- Easy access to transport links



TEL

+44 (0) 113 80 89 30

EMAIL

info@ereproerty.com

VISIT

www.ereproerty.com





TEL  
+44 (0) 183 80 89 30

EMAIL  
info@ereproerty.com

VISIT  
www.ereproerty.com





TEL  
+44 (0) 183 80 89 30

EMAIL  
info@ereproerty.com

VISIT  
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EMAIL  
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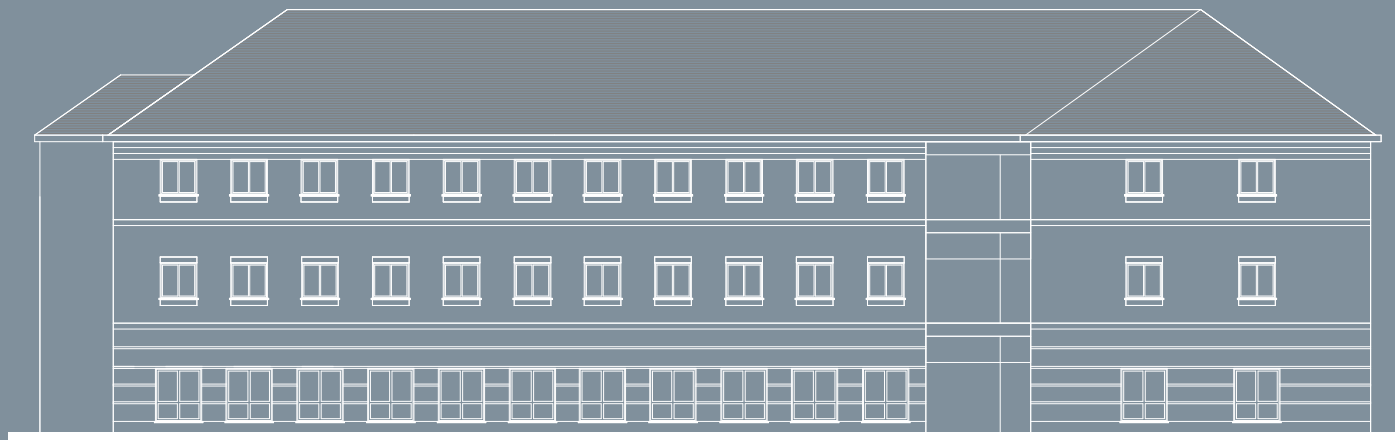
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+44 (0) 183 80 89 30

EMAIL  
info@ereproerty.com

VISIT  
www.ereproerty.com



# Forty Four *High-Quality* Apartments



Leeds is one of the UK's fastest-growing cities, with a thriving economy, a strong demand for rental properties, and a vibrant cultural scene. The city's property market is experiencing significant growth, making it a fantastic opportunity for both first-time buyers and seasoned investors.

Oval Gardens provides the perfect chance to invest in a highly desirable area of Leeds, offering potential for long-term growth and high rental yields. The development's mix of modern city living with access to green spaces ensures that residents will enjoy a quality lifestyle, and with the growing demand for properties in this area, Oval Gardens is sure to be a highly profitable investment.

Don't miss the chance to be a part of this exciting new development in the heart of Leeds. With limited units available, act fast to secure your place and reap the rewards of investing in one of the UK's most promising property markets. Contact us today to register for early access and learn more about how Oval Gardens can become your next great property investment.

Dynamic  
living space  
designed with  
*modern living*  
in mind



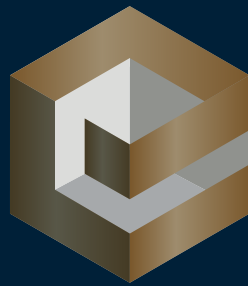
TEL  
+44 (0) 113 80 89 30

EMAIL  
info@erepropt y.com

VISIT  
www.erepropt y.com







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# OV AL GARDENS

UK Office: +44 (0) 113 380 8930  
HK Office: +8 52 6 348 9813  
Dubai Office: +971 4 594 3953

E.R.E Property Group has grown to become a well established and respected property investment company delivering our investors the best UK property investments in high-growth areas. Our Head Office resides in Leeds City Centre and our Sales Office in Hong Kong and Dubai - come and say hello we'd love to meet you!

95% of our business comes from repeat purchases and referrals which is what has driven our growth. Our investors like the levels of personal services we provide and enjoy working with us, subsequently recommending us to friends and colleagues. Have a look at our reward programme to see how you can benefit further.

Our specialty consists of offering a comprehensive property investment service with our investors being at the core of what we do. From presenting you with the best property investment deals, to assisting in the progression of your purchase, our experts will help you to maximise your investments potential, we are here throughout it all.

You can be as hands-on or hands-off as you'd like to be, but just know that we will be here to hold that hand all the way.

- Suite 1, Manor Mills, Manor Road, Leeds, LS11 9AH
- 44/F Champion Tower, 3 Garden Road, Central Hong Kong
- TEC Business Centre, Level 3, Building 3, One Central, Dubai World Trade Centre, Sheikh Zayed Road, Dubai

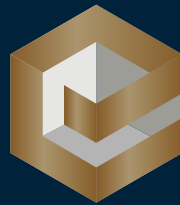


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EMAIL  
info@ereproperty.com

VISIT  
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For further information on Oval Gardens please contact [info@ereproperty.com](mailto:info@ereproperty.com) | 0113380 8930  
[www.ereproperty.com](http://www.ereproperty.com)



TEL  
+44 (0) 113 80 89 30

EMAIL  
[info@ereproperty.com](mailto:info@ereproperty.com)

VISIT  
[www.ereproperty.com](http://www.ereproperty.com)