

**CITU** | by design

# The West Penthouse

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Living space looking out onto the terrace



# The Climate Innovation District

Sitting on the fringe of the city centre, what was once an industrial landscape is evolving into a home for residents with a sustainable urban lifestyle. With all the convenience of modern city living and access to nature and water ways, the Climate Innovation District is a space where residents can thrive in day to day life.

Built with sustainable materials and innovative technologies, our homes redefine urban living. With riverside parks, communal gardens, and pedestrian-friendly streets, prioritising your well-being and connectivity. Conveniently located with access to public transport and local amenities, the district offers the perfect blend of urban convenience and natural beauty.

Located a short walk from Leeds city centre, the Climate Innovation District offers access by foot to Leeds' urban amenities and cultural experiences. Immediately on your doorstep a neighbourhood of independent cafès and outdoor sports makes it easy to tailor your weekends for enjoyment. From paddle boarding to hot yoga, wild swimming to riverside running, croissants to home roasted coffee – everything is located within 5 minutes of your front door. If your idea of city living is soaking in the best dance, art and theatre in the north of England then enjoy a short stroll up the River Aire and immerse yourself in the diverse culture and arts of the thriving city centre.

## Location Key

Multi-Generational —  
The School/Carehome

1

The Place

2

Citu Manufacturing

3

Piglove By The River &  
Greens Grocers

4

The Boulevard

5

Aire Lofts

6

District Lofts

7

Happy Park

8

Show Loft

9

Show Home

10









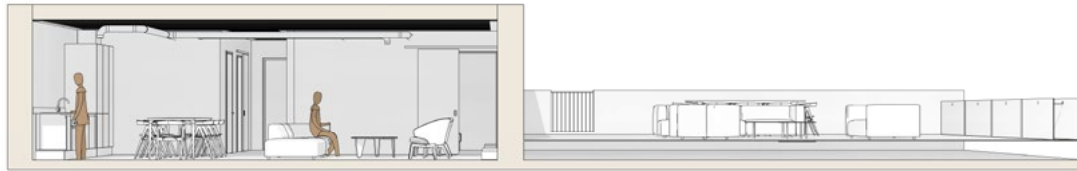
# The West Penthouse

Discover the epitome of modern living with The West Penthouse at Aire Lofts. This stunning residence is on the 9th floor, offering panoramic views of Leeds. Additionally The West Penthouse features two en-suite double bedrooms, each designed to offer comfort and privacy. The heart of the home is a dual-aspect open-plan living space, filled with natural light and complemented by two Juliet balconies that bring the outdoors in.

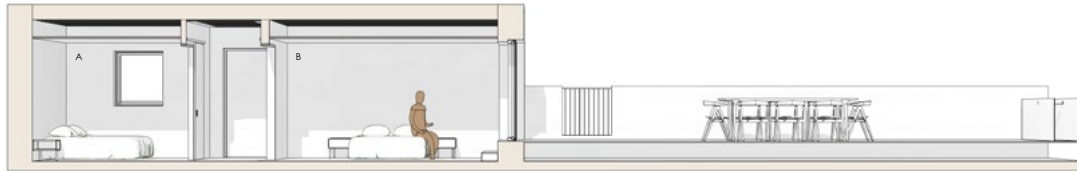
A true highlight of this property is the panoramic roof terrace, offering breathtaking views of Leeds and an exclusive space to unwind or entertain. Every detail has been meticulously designed to blend functionality with elegance, providing a serene retreat in the Climate Innovation District.

West Penthouse is where style meets practicality—a home to elevate your sustainable lifestyle.

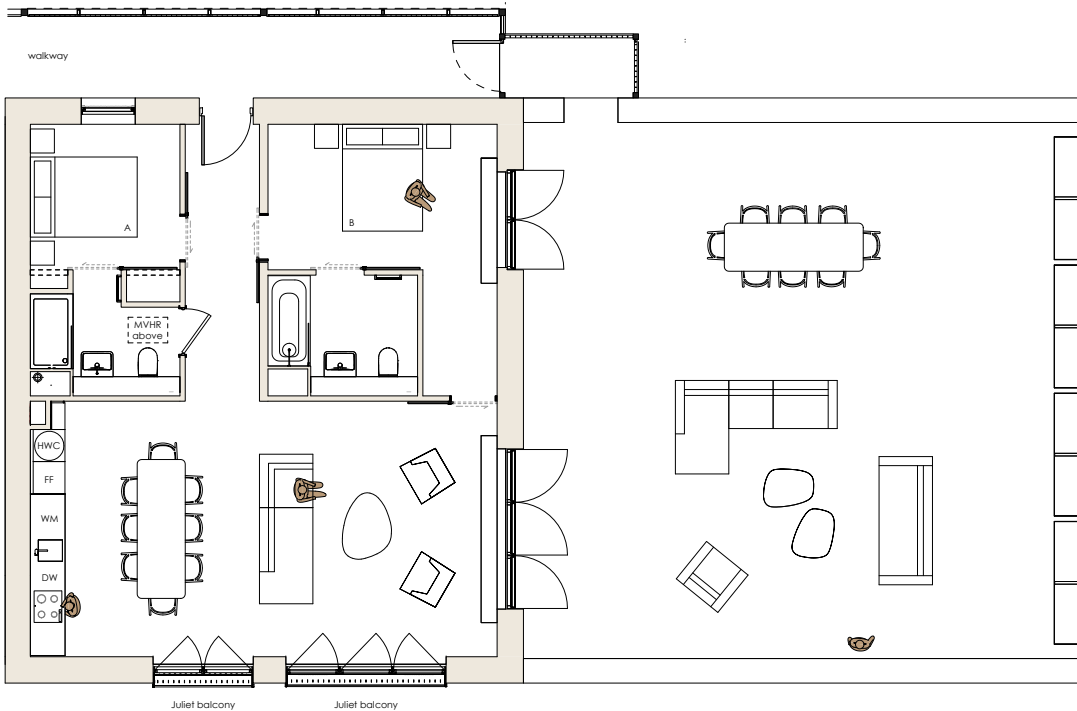




SECTION LIVING 1:50



SECTION BEDROOMS 1:50



PLAN 1:50

#### INFORMATION

Property type: penthouse apartment

Located on Level: 9

Total area: 937 sq ft.

Living space: 8.7m x 4.7m

A: Bedroom: 2.8m x 2.7m

B: Bedroom: 4.2m x 2.7m

Terrace: 10m x 10m

Number of bedrooms: 2

Number of bathrooms: 2

Heating: electric

Hot water: electric

Ventilation: mechanical + heat recovery (MVHR)

Finishes:

Internal floor - concrete

Terrace floor - tile

Walkway floor - concrete

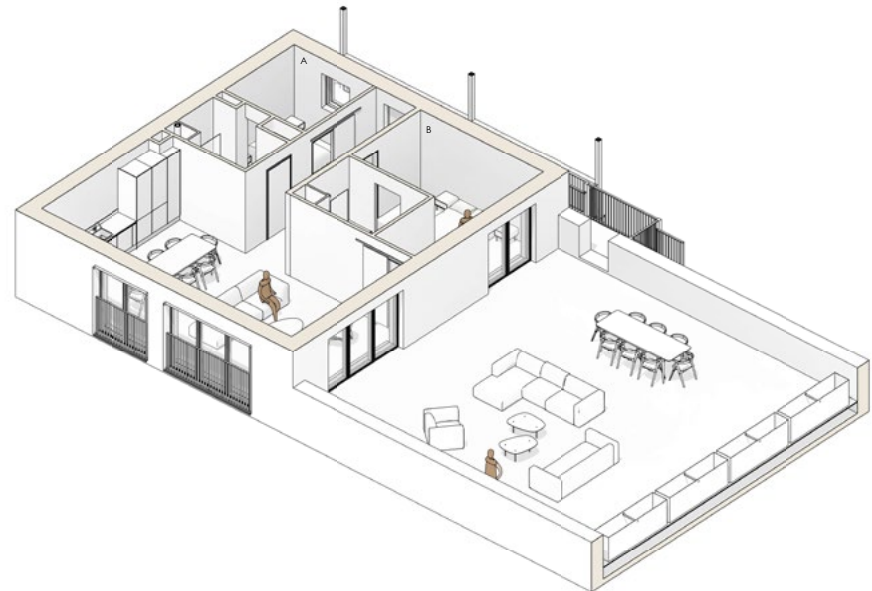
Ceiling (living room)- profile steel

Ceiling (bed + bathrooms)- white paint

Living + bedroom walls - white paint

Bathroom walls - tile

(Drawings to scale at A1)



MODEL VIEW

Bedroom looking out on the terrace and ensuite





# The West Penthouse

## Specification

		Included
Home	Painted white throughout	•
	Smart technology installed	•
Bathrooms	Ceramic tiles <small>matte white</small>	•
	Fitted mirrors with plywood reveal	•
	Ceramic basin <small>white</small>	•
	Wall-mounted ceramic WC	•
	Bath <small>white</small>	•
	Contemporary shower controls	•
	Bath screen with easy clean coating	•
	Toughened glass shower screen with easy clean coating	•
	Contemporary mixer tap <small>black</small>	•
	Heated towel rail	•
Electrical	Electrical Socket <small>metal clad</small>	•
	White wall lights	•

		Included
Kitchen	Corian worktops <small>white</small>	•
	Unit doors <small>matte finish in white</small>	•
	Mixer tap <small>brushed nickel finish</small>	•
	Stainless steel sink	•
	Induction hob	•
	Fan assisted oven	•
Appliances	Kitchen island	•
	Dishwasher	•
	Fridge freezer	•
Flooring	Concrete screed finish	•







### Open view terrace

Step into a world of outdoor tranquility with a spacious terrace, offering ample room for relaxation, entertainment, and panoramic views. This expansive outdoor oasis provides the perfect setting for al fresco dining, morning yoga sessions, or simply unwinding amidst lush greenery and fresh air. Whether you're hosting gatherings with friends or seeking a peaceful retreat from the bustling city below, the possibilities are endless on this inviting terrace, where urban living seamlessly blends with outdoor serenity.



### Low carbon design

Experience uncompromised quality in our thoughtfully designed apartments, where sustainability meets luxury through materials with lower embodied carbon. From elegant flooring to sleek countertops, every detail is curated to minimize environmental impact without sacrificing style or durability. With a commitment to excellence and environmental responsibility, our apartments redefine modern living by seamlessly integrating sustainable practices into every aspect of design and construction.



### Industrial features

Step into the epitome of urban chic with this remarkable property, where industrial features take center stage in the design. Admire the sleek polish of the concrete floors, providing both style and durability. Above, the exposed steel ceiling adds an industrial charm, creating a dynamic visual appeal. Embrace the edgy ambiance as you explore a space that captivates with its industrial allure, perfect for those seeking a modern and distinctive living experience.



#### TRIPLE GLAZING

Triple glazing uses three panes of glass to deliver maximum heat retention. We use triple glazing on all windows of the Citu home to increase insulation performance, reduce heat loss and reduce sound transmission.

### Energy efficient

Experience unparalleled sustainability in these energy-efficient properties, boasting exceptional air-tightness for optimal insulation and reduced heat loss. With cutting-edge Mechanical Ventilation with Heat Recovery (MVHR) systems, enjoy superior indoor air quality while minimizing energy wastage. Harness the power of the sun with solar-panelled roofs, effortlessly generating clean and renewable energy to power your home while minimizing your carbon footprint.

# Get in touch

For more information or to book a viewing please get in touch with the Citu Sales Team:



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[@cituuk](https://www.instagram.com/cituuk)

**PLEASE NOTE:** Floorplans in this brochure represent typical layouts of this house design. They may not be shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur.



As seen in:

The  
Guardian



THE YORKSHIRE POST

BBC  
RADIO

LEEDS LIST