

CITU | by design

Kelham Triangle Penthouse

Contents

4	Kelham Central Map
6	Kelham Triangle Penthouse
8	Specification
9	Unique Features
10	Get in touch

Kelham Triangle Penthouse - View of the terrace



Kelham Central

Welcome to Kelham Central - an impactful place created by Citu in the heart of one of the world's coolest neighbourhoods, Kelham Island.

Once the beating heart of Sheffield's steel industry the neighbourhood has evolved and made way for warehouse, shutter clad independent operators offering the cities best cups of coffee, artworks and (potentially) the perfect taco too. Creativity paves the way in Kelham Island with innovators and risk takers bringing a new wave of life to this area of Sheffield - the perfect setting for Citu homes and residents.

Following the success of Little Kelham, our latest sustainable place is nestled in the heart of Kelham Island and gives you access to Sheffield's best independent shops, bars and restaurants on the doorstep. Blending modern design with low carbon living, Kelham Central offers a mix of apartments and houses designed to flexibly meet the needs of those keen to call this incredible neighbourhood home.

Immerse yourself in the rich tapestry of history and culture in Kelham Island. With its industrial heritage and vibrant indie scene, you'll enjoy a lifestyle marked by convenience, community, and connection. All the things that make life great come together in this one of a kind neighbourhood.

Location Key

The Show Apartment	1	Kelham Townhouses	6
Kelham Apartments	2	The Warehouses	7
Kelham Triangle	3	The Row	8
Cube Terraces	4	The Gardens	9
The Island	5	The Fat Cat Pub	10





The Kelham Triangle Penthouse

A panoramic view of Sheffield's skyline

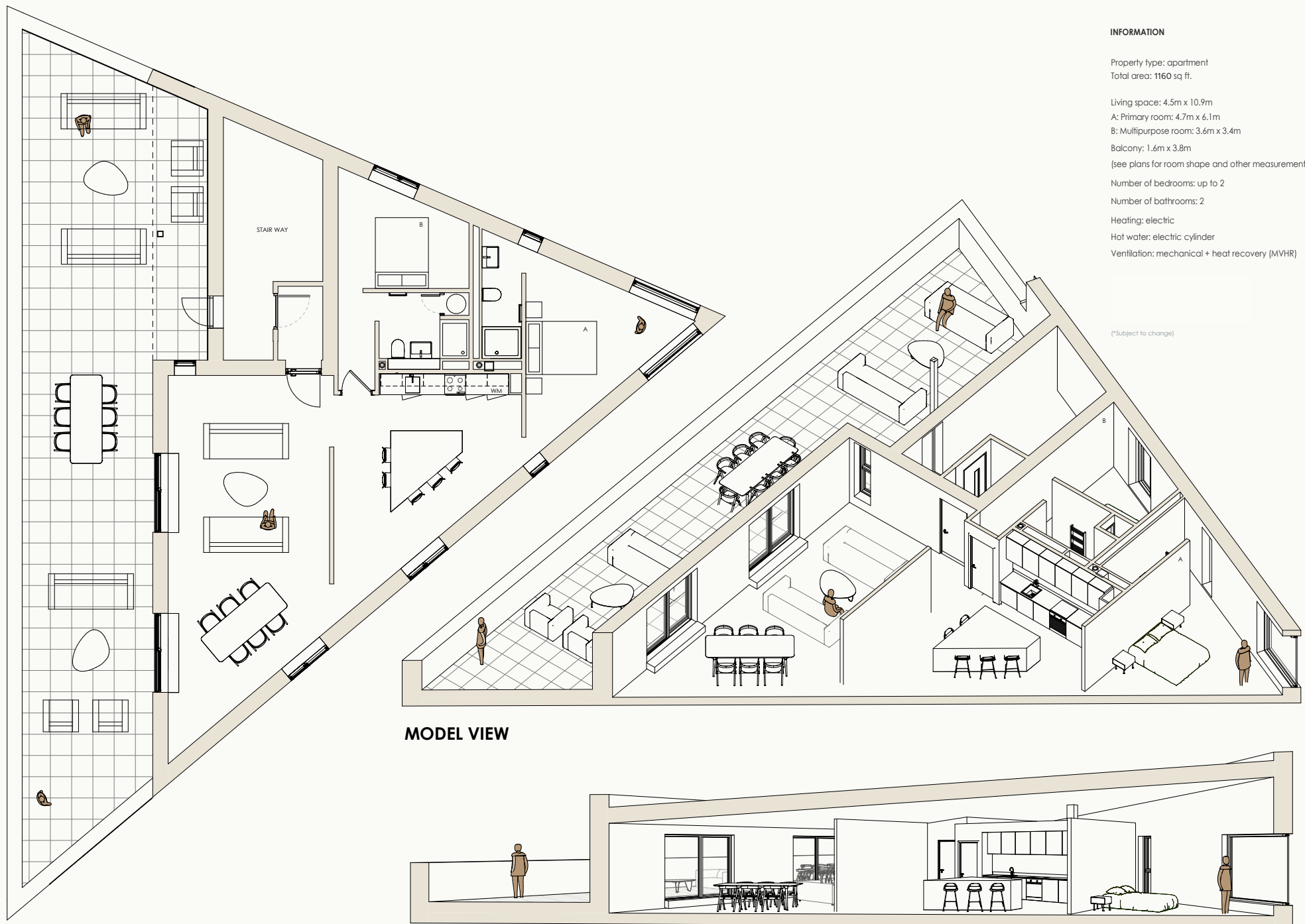
Perched atop the Kelham Triangle sits the Kelham Triangle Penthouse. A stunning two-bedroom, two-bathroom home designed with sustainability woven into its very core.

The Kelham Triangle Penthouse has been intentionally designed with natural light in mind. Large windows and open-plan spaces enable light to reach each inch of the space, whilst the MVHR maintains a constant flow of fresh air and keeps the heat in.

Built using sustainable timber, the design puts low-carbon living at the centre without compromising on comfort or style. Thoughtful finishes and smart use of space make this a home that works as beautifully as it looks.

Set in a central Sheffield location, everything you need is close by, from independent cafés and shops to the city's best cultural spots. Kelham Square is a place to live well, tread lightly and be part of a thriving community.





INFORMATION

Property type: apartment
Total area: 1160 sq ft.

Living space: 4.5m x 10.9m

A: Primary room: 4.7m x 6.1m

B: Multipurpose room: 3.6m x 3.4m

Balcony: 1.6m x 3.8m

(see plans for room shape and other measurements)

Number of bedrooms: up to 2

Number of bathrooms: 2

Heating: electric

Hot water: electric cylinder

Ventilation: mechanical + heat recovery (MVHR)

(*Subject to change)

PLAN 1:50

SECTION 1:50

SUBJECT TO
CHANGE

CITU

File Name: HT - CITU - TRIANGLE - D - DR - A - 00 - 001.rvt

The Kelham Triangle Penthouse

Specification

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

		Included
Kitchen	Corian worktops white	•
	Unit doors matte finish in white	•
	Mixer tap chrome	•
Appliances	Stainless steel sink	•
	Induction hob	•
	Fan assisted oven	•
	Dishwasher	•
	Fridge freezer	•
Flooring	Light, Engineered Oak flooring	•



360° Views of Sheffield

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 minimise 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.



Central Location

Kelham Central sits at the heart of Kelham Island. A neighbourhood often celebrated as one of the world's coolest places to live. Just a short stroll from the city centre, it's perfectly connected by public transport and surrounded by everything that makes Kelham special: independent restaurants, buzzing bars, creative spaces and unique shops. It's a place where heritage meets modern living, with everything you need right on your doorstep.



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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citu.co.uk



[@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

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