



ELEMENT

The Quarter 

The North West's first eco concept



**Luxury Student
Eco Apartments**

**Liverpool City
Centre Location**

**First Eco-
Development in
Liverpool**

**En Suites from
£74,950**

**Studios from
£99,950**

**8% Assured
NET Rental
Returns**



For the first time in the North West, Nexus Residential is shaking up the region's property market with a revolutionary new eco concept – ELEMENT.

ELEMENT is a new brand of developments all located in prime city centres across the UK accommodating students such as postgraduates, alongside the use of sustainable technologies to create a highly innovative new way of living. The eco friendly nature of all ELEMENT developments ensures low service charge for investors and a positive impact on the environment.

Nexus Residential is the developer behind this inventive new concept, which will deliver shared residential accommodation to like-minded individuals. Creating a place to live, work and play, the design of living areas and facilities is tailored to balance individuality with a collaborative space perfect for socialising and sharing.



Prime City Centre
Locations

Eco-Friendly

Low Service Charge

High Rental Returns

Tailored to Students



Residents could be new to the city, such as UK or affluent overseas students starting a new degree. They could be postgraduates studying for a Masters or PHD, or medicine students undertaking placement years, but they all share a common interest of wanting to meet new people whilst collectively looking after the planet.



ELEMENT not only provides flexibility and community feel in every development but provides a protected long-term investment and secure rental yields due to the forward-thinking eco aspect of every one of its project.





A Sustainable Living Solution

This avant-garde concept focusses heavily on being eco-friendly. Ground-breaking low-carbon smart technologies will be implemented throughout all ELEMENT developments to promote sustainability and cut running costs.

The main contractor has installed these very systems into the hotels of internationally renowned and eco-conscious hotel brands. ELEMENT's goal is for all projects to be as close to Net Carbon Zero emissions as possible.

**Rainwater
Recycling System**



**PV Array Solar
Panel**



**Shower Save
System**



**Energy-Efficient
LED Lighting**



**Air Source Heat
Pump**



**Mechanical
Ventilation Heat
Recovery System**



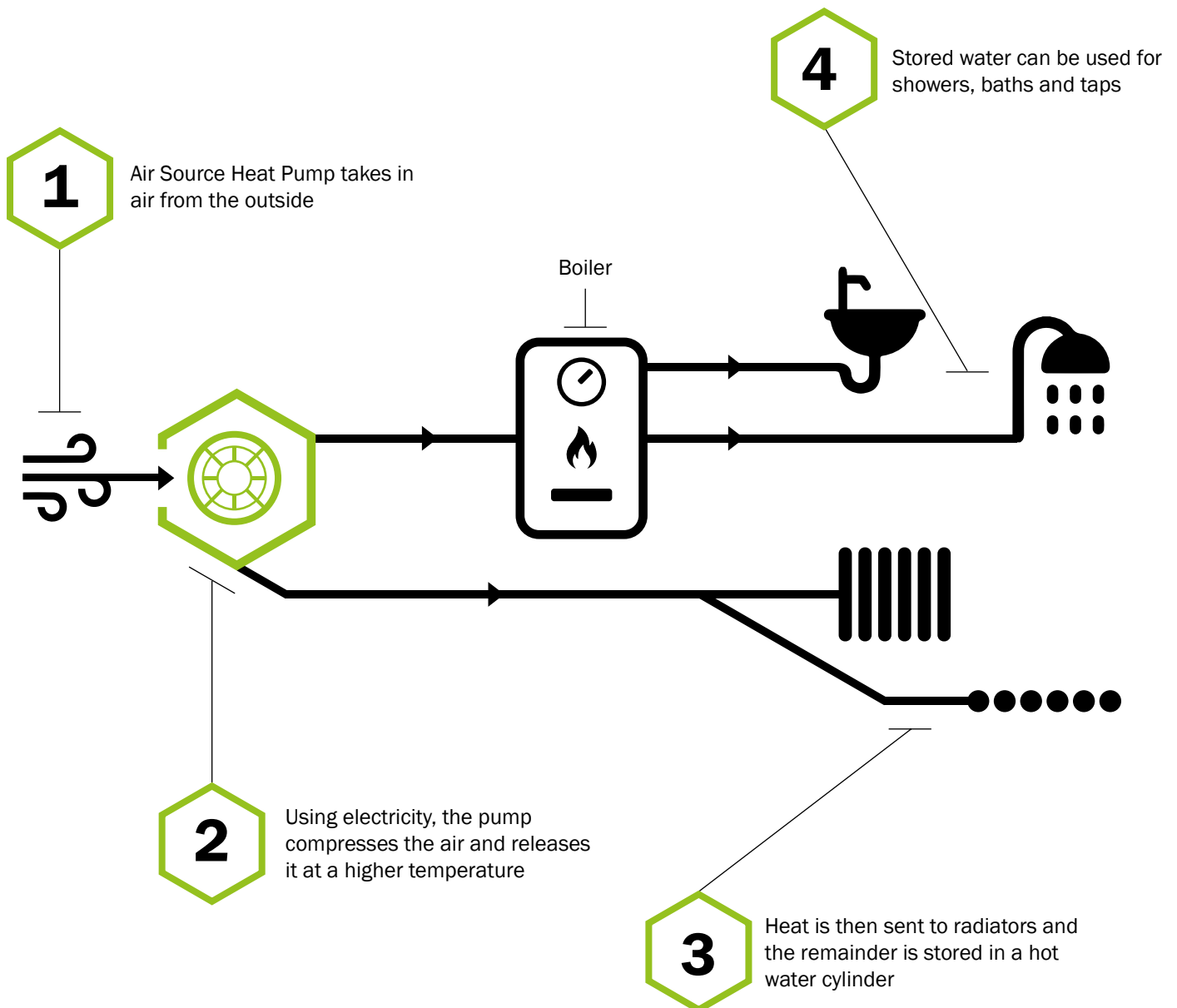
**Central Building
Management
Server to
Control Energy
Consumption**

How the Systems Work

ELEMENT projects will harvest rainwater in order to use in plumbing, irrigation and laundry, solar panels will absorb sunlight and produce renewable energy and LED lighting will be PIR sensed to prevent lights being left on unnecessarily. A Central BMS will control energy consumption across each building.

Air Source Heat Pump

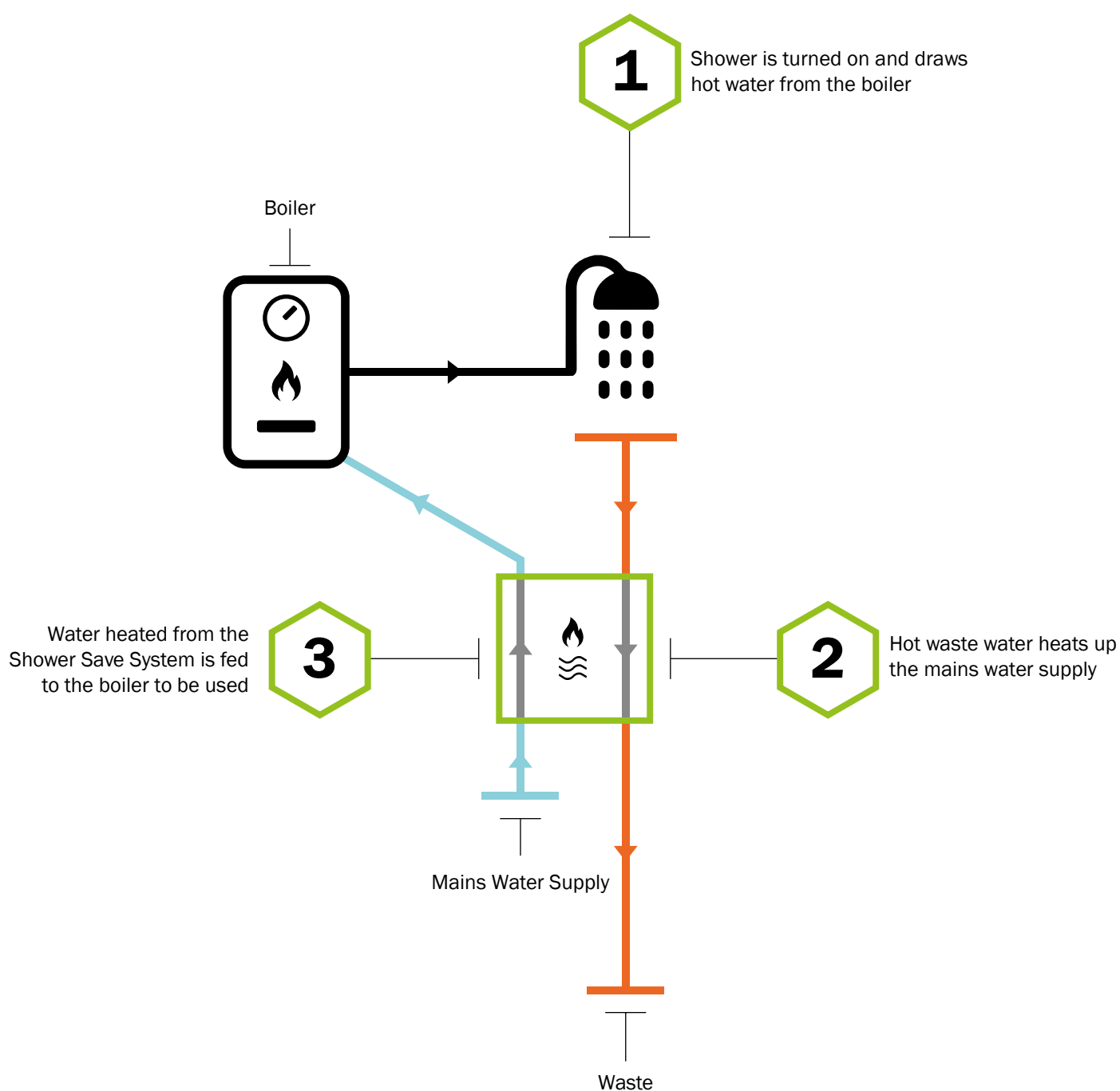
ELEMENT will reduce heating bills by utilising cutting-edge technologies such as Air Source Heat Pumps (ASHPs). This eco-friendly technology effectively transfers heat from outside the building to inside.





Shower Save System

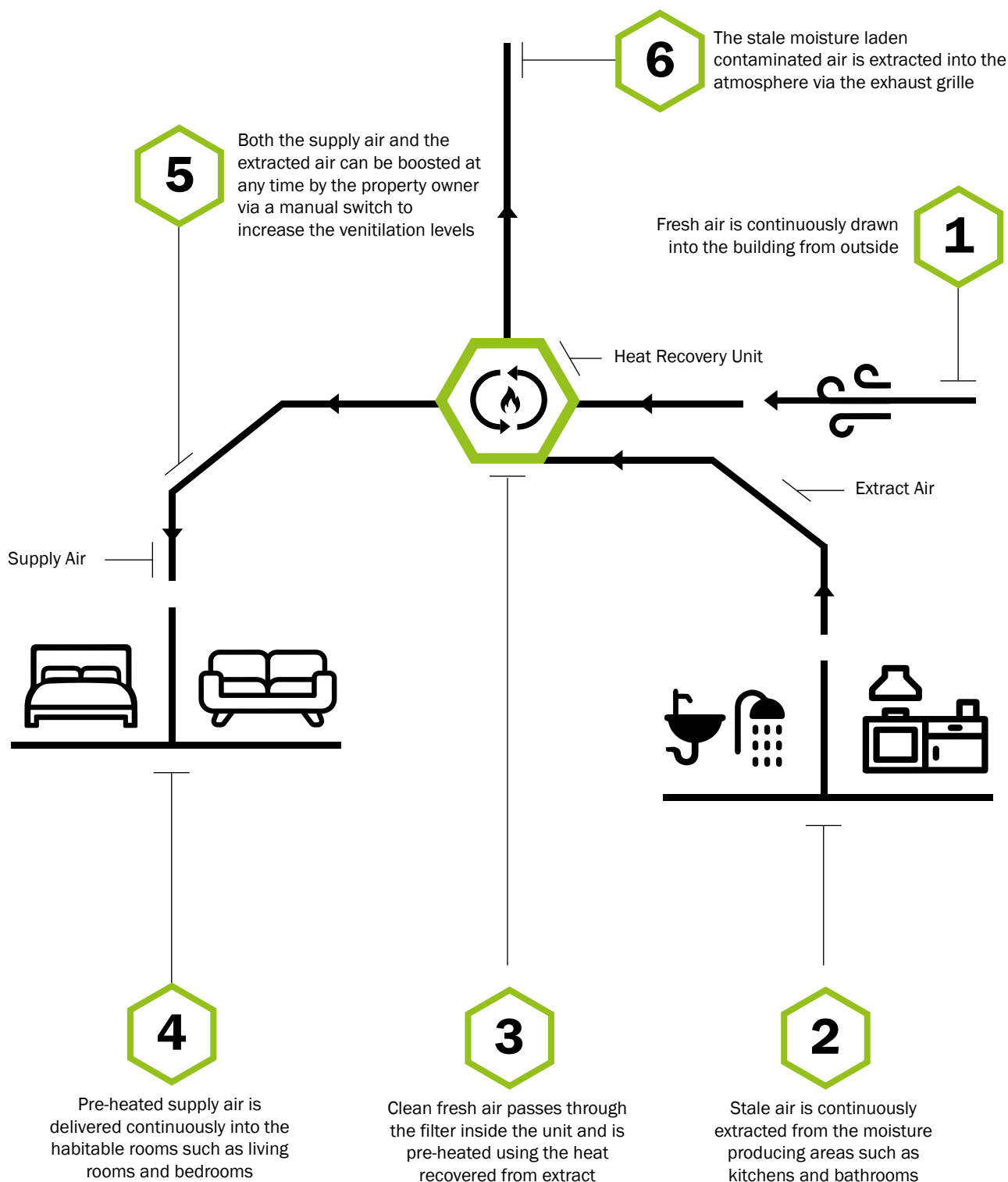
This system will be installed in each apartment. It recycles heat generated from hot shower waste water by transferring the heat back into clean water. This is then pulled back through the water heater to reduce the amount of heat that is needed to produce in order to heat fresh water.





Mechanical Ventilation Heat Recovery

The Mechanical Ventilation Heat Recovery system redistributes heat from hotter parts of the building to areas that need it and keeps the air fresh.





**Luxury Student
Eco Apartments**



**Liverpool City
Centre Location**



**Incredible
Onsite Facilities**



**First Eco-
Development in
Liverpool**



**Prices from
£74,950**



**8% Assured
NET Rental
Returns**

ELEMENT - The Quarter

ELEMENT – The Quarter is the first development of its kind to launch in Liverpool. En suites and studio apartments have been specifically designed to satisfy the evolving needs of postgraduates and affluent overseas students. A variety of apartments are perfect for those studying for Masters and PHDs at university.

All apartments feature high quality flooring, fixtures and expansive windows with access to modern, integrated kitchens.

Experienced Rental Management Company

Buy to let landlords who purchase a property in this development will have the option to use Legacie Management & Lettings for the rental management of their property, to give investors freedom and flexibility. Purchasers can also choose to self-manage their properties and/or have a family member/friend who is a student live in the apartment as a primary residence should they wish.



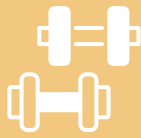
An Abundance of Onsite Facilities

ELEMENT – The Quarter offers a wealth of onsite facilities which complement the development's focus on students.

Aimed at anyone new to the city or studying for a postgraduate degree, amenities such as the games room, gym, cinema room and roof terrace promote interaction and socialising between tenants.

Encouraging tenants to form new social circles, ELEMENT – The Quarter has dedicated work from home areas ideal for those studying remotely. Aside from onsite parking with new electric car charging points, there is also a car club to encourage residents to car share, which both lowers carbon emissions and enables tenants to get to know each other better.

Car parking available at an additional cost.



Gymnasium



Cinema Room



**24 Hour Concierge &
Exclusive Tenant App**



Laundrette



**Ground Floor
Commercial Units**



**Car Parking &
Cycle Store ***



**Roof Terrace with
Liverpool Skyline Views**



**Dedicated Work
from Home Area**



**Landscaped
Gardens**



**Games Room &
Hangout Space**

*Car parking available at an additional cost.





**£1bn Paddington
Village**

**Upper Central
Tech & Digital
Business Area**

**£35m 'The Spine
Headquarters for
Royal College of
Physicians**

**Sensor City -
A University
Enterprise Zone**

**Collaborative Fabric
District Area**

**120,000 sq ft
Liverpool
Science Park**

**£25m Accelerator
Life Sciences
Building**

**Ground-Breaking
Liverpool Bio-
Innovation Hub**

**£68m Materials
Innovation Factory**

Located in the Knowledge Quarter

ELEMENT – The Quarter is located in Liverpool's centre for education and innovation, The Knowledge Quarter. It's a huge attraction for Liverpool's postgraduates and overseas students, is home to thousands of staff and is a major regeneration zone with a 2025 masterplan advantageous to investors.

£1 billion has been invested to date, with a further £1 billion in the pipeline and another venture of £1 billion estimated in 5 years' time. There is also the planned reopening of the world's oldest railway terminus which will be redeveloped into Paddington Square train station. Train stations historically boost local house prices by up to 30%.





Walking Distance to £1.1 Billion Hospital

The new £1.1 billion Royal Liverpool University Hospital is underway just over 300m from ELEMENT - The Quarter in Liverpool city centre.

Scheduled to open in 2022, new doctors, nurses and office staff will find work here, on top of the 12,000 current members of staff. It's also a teaching hospital where many students undertake placements and training.

The pioneering new hospital with state-of-the-art facilities will bring many new highly skilled medical professionals to the area. These students require accommodation close by to the hospital with as little commuting time as possible. ELEMENT - The Quarter is just a 1-minute walk away.

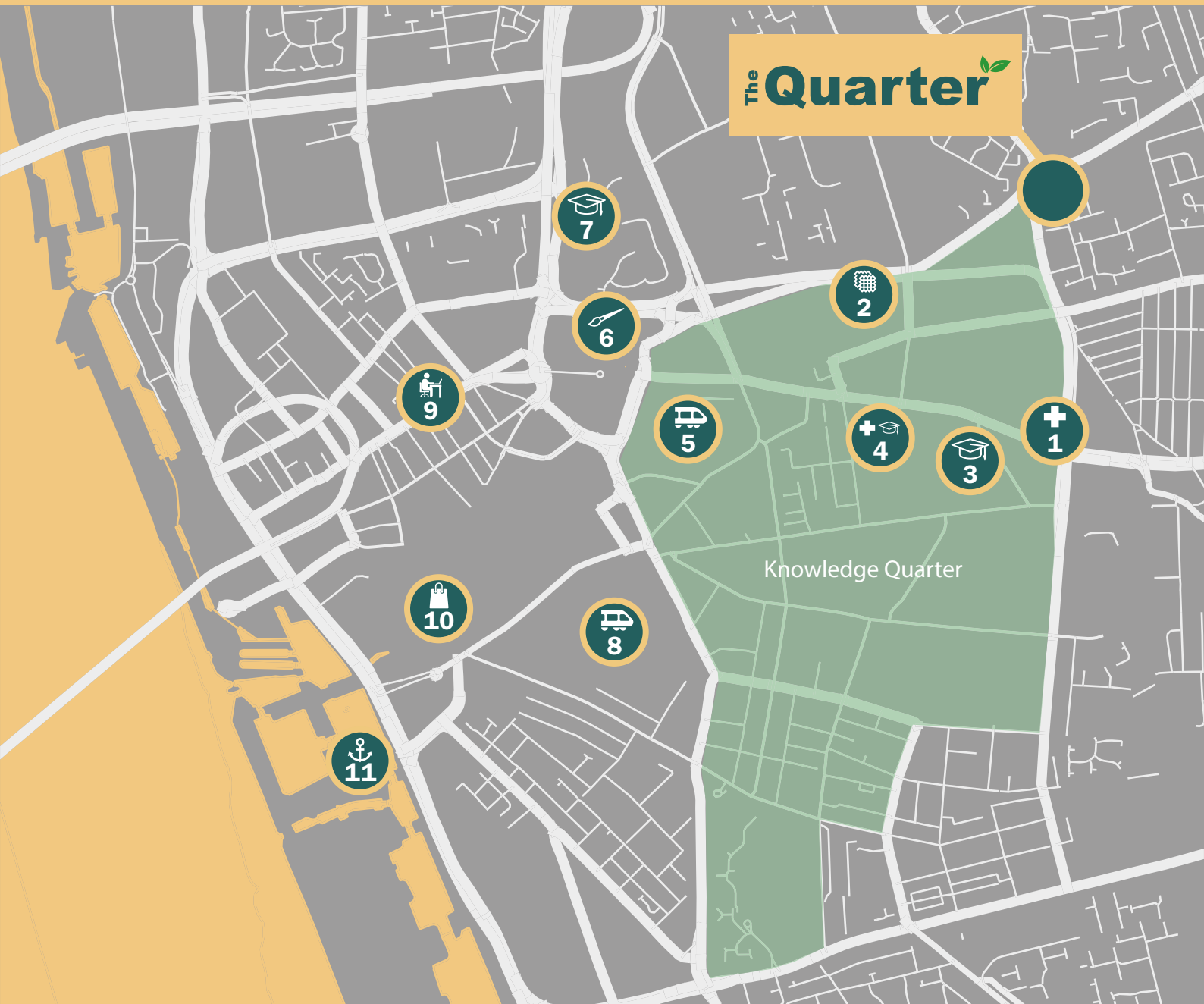
£1.1BN

**COMPLETES
Q2 2022**

**OVER
12,000 STAFF**



Location Guide



Knowledge Quarter

0m

6 Walker Art Gallery

1.2km

1 Royal Liverpool University Hospital

305m

7 Liverpool John Moores University

1.2km

2 The Fabric District

440m

8 Liverpool Central Station

1.4km

3 University of Liverpool

585m

9 Central Business District

1.7km

4 Liverpool School of Tropical Medicine **635m**

10 Liverpool One Shopping Centre

1.9km

5 Liverpool Lime Street Station

1km

11 Royal Albert Dock

2.2km

Investment in Liverpool City Centre

Liverpool currently dominates TotallyMoney's best buy to let areas with 6 postcodes featuring in the top 25. This makes it officially the best city to invest in buy to let property in the UK. Other reasons to invest include:



**Highest Rental Yields &
Affordable Pricing**



£14 Billion Regeneration



**£5.5 Billion Liverpool Waters
Scheme is one of Largest
Ever in UK**



**North West Region Forecasts
27.3% Growth by 2024 which
is the Highest in the UK**



**Second Largest Regional
Economy Worth over £149
Billion and Growing 15%
Year on Year**



Regeneration Projects

£5.5bn

Liverpool Waters

£3bn

Knowledge Quarter

£1bn

Liverpool2 Superport

£340m

Rail Network

£260m

Anfield Project

£200m

Pall Mall Office Space

£150m

Project Jennifer

£64m

LJMU New Campus

£47m

Highway Network

£45m

New Merseyside Police HQ

The Market in Numbers

The student market is currently thriving in the UK. With low prices and high rental yields, student developments tailored to postgraduates are highly lucrative assets.



The Student Market

3 Highly Esteemed Universities

Voted UK's Second Favourite Student City

Liverpool has Over 70,000 Students

27% Increase in Students over the Next Decade (500,000 more by 2030)

Only 20,300 Purpose-Built Student Homes Available

There are Nearly 2.4 Million Students in the UK

7th Best Graduate Retention Rate Better Than Oxford & Cambridge

6th Most Employable City for Graduates





Key Investment Facts

Rental is 8% NET Return, less Ground Rent which is 0.1% of the Property Price

Studio Apartment Example:

Property Price	£74,950
Annual Estimated Rental Income	£9,100
Estimated Weekly Rent	£175

Projected Fees:

Service Charge Est.	£2.50 Per Sq Ft
Management Fees	8%
Ground Rent	0.1% of Property Price

Further Investment Details:

Leasehold Term	250 YEARS
Planning Approved	Q3 2017
Construction Progress	Commenced with Building Structure 100% Erected
Completion Date	Q3 2023



En Suite Apartment Example





Studio Apartment Example





Reservation Process:

Once you've selected your unit(s) with the help of your relationship manager, please complete the reservation agreement and return it with a copy of your passport. At this time you also need to pay a reservation deposit of £5,000 by transfer, debit or credit card. Once your relationship manager has received your paperwork and deposit, our client care team will assist you through exchange, stage payment and completion.

You will need to instruct a solicitor. We can recommend solicitors with experience in off plan residential property. Your solicitor will advise you of the paperwork required from you – please return this promptly so the process moves as quickly as possible.

Payment Structure:

Pay £5,000 Reservation Deposit	Day 1
Complete Reservation Form	Day 1
Instruct Solicitor	Within 24 Hours
Exchange as per Option A or B	Within 21 Days
Complete as per Option A or B	Q3 2023

To reserve your unit(s) there are 2 available payment structures:

Option A

£5,000 reservation deposit
50% upon exchange of contracts
50% upon completion
(minus reservation deposit)

Option B*

£5,000 reservation deposit
75% upon exchange of contracts
25% upon completion
(minus reservation deposit)

*This option provides 5% annual interest on invested funds, calculated from the date funds are paid over, and is discounted from the final payment.



Did You Know That Your Investment Plants 100 Trees?

100 trees will be planted on behalf of investors for every apartment purchased in ELEMENT – The Quarter. This will further offset the carbon footprint of the development.

Working with One Tree Planted, a non-profit environmental charity with partners all over the world, together we can plant trees, restore forests, protect habitats and promote biodiversity. A positive impact on local communities who rely on the forest to provide economic and health benefits will also be felt.

The trees will be planted in the Amazon Rainforest and investors will receive an official certificate after investing to verify that 100 trees have been planted.



1 Apartment Purchased

v

100 Trees Planted in Amazon

v

Rainforest Restored

v

Habitats and Biodiversity Protected

v

Local Communities Supported



Nexus
Residential

ELEMENT - The Quarter is the latest venture from Nexus Residential. Based in the North West of England, Nexus Residential is a leading property developer of residential and student developments, also offering experience across commercial and leisure sectors. They have recently been nominated for a Sustainability Award for pioneering the eco-friendly ELEMENT concept.

Over the years, Nexus has partnered with industry experts to deliver some of Liverpool's most appealing property investment opportunities, including the completed and tenanted City Terraces located just outside the Baltic Triangle.

The team at Nexus Residential possess a diverse skillset, ranging from planning, acquisition and project management to construction, sales and lettings. So far, they have built up a track record of completed and tenanted property with projects currently under construction.

**50+ Years
Combined
Experience**

**100%
Occupancy
Rates**

**On Time
Completed
Developments**



Nexus Residential Portfolio



[View City Terraces Case Study Video](#)

City Terraces

Completed and Tenanted

A transformative project which involved the redevelopment of a very challenging, dilapidated building into chic apartments and car parking located between Liverpool Waterfront and the Baltic Triangle.



L1 Boutique

Completed and Tenanted

A stunning refurbishment of a historic Grade-II Listed 18th century building in the heart of Ropewalks, in Liverpool city centre. This careful restoration created both spacious apartments and lower floor commercial spaces.



Marina Lofts

Completed and Tenanted

A mix of luxury studios and 1-bedroom apartments in Waterloo, Liverpool.



City Residence

Under Construction

Residential development with 78 1 and 2-bedroom apartments, onsite parking and gardens.



legacie CONTRACTS

Legacie Contracts is the main construction company who will deliver ELEMENT - The Quarter. As a group of construction industry professionals, they have delivered a number of residential and student developments across the UK, as well as being the lead construction company on a number of famous builds throughout the hospitality industry.

These include the construction of Marco Pierre White Restaurants on a national scale, the West Tower Wedding Venue in Lancashire, Hotel Indigo in Birmingham and other globally well-known hotel chains.

Legacie Contracts has installed several sustainable systems into hotels, and this experience will be vital to the installation of the eco-friendly systems in ELEMENT - The Quarter, giving this development similar systems to this well-known hotel chain.





Current Live Sites:

Parliament Square

The first ever tower to be built in the Baltic Triangle alongside three other residential apartment buildings. This luxury Liverpool address with 505 units features a rooftop pool, spa and gymnasium.



The Eight Building

A 7 storey development with 120 apartments on Grenville Street in Liverpool city centre. This £18 million development wraps around a historic ventilation tower.





Reliance House Studios Case Study

Constructed by Legacie Contracts, Reliance House Studios is a completed and tenanted development in Liverpool city centre. It was a challenging refurbishment of a derelict floor within a historic building, now transformed into luxurious studio apartments ideal for young professionals.

The finish and quality of this development is not only sleek and modern but of an extremely high-quality. Apartments at ELEMENT - The Quarter will share this same specification and design.





legacie MANAGEMENT

"I have found them to be exceptionally professional, always going far and beyond to ensure tenants and landlords alike are happy with the service received. I highly recommend them."

Properties at ELEMENT - The Quarter can be managed and let out by Legacie Management & Lettings, or investors have the option to self-manage their investment if they do not wish to take up the 12-month assured rental return. Owner occupiers are also welcome.

Legacie's professional team will let out your apartment, process your rental returns for you and coordinate the full management of the development and individual apartments should you wish to utilise this service.

They have an excellent occupancy rate track record and deliver a high-quality management service built during 30 years' experience managing over 1,000 units. From general upkeep and cleaning of the building to health and safety, maintenance and security, Legacie Management & Lettings have successfully managed a number of large-scale developments.





RWinvest

EST. 2004

140

PROJECTS LAUNCHED

16

MAJOR CITIES



MULTI AWARD WINNING

Exclusive Agent

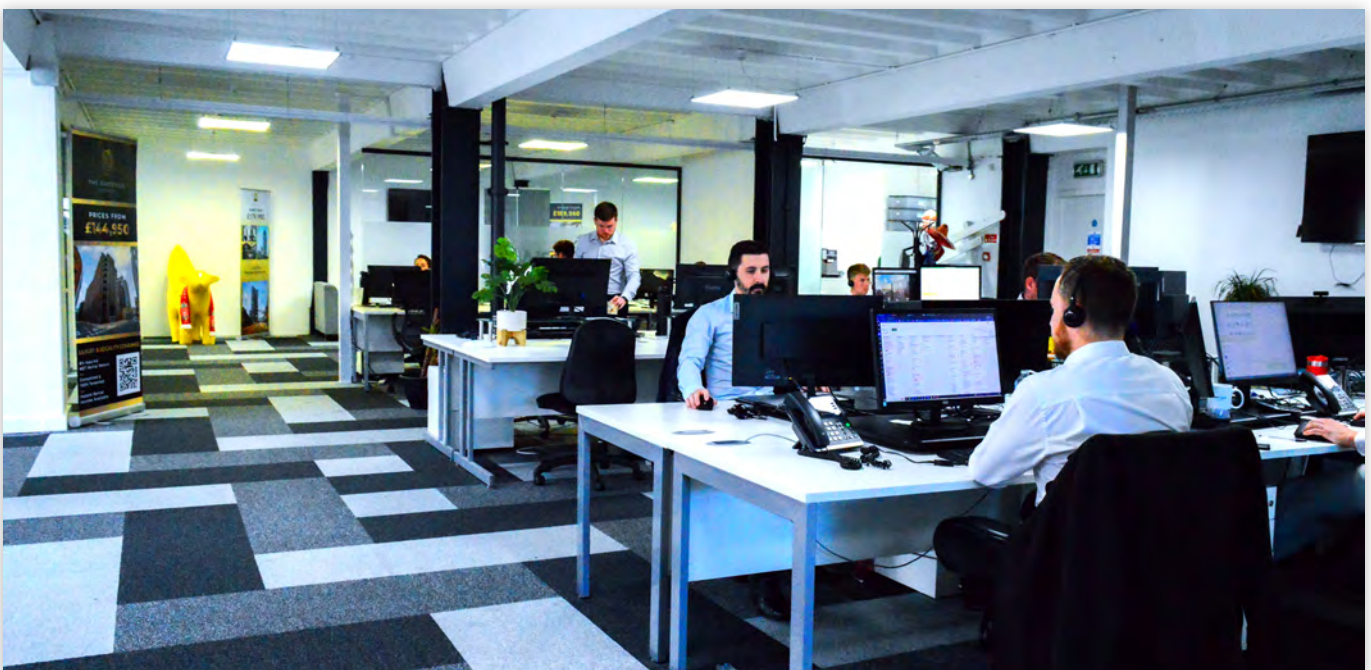
Whatever your goal, we make it easy for you to find the right opportunities

When we founded RWinvest in 2004, our mission was to help investors like you succeed, matching you with carefully vetted opportunities that offer excellent growth prospects. Our focus has always been on transparency, reliability and quality, bringing investors together with the best developers and management companies in the UK.

We only work with the best developers and management companies

We carry out the strictest due diligence in the industry when selecting partners to work with. All the developers and management companies are subject to background checks, questionnaires, comparable pricing and planning, feasibility studies and property title searches with the local authority.

Award Winning Property Investment





Recently named the
**Best Real Estate
Agency in the UK**



RWinvest is an award-winning company that has been recognised on multiple occasions for its pioneering and client-focused approach to property investment.



The hands-on approach of our dedicated teams, quality and location of top investment properties in the UK and innovative marketing techniques have all contributed to our UK-wide success.



UNITED KINGDOM
**PROPERTY
AWARDS**
REAL ESTATE



BEST ESTATE AGENCY
2-4 OFFICES
UNITED KINGDOM

RWinvest

2023-2024



20 Years of Industry Experience

Established in 2004, RWinvest has been committed to bringing exceptional buy-to-let properties to the UK market for 20 years. Throughout our time in the industry, we are proud to have worked with leading developers and thousands of clients from across the globe, improving the residential landscape and standard of urban living across the UK.

RWinvest



20 YEARS OF INDUSTRY EXPERIENCE

2004 – 2024



UNITED KINGDOM
**PROPERTY
AWARDS**
REAL ESTATE



BEST ESTATE AGENCY
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RWinvest

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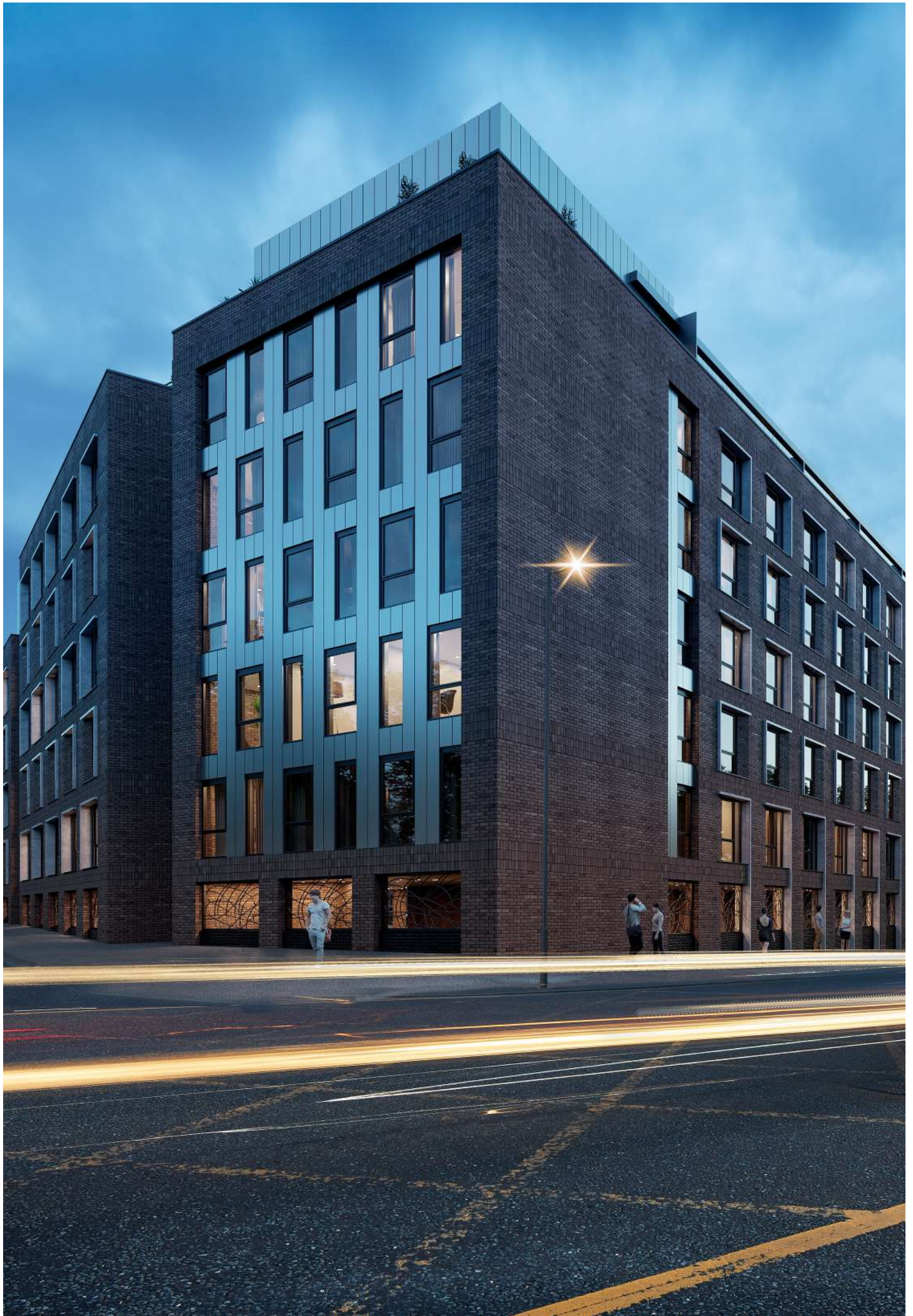
Property Business of the Year



Five Star Rated Property Investment

Since being established, RWinvest has received over 2,000 five-star reviews on Google and Trustpilot. Have a look at what some of our clients have been saying online.









RWinvest

EST. 2004

The Quarter

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They are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently, this literature should be treated as a general guidance and cannot be relied upon as accurately describing any of the specified matters described in any order made under the Property Misdescription Act 1991.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each time. The information provided is intended for illustration purposes only and could change, for example, in response to market demand or ground conditions. Journey times to and from the property are for guidance only, and prospective purchasers or lessees should make appropriate enquiries.

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