

# COURT COLLECTION



EMERALD  
COURT

# BIRMINGHAM'S CREATIVE HEARTLAND



## BIRMINGHAM'S CONNECTED, CREATIVE HEARTLAND

One of the West Midlands' most promising regions, Digbeth and its connecting quarters are renowned for unique style, industrial nuances and variety of new build developments, which are quickly revitalising the area. Investment is flowing at an impressive rate, renewing the region as a cultural hub.

The pending **Curzon Street HS2 line and Curzon Street station**, which is due for completion in 2028, will further drive business into Birmingham and solidify the city – specifically Digbeth – as the heart of national rail travel and a hub of connectivity. Beyond being a means of linking Birmingham to the rest of the country, HS2 will bring additional opportunities to Digbeth: Station Square and Curzon Square will offer communal spaces for Digbeth's visitors and residents alike and will allow people to appreciate the Grade I listed Curzon Street building from which the station was inspired. Paternoster Place will also provide direct pedestrian routes into Digbeth's Enterprise Zones, linking Eastside more firmly to the rest of Birmingham.

Birmingham is a thriving international city, offering access to over 150 global destinations from Birmingham Airport. It boasts over **72,000 students** studying at five universities, all drawn to a city that's affordable and welcoming. A further 1.3m people aged under 25 live in the region, with 90% of England's population living less than four hours away.



## REGENERATIVE RENEWAL

Digbeth and the wider locale are currently being regenerated under the **Smithfield Masterplan**, dubbed a “once in a generation opportunity” to boost Digbeth's prominence on a global scale. It is a true expression of faith in Digbeth and is careful to accentuate the region's unique history and character.

The region already boasts a huge wealth of employers, including BBC and Huel. With huge investment in the infrastructure in Digbeth, employers are choosing to put down roots in the iconic area.

**£1.9 billion is being funnelled into the region**, so the anticipated growth is staggering, with an estimated **16,000 jobs** being created from the masterplan, as well as **3,000 homes**. The masterplan is an ode to Birmingham's standing as a market city since 1166 and will pay tribute to these roots by creating a new Market Square at the heart of the scheme.

There will also be a large festival square to celebrate Digbeth's status as the ‘Creative Quarter’, and a pedestrian boulevard adorned with lush greenery to contribute to the masterplan's sustainability pledge.

Most recently the first phase of Birmingham City Council's Rea Valley Urban Quarter regeneration has been approved. This phase will see the excavation and landscaping of the River Rea for the first time in decades, alongside over 1,300 new homes and 2,700m<sup>2</sup> of commercial space as part of the Warners Fields development.

Warners Fields will have a substantial impact on the area with the developer making a significant investment in the biodiversity, public realm and commercial spaces.



## EMERALD COURT

Emerald Court is a private, secluded jewel of a place to call home, ideally located in one of Birmingham's most invigorating, lively and authentic quarters. Nestled comfortably within existing frontages and overlooking the greenery of Highgate Park to the rear, Emerald Court has been designed to create a new, bespoke and collective community. Echoing the history and heritage of Digbeth's past, Emerald Court is designed around a secluded central courtyard where residents can enjoy the atmosphere of Digbeth in a peaceful homage to the industrial, bustling and connected history of the quarter.

The development itself, is just a short walk from Birmingham's transformational Smithfield investment and neighbours the much larger build-to-rent scheme at Warners Fields. This makes it an ideal place to put down roots and stretch out in calm, quiet and modern spaces.

The Eastside gateway has seen huge public realm, retail and private investment and features significant public, retail and leisure spaces. Emerald Court is ideally located to provide privacy, luxury and exclusivity whilst enjoying the wealth of amenities available and the multi-faceted culture of the city.



# COURT COLLECTION



EMERALD  
COURT

The final release of 22 boutique one and two-bedroom apartments in Birmingham's most vibrant and authentic quarter.

## Prime Digbeth Location

Nestled in the heart of Birmingham's creative quarter, Emerald Court's Court Collection offers a boutique, private residential community designed for modern city living.

## Modern, Spacious Design

Light-filled interiors and open-plan layouts create a refined and relaxed urban atmosphere, perfect for contemporary living.

## High-Specification Interiors

Stylish yet functional, each apartment features Bosch appliances, stone worktops, and sleek integrated finishes—ideal for discerning owners and savvy investors alike.

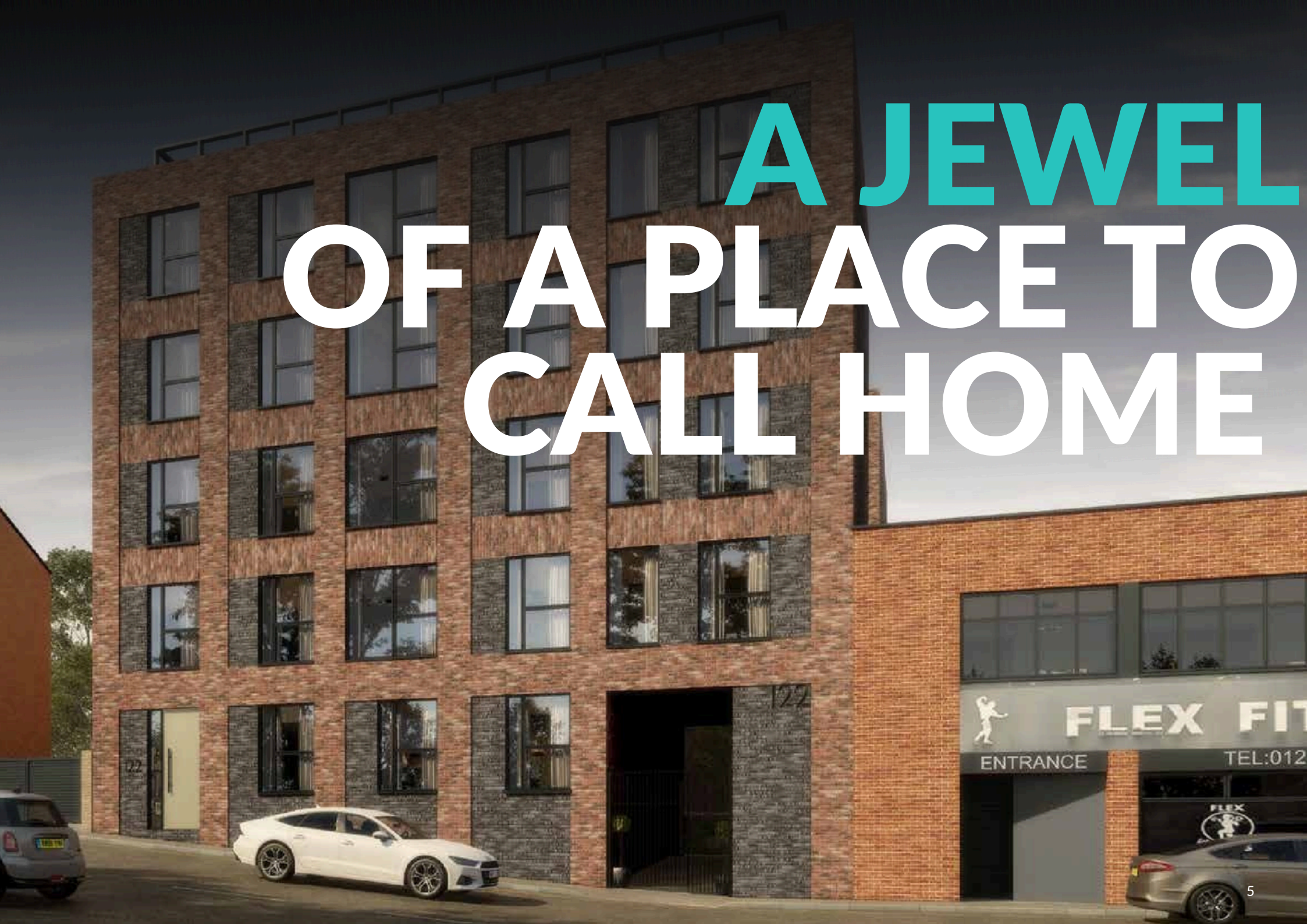
## Connected City Living

Enjoy the best of Birmingham on your doorstep: local culture, green spaces, and excellent transport links, all within easy reach.

## Future Growth Location

Situated beside Birmingham's Smithfield development, Emerald Court is perfectly positioned to benefit from Digbeth's ongoing regeneration and long-term investment potential.



A modern, multi-story brick building with a mix of red and grey bricks. It features large, dark-framed windows and a ground-floor entrance with a dark door. To the right, there is a ground-floor unit with large windows and a sign for 'FLEX FIT'. The building is set on a street with a few cars parked. The sky is overcast.

# A JEWEL OF A PLACE TO CALL HOME



**FLEX FIT**

ENTRANCE

TEL:012

## GROUND FLOOR



### G1

71m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 5.09 x 6.66 |
| Bedroom 1     | 3.46 x 3.25 |
| En-suite      | 2.20 x 1.40 |
| Bedroom 2     | 3.33 x 3.87 |
| Bathroom      | 2.53 x 2.20 |
| WC            | 1.82 x 0.80 |

### G2

66m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 3.50 x 5.84 |
| Bedroom 1     | 3.18 x 4.81 |
| En-suite      | 2.20 x 1.41 |
| Bedroom 2     | 3.24 x 3.21 |
| Bathroom      | 2.21 x 1.90 |
| WC            | 1.79 x 0.98 |

### G3

51m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 8.55 x 3.30 |
| Bedroom 1     | 4.54 x 3.73 |
| Bathroom      | 2.20 x 1.90 |
| WC            | 0.80 x 2.07 |

### G4

57m<sup>2</sup>

|               |              |
|---------------|--------------|
| Eat/Dine/Live | 10.29 x 3.02 |
| Bedroom 1     | 6.23 x 3.22  |
| Bathroom      | 2.20 x 1.90  |
| WC            | 0.80 x 2.20  |

### G5

86m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 6.30 x 4.60 |
| Bedroom 1     | 6.77 x 2.70 |
| En-suite      | 1.40 x 2.25 |
| Bedroom 2     | 4.20 x 3.10 |
| Bathroom      | 1.90 x 2.23 |
| WC            | 1.70 x 0.80 |

## FLOORS 1-4



### 11, 17, 23, 29 60m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 5.66 x 4.52 |
| Bedroom 1     | 3.52 x 2.58 |
| Bedroom 2     | 2.79 x 3.19 |
| Bathroom      | 2.13 x 2.56 |
| WC            | 1.22 x 1.27 |

### 10, 16, 22, 28 66m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 7.07 x 3.50 |
| Bedroom 1     | 3.42 x 3.14 |
| En-suite      | 2.43 x 1.59 |
| Bedroom 2     | 3.42 x 2.78 |
| Bathroom      | 2.21 x 1.90 |
| WC            | 1.60 x 0.80 |

### 9, 15, 21, 27 66m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 3.09 x 5.84 |
| Bedroom 1     | 3.32 x 3.83 |
| En-suite      | 2.00 x 1.50 |
| Bedroom 2     | 3.52 x 3.52 |
| Bathroom      | 2.20 x 1.94 |
| WC            | 1.38 x 0.98 |

### 8, 14, 20, 26 51m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 8.65 x 3.30 |
| Bedroom 1     | 4.52 x 3.70 |
| Bathroom      | 2.20 x 1.90 |
| WC            | 0.80 x 2.15 |

### 7, 13, 19, 25 57m<sup>2</sup>

|               |              |
|---------------|--------------|
| Eat/Dine/Live | 10.29 x 3.02 |
| Bedroom 1     | 6.23 x 3.22  |
| Bathroom      | 2.20 x 1.90  |
| WC            | 0.80 x 1.93  |

### 6, 12, 18, 24 86m<sup>2</sup>

|               |             |
|---------------|-------------|
| Eat/Dine/Live | 6.30 x 4.60 |
| Bedroom 1     | 6.77 x 3.95 |
| En-suite      | 1.40 x 2.25 |
| Bedroom 2     | 4.20 x 3.10 |
| Bathroom      | 1.90 x 2.23 |
| WC            | 1.70 x 0.80 |

# SPECIFICATION PERSONIFIED

## GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak plank Amtico click system or similar throughout hall, living room and kitchen area.
- Internal doors in satin white finish.
- Brushed stainless steel door furniture.
- Brushed metal switch & socket plates with USB charging points in kitchen, living area and bedroom.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ (or Sky Q) enabled.
- Thermostatically controlled electric space heating via flat panel heaters.
- Double glazing throughout.

## KITCHENS

- Designer kitchen in high gloss grey finish with concealed handles.
- Reconstituted worktops (with grooved drainer to selected apartments).
- Full height tiled splash back.
- LED strip underlighting to wall units.
- Stainless steel 1 1/2 bowl undermount sink with chrome lever tap.

- Washer/dryer (free standing within services cupboard).
- Good quality integrated electric appliances to include:
  - Low level oven
  - Four ring ceramic hob
  - Re-circulating cooker hood
  - Tall fridge/freezer
  - Dishwasher

## BATHROOMS/EN-SUITES

- White bathroom suite featuring shower tray or bath as applicable:
  - All one bedroom apartments feature bath with shower over
  - All two bedroom apartments feature bath with shower over plus shower enclosure in en-suite
- Concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head and low level hand shower with hose.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

## SERVICES CUPBOARD

- Free standing washer/dryer.
- Bulkhead light if applicable.

## SECURITY

- Audio entry phone system to each apartment.

## COMMUNAL AREAS

- Fully tiled communal entrance foyers.
- Low energy wall lighting.
- Landscaped communal courtyard.
- Secure cycle store.





**1**  
**Highgate Park**  
0.2 miles. 6 min walk

**2**  
**Smithfield**  
0.4 miles. 8 min walk

**3**   
**Grand Central shopping centre and Station**  
0.9 miles. 21 min walk

**4**  
**The Bull Ring shopping centre**  
0.7 miles. 16 min walk

**5**  
**Selfridges**  
0.7 miles. 16 min walk

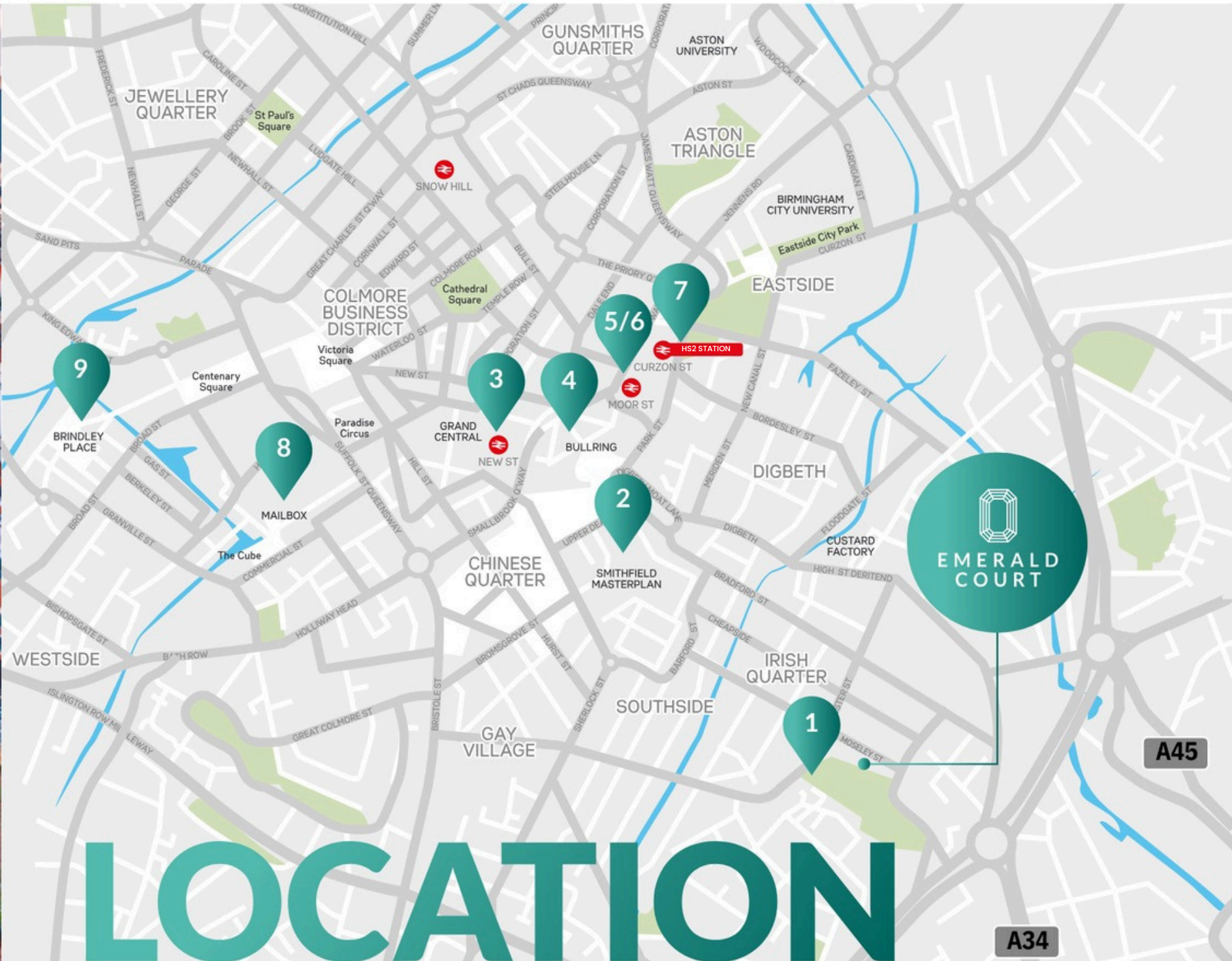
**6**   
**Moor Street Station**  
0.7 miles. 17 min walk

**7**   
**HS2 - Curzon Street Station**  
1.1 miles. 26 min walk

**8**  
**Mailbox**  
1.0 miles. 23 min walk

**9**  
**Brindley Place**  
1.6 miles. 38 min walk







## EMERALD COURT

122 Moseley Street, Digbeth  
Birmingham B12 0RY UK

## ABOUT THE DEVELOPER

**Sunkari Group** is a vertically integrated property development company, established and led by Kari Baden, an experienced leader in the construction and property development sectors. With over three decades of experience, Sunkari's strength lies in its end-to-end control of the development process, ensuring maximum value and transparency at every stage of the development lifecycle.

With a track record of successful project delivery and a deep commitment to excellence, **Sunkari Group** stands as a robust and reliable partner in the property development industry. The company's focus on transparency, innovation, and long-term investment makes it well-positioned to continue its growth and success, with Emerald Court as the latest testament to its dedication to creating exceptional residential properties.



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**For sales enquiries or to book a viewing,  
please call Connells Birmingham on: 0121 212 0800  
Email: [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

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