



BRICKWORKS



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Think edgy warehouse-style apartments in an emerging city centre location with a fabulous transport hub and world-class amenities on the doorstep. Think stripped back, industrially inspired interiors. Think exposed brick and concrete floors. Think start-up shops on the ground floor housing independent businesses. Think shared west-facing social roof terrace for residents and their guests. Think a new community of like-minded individuals.



As Europe's youngest capital, there's a tangible sense of momentum in Cardiff these days. The city provides a welcoming environment for independent and creatively minded individuals to flourish.

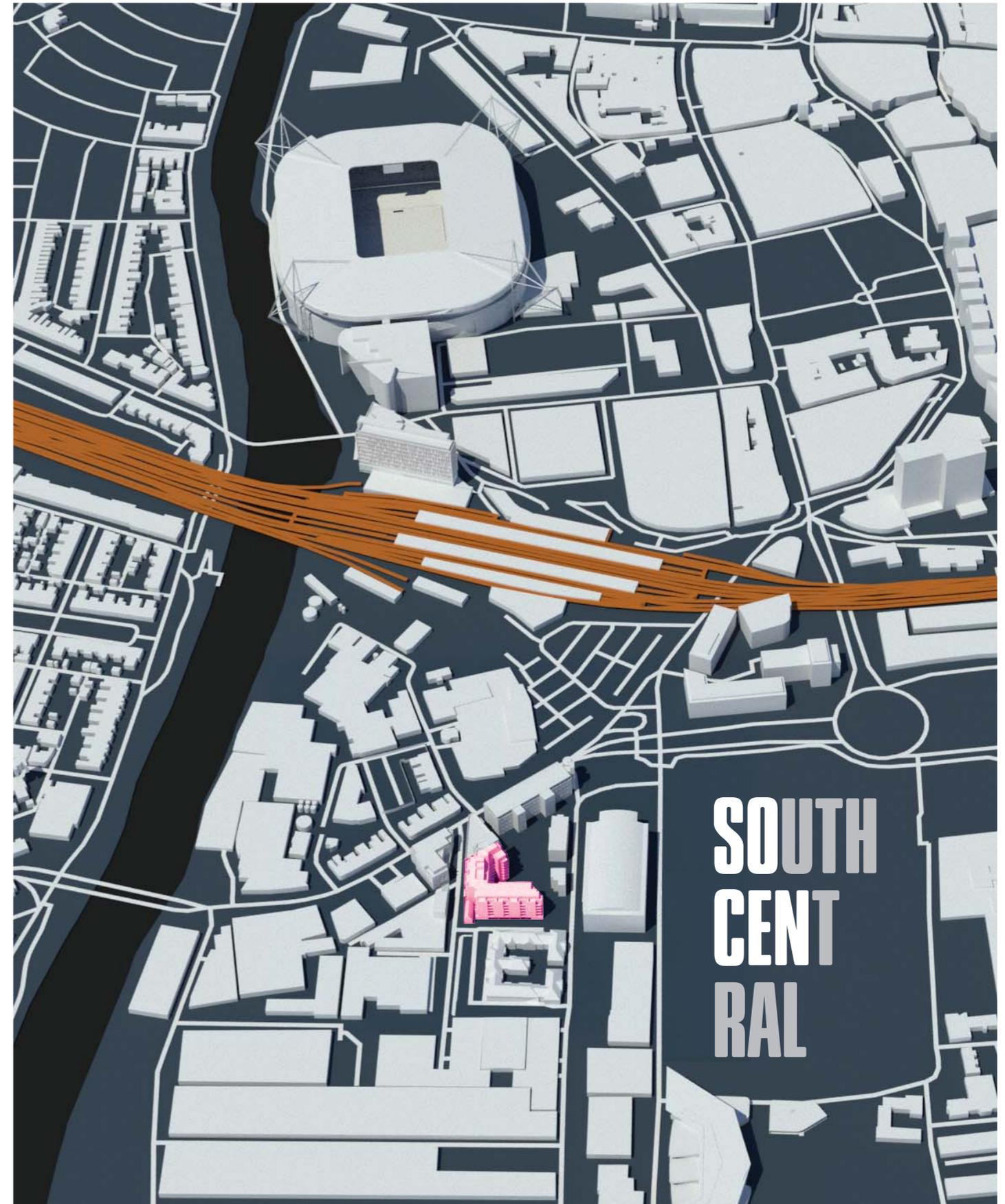
While the 1990s saw the spectacular transformation of its defunct docklands in Cardiff Bay, the past few years have seen major improvements to the centre of the city with a renewed focus on the city's southern side and the emergent South Central district. Think of New York City, you

think of its districts: The Upper West Side, Lower East Side, TriBeCa and South Central - All making up this world famous metropolis, yet each having its own separate identity. Residents are stakeholders, invested in their communities; the districts' names their monikers.

The South Central area of Cardiff city centre offers so much opportunity from a residential perspective. As lifestyle becomes more important and we struggle to cope with the unrelenting

pressure on our roads, the siting of new communities is ever important for the future sustainability of our city.

At Trade Street, South Central, we have a location served brilliantly by the rich amenities of the city centre. It's a stone's throw from Cardiff's principal transport hubs and within walking distance of Cardiff's booming commercial districts.





Amidst the increasing homogeny of many city centres, Cardiff's culture of independent businesses doing things a little differently is cause for celebration. As befits other cool cities, there is a desire to seek out the opportunities

to shake things up. To arrest the monotony. Why shouldn't this appetite for something with more soul extend to housing? What if there were an opportunity to create something more interesting?

To rejuvenate a forgotten part of the city centre; to reflect its industrial heritage with warehouse-inspired design. So Brickworks was conceived. A six-storey warehouse-style brick building with a nine-

Industrial

REVOLUTION

storey addition comprising 100, one, two and three bed apartments offering a wide range of accommodation styles including duplex layouts, balconies and roof terraces. A large roof terrace on the

sixth floor is for the shared enjoyment of all residents and their guests. 40 parking spaces are provided in the undercroft car park together with significant cycle

parking and there are four commercial premises on the ground floor helping to deliver a dynamic street-scene and hopefully a platform for the next generation of independent disruptors.

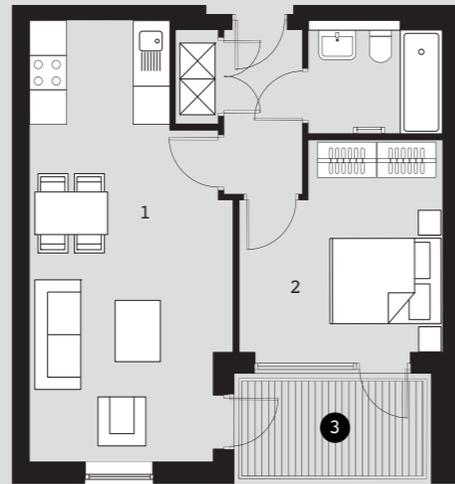


TYPICAL APARTMENTS

Brickworks features a total of 100 apartments offering a range of accommodation of one, two or three bedrooms. The following floor plans represent an example of some of the typical layouts available but you can download a full set of plans on the website at brickworkscardiff.co.uk

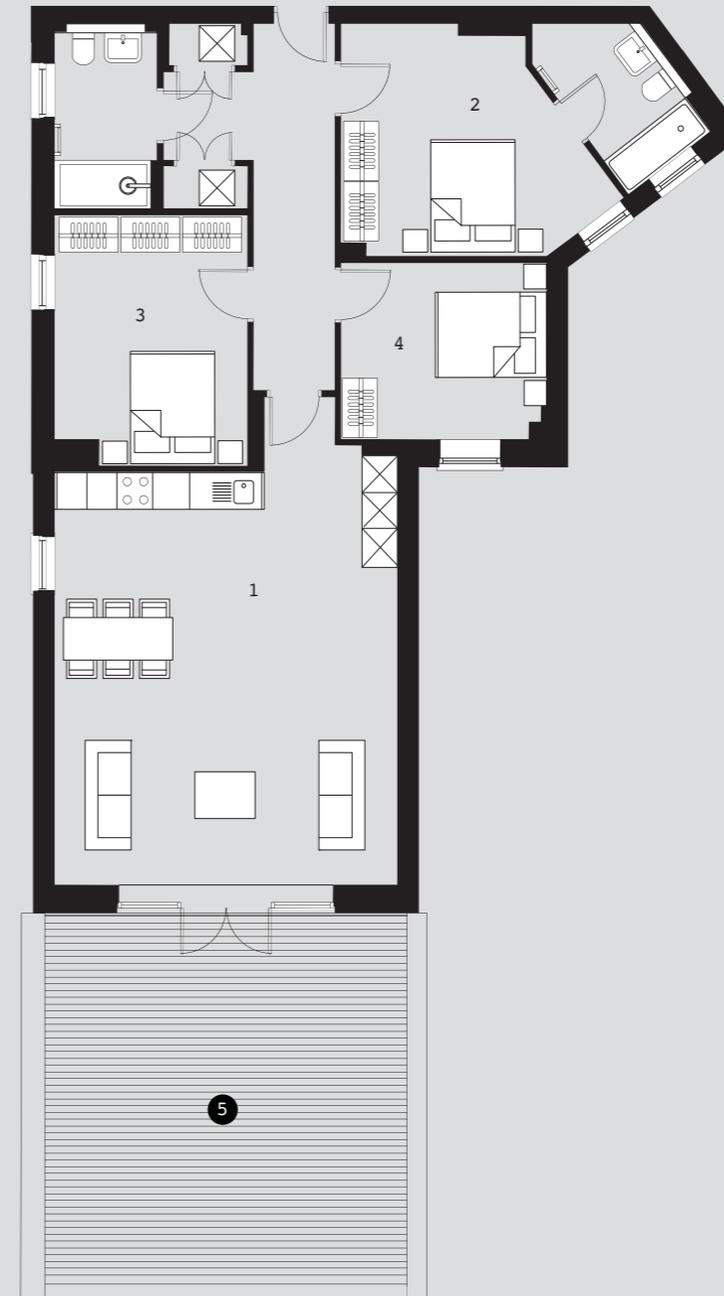
ONE BED

- 1. Living/kitchen/dining - 7.1 x 3.3m
- 2. Bedroom - 3.3 x 3.3m
- 3. Balcony - 3.1 x 1.7m



TWO BED

- 1. Living/kitchen/dining - 5.4 x 4.4m
- 2. Bedroom One - 3.9 x 3m
- 3. Bedroom Two - 3.7 x 3.4m
- 4. Balcony - 6.4 x 1.5m

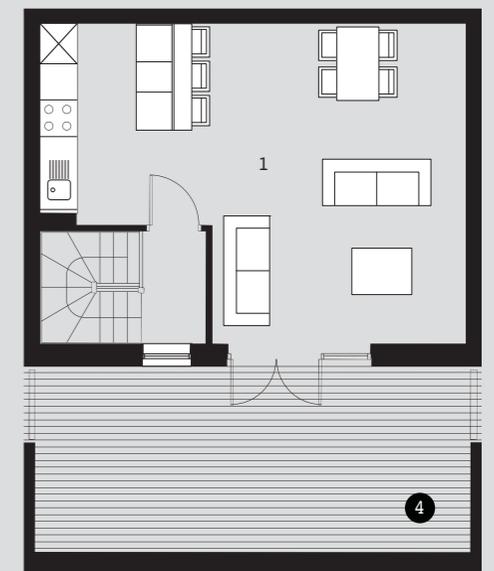
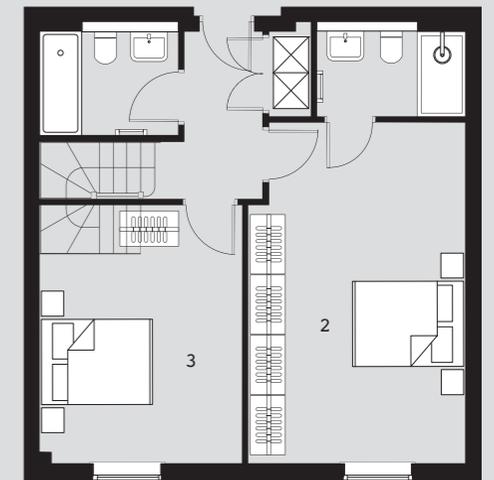


THREE BED

- 1. Living/kitchen/dining - 6.7 x 5.5m
- 2. Bedroom One - 3.8 x 3.7m
- 3. Bedroom Two - 3.9 x 3.2m
- 4. Bedroom Three - 3.4 x 2.9m
- 5. Terrace - 6 x 6m

DUPLEX

- 1. Living/kitchen/dining - 6.8 x 5.3m
- 2. Bedroom One - 5.4 x 3.6m
- 3. Bedroom Two - 4.2 x 3.3m
- 4. Upper balcony - 7.2 x 2.9m





GENERAL

Concept, interior and specification by Portabella

100 new-build, warehouse style apartments in Cardiff city centre

Striking gated entrance courtyard and industrial chic ground floor lobby area with lifts

Secure, undercroft car parking for some apartments with bike storage for all.

1 Year Portabella New Homes Customer Care Warranty

Complete 10 year warranty against structural defects provided by BLP

EXTERNAL

Warehouse style red-brick building with contemporary cladding addition

Terrace or balcony to some apartments

Landscaped, communal roof terrace on the sixth floor

Distinctive streetscape with four commercial units on Trade Street

KITCHENS

Concrete effect designer kitchen with matching worktop

Stainless steel sink with mixer tap

Integrated appliances by BEKO

Fridge-freezer or fridge with icebox

Dishwasher

Built in oven, hob and extractor fan

BATHROOMS

Bathrooms designed by Portabella

Feature wall tiles

Luxury flooring

Sanitaryware and brassware by Roca/Laufen

Vanity mirror and storage to all bathrooms with shaver point

Extra wide showers with rain head attachment to all apartments and baths to some apartments

ELECTRICAL & SECURITY

Intercom with door release

Recessed spotlights throughout the apartment with pendant light fittings to kitchen and bedroom(s)

Mains linked smoke detection

Television points in living space and bedroom(s) linked to Sky

Telephone points

Hyperoptic ultra fast fibre-optic internet available.

Low energy lighting throughout

HEATING & LAUNDRY

Electric heating throughout with slimline radiators

Electric towel rails in bathrooms

Laundry cupboard, plumbed for washing machine with hot water cylinder

WINDOWS & DOORS

Double-glazed windows and external doors

Painted internal panelled doors

DECORATION

Painted finishes in colours selected by Portabella

Warehouse style interior specification

Choice of luxury flooring to kitchen/living and hallway

PORTABELLA

Portabella is an award-winning independent property company based in Cardiff
made up of a team of creative people who love what we do.

We've learned a thing or two about creating communities. It started with Sealock Warehouse, an opportunity to reinvigorate part of Cardiff Bay's architectural heritage and to return a disused warehouse building into homes that people wanted to live in. People are influenced by their surroundings, where they live is important.

We've established that people want homes that reflect their everyday life - buildings don't always do that. We have the capability and the vision to create a building to inspire a community.

To read more about previous projects, head on over to our website at portabella.co.uk

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