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**Goldcrest Suites**  
Birmingham



## Goldcrest Suites represents a a first class investment opportunity

Trivelles International proudly presents this amazing opportunity to invest in high-end residential suites located in the prime location of Birmingham, a city elected as the UK's most investable city by PwC. High rental yields and capital gains are projected in this impressive and well-designed development.

### Page 01 - 04 Introduction

Brief introduction, Investment highlights

### Page 05 - 08 Birmingham: The City Key Facts

General facts & news, Booming West Midlands city

### Page 09 - 10 Birmingham: Connectivity

Connectivity by Road, Rail, Air and Future HS2

### Page 11 - 16 Birmingham: Amenities

Attractions, Education, Shopping, Business, etc

### Page 17 - 24 The Development

Features of the property, Interior & exterior specs

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Street map, local amenities, rail links, future HS2

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Birmingham property market, sales, rents, investments

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Track record, Key facts, Previous developments





## Luxury Apartments in the prime location of Birmingham

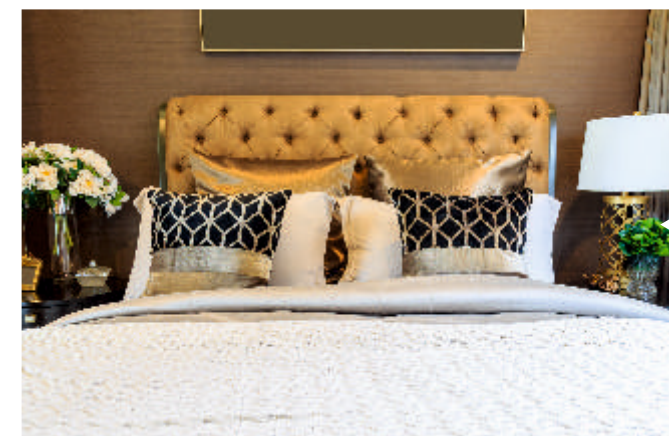
THE PINNACLE OF DESIGN & QUALITY | THE HEIGHT OF CITY CENTRE LIVING



## A brand new lifestyle quarter



Goldcrest Suites is a prestigious development of 41 new residential apartments situated in a prime position in West Broomwich city centre, a 10 minutes tram / metro journey to Birmingham city centre. The development is set to be a landmark in one of the strongest cities to invest in the UK and Europe. The Goldcrest Suites will represent the 1st biggest executive building constitutes 5 floor of residential suites, mixed commercial use on ground floor and exclusive parking in the basement.




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41 Brand new residential apartments

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Prime position for city living

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10 Minutes to Birmingham city centre

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The youngest city in the Europe

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Luxury and designer touches throughout




---

Excellent local & international connectivity

---

Conveniently placed local amenities

---

A world-class and sizzling neighbourhood

---

Easy access to world-class universities

---

70,000+ companies reside in Birmingham



WELCOME TO BIRMINGHAM



## 2nd Largest city in the United Kingdom

YOUNGEST CITY OF THE EUROPE | TOP REGIONAL CITY IN ENGLAND

Birmingham has always led the way. From its days as the birthplace of the Industrial Revolution when its innovations changed the world, through to today's thriving business and cultural hub, it's always pushing forward, creating and setting new standards.

Birmingham's art and culture scene is as vibrant as it is diverse, meaning that there's always something new and unique to experience. The city is home to the Birmingham Royal Ballet, one of only three royal ballets in the UK.

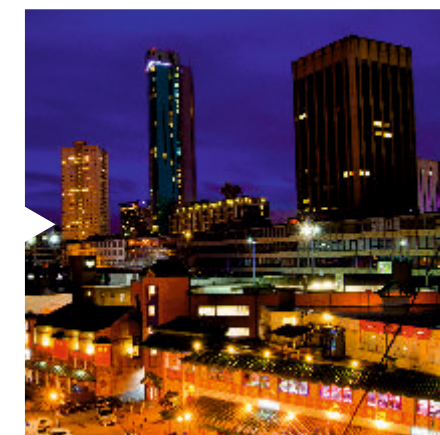
Birmingham has one of the UK's most unique and varied festivals and events scenes, with hundreds of events taking place across the city, offering people a unique experience and an atmosphere like no other.



## A city of arts, culture and strong heritage



Birmingham has more green spaces than any other European city. The most Michelin-starred restaurants outside London. Boutiques set among The Great Western Arcade's Victorian splendour. The hustle of the Bullring. Goldcrest Suites puts you in the centre of it all.



//

Birmingham Hippodrome is the busiest and most popular theatre in the UK with over 520,000 visitors taking their seats at performances every year.

//

Source: Visit Birmingham, 2018

**BIRMINGHAM**  
GLOBALCITYLOCALHEART

//

For over 250 years Birmingham's Jewellery Quarter has been a national epicentre for jewellery design – producing an estimated 40% of the UK's jewellery.

//

Source: Visit Birmingham, 2018





## Birmingham's key facts

### IMPRESSIVE NUMBERS | COMPELLING REASONS



Birmingham is a leading European business destination whilst also ranked highly by Mercer for its quality of life. Connected to millions through national, European and global links, the city is vibrant, diverse and a catalyst for growth.

Birmingham is at the heart of a £94 billion regional economy

Birmingham has the strongest economy outside London

One of the best regions for job created from FDIs

A hub to 114 rail connections to London every day

A region connected to 400 million people across Europe



### POPULATION



1.1 Million

Birmingham population is expected to reach 1.17m in 2018.



4.3 Million

Catchment area of 4.3 million people of working age.



100,000+

Birmingham has over 100,000 graduates within an hour's drive.



£24.8bn

Birmingham has economy worth £24.8bn and regional economy worth £110bn.



19.2%

Birmingham has a growth rate of 19.2% in the last five years.



£6.5bn

Attracted 39.1m visits and £6.5bn worth of visitors economy in 2016.

### EDUCATION



18

18 leading universities within an hour drive - 112,000 graduates / year.



48%

48% of Birmingham's students choose to stay and work in the region.



40%

One of the youngest cities in Europe, under 25s accounting for nearly 40%.



£10bn

HS2 will generate £10bn worth of supply chain contracts and opportunities.



£10bn

£10bn committed infrastructure investment under "Big City Plan".



50,000

Birmingham's Big City Plan will create over 50,000 additional jobs.

### ECONOMY

### FUTURE





# Unrivalled connectivity

## THE WORLD AT YOUR DOORSTEPS

Goldcrest Suites has all the benefits of the Birmingham's extensive road, rail and air connections. With a Metro station only a 259m away, Goldcrest Suites has a seamless connection to the rest of the city. For connection to UK and worldwide destinations, Birmingham Airport is within 30 minutes by car and 40 minutes by train approximately.

Half the UK's population lies within two hours

Connected to over 400 million people across Europe

Iconic £600 million New Street Station completed

M6, M42, M54 and M5 service the city from all directions

The Metro network is receiving a £130m investment



Birmingham Intl' Airport	30mins - 20.7 miles
Manchester	1hr 41mins - 95 miles
Bristol	1hr 42mins - 98 miles
Leeds	2hrs 4mins - 119 miles
London	2hrs 13mins - 118 miles



London Euston	1hr 15mins (every 20mins)
Nottingham	1hr 15mins (every 30mins)
Manchester	1hr 30mins (every 30mins)
Bristol	1hr 30mins (every 30mins)
Glasgow	4hrs 05mins (every hour)



New York	7hrs 55mins
Dubai	6hrs 50mins
Zurich	1hr 50mins
Frankfurt	1hr 35mins
Paris	1hr 15mins



Birmingham New Street Station is the busiest train station outside London, and the busiest interchange station in the UK.

Birmingham Airport serves 10 million people a year, travelling with over 50 airlines to 140 direct destinations worldwide.

Birmingham's new HS2 high speed rail service will see journey times between London and Birmingham reduced to just 49 minutes.







## A first class destination to study

A TRUE GATEWAY TO LEARNING

Birmingham offers a number of excellent educational facilities, including a number of outstanding schools together with 5 prestigious universities and 75,000 students.



75,000+

Birmingham, one of Europe's liveliest cities, is home to over 75,000 local & overseas students.



112,000+

Birmingham has high calibre graduate base with 112,000+ graduates within an hour drive.



2ND

Birmingham University is the 2nd most targeted university by top employers in 2017-2018.



33RD

International ranked, Aston University is 33rd in the world and 10th in the UK.

## Birmingham's top 3 universities

RECOGNISED ALL OVER THE WORLD

Birmingham University is a global university at the heart of an ambitious city. The only university in the UK with its own railway station on campus.



Birmingham University

20 MINS  
DRIVE

Edgbaston is in the top 10 most beautiful campuses in the UK

11 Nobel Prize winners among its staff, students and alumni

15th in the Sunday Times Good University Guide 2018



Birmingham City University

18 MINS  
DRIVE

Awarded silver in the 2017 Teaching Excellence Framework

Nine in 10 graduates are employed or in further study

School of Media is regarded as the UK's No.1 media school



Aston University

17 MINS  
DRIVE

Top 100 Best 'Golden Age' Universities in the World

17th in the UK and 44th in the World for International Outlook

26th in the World for Business Intelligence and Knowledge

\* All the times provided are approximate and excludes any congestion. Times are taken from the Google Maps without any warranty.





## World-class shopping destination

UK'S TOP 3 MOST VISITED PLACES TO SHOP



Birmingham is in England's top three most visited places to shop, and is known as one of Europe's best shopping experiences. With five department stores in the city centre including a heritage House of Fraser store, Debenhams and Selfridges at Bullring, a newly extended Harvey Nichols at The Mailbox and a brand new John Lewis at Grand Central, shoppers are spoilt for choice.

For high street fashion, Birmingham leads the way boasting flagship Topshop and River Island stores and one of the largest Primark stores in the UK, opening at the Pavilions in late 2018.

The central retail district is bustling with independent retailers, coffee shops, restaurants and bars, and there is more to explore at the beautiful Great Western, Burlington and Piccadilly Arcades.



### John Lewis

Birmingham's John Lewis store is one of the largest flagship stores outside the city of London.



SELFRIDGES & CO  
HOUSE OF FRASER  
DEBENHAMS  
PANDORA  
MOSS BROS.  
Cath Kidston  
H.SAMUEL THE JEWELLER  
Dune  
BURBERRY  
MONSOON  
ERNEST JONES  
Jo Malone  
Kiehl's  
DKNY  
T.M. JEWELL  
HOBBS  
THE WHITE COMPANY  
MAC

### PRIMARK

Primark is opening its new store in Birmingham in 2018 which is to be its largest store in the UK and the world.





MAILBOX  
BIRMINGHAM



20 MINUTES ———   
19 MINUTES\* ——— 





NEW  
SQU  
ARE  
WEST BROMWICH

06 MINUTES ———   
12 MINUTES ——— 

BULLRING  
& GRAND CENTRAL



23 MINUTES ———   
17 MINUTES\* ——— 

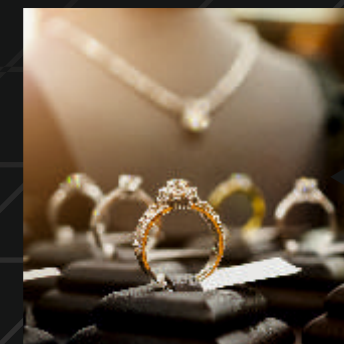
J  
Q  
JEWELLERY QUARTER

17 MINUTES ———   
14 MINUTES\* ——— 



one stop  
SHOPPING

17 MINUTES ———   
30 MINUTES\* ——— 



\* All the times provided are approximate and excludes any congestion and walking time. Times are taken from the Google Maps without any warranty.





## Most entrepreneurial regional city

### A CENTRE OF INTERNATIONAL BUSINESS



Birmingham's central location, connectivity and access to a substantial labour force makes it a location of choice for business. Identified as the No.1 regional city for startups in the UK, Birmingham saw opening of 20,200 new businesses in 2015 and an increase of further 25% during 2016-2017.

No.1 region for job creation projects outside of London

Home to one of the world's largest bank, HSBC

Highest number of employees of any city outside London

Birmingham attracted 151 new FDI projects in 2016-2017

AECOM Aon ERNST & YOUNG Quality In Everything We Do BARCLAYS KPMG IBDQ



70,500

Birmingham is home to over 70,500 local and international companies.



17,473

Birmingham had new business registrations of 17,473 companies in 2016-2017.



104,100

Birmingham & Solihull area has outperformed in creating additional private sector jobs.



£33.5bn

Exports from the West Midlands were at £33.5 billion in 2016-2017.



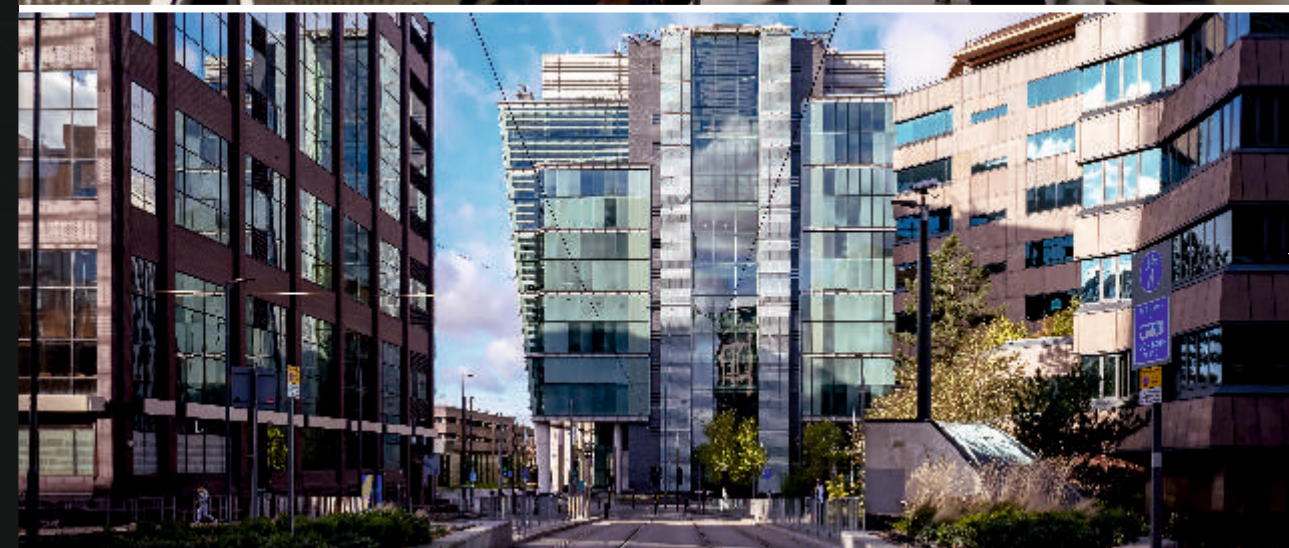
603,000

There is 603,000 sq ft of speculative commercial space under construction in Birmingham.



1.3%

Birmingham' Grade "A" commercial space vacancy dropped to 1.3% in 2016 from 1.8% in previous year.



//  
I'm delighted that Greater Birmingham is making this investment in the future, working to maximise the potential of HS2 by investing in jobs and housing – and encouraging more business investment.

//  
THERESA MAY  
PRIME MINISTER





## Introducing Goldcrest Suites

A LANDMARK OF STATURE | A LIFESTYLE DESTINATION



Goldcrest Suites is a premier residential destination in the heart of West Bromwich town centre, comprising 1 & 2 bedroom apartments which, when combined, create the perfect city living environment - a go-to destination to live, work and play. With a dedicated Metro stop, Birmingham's Bull Street station is just 16 minutes tram away from the West Bromwich Central station.



AL RAYAN BANK



Commercial  
Trust



Goldcrest Suites offer 10 years build warranty including any physical damage to your property.



Deposits are protected by the deposit protection insurance by UK insurance company.



Rentals assured by UK based insurance company providing complete peace of mind.



Asset protection by fully comprehensive insurance designed exclusively for the Goldcrest Suites.



Goldcrest Suites







## Experience unrivalled panoramic views across the city skyline

### AN EXCLUSIVELY COMPOSED RESIDENTIAL BUILDING

Enjoy the very best of apartment living in an ideal city location. Close to Birmingham's city centre, Goldcrest Suites offers a chic collection of apartments, each designed to turnkey specification. With the additional benefit of bicycle storage and a car park on the ground floor, as well as a communal roof garden, these apartments offer something special.



### MODERN

Designed for 21st century residents, Goldcrest Suites will offer a high quality specification, with integrated appliances, modern bathrooms and amenities.

### EXCLUSIVE

Occupying a central position in the city, the Goldcrest exclusive apartments is the right base to enjoy a pleasant and balanced life in the city.

### DESIRABLE

This is an opulent development finished to Goldcrests' premium specifications and hosting an array of luxurious residents' facilities.







## A masterwork of design & detail

DESIGNED WITH A DIFFERENCE



Superbly appointed and well planned apartments for the very best in modern living. Exceptional build and quality are included as standard – along with a superb level of specification, which has been selected with great care and finished with meticulous attention to detail.

Modern selection of colour schemes, designer fixtures and quality finishes result in apartments that are functional and well appointed, yet stylish and graceful.



//  
The details are not the details,  
they make the design.

//

- Charles Earnes







## Enjoy the city skyline and views

### UNWIND ON THE ROOF-TOP GARDEN



A beautifully landscaped Roof-top Garden is unique to the Goldcrest Suites and its residents. This not only offers wonderful views of the city skyline, but also creates a new social space that meets the needs of its youthful residents to come together, relax and socialise.



### THE SIGNATURE SPECIFICATION

#### EXTERNAL FINISHES:

- ▶ Windows & doors: double-glazed sealed aluminium/PVC units
- ▶ Inverted roof with single-ply membrane
- ▶ Staircases: combination of concrete/timber and stainless steel hand-railing.
- ▶ Terraces: timber decking and landscaped planters.

#### KITCHEN:

- ▶ UK Handmade units with soft-close doors and drawers
- ▶ Fitted extractor unit
- ▶ Appliances to include: stainless steel oven and ceramic hob
- ▶ Fully-integrated fridge/freezer and washer/dryer
- ▶ Stainless steel under-mounted sink with quality single-lever chrome tap
- ▶ Full-height colour co-ordinated glass/tile splash-backs

#### FLOORING:

- ▶ Bedrooms and living areas in neutral colour carpet (Optional Extra)
- ▶ Hall, kitchen, and bathrooms in vinyl flooring

#### BATHROOM & SHOWER ROOM:

- ▶ Pure white bathroom suites, including basin, WC and bath
- ▶ Bath with shower with shower screen
- ▶ Porcelanosa or similar vinyl and tiling to floors
- ▶ Composite shelf in co-ordinating colour
- ▶ Chrome-finish towel rails

#### FIXTURES & FITTINGS:

- ▶ Recessed down lighters to hall, bathroom / en-suite and living room
- ▶ White socket plates & light switches
- ▶ Energy saving pendant fittings elsewhere

#### JOINERY:

- ▶ All internal doors are to be solid core flush doors with attractive contemporary chrome door handles
- ▶ All secondary joinery items are to be satinwood finished MDF

#### TECHNOLOGY:

- ▶ Satellite TV and Sky+ access via communal aerial to living room
- ▶ Telephone outlets to living area and master bedroom

#### ELECTRICAL & HEATING:

- ▶ Pre-wiring for TV/Satellite (compatible with Sky Multiscreen) to kitchen/living room and master bedroom
- ▶ Electric Heating and Hot Water
- ▶ BT points installed to hall, living room and master bedroom
- ▶ LED down lighters in hallway, kitchen, bathroom, en-suite
- ▶ Low level white electric fittings to all rooms
- ▶ Pendants to all other rooms
- ▶ TV/FM points to all other bedrooms
- ▶ Ceiling mounted smoke and heat detectors
- ▶ Plenty of small power sockets in the apartments

#### ENVIRONMENTAL DETAILS:

- ▶ A-rated kitchen appliances to reduce water and energy use
- ▶ PIR sensors to external lighting
- ▶ Dual flush mechanisms to toilets to reduce water use
- ▶ Low energy lighting throughout
- ▶ Pendants to all other rooms
- ▶ High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer

#### COMMUNAL AREAS:

- ▶ PIR activated bulkhead lights in bin stores and under croft parking areas
- ▶ Lockable power sockets in communal areas
- ▶ PIR activated lamp to all doors leading outside of block
- ▶ Fully accessible passenger lift to all floors
- ▶ Electrically operated vehicle gates
- ▶ Pendant/bulkhead lights to hallway, stairwell and landing

#### DÉCOR:

- ▶ Smooth finish to all walls & ceilings, painted in white or subtle off-white emulsion
- ▶ Flush-faced doors in painted finish
- ▶ White eggshell finish to internal doors & woodwork

#### SECURITY & WARRANTIES:

- ▶ Access to development controlled via security card system or similar
- ▶ 10-year Premier Guarantee Warranty
- ▶ Comprehensive purchaser induction, including detailed handover manual
- ▶ Video entry phone system to all apartments

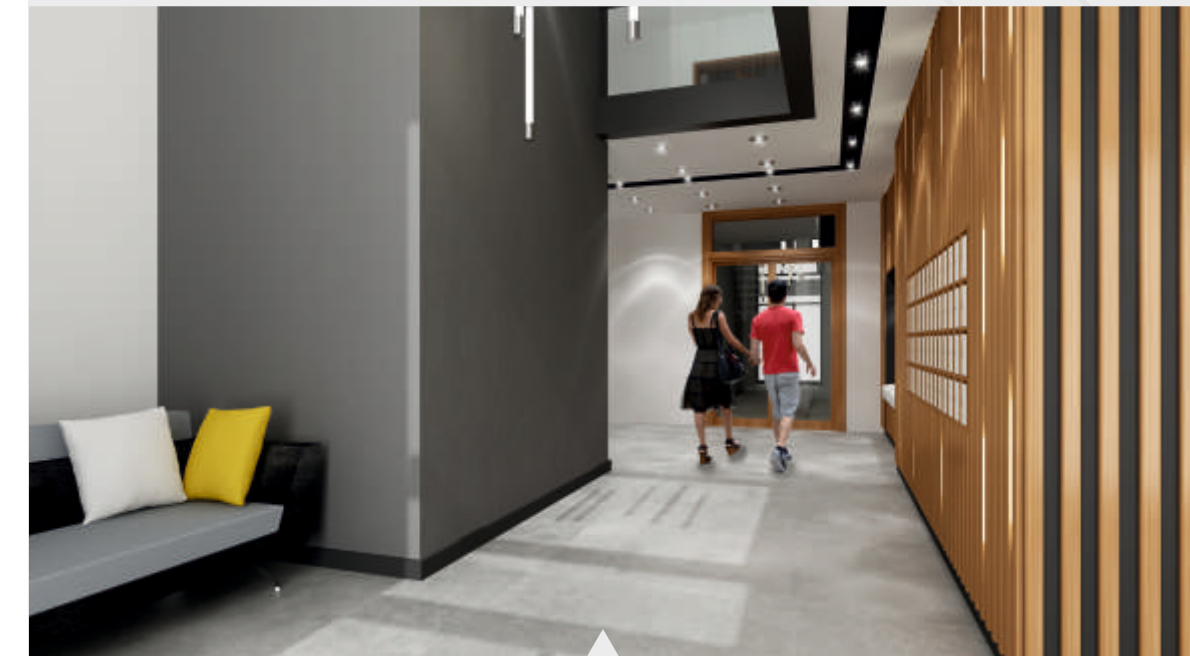


## Welcoming lobby with striking fittings

### KEY COMMUNAL FACILITIES



Goldcrest Suites residents will enjoy superior facilities including a welcoming lobby for visitors, a secure underground car park, lifts to each floor to ensure easy access to all the apartments and communal bike storage on ground floor.







## Goldcrest Suites' Prime Location

AT THE HEART OF THE CITY CORE

Located close to West Bromwich High Street, the immediate area is already home to an eclectic mix of independent café-bars, retailers and offices and is undergoing a rapid transformation of its own, triggered by considerable government and private investment.



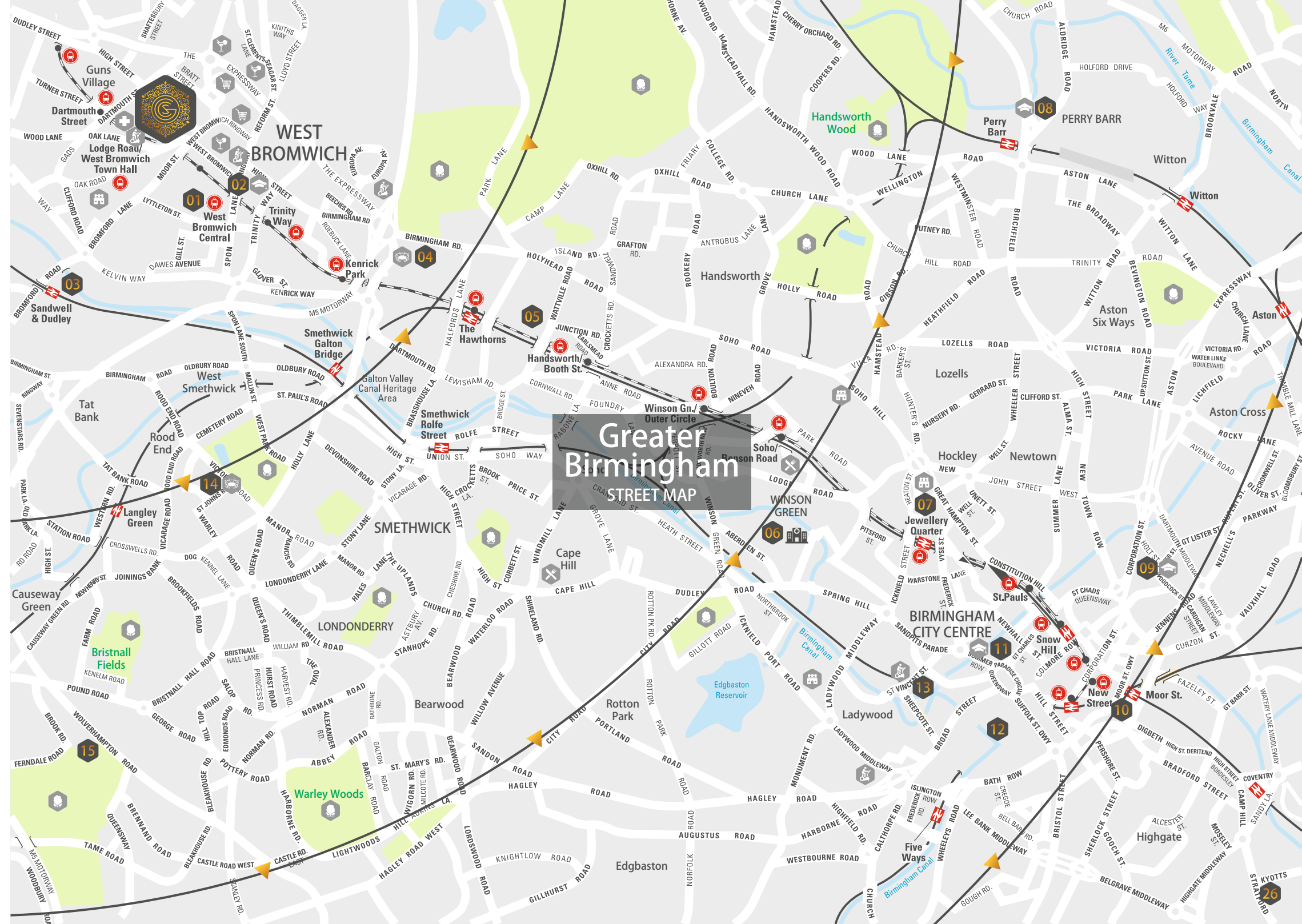
## Conveniently placed local amenities

ALL NEEDED FOR EVERYDAY LIVING

		By Car	By PT	Distance
01	West Bromwich Central Metro Station	04 Mins	05 Mins <sup>walk</sup>	0.2 Miles
02	Sandwell College	04 Mins	11 mins <sup>walk</sup>	0.5 Miles
03	Sandwell & Dudley Rail Station	06 Mins	06 Mins	1.6 Miles
04	The Hawthorn	08 Mins	09 Mins	2.2 Miles
05	Middlemore Business Park	12 Mins	10 Mins	2.3 Miles
06	Birmingham City Hospital	18 Mins	09 Mins	5.6 Miles
07	Jewellery Quarter	17 Mins	14 Mins	5.7 Miles
08	Birmingham City University (North Campus)	18 Mins	28 Mins	6.1 Miles
09	Aston University	17 Mins	24 Mins	8.0 Miles
10	Bullring & Grand Central	23 Mins	22 Mins	7.2 Miles
11	University College Birmingham	18 Mins	24 Mins	6.6 Miles
12	The Mailbox	20 Mins	19 Mins	7.4 Miles
13	Legoland Discovery Centre	18 Mins	25 Mins	6.5 Miles
14	Sandwell Borough Football Club	10 Mins	16 Mins	2.4 Miles
15	Brandhall Golf Club	14 Mins	24 Mins	4.4 Miles

- Schools & Colleges
- Health & Fitness
- Pubs & Bars
- Restaurants & Cafes
- Sports & Stadium
- Museum & Galleries
- Public Parks
- Shopping Centres
- Medical & Hospital

\* All the times provided are approximate and exclude any congestion and walking time. Times are extracted based on off peak hours and distances obtained are of shortest path to the destination. All the times and distances are taken from the Google Maps without any warranty.







## Excellent rail network connectivity

AT THE HEART OF THE CITY CORE

Located close to West Bromwich High Street, the immediate area is already home to an eclectic independent café-bars, retailers and offices.

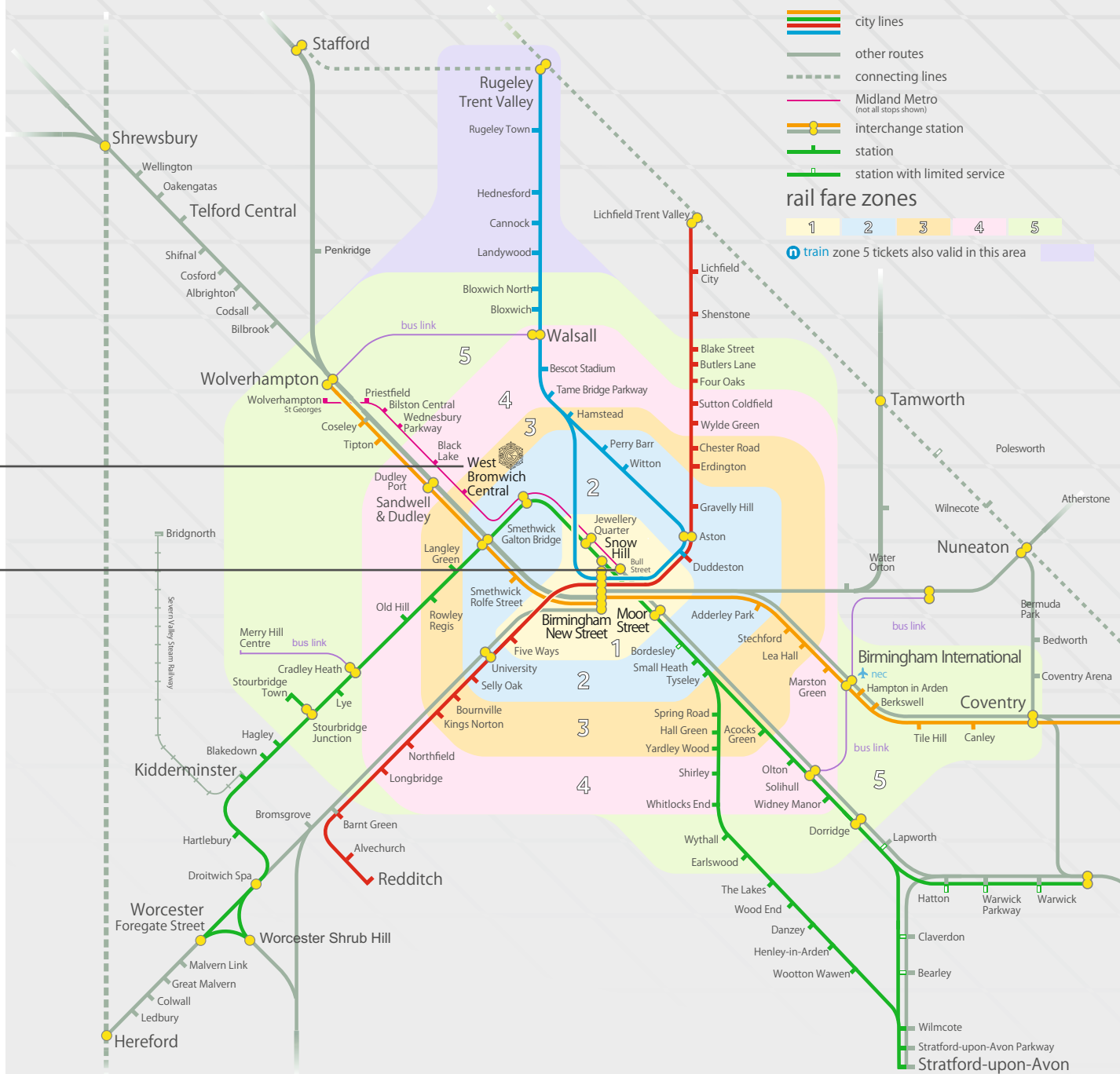


Snow Hill  
Bull Street (Platform 1)

16 Minutes



## Birmingham Rail Network



## HS2 High speed train is coming to Birmingham

49 MINUTES FROM BIRMINGHAM TO LONDON

HS2 is the proposed high speed rail link that will connect London to Birmingham and ultimately Leeds and Manchester.



HS2 trains will serve more than 25 stations and will connect 8 of Britain's 10 largest cities.



HS2 will bring over £92bn of benefits. For every £1 spent on HS2 the UK will receive £2.30 in benefits.



HS2 will be a catalyst for economic growth. Faster travel between economic hubs will improve business.



HS2 will create 25,000 jobs. 70% of jobs will be outside London and 2K new apprenticeships.

hs2 engine for growth





  
Reasons  
to  
Invest

BIRMINGHAM  
**BIG CITY PLAN**



## Big City Plan to contribute £2.1 billion to the economy each year

1.5 MILLION SQ. M OF NEW FLOORSPACE | 50,000 NEW JOBS | 65,000 SQ. M OF NEW AND IMPROVED PUBLIC SPACES

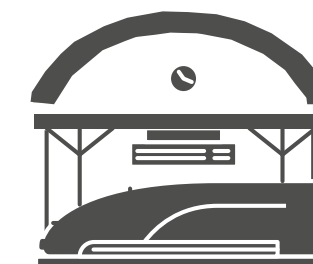


The Big City Plan is a 20-year City Centre Masterplan. It's a vision to encourage and support Birmingham's continuing transformation into a world class city centre.

### SOME OTHER KEY FACTS

#### Two HS2 Stations

in central Birmingham  
and Solihull



#### Host city partner

of the 2022  
Commonwealth Games.  
Alexander Stadium in Perry Bar  
will be centrepiece venue.



**1.3 million**  
forecast population of  
Birmingham by 2039



**148,000  
new jobs**

over the year to  
September 2017  
(West Midlands)



#### 3 Renowned Football Clubs

Birmingham City FC, Aston Villa FC  
and West Bromwich FC



Aston Villa



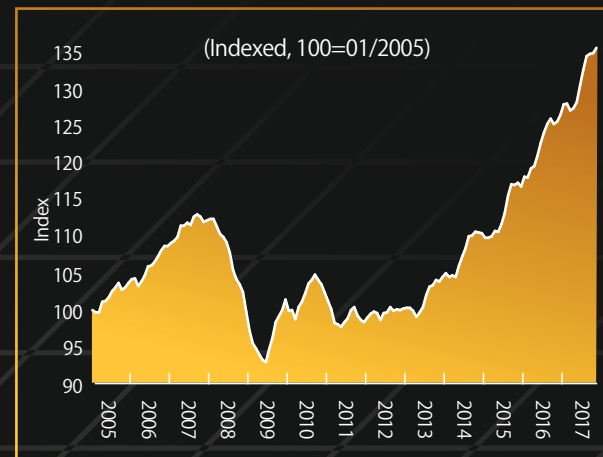


# Birmingham: An outperforming market

## A RISING PROPERTY MARKET

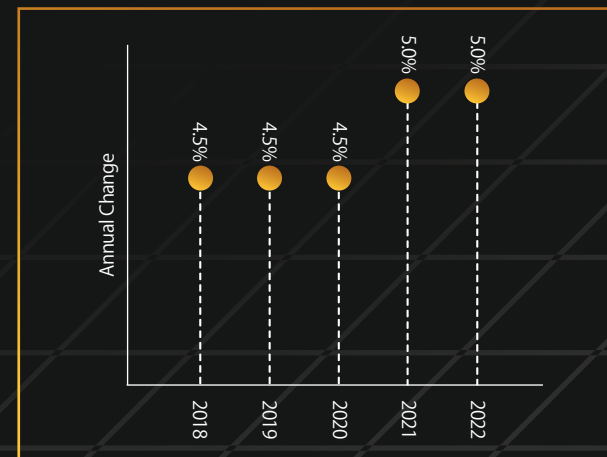
Birmingham has seen an annual growth rate for house prices averaged between 5% and 10% since mid-2015, and has outperformed the wider UK market for more than a year, according to data from the ONS (Office of National Statistics).

Birmingham average  
house price performance



Source: Knight Frank Research / ONS

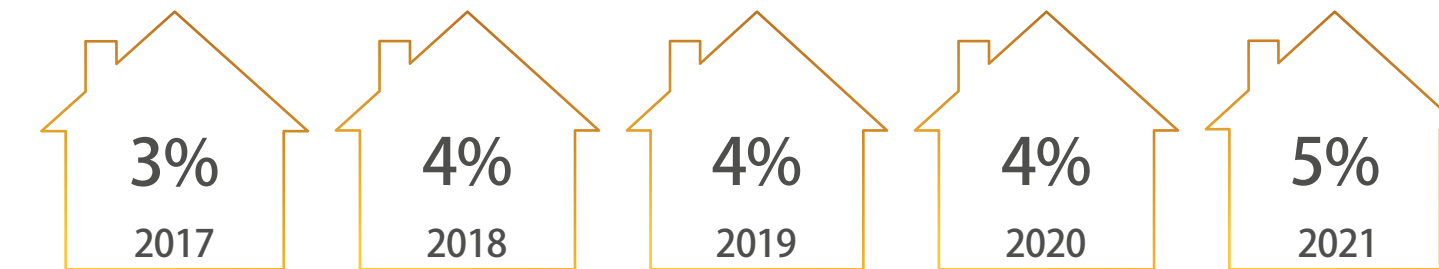
Forecast: Birmingham  
house prices



Source: Knight Frank Research / ONS

## Birmingham House Price Forecasts

% change pa

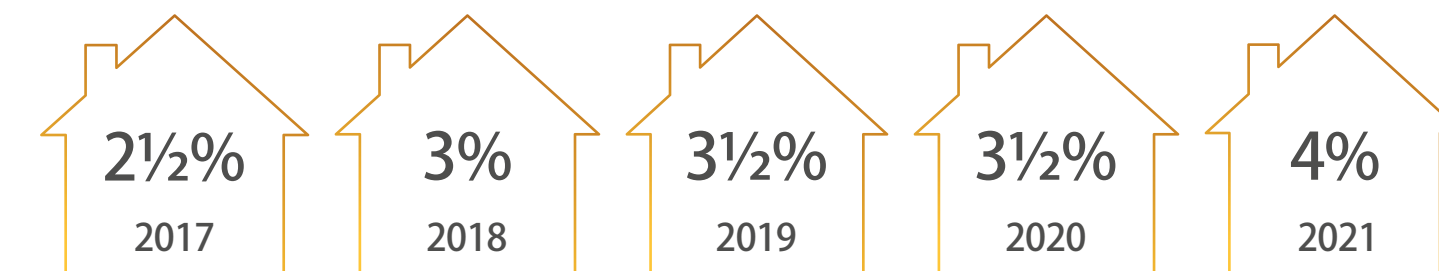


2017-2021  
**21.7%**  
Minimum house  
price growth over  
5 years period

Source: JLL Residential Forecasts West Midlands, 2017

## Birmingham Rental Growth Forecasts

% change pa



2017-2021  
**17.6%**  
Minimum rental  
growth over  
5 years period

Source: JLL Residential Forecasts West Midlands, 2017





## Award-winning developers

### A GROUP WITH A PROVEN TRACK RECORD



We are a strong property development group with a proven track record of delivering innovative, value-for-money properties all across the UK.

**Trivelles**  
International



## Goldcrest Suites

Formed in 2006, Trivelles specialises in student property, buy-to-let apartment, hotels and fully serviced apartments. Trivelles has successfully completed and sold over £68 million worth of properties.

Trivelles has a history of growth in the property market in the UK and abroad. As a boutique development and investment company, we have been able to secure excellent returns for our clients.

**£68**  
MILLION

Trivelles has sold projects with a combined net worth of over £68 million in the UK.

**12**  
YEARS

Trivelles has got all the required experience to deliver the projects on time and on budget.

**20+**  
PROJECTS

Trivelles and Goldcrest have delivered over 20 development projects of different scales.

**10**  
CITIES

Trivelles and Goldcrest have their projects in all major UK cities inc. London and Manchester.

**450+**  
UNITS

We have delivered over 450 units of student property, hotel and fully serviced apartments.

**£2.4**  
MILLION

We have paid over £2.4 million worth of rentals to investors in UK and abroad.



### Some of our previous developments

- 01 Trivelles Bradford
- 02 Trivelles Mayfair
- 03 Trivelles Trafford
- 04 Trivelles Liverpool
- 05 Trivelles Cross Lane
- 06 Trivelles Seaforth
- 07 Trivelles Leicester
- 08 Trivelles Blackpool
- 09 Goldcrest MK Dons
- 10 Trivelles Manchester
- 11 Trivelles Salford
- 12 Trivelles Gatwick
- 13 Trivelles Gatwick II
- 14 Trivelles Regency
- 15 Trivelles Preston

