

LAKESIDE

PENTHOUSES

LAKESIDE HOUSE, ELECTRIC AVENUE, NOTTINGHAM NG2 1RU

STYLISH PENTHOUSE COLLECTION

42 STUDIOS AND ONE BED PENTHOUSES SET IN LANDSCAPED GARDENS WITH THE WIDEST ARRAY OF IN-HOUSE AMENITIES IN NOTTINGHAM. LOCATED ON THE EDGE OF THE RIVER LEEN, THIS IS ASPIRATIONAL LAKESIDE LIVING WITH A RELAXED WELLNESS VIBE.



PROSPERITY GROUP



A woman with long brown hair, wearing a teal suit, is sitting in a wicker chair with a cane backrest. She is smiling and looking to the right. The background shows a dining area with a round marble table, teal chairs, and a side table with a vase of flowers. The overall aesthetic is modern and sophisticated.

LAKE SIDE

PENTHOUSES

LOVE LIFE AT LAKESIDE

AT LAKESIDE, LIFE FLOWS EFFORTLESSLY. IT'S A FIRST CLASS MIX OF LIVING, WORKING AND SOCIAL SPACE WITH STATE-OF-THE-ART FACILITIES. AN ALL-ENCOMPASSING WORK LIFESTYLE BALANCE WITH ALL OF LIFE'S LUXURIES RIGHT BY YOUR SIDE. IT'S ALL HERE. LEARN TO LOVE LIFE AT LAKESIDE.





LIVING SPACE



LAKE SIDE
PENTHOUSES

BEDROOM INTERIOR



LAKE SIDE
PENTHOUSES

LIVING SPACE



LAKE SIDE
PENTHOUSES



LIVE.
WELL.
LAKE
SIDE.





LIFESTYLE



LEISURE

LAKESIDE
PENTHOUSES



BUSINESS

LAKESIDE
PENTHOUSES



HISTORY



AMENITIES.
IT'S YOUR SPACE.
IT'S ALL HERE.
24/7.

CONCIERGE.
RESIDENTS' GYM.
SHARED LOUNGE. GARDENS.
COURTYARD.
WORKSPACE.
MEETING ROOMS.
CINEMA LOUNGE.
GAMES ROOM.

LAKE SIDE
PENTHOUSES



LUXURY 'HOME' CINEMA LOUNGE

LAKESIDE
RESIDENCES





COMMUNAL WORKSPACE



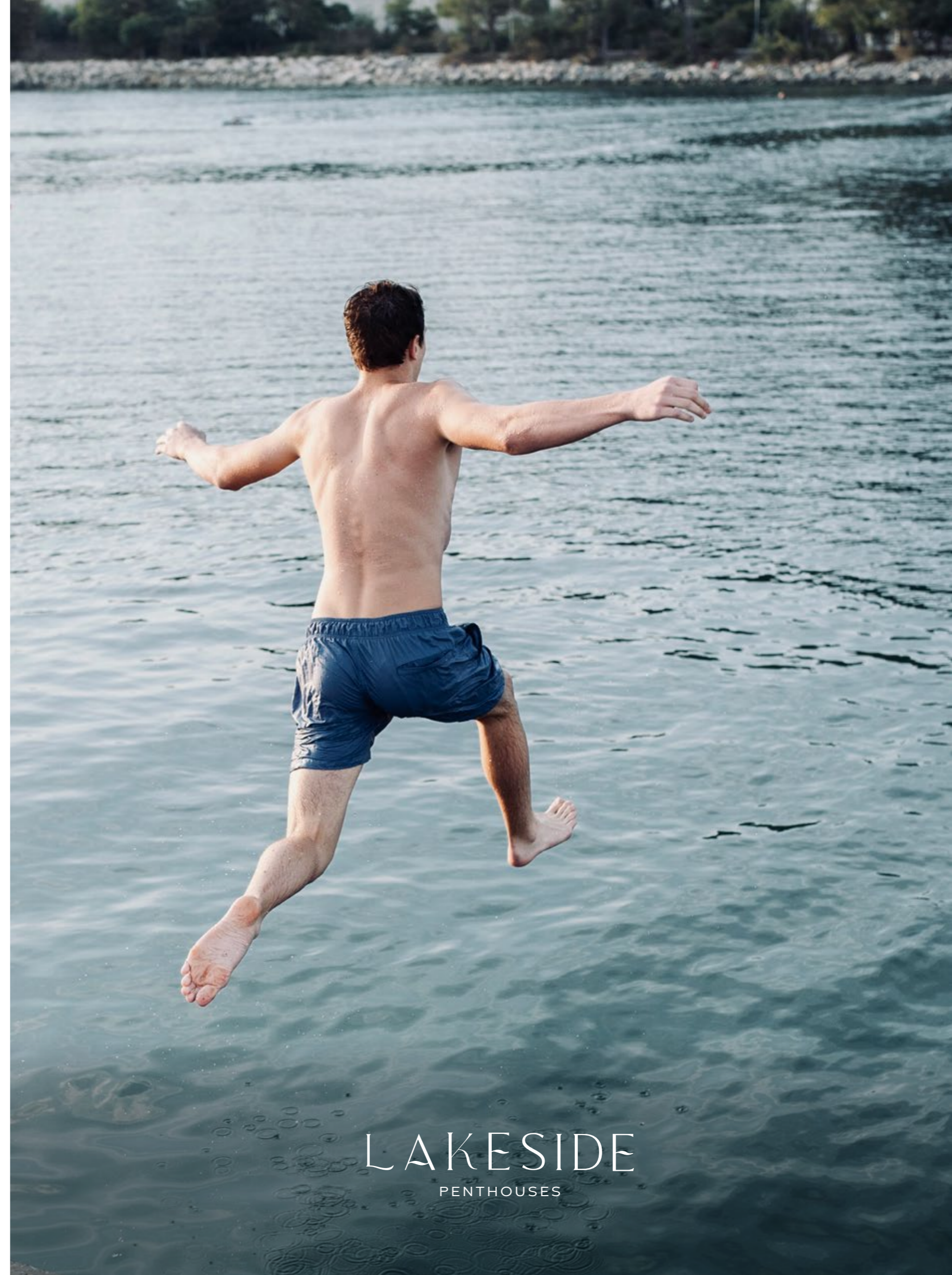
LIVE YOUR BEST LIFE

AT LAKESIDE, A WORLD OF OPPORTUNITY AWAITS. DESIGNED TO MEET YOUR EVERY NEED, LAKESIDE PROVIDES YOU WITH THE SPACE AND FREEDOM TO LIVE YOUR BEST LIFE.

IT'S AN EXCEPTIONALLY MODERN LIFESTYLE THAT DELIVERS ON EVERY LEVEL. MORNING, NOON, AND NIGHT.

STYLISH, AFFORDABLE, CHARACTERFUL HOMES WHERE EVERY ASPECT OF YOUR HOME IS DESIGNED, BUILT AND FINISHED WITH CARE AND CONSIDERATION BY PROSPERITY'S SKILLED TEAM.

LAKESIDE IS THE PERFECT PLACE TO START YOUR JOURNEY ON THE PROPERTY LADDER. ENVIABLE CONVENIENCE, UNRIVALLED CONNECTIVITY, A VIBRANT SOCIAL LIFE, BIG BUSINESS, COMBINED WITH A BOUYANT LOCAL EMPLOYMENT MARKET MAKE IT AN ATTRACTIVE PROPOSITION FOR INVESTORS AND FIRST-TIME BUYERS ALIKE. YOU CAN HAVE IT ALL ... AT LAKESIDE.



LAKESIDE
PENTHOUSES

A LIFESTYLE THAT'S PRICELESS

THE MORE AFFORDABLE WAY TO INVEST IN
PROPERTY BY PROSPERITY GROUP

**PROSPERITY GROUP EMBODY AN INDEPENDENT APPROACH TO
RESIDENTIAL AND MIXED-USED DEVELOPMENTS WITH AFFORDABLE
QUALITY AT THE HEART OF EVERYTHING WE DO. THIS PHILOSOPHY
CONTINUES TO SHAPE OUR WORK, REFINED OVER SIXTEEN YEARS
OF HANDS-ON EXPERIENCE ACROSS SCHEMES OF VARYING SIZES.**

**LAKESIDE WILL SHOWCASE OUR INDIVIDUAL APPROACH TO
PROVIDING OWNER OCCUPIERS AND BUY-TO-LET INVESTORS
WITH AN EXCEPTIONAL OPPORTUNITY TO INVEST IN PRIME, LUXURY
LIVING DIRECTLY WITH US, THE DEVELOPER, THROUGH OUR
UNIQUE PURCHASE AND PAYMENT OPTIONS. TO PUT IT SIMPLY,
WE BREAK DOWN BARRIERS TO OWNING A HOME, AS A PLACE TO
LIVE OR TO INVEST.**

WHY CHOOSE LAKESIDE

RENT

OFFERING UP TO
7% YIELDS

GROWTH

16% PREDICTED
GROWTH BY 2028

INVEST

MONTHLY PAYMENTS
FROM £1,785

PRICES

STUDIO - £149,995
ONE BED - £168,995

£2BN

OF PLANNED
LOCAL INVESTMENT

LOCATION

PRIME, CENTRAL WITH
TOWN POSITION





THE OTHER SIDE OF THE STORY

LOCATED JUST 1.9 MILES (10 MINUTES) FROM CENTRAL NOTTINGHAM, LAKESIDE OFFERS THE PERFECT BALANCE OF TRANQUILITY AND CONVENIENCE — A PEACEFUL RETREAT FROM THE HUSTLE AND BUSTLE OF CITY LIFE, WITH EASY ACCESS FOR BOTH BUSINESS AND LEISURE.

NOTTINGHAM IS A CITY BRIMMING WITH GREENERY, RICH IN HISTORY, AND FULL OF LIFE. KNOWN FOR ITS LEGENDARY PAST AND DYNAMIC CULTURE, IT HAS LONG BEEN A HUB FOR REBELS, INNOVATORS, AND TRAILBLAZERS—MOST FAMOUSLY, THE HOME OF ROBIN HOOD. WITH CAPTIVATING STORIES, REMARKABLE LANDMARKS, AND A THRIVING COMMUNITY OF INSPIRING INDIVIDUALS, NOTTINGHAM IS A CITY THAT BLENDS THE PAST, PRESENT, AND FUTURE WITH BOLD AMBITION.

NOTTINGHAM AND NOTTINGHAMSHIRE ARE EXPERIENCING A PERIOD OF SIGNIFICANT ECONOMIC TRANSFORMATION, WITH NUMEROUS MAJOR INVESTMENT OPPORTUNITIES ACROSS THE CITY AND COUNTY. THE CITY CENTRE ALONE OFFERS £2BN IN INVESTMENT POTENTIAL, WITH £650M WORTH OF CONSTRUCTION ALREADY UNDERWAY.

LAKESIDE
RESIDENCES

A CITY WITH HIDDEN DEPTHS

ONCE CALLED 'THE QUEEN OF THE MIDLANDS' IN THE EARLY 20TH CENTURY, NOTTINGHAM TODAY OFFERS AN EXCITING MIX OF CREATIVE CULTURE, WORLD-CLASS SPORTS, AND EXCEPTIONAL HOSPITALITY.

FOOD & DRINK

NOTTINGHAM IS A PARADISE FOR FOOD LOVERS, BOASTING A DIVERSE RANGE OF DINING OPTIONS FROM ACROSS THE GLOBE. WHETHER YOU'RE IN THE MOOD FOR QUIRKY INDIE RESTAURANTS, UNIQUE DINING EXPERIENCES, HIDDEN COCKTAIL BARS, IT'S THE IDEAL DESTINATION FOR A DAY OR NIGHT OUT!

SHOPPING

TRADITIONALLY HOME TO TEXTILE MANUFACTURERS, LACE MAKING, AND INTERNATIONAL DESIGNER PAUL SMITH, NOTTINGHAM HAS ALWAYS BEEN FASHION FORWARD. YOU'LL FIND A WEALTH OF GLOBAL BRANDS, INDEPENDENTS, POP UPS, HIP COFFEE SHOPS AND VINTAGE VINYL.

EDUCATION & GRADUATE MARKET

HOME TO TWO WORLD-CLASS AND AWARD WINNING UNIVERSITIES, PROVIDING EDUCATION TO OVER 75,000 STUDENTS, THE CITY HAS A YOUNG DYNAMIC GRADUATE WORKFORCE. WITH MORE THAN A THIRD OF EMPLOYEES UNDER 30—THE CITY IS A VIBRANT HUB OF INNOVATION AND TALENT.



LAKESIDE

RESIDENCES

TAKE THE PLUNGE

ARTS & CULTURE

LIVELY AND DIVERSE, WITH A FANTASTIC RANGE OF GALLERIES, MUSEUMS, LIVE VENUES AND THEATRES WITH A PACKED EVENTS CALENDAR. MAJOR EVENTS INCLUDING LITERATURE AND MUSIC FESTIVALS BRING THOUSANDS OF VISITORS TO THE CITY EVERY YEAR. NOTTINGHAM'S GALLERIES DISPLAY A FINE COLLECTION OF CONTEMPORARY ART FROM LOCAL AND WORLD-RENOWNED ARTISTS.

NIGHTLIFE

THERE ARE PLENTY OF WAYS TO HAVE A GREAT NIGHT OUT IN NOTTINGHAM. THE CITY IS FULL OF QUIRKY BARS AND RESTAURANTS, NOT TO MENTION SOME GREAT LIVE MUSIC VENUES AND LONG-RUNNING NIGHTCLUBS.

TRANSPORT

NOTTINGHAM HAS INVESTED £1 BILLION IN THE CITY'S INFRASTRUCTURE AND BOASTS THE GREENEST BUS NETWORK IN THE UK, WITH RAIL TRAMS FOR CONGESTION FREE COMMUTING THROUGHOUT THE CITY. THERE IS EASY ACCESS TO THE MAIN MOTORWAY NETWORKS AND RAIL CONNECTIONS TO LONDON ST. PANCRAS, JUST 1 HOUR 40 MINUTES AWAY.



LAKESIDE
RESIDENCES

CONNECTED LAKESIDE

LAKESIDE IS WELL-CONNECTED BY A NETWORK OF ROAD, RAIL, AND PUBLIC TRANSPORT, SO IT'S EASY TO GET WHEREVER YOU NEED TO GO.

THE LOCATION IS ACCESSED FROM THE A453 TWO MILES SOUTHWEST OF CENTRAL NOTTINGHAM. THE A453 AND THE A52 (0.5 MILES DISTANCE) PROVIDE DIRECT ACCESS TO JUNCTION 24- 26 OF THE M1 – THE THREE M1 JUNCTIONS WHICH SERVE NOTTINGHAM.

NOTTINGHAM TRAIN STATION IS ACCESSED BY THE A453 AND IS 1.5MILES NORTHEAST OF THE SITE.

FROM LAKESIDE, DIRECT LINKAGE IS PROVIDED TO CENTRAL NOTTINGHAM BY THE MEDILINK BUS ROUTE WHICH PROVIDES A CONTINUAL SERVICE THROUGHOUT THE DAY AT APPROXIMATELY TEN-MINUTE INTERVALS FROM THE QUEENS DRIVE 450 SPACE PARK & RIDE (0.25MILES FROM LAKESIDE) TO CENTRAL NOTTINGHAM.

BY CAR

| | | | |
|---|-----------------------------|---|----------------------|
|  | NOTTINGHAM CENTRE | → | 1.9 MILES 10 MINS |
|  | NOTTINGHAM TRAIN STATION | → | 1.5 MILES 7 MINS |
|  | UNIVERSITY OF NOTTINGHAM | → | 0.5 MILES 5 MINS |
|  | M1, J24 / EAST MIDS AIRPORT | → | 12 MILES 20 MINS |





THE DETAILS LAKE SIDE.

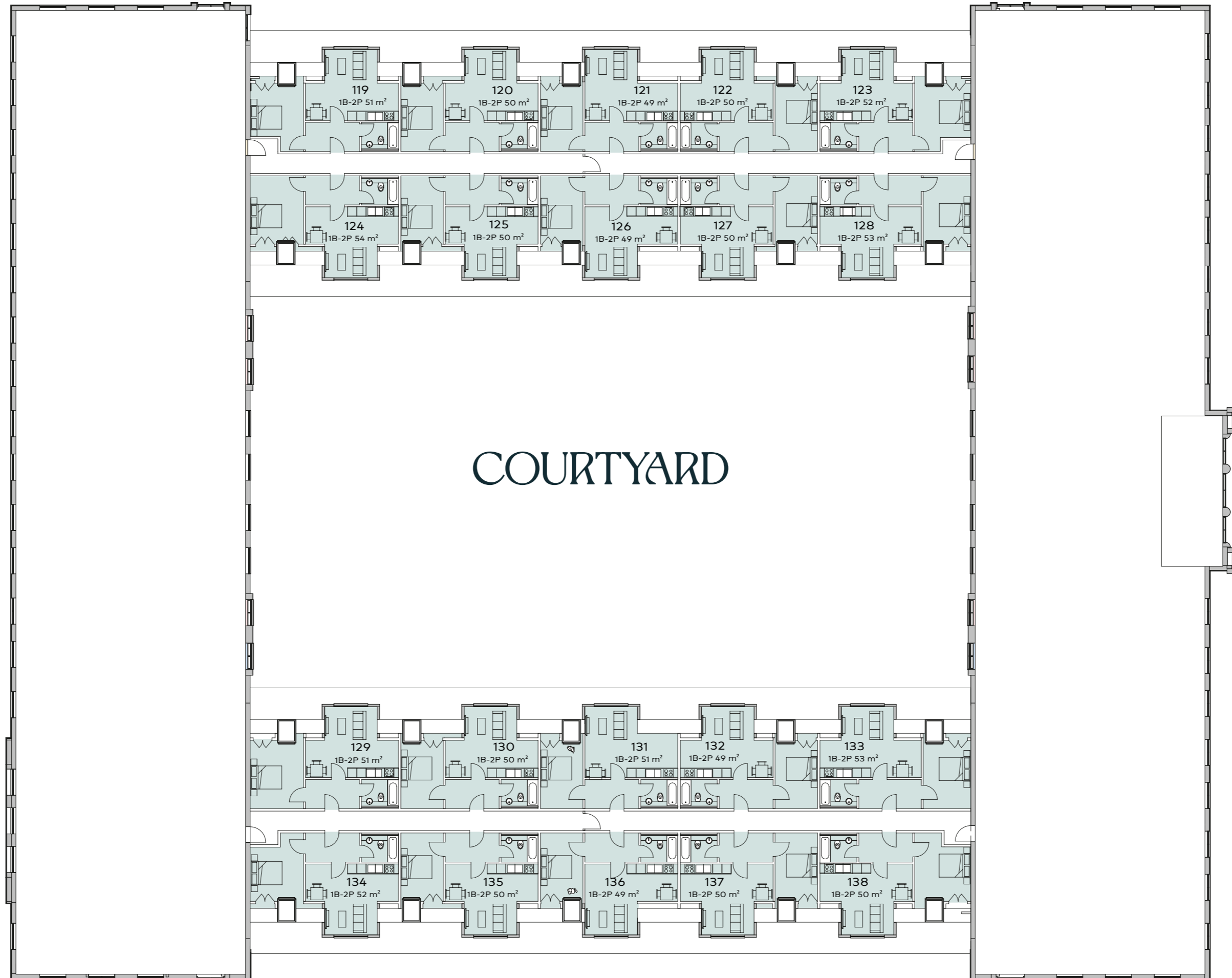
LAKE
SIDE
RESIDENCES

FLOOR PLANS + SPECIFICATIONS

SECOND FLOOR

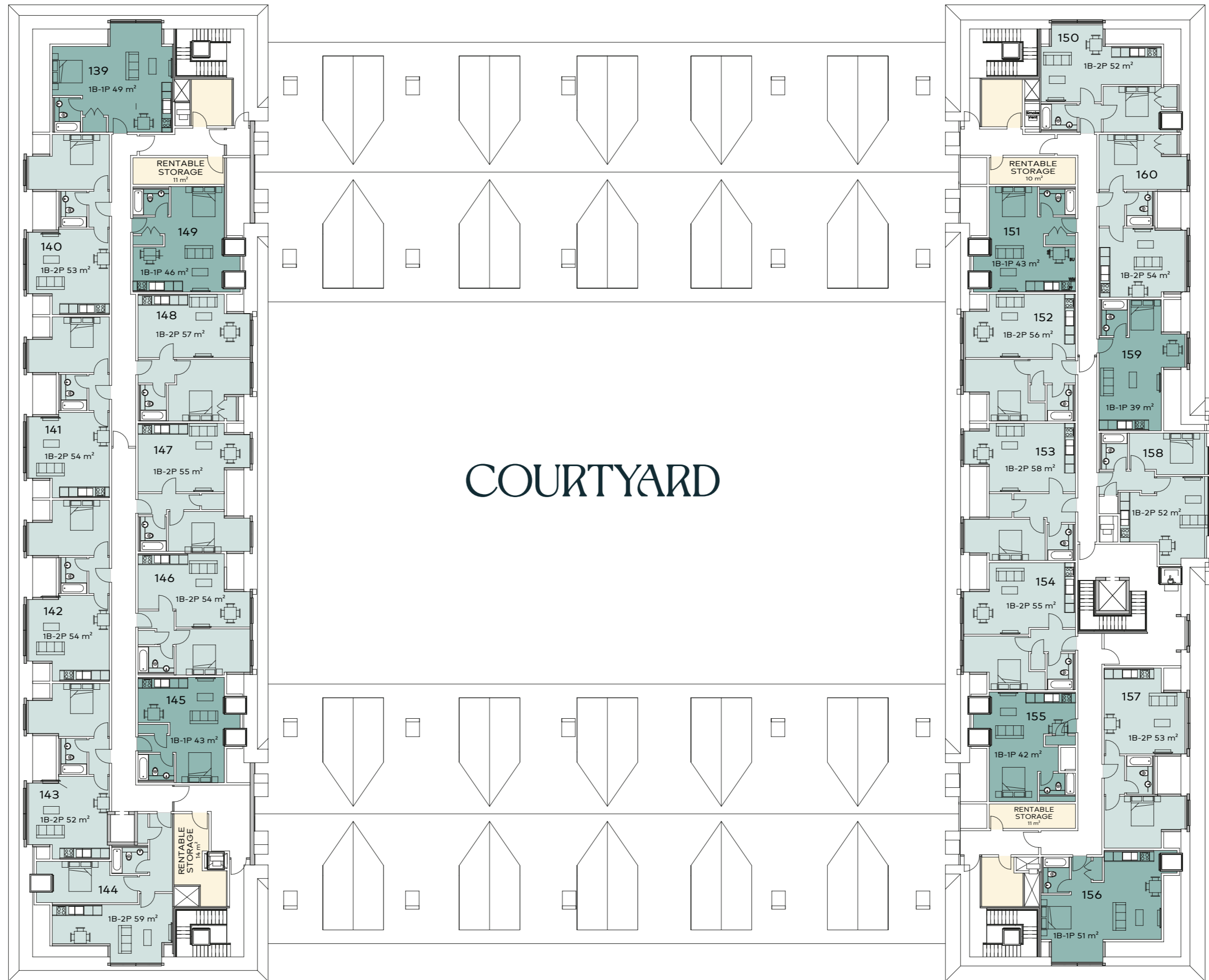


1 BED - 2P



THIRD FLOOR

- 1 BED - 1P
- 1 BED - 2P



AERIAL SITE PLAN VIEW



FINER POINTS. LAKE SIDE.

SPECIFICATIONS

FLOORING

- SAFETRED ANTI-SLIP VINYL FLOORING
- BEDROOM AREAS FITTED WITH CONTEMPORARY CARPETING

KITCHENS

- DOUBLE BASE UNITS, DOUBLE AND SINGLE WALL UNITS
- ONE AND A HALF SINK UNIT WITH CHROME MIXER TAP
- LAMINATE WORKTOP
- TILED OR GLASS SPLASHBACK
- BRUSHED METAL HANDLES TO KITCHEN UNITS
- FULLY INTEGRATED APPLIANCES TO INCLUDE OVEN, CERAMIC HOB, EXTRACTOR, AND FRIDGE FREEZER AS PER KITCHEN SUPPLIER'S PROPOSALS

BATHROOMS

- CONTEMPORARY BATHROOM SUITE
- SELF-CONTAINED SLIDING DOOR SHOWER CUBICLE WITH TRAY AND OVERHEAD ADJUSTABLE SHOWER HEAD
- FULL HEIGHT TILING PANEL TO THE BACK AND SIDE OF SHOWER CUBICLE
- CONTEMPORARY WC TO MATCH
- PEDESTAL BASIN WITH HIGH QUALITY CHROME MIXER TAP WITH TILES AS A SPLASHBACK
- MIRROR OVER BASIN
- DOWNLIGHTS OR SINGLE CEILING LIGHT OF HIGH QUALITY POSITIONED AS PER ELECTRICAL LAYOUT-SWITCH CONTROL
- CEILING/WALL MOUNTED EXTRACTION FAN
- ELECTRIC LADDER TOWEL RAIL



PROSPERITY

THE MIDLANDS AWARD WINNING DEVELOPER

INVESTMENT SIMPLIFIED

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