

DELPH GROUP
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We invest where you invest

The Pinnacle - Nottingham



Newly refurbished
luxury 1 bedroom apartments

Massive £3.5 Billion Regeneration
Stunning Views across park & city
Onsite Residents Gym & Concierge

8 Minute tram ride to city centre

Adjacent from Asda, Park & Ride
and new £5.5 Million Art Exchange

Completion Summer 2007

Stamp Duty exempt on purchases up
to £150,000*

15 Mins to East Midlands Airport

Amazingly low prices from only **£67,500**
Yields up to 6%!

The Apartments

The Pinnacle, is a development of 104 luxury apartments, located just on the edge of the city centre.

Spread over 17 floors; complete with far reaching views; a professional investor, low maintenance interior specification and a 10 year Zurich warranty, this fully refurbished development fills a **unique niche** in the Nottingham property market.



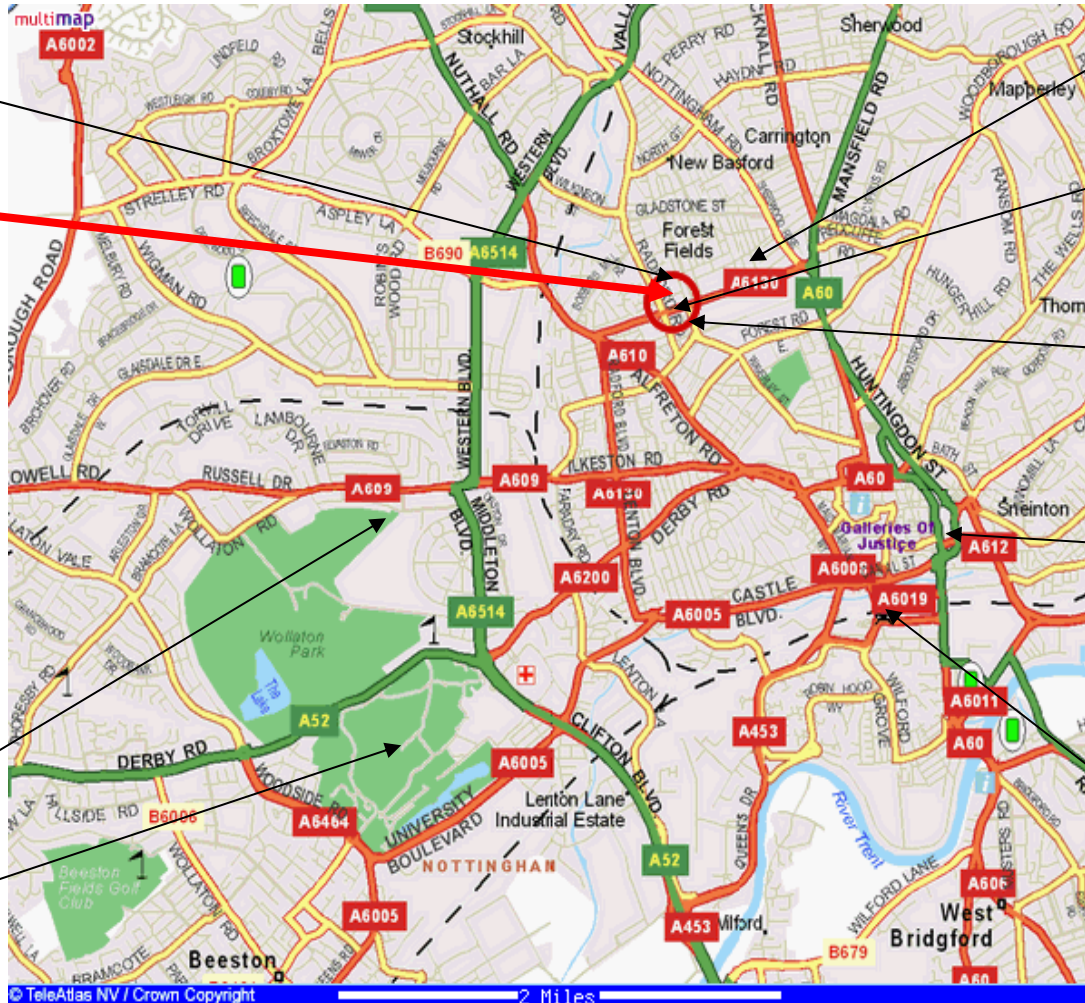
Location

Asda

The Pinnacle



University



City Academy

Art Exchange

'The Forest'
Park & Ride
8 min tram ride
To City Centre

Lace Market

Station

Why Nottingham?

Nottingham has been identified as one of the **'powerhouses of our economy'**

Nottingham is the **regional capital** of the East Midlands: London 123 miles,
Manchester 71 miles, Birmingham 49 miles

Over £1 billion has been invested in upgrading Nottingham's **fibre-optic communications infrastructure**



Greater Nottingham has a population of over 630,000 with over 3 million people within an hours drive

Home to 2 leading Universities with over 60,000 students and strong research and technology links with industry

With high growth potential and a low cost of living, Nottingham's Economy is not just set fair for the future - it's **set for the top**

Over 50 European, **National and Regional HQs** have chosen to locate in Nottingham including Capital One, Boots Plc, Experian and Government Office for the East Midlands

Nottingham & Regeneration

Nottingham is undergoing one of the most far-reaching, substantial and exciting development programmes taking place in any of the UK's cities. More than £3.5 billion is being invested in Nottingham, a combination of public and private sector funds, covering transport, infrastructure and the built environment.

The programme is based around three major designated regeneration zones bordering the city centre - The Eastside, The Waterside and The Southside



The Old Market Square in the heart of the city centre is also currently undergoing an exciting renewal, creating a new signature open space for Nottingham.

This new activity demands a better transport infrastructure to support it. Line one of Nottingham Express Transit is already the new spine for the city, with the potential to become the backbone of the new economic quarters.

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