

A rare opportunity to invest in income producing, hotel serviced apartments overlooking the new Edinburgh Marina

Luxury Hotel Serviced Apartment Suites for investment

1, 2 and 3 bedroom self-contained, air conditioned apartments with direct access to Scotland's first Hyatt Regency Spa and Conference Hotel

Prices from £360,000

10% deposit off-plan sales

Rental guarantee



EDINBURGH MARINA
Est. 1836

EDINBURGH MARINA



A stunning new waterside development with uninterrupted views of the coastline and the Firth of Forth. This world-class development will contain new homes centred around the 427 berth Edinburgh Marina, its Clubhouse and restaurant next to the new Hyatt Regency Spa and Conference Hotel.

All of these spacious Apartments will feature high quality luxury finishes with fully equipped fitted kitchens, en suite fully tiled showers and bathrooms, walk-in and fitted wardrobes, energy efficient LED lighting, hardwood floors and underfloor heating. Services will include 24/7 Concierge, on-site security and secure private underground parking spaces all EV enabled.



THE NEW EDINBURGH MARINA SPA AND CONFERENCE HOTEL COMPRISES 78 SELF-CONTAINED SERVICED APARTMENTS IN ADDITION TO THE 160 BEDROOMS

WHY INVEST?

Hotel serviced apartment investors will benefit from long term guaranteed net income. These apartments will be leased to the operating company for the new Edinburgh Marina Spa & Conference Hotel. The initial lease term will be 25 years (with the option to extend) on a Full Repairing and Insuring lease with rent reviews every 3 years subject to RPI indexation. The hotel tenant is fully responsible for all repairs, insurance, maintenance and other outgoings and all the apartments come fully furnished and equipped to the same standard as the adjoining luxury hotel bedrooms. The hotel serviced apartments benefit from a hotel planning consent which makes these investments potentially tax efficient for UK residents.

Secure commercial investment with guaranteed growth

5% p.a. projected capital growth

3% p.a. net projected yield (4% p.a. gross)

10% deposit - off-plan purchase

Cash-backed Income Guarantee for 2 years

HOTEL AMENITIES & SERVICES

Restaurant for up to 200 covers

Separate bars

All day deli restaurant with outside dining terrace

Conference meeting and banqueting facilities for up to 400 covers

Health and Beauty Spa & Wellness Centre with Pool

Cigar Bar with walk in humidor

24 hr food and beverage service

Concierge service

Business centre

Super fast internet

Dedicated EV taxi rank

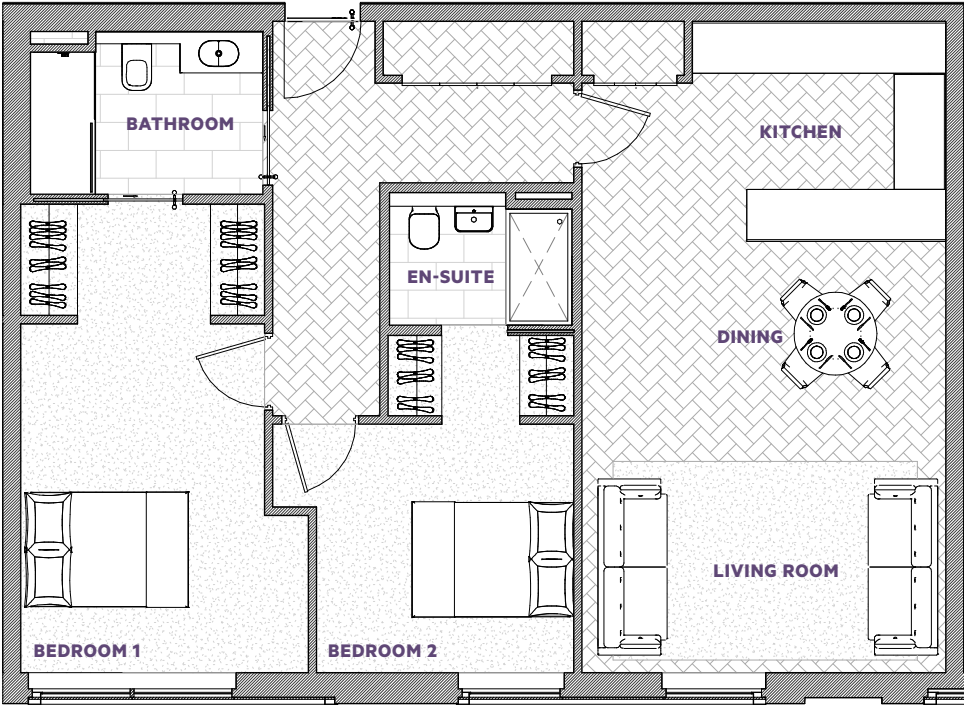
Secure on-site car parking all with EV capability



TYPICAL TWO BEDROOM SERVICED APARTMENT

APARTMENT AREA

88 SQM (944 SQFT)



FEATURES

- Open plan living and dining area
- Bedroom 1 with Jack and Jill bathroom and fitted wardrobe
- Bedroom 2 with en suite and fitted wardrobe

DIMENSIONS

- Living/Dining/Kitchen - 4.39 x 7.86m (14.4 x 25.8ft)
- Bedroom 1 - 3.47 x 5.65m (11.4 x 18.5ft)
- Bathroom - 2.80 x 1.97m (9.2 x 6.5ft)
- Bedroom 2 - 3.63 x 4.07m (11.9 x 13.4ft)
- Bedroom 2 En Suite - 1.60 x 2.20m (5.2 x 7.2ft)





LOCATION



A UNIQUE WATERSIDE LOCATION MINUTES FROM THE CITY CENTRE

Edinburgh Marina is ideally situated 2.5 miles from Edinburgh city centre. Residents will enjoy stunning views across the Forth Bridge World Heritage Site into the Kingdom of Fife and benefit from a short journey time with excellent transport connections, into Edinburgh Old and New Towns.

After London, Edinburgh is the most popular tourist destination in the UK. Visitors flock from around the world to explore the historical sites and the evolving heritage of The Edinburgh Festival and The Edinburgh Military Tattoo.

The city is busy all year round with visitors coming to enjoy the architecture, the cultural scene, the surrounding golf courses and use the city as a gateway to explore the rest of Scotland.

Edinburgh also has more restaurants and places to eat out per head than anywhere else in the UK, an abundance of places to socialise and fantastic shopping.

Only minutes drive from beautiful countryside and access to the Coast, Edinburgh really is the perfect place to live, to play and to invest.

2.5 miles (4kms)

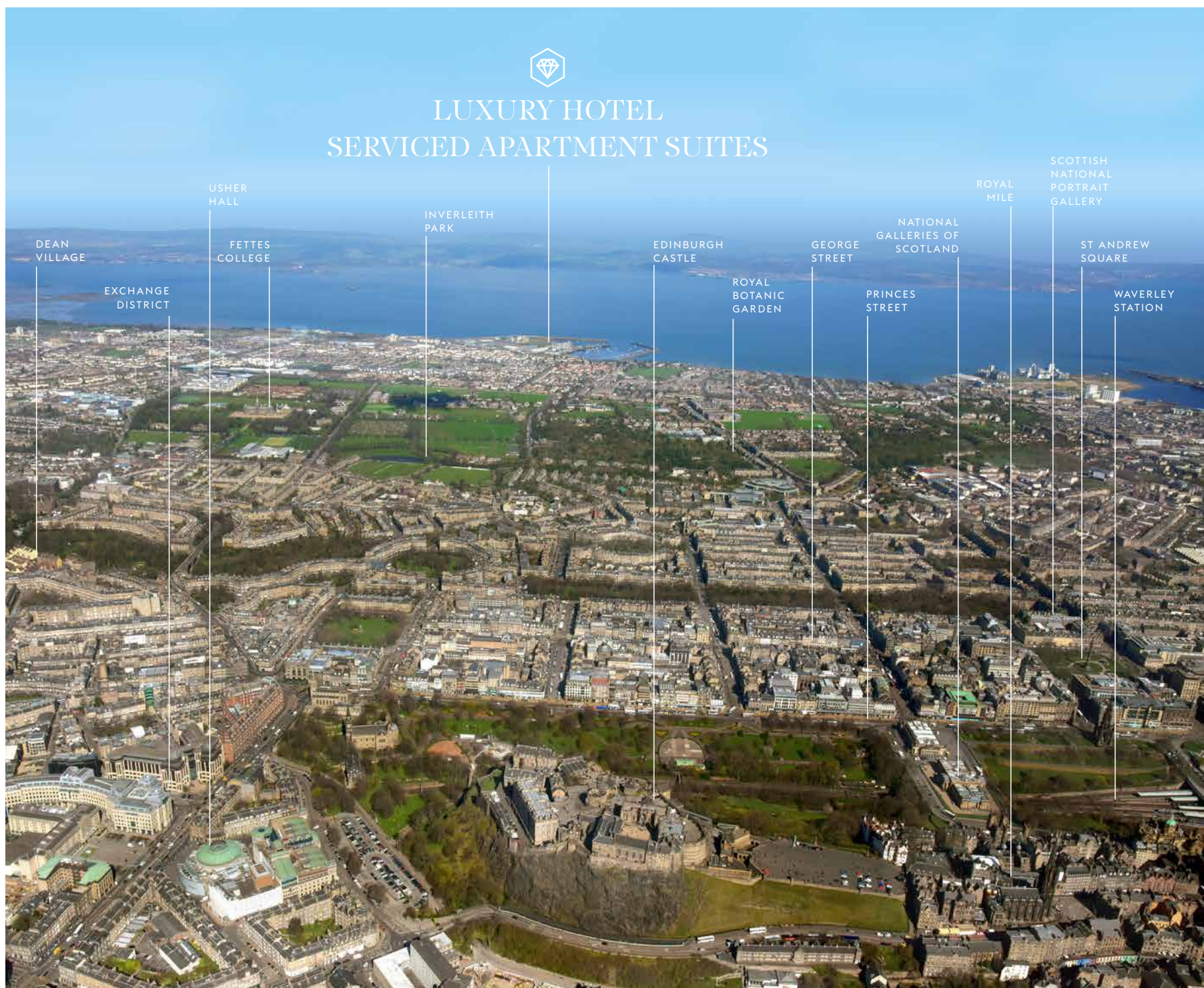
from Edinburgh city centre

8.5 miles (13.7kms)

from Edinburgh International Airport

10 miles (16kms)

from The Forth Bridges



For details on how to invest in the luxury hotel serviced apartments at Edinburgh Marina

TEL: +44(0)131 300 0066

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SALES AND MARKETING SUITE NOW OPEN
VIEWING BY APPOINTMENT ONLY



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