



RETIREMENT LIVING APARTMENTS FOR INVESTMENT

Limited edition of spacious, luxurious
1, 2 & 3 bedroom retirement living
apartments, all en-suite,
for investment in
Royal Wharf
Edinburgh Marina

Prices from £301,000



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.



A UNIQUE OPPORTUNITY TO INVEST IN INDEPENDENT LIVING APARTMENTS IN ONE OF THE HIGHEST GROWTH RESIDENTIAL RENTAL SECTORS

A unique opportunity for investors to purchase apartment/s in a highly serviced retirement living development. The tenant/s who will be over 55 will benefit from a full range of services and amenities. For full details, please refer to the [Royal Wharf Lifestyle Services & Amenities brochure](#).

Fully operational managed letting service available to purchasers at preferential rates via DJ Alexander, Edinburgh's largest residential letting agents.

4.74% p.a. (23.69% over 5 years) rental growth in Edinburgh (Source: Citylets)

24% sales growth seen in the last 5 years to Dec '19 (Source: Knight Frank)

Net initial yield **4.5%** p.a. equivalent to a gross yield of 6% p.a. approx.

Rent Guarantee - first year's rent is guaranteed for off-plan purchasers

10% deposit - off-plan purchase

Built to last, not just to rent.



- 1 -

LESS THAN 2.5 MILES
FROM EDINBURGH
CITY CENTRE

- 2 -

AVERAGE EDINBURGH PROPERTY
PRICE INCREASE OF 5.2% IN 2019

SOURCE: ZOOPLA

- 3 -

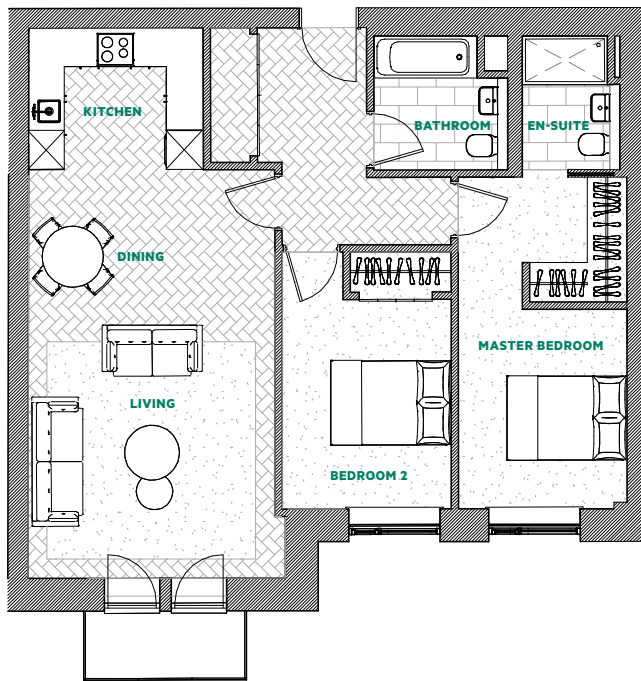
EDINBURGH RENTAL VALUES
INCREASED BY 5.9%
FOR YEAR 2018/2019

6 TIMES HIGHER THAN
THE NATIONAL INCREASE

TYPICAL TWO BEDROOM APARTMENT

APARTMENT AREA

58 - 78 SQM (624 - 840 SQFT)



FEATURES

- Open plan living and dining area
- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with fitted wardrobe
- Large bathroom
- Large balcony with glazed balustrade

DIMENSIONS

- Living/Dining/Kitchen - 4.23 x 9.03m (13.9 x 29.6ft)
- Master Bedroom - 2.77 x 5.45m (9.1 x 17.9ft)
- Master En Suite - 1.60 x 2.20m (5.2 x 7.2ft)
- Bedroom 2 - 2.77 x 4.22m (9.1 x 13.8ft)
- Bathroom - 2.20 x 2.20m (7.2 x 7.2ft)
- Balcony - 2.60 x 1.00m (8.5 x 3.2ft)



For details on how to invest in Royal Wharf retirement living apartments at Edinburgh Marina

TEL: +44(0)131 300 0066

SALES@EDINBURGH-MARINA.COM
EDINBURGH-MARINA.COM

SALES AND MARKETING SUITE NOW OPEN
VIEWING BY APPOINTMENT ONLY



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