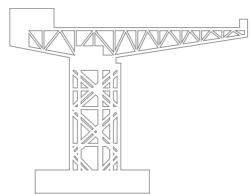
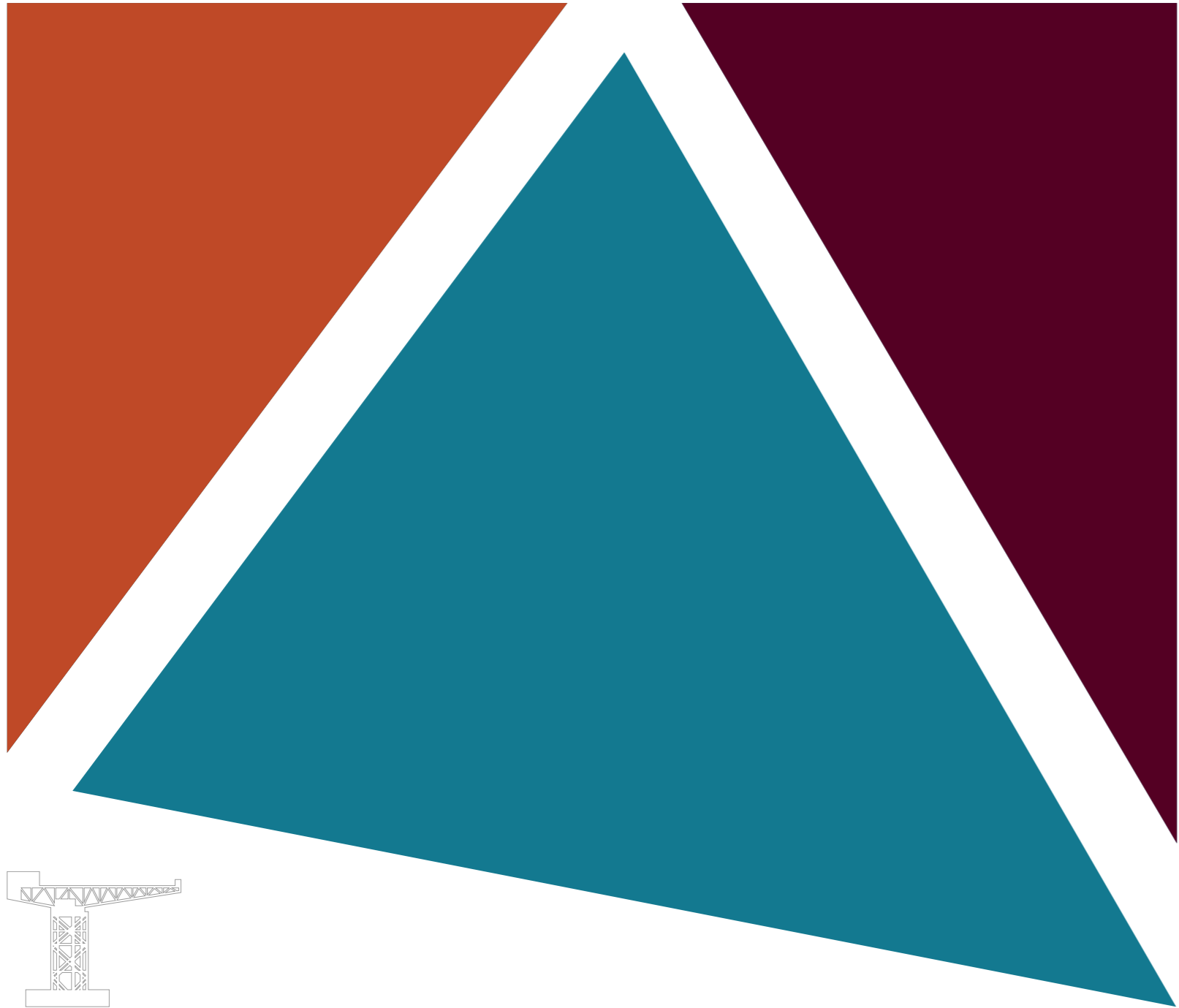




MINERVA apartments
FINNIESTON



It's all on your doorstep when living at Minerva apartments Finnieston

Designed for those who expect a little more from life, Minerva apartments is a selection of just 14 contemporary one and two bedroom apartments and penthouses in Glasgow's hippest place to live.





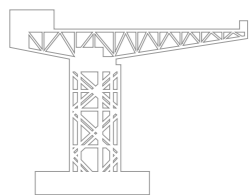
Fancy living in one of Glasgow's most exciting, vibrant areas? Recently voted the hippest place to live in Britain by The Sunday Times, Finnieston, on the North bank of the river Clyde is full of life and character and Minerva apartments sit right in the heart of it.

It's all here - incredible restaurants, a bar for every occasion, independent boutiques and even the beautiful greenery of Kelvingrove Park. Located right on the pulse of Finnieston, this intimate development is now on your doorstep.

Take advantage of all the local amenities, stay in and relax, or make the most of the beautifully landscaped private courtyard, the perfect place to unwind.

Between the West End and City Centre, Minerva apartments is a small contemporary development of brand new, high spec one and two bedroom apartments and bright two bedroom penthouses with private terraces - allowing you to enjoy the views over the SSE Hydro, the iconic Finnieston Crane and the River Clyde beyond.

In addition, both ground floor apartments have the advantage of private town gardens to rear.



A new angle
on modern
city living



To reserve call
Clyde Property on 0141 576 1777 until 8pm every day
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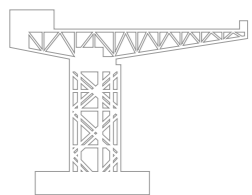


Everything you could possibly want from a city apartment is just moments from Minerva apartments, but you may find it difficult to venture beyond the immediate area of your new home. No detail has been overlooked in the design and these contemporary apartments boast an array of features that will make living here that little bit extra special.

There are just 14 highly insulated modern apartments, spaced generously over six floors, each built with the latest technologies to ensure maximum energy efficiency, and each individually designed to an almost indulgent standard with bright living spaces created around the needs of a modern busy lifestyle.

The neutral decor provides a blank canvas to make your new apartment uniquely yours, while state of the art inclusions such as the Sonos surround sound system which can be linked directly to your ipod, TV and home cinema, bath and shower room underfloor heating, secure video entry and sheltered landscaped gardens will most certainly add to the enjoyment of living in one of Glasgow's most fashionable areas.

And at less than 500m from Charing Cross low level train station and within 300m from the nearest shop, bar and restaurant on Argyle Street – everything you could need really is all here.



Everything you need, right on your doorstep

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The standard of Finnieston living has just been raised by the brand new Minerva apartments.

The outstanding interior and communal landscaped gardens have been beautifully designed to provide a sophisticated yet modern living space with an exceptional specification throughout, including:

Kitchens

Luxury bespoke kitchen including : five burner gas hob with matching oven and extractor hood, fridge, separate freezer, dish washer, washer/dryer, microwave and tiled splashback area.

Bathrooms and en-suites shower rooms

All bathrooms and en-suite shower rooms are by Scope Bathrooms and have full height wall tiling complemented by Duravit sanitary wear, Hansgrohe taps and shower fittings, and heated towel rails.

There will also be a choice of tiling by Porcelanosa. Bathrooms have a fitted shower over bath and en-suite

shower rooms have a fitted shower cubicle with rainshower head.

Bathrooms and en-suite shower rooms are heated by an underfloor heating system.

Living spaces

To maximise natural light, all lounge areas have full width, floor to ceiling, high performance triple glazed screens. The windows are aluminium clad to the outside and have a timber finish internally.

A communal Sky dish is installed with every apartment having a TV point in the lounge and master bedroom.

Sonos sound system installed in main apartments.

All walls will be Emulsion walls finished in soft grey with white satin facings and doors.

General

Cat 6 cabling installed throughout.

Lift to all floors.

Carpeted communal hallways.

Audio Video security entry.

Gas central heating.

Communal landscaped gardens with seating area.

Ground apartments with private town garden.

Cycle racks.

Bin store.

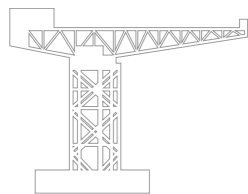
Penthouses 5 & 6 have private terrace.

A Factoring Agent will be appointed to manage Minerva apartments.

Please contact Clyde Property for further information on agent details and costs.



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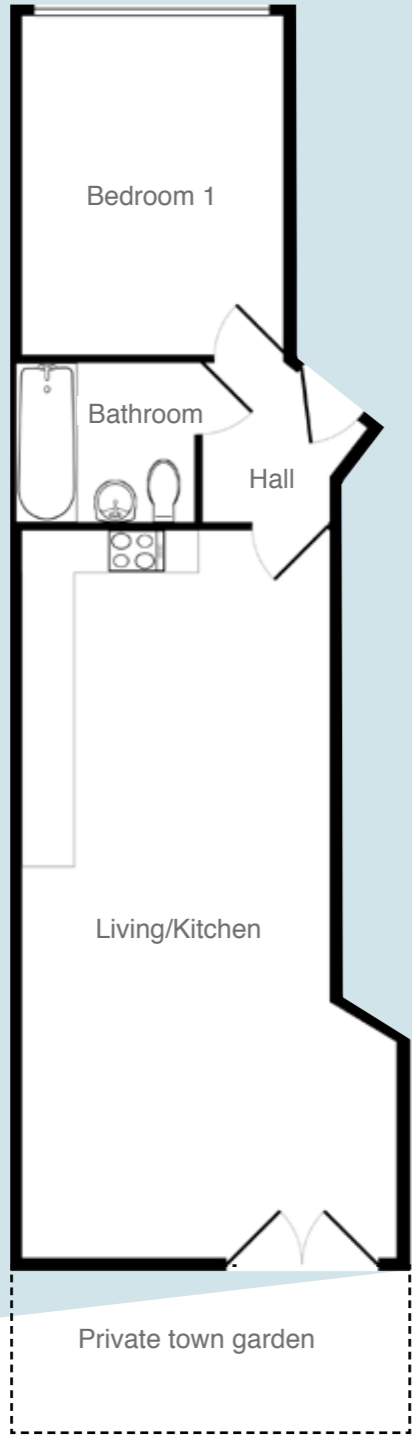
Apartment Selector



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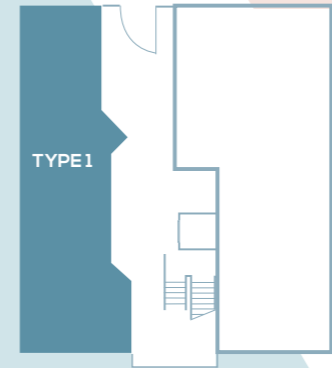
NORTH



Apartment Type 1
1 bedroom | 690sq ft

	metres	feet
Living	8.9 x 4.6	29'1" x 15'3"
Hall	2.7 x 2.2	8'11" x 7'3"
Bedroom	4.2 x 3.3	13'9" x 10'10"
Bathroom	2.2 x 2.0	7'3" x 6'7"

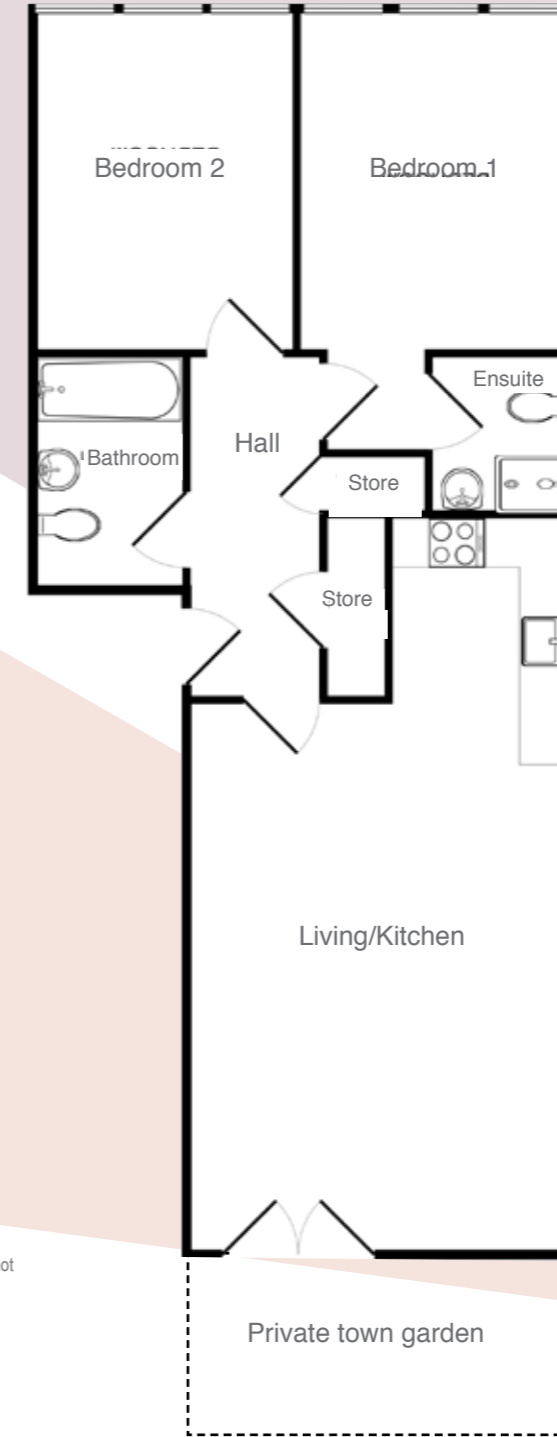
Ground floor



Plot 2



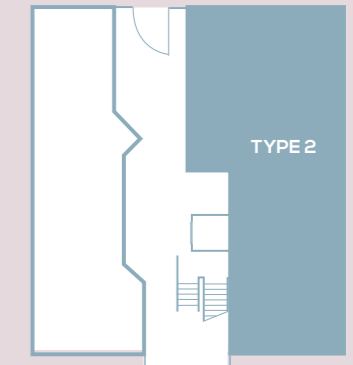
NORTH



Apartment Type 2
2 bedrooms | 915sq ft

	metres	feet
Living Inc Kitchen	6.6 x 4.6	21'10" x 15'3"
Kitchen	8.9	29'2"
Hall	2.1 x 2.3	7'5" x 6'10"
Bedroom 1	4.2 x 1.7	13'9" x 5'5"
Bedroom 2	4.2 x 3.3	13'9" x 10'11"
Bathroom	4.3 x 3.2	14'1" x 10'4"
En Suite	2.7 x 2.0	8'8" x 6'5"
	2.6 x 1.7	6'5" x 5'9"

Ground floor



Plot 1

Floorplans are for illustration only and may not be to scale. Area and room measurements are approximate only, and may be taken at the longest and widest points.



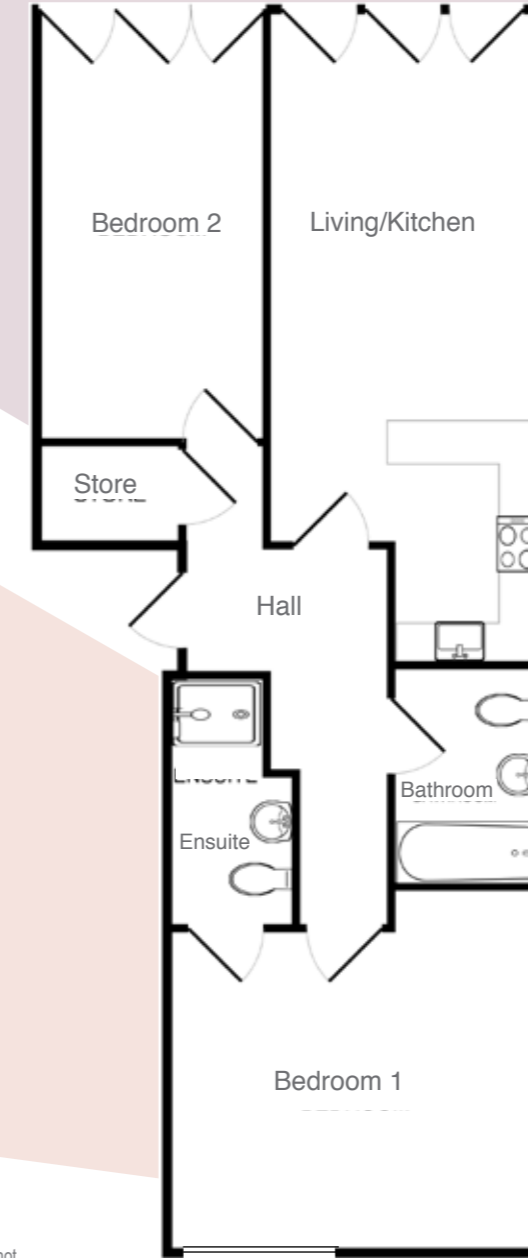
Apartment Type 3
2 bedrooms | 958sq ft

	metres	feet
Living	7.9 x 3.3	26'0" x 10'11"
Hall	5.2 x 2.6	17'2" x 8'5"
Bedroom 1	4.4 x 3.8	14'5" x 12'6"
Bedroom 2	5.4 x 3.1	17'11" x 10'3"
Bathroom	2.6 x 1.8	8'7" x 6'0"
En Suite	2.6 x 1.3	8'7" x 4'5"

First, second, third & fourth floors



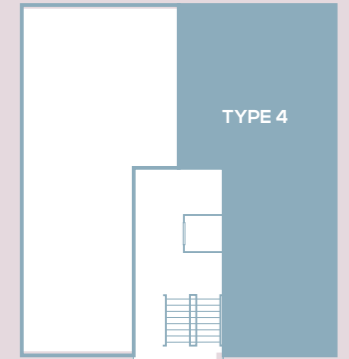
Plots 4, 6, 8 & 10



Apartment Type 4
2 bedrooms | 958sq ft

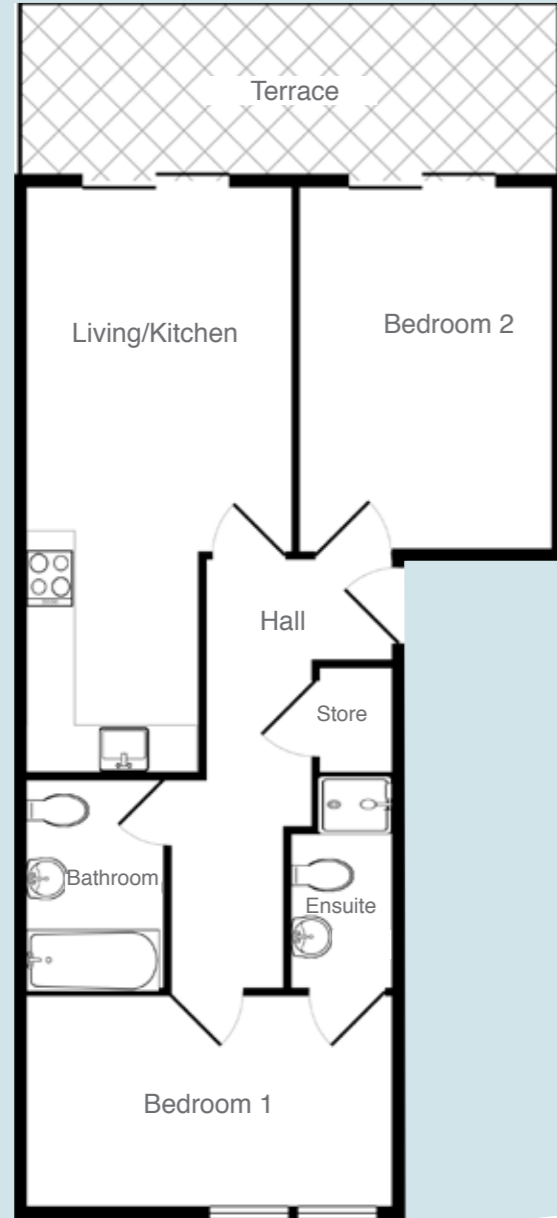
	metres	feet
Living	7.9 x 3.3	26'0" x 10' 10"
Hall	5.2 x 2.8	17'2" x 9'0"
Bedroom 1	4.6 x 3.8	15'3" x 12'6"
Bedroom 2	5.4 x 3.1	17'7" x 10'4"
Bathroom	2.6 x 1.8	8'7" x 6'0"
En Suite	2.6 x 1.6	8'7" x 5'1"

First, second, third & fourth floors



Plots 3, 5, 7 & 9

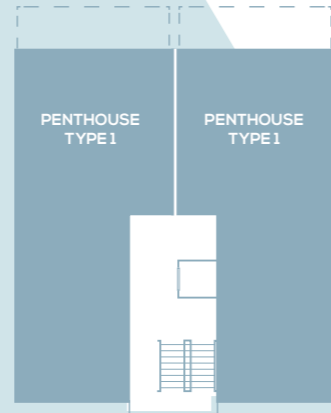
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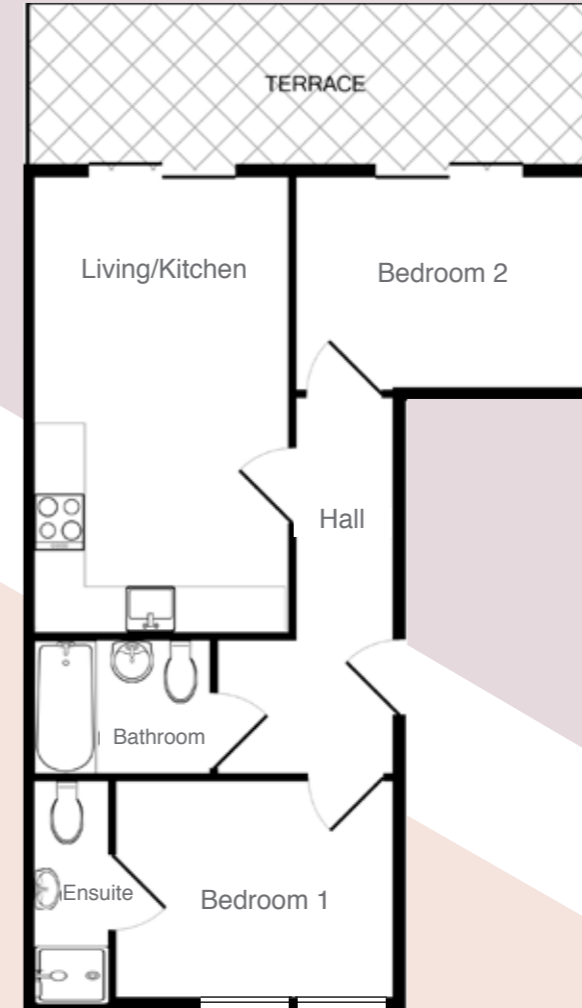
Penthouse Apartment type 1
2 bedrooms | 775sq ft

	metres	feet
Living Inc Kitchen	4.5 x 3.3	14'9" x 10'11"
Kitchen	2.7 x 2.1	8'9" x 6'11"
Hall	5.3 x 2.5	17'3" x 8'4"
Bedroom 1	4.5 x 2.7	14'11" x 8'11"
Bedroom 2	4.5 x 3.1	14'9" x 10'4"
Bathroom	2.6 x 1.7	8'6" x 5'9"
En Suite	2.6 x 1.3	8'7" x 4'5"
Terrace	6.9 x 2.2	22'7" x 7'3"

Fifth floor



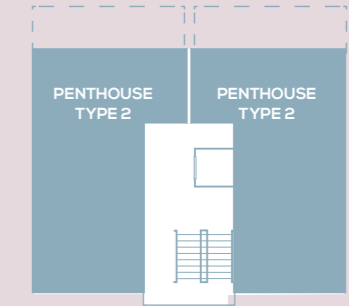
Plots 11 & 12



Penthouse Apartment type 2
2 bedrooms | 613sq ft

	metres	feet
Living	5.6 x 3.2	18'5" x 10'5"
Hall	4.5 x 2.1	14'10" x 7'0"
Bedroom 1	3.4 x 2.7	11'3" x 8'11"
Bedroom 2	3.4 x 2.8	11'2" x 9'2"
Bathroom	2.1 x 1.6	7'1" x 5'5"
En Suite	2.7 x 1.0	8'11" x 3'3"
Terrace	6.9 x 2.2	22'7" x 6'8"

Sixth floor



Plots 13 & 14

Floorplans are for illustration only and may not be to scale. Area and room measurements are approximate only, and may be taken at the longest and widest points.



The many attractions of this cosmopolitan part of the city are within walking distance, including fine restaurants, bistros and cafes, boutiques and an eclectic mix of shops and delis.

Finnieston is ideally located for many transport links including the M8 motorway, regular bus service, Charing Cross railway station and Kelvingrove underground. Glasgow University Campus, the Scottish Exhibition Centre and SSE Hydro are all within walking distance.

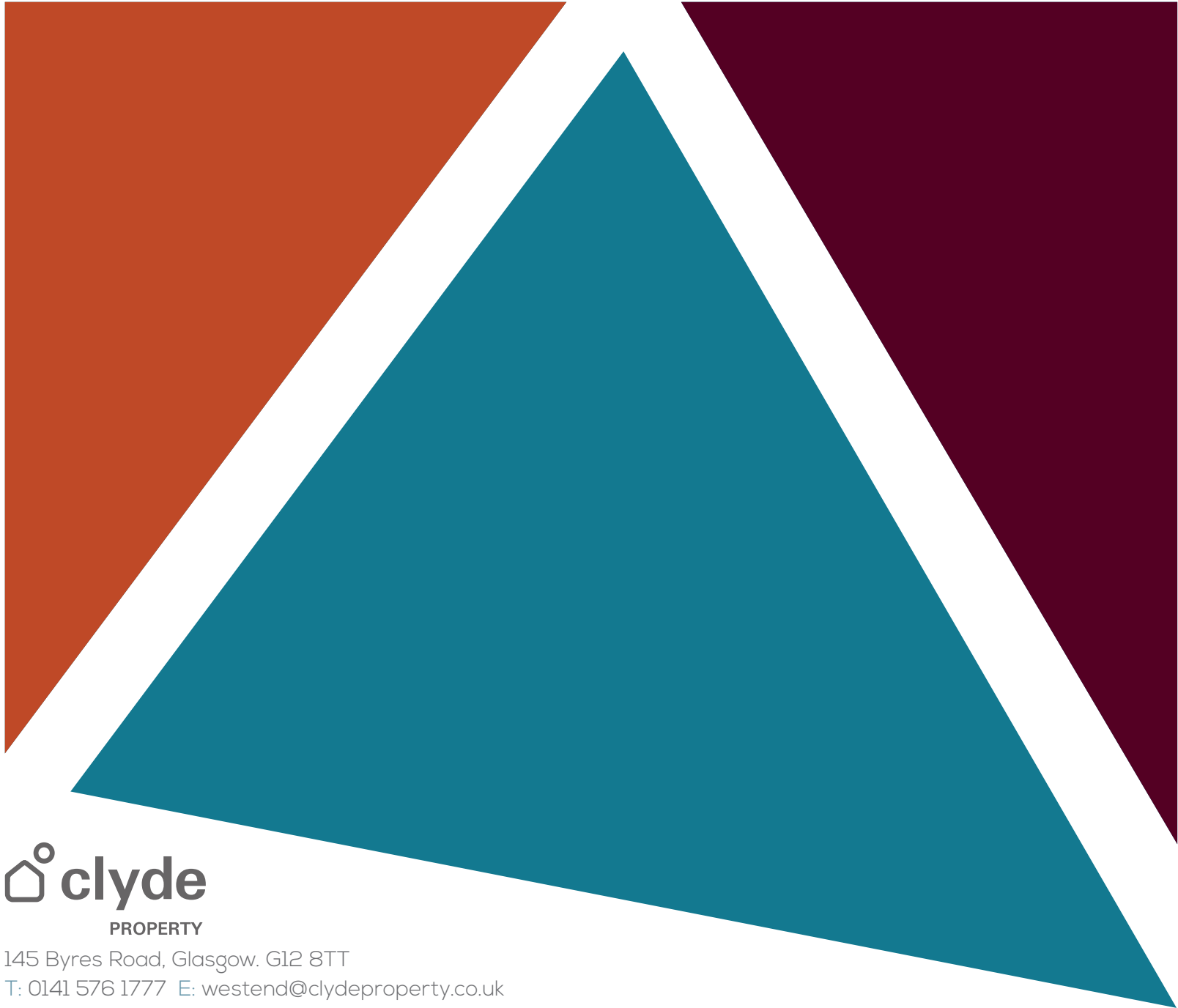
A short walk through the picturesque Park will take you to Glasgow's West End, which is bursting with life and heading east you will find the heart of the City Centre, with everything you would come to expect from the UK's second city.



For further details please contact selling agents
Clyde Property
145 Byres Road, Glasgow. G12 8TT.
T: 0141 576 1777 E: westend@clydeproperty.co.uk
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These details are believed to be correct at the time of publication (Aug 2016), however their accuracy is not guaranteed and they do not form part of a contract. Area and room measurements are approximate only, may be taken at the longest and widest points and floorplans may not be to scale. Images and cgi's are for illustration only and are of a typical property within the development. The specification is subject to change at the developers discretion.



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