

An architectural rendering of a modern residential development. The scene features two prominent buildings: a shorter, tan-colored structure on the left and a taller, dark blue building with a curved facade on the right. The foreground is a lush, landscaped courtyard with winding paths, green lawns, and various trees, including some with autumn-colored foliage. Numerous people are depicted in the courtyard, engaged in various activities like walking, sitting on the grass, and riding a bicycle, creating a vibrant, community-oriented atmosphere. The sky is filled with soft, white clouds, suggesting a bright but slightly overcast day.

Aire Lofts

One- and two-bedroom apartments

Southwest-facing windows ensure an abundance of natural light

Spectacular view of Leeds and the River Aire

Integrated appliances

Our Concept

Bold and innovative: we don't just talk about being sustainable – we live it.

Citu's flagship tenet is simple – we exist to tackle climate change. From the ground up, everything we do is part of that mission. As placemakers, if a project isn't sustainable, it's not worth doing, and our overarching approach to the development of better places to live, work and play is fuelled by a focus on the future. Buildings energy and transport account for 62% of the UK's emissions, so we create sustainable places in the centre of cities to help combat this simultaneously.

Since 2004, we've been helping people live more sustainably. Our expertise lies in combining great design, innovation and cutting-edge technology to create modern, aesthetically beautiful homes that make it easy for you to reduce your carbon footprint and help accelerate the transition to zero-carbon cities.

We're leading the charge – winning more than sixty awards along the way – challenging conventions and creating amazing places where people and nature can live, grow and thrive. And you're invited to join us.



Slick Urban Apartments

Light-filled, contemporary spaces with industrial edge.

Aire Lofts are the last word on apartment living. Masterfully designed, this stunning collection has been developed to create spaces that are truly unique and thoroughly modern.

Bringing your home to life, we've carefully considered every element – from natural light and focal views to materials and the flow between spaces – to give you an apartment that is simultaneously bold, beautiful and wonderfully liveable.

Industrial aesthetics come by way of the Aire Lofts' concrete floors and exposed steel ceilings. It's an artfully dramatic scene that's as impactful as it is functional. Pared back – without sacrificing anything along the way – we've pushed boundaries and swerved norms to offer an authentic, modern living space that sits outside traditional parameters.

Bright and airy, the dual-aspect, open-plan design capitalises on space and plentiful natural light to create a multi-functional home with framed views. Super-efficient integrated appliances, handsome flooring and corian worktops all work together seamlessly, to create a delightfully welcoming, yet functional apartment that you can relax in.



Driven by design

Large open-plan spaces

We've removed barriers to maximise on space, creating terrifically airy rooms with fantastic, immersive views.

Exacting attention to detail

Exposed services, brightly lit rooms and a nuanced attention to detail results in impressive spaces that are beautifully simple yet impressive.

Bringing the outside in

Juliet balconies

Aire Lofts all come with southwest-facing Juliet balconies. Fling the doors wide open and draw the outside in while enjoying expansive scenic views.

In alignment

All living spaces in Aire Lofts face southwest, ensuring your home is awash with abundant natural light. The thoughtful design sees your front door opens straight on to an amazing space aligned with southwest-facing windows.





Type E

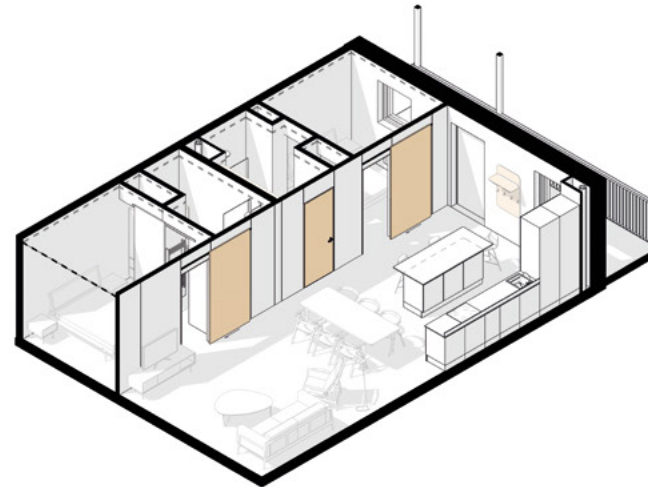
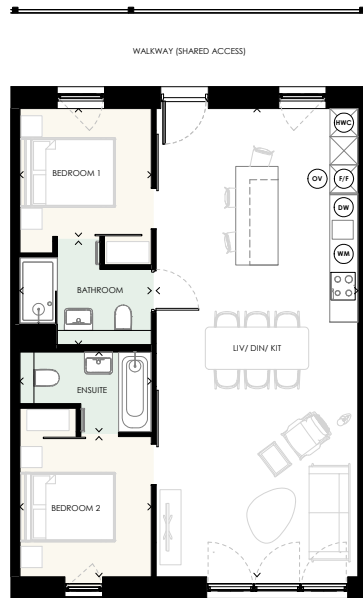
Aire Loft: Type E

Available from £305,000

Happy Walk – Climate Innovation District, Leeds

This two-bedroom apartment cleverly maximises space to create a wonderfully spacious kitchen, living and dining space and two en-suite double bedrooms.

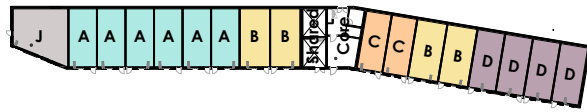
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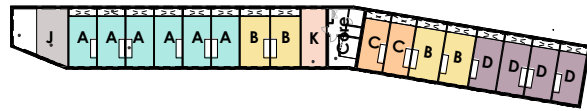
LAYOUT

Living Area/ Kitchen/Dining	4295 × 9968 mm	Bathroom	2800 × 2194 mm
Bedroom One	2800 × 2724 mm	En suite	2800 × 1700 mm
Bedroom Two	2800 × 2984 mm		

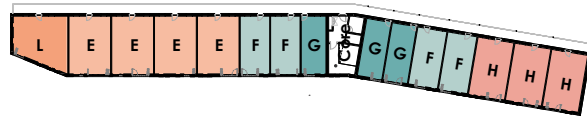
Apartment Type Plan View



Ground - DUPLEX APARTMENTS



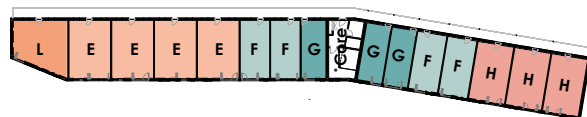
First - DUPLEX APARTMENTS



Second



Third



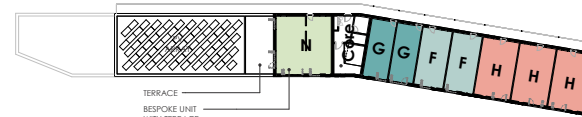
Fourth



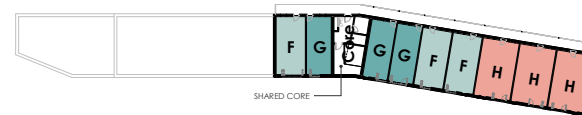
Fifth



Sixth



Seventh



Eighth



Ninth

Aire Lofts

Specification & options

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian worktops white	•	
	Smart technology installed	•			Unit doors matte finish in white	•	
Bathrooms	Ceramic tiles matte white	•		Appliances	Mixer tap brushed nickel finish	•	
	Fitted mirrors with plywood reveal	•			Stainless steel sink	•	
	Ceramic basin white	•			Induction hob	•	
	Wall-mounted ceramic WC	•			Fan assisted oven	•	
	Bath white	•			Kitchen island	•	
	Contemporary shower controls	•			Dishwasher	•	
	Bath screen with easy clean coating	•			Fridge freezer	•	
	Toughened glass shower screen with easy clean coating	•			Concrete screed finish all apartments/duplex ground floor only	•	
	Contemporary mixer tap black	•			Flooring	50/50 diamond bay wool blend textured carpet, in duplex bedrooms only	•
Heated towel rail	•		Multi-ply oak flooring duplex stairs only	•			
Electrical	Electrical Socket metal clad	•					
	White wall lights	•					

Specifications and option choices are dependant on the time between reservation and completion. Where a reservation is made close to completion of a plot then it is not possible to make specification and option choices.

Any specification and option choices that are made need to be guaranteed with an exchange of contracts or a non-refundable deposit. Please speak to your sales specialist for more information.

Specifications

General

Dual aspect

All apartments built to the highest standards of energy efficiency, meaning low heating requirements

Southwest-facing living, kitchen and dining areas

Heating and controls

MVHR system provides constant stream of fresh air while automatically recycling heat when the outside temperature is low, reducing heating requirements

Electric panel radiators

Hot water cylinder

Design Features

Triple-glazed windows

Exposed polished concrete flooring throughout

Exposed services and exposed steel ceilings

Southwest-facing Juliet balconies (in non-duplex units)

Parking

A car parking space can be purchased with the property at an additional cost. Subject to availability

Cycle parking is available in the undercroft

Additional storage units of varying sizes in the undercroft are available to purchase at an additional cost. Subject to availability

Common areas

Shared feature entrance lobby and stairs to all levels

External access walkways

Lifts to all levels



Buying with Citu



We're here for you when you're ready to take the next step toward your dream home.

Finding the right mortgage

Reserving your perfect property is a breeze. Simply use your My Citu account to select the home you wish to reserve and begin your journey to a more sustainable life.

While we're experts in cutting-edge sustainable technology, not every lender is up to speed just yet. As such, we've partnered with the Mortgage Advice Bureau, Bingley, to give you free, independent mortgage advice.

They'll be able to find the perfect mortgage for you, from the right lender, at a time that suits you.

Call the Mortgage Advice Bureau, Bingley on 01274 568 832 to arrange your free consultation.

Citu 52

Join the Citu 52 community today and secure your place in one of our award-winning, low-carbon developments. Citu 52 gives you access to properties not yet released to the general public. This means you'll get the opportunity to reserve your dream home before anyone else does.

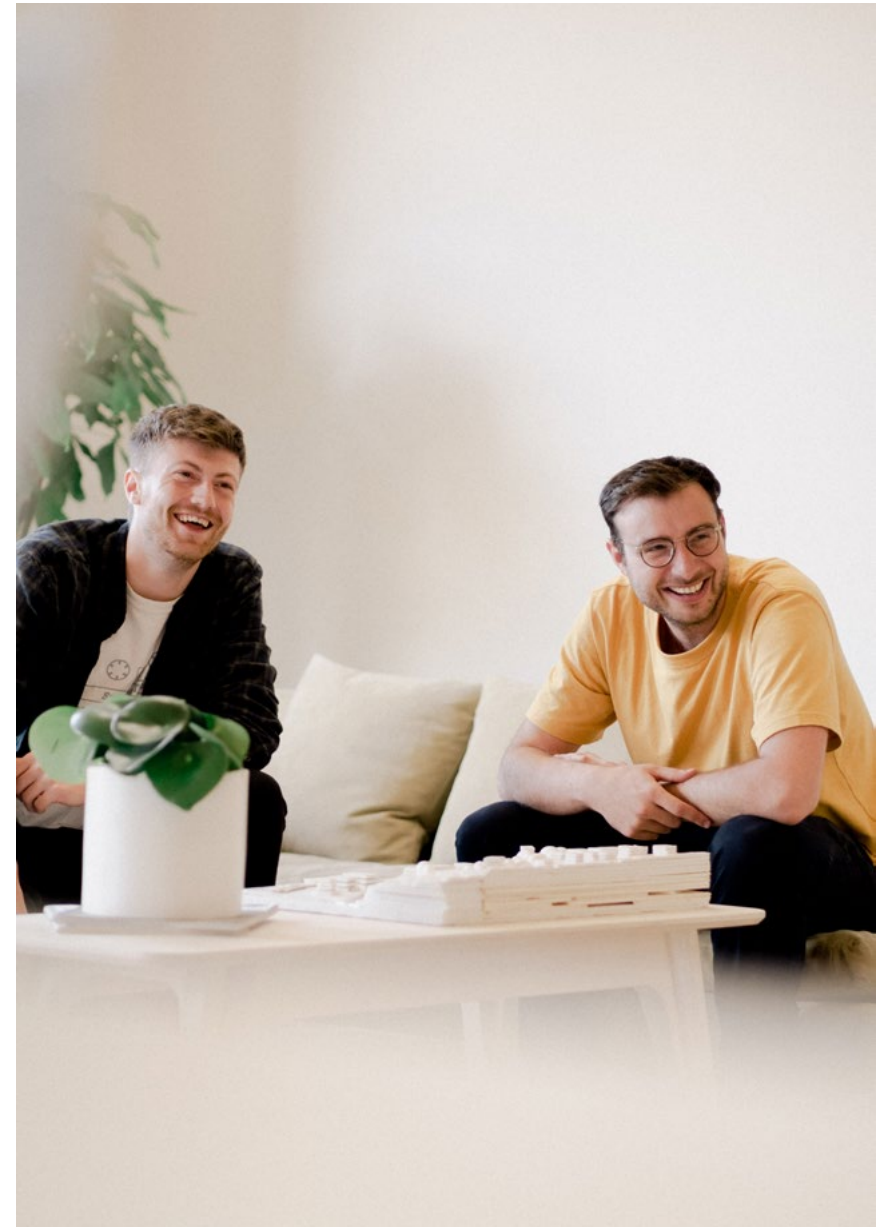
There is a membership deposit of £1,500 to join Citu 52. This sum is then deducted from your house deposit, if you choose to buy a Citu Home. It is also fully refundable should you decide to buy elsewhere... but we'd really hate to see you go.



Get in touch

For more information or to book a viewing please get in touch with the Citu Sales Team:

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- ✉ sales@citu.co.uk
- 🖱 citu.co.uk
- 📷 @cituuk



As seen in:

