

An aerial photograph of a modern residential development. The buildings feature colorful facades in shades of grey, red, and blue. Many of the buildings have rooftop terraces and balconies with greenery and outdoor furniture. The development is situated in an urban area with other buildings and streets visible in the background. The title 'The Gardens' is overlaid in large white text.

The Gardens

Calm green spaces

Roof terraces & balconies

100% powered from sustainable sources

Four bedrooms

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.



The Vision

Inspirational and vibrant: the Kelham Central demonstrates that there is a different and better way to live within in our cities. Ripe with potential, a city shouldn't just be a place you come to work – it should be where you want to make your home.

Sustainability is our bedrock. By challenging the status quo, we want Kelham Central to start a ripple effect across the UK house-building industry, creating sustainable communities, in low-carbon developments across the country.



Exquisite City Townhouses

Sophisticated and spacious family homes with a standout roof terrace.

The Gardens are truly something to behold. Showcasing superlative Scandinavian designways, these impressive four-bedroom urban retreats are as beguiling as they are liveable.

Perfectly poised in the centre of Kelham Central, an achingly sophisticated aesthetic leads the charge here. The flexible-use rooms – which are ideal for those looking to create their own home office – have been thoughtfully laid out to offer a united, yet adaptable, sense of place.

Undulating over four storeys and driven by light and space, clean, minimalist lines, creative multi-layered use of materials and fresh neutral tones are emblematic.

Benefiting from voluminous ceilings and a profusion of natural light, the spacious open-plan kitchen, dining and living area sits at the heart of the property and is perfect for entertaining. Generous in size, with four bedrooms and two bathrooms, there's ample room for both family and guests. And in keeping with CITU's cornerstones, the ultra-efficient design – including an MVHR air filtration system – saves on energy and ensures low emissions.

The exacting design reaches its zenith on the rooftop, which reveals a breathtaking, sun-soaked terrace offering sweeping views over Sheffield and abundant space for alfresco dining and relaxing. It's a paragon of joyful city centre living.



Serene surrounds

On top of the world

We work with highly skilled architects to create unique places to live, work and play, and our rooftop terraces come with something a little bit special...

We've created an unrivalled sun-trap terrace that stretches the length and breadth of your rooftop, allowing you to soak up inimitable panoramic views of the place you call home unfurling as far as the eye can see below. Consider it the crowning glory.

Make it your own

We're not prescriptive here – you shouldn't have to compromise when it comes to making your home your own. As such, our rooftop terraces have been designed with plenty of space and feature flexible-use rooms to accommodate your requirements. So whether it's setting up the perfect home office – fuelled by the Development's high-speed fibre broadband – to providing kids with a room of their own or creating your dream dressing room, you're able to optimise the space to your own rhythm and pace of life.

Room to breathe

Flowing open-plan design

At Citu, we let the space do the talking. Pared back, bold, capacious and brimming with light, each of our timeless townhouses has been shaped by contemporary design principles. We've thought holistically about light, space and a connection to the outdoors to craft your perfect home.



House Type One

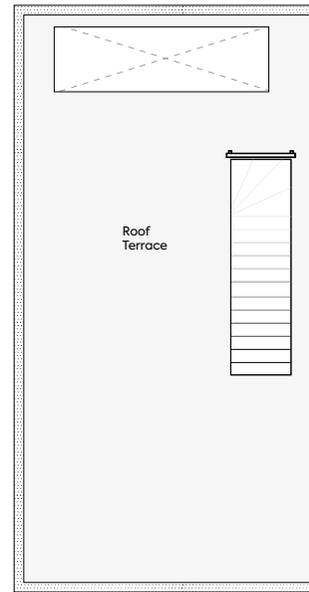
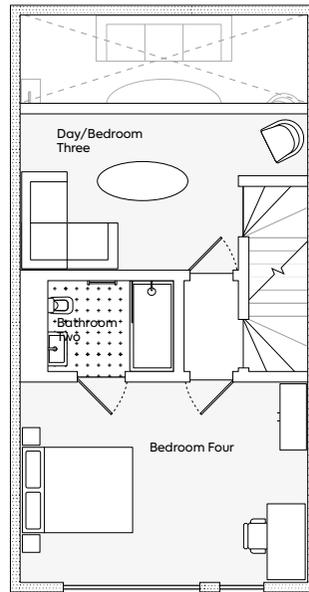
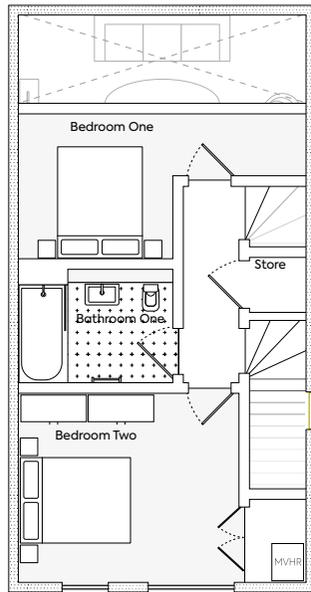
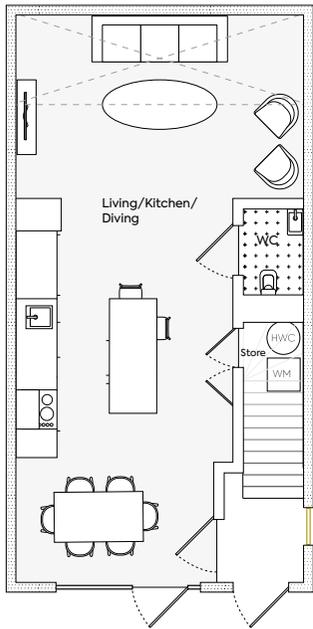
Cotton Street — Kelham Central, Sheffield

from £495,000

SQ FT
1327 sq ft

BEDROOMS
4

BATHROOMS
2 & 1 WC



Please note: highlighted windows are only available on specific plots. please check with your sales advisor

GROUND FLOOR

Living Room	4880 × 3190 mm
Kitchen/Dining	3780 × 6010 mm
WC	940 × 1540 mm

FIRST FLOOR

Bedroom One	4770 × 2580 mm
Bathroom One	2070 × 2010 mm
Hallway	1010 × 3440 mm
Bedroom Two	3730 × 3260 mm
Store	930 × 1380 mm

SECOND FLOOR

Bedroom Three	4850 × 2790 mm
Bathroom Two	2620 × 1660 mm
Landing	1020 × 1660 mm
Bedroom Four	4870 × 3390 mm

Roof Terrace 4820 × 9550 mm



House Type 2

Kelham Central

Benefiting from voluminous ceilings and a profusion of natural light through the triple height void, the spacious open-plan kitchen, dining and living area sits at the heart of the property and is perfect for entertaining. Featuring three bedrooms, two bathrooms and an additional WC, there's ample room for both family and guests. The ground floor patio doors lead directly onto a personal patio, landscaped with wild flowers and plants.

The pinnacle of this masterfully designed house is the master bedroom. Unlike anything we currently offer, the 194 sq ft loft style room features an exposed timber beam, a double height ceiling and direct access to a private terrace. Amongst all of these unique features, the triple height atrium floods the room with natural light making it the ideal space to relax.





House Type 2

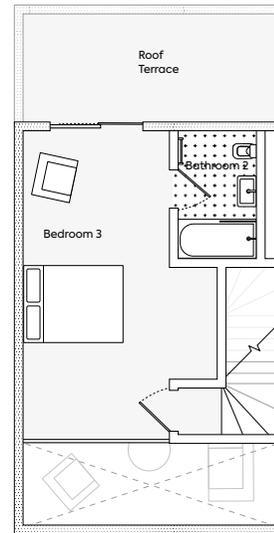
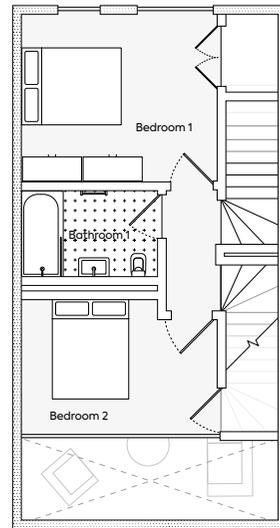
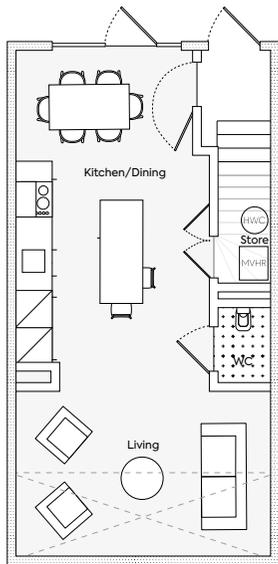
Kelham Central, Sheffield

Prices from
£475,000

SQ FT
1302 sq ft

BEDROOMS
3

BATHROOMS
2 & 1 WC



Living Room 4880 × 3220 mm
Kitchen/Dining 3780 × 6520 mm
WC 901 × 1540 mm

Bedroom 01 4870 × 2590 mm
Bathroom 01 2660 × 1710 mm
Hallway 1100 × 2400 mm
Bedroom 02 2780 × 3230 mm
Store 980 × 1480 mm

Bedroom 03 5860 × 2840 mm
Bathroom 02 1570 × 2450 mm
Roof Terrace 4970 × 1800 mm

The Gardens

Specifications & options

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian Worktop <small>white</small>	•	
	Smart technology installed	•			Unit doors <small>matte finish white</small>	•	
Bathrooms	Porcelain tiles <small>light grey</small>	•		Appliances	Mixer tap <small>chrome</small>	•	
	Fitted mirrors with plywood shelf	•			Stainless steel sink	•	
	Ceramic Basin <small>white</small>	•			Kitchen island	•	
	Wall-mounted ceramic WC	•		Induction hob	•		
	Bath <small>white</small>	•		Canopy hood extractor	•		
	Contemporary shower controls	•		Fan assisted oven	•		
	Bath screen with easy clean coating	•		Dishwasher	•		
	Toughened glass shower screen with easy clean coating	•		Fridge freezer	•		
	Contemporary mixer tap	•		Flooring	50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•	
	Heated towel rail	•			Light, Engineered Oak flooring in Living/Kitchen.	•	
Electrical	White electrical sockets <small>plastic</small>	•					
	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.

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.

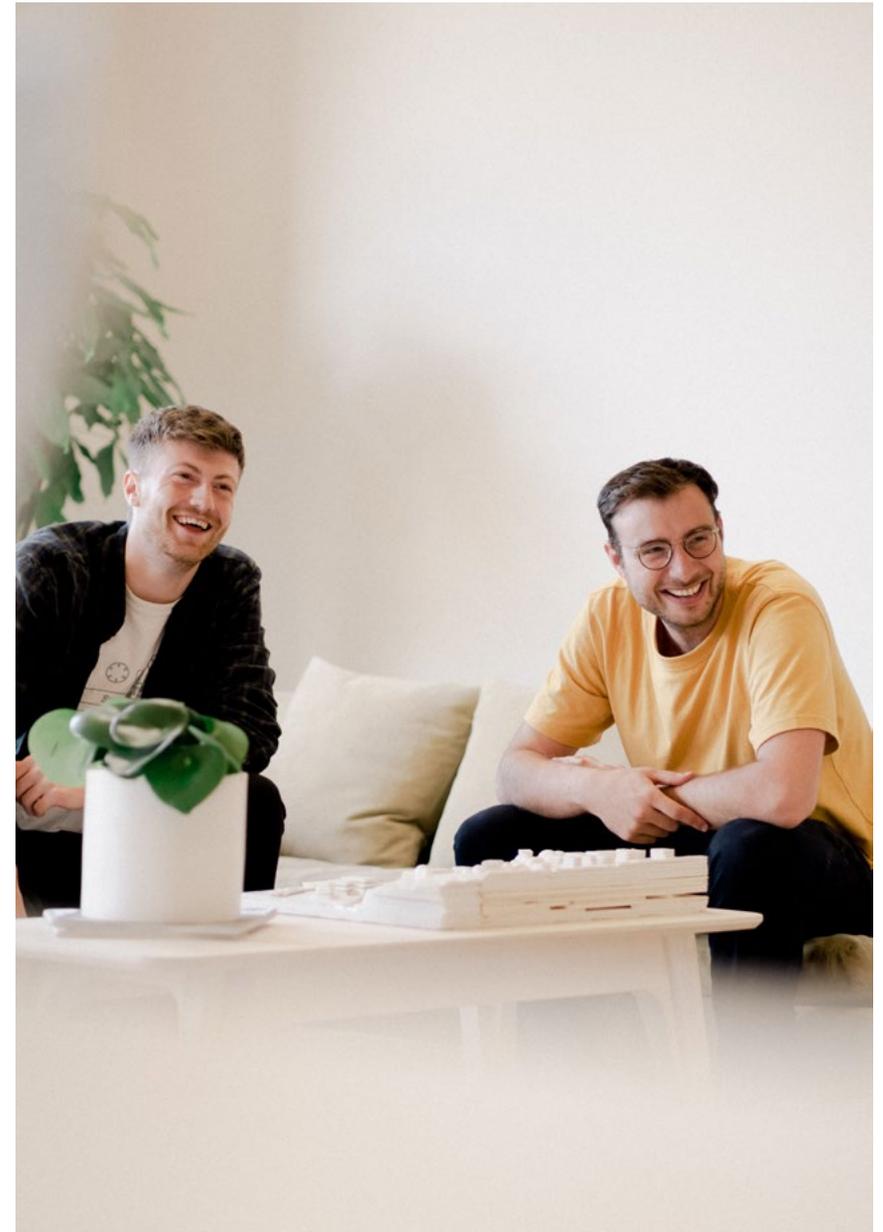


To learn more about Help to Buy get in touch with the Citu Team. Call us on 0113 320 2357 or email sales@citu.co.uk.

Get in touch

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

- ☎ 0113 320 2357
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As seen in:

