

# CAIRO

APARTMENTS

CROYDON

SHARED OWNERSHIP FLOOR PLANS



**NEW HOMES**  
BUILDING HOMES  
MAKING PLACES  
ENHANCING LIVES



HAVE YOUR

SHARE OF

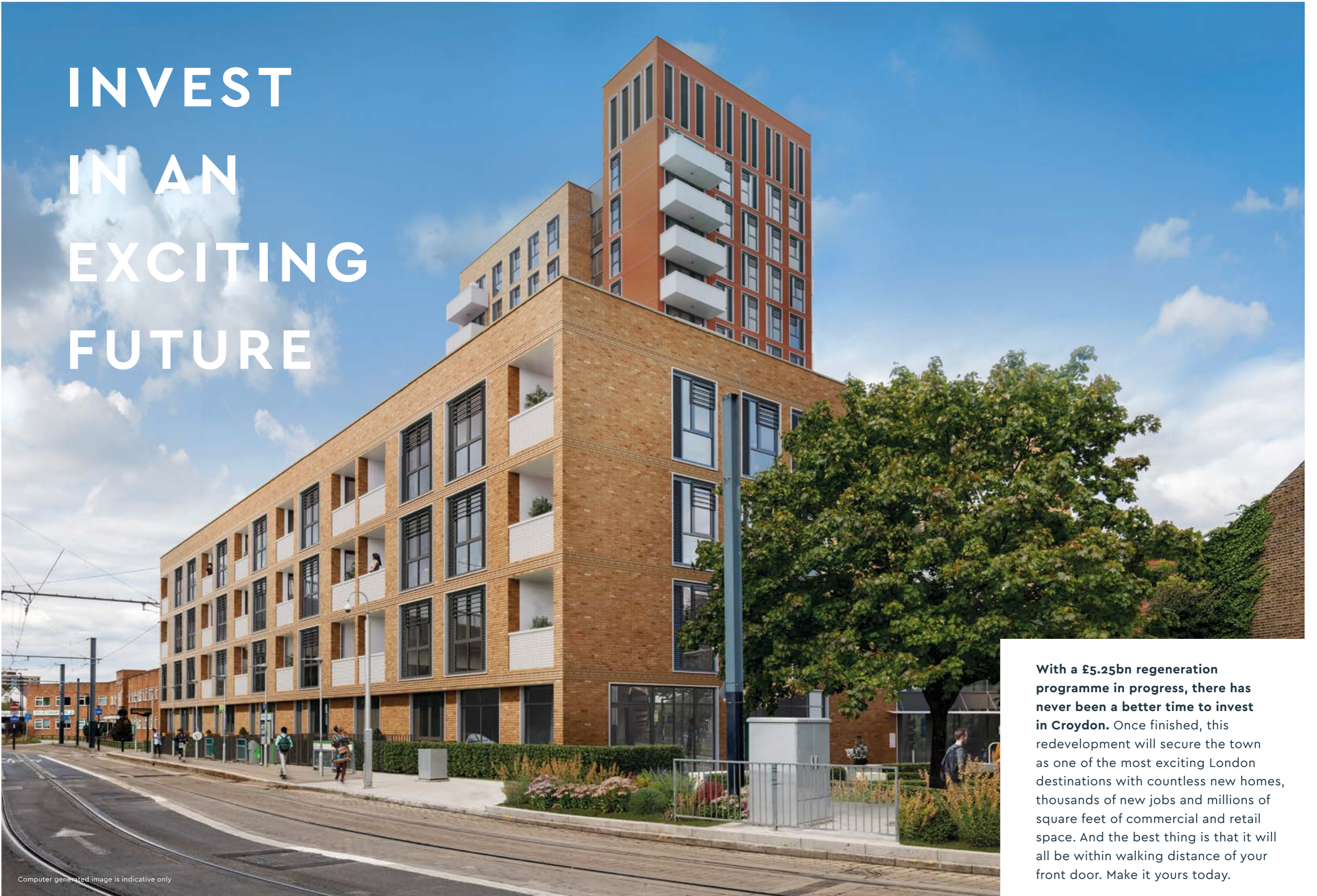
LONDON LIFE

WHETHER YOU'RE CAREER-DRIVEN,  
FAMILY-MINDED, A PARTY ANIMAL OR  
LOOKING FOR A QUIETER LIFE, IT'S EASY  
TO FIND YOUR HOME IN CROYDON.

**At Cairo Apartments, you can buy the home you've always dreamed of. These modern studio, one, two and three bedroom apartments are available through Shared Ownership to help you take your first step on the property ladder.**

Each contemporary home has been designed to offer both comfort and versatility and provide easy access to the fantastic shopping, leisure and entertainment that Croydon is renowned for. Plus, nearby transport links provide easy connections to the rest of the capital and beyond.

# INVEST IN AN EXCITING FUTURE



Computer generated image is indicative only

With a **£5.25bn regeneration programme in progress**, there has never been a better time to invest in **Croydon**. Once finished, this redevelopment will secure the town as one of the most exciting London destinations with countless new homes, thousands of new jobs and millions of square feet of commercial and retail space. And the best thing is that it will all be within walking distance of your front door. Make it yours today.

# DISCOVER YOUR PERFECT CROYDON

Croydon has long been known for its vibrant arts, culture and entertainment. By day, the bustling town centre is lined with countless high street names and essential stores, interspersed with local markets selling fresh produce, charming independents and deliciously tasty street food. By night there is a vast selection of bars, restaurants and venues to make any evening memorable,

including the fantastic Fairfield Halls. Here you can enjoy music, theatre, comedy and much more across a number of different spaces, including a theatre, gallery and concert hall. When you combine this with plenty of open spaces, a fantastic range of nearby schools and easy access to Tramlink and rail services, the result is the perfect place for the whole family to thrive.



Enjoy the vibrant culture and entertainment that Croydon has to offer.



## 1. Waddon Ponds

Escape the concrete of the city and get a little closer to nature at this popular local conservation area.

## 2. Boxpark

An explosion of irresistible flavours awaits you at this celebration of street food from around the world.

## 3. Markets

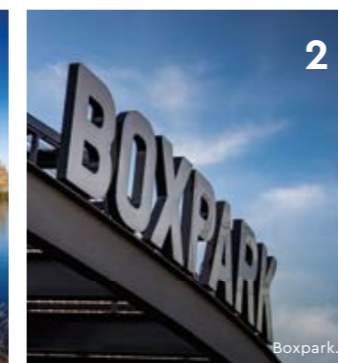
At Surrey Street and New Addington Markets you can pick up anything from fresh produce to arts and crafts.

## 4. The Green Dragon

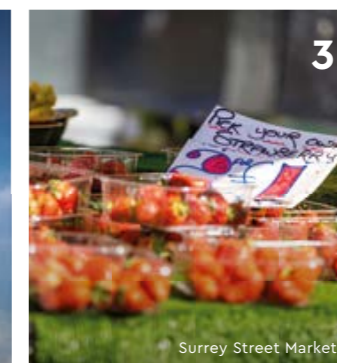
With award-winning live music and real ale, plus a great atmosphere, what's not to love about this local?



Waddon Ponds.



Boxpark.



Surrey Street Market.



The Green Dragon.



NEW  
HOMES  
BUILT  
ON OLD  
VALUES

We understand that everyone is different, and that's why all the homes at Cairo Apartments have been built to offer enough versatility to cater for every need.

Open-plan living areas have been designed to maximise space and light and provide interiors that are always a dream to come home to. From entertaining friends and hosting family dinners, to nights in with your favourite movie, we've made it easy for you to create your perfect home.

# MAKE IT YOURS

## 1. Finishing touches

Luxurious, stylish tiling offers the perfect finishing touch to these bathrooms.

## 2. Form and function

Thoughtful, space-saving touches provide you with the utmost flexibility.

## 3. Style and comfort

Practical, compact heating provides you with warmth and comfort.

## 4. Contemporary design

It's the sleek finish and details that count in these modern bathrooms.



# OUR SPECIFICATION

## KITCHEN

- Contemporary gloss handleless kitchen from Symphony with Dusk grey base and larder units and Pearl grey wall units
- Silestone Rogui colour quartz worktops with matching upstand and cashmere coloured glass splashback in behind hob
- Supra single bowl undermount stainless steel sink with square dual-lever chrome mixer tap
- Bosch integrated appliances including:
  - ✓ Induction hob with TouchSelect and PowerBoost functions
  - ✓ Multifunction oven with LED display and pop-out controls
  - ✓ Stainless steel pyramid chimney extractor hood
- Zanussi integrated appliances including:
  - ✓ Dishwasher
  - ✓ Fridge freezer
  - ✓ Washer/dryer
- LED strip lights to underside of wall units

## BEDROOM

- Regency Cabaret carpet in Nickel grey colour
- Built-in wardrobe to bedroom one with full-height satin white doors, with mirror to the inside of one door, upper storage area and hanging rail

## BATHROOM

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to boxing behind basin and WC, to bath panel, skirting and full-height around bath
- Contemporary bath in white with curved glass shower screen
- Vado chrome thermostatic bath and shower mixer tap with matching shower attachment, slider and rail
- Vitra semi-recessed basin with half pedestal and Grohe chrome mixer tap
- Vitra back-to-wall WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome ladder heated towel radiator
- Bespoke three-door mirrored vanity above basin with internal shaver socket

## EN SUITE\*

- Large format porcelain tiles in Raven grey to floor
- Large format porcelain tiles in Slate grey to splashback behind basin, to skirting and full-height around shower enclosure (selected apartments only)
- Vitra semi-pedestal basin with Grohe chrome mixer tap
- Vitra close-coupled WC
- Shower tray featuring Ideal Standard bi-fold door and Bristan wall-mounted shower attachment, slider and rail (selected apartments only)

## ELECTRICAL

- LED downlighters in white to open-plan living/kitchen/dining, bathroom, en suite and hallway
- Pendant light to bedroom(s)
- Brushed stainless steel switches and sockets throughout
- Phone and data points to living area and bedroom one
- TV and satellite connection point to living area pre-wired for SkyQ
- TV connection point to bedroom one and two

## INTERIOR FINISHES

- Oak wood-effect laminate to open-plan living/kitchen/dining and hallway
- Satin finish chrome ironmongery throughout
- White satin paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

## SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Entrotec audio/visual door entry system
- Mains operated smoke, heat and carbon monoxide detectors with battery backup
- 12-year LABC warranty

## HEATING

- Heating and hot water provided by a combined heat and power (CHP) system
- Honeywell programmable thermostat

## ENERGY EFFICIENCY

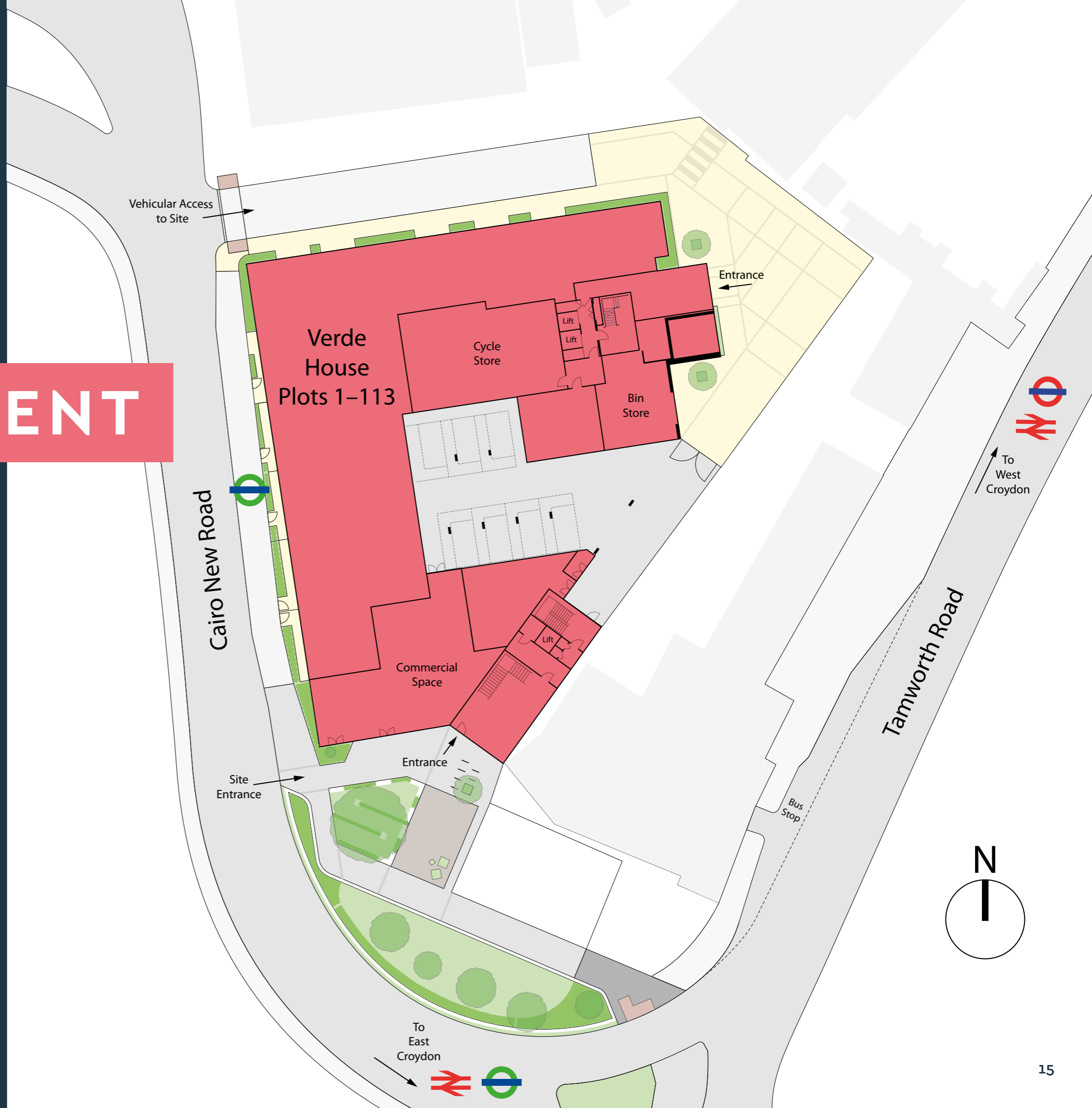
- Energy Performance Certificate (EPC) rating between 83 and 86 (B)
- Built to latest Building Regulation standards
- Aluminium-framed double-glazed windows

## EXTERIOR

- Balconies to selected apartments:
  - ✓ Inset balconies with paving slab to floor
  - ✓ Cantilever balconies with timber decking to floor
- Secure residents' cycle store
- First floor communal space for use by all residents, with AstroTurf, paving and landscaping, children's play equipment and timber seating
- Fourth floor roof garden for use by all residents, with paving, landscaping and stone seating

The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our sales advisor for more details. \*Refer to floorplans from page 17 onwards for information on apartments with en suites.

# DEVELOPMENT LAYOUT



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Advisor for more details. Development layout not to scale.





Photography from Cairo Apartments show apartment

# ONE BEDROOM APARTMENTS

APARTMENTS 51, 58, 72, 79, 86, 93 & 100



GROSS INTERNAL AREA: 50.0 SQ.M | 538.1 SQ.FT

**LIVING/KITCHEN/DINING** 5.30M X 4.50M | 17'3" X 14'7"

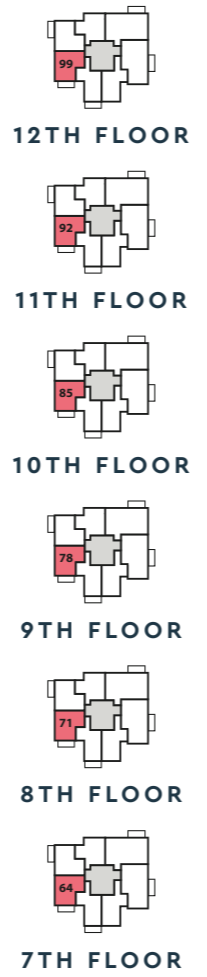
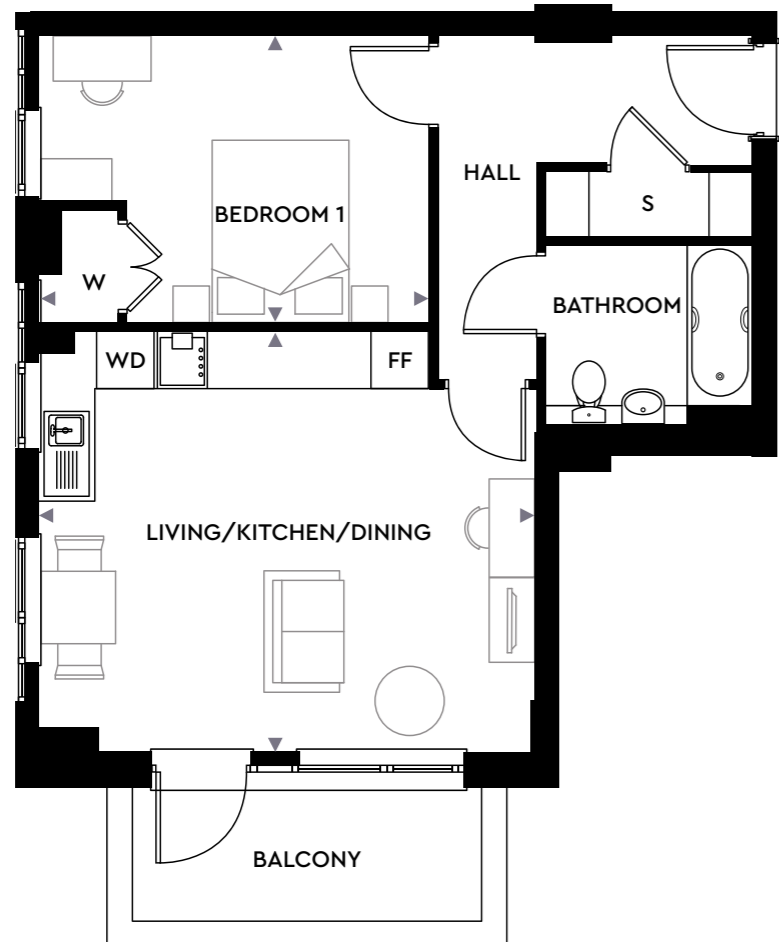
**BEDROOM** 4.16M X 3.13M | 13'6" X 10'2"

FF - Fridge Freezer S - Store W - Wardrobe WD - Washer/Dryer

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# ONE BEDROOM APARTMENTS

APARTMENTS 64, 71, 78, 85, 92 & 99



GROSS INTERNAL AREA: 50.0 SQ M | 538.1 SQ FT

**LIVING/KITCHEN/DINING** 5.30M X 4.46M | 17'3" X 14'6"

**BEDROOM** 4.16M X 3.06M | 13'6" X 10'0"

FF - Fridge Freezer S - Store W - Wardrobe WD - Washer/Dryer

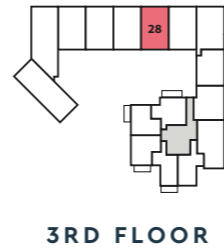
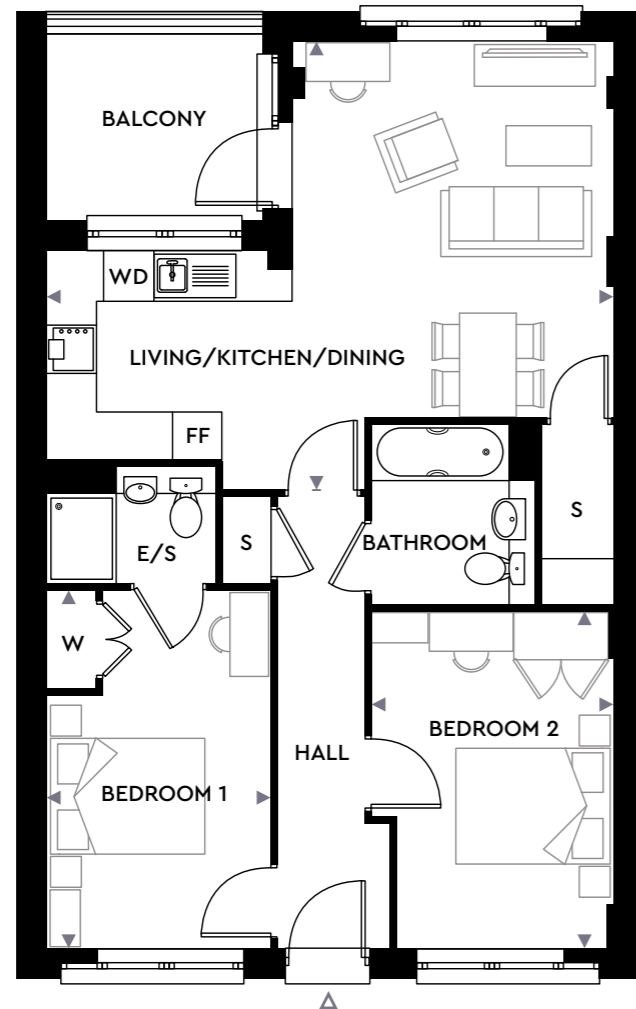
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Photography from Cairo Apartments show apartment

# TWO BEDROOM APARTMENTS

## APARTMENT 28



GROSS INTERNAL AREA: 70.0 SQ M | 753.4 SQ FT

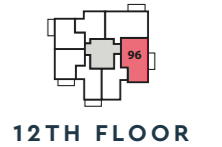
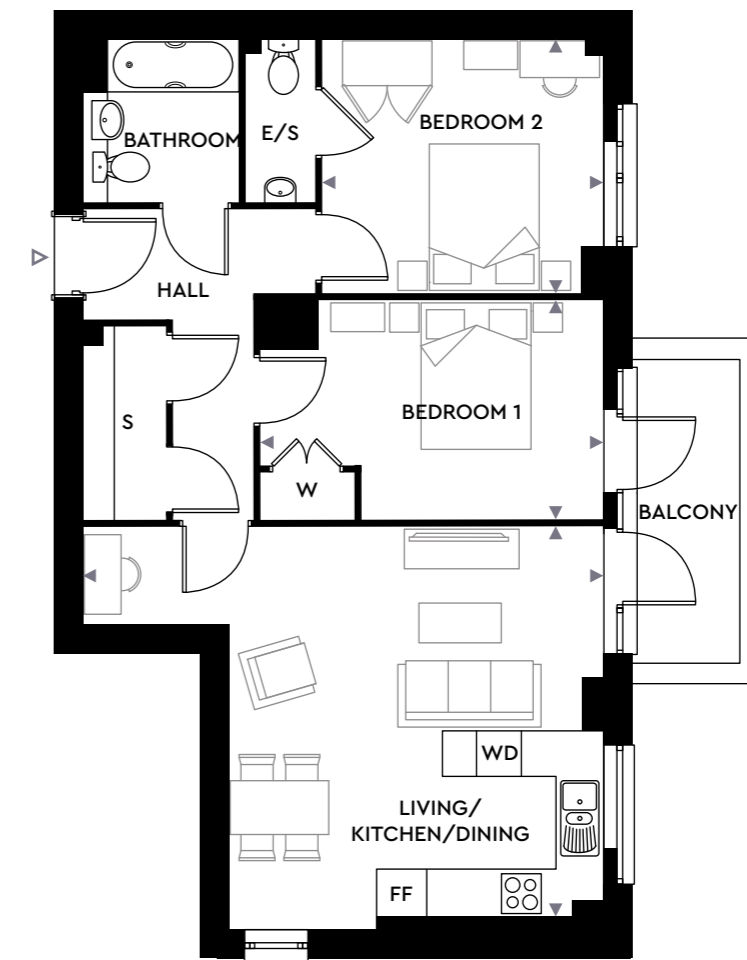
LIVING/KITCHEN/DINING	7.05M X 4.60M   23'1" X 15'0"
BEDROOM 1	4.37M X 2.75M   14'3" X 9'0"
BEDROOM 2	4.12M X 3.05M   13'5" X 10'0"

E/S – En Suite FF – Fridge Freezer S – Store W – Wardrobe WD – Washer/Dryer

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# TWO BEDROOM APARTMENTS

## APARTMENT 96



GROSS INTERNAL AREA: 70.0 SQ M | 753.4 SQ FT

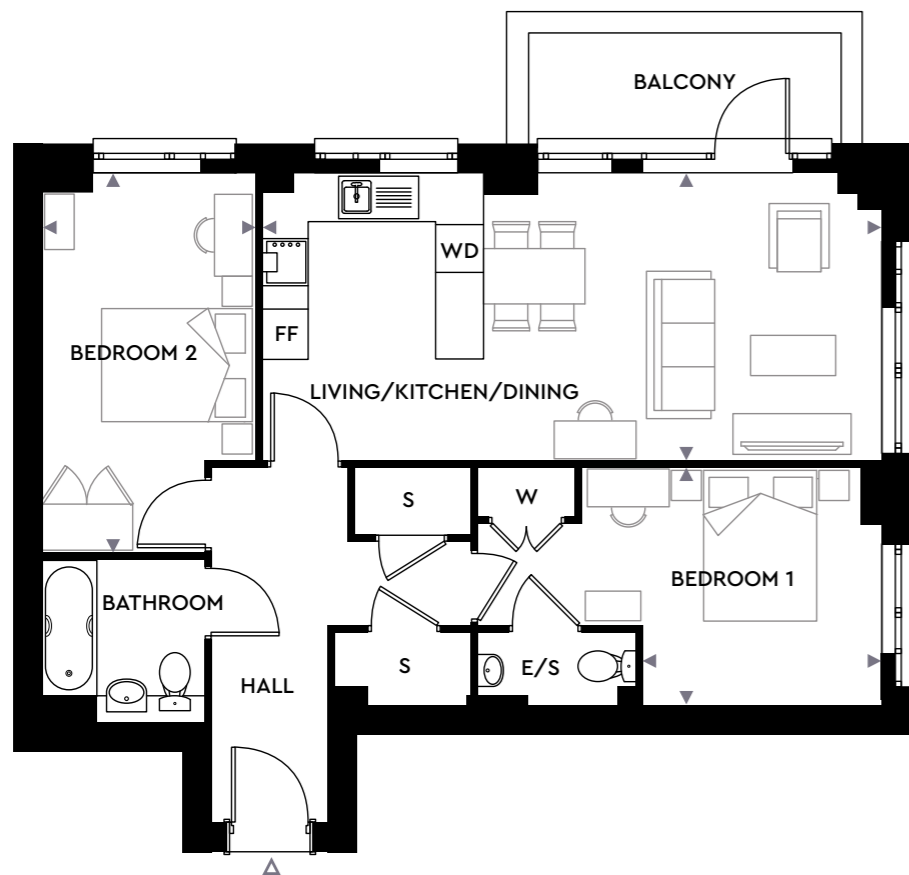
LIVING/KITCHEN/DINING	5.20M X 4.82M   17'0" X 15'8"
BEDROOM 1	4.41M X 2.85M   14'4" X 9'3"
BEDROOM 2	3.61M X 3.35M   11'8" X 10'9"

E/S – En Suite FF – Fridge Freezer S – Store W – Wardrobe WD – Washer/Dryer

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# TWO BEDROOM APARTMENTS

APARTMENTS 46, 53, 60, 67, 74, 81, 88 & 95



GROSS INTERNAL AREA: 70.0 SQ M | 753.4 SQ FT

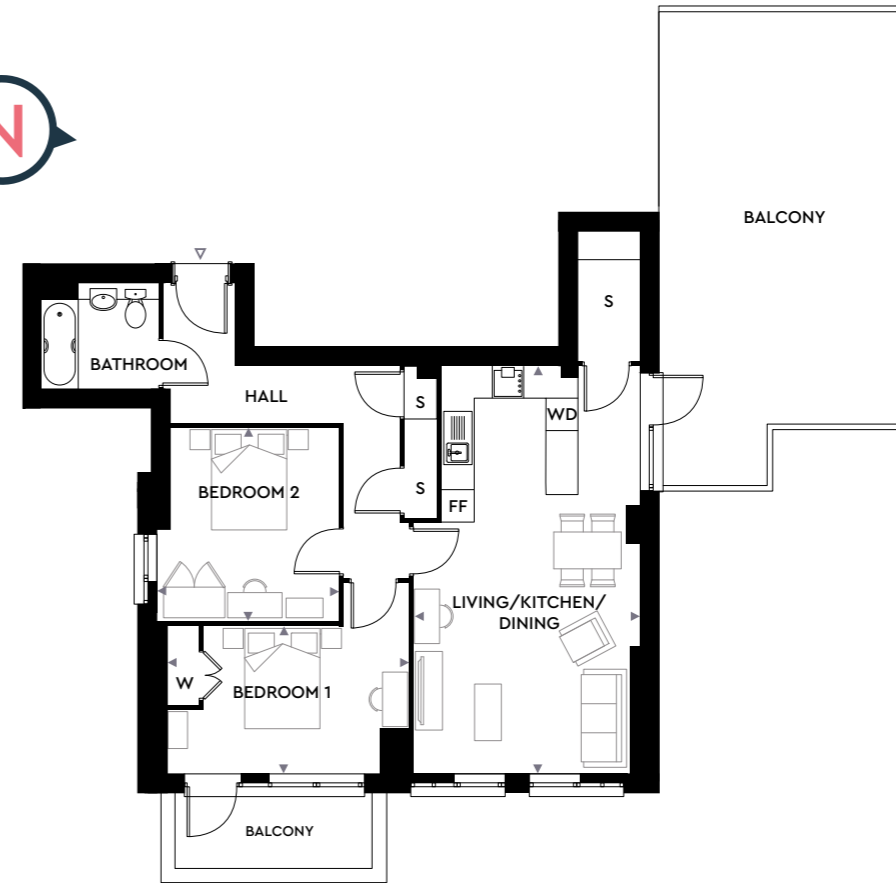
LIVING/KITCHEN/DINING	7.77M X 3.61M   25'4" X 11'8"
BEDROOM 1	5.07M X 2.97M   16'6" X 9'7"
BEDROOM 2	4.76M X 2.75M   15'6" X 9'0"

E/S – En Suite FF – Fridge Freezer S – Store W – Wardrobe WD – Washer/Dryer

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# TWO BEDROOM APARTMENT

APARTMENT 102



GROSS INTERNAL AREA: 83.0 SQ M | 893.4 SQ FT

LIVING/KITCHEN/DINING	7.70M X 4.21M   25'2" X 13'8"
BEDROOM 1	4.60M X 2.78M   15'0" X 9'1"
BEDROOM 2	3.66M X 3.43M   12'0" X 11'2"

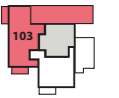
FF – Fridge Freezer S – Store W – Wardrobe WD – Washer/Dryer

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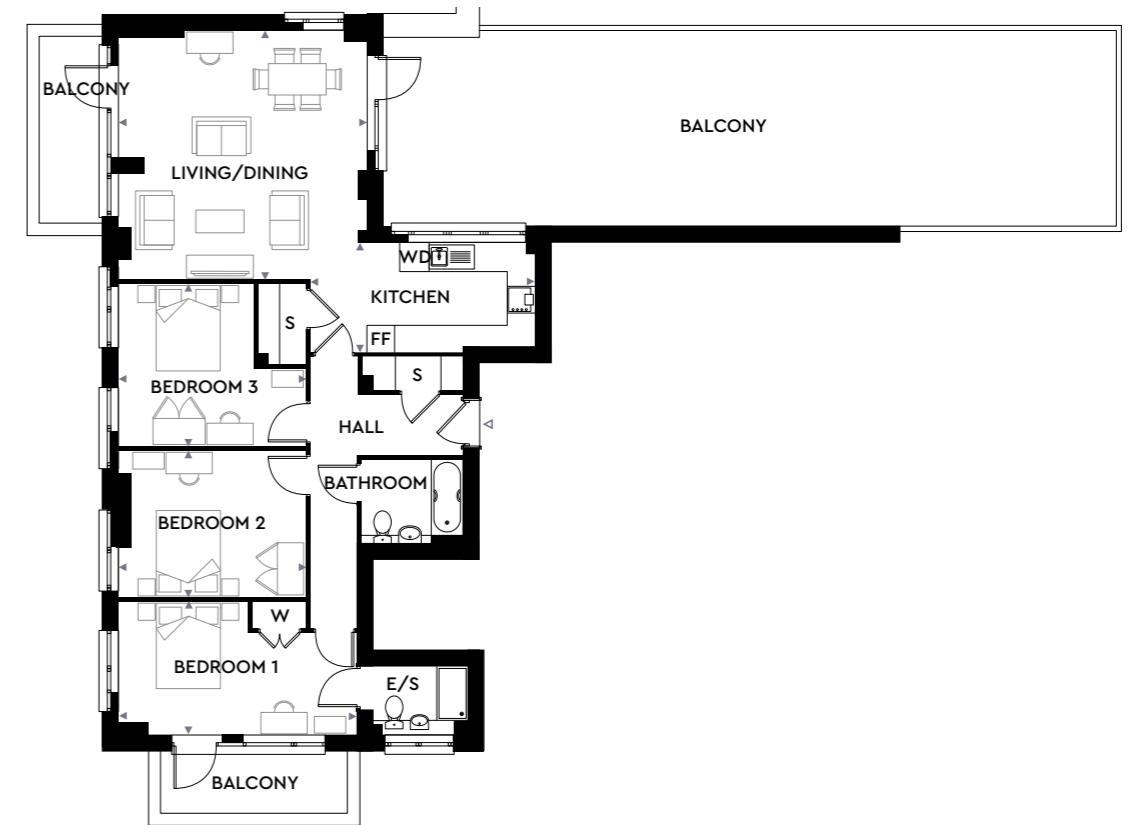


# THREE BEDROOM APARTMENT

APARTMENT 103



13TH FLOOR



**GROSS INTERNAL AREA: 121.0 SQ.M | 1,302.4 SQ.FT**

LIVING/DINING	5.52M X 5.50M   18'1" X 18'0"
KITCHEN	4.97M X 2.40M   16'3" X 7'8"
BEDROOM 1	5.30M X 2.94M   17'3" X 9'6"
BEDROOM 2	4.15M X 3.24M   13'6" X 10'6"
BEDROOM 3	4.15M X 3.60M   13'6" X 11'8"

**E/S - En Suite FF - Fridge Freezer S - Store W - Wardrobe WD - Washer/Dryer**

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# SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

## How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

## The Details

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

## ABOUT US

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do – which keeps us building homes, making places and enhancing lives.

Want more information? You can:

EMAIL US: [SALES@OPTIVO.ORG.UK](mailto:SALES@OPTIVO.ORG.UK)

GIVE US A CALL: 0800 012 1442

VISIT OUR WEBSITE: [OPTIVOSALES.CO.UK](http://OPTIVOSALES.CO.UK)



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OPTIVO

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