ZIGGURAT

HOUSE

ST ALBANS HERTFORDSHIRE

LIVE THE HIGH LIFE IN ST ALBANS

QUINATA'S ZIGGURAT HOUSE HAS SET NEW STANDARDS FOR MODERN LIVING IN ST ALBANS

Delivering 125 new homes, Ziggurat House is one of the largest developments in St Albans. Benefitting from a concierge service and private landscaped roof gardens, residents of Ziggurat House will benefit from the feel of a growing community, with surety that standard is not something we ever compromise.

Historic St Albans isn't the first place you would expect to find contemporary design and an urban edge, which is exactly what makes Ziggurat House so desirable.

Just moments from the vibrant city centre, the apartments combine the style and space of a truly forward-thinking, twenty-first century home with the great location and characterful surrounds that makes the neighbourhood a great place to live.

WELCOME TO THE NEW GENERATION OF STYLISH CITY-MEETS-COUNTRY LIVING.

ZIGGURAT
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A NEW LANDMARK

THE STRIKING DESIGN OF ZIGGURAT HOUSE SETS A NEW STANDARD FOR THIS HISTORIC CITY

With its elegant brick façade and contemporary architectural flourishes, Ziggurat House is certainly designed to stand out from the crowd. This collection of 125 studio, one and two bedroom apartments is a new generation of homes for this historic city, offering the perfect combination of personality and modernity.

The building's materials have been chosen for their timeless appeal, with a mixture of warm, red brick, accented by cool metal detailing on balconies. Up on the roof, meanwhile, a private residents' rooftop garden offers further space to unwind with wonderful, uninterrupted views of the city and Hertfordshire countryside. The classic-with a-twist approach continues inside with well thought out, open plan living spaces and a focus on the things that matter – and make a real difference – in a home today.

Computer generated imagery is indicative only.

THE LUXURY OF BALANCE

AT ZIGGURAT HOUSE YOU NEEDN'T VENTURE FAR TO GET AWAY FROM IT ALL

With its close-knit community feel and easy access to both central London and Hertfordshire's many glorious green spaces, St Albans offers that rarest of luxuries – balance. Though just minutes from the city centre and train station, outdoor types can just as quickly revel in the choice of leafy parks, long walks and challenging golf courses.

Meanwhile, St Albans' crowning glory, Verulamium Park, offers over 100 acres of picturesque gardens, wildlife, lakes, sports facilities and tennis courts.

For the finer things in life, take afternoon tea in the perfectly manicured surrounds of Sopwell House, or escape for a secluded picnic for two by the river. In fact, whatever you're into, St Albans offers boundless possibilities.

EVERYDAY PLEASURES

MOMENTS FROM ZIGGURAT HOUSE, ST ALBANS' RENOWNED SHOPPING, DINING AND CULTURAL SCENE AWAITS

Nestled in the buzzing heart of St Albans, with your home at Ziggurat House you couldn't be better placed to enjoy its many pleasures. Just moments from your door, discover great brunch spots and cosy pubs; lively bars and fine dining; favourite restaurant chains and unique family-run cafés; independent boutiques and can't-live-without high street shops.

Yet there's much more than shopping and indulgence on offer. If culture's your thing, catch a movie at The Odyssey, an Art Deco gem, a play at the endearing Abbey Theatre, or check out a gig at the renowned Alban Arena or one of the other more quirky venues dotted around the city. Or because sometimes it's all about the simple pleasures in life, stroll through the pretty, atmospheric streets and drink in the laid-back St Albans vibe.

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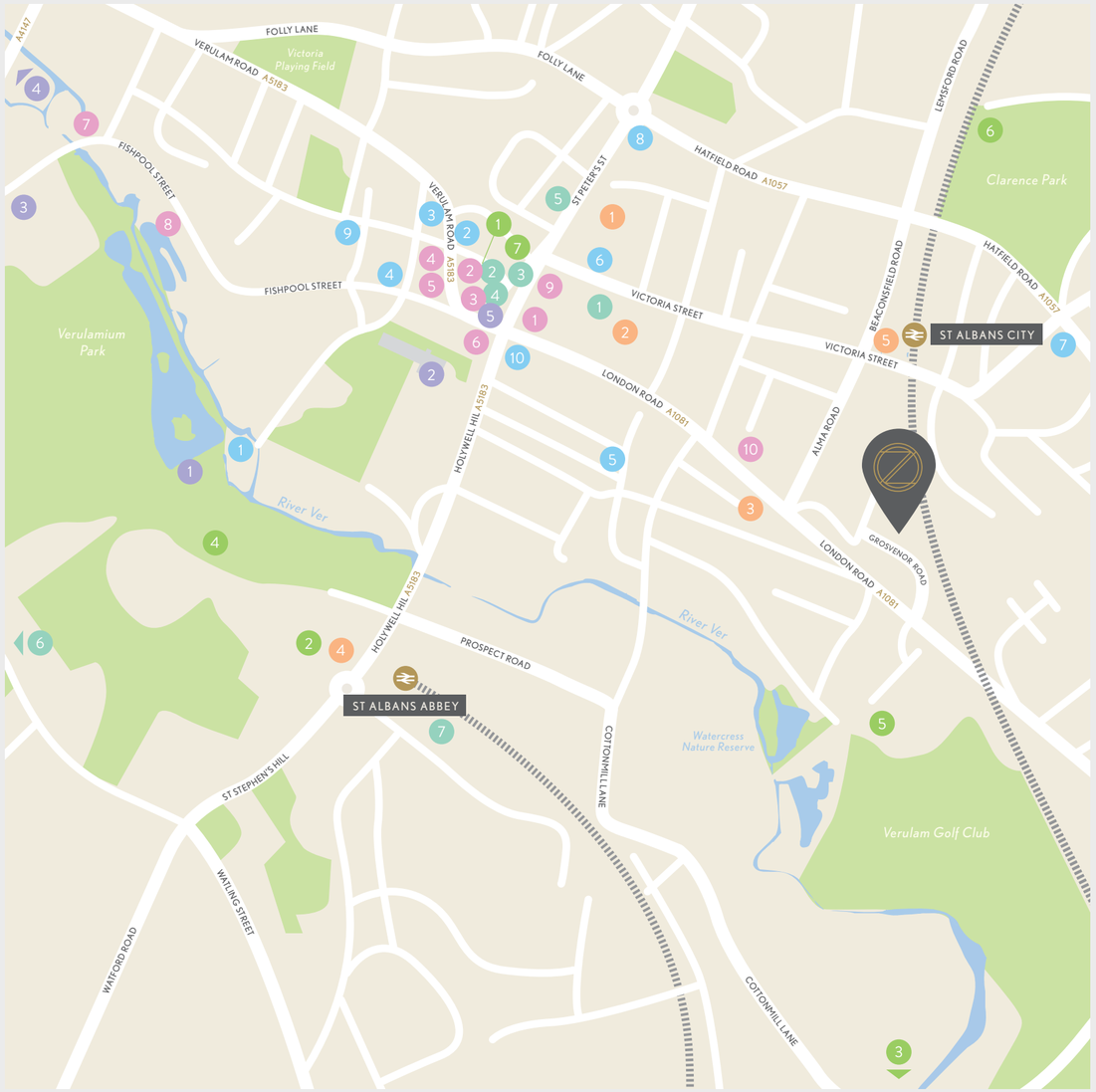

LOCATION

EATS

1. Bills
2. Wagamama
3. Carluccio's
4. Loch Fyne
5. Brasserie Blanc
6. Côte Brasserie
7. The Waffle House
8. St Michael's Manor
9. Jamie's Italian Restaurant
10. Prime Steak & Grill

CULTURE

1. Roman Wall
2. Cathedral & Abbey
3. Verulamium Museum
4. Roman Open Air Theatre
5. Clock Tower

ENTERTAINMENT

1. Alban Arena
2. Maltings Arts Theatre
3. Odyssey Cinema
4. Abbey Theatre
5. The Horn

DRINKS

1. Ye Olde Fighting Cocks
2. Mokoko
3. The Brickyard
4. Suckerpunch Bar
5. White Hart Tap
6. Slug & Lettuce
7. The Crown
8. The Cock
9. The Verulam Arms
10. The Peahen

SHOPPING

1. The Maltings
   including Crew Clothing, H&M, Office, Oliver Bonas, River Island, Swarovski, Topshop
2. Christopher Place Shopping Centre
   including French Connection, Cath Kidston
3. Reiss
4. Jack Wills
5. Marks & Spencer
6. Waitrose
7. Sainsbury's

SPORTS & LEISURE

1. Fitness First
2. Westminster Lodge Leisure Centre
3. Sopwell House Hotel & Spa
4. Abbey View Golf Club
5. Verulam Golf Club
6. St Albans Football Club
7. Champneys City Spa

ZIGGURAT
HOUSE

STAY WELL CONNECTED

FOR A CHANGE OF SCENE, THE BIG CITY IS NEVER FAR AWAY

From your home at Ziggurat House, St Albans' fast and direct connections make getting around easy. The city's main station offers a speedy commute into King's Cross St Pancras in less than half an hour, with a choice of onward connections to the West End, City and major airports.

St Albans Abbey Station, meanwhile, takes you straight into Euston via Watford Junction. If you'd rather travel at your own speed, the apartments' allocated parking and nearby M1 and M25 makes driving in any direction simple.

ZIGGURAT
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TRAVEL

BY TRAIN

23 MINS	5 MINS		17 MINS	30 MINS	74 MINS
LUTON AIRPORT	HARPENDEN	ST ALBANS CITY	ST PANCRAS INT'L	BLACKFRIARS	GATWICK AIRPORT
			Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria Lines	*Circle and District Lines*	

BY CAR

	20 MINS	25 MINS	32 MINS	43 MINS	47 MINS
ST ALBANS	WATFORD	BRENT CROSS	HEATHROW AIRPORT	STANSTED AIRPORT	WESTFIELD LONDON
	Intu Shopping Centre	*Brent Cross Shopping Centre*			

Source: Transport for London and Google Maps.

ZIGGURAT
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A HOME TO MAKE YOUR OWN

STEP INSIDE ZIGGURAT HOUSE AND DISCOVER THE STYLE AND SPACE YOU'VE BEEN LOOKING FOR

Quinata have ensured that the apartments at Ziggurat House have been designed to utilise all of the space without compromising on quality.

All kitchens have integrated Smeg appliances, and have all been carefully individually designed. Featuring high gloss cabinets, beautifully balanced by contrasting stone worktops.

The design of the apartments have been carried through each room ensuring consistency and high thought out design.

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FEATURES & SPECIFICATION

Furniture supplied by Andrew James Interiors.

KITCHEN

Contemporary high gloss handleless units with soft closure *(white colour)*

Stone worktop

Under counter LED lights

Stainless steel under mount kitchen sink

Chrome kitchen tap single mixer

Smeg appliances including integrated fridge/freezer, washer/dryer, ceramic hob, single oven and chimney hood

BATHROOM

Saneux bath with glass shower screen and fixed shower head

White vanity units (white colour) with incorporated basin

Back to wall WC

Heated towel rail

Fully tiled walls and floor

EN SUITE SHOWER ROOM

(To select apartments)

Basin

Back to wall WC

Shower with bi-fold doors

Fully tiled porcelain walls and floor

EXTERNAL

Juliet balconies to all apartments

Controlled access car park for select apartments

Cycle storage

Security CCTV monitoring

External landscaped zones

Private rooftop landscaped gardens

GENERAL

Underfloor heating throughout

Pre-wired for broadband and Sky and Virgin connectivity

Brushed chrome switches, sockets and handles

White square skirtings and architrave

LED spot lights throughout

Oak style wood floor to entrance hall, living room and kitchen areas

Luxury carpet to bedrooms

Four passenger lifts with access to all floors/ one passenger lift with access to floor 7

High performance external wall thermal installation

Concierge service

WARRANTY

10 year CRL warranty

SITE PLAN

Parking arrangements and external layouts are subject to change. Ask selling agents for details.

FLOOR PLANS

GROUND FLOOR

ZIGGURAT

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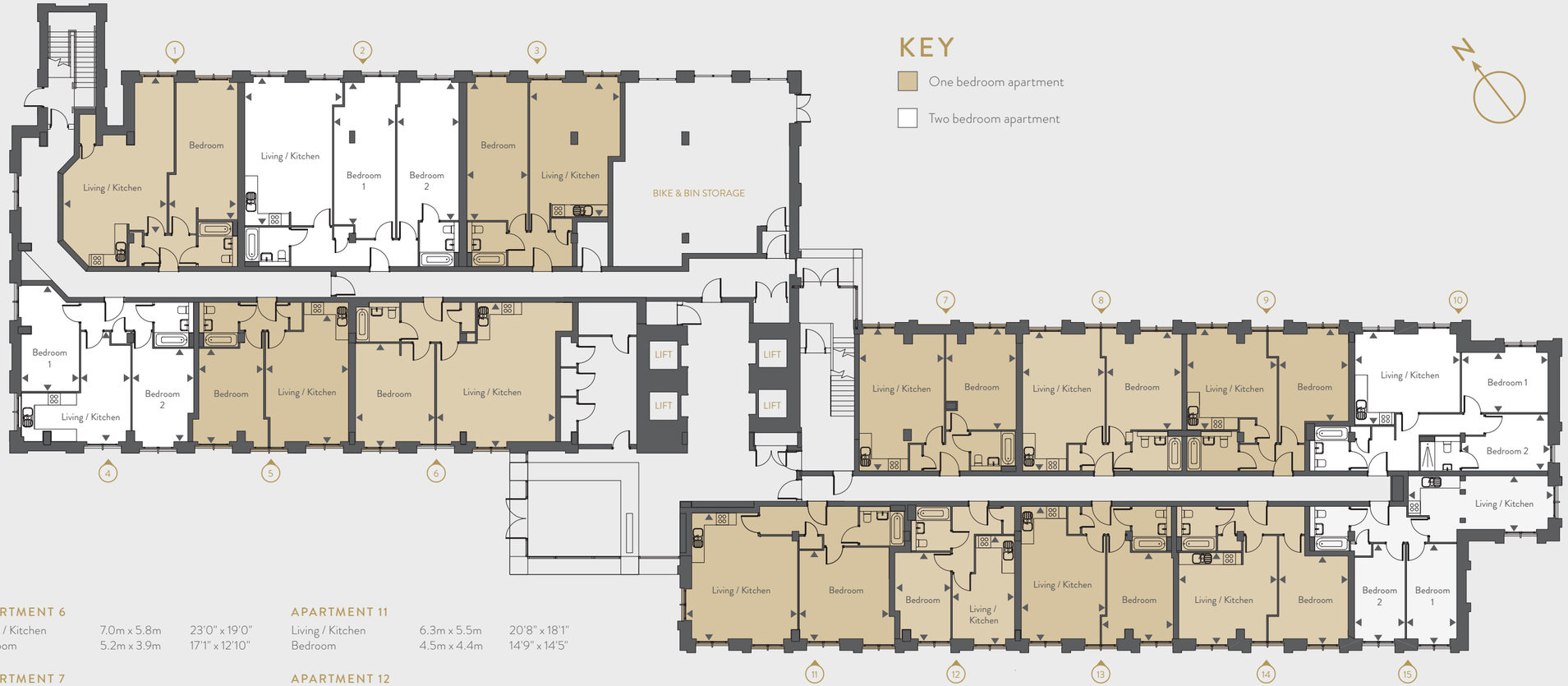
FLOOR PLANS

GROUND FLOOR



KEY

One bedroom apartment

Two bedroom apartment

APARTMENT 1

Living / Kitchen	7.7m x 5.1m	25'3" x 16'9"
Bedroom	6.7m x 3.3m	22'0" x 10'10"

APARTMENT 2

Living / Kitchen	7.0m x 4.8m	23'0" x 15'9"
Bedroom 1	7.0m x 3.0m	23'0" x 9'10"
Bedroom 2	7.0m x 3.0m	23'0" x 9'10"

APARTMENT 3

Living / Kitchen	6.6m x 4.4m	21'8" x 14'5"
Bedroom	6.6m x 3.0m	21'8" x 9'10"

APARTMENT 4

Living / Kitchen	5.4m x 5.4m	17'9" x 17'9"
Bedroom 1	5.2m x 2.8m	17'1" x 9'2"
Bedroom 2	4.6m x 3.0m	15'1" x 9'10"

APARTMENT 5

Living / Kitchen	7.1m x 4.0m	23'4" x 13'1"
Bedroom	4.7m x 3.1m	15'5" x 10'2"

APARTMENT 6

Living / Kitchen	7.0m x 5.8m	23'0" x 19'0"
Bedroom	5.2m x 3.9m	17'1" x 12'10"

APARTMENT 7

Living / Kitchen	7.0m x 4.1m	23'0" x 13'5"
Bedroom	5.0m x 3.4m	16'5" x 11'2"

APARTMENT 8

Living / Kitchen	6.7m x 4.0m	22'0" x 13'1"
Bedroom	5.0m x 3.7m	16'5" x 12'2"

APARTMENT 9

Living / Kitchen	5.0m x 4.4m	16'5" x 14'5"
Bedroom	4.5m x 3.4m	14'9" x 11'2"

APARTMENT 10

Living / Kitchen	5.1m x 4.6m	16'9" x 15'1"
Bedroom 1	4.2m x 2.9m	13'9" x 9'6"
Bedroom 2	4.2m x 2.8m	13'9" x 9'2"

APARTMENT 11

Living / Kitchen	6.3m x 5.5m	20'8" x 18'1"
Bedroom	4.5m x 4.4m	14'9" x 14'5"

APARTMENT 12

Living / Kitchen	5.4m x 3.1m	17'9" x 10'2"
Bedroom	4.4m x 2.7m	14'5" x 8'10"

APARTMENT 13

Living / Kitchen	6.6m x 4.1m	21'8" x 13'5"
Bedroom	4.3m x 3.5m	14'1" x 11'6"

APARTMENT 14

Living / Kitchen	4.8m x 4.6m	15'9" x 15'1"
Bedroom	4.3m x 3.4m	14'1" x 11'2"

APARTMENT 15

Living / Kitchen	7.1m x 2.6m	23'4" x 8'6"
Bedroom 1	4.9m x 2.5m	16'1" x 8'2"
Bedroom 2	4.9m x 2.5m	16'1" x 8'2"

FLOOR PLANS

FLOORS 1-6

ZIGGURAT
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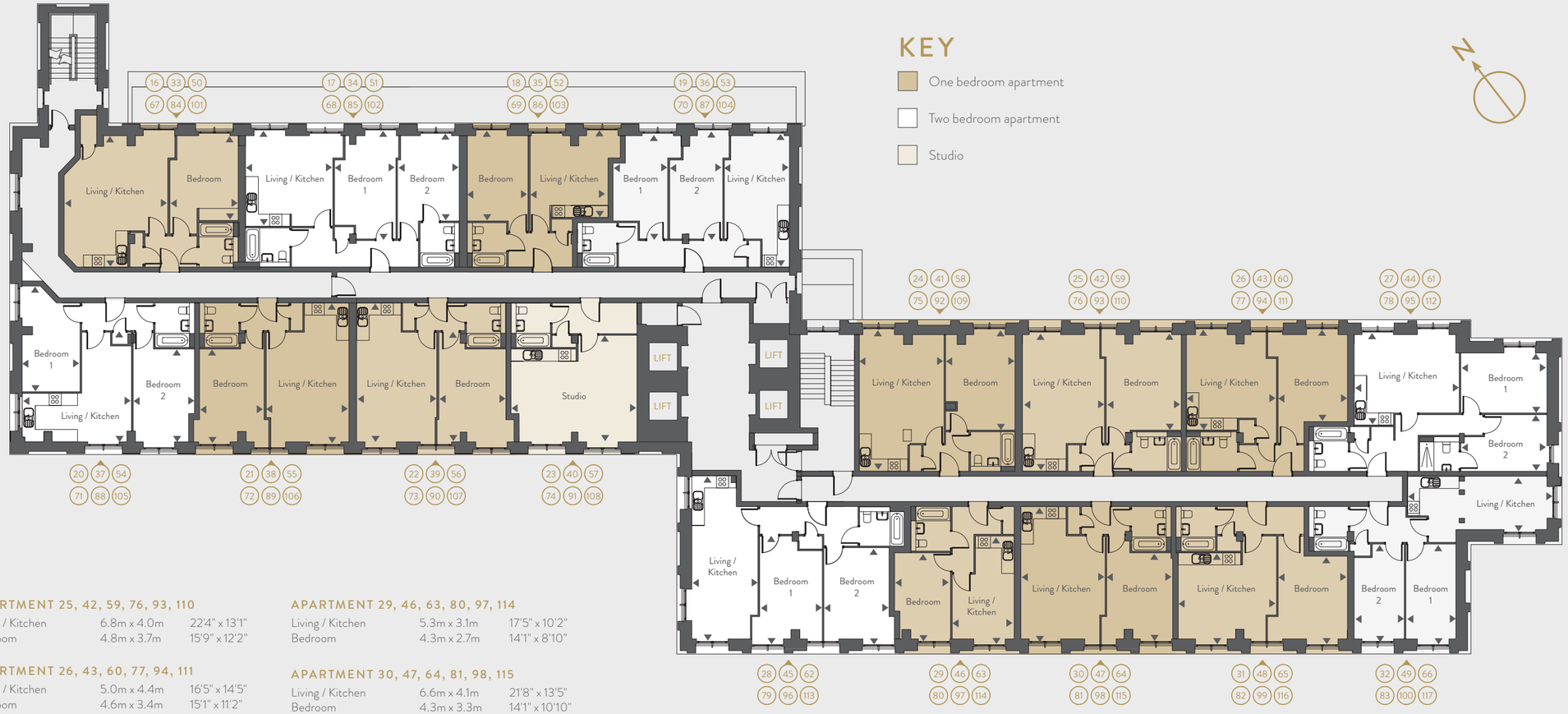
FLOOR PLANS

FLOORS 1–6



KEY

- One bedroom apartment
- Two bedroom apartment
- Studio

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APARTMENT 16, 33, 50, 67, 84, 101

Living / Kitchen	6.5m x 5.1m	21'4" x 16'9"
Bedroom	4.3m x 3.3m	14'1" x 10'10"

APARTMENT 17, 34, 51, 68, 85, 102

Living / Kitchen	4.7m x 4.3m	15'5" x 14'1"
Bedroom 1	5.4m x 3.0m	17'9" x 9'10"
Bedroom 2	4.3m x 3.0m	14'1" x 9'10"

APARTMENT 18, 35, 52, 69, 86, 103

Living / Kitchen	4.2m x 3.8m	13'9" x 12'6"
Bedroom	4.5m x 3.0m	14'9" x 9'10"

APARTMENT 19, 36, 53, 70, 87, 104

Living / Kitchen	6.6m x 3.2m	21'8" x 10'6"
Bedroom 1	5.3m x 2.7m	17'5" x 8'10"
Bedroom 2	5.3m x 2.6m	17'5" x 8'6"

APARTMENT 20, 37, 54, 71, 88, 105

Living / Kitchen	5.4m x 5.4m	17'9" x 17'9"
Bedroom 1	5.4m x 2.8m	17'9" x 9'2"
Bedroom 2	4.6m x 3.0m	15'1" x 9'10"

APARTMENT 21, 38, 55, 72, 89, 106

Living / Kitchen	6.9m x 4.0m	22'8" x 13'1"
Bedroom	4.7m x 3.1m	15'5" x 10'2"

APARTMENT 22, 39, 56, 73, 90, 107

Living / Kitchen	6.9m x 3.9m	22'8" x 12'10"
Bedroom 1	5.4m x 3.3m	17'9" x 10'10"

APARTMENT 23, 40, 57, 74, 91, 108

Studio	6.2m x 5.2m	20'4" x 17'1"

APARTMENT 24, 41, 58, 75, 92, 109

Living / Kitchen	7.1m x 4.1m	23'4" x 13'5"
Bedroom 1	5.0m x 3.4m	16'5" x 11'2"

APARTMENT 25, 42, 59, 76, 93, 110

Living / Kitchen	6.8m x 4.0m	22'4" x 13'1"
Bedroom	4.8m x 3.7m	15'9" x 12'2"

APARTMENT 26, 43, 60, 77, 94, 111

Living / Kitchen	5.0m x 4.4m	16'5" x 14'5"
Bedroom	4.6m x 3.4m	15'1" x 11'2"

APARTMENT 27, 44, 61, 78, 95, 112

Living / Kitchen	5.1m x 4.6m	16'9" x 15'1"
Bedroom 1	2.9m x 4.2m	9'6" x 13'9"
Bedroom 2	2.8m x 4.2m	9'2" x 13'9"

APARTMENT 28, 45, 62, 79, 96, 113

Living / Kitchen	8.1m x 3.2m	26'7" x 10'6"
Bedroom 1	5.3m x 3.1m	17'5" x 10'2"
Bedroom 2	4.8m x 3.2m	15'9" x 10'6"

APARTMENT 29, 46, 63, 80, 97, 114

Living / Kitchen	5.3m x 3.1m	17'5" x 10'2"
Bedroom	4.3m x 2.7m	14'1" x 8'10"

APARTMENT 30, 47, 64, 81, 98, 115

Living / Kitchen	6.6m x 4.1m	21'8" x 13'5"
Bedroom	4.3m x 3.3m	14'1" x 10'10"

APARTMENT 31, 48, 65, 82, 99, 116

Living / Kitchen	4.8m x 4.5m	15'9" x 14'9"
Bedroom	4.3m x 3.4m	14'1" x 11'2"

APARTMENT 32, 49, 66, 83, 100, 117

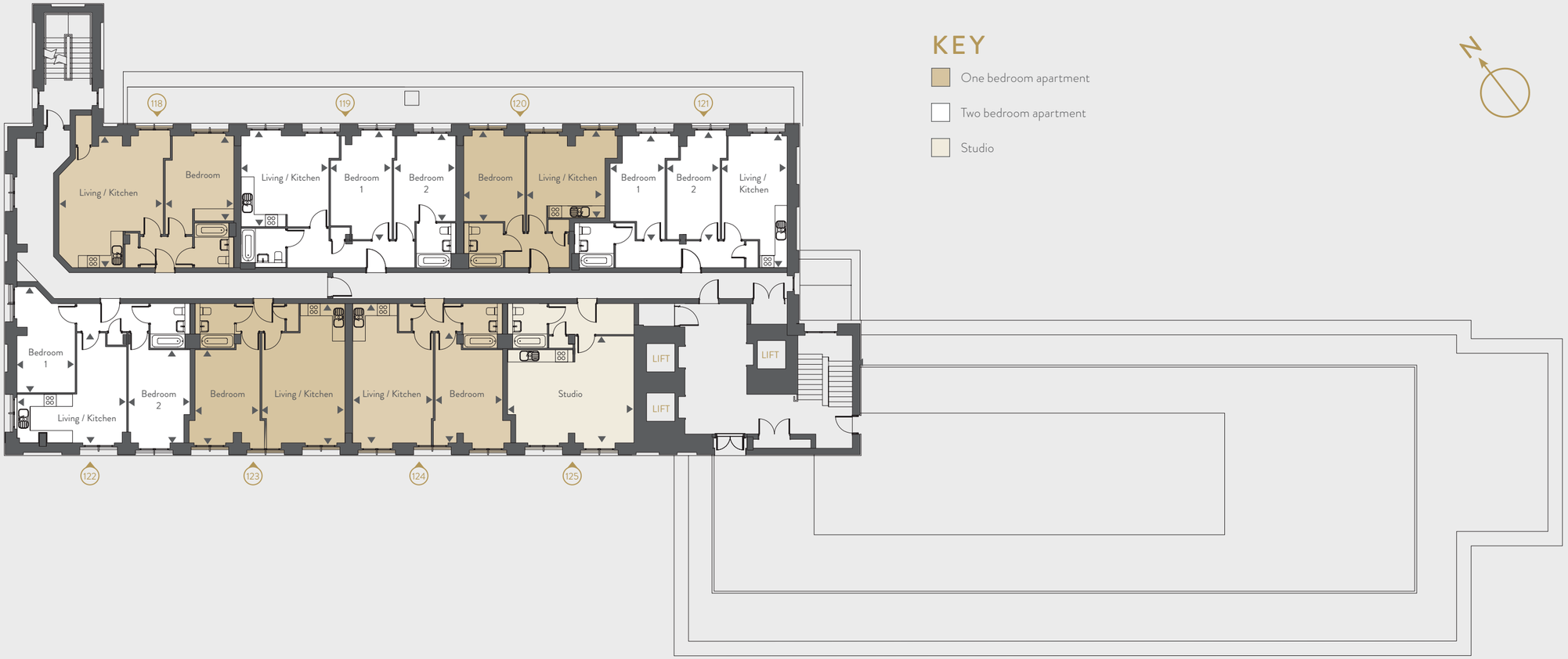
Living / Kitchen	7.1m x 2.6m	23'4" x 8'6"
Bedroom 1	4.9m x 2.5m	16'1" x 8'2"
Bedroom 2	4.9m x 2.5m	16'1" x 8'2"

FLOOR PLANS

FLOOR 7

FLOOR PLANS

FLOOR 7



KEY

- One bedroom apartment
- Two bedroom apartment
- Studio

APARTMENT 118

Living / Kitchen	6.5m x 5.1m	21'4" x 16'9"
Bedroom	4.3m x 3.3m	14'1" x 10'10"

APARTMENT 119

Living / Kitchen	4.7m x 4.3m	15'5" x 14'1"
Bedroom 1	5.4m x 3.0m	17'9" x 9'10"
Bedroom 2	4.3m x 3.0m	14'1" x 9'10"

APARTMENT 120

Living / Kitchen	4.2m x 3.8m	13'9" x 12'6"
Bedroom 1	4.5m x 3.0m	14'9" x 9'10"

APARTMENT 121

Living / Kitchen	6.0m x 3.2m	19'8" x 10'6"
Bedroom 1	5.3m x 2.7m	17'5" x 8'10"
Bedroom 2	5.3m x 2.6m	17'5" x 8'6"

APARTMENT 122

Living / Kitchen	5.4m x 5.4m	17'9" x 17'9"
Bedroom 1	5.2m x 2.8m	17'1" x 9'2"
Bedroom 2	4.6m x 3.0m	15'1" x 9'10"

APARTMENT 123

Living / Kitchen	6.9m x 4.0m	22'8" x 13'1"
Bedroom	4.7m x 3.1m	15'5" x 10'2"

APARTMENT 124

Living / Kitchen	6.9m x 3.9m	22'8" x 12'10"
Bedroom	5.1m x 3.3m	16'9" x 10'10"

APARTMENT 125

Studio	6.2m x 5.2m	20'4" x 17'1"

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Quinata Property Group have teamed up with Andrew James Design Interiors to create tailored furniture packages for Investors and Homeowners alike.

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Andrew James Design Interiors work closely with you to help achieve maximum rental value for your property with a comprehensive inventory and an impeccable service.

www.andrewjamesuk.com

ABOUT QUINATA PROPERTY GROUP

Quinata Property Group has grown from strength to strength acquiring and developing over 1,000 apartments into a vast portfolio across the UK, with hundreds more currently under construction.

Quinata are renowned for an unrivalled attention to design and detail, teamed with a superior level of finish and specification compared to the market's competition, giving every development a distinctive edge.

From left to right: Dorking, Farnborough, Brentwood.

SALES ENQUIRIES

PLEASE CONTACT THE SELLING AGENTS

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Designed by Fresh Lemon.

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