

# CITY TERRACES

by Nexus Residential

*'A transformative redevelopment project'*



2018



2020



2018



2020



City Terraces - Before & After Video



## City Terraces - Then

In a unique location nestled between Liverpool city centre's Baltic Triangle and Liverpool Waterfront, lies an extremely versatile building with an interesting story to tell.

Having been utilised for offices, residential flats and even a care home throughout its lifetime, the property eventually became tired and unfit for purpose, leaving it unoccupied and derelict for some years.

In 2018, local property developer, Nexus Residential, decided it was time for a change. Seeing strong potential in both the location and the structure of the building, plans were drawn up for a transformative redevelopment project which would not only regenerate the property itself, but contribute to the greater regeneration of the Liverpool area.

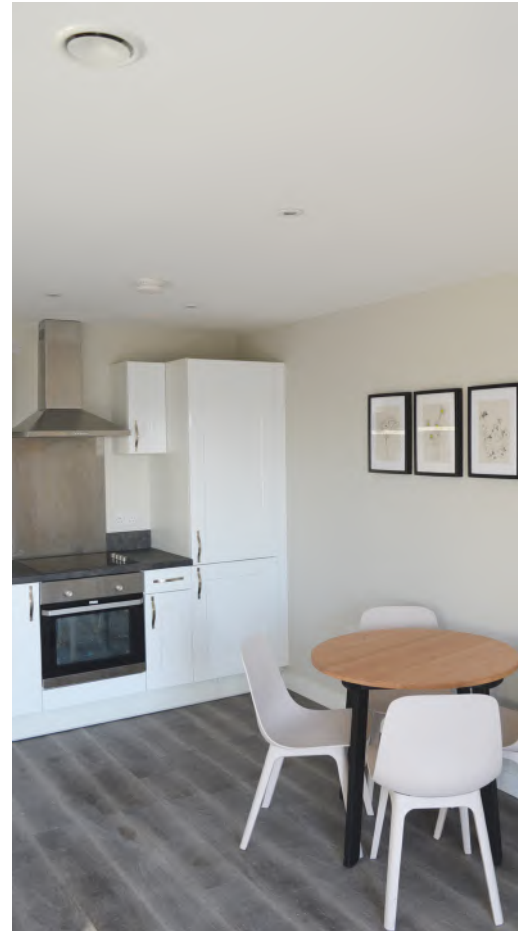


## City Terraces - Now

Housing 34 one and two-bedroom apartments with luxury balconies, the newly named City Terraces development is a beacon for success on Liverpool's property scene.

Boasting manicured landscaped gardens, secure onsite parking and convenient bike storage, the residential project is a welcomed addition to the north-west rental market. Apartments have been finished to a high standard, with sleek integrated kitchens and premium flooring featuring in every unit.

After achieving a timely completion in Q1 2020, City Terraces apartments are already 100% tenanted with the expert team at Nexus Lettings coordinating all lettings and management of the building.





34 Apartments



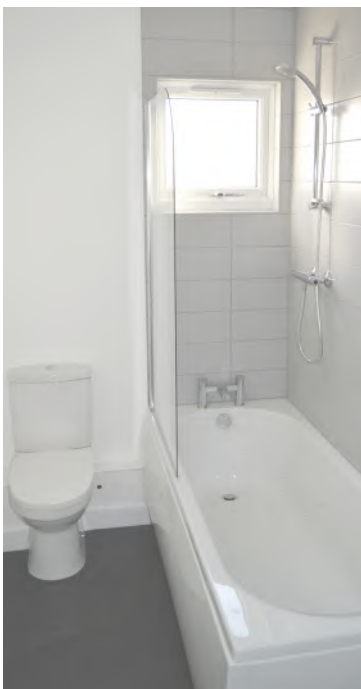
Balconies & Terraces



Onsite Parking



Landscaped Gardens









# The Construction Process

The ambitious construction and refurbishment of City Terraces would have been far too complex for all but the most experienced developers. Nexus Residential has decades of experience in-house and utilised all of this knowledge to ensure that this most challenging of projects was completed on time and to schedule, despite the tests that arose along the way.

Under the watchful eye of the developer, the construction process ran smoothly during times where unforeseen issues raised their head. Some of these hurdles included the early-on detection of asbestos, the necessity to underpin part of the building and add an additional floor, the installation of a new elevator, as well as placing a new roof on the structure.

With a skilled developer like Nexus Residential at the helm, problems were resolved and overcome quickly to prevent delays and promote the delivery of construction in line with the programme. It is very likely that a developer without the level of expertise possessed by the team at Nexus Residential would have struggled to deliver such a project to this standard of finish, on time and to budget.



CITY TERRACES

**Q1 2018**



**Planning Approved**

**Q2 2018**



**Construction Begun**

**Q3 2018**



**Steelwork Installed**

**Q4 2018**



**Foundation Work Commenced**

**Q1 2019**



**Roof Design Progressed**

**Q2 2019**



**Timber Frame Installed**

**Q3 2019**



**1st and 2nd Fix Works**

**Q4 2019**



**Furniture Installation Commenced**

**Q1 2020**



**Construction Completed**

[View all the construction updates here](#)

# Nexus Residential

The company behind this incredible refurbishment is Nexus Residential. Using the knowledge and expertise of its professional team, Nexus accomplished a successful transformation that would have been far too challenging for all but the most experienced developers.

Working in partnership with top industry specialists, Nexus Residential has produced some of Liverpool's most exciting new off plan and refurbished property developments, such as L1 Boutique and Marina Lofts.

With the population of Liverpool increasing every year, Nexus is continuing to develop schemes in the local area. For example, City Residence - The Apartments will provide much needed quality homes aimed at the growing city centre demographic.



## City Residence - *The Apartments*

Prices from **£114,995**

**6% NET** Rental Return

Near **£5.5bn** Regeneration Area

