

The background features a gradient from yellow at the top to green at the bottom. On the left side, there are several thin, white, curved lines that sweep across the frame, creating a sense of movement and depth. The main text is centered horizontally and consists of the word 'PHOENIX' in a large, white, stylized font. Each letter is constructed from multiple overlapping, hand-drawn white lines, giving it a textured, three-dimensional appearance. Below the word 'PHOENIX' is the word 'LIVING' in a smaller, bold, black, sans-serif font. To the right of the word 'PHOENIX' is the word 'SQUARE' in a white, bold, sans-serif font, oriented vertically.

PHOENIX

LIVING

SQUARE

The background of the page is a complex, abstract pattern of thin, yellow lines. These lines are arranged in a way that creates a sense of depth and movement, resembling a series of overlapping, wavy planes or a dense, organic structure. The lines are most concentrated in the center and left side of the page, with some lines extending towards the right edge. The overall effect is one of dynamic energy and modern design.

63 individually designed stylish new homes.

At the centre of Britain is Leicester, a thriving, modern city, home to a bohemian and ambitious people. At the heart of Leicester is the St George's cultural quarter, a remarkable, vibrant, cool but uncontrived, creative neighbourhood. And within St George's there is **Phoenix Square**, a genuinely unique development fusing together homes, office studios, creative workspaces, independent cinema, café bar and digital gallery. A creative community. A place like no other. Individual. Home.



Phoenix Square, at the heart of the St George's cultural quarter.

Stroll through this creative and cultural neighbourhood, buy your Sunday paper and bread, relax with friends in the evening with a choice of restaurants and bars, enjoy live music, theatre and entertainment – it's all on your doorstep.

LEFT TO RIGHT:  
Curve theatre within the historic heart of the Cultural Quarter. St George's church, 2 minutes walk from Phoenix Square. The nearby Quarter restaurant, one of the excellent restaurants in the streets around Phoenix Square. Historic buildings in St George's, the city's emerging cultural quarter. Curve and St George's church.



Designed by award-winning architects, Marsh Grochowski, Phoenix Square is a truly unique development fusing together independent arts cinema, digital gallery, café bar, office studios, creative workspaces and some of the best apartments in Leicester's city centre.

LEFT TO RIGHT:  
Phoenix Square Film & Digital Media reception area,  
leading to cinemas, exhibition space and café bar.  
Main entrance approach to Phoenix Square.  
Central courtyard in the heart of the complex.



FROM MAIN IMAGE OPPOSITE:  
Contemporary open plan living; bedroom details; bedroom styling;  
master bedroom with en-suite bathroom; open plan living room;  
relaxing at apartment 55.



**Stylish, contemporary homes** have been carefully designed to enhance the living experience, with natural daylight flooding through large floor to ceiling windows and a range of external spaces, balconies and roof terraces.

And with each home being just that little bit different to its neighbour, they're all individual, like you.



**Contemporary, individually designed fitted kitchens** have a distinct feel, with clean lines and all you would expect in your new modern home – including microwave, oven and hob, fridge-freezer and dishwasher.

**Bathrooms have also been carefully designed** giving you the choice of a warm relaxing bath in comfortable surroundings or an invigorating shower to start your day.





CLOCKWISE FROM TOP LEFT:  
 THE BLACK BOY serves real ales in Albion St.  
 ST. MARTIN'S SQUARE collection of independent retailers.  
 (Main) LEICESTER MARKET The largest market of its type in Europe and voted 'Britain's Favourite Market 2009'.  
 CARLUCCIO'S DELI & RESTAURANT, Highcross Quarter.  
 LEICESTER BUTCHERS, Humberstone Gate.  
 HELSINKI bar and night club, Rutland St.



Leicester is just 1 hour 9 minutes from London St Pancras's Eurostar Terminal.

Living in Phoenix Square isn't just about your stylish new home - it's also about location, the key to a good property choice.

Phoenix Square, at the heart of the St George's Cultural Quarter gives you so much on your doorstep - the Phoenix Cinema and café bar, Curve theatre and a wide choice of quality bars and restaurants, not to mention the city's shopping opportunities just a few minutes away. You'll love living here.

Designed with sustainability in mind each home offers energy efficient heating and hot water systems to reduce running costs and environmental impact.

**Other features include:**

- Fitted kitchens including microwave, oven and hob and dishwasher
- Washer/dryer
- Solar supplemented heating and hot water / reduced running costs
- Sky+ (subscription required) and broadband connectivity
- Many materials from sustainable sources, including FSC certified wood
- Outdoor space – most homes offering either balconies or roof gardens
- Secure video entry system
- Secure basement parking including cycle storage
- Code for Sustainable Homes (CFSH Level 3)
- NHBC 10 year guarantee

**Energy Performance Certificates (EPCs)**

Each of the 63 homes have B-rated EPCs. Each is available on request.

**Typical studio apartment**



Juliet balcony with central courtyard view

Typical floor area  
34 sq m (363 sq ft)

**Typical 1 bedroom apartment**



Balcony

Typical floor area  
43 sq m (461 sq ft)

**Typical 2 bedroom apartment**



Balcony

Typical floor area  
65 sq m (701 sq ft)

**Typical 3 bedroom duplex apartment**



Roof garden / Terrace

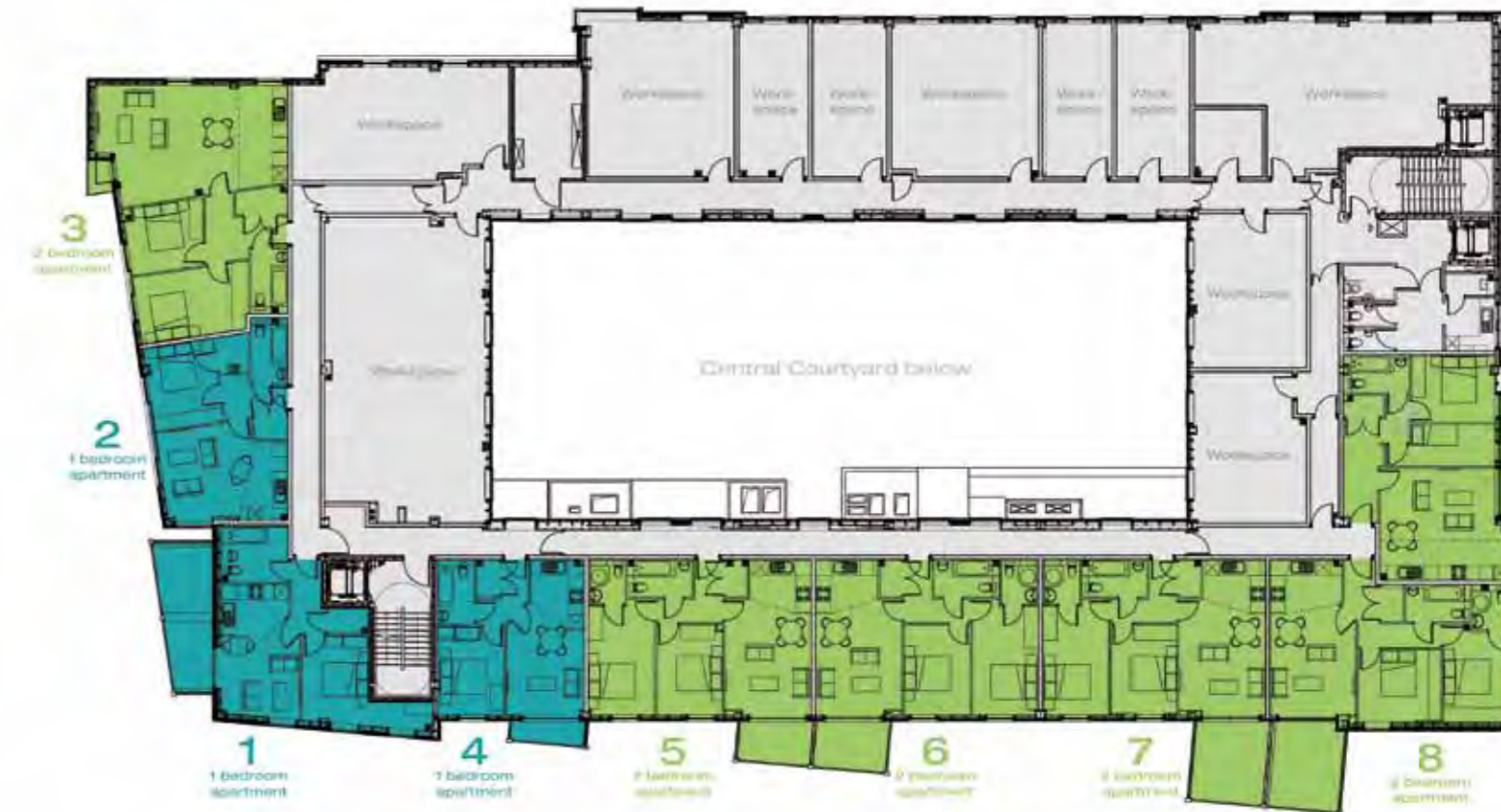
Typical floor area  
93 sq m (1,000 sq ft)

Upper floor

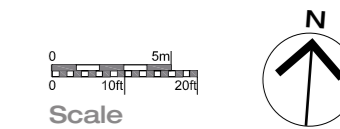


**Floor 2**

apartment details



- Studio apartments
- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom duplex



All floor plans are indicative and subject to verification by inspection. Please contact our agents for a list of currently available properties.

**Floor 3**  
apartment details



**Floor 4**  
apartment details



**Floor 5**  
apartment plans



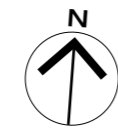
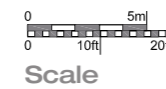
**Floor 6**  
apartment details



**Floor 7**  
apartment details



- Studio apartments
- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom duplex



**Sustainability**  
Each home has been designed to be comfortable, stylish and environmentally sustainable, proudly meeting the high standards of the new nationally recognised Code for Sustainable Homes Level 3 and all achieving B-rated Energy Performance Certificates.

The award-winning developers, Blueprint, take pride in creating buildings that are not only designed to the highest standards, but help to ensure that your investment takes a long term view both environmentally and financially. The result is a place that is great to live in, sensitive to the environment and assists in reducing your running costs.

FROM LEFT:  
Living room.  
Victoria Park, only 5 minutes cycle ride away,  
a beautiful open space in the heart of the city.



A development by:

**blueprint**

Blueprint is a joint venture between:



**Architects: Marsh Grochowski**

**Phoenix Square, 4, Midland Street,  
Leicester, LE1 1TG**

Property Misdescriptions Act 1991/ Misdescription Act, 1967.  
The agent(s) for themselves and for the vendors / lessors of this property whose agent(s) they are, give notice that: 1) These particulars do not form any part of any offer or contract. 2) The statements contained therein are issued without responsibility on the part of the agent(s) or their clients and therefore are not to be relied upon as statements or representations of fact. Any intending purchaser / lessee must satisfy themselves as to the correctness of each of the statements made herein. 3) The vendor / lessor does not make or give, and neither the agent(s) nor any of their employees have the authority to make or give, representation or warranty whatever in relation to this property.

[www.phoenixsquare.org/living](http://www.phoenixsquare.org/living)  
[www.blueprintregeneration.com](http://www.blueprintregeneration.com)



**Mixed Sources**  
Product group from well-managed  
forests and other controlled sources  
[www.fsc.org](http://www.fsc.org) Cert no. SGS-COC-004224  
© 1996 Forest Stewardship Council

A development by **blueprint**