

ADENIR

heights

PARIS

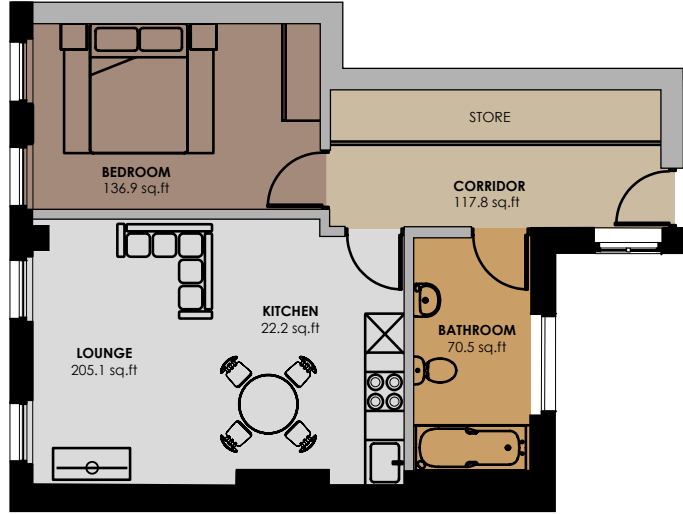
developments



a stunning
collection of
studio, one &
two bed
apartments.



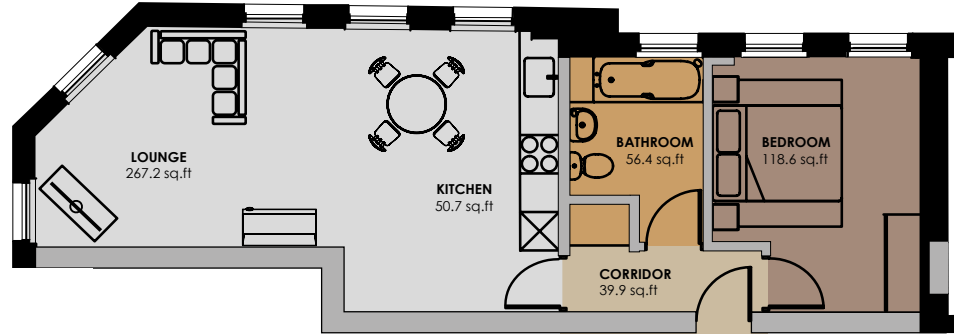
exquisite
attention
to detail.



one. one bedroom

54 sq.m / 581.251sq.ft

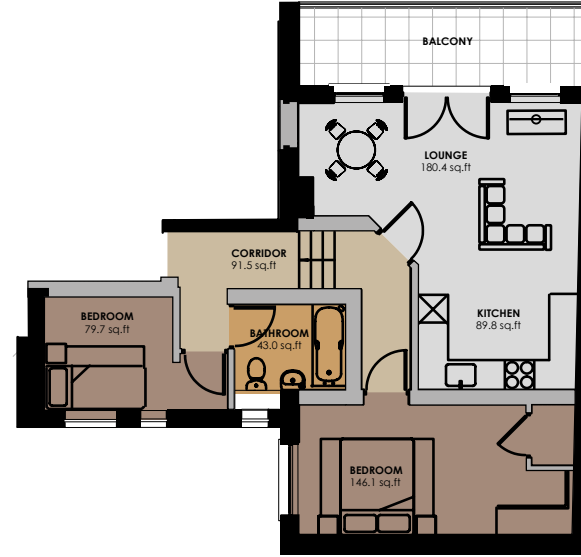
BEDROOM	12.72 sq.m / 136.9 sq.ft
LOUNGE	19.05 sq.m / 205.1 sq.ft
KITCHEN	2.04 sq.m / 22 sq.ft
BATHROOM	6.55 sq.m / 70.5 sq.ft



two. one bedroom

54 sq.m / 581.251sq.ft

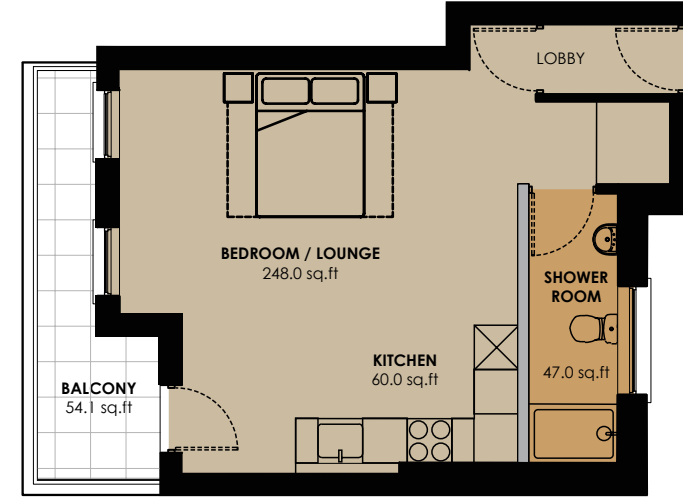
BEDROOM	11.02 sq.m / 118.6 sq.ft
LOUNGE	24.82 sq.m / 267.2 sq.ft
KITCHEN	4.71 sq.m / 50.7 sq.ft
BATHROOM	5.24 sq.m / 56.4 sq.m



three. two bedroom

66 sq.metres / 710.418 sq.ft

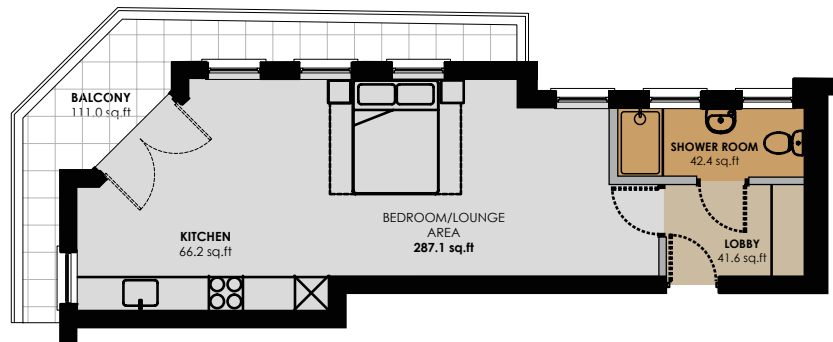
BEDROOM 1	13.57 sq.m / 146.1 sq.ft
BEDROOM 2	79.7 sq.m / 7.40 sq.ft
LOUNGE	16.76 sq.m / 180.4 sq.ft
KITCHEN	8.34 sq.m / 89.8 sq.m
BATHROOM	3.99 sq.m / 43.0 sq.m



four. studio

37 sq.metres / 398.265 sq.ft

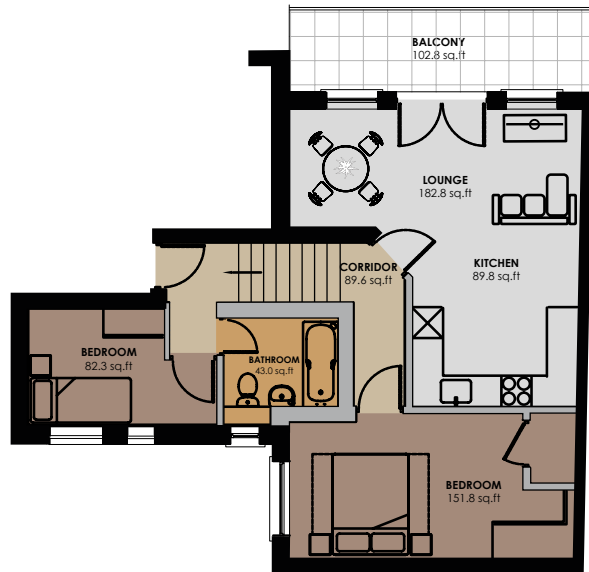
BEDROOM / LOUNGE	23.04 sq.m / 248.0 sq.ft
KITCHEN	5.57 sq.m / 60.0 sq.ft
SHOWER ROOM	4.36 sq.m / 47.0 sq.ft



five. studio

37 sq.metres / 398.265 sq.ft

BEDROOM / LOUNGE	26.67 sq.m / 287.1 sq.ft
KITCHEN	6.15 sq.m / 66.2 sq.ft
SHOWER ROOM	3.94 sq.m / 42.4 sq.ft



six. two bedroom

66 sq.metres / 710.418 sq.ft

BEDROOM 1	14.10 sq.m / 151.8 sq.ft
BEDROOM 2	7.65 sq.m / 82.8 sq.ft
LOUNGE	16.98 sq.m / 182.8 sq.ft
KITCHEN	8.34 sq.m / 89.8 sq.ft
BATHROOM	3.99 sq.m / 43.0 sq.ft

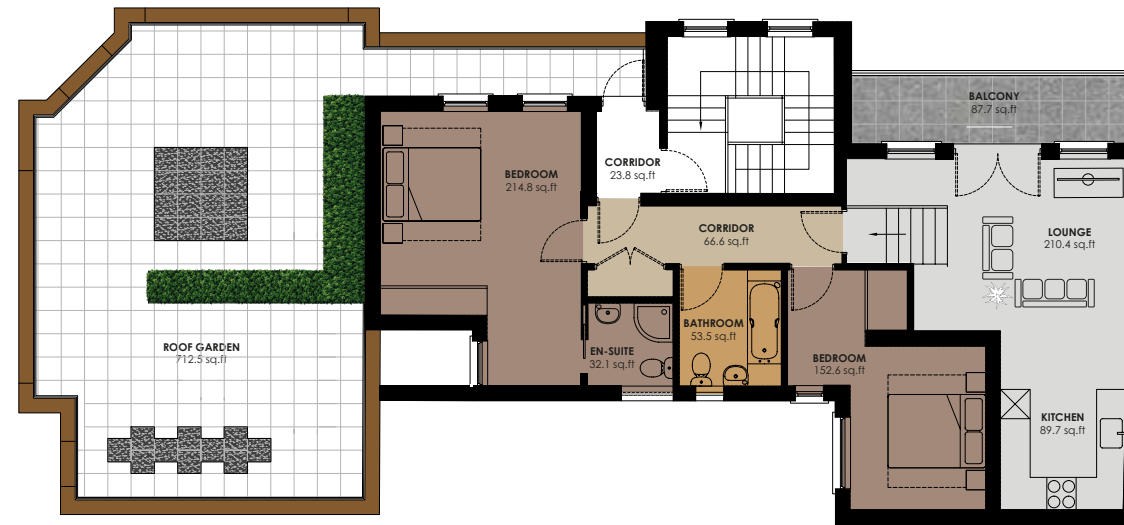


ROOF GARDEN 66.19 sq.m / 712.sq.ft

seven. two bedroom

83 sq. metres / 893.405 sq.ft

BEDROOM 1	19.96 sq.m / 214.8 sq.ft	KITCHEN	8.33 sq.m / 89.7 sq.ft
EN-SUITE	2.98 sq.m / 32.1 sq.ft	LOUNGE	19.55 sq.m / 210.4 sq.ft
BEDROOM 2	14.17 sq.m / 152.6 sq.ft	BATHROOM	4.97 sq.m / 53.5 sq.ft



Living at Avenir Heights is as much about your community as it is about you. A home that extends to countless spaces to work and play. South London living that's connected.

Welcome to Coulsdon. You'll find us opposite Waitrose and next to Coulsdon Town station and a short walk away from South Coulsdon Station from where you can take a train to Victoria in 25 minutes and London Bridge in 30 Mins. Head to Gatwick Airport in 20 minutes by car or to sunny Brighton in 40 minutes.

Designed and built to a high specification you will find a luxurious kitchen with integrated appliances along with chic bathrooms and en-suites which feature the latest on trend sanitary ware.

We're elevating the rental experience , it's a way of life. A stylish collection of studio,1 & 2 bed apartment suites to rent. Enjoy great views, fitted wardrobes, top end appliances and great connectivity.

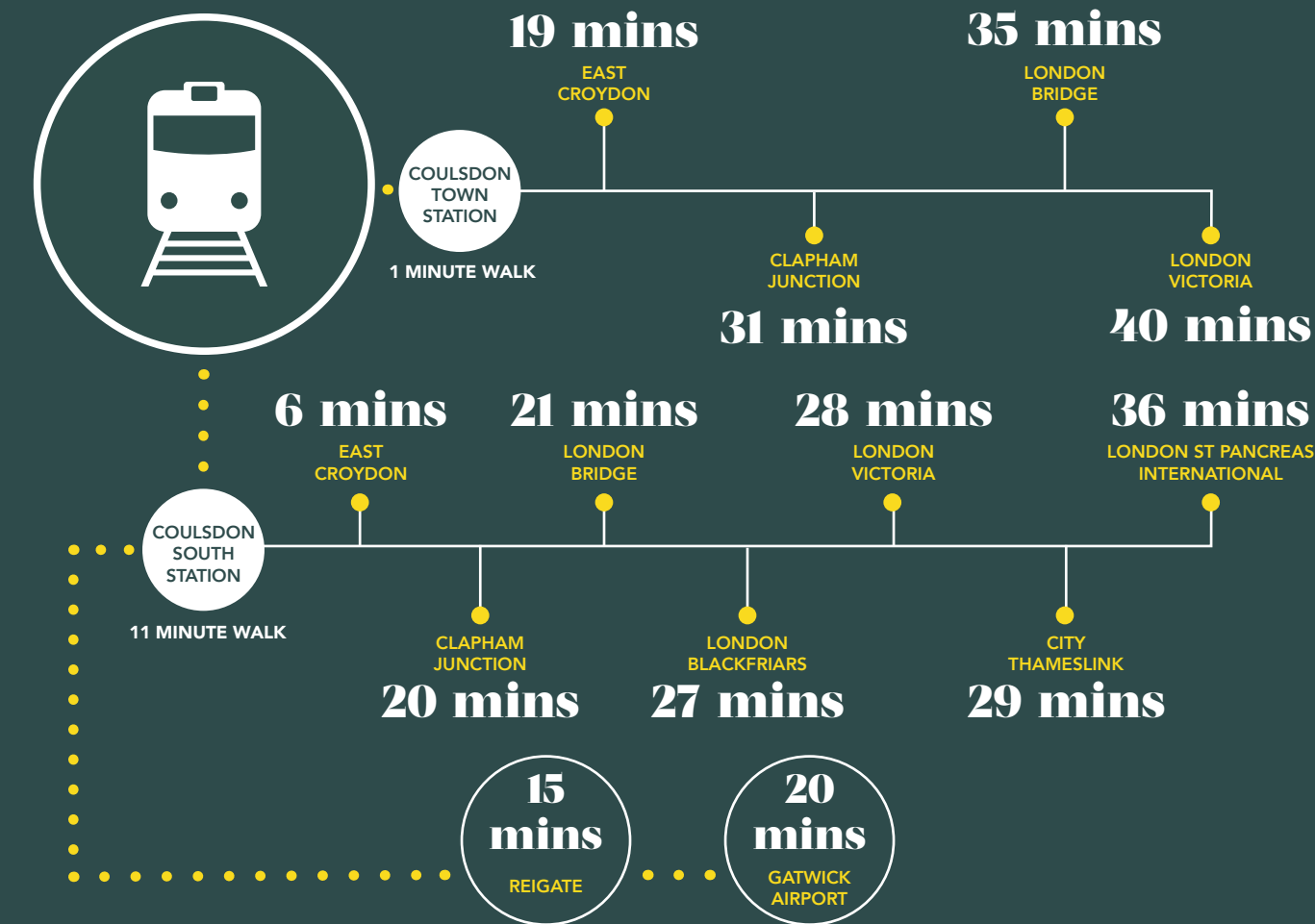
We will also offer

- Beautiful amenity spaces for each apartment.
- Yoga classes on the beautiful Avenir Heights rooftop
- Rooftop sky lounge for all residents
- Co working spaces
- Resident events

experience cosmopolitan living, in a city like no other.



by train.



by car.

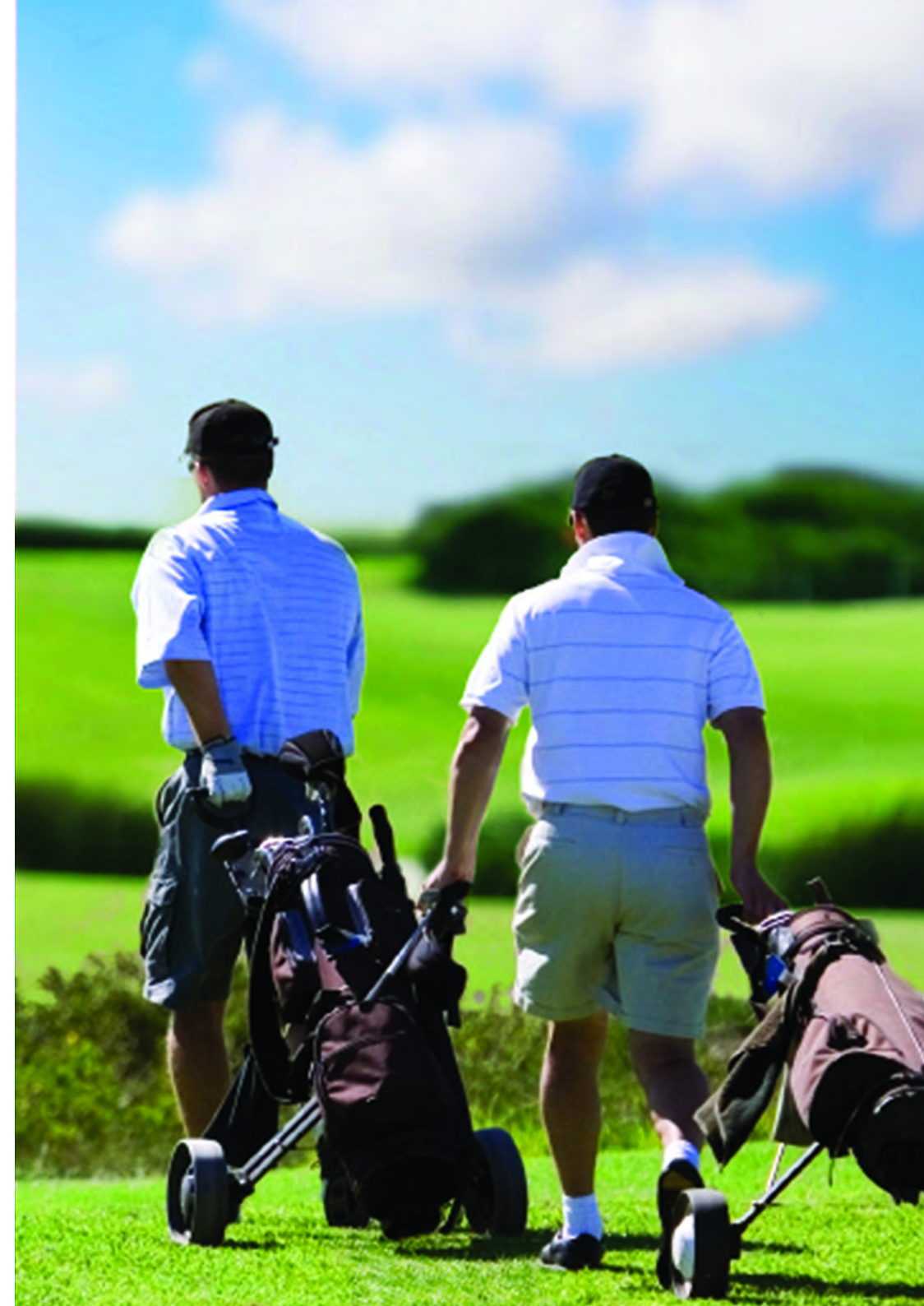




The historical town of Coulsdon the development is conveniently located close to the protected Surrey greenbelt, with miles of unspoiled countryside, with its extensive network of paths and cycle routes with wonderful wildlife, walking, cycling and horse-riding opportunities.

the best of both worlds...

The town itself and immediate area has plenty to offer with access to some of the country's finest schools. The traditional high street has shops for everyday needs, such as Waitrose, Boots and Caffè Nero, together with a number of small independent retailers. Croydon Town Centre is a stone's throw away, offering access to all of the major high street retailers including Zara, John Lewis and Gap to name but a few.



...with something for everyone on your doorstep.

For those who enjoy a stroll in the countryside, Farthing Downs is a short distance away and for the sports enthusiast there are countless health and fitness centres nearby. Coulsdon and the surrounding areas are home to a number of fantastic private members golf courses including The Addington and Croham Hurst. Other sporting facilities nearby include squash, rugby, football, lawn bowling and tennis clubs.

Nearby Whitgift school hosts Surrey T20 Cricket matches each summer. Avenir Heights is the ideal location for young professionals, families and downsizers offering secluded privacy with all the facilities of a modern town centre at your fingertips. In our view, a perfect combination.

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KITCHEN

- Professionally designed contemporary grey kitchens
- White stone work surfaces and matching upstand
- Underslung sink with chrome mixer taps
- Contemporary splashback
- Branded integrated appliances comprising oven, hob and extractor hood, combination microwave, fridge/freezer and dishwasher all with a stainless steel finish
- LED under cupboard lighting

it's all in
the detail.

Each home meets the same impeccable standards, from the individually crafted kitchens to the spacious bedrooms and well-appointed bathrooms, everything about the interiors at Avenir Heights exude quality and style.

BATHROOMS & EN-SUITES

- Stylish contemporary white sanitaryware
- Half height porcelain wall tiling with full height tiling to perimeter of bath
- High quality porcelain floor tiling
- Fitted recessed mirror and shaver socket
- Concealed cistern WC with soft closing seat
- Elm vanity under basin
- Tiled bath panel to family bathroom
- Glazed shower screen
- Chrome plated mixer taps
- Shower cubicles include shower doors, full height tiling and chrome fixed head shower
- Heated chrome towel rails
- Recessed stainless steel downlights

HEATING

- Electric through the building

FINISHES

- White Lacquered internal doors
- Chrome finish ironmongery

SECURITY

- Secured-by-Design Accredited development
- Multi-point locking system to front doors
- Telecom (Audio Visual) based door entry system with keypad to communal front door
- External lighting to all balconies and roof terraces

HOME ENTERTAINMENT & COMMUNICATION

- Telephone sockets to living/dining room and master bedroom
- Hyperoptic – fastest internet speed in UK

BEDROOMS

- Fitted grey flooring to bedrooms
- Individually designed fitted wardrobes to master bedroom

GENERAL

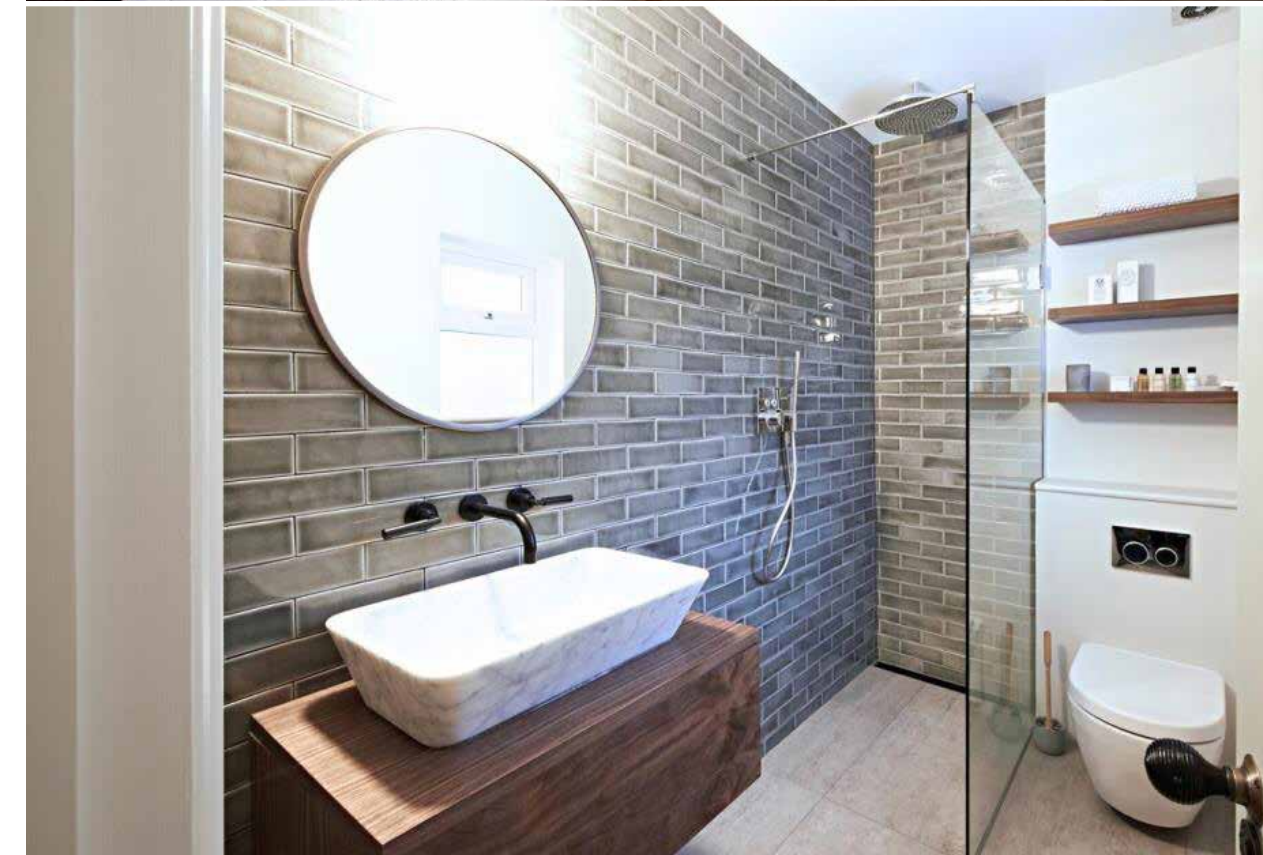
- Balconies / terraces (where applicable)
- Grey timber flooring to hallway and living/dining room
- Smooth ceilings throughout
- Internal walls to have smooth plaster finish decorated in matt emulsion

GREEN CREDENTIALS

- Bicycle storage located in ground floor area
- Small Eco recycling bins provided

OUTSIDE AREA

- Landscaped coammunal rooftop area



ABOUT THE DEVELOPER

When it comes to buying your new home it is reassuring to know that you are dealing with a company that has an unrivalled reputation built on designing and creating fine homes. We focus on meeting the demands of our customers.

With this in mind, every new Varis home we build receives individual, professional attention from the moment it first appears on the drawing board, right through to the completion of the development.

Each and every Varis development blends a distinct sense of place, style and community with an outstanding location. We have a selection of exciting schemes in the pipeline across London in a broad range of locations, each situated in a highly-sought after area, where we know our buyers want to live.

Our developments appeal to a wide range of the Capital's buyers - whether you are looking for a central base, an investment opportunity, a first time buyer property or a larger family home. We are confident that our approach to construction and customer care will provide you with many years of enjoyment in your dream home.



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