

LONDON

CITY ISLAND



RESIDENTIAL DEVELOPMENT BROCHURE

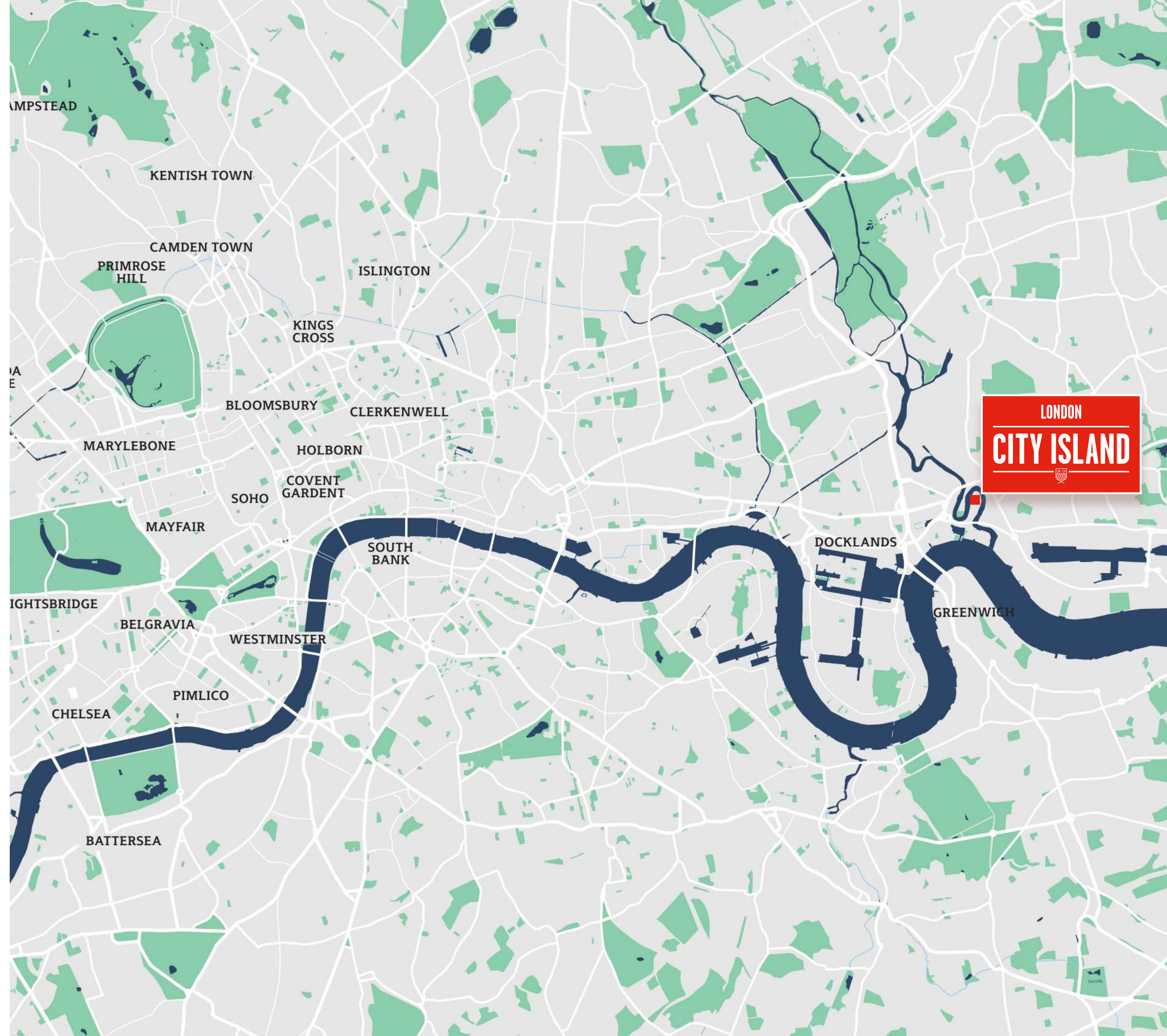
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NEW EAST LONDON DESTINATION

London City Island is located on a peninsula in the River Lea, in the Docklands area of East London. It is connected to the mainland by a footbridge to Canning Town station, which is served by the Jubilee line. This gives residents direct access to central London, with Bond Street station reachable in just 20 minutes. It is also close to a number of popular attractions, including Canary Wharf, the O2 Arena, and Excel London.

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LONDON CITY ISLAND IS RIVERSIDE 10 BLOCKS COMPRISING OVER 1,700 NEW HOMES,
INCLUDING APARTMENTS, TOWNHOUSES, AND PENTHOUSES BENEFITTING FROM
A VARIETY OF LEISURE FACILITIES AND PRIVATE RESIDENTS' AMENITIES



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The development is located on a dramatically meandering curve of the River Lea, just before it joins the Thames. The high-impact crimson red structure of the vertical lifting bridge is integral to the assemblage of forms — signalling the way to the island cityscape in a bright splash of colour.

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ARCHITECTURE BY GLENN HOWELLS ARCHITECTS

The architecture is characterized by its bold and contemporary design. The buildings are a mix of heights and styles, but they are all united by their use of high-quality materials and their focus on sustainability.

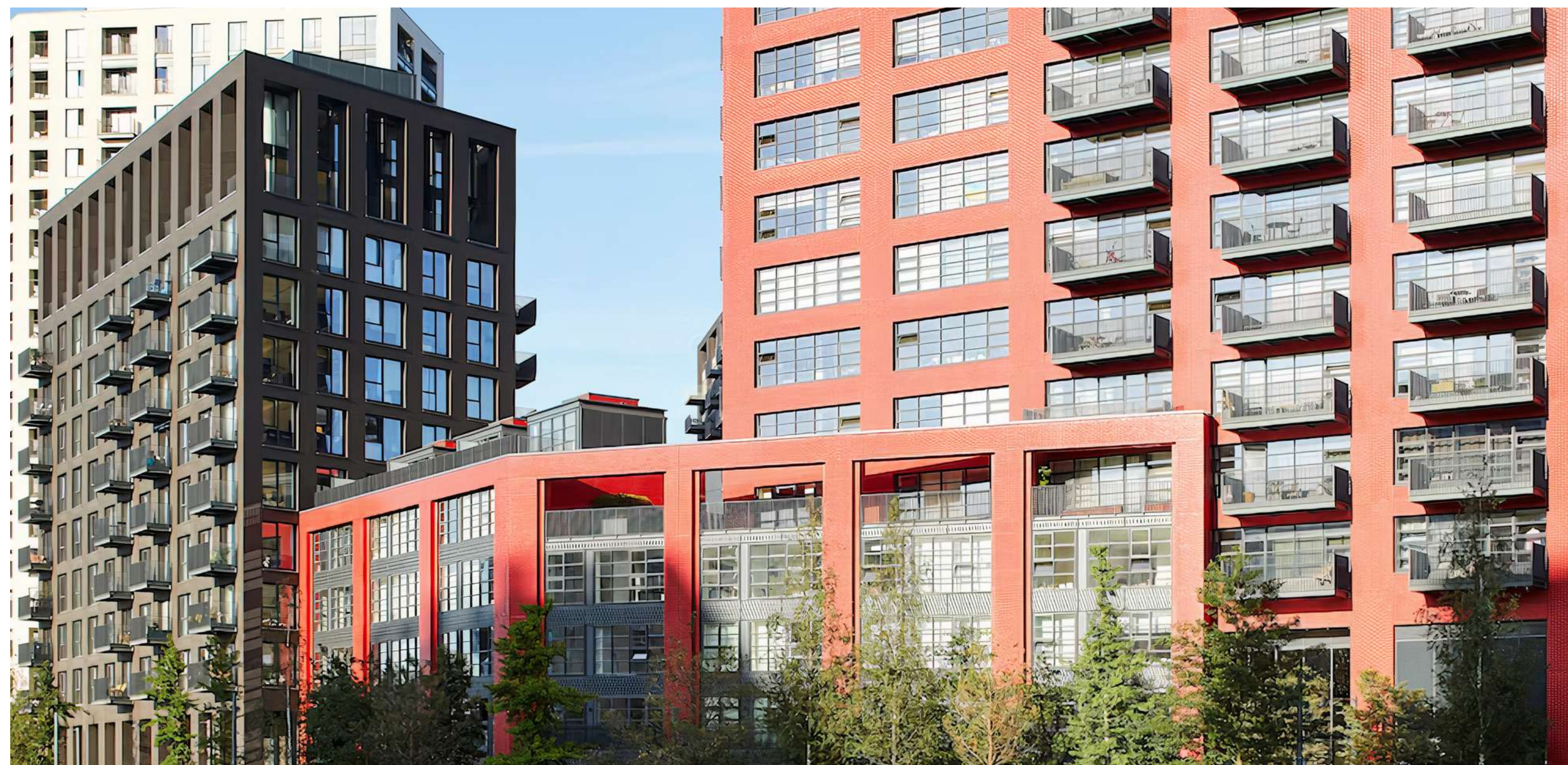
One of the most striking features of the development is the use of glazed bricks on the facades of the residential towers. The bricks were specially created by Dutch firm Wienerberger in a variety of colours, including red, blue, and white. The shimmering shades create a dazzling effect in the sunlight and appear to change in tone when viewed from different angles.



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UNIQUE RESIDENCES

Collection of exclusive three-bedroom townhouses offers the best of both worlds: the spaciousness and privacy of a house with the convenience and amenities of an apartment building. The townhouses are arranged over three floors and feature a private front terrace, dining, living, study, and three bedrooms. Some townhouses also feature a large balcony or roof terrace. These homes are ideal for families or couples who are looking for a spacious and luxurious home in a convenient location.

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Located on the top floors of the development's tallest towers, collection of four-bedroom homes boast stunning views of the River Lea, the Docklands, and the city skyline.

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INVITING ATMOSPHERE

The lobby is a grand and double-height space that features a sweeping staircase, a marble floor, and a glass-walled atrium that floods the space with natural light. The lobby is also home for a 24-hour concierge desk and a coffee bar with a number of seating areas where residents can relax or meet guests.



CONTEMPORARY LIVING

The interiors are designed to be modern, stylish, and comfortable. One of the key features of the apartments is the use of open-plan living spaces. This creates a sense of flow and spaciousness, and it also makes it easy for residents to entertain guests.

The kitchens are all fully equipped with integrated appliances, and the bathrooms are fitted with luxury sanitaryware. The bedrooms are all well-sized and have fitted wardrobes.

The interiors are also designed to be sustainable. The buildings are well-insulated and have large windows to let in natural light. The apartments also come with a number of energy-efficient features, such as low-energy lighting and appliances.

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LIVING ROOM

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KITCHEN

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BEDROOM

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LIVING ROOM

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**ROOFTOP
SPORTS
PITCH**

**CLUBHOUSE,
POOL, GYM,
RECEPTION**

**ENGLISH
NATIONAL
BALLET**

BRIDGE

**BOTANIC
SQUARE**

**CAFES
AND BARS**

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BOTANIC SQUARE

The square is home to a variety of plants and trees, including cherry trees, maples, and birch trees. There is also a large water feature in the center of the square, which is surrounded by benches and seating areas. Botanic Square is a popular place for people to meet up with friends and family, or to simply take a break from the hustle and bustle of city life. There is also a children's playground in the square, making it a great place for families with young children to visit.

In addition to its recreational function, it also plays an important role in the sustainability of the London City Island development. The plants and trees in the square help to improve air quality and reduce noise pollution. They also provide shade in the summer and shelter from the wind in the winter.

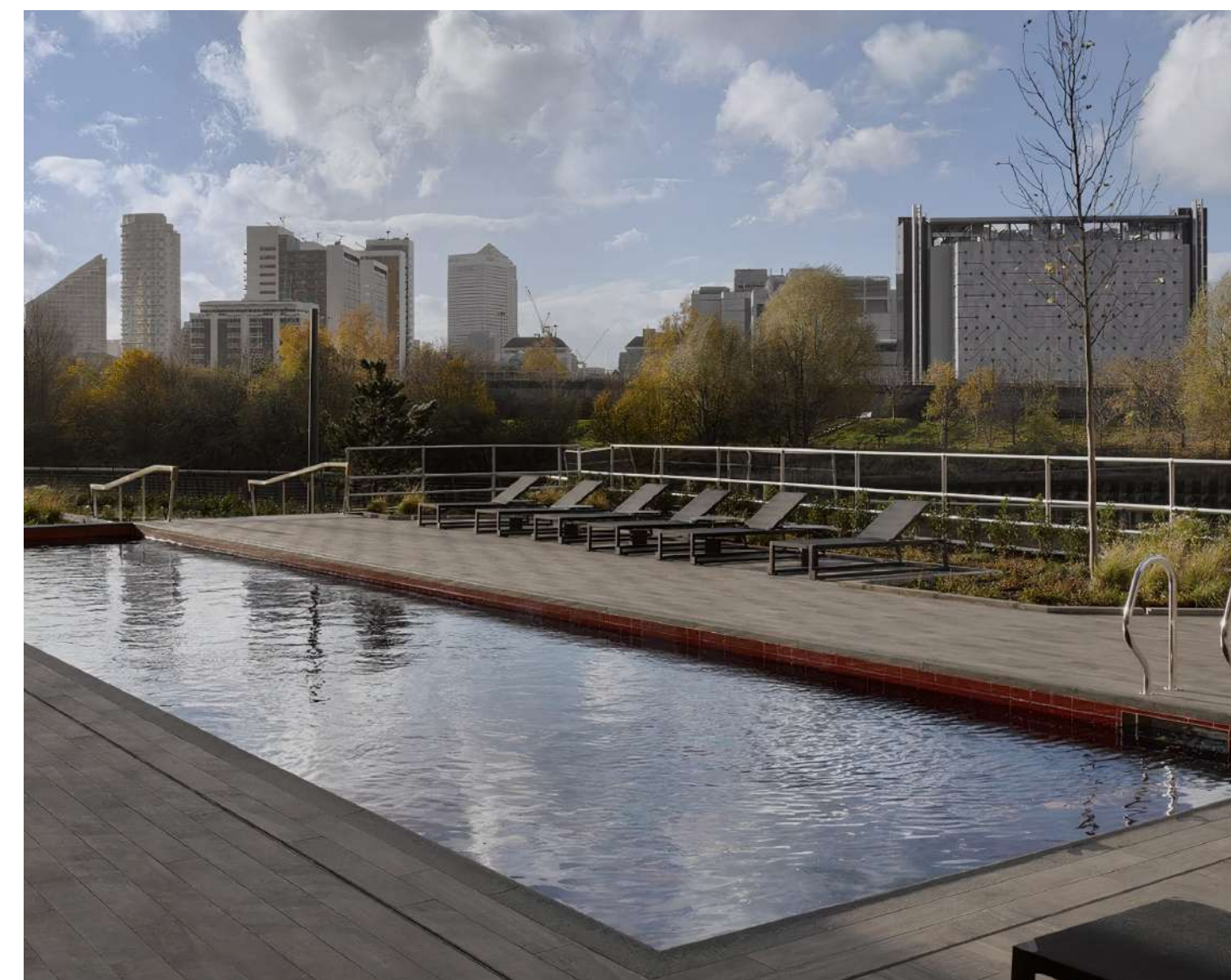
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PRIVATE URBAN RESORT

London City Island's Gym features Technogym equipment, personal training, and diverse classes like tai chi, yoga, and Pilates. The 20-meter red pool offers relaxation, and The Spa includes a hydro-pool, sauna, and steam rooms, resembling a private urban resort for residents.



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The Clubhouse is also home to a number of events and activities throughout the year, such as wine tastings, cocktail classes, and live music performances. It is also a cozy place to work or hold meetings.

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WORLD CLASS CULTURE PLACE

In 2021, the English National Ballet found its new home in the London City Island. It has brought a new cultural attraction to the area and has helped to create a vibrant and exciting community. The ENB offers a variety of performances and events throughout the year. In addition to its main season of ballets, the ENB also hosts a number of family-friendly events, such as workshops and masterclasses.

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WONDERING WHAT TO DO MORE?

In addition to private residents' amenities, you can start with shopping at Artyytude, the couture brand, offering high-fashion, luxury goods, and bespoke multicultural craftsmanship. After that, head to one of three local bars for an aperitif and for dinner to Wok&Grill. While you are busy, your kids can have fun at Gymboree Play, a venue hosting themed parties and hands-on classes, from music to sports.

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THE DEVELOPMENT IS READY-TO-MOVE IN

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ECOWORLD AND BALLYMORE IS THE PROJECT DEVELOPER

EcoWorld and Ballymore is the joint venture of two famous developers: Malaysian building company and private Irish developer one founded in 1982. They both have a big history of building premium class complexes. Together they have built three of the most important waterside projects: Embassy Gardens, London City Island and Warden London.

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