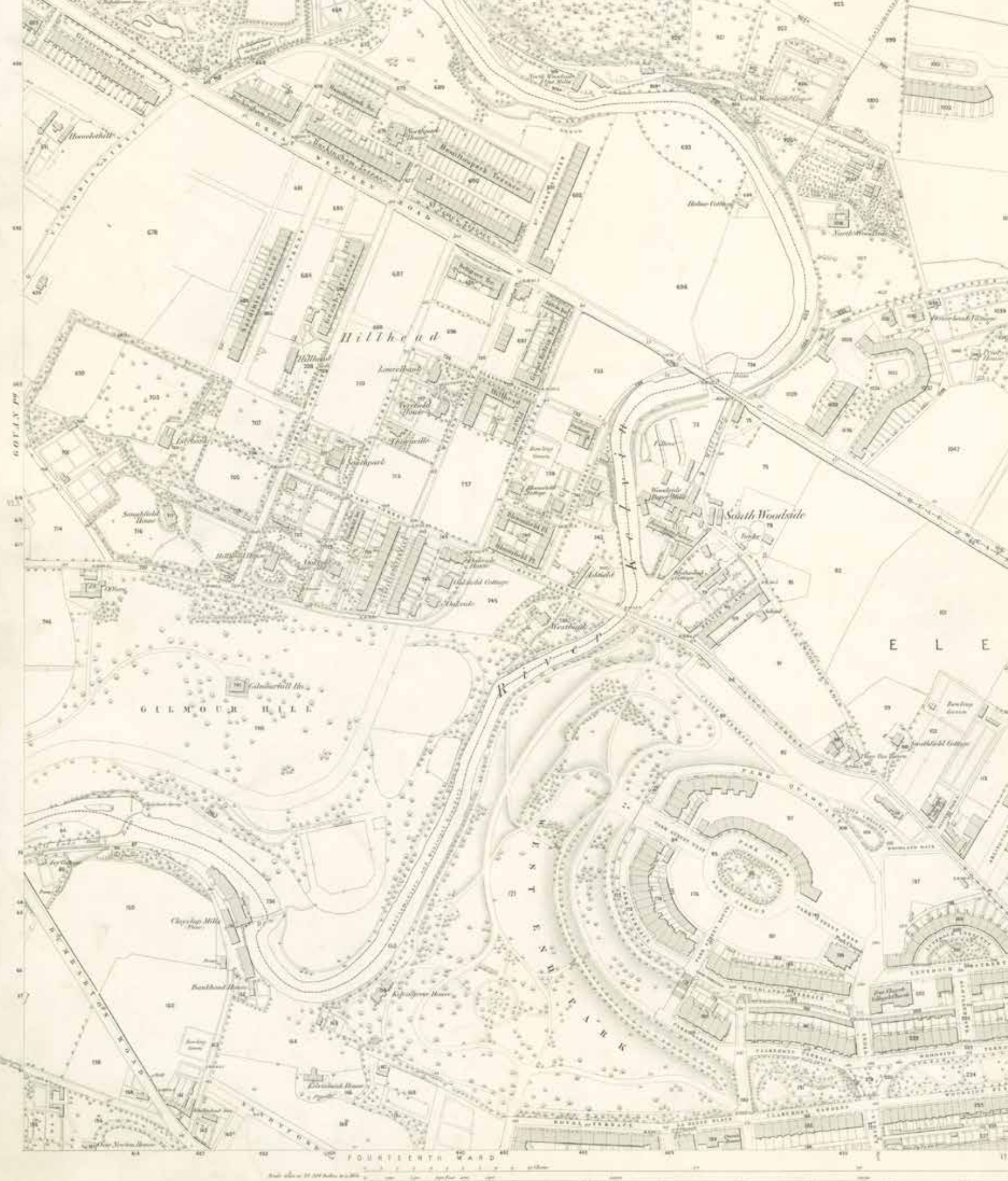




**PARK QUADRANT**  
RESIDENCES

THE MISSING PIECE IN GLASGOW'S HISTORY



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# 1

## THE *MISSING PIECE* IN GLASGOW'S HISTORY

Park Quadrant Residences presents a rare opportunity to become part of an exciting and dramatic development of high-end residential living in an area renowned for its quality of historical architecture and townscape.

In 1851, architect Charles Wilson developed proposals for a public park, which was to become Kelvingrove Park, along with a masterplan for a concentric pattern of streets at Woodland Hill. In 1854, this plan was changed to include the inner ring of terraces, Park Circus, along with the outer ring of Park Terrace and Park Quadrant.

In Peter Reed's book 'Glasgow: The Forming of the City' which traces the city's architectural history from its merchant origins, there is an analogy of Park Circus as having two distinct characters; "An introverted inner ring, Park Circus, with a subtle, quiet, but grand, elevation treatment, with no dominant hierarchy or expressed roofscape, and a flamboyant, extravert outer ring, Park Terrace and Park Quadrant, with an exciting variety, richness of features, and strong hierarchy through extruded townhouses, bay window positioning, and a dramatic roofscape enriched with expressed French style attic roofs. This outer personality is what has driven our approach to skyline and roofscape, completing the 'crown' of Park District from all directions."

However, construction of the concentric ringed Park Circus area halted in the mid 1850s and the final quadrant lay undeveloped, until now. This legacy has resulted in Park Quadrant Residences taking its place as 'the missing piece' of the historic Park Circus area. Architects, Holmes Miller have created a subtle re-interpretation of the original masterplan designs with stunning, contemporary detailing.

*"Construction halted in the mid 1850s and the final quadrant lay undeveloped, until now."*





2  
AN  
*UNRIVALLED*  
CITY LOCATION

*“With leafy parks and gardens, yet a short walk to the city centre, the area offers the best of both worlds.”*

Glasgow is Scotland's largest city, renowned for its culture, vibrancy and friendliness. The city offers an excellent mix of internationally acclaimed museums and galleries, spectacular architecture, vibrant nightlife, fantastic shopping and a diverse array of restaurants and bars.

Situated in the heart of the prestigious West End of Glasgow, Park Quadrant Residences boasts a unique location with leafy parks and gardens, artisan eateries, specialist delis, bustling bars and a wealth of independent shops right on its doorstep.

It's no surprise then that the area was recently voted 'Best Neighbourhood in UK & Ireland' by the Academy of Urbanism.

The area offers the best of both worlds, with excellent connectivity to the rest of the city and further afield. Find yourself in the city centre after a short 10 minute walk or reach the nearest rail and subway stations within 15 minutes. The main motorway, providing links to the rest of Scotland and the UK, is only a two-minute drive away, whilst Glasgow International Airport is located just 15 minutes' drive from the development.



*Glasgow University from Kelvingrove Park*





S Subway Station  
  10 minute walk from PQ  
  20 minute walk from PQ  
  20+ minute walk from PQ





*Merchant Square*



*Kelvingrove Museum*



*Glasgow Botanic Gardens*



*Princes Square*



*Pollock Square*



*Glasgow Green*



*Riverside Museum*



*Gallery of Modern Art*



# 3

## LUXURY LIVING

This exquisite collection of one, two, three and four bedroom apartments, duplexes and penthouses will be some of the most luxurious in the country, combining classic and contemporary design with meticulous attention to detail throughout.

All of the homes boast an exceptional 2.9m ceiling height, 2.4m full height windows, oversized internal doors and generously proportioned room sizes, mirroring the historical grandeur of the Park Circus area. The en-suites, balconies, dressing rooms, utility rooms and studies featured in most of the apartments provide everything you need for luxury 21st century city living.

The duplex apartments offer private gardens and rear terraces, providing luxury living over two floors. A full-floor master bedroom with en-suite and dressing room is linked to the lower level via a feature staircase.

The warm welcome to your new home starts as soon as you enter the building, with access through a stunning, uniquely designed entrance hall, showcasing original artwork and bespoke finishes. All upper floors can be accessed by oversized lift cars.

An underground car park provides ample parking space, complete with electric charging points.

Please note that all photography and computer generated imagery (CGI) used in this brochure is indicative and does not form part of any contract.

### Specification Highlights

- Apartments boast 2.9m ceiling heights to living rooms and kitchens, 2.7m ceiling heights to bedrooms and hallways and 2.4m to bathrooms and en-suites
- Full height windows with frameless glass balustrades
- Balconies to most master bedrooms
- Bay windows to all flats
- Kitchen by Leicht with Gaggenau and Siemens appliances
- Bathrooms exclusively by Kohler
- Oversized internal doors with bespoke designed skirtings and architraves
- Oversized lift cars
- Underground parking

### Additional Duplex Apartment Highlights

- Full floor master bedroom suites, including en-suite and dressing room
- Feature staircase linking floors
- Private front gardens and rear terraces

### Bathrooms

Each and every bathroom features premium Kohler sanitaryware and brassware exclusive to Park Quadrant Residences. Living is simplified with oversized low-profile shower trays, integrated mirrored wall cabinets, luxury basins with integrated vanity units and wall hung toilets, to create a beautiful contemporary aesthetic.



### Kitchens

A range of stunning Leicht kitchen furniture is provided by Kitchens International, bringing elegant and harmonious design to your luxury apartment. Gaggenau double ovens and induction hobs provide the very best appliances for culinary pursuits, whilst integrated Siemens fridge-freezers and dishwashers offer superior functionality.





# 4

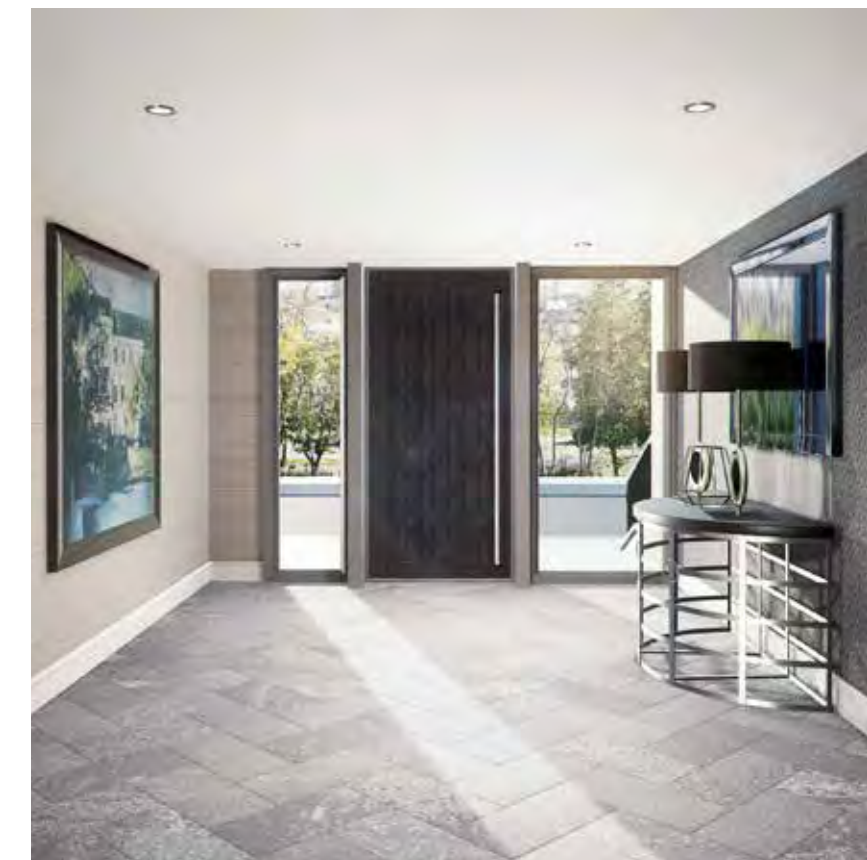
## ELEGANT INTERIORS

Working with square footage usually associated with more period and traditional properties, our interior design team has created Park Quadrant Residences' interiors to showcase the perfect blend of traditional elegance and contemporary styling. Incorporating high-quality finishes and materials of timber, marble and ceramics, the design solutions portray a well-recognised array of Scottish designs and a timeless ethos.

The scale and window detailing, as well as the internal finish of each apartment, allows for a range of textures, colours and

form to enhance the surroundings of the residences as well as the geographical area itself.

From the cool blues and dusky greys of our ever-changing Scottish skies, to the warmth of natural highland finishes and simplistic bleached coastal woods, each apartment incorporates the flexibility and beauty of open plan living with an emphasis on quality and detailed finishes. The fusion of comfort, style and city dwelling allows for an enviable and desirable series of interiors worthy of this impressive development.





# 5

## PENTHOUSE

### COLLECTION

Our exclusive range of penthouses has been designed with your every requirement, and more, in mind. Spanning the entire floor of each block, you will find generous proportions with vaulted ceilings of 5m in the living area and 4m in the master bedroom. Full width roof terraces on both sides offer extensive outdoor living space and views of the city.

Building upon the quality of finishes throughout Park Quadrant Residences, penthouse living offers his and hers sinks and freestanding bathtubs in the master bedroom en-suites. The additional luxury also extends to the kitchens with convenient boiling water taps, Corian sinks, handle-less furniture, flip-up sockets and integrated wine coolers.



#### Specification Highlights

- Each penthouse occupies the entire top floor of each block
- Vaulted ceilings to living room (5m+) and master bedroom (4m+)
- Full width roof terrace from living room and master bedroom facing Park Quadrant
- Further roof terraces from the kitchen and rear facing bedrooms
- Full height windows with frameless glass balustrades
- Double sinks and freestanding baths to master bedroom en-suites
- Kitchen by Leicht with Gaggenau and Siemens appliances
- Bathrooms exclusively by Kohler
- Boiling water taps, Corian sinks, handle-less furniture, flip-up sockets and integrated wine cooler to kitchens
- Oversized internal doors with bespoke designed skirtings and architraves
- Oversized lift cars
- Underground parking
- Home entertainment system
- Curtains and blinds package





# 6

## SITE PLAN

Spanning six floors and consisting of one, two, three and four bedroom, duplex and penthouse apartments, all with lift access and underground parking, this development offers a range of luxury accommodation.

The apartments are housed across eleven cores, each with its own uniquely designed entrance hall named after a renowned local architect.



Fifth floor	Q(98)		P(89)		P(80)		P(71)		P(62)		P(53)		P(44)		P(35)		P(27)		P(18)		Q(09)												
Fourth floor	B(97)	D(96)	G(88)	E(87)	F(79)	F(78)	H(70)	C(69)	F(61)	F(60)	G(52)	E(51)	F(43)	F(42)	H(34)	C(33)	F(26)	F(25)	G(17)	E(16)	A(08)	D(07)											
Third floor	B(95)	D(94)	G(86)	E(85)	F(77)	F(76)	H(68)	C(67)	F(59)	F(58)	G(50)	E(49)	F(41)	F(40)	H(32)	C(31)	F(24)	F(23)	G(15)	E(14)	A(06)	D(05)											
Second floor	B(93)	D(92)	G(84)	E(83)	F(75)	F(74)	H(66)	C(65)	F(57)	F(56)	G(48)	E(47)	F(39)	F(38)	H(30)	C(29)	F(22)	F(21)	G(13)	E(12)	A(04)	D(03)											
First floor																																	
Ground floor	N(91)	EH	M(90)	L(82)	EH	J(81)	K(73)	EH	K(72)	L(64)	EH	J(63)	K(55)	EH	K(54)	L(46)	EH	J(45)	K(37)	EH	K(36)	L(28)	EH	Car Park	K(20)	EH	K(19)	L(11)	EH	J(10)	N(02)	EH	M(01)
	Holmes		MacIntosh		Leitch		Keppie		Miller		Sellars		Leiper		Anderson		Thomson		Burnet		Wilson												



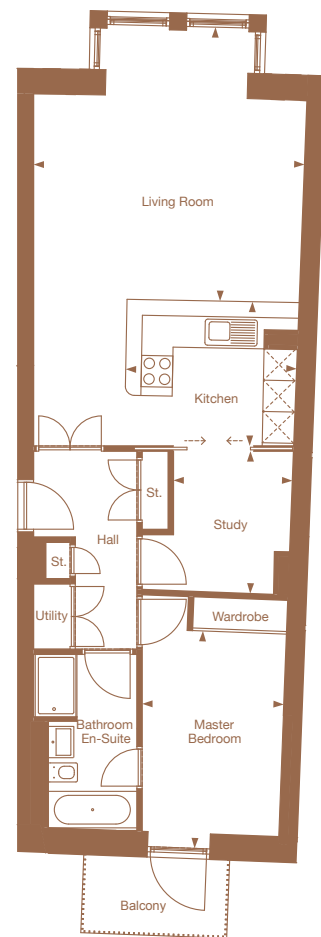
# 7

## FLOOR PLANS

### Apartment type A

One bed apartment plus study

Located in plots 4, 6, 8



Space	Metres	Feet
Living room	5.2m x 5.2m	17.2ft x 17.2ft
Kitchen	3.3m x 2.8m	10.8ft x 9.2ft
Study	2.3m x 2.7m	7.5ft x 9.0ft
Master bedroom	2.7m x 4.1m	9.0ft x 13.6ft
Total	74.5 sq m	802 sq ft

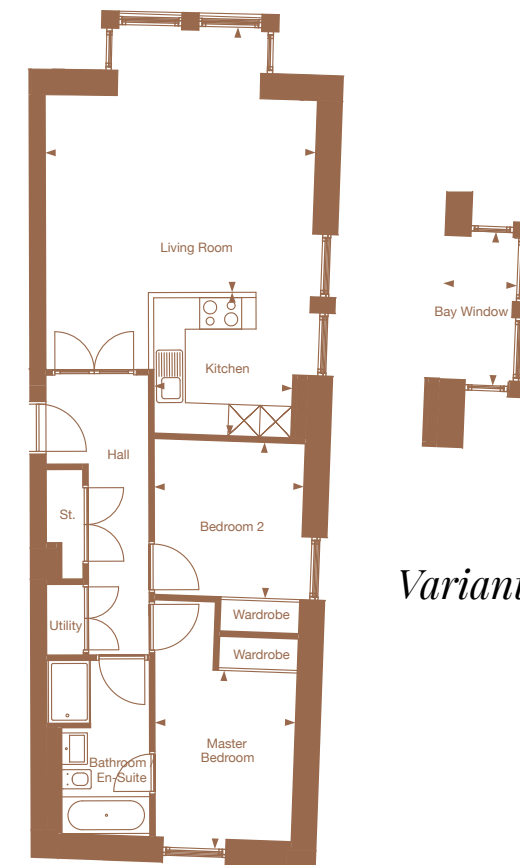
All dimensions are taken from the widest part of the room.

### Apartment type B

Two bed apartment

Located in plots 97

Variant located in plots 93, 95



### Variant

Space	Metres	Feet
Living room	5.1m x 5.1m	17.0ft x 16.7ft
Kitchen	3.1m x 2.7m	10.3ft x 9.1ft
Master bedroom	2.7m x 3.4m	8.9ft x 11.1ft
Bedroom 2	3.0m x 2.9m	9.8ft x 9.7ft
Total	74.5sq m <sup>2</sup>	802 sqft
<b>Variant</b>		
Living room	6.4m x 5.1m	21.0ft x 16.7ft
Kitchen	3.1m x 2.7m	10.3ft x 9.1ft
Master bedroom	2.7m x 3.4m	8.9ft x 11.1ft
Bedroom 2	3.0m x 2.9m	9.8ft x 9.7ft
Total	77.8 sq m	837 sq ft

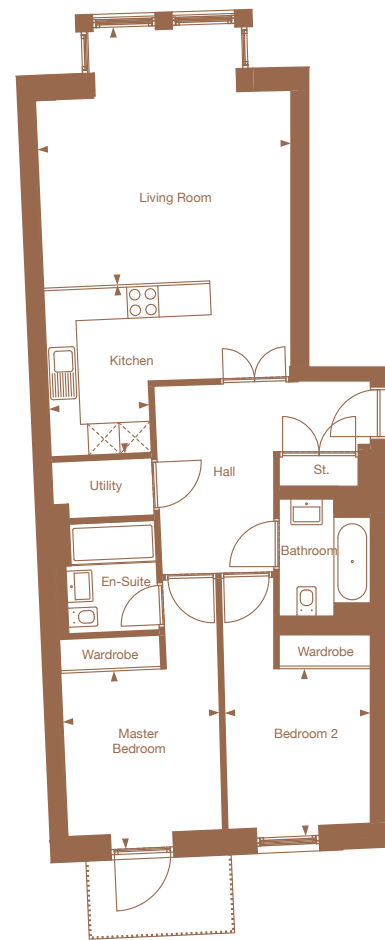
All dimensions are taken from the widest part of the room.



# C Apartment type C

Two bed apartment

Located in plots 29, 31, 33, 65, 67, 69



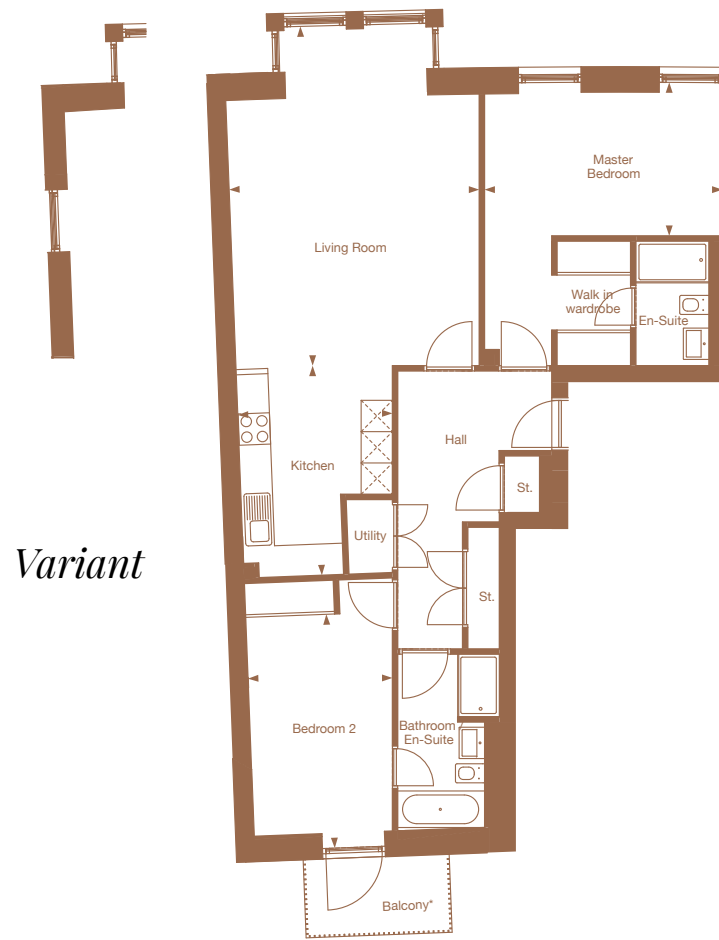
Space	Metres	Feet
Living room	4.9m x 4.9m	16.0ft x 16.2ft
Kitchen	1.9m x 3.2m	6.3ft x 10.6ft
Master bedroom	3.0m x 3.4m	9.9ft x 11.2ft
Bedroom 2	2.8m x 3.2m	9.2ft x 10.6ft
Total	82.3 sq m	886 sq ft

All dimensions are taken from the widest part of the room.

# D Apartment type D

Two bed apartment

Located in plots 92, 94, 96  
Variant located in plots 3, 5, 7 (No balcony)



Space	Metres	Feet
Living room	4.8m x 6.5m	15.9ft x 21.5ft
Kitchen	2.9m x 4.0m	9.8ft x 13.1ft
Master bedroom	4.5m x 2.9m	14.9ft x 9.6ft
Bedroom 2	2.8m x 4.4m	9.2ft x 14.7ft
Total	100.3 sq m	1080 sq ft

All dimensions are taken from the widest part of the room.

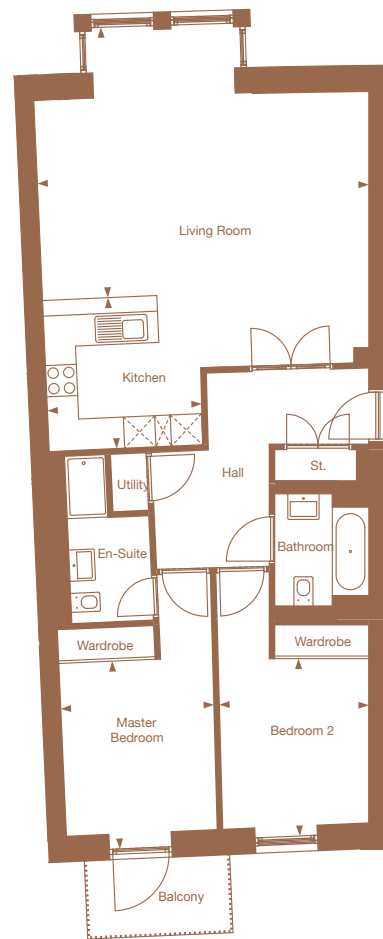


# Apartment type E

Two bed apartment

Located in plots

12, 14, 16, 47, 49, 51, 83, 85, 87



Space	Metres	Feet
Living room	6.4m x 5.1m	21.0ft x 16.9ft
Kitchen	3.0m x 2.9m	9.8ft x 9.5ft
Master bedroom	2.9m x 3.6m	9.7ft x 11.8ft
Bedroom 2	2.8m x 3.4m	9.4ft x 11.2ft
Total	90.8 sq m	977 sq ft

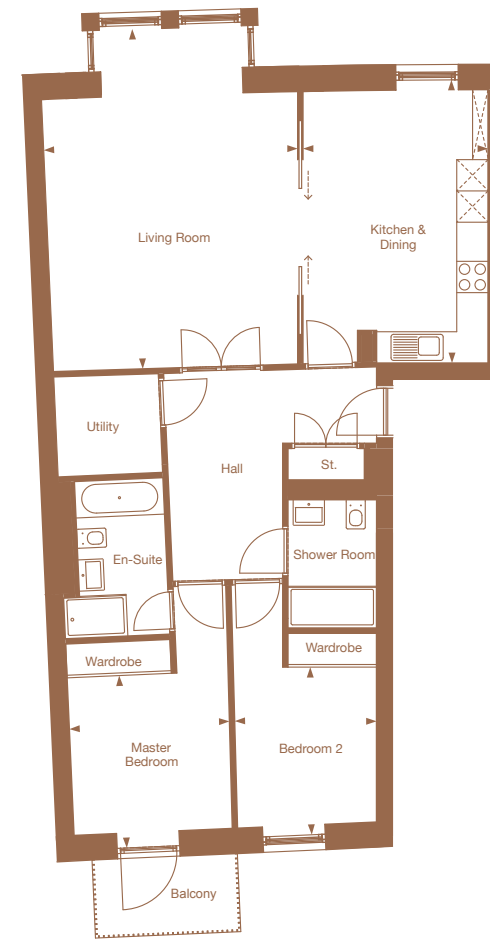
All dimensions are taken from the widest part of the room.

# Apartment type F

Two bed apartment

Located in plots

21, 22, 23, 24, 25, 26, 38, 39, 40, 41, 42, 43, 56, 57, 58, 59, 60, 61, 74, 75, 76, 77, 78, 79



Space	Metres	Feet
Living room	4.9m x 6.5m	16.1ft x 21.6ft
Kitchen/Dining	3.5m x 5.4m	11.6ft x 17.8ft
Master bedroom	3.0m x 3.3m	10.1ft x 10.8ft
Bedroom 2	2.7m x 3.3m	9.0ft x 10.6ft
Total	102.2 sq m	1100 sq ft

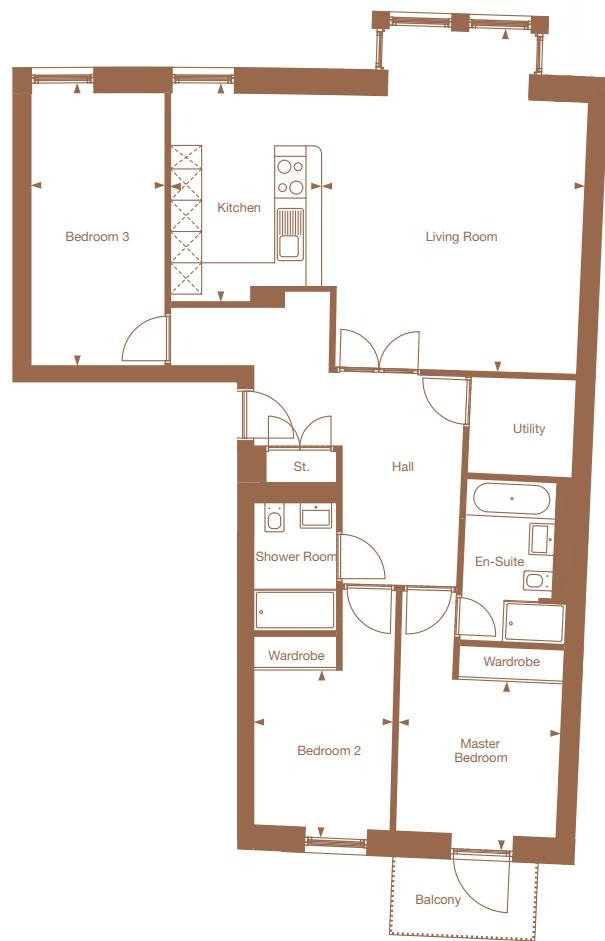
All dimensions are taken from the widest part of the room.



# Apartment type G

Three bed apartment

Located in plots 13, 15, 17, 48, 50, 52, 84, 86, 88



Space	Metres	Feet
Living room	5.1m x 6.5m	16.8ft x 21.6ft
Kitchen	2.9m x 4.2m	9.5ft x 13.7ft
Master bedroom	3.1m x 3.2m	10.2ft x 10.6ft
Bedroom 2	2.7m x 3.2m	8.8ft x 10.6ft
Bedroom 3	2.5m x 5.4m	8.4ft x 17.8ft
Total	113.6 sq m	1223 sq ft

All dimensions are taken from the widest part of the room.

# Apartment type H

Three bed apartment

Located in plots 30, 32, 34, 66, 68, 70



Space	Metres	Feet
Living room	5.6m x 6.5m	18.5ft x 21.6ft
Kitchen	3.5m x 3.7m	11.5ft x 12.3ft
Master bedroom	3.0m x 3.2m	10.1ft x 10.6ft
Bedroom 2	3.2m x 2.7m	9.0ft x 10.6ft
Bedroom 3	2.9m x 4.7m	9.6ft x 15.5ft
Total	121.6 sq m	1309 sq ft

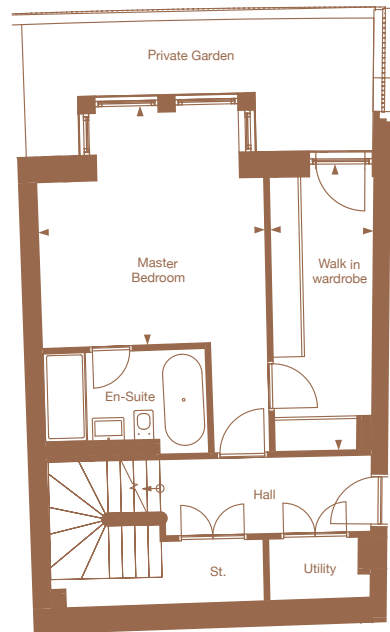
All dimensions are taken from the widest part of the room.



# Duplex type 7

Three bed duplex

Located in plots 10, 45, 63, 81



## Lower floor

Space	Metres	Feet
Master bedroom	4.3m x 4.5m	14.2ft x 14.9ft
Walk in wardrobe	2.0m x 5.4m	6.5ft x 17.8ft

## Upper floor

Space	Metres	Feet
Living room	4.0m x 6.5m	13.4ft x 21.6ft
Kitchen	2.3m x 4.5m	7.6ft x 14.7ft
Bedroom 2	3.0m x 3.2m	10.1ft x 10.8ft
Bedroom 3	2.7m x 3.3m	9.0ft x 11.0ft
Total	145.8 sq m	1569 sq ft

All dimensions are taken from the widest part of the room.

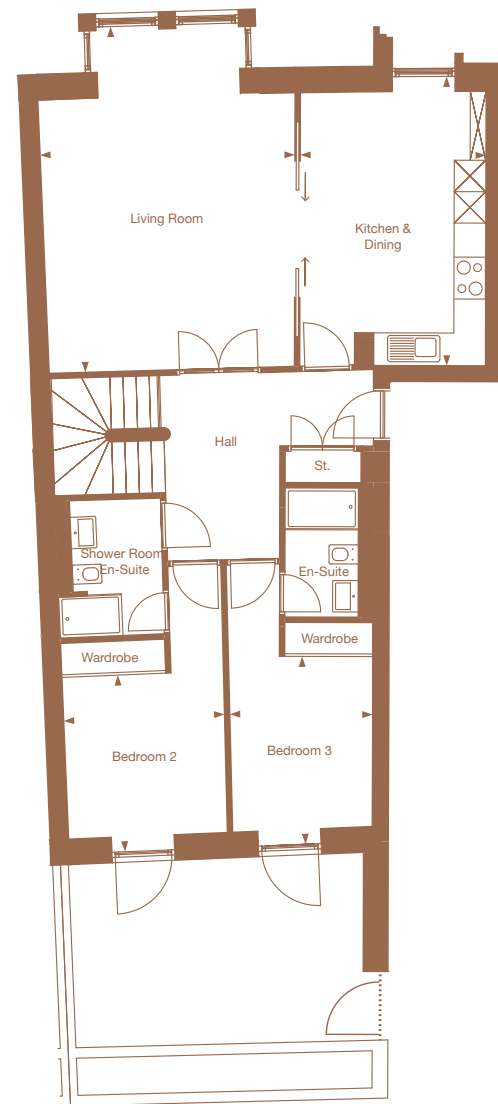
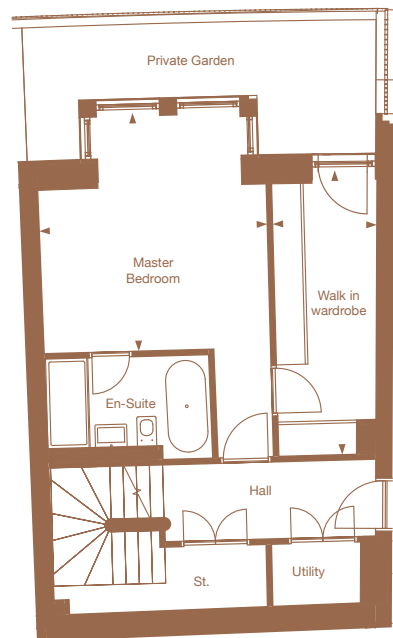
All dimensions are taken from the widest part of the room.



# K Duplex type K

Three bed duplex

Located in plots 19, 20 36, 37, 54, 55, 72, 73



## Lower floor

Space	Metres	Feet
Master bedroom	4.3m x 4.5m	14.2ft x 15.0ft
Walk in wardrobe	2.0m x 5.4m	6.5ft x 17.8ft

All dimensions are taken from the widest part of the room.



## Upper floor

Space	Metres	Feet
Living room	4.9m x 6.5m	16.1ft x 21.6ft
Kitchen/Dining	3.5m x 5.5m	11.6ft x 18.1ft
Bedroom 2	3.0m x 3.3m	10.1ft x 11.0ft
Bedroom 3	2.7m x 3.6m	9.0ft x 11.9ft
Total	157.3 sq m	1693 sq ft

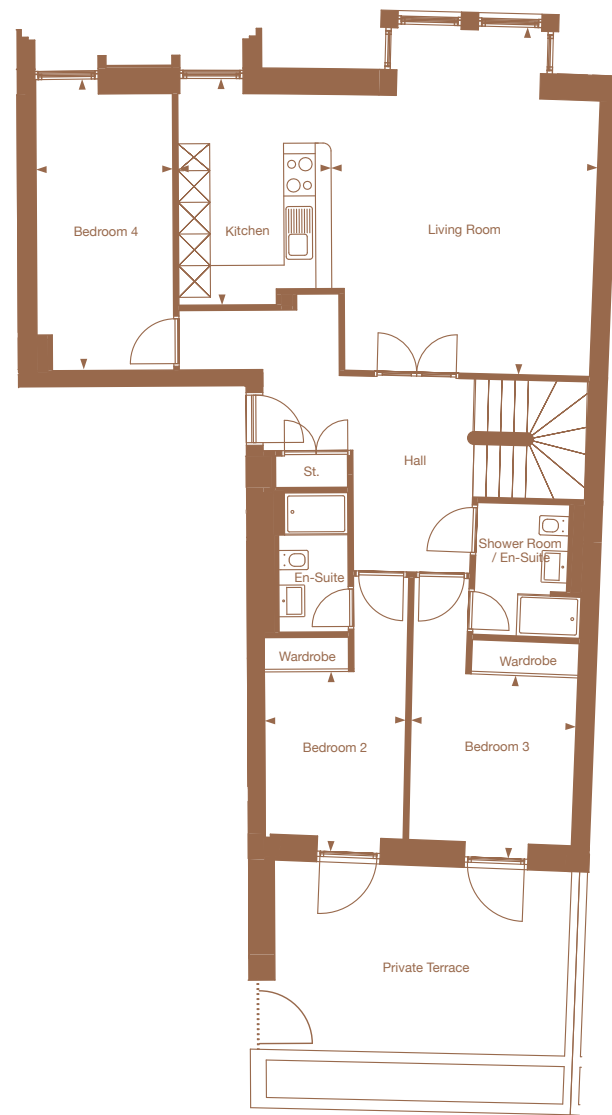
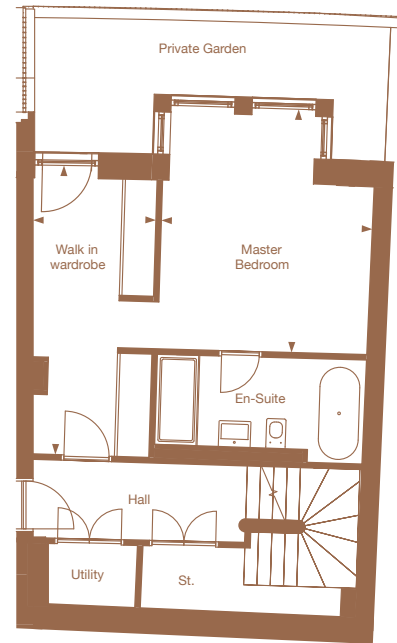
All dimensions are taken from the widest part of the room.



# Duplex type L

Four bed duplex

Located in plots 11, 28, 46, 64, 82



## Lower floor

Space	Metres	Feet
Master bedroom	3.9m x 4.5m	13.0ft x 15.0ft
Walk in wardrobe	2.3m x 5.4m	7.6ft x 17.8ft

## Upper floor

Space	Metres	Feet
Living room	5.1m x 6.5m	16.7ft x 21.6ft
Kitchen	2.9m x 4.3m	9.5ft x 14.1ft
Bedroom 2	2.7m x 3.4m	8.8ft x 11.3ft
Bedroom 3	3.1m x 3.4m	10.3ft x 11.3ft
Bedroom 4	2.5m x 5.5m	8.5ft x 18.1ft
Total	168.5 sq m	1814 sq ft

All dimensions are taken from the widest part of the room.

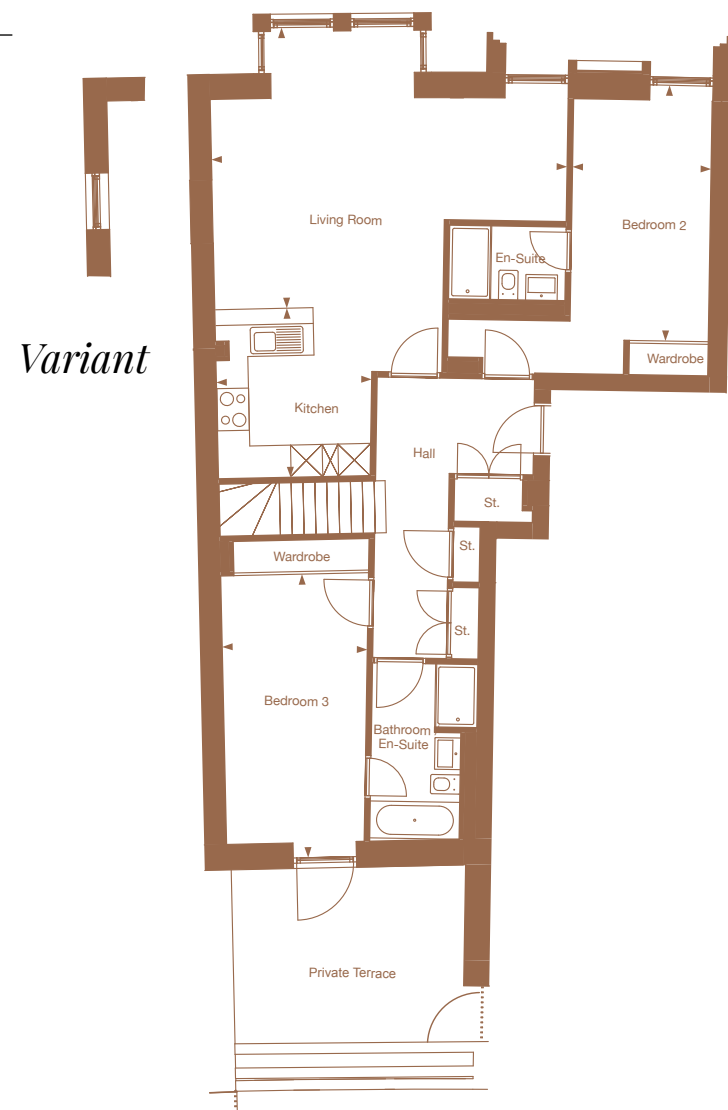
All dimensions are taken from the widest part of the room.



# M Duplex type M

Three bed duplex

Located in plots 01, 90



## Lower floor

Space	Metres	Feet
Master bedroom	5.2m x 4.2m	17.2ft x 13.8ft

All dimensions are taken from the widest part of the room.



## Upper floor

Space	Metres	Feet
Living room	6.7m x 5.6m	22.3ft x 17.3ft
Kitchen	2.9m x 2.9m	9.7ft x 10.5ft
Bedroom 2	2.6m x 4.8m	8.6ft x 15.9ft
Bedroom 3	2.7m x 5.3m	9.2ft x 17.6ft
Total	146.9 sq m	1581 sq ft

All dimensions are taken from the widest part of the room.



# AN Duplex type N

Two bed duplex

Located in plots 2  
Variant located in plots 91



*Variant*

All dimensions are taken from the widest part of the room.



### Lower floor

Space	Metres	Feet
Master bedroom	5.2m x 4.0m	17.2ft x 13.3ft

### Upper floor

Space	Metres	Feet
Living room	5.2m x 5.6m	17.2ft x 18.4ft
Kitchen	2.9m x 2.9m	9.5ft x 9.7ft
Bedroom 2	2.8m x 5.3m	9.0ft x 17.6ft
Total	120.7 sq m <sup>2</sup>	1299 sqft

### Variant

Living room	6.4m x 5.6m	21.2ft x 18.3ft
Kitchen	2.9m x 2.8m	9.4ft x 9.5ft
Bedroom 2	2.7m x 5.3m	9.0ft x 17.6ft
Total	123.5 sq m	1329 sq ft

All dimensions are taken from the widest part of the room.

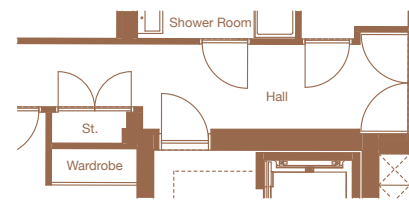
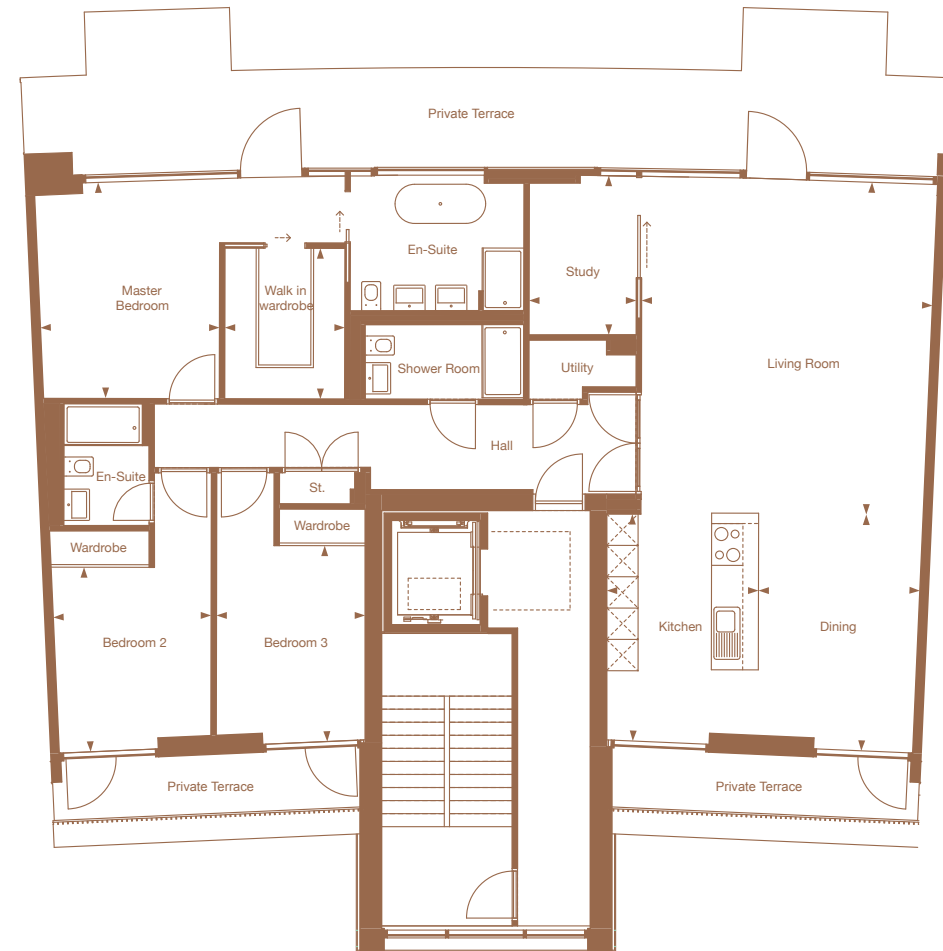


# Penthouse type P

Three bed penthouse

Located in plots 27, 44, 62, 80

Variant 2 located in plots 35, 53, 71, 89



Variant 2



Space	Metres	Feet
Living room	6.4m x 5.6m	18.6ft x 21.2ft
Kitchen	2.9m x 4.4m	9.5ft x 14.4ft
Dining	3.1m x 4.5m	10.3ft x 14.9ft
Master bedroom	3.4m x 4.1m	11.5ft x 13.8ft
Walk in wardrobe	2.8m x 2.3m	7.5ft x 9.4ft
Bedroom 2	3.0m x 3.5m	10.0ft x 11.6ft
Bedroom 3	2.8m x 3.8m	9.3ft x 12.4ft
Study	2.0m x 3.0m	6.7ft x 10.0ft
Total	174.0 sq m	1873 sq ft

All dimensions are taken from the widest part of the room.



# Penthouse type P Variant 1

Three bed penthouse

Located in plot 18



Space	Metres	Feet
Living room	6.4m x 5.6m	18.6ft x 21.2ft
Kitchen	2.9m x 4.4m	9.5ft x 14.4ft
Dining	3.1m x 4.5m	10.3ft x 14.9ft
Master bedroom	3.4m x 4.1m	11.5ft x 13.8ft
Walk in wardrobe	2.8m x 2.3m	7.5ft x 9.4ft
Bedroom 2	3.0m x 3.5m	10.0ft x 11.6ft
Bedroom 3	2.8m x 3.8m	9.3ft x 12.4ft
Study	2.0m x 3.0m	6.7ft x 10.0ft
Total	174.0 sq m	1873 sq ft

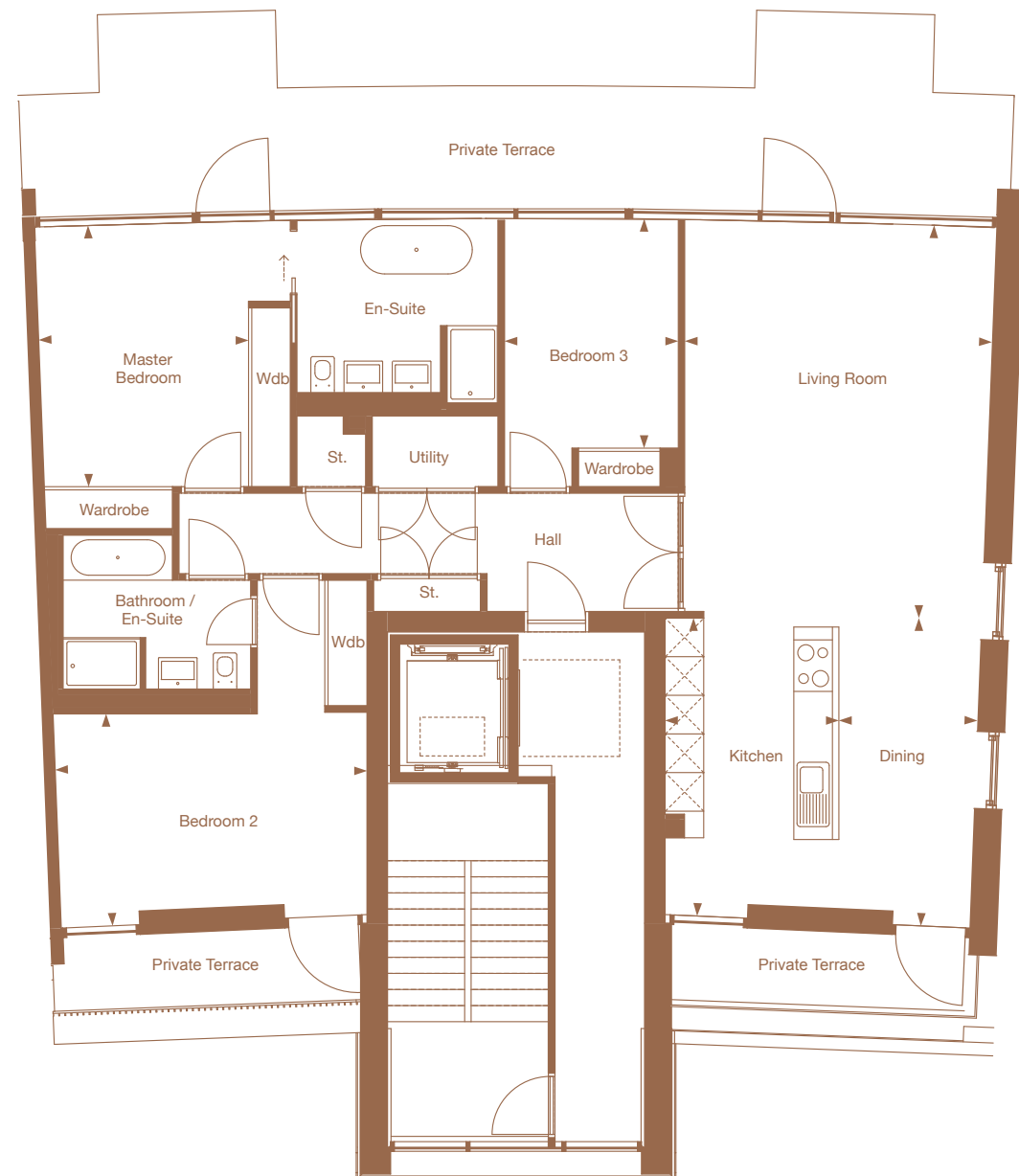
All dimensions are taken from the widest part of the room.



## Penthouse type 2

Three bed penthouse

Located in plot 98



Space	Metres	Feet
Living room	4.8m x 6.1m	15.8ft x 20.0ft
Kitchen	2.7m x 4.6m	8.8ft x 15.3ft
Dining	2.2m x 4.8m	7.5ft x 15.8ft
Master bedroom	3.2m x 4.1m	10.8ft x 13.5ft
Bedroom 2	4.8m x 3.2m	16.0ft x 10.7ft
Bedroom 3	2.7m x 3.5m	8.8ft x 11.6ft
Total	149.9 sq m	1614 sq ft

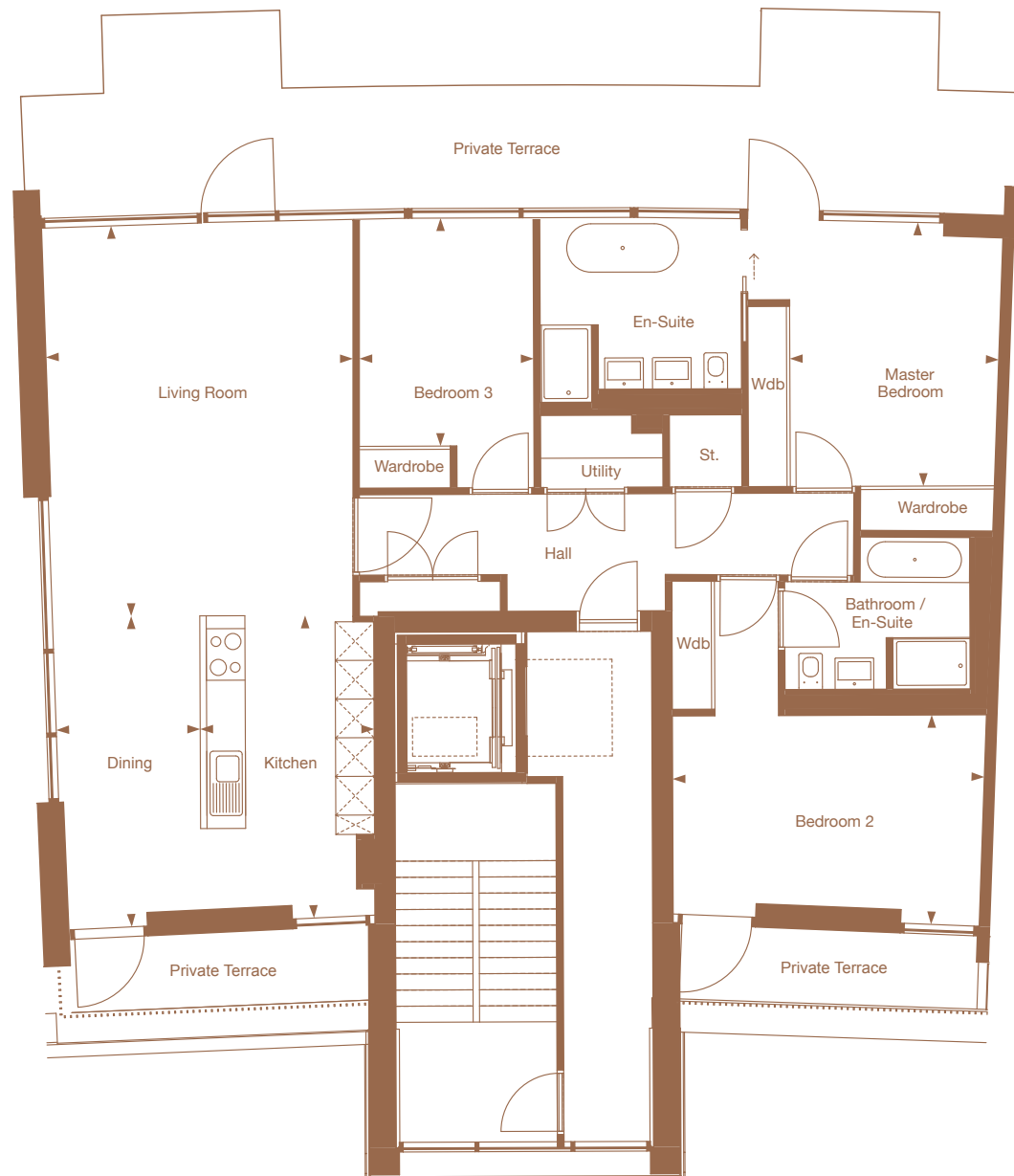
All dimensions are taken from the widest part of the room.



## Penthouse type 2 Variant

Three bed penthouse

Located in plot 09



Space	Metres	Feet
Living room	4.8m x 6.1m	15.8ft x 20.0ft
Kitchen	2.7m x 4.6m	8.8ft x 15.3ft
Dining	2.3m x 4.7m	7.6ft x 15.5ft
Master bedroom	3.2m x 4.1m	10.8ft x 13.5ft
Bedroom 2	4.8m x 3.2m	16.0ft x 10.7ft
Bedroom 3	2.7m x 3.5m	8.8ft x 11.6ft
Total	149.9 sq m	1614 sq ft

All dimensions are taken from the widest part of the room.



# CONTACT

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*For more information or to join the exclusive P2 Owner's Club*



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