



## Introducing The World's Most Sustainable Tower

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The world's most sustainable residential tower, The Beacon, has been introduced by pioneering developer Lumiere Developments.

Alongside its sustainable features, The Beacon also offers residents an unmatched living experience, providing world-class amenities and services that create a community and lifestyle not currently in existence elsewhere in the local property market.

Each turnkey 'ready to move in' apartment is accessed from the central atrium via scenic glass lifts overlooking the arboretum. Impressive 2.4m high apartment front doors open onto elegant wood-floored hallways and open-plan living areas featuring ceramic tiled floors and walls. Living spaces open on to private balconies through full height patio doors and windows to create a light infused living environment whilst bathrooms are European-inspired\*\*.

Kitchens come fully fitted with German manufactured fittings from Hacker, with a full suite of integrated energy efficient A+++ rated appliances. Other interior features include smart-controlled thermostats, comfort cooling systems and automated blinds whilst premium Skyline apartments on the 13th floor feature impressive terraces with winter gardens, hot tubs\* and electro-glass for added privacy.

The ground floor will be the main hub for residents featuring the internal arboretum alongside a café and bar area, water features, club lounge and cinema room and external patio space. On the first floor will be a 2,120 sq. ft. gymnasium, fitted with the latest fitness equipment, whilst a communal roof sky garden will provide an outdoor residents 'library' decked area and observatory at the top of the building.



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Home owners will also benefit from an in-house electric car and electric bike share scheme (the first of its kind at a residential development in the UK), 24-hour security and concierge service, as well as on-site waste compaction and recycling facilities.

Purchasers with cars will have access to the UK's largest automated underground car parking system, providing 319 secure spaces and operated and managed by Swiss-funded Skyline Parking – Skyline Automated Parking Systems are European leaders in Performance and Reliability. Cutting CO2 emissions by 80% compared to a standard car park, the automated system uses mechanical technology to reduce the average parking time by 50% and car insurance by up to 20%.

As a result of The Beacon's groundbreaking renewable technologies, buyers will benefit from annual savings of up to £11,000 per year. The building's energy-generating and water retention capabilities mean household bills will be vastly reduced, whilst typical monthly costs such as gym membership, contents and building insurance are all covered and heavily discounted, within the annual management fee (approx. £1,580 per annum for a typical apartment). Lumiere Developments is also contributing towards purchasers' conveyancing and valuation fees, as well as moving costs for pre-launch sales.

Ambi Singh, Commercial Director of Lumiere Developments, comments:

"The Beacon is the result of a number of years of extremely hard work by everyone at Lumiere and our partners in the design and planning, to deliver the world's most sustainable residential tower. Sustainability is at the forefront of everything we do and we wanted to marry emission free renewable technologies with simple yet effective energy conservation strategies to create a zero emission development that is truly world class in its architectural design, engineering and specification.

"We want residents to feel like they are part of a community and to truly enjoy their living environment. At the same time we want apartments to be as cost effective as possible whilst ensuring a positive environmental impact on their locality.

"Buildings are responsible for approximately 40% of the world's harmful emissions and the World Health Organisation quotes air pollution as the number one risk to human health responsible for 7 million premature deaths worldwide. Hence, it is our mission to promote large-scale uptake of emission-free renewable energy generation and simple energy

conservation technologies within residential new-builds and old stock to significantly reduce emissions and by default help save lives. Using The Beacon as a blueprint for zero-carbon residential development, we will be rolling out this unique mixture of sustainable technology and building practice across our future projects and ultimately hope that we inspire other developers to build significantly more high-quality sustainable homes across the property spectrum from affordable to luxury."

Set to complete in 2018, The Beacon will contribute to the regeneration of Hemel Hempstead, which is currently undergoing a major transformation following the council's £30m investment. Additional private inward investment into the Town Centre and Maylands Business Park Regeneration area has also been prolific in recent years. Future plans include regeneration of the main line train station and surrounding area to create a new residential-led mixed-use scheme, delivering over 1000 new homes, entertainment complex comprising new cinema, restaurants, supermarket and public parking area, as well as a potential Crossrail 2 station.

The Beacon enjoys exceptional transport links and is within walking distance of Hemel Hempstead train station, which links residents to Euston (Victoria and Northern line) in 24 minutes. There is also direct access to the A414, leading to M1 and M25 for Central London and Heathrow Airport.

For further information visit [www.thebeacondevelopment.co.uk](http://www.thebeacondevelopment.co.uk) For sales enquiries contact Lumiere Developments on Tel: 0203 2838583 or email: [sales@beacondevelopment.co.uk](mailto:sales@beacondevelopment.co.uk)

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