

CR PROPERTY INVESTMENTS LTD

Company number 14792250

CR Property Investments

Investment Portfolio 2026

About Us

CR Property Investments is built on the belief that great property investments begin with trust, expertise, and a commitment to quality. As a forward-thinking property investment company, we specialise in identifying and transforming undervalued sites into high-performing assets.

Our journey began with a passion for building, shaped by years of hands-on experience in construction and development. Over time, this evolved into a fully integrated investment service designed to deliver profitable, carefully managed opportunities in the UK property market.

Our projects range from strategic refurbishments to ambitious new builds, each designed with the end-user in mind and the investor at heart. Whether through Fixed Return Investments or joint ventures, we provide tailored, transparent investment opportunities that help our clients grow their wealth securely.



Meet Costel

Costel is the visionary founder behind CR Property Investments and the wider CR Group, bringing over a decade of hands-on experience in construction, property development, and strategic investment. His journey began in 2014 with the launch of CR Building Contractors.

What started as a local building firm quickly evolved into a multifaceted property group under Costel's leadership. Through CR Building Contractors, he developed a reputation for delivering high-quality builds across London, from large-scale renovations to bespoke new builds. His relentless drive for quality and efficiency laid the groundwork for the creation of CR Property Investments.

At the heart of Costel's success is his commitment to building lasting value - not just in properties but in relationships. Known for his personal approach, Costel works closely with investors, clients, and his in-house team to deliver secure, high-yield investment opportunities backed by transparency, trust, and experience.



CR Group London

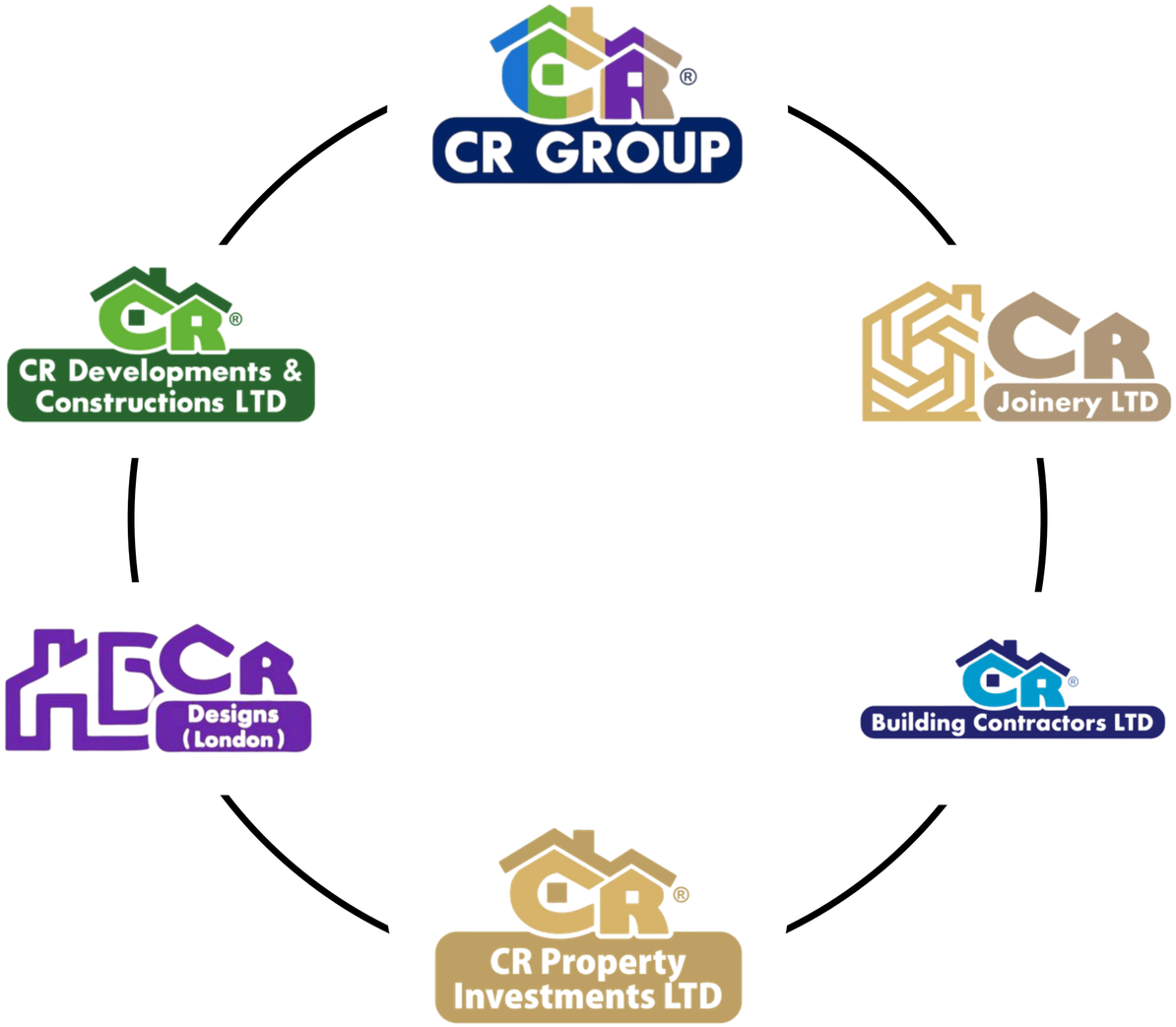
At CR Property Investments, we believe that successful development starts with the right foundations.

As part of a trusted collective of specialist companies, we are uniquely positioned to deliver high-quality property investments with greater efficiency, lower risk, and stronger returns.

By bringing these expert services under one group, we maintain full control over every aspect of the investment journey. There's no reliance on third parties, no delays caused by external contractors, and no compromise on quality.

This integrated approach means we can move quickly, adapt strategically, and protect the value of your investment at every stage.

For our investors, the benefits are clear - faster timelines, high-quality finishes, lower costs, and better returns.



Why Invest with us?

Proven Track Record

Our portfolio includes a range of high-yield projects that have delivered exceptional returns for our investors.

End-to-End Expertise

We manage every stage of the development process in-house, giving you full transparency and confidence in your investment.

Tailored Investment Options

From fixed-return investments to joint ventures, we offer flexible opportunities suited to your goals and risk appetite.

Trusted Network

With support from CR Group's in-house specialists and trusted consultants, we ensure every project is executed to the highest standard.

Focus on Long-Term Value

We don't chase trends, we build high-quality developments that stand the test of time and generate lasting wealth.

Our Investment Options

Fixed Return

Our Fixed-Return Investment offers a reliable and straightforward way to grow your capital.

Designed for investors seeking strong returns without the need to manage a project directly, this opportunity provides a secure, short-term solution tailored to your goals.

- **You lend capital to CR Property Investments for a fixed 12-month term.**
- **Earn up to 20% fixed annual return, secured with a solicitor-approved loan agreement.**
- **You receive regular updates with full visibility on your investment.**
- **At the end of the term, you can withdraw your profit or reinvest.**

Joint Venture

Our Joint Venture is designed for those looking to be more actively involved in property development while partnering with an experienced team.

By combining your capital with our expertise, we transform undervalued properties or land into high-yield developments that deliver strong profits.

- **We work with you to understand your long-term goals and expectations.**
- **We identify, plan, and manage the full development process from start to finish.**
- **Once sold, profits are split 50/50, and your initial investment is fully returned.**

Mount Pleasant

Purchase Price - £725,000

Renovation & Fees - £600,000

Total Investment - £1,325,000

Value - £1,975,000

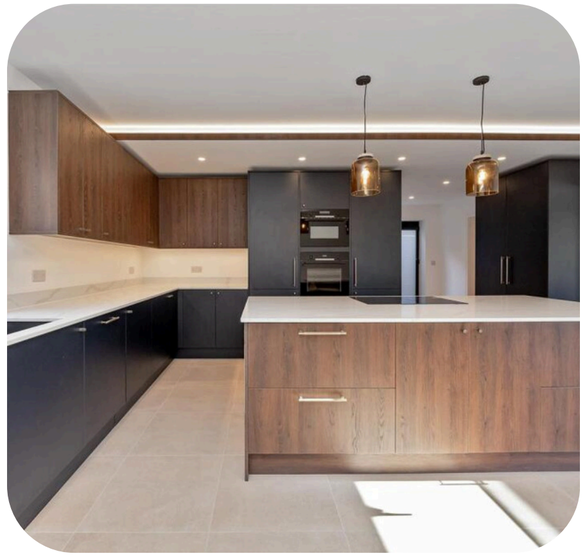
Exit Strategy - Rented/Under Offer

In Bricket Wood, we transformed the site of an old bungalow into a beautiful, high-specification family home, with 5 spacious bedrooms and 3 bathrooms.

We also renovated the existing bungalow to create a spacious new home, with 4 contemporary bedrooms and 2 bathrooms.

This development features expansive open-plan living, underfloor heating, and light-filled interiors designed for modern family life.

















Finchley

Purchase Price - £404,000

Build Cost & Professional Fees - £385,000

Total Investment - £789,000

Value - £1,000,000

Exit Strategy - On the market

In Finchley, we transformed a neglected site of dilapidated garages, purchased at auction, into a striking eco-home.
This thoughtfully designed development features expansive glazing, skylights, a green roof, and a stunning mosaic brick courtyard, all carefully integrated to maximise natural light and improve energy efficiency.
Located in the heart of Finchley, this unique home blends sustainable design with high-end contemporary living.



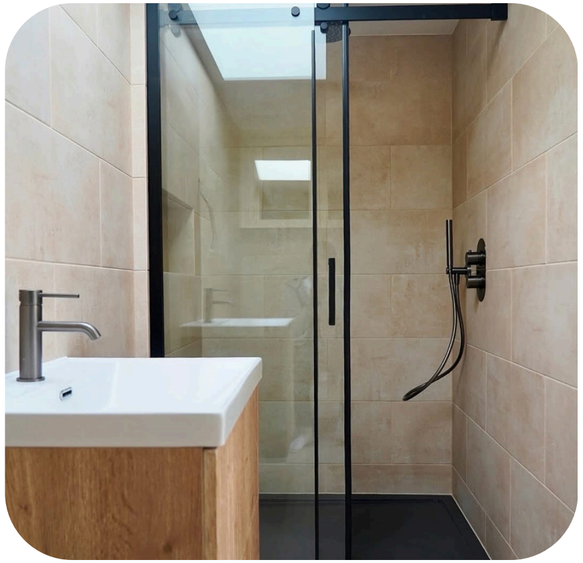















Before


After

Brent Cross

Purchase Price - £540,000

Renovation & Professional Fees - £180,000

Total Investment - £720,000

End Value - £950,000

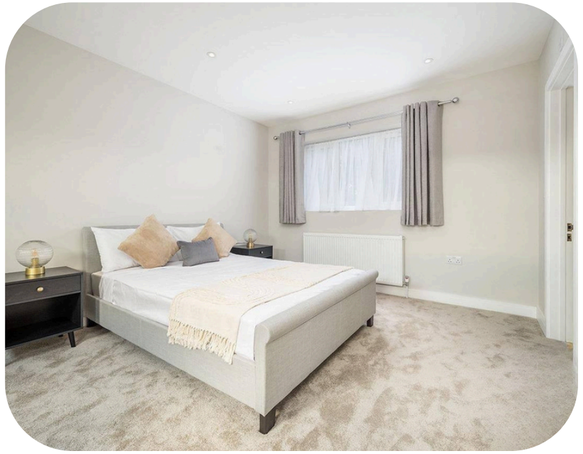
Exit Strategy - Rented as an AirBnb

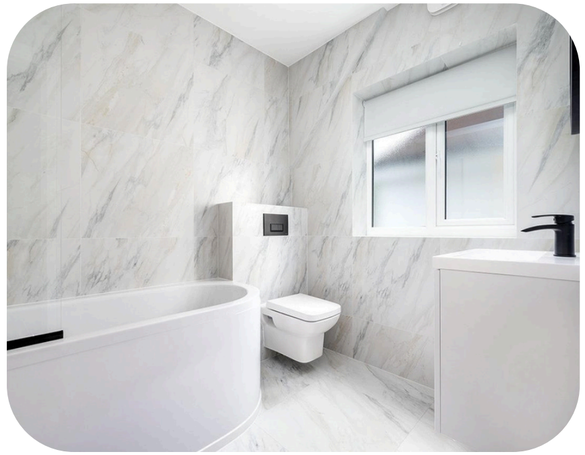


Our Brent Cross development demonstrates the impact of thoughtful design and strategic planning.

Situated in a thriving North London neighbourhood, this home has been transformed into a stylish, high-quality rental that now welcomes guests on Airbnb.

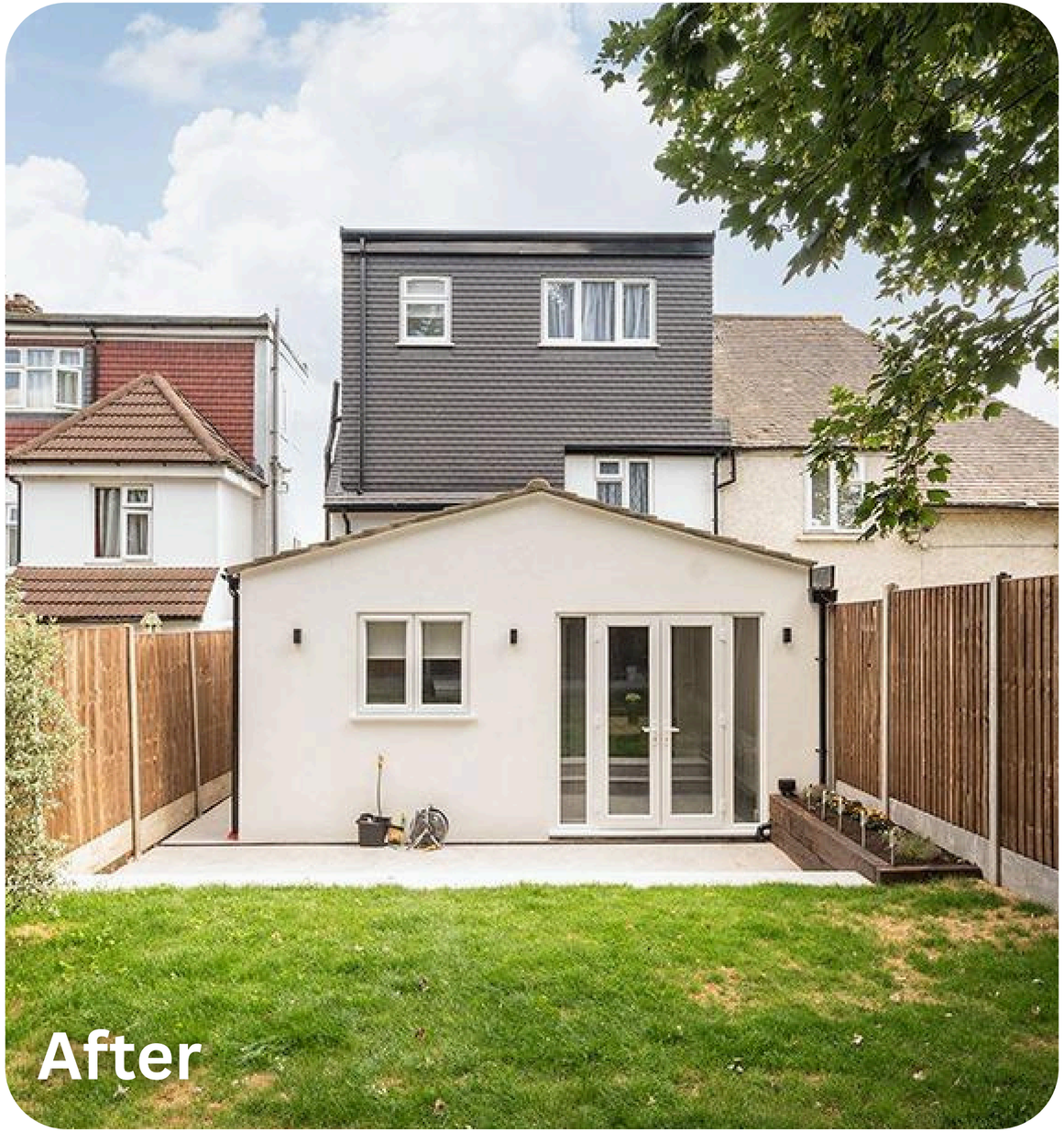
With excellent transport links, proximity to Wembley stadium, and easy access to Central London, the area offers strong long-term value and consistent demand.








Before


After

Hendon

Purchase Price - £480,000

Renovation & Professional Fees - £180,000

Total Investment - £660,000

Value - £850,000

Exit Strategy - On the Market (to be sold)

Our Hendon development is a fully transformed four-bedroom, three-bathroom home, created through a full renovation, loft conversion, rear extension, and landscaping across the front and rear.

Located between Kingsbury and Hendon, this home offers excellent transportation links, highly regarded local schools, and easy access to nearby parks and lakes, making it an ideal choice for families and professionals seeking comfort, convenience, and long-term value.








Before


After

Borehamwood

Purchase Price - £250,000

Renovation & Professional Fees - £120,000

Total Investment - £370,000

Value - £525,000

Exit Strategy - Sold

Our Borehamwood development offers the perfect blend of modern living and location-driven convenience. This beautifully finished four-bedroom home is just minutes from both Borehamwood and Radlett stations, providing direct links into Central London.

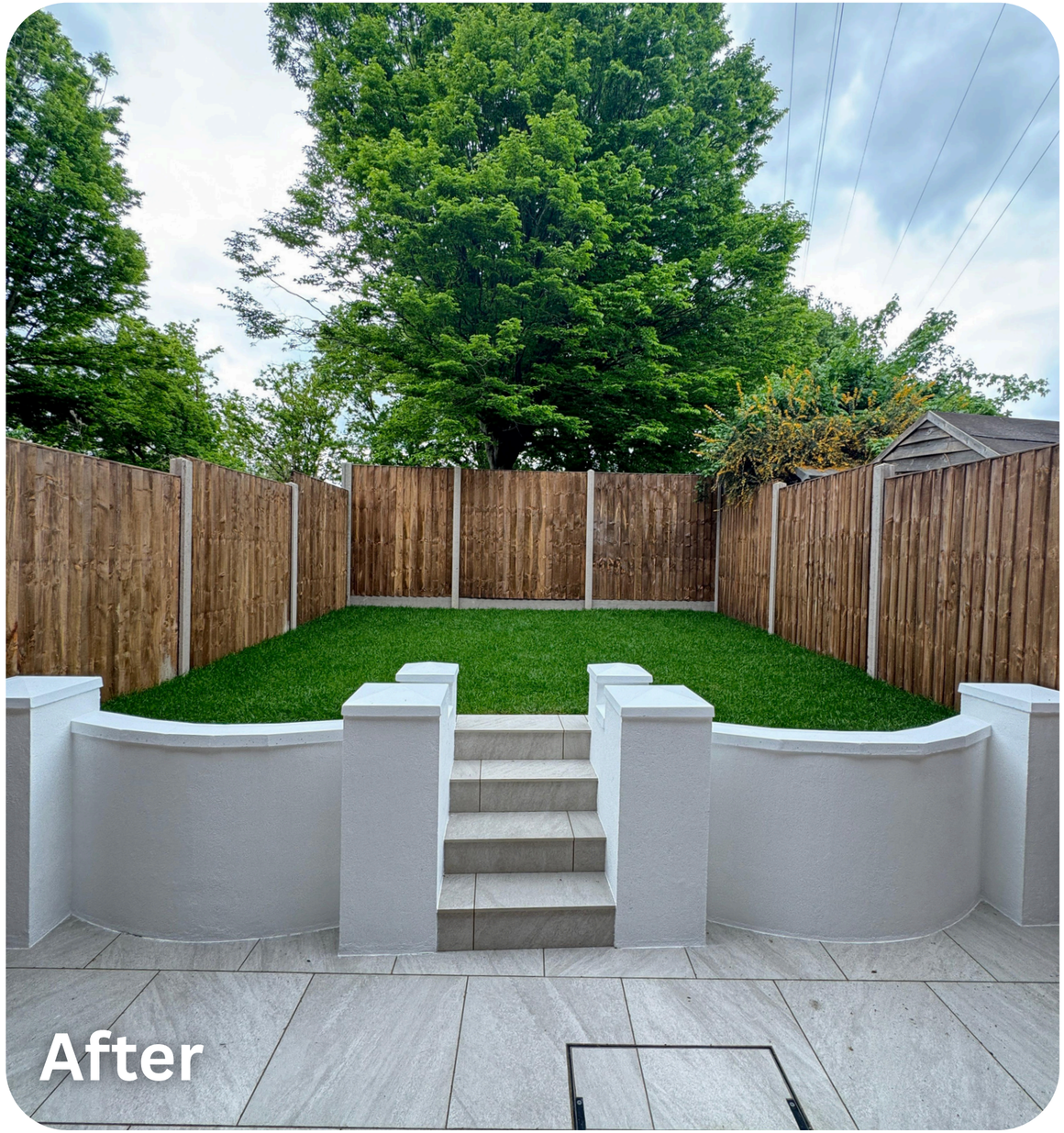
Surrounded by excellent local schools and an abundance of green space, this property is ideal for families seeking comfort, connectivity, and long-term value.








Before


After

Kingsbury

Purchase Price - £166,000

Renovation & Professional Fees - £40,000

Total Investment - £206,000

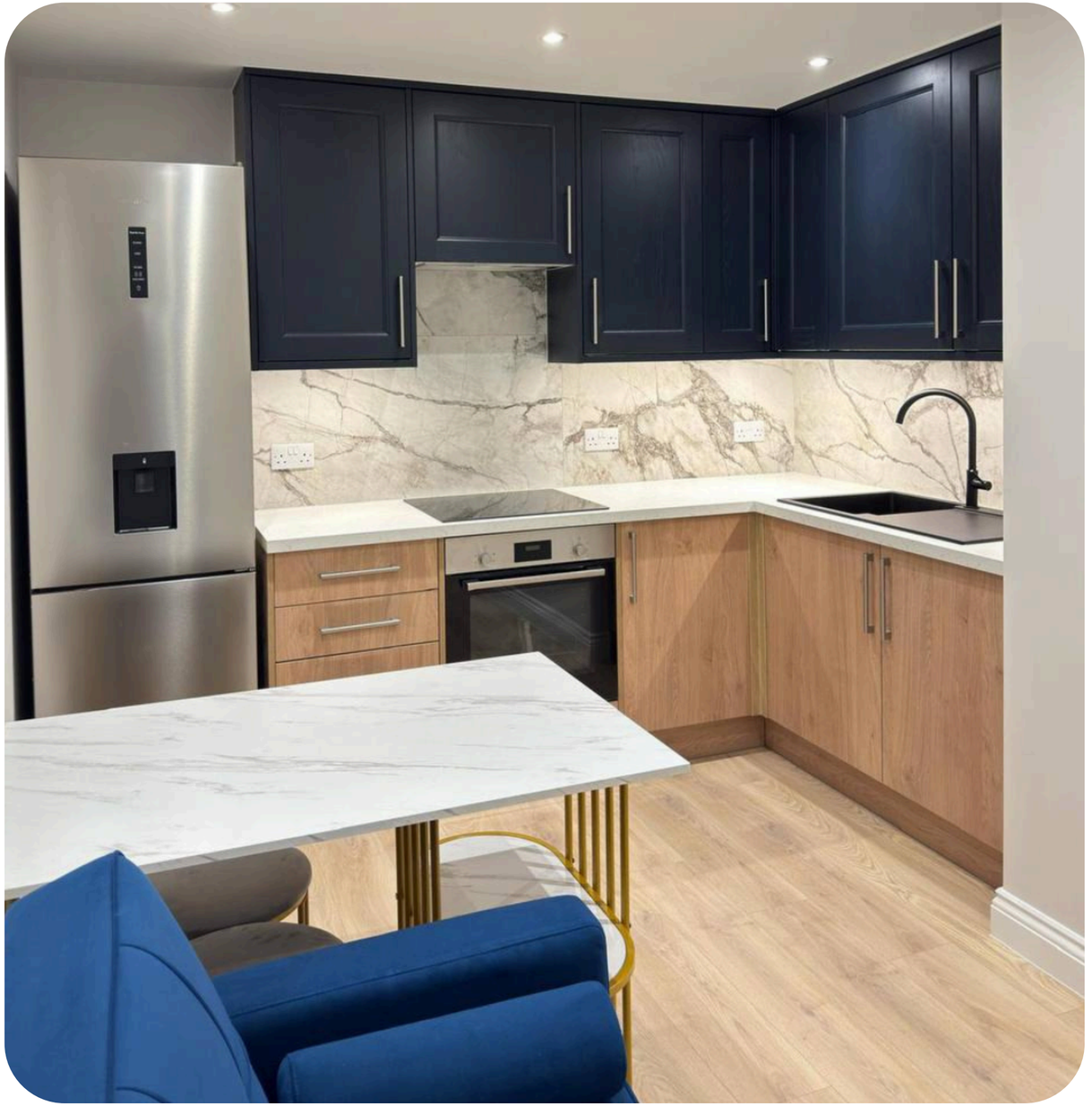
Value - £300,000

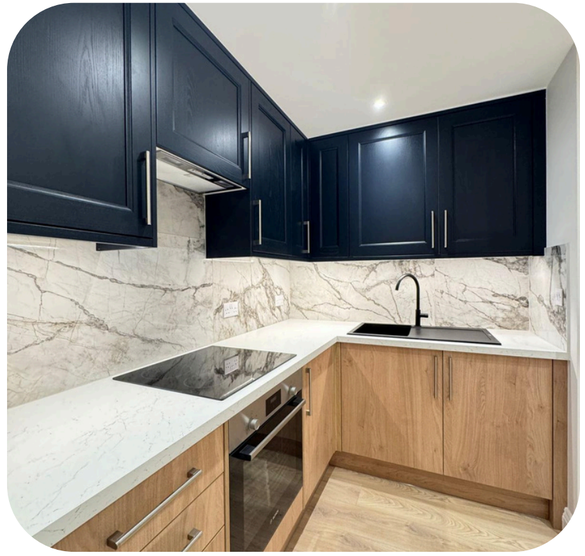
Exit Strategy - Rented

Our Kingsbury development highlights the power of intelligent refurbishment.

We transformed a tired studio flat into a spacious one-bedroom home, optimising layout and functionality through custom joinery crafted by our in-house team.

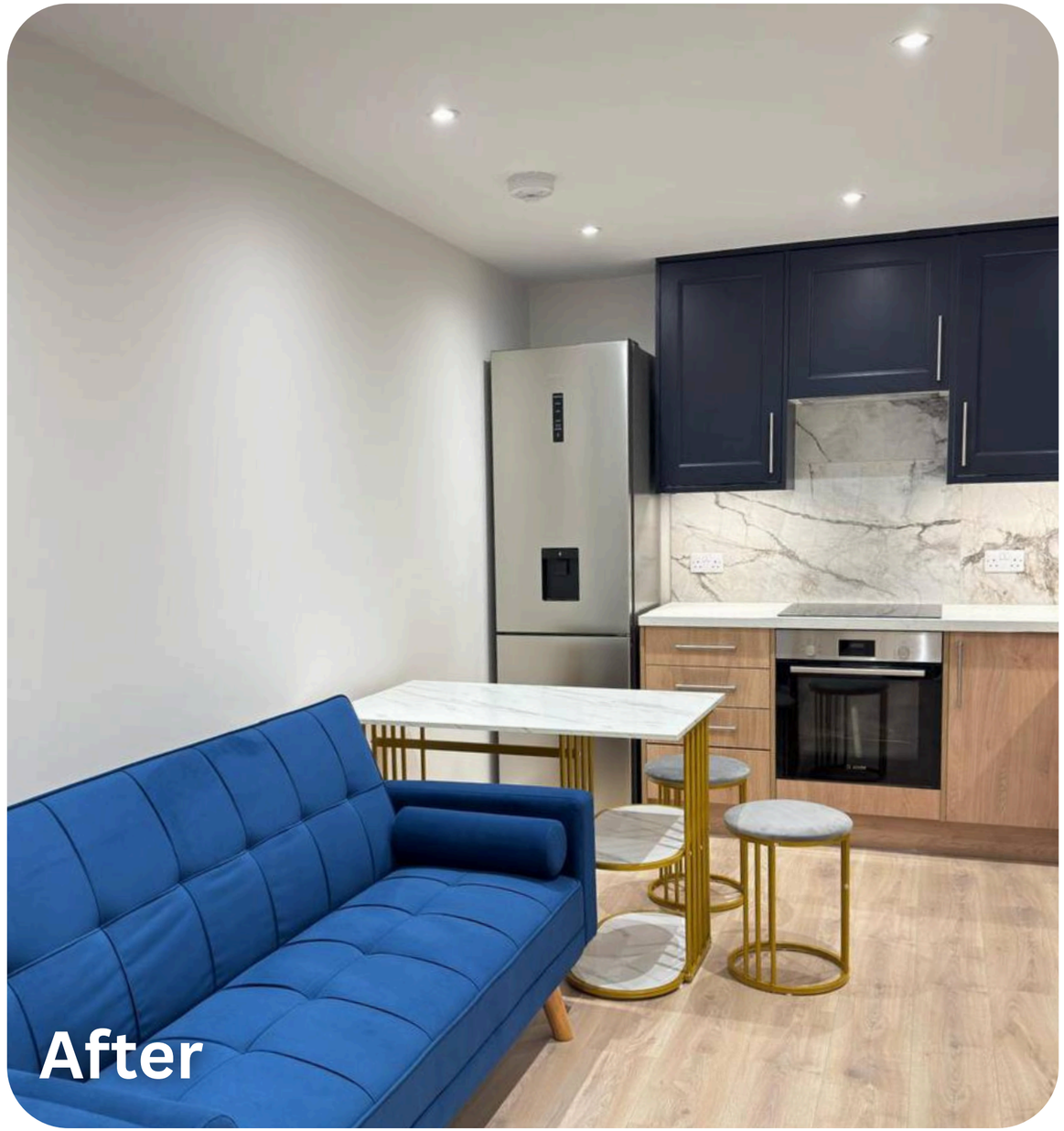
Located in a vibrant residential area with strong rental demand and excellent transport links, this property now offers lasting value and broad appeal.








Before


After

Wembley

Purchase Price- £460,000

Renovation & Professional Fees - £150,000

Total Investment - £610,000

Value - £900,000

Exit Strategy - Rented as an AirBnb

What was once a rundown property with an overgrown garden is now a stunning family home, complete with a spacious rear extension and a thoughtfully designed loft conversion.

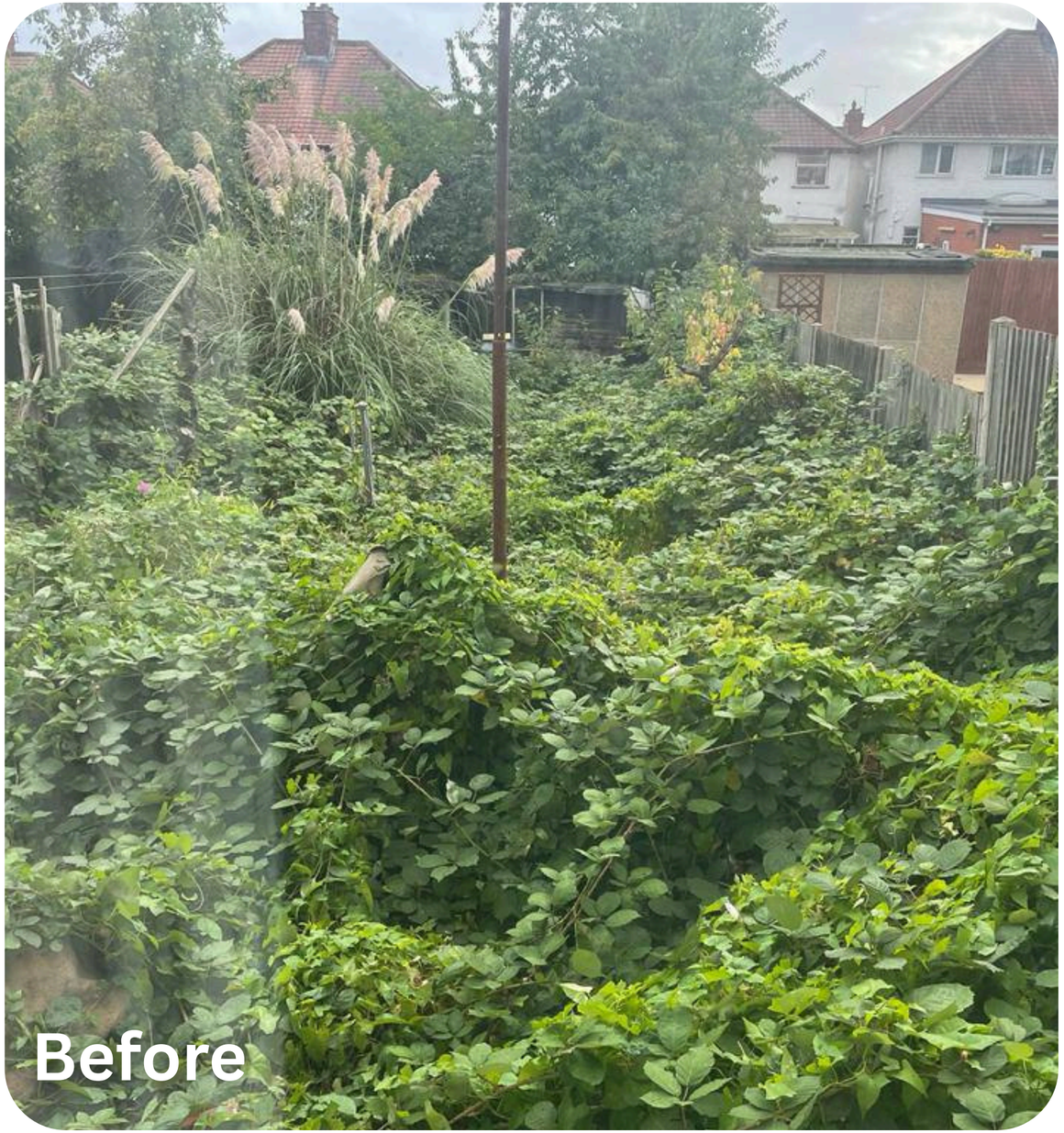
Situated in a high-demand area with excellent transport links and local amenities, the home combines modern design with practical living space.

This transformation showcases our ability to unlock value through design-led construction.








Before


After

Kingsbury

Purchase Price- £630,000

Renovation & Professional Fees - £180,000

Total Investment - £810,000

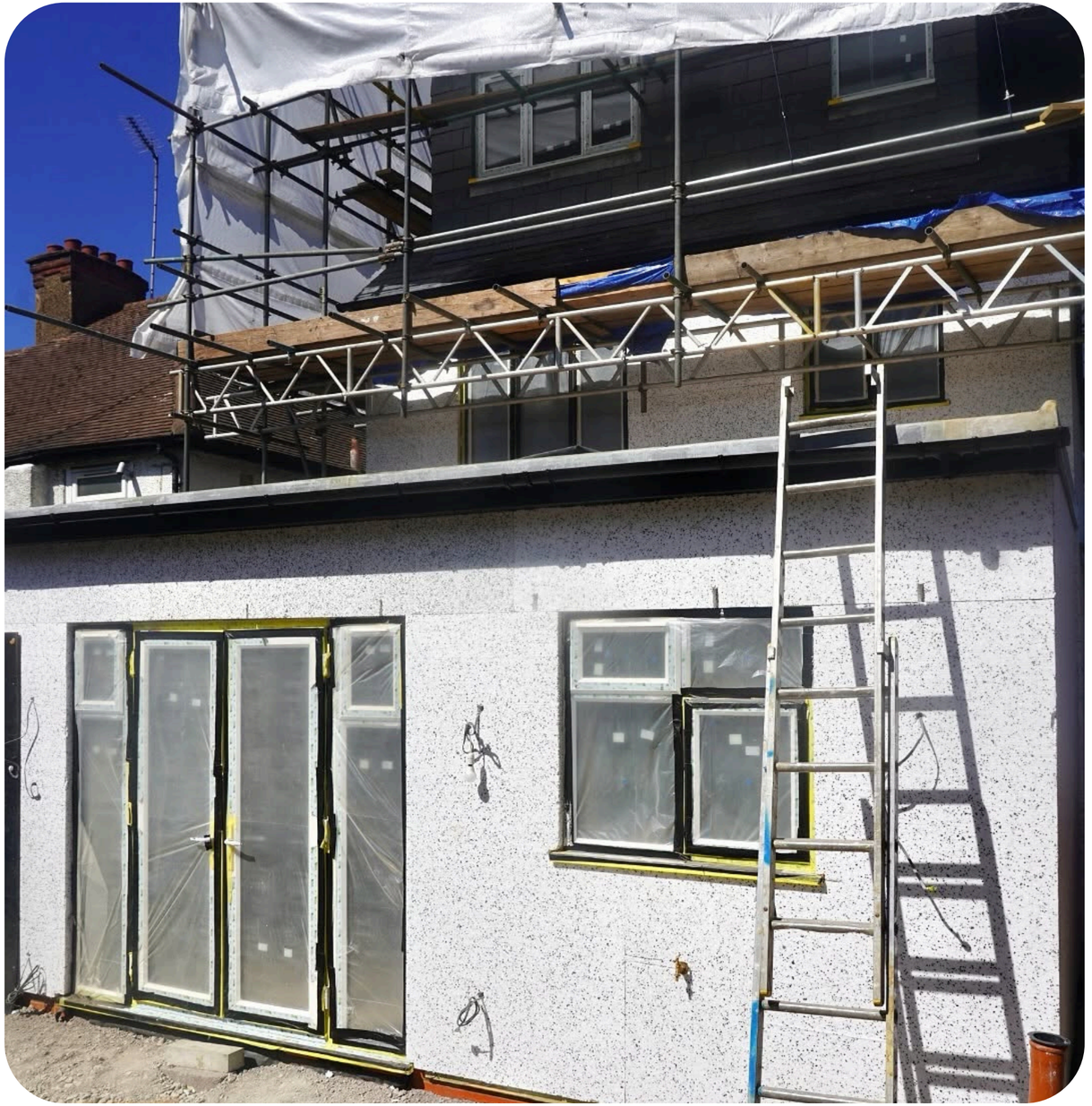
GDV - £1,100,000

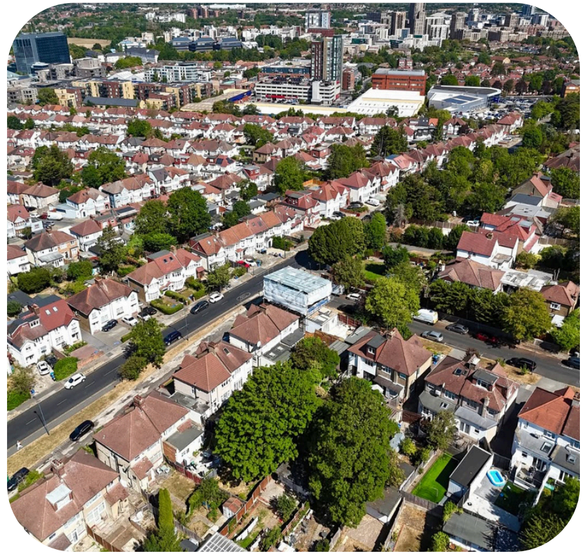
Exit Strategy - Future Sale

In Kingsbury, this property is undergoing a full renovation, rear extension, and loft conversion.

Located in a sought-after area, this development demonstrates our commitment to adding value through thoughtful design, expert construction, and a clear vision for modern family living.

This project is currently under construction.







Park Street

Our latest Park Street acquisition represents a significant opportunity to deliver long-term value through thoughtful planning and development.

We are currently in the design and planning phase for four spacious four-bedroom homes, each tailored to meet the needs of modern family living.





Park Street

Our newly purchased Park Street project will see an existing bungalow be demolished, in place of a stunning new family home.

Situated in a desirable location, this development is just moments away from How Wood station with direct links to central London.





How is my Investment Protected?

At CR Property Investments, protecting your capital is our top priority. We have established clear safeguards and proven structures to ensure that every investment is secure, transparent, and fully backed by legal agreements.

- Every investment is secured through a solicitor-approved loan agreement.
- Funds are only deployed once the agreement is in place and the terms are clearly defined.
- Detailed documentation and regular updates keep you informed every step of the way.
- Our in-house experts manage risk through rigorous due diligence, strategic planning, and real-time oversight.

How do I Start My Investment Journey?

Getting started with CR Property Investments is simple, transparent, and tailored to your goals. Whether you're new to property investment or looking to expand your portfolio, we guide you through every step of the process to ensure a smooth and rewarding experience.

- Book a free consultation to discuss your investment goals and preferences.
- Choose between our Fixed-Return Investment or Joint Venture schemes.
- Review and agree to the terms outlined in our solicitor-approved agreements.
- Receive regular updates and enjoy passive returns or profit shares, depending on your chosen scheme.

Ready to Invest?

Contact us today

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