

CITY GARDENS
PHASE 3

EXCLUSIVE APARTMENTS AT THE HEART OF THE CITY



Welcome to City Gardens

BROADENING HORIZONS

We look beyond the conventional and mundane. Our latest development, City Gardens, is the third phase of a pioneering project harnessing the convenience of inner city living with the attractions of appealing outdoor living space – providing a blueprint for modern, contemporary living.

Having won plaudits for our concept of private, skyline retreats and tree-lined secluded courtyards – a distinctive idea hallmarking Sky Gardens and Roof Gardens developments – we are bringing this forward-looking philosophy to the neighbouring site.

City Gardens borrows and builds on these innovations, once again placing the community at the heart of the project by creating dynamic and diverse public spaces.





City Gardens

LUXURY HOME COMFORTS

A new home in City Gardens is your chance to share our vision of what successful, contemporary inner city living can offer. Bricks and mortar are just the raw materials of new housing developments. It takes a lot more to build a successful new residential community with the space to live, grow and enjoy.

Understanding this has informed and driven our plans for this next phase of the Sky Gardens development. We are offering a further 109 exceptional apartments at the heart of the city, with a range of sizes and bedrooms, all with access to a communal roof gardens – and with an infrastructure that offers luxury home comforts and a real sense of community.

In looking to the future, City Gardens also reflects a proud past – presenting a unique perspective on modern living, while drawing inspiration from a rich local heritage. Stunning gallery bedrooms and full height windows create open, contemporary living spaces – distinctive design that showcases an appealing choice of apartments and triplexes inspired by New York living. Outside, the lines of the building's attractive façade acknowledge the grand mills and warehouses that contribute to the neighbourhood's conservation status.

Manchester

A WORLD CLASS CITY

Manchester is going places. Its renaissance is hallmarked by a rising international profile and population – quite simply it's the fastest growing city in the UK.

Internationally renowned as the birthplace of the Industrial Revolution and the computer, The University of Manchester is today pioneering the development of graphene – a 'miracle material' that is set to revolutionise the 21st Century. The city's dynamic knowledge-based industries benefit from the innovation and research resources of four Universities, while Manchester also boasts the largest financial, professional and legal services sector outside of London.

Media City and the presence of the BBC and ITV reinforce Manchester as a creative hub, while it is also celebrated in the football world as home to United and City – names that resonate globally. And Manchester has the connections to justify its standing with an airport serving 200 destinations worldwide.





Manchester

A WORLD CLASS CITY

Music icon Ian Brown of the Stone Roses famously said: "We've got everything except a beach." So it is not difficult to see how Manchester's relentless rise has been boosted by its extensive cultural, media, music, and sporting scene.

Top rock bands originate and flourish here, alongside a wonderful opera house, symphony and chamber orchestras. When you add the buzzing nightlife, a wide choice of bars and restaurants, outdoor space, museums and great shopping areas - including the biggest city centre shopping mall in the UK - you have an eclectic mix. This helps to sustain and support Manchester as a popular place to live, work and invest.

City Gardens reflects a growing demand for stylish and sustainable inner city living. Apartments combine innovative design and attractive outdoor space in a 21st Century approach that mirrors the city's ambitions.

Castlefield

A THRIVING COMMUNITY
AT THE HEART OF THE CITY

Castlefield is an inner city oasis of quaint cobbled streets, canals and waterside al fresco dining. Britain's first Urban Heritage Park - with its attractive canal basin, open spaces, converted mills, bridges and viaducts - has become one of the city's most sought-after residential areas. It is particularly popular with professionals who combine the undoubted lifestyle benefits with close proximity to the city centre and excellent road and rail access.

With a heritage dating back to Roman times, Castlefield today offers vibrant, modern waterside living, complemented by appealing bars, restaurants, music and entertainment. Among the attractions are the celebrated Castlefield Bowl outdoor arena, the Castlefield Gallery and the popular Museum of Science and Industry.

Castlefield is quite simply a haven at the heart of the city offering a more relaxed pace of life - but you can be sure that, when the bright lights of the city centre beckon, you will always be close at hand.





Castlefield offers vibrant, modern waterside living, complemented by appealing bars, restaurants, music and entertainment.

City Gardens is

5 minute stroll to The Bridgewater Canal Basin with its waterside bars, restaurants and market



5 minute walk to Cornbrook Metrolink station and access to the cross city tram network to Manchester Victoria

6 minutes to Manchester Piccadilly by rail from nearby Deansgate station

And provides easy access to Manchester's motorway links

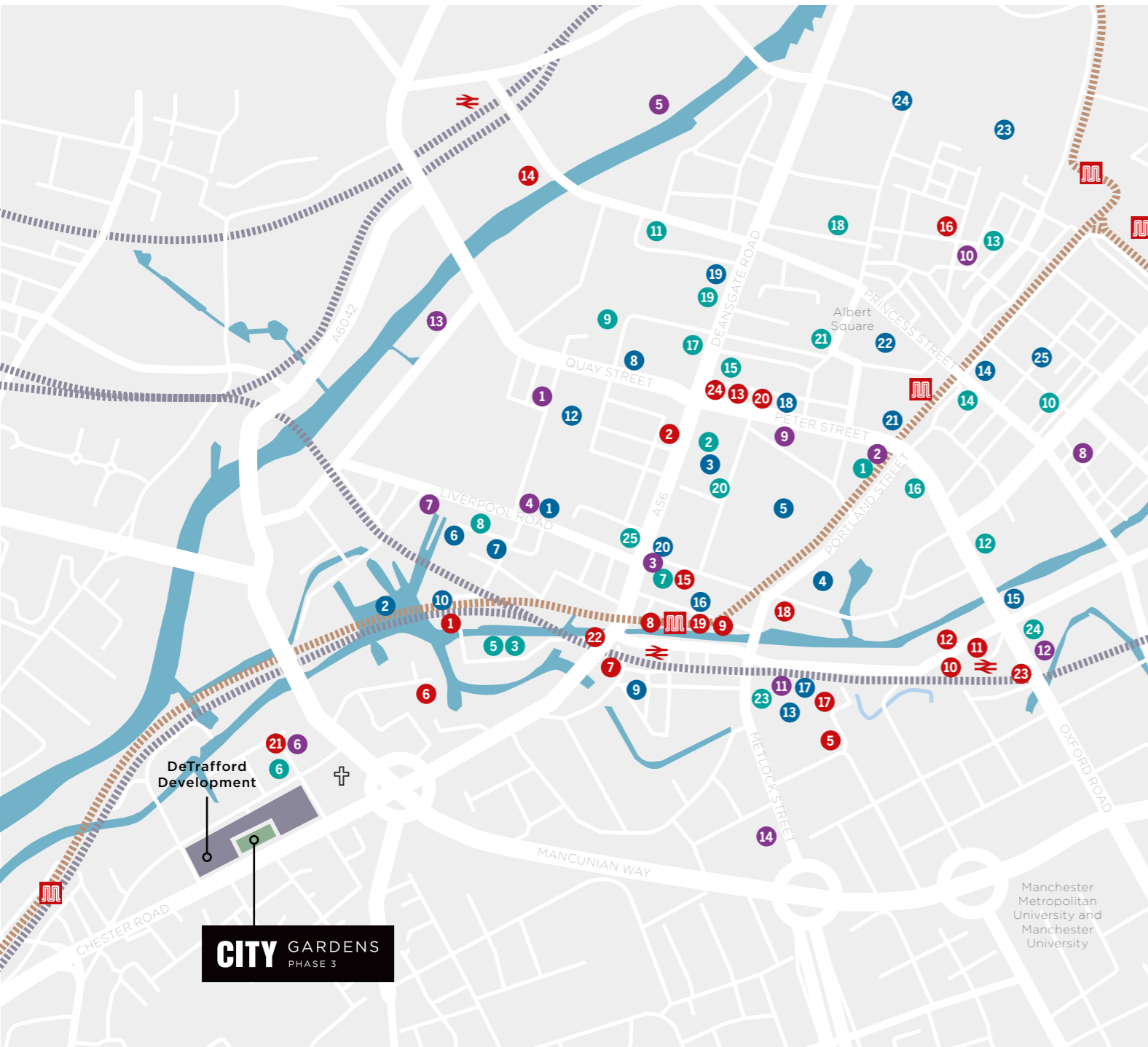


Site Plan

Castlefield Masterplan 
City Gardens 



A haven to relax, dine and enjoy



DINING

- 1 The French Restaurant, Midland Hotel
- 2 Almost Famous Burger Bar & Restaurant
- 3 Albert's Shed Restaurant & Bar
- 4 Carluccio's Italian Restaurant
- 5 Dukes 92 Restaurant & Bar
- 6 Banyan Tree Restaurant
- 7 The Hilton Restaurant
- 8 Sapporo Teppanyaki Restaurant
- 9 Tattu Restaurant & Bar
- 10 Try Thai Restaurant
- 11 Manchester House Restaurant
- 12 Giorgio's Restaurant
- 13 Rosso Restaurant & Bar
- 14 Koh Samui Thai Restaurant
- 15 Topkapi Palace Restaurant
- 16 Don Giovanni's Restaurant
- 17 Hawksmoor Restaurant
- 18 El Gato Negro Tapas
- 19 Australasia Restaurant
- 20 James Martin Manchester
- 21 The Albert Square Chop House
- 22 Wing's Restaurant
- 23 Indian Tiffin Room Restaurant
- 24 The Refuge Restaurant & Bar
- 25 Dimitri's Taverna Greek Restaurant & Tapas Bar

BARS

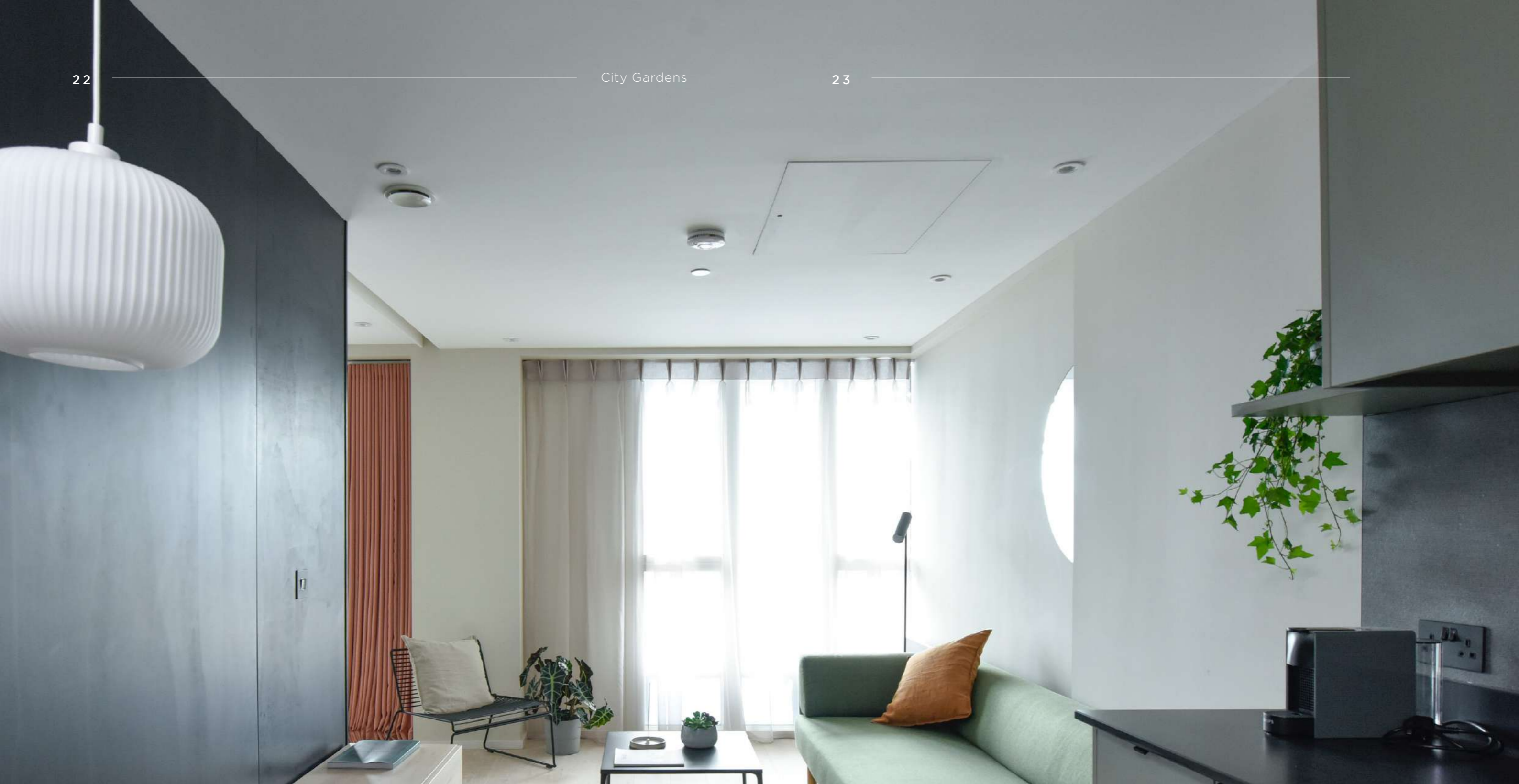
- 1 Barca Bar
- 2 Suede Bar
- 3 Alchemist
- 4 Oast House
- 5 The Laundrette
- 6 The Wharf Pub
- 7 Atlas Bar
- 8 Lock 91 Bar
- 9 Baa Bar Deansgate Bar & Club
- 10 Dog Bowl-Black Dog Ballroom Bar
- 11 Gorilla
- 12 The Ritz
- 13 Revolucion de Cuba
- 14 Menagerie
- 15 Cloud 23 The Hilton Bar
- 16 All Bar One
- 17 The Gas Works Brewbar
- 18 The Britons Protection Pub
- 19 Deansgate Locks
- 20 Albert Schloss
- 21 Binary Bar
- 22 Knott Bar
- 23 Thirsty Scholar
- 24 Dirty Martini

PLACES OF INTEREST/ENTERTAINMENT

- 1 Museum of Science & Industry (MOSI)
- 2 The Giants Basin
- 3 The Great Northern
- 4 The Bridgewater Hall
- 5 Manchester Central Convention Complex (GMEX)
- 6 Castlefield Outdoor Arena
- 7 Roman Fort
- 8 Opera House
- 9 Castlefield Gallery
- 10 Catalan Square
- 11 Albert Square Town Hall
- 12 St John's Gardens
- 13 First Street
- 14 Manchester Art Gallery
- 15 The Palace Theatre
- 16 The Comedy Store
- 17 HOME
- 18 Albert Hall
- 19 John Rylands Library
- 20 Odeon Cinema
- 21 Manchester Central Library
- 22 Manchester Town Hall
- 23 Arndale Shopping Centre
- 24 Harvey Nichols and Selfridges & Co.
- 25 China Town

HOTELS

- 1 Great John Street Hotel
- 2 Midland Hotel
- 3 The Hilton Beetham Tower
- 4 The Ox Noble
- 5 The Lowry Hotel
- 6 Luxury Base Apartment Hotel
- 7 Castlefield Hotel
- 8 Macdonald Townhouse Hotel
- 9 Radisson Blu Edwardian
- 10 Hotel Gotham
- 11 INNSIDE Manchester
- 12 The Principal
- 13 Manchester Marriott Victoria & Albert Hotel
- 14 Premier Inn Deansgate Locks



City Gardens

NEW LIFESTYLE OPPORTUNITIES

As we have placed a sense of community at the heart of the development, we have fashioned a range of accommodation options to meet differing needs and requirements – each delivering a high level of comfort and convenience. Across the 10 storeys of living space and 109 homes, purchasers can choose from a range of

1 and 2 bedroom apartments and three bedroom triplexes – with private gardens and terraces allocated for many of the one, two and three bedroom apartments. The variety of accommodation and layouts ensures that this new lifestyle opportunity is available to a broad range of homebuyers.



YOUR OPTIONS INCLUDE

one bed apartments 39
two bed apartments 62
three bed triplexes 08



Orange cushion

locale

Succulent in white pot

Small white bowl with candle

Light wood coffee table with book and plate

Dining table with black chairs

White pendant light

Green plant on wall

Kitchen area with dark cabinets

The one and two bedroom apartments



One Bedroom Apartments

Full height windows provide views across the public square from the one bedroom apartments. Inside, the distinctive layouts provide a bright, vibrant living space unrivalled in many other city centre apartments.

Two Bedroom Apartments

Discerning homebuyers can select a layout to meet their needs, with six attractive options to choose from which distinguish The City Gardens - full height windows are a feature, allowing bright, open living spaces demanded by today's purchasers.

The one and two bedroom apartments



The three bedroom triplex penthouses

Open, cutting edge contemporary design showcases these stunning three bedroom triplexes each boasting a private roof garden and separate balcony, with five options to choose from. Three double bedrooms with dressing room and ensuite will appeal to young professionals and families alike. Double height ceilings engender a real sense of space, filled with pools of natural light and open vistas across the city centre skyline.





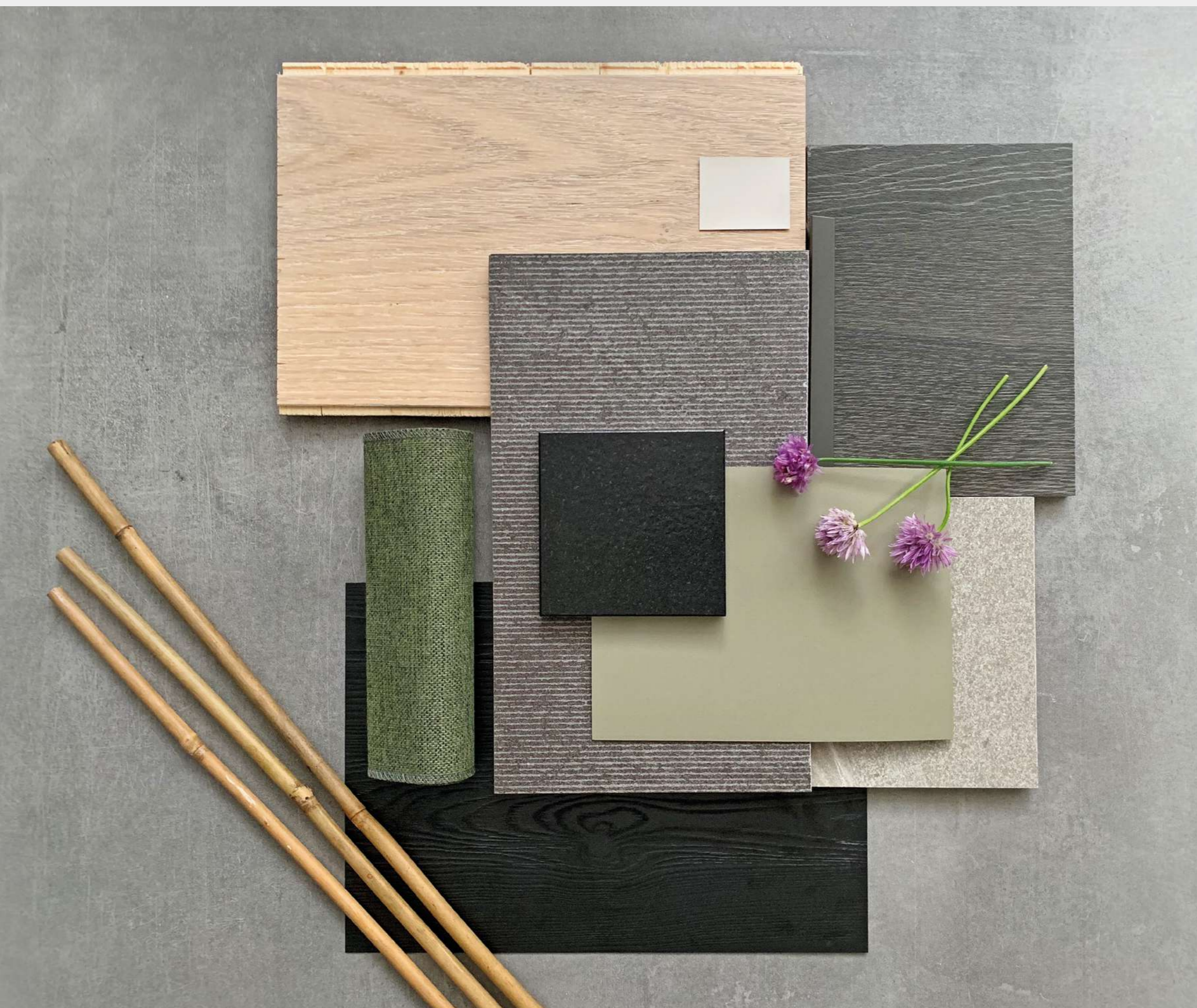
**The three bedroom
triplex penthouses**

The interiors

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TAILORING REFINEMENT

The apartments are focused on the beauty of simplicity, natural earthy tones creating calming spaces. The beautiful bespoke kitchens come complete with fitted appliances, including hob, oven, dishwasher and fridge freezer, and are designed to encompass a luxury lifestyle with quartz worksurfaces and open shelving.

Porcelain tiling to the kitchen floors and engineered timber to the living areas continuing through into the bedrooms providing a warm and inviting space. The bathrooms feature Villeroy & Boch sanitaryware, Kaldewei bath's and smart controlled showers complete with porcelain tiling to form perfectly presented spaces.



The interiors

COMMUNAL SPACE

The communal areas are designed to bring peace and tranquillity from the moment you step into the building. The large double height atrium, enwreathing the centrally positioned concierge desk, is surrounded by oversized landscape inspired artwork and filled with light, natural materials and tactile finishes giving a sense of connecting back with nature.

Soft artwork and wayfinding will bring ease of movement throughout your journey, leading to the private corridor of your home, which is filled with warm tones and simple textures to welcome the aesthetic senses before you enter into the comfort of your personal space.



Elevations

CHESTER ROAD ELEVATION



CHURCH STREET ELEVATION

