

XI  
MICHIGAN  
TOWERS

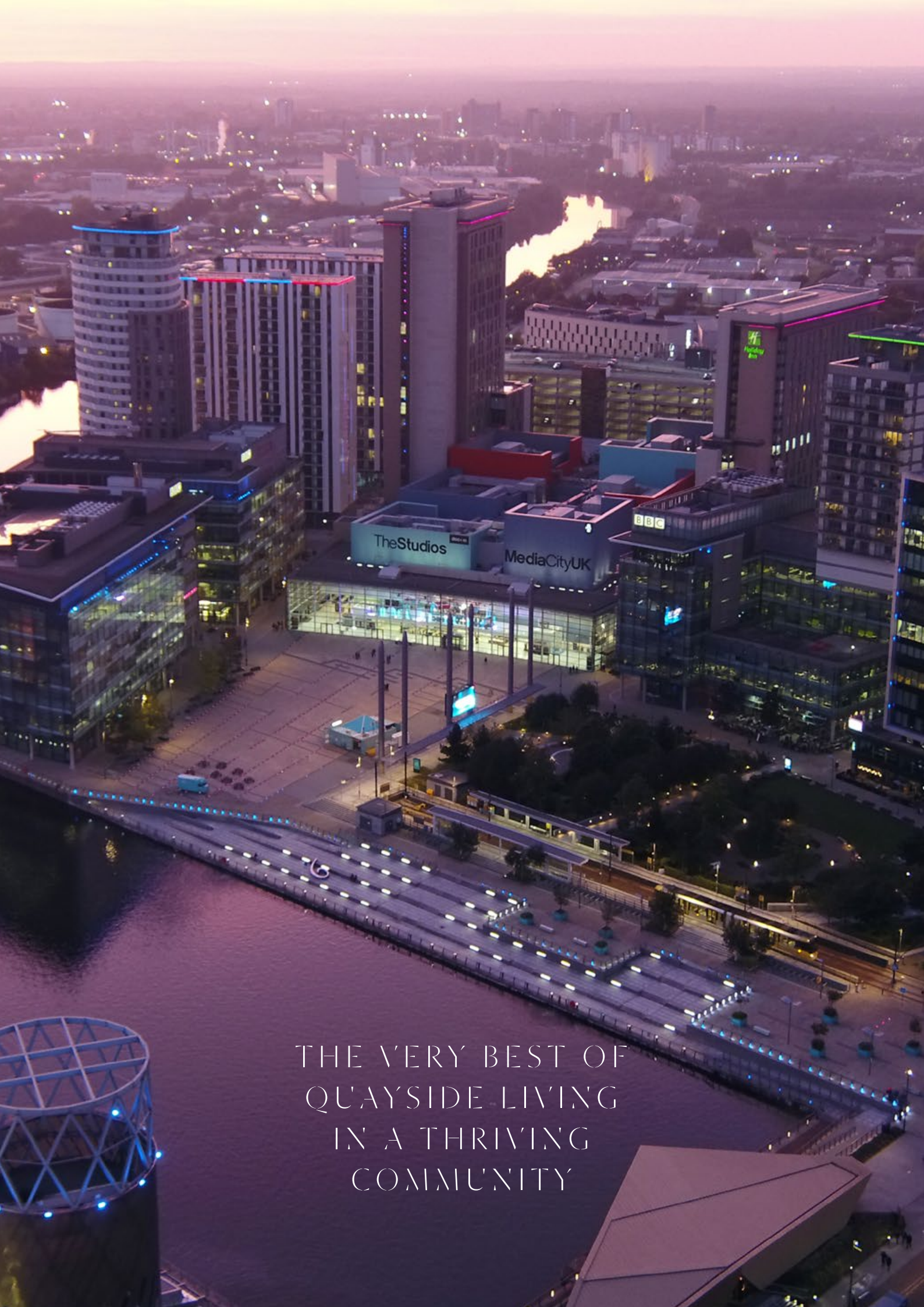
MANCHESTER

XI

LUXURY  
1, 2 & 3 BEDROOM  
APARTMENTS







## FOLLOWING ON FROM THE SUCCESS OF X1 MEDIA CITY WE PROUDLY INTRODUCE OUR ICONIC NEW X1 MICHIGAN TOWERS

X1 Michigan Towers is an exciting new flagship development, which is set to change the Manchester skyline. Our new development features four iconic towers, each with unique façades with a stunning architectural design.

Each tower is set within a modern landscaped public realm, which features cafe spaces, restaurants, retail and office space alongside the residential offer. With heights ranging between 14 and 35 floors, the towers provide both sweeping views of MediaCityUK, Salford Quays and central Manchester.

This mixed-use scheme is an ideal investment opportunity and is truly unique in its contemporary design and perfect quayside location.

Situated in the heart of MediaCityUK in the iconic Salford Quays, home to Coronation Street as well as the likes of the BBC, ITV, Ericsson and Kellogg's, this new phase of development complements the existing towers, and fits perfectly within the bustling business and leisure community.

This development presents an exclusive opportunity to invest in limited luxury property located at the very heart of Peel's thriving MediaCityUK project.

THE VERY BEST OF  
QUAYSIDE LIVING  
IN A THRIVING  
COMMUNITY

X1





The image shows three modern skyscrapers at dusk. The buildings have facades made of vertical, perforated panels that allow interior lights to glow through, creating a pattern of light and shadow. The sky is a deep blue, and there are trees in the foreground. The text 'LUXURY QUAYSIDE LIVING' is overlaid in white, serif font on the right side of the image.

# LUXURY QUAYSIDE LIVING

X1 Michigan Towers is an iconic new tower development at the very heart of the MediaCityUK. We are following on from the success of X1 Media City, our first development at the UK's leading digital and media centre.

These iconic towers are well connected to all of Greater Manchester via the adjacent Metrolink tram stop. Our beautifully landscaped gardens are on your doorstep, with bars and restaurants only a minute away on foot.

Our stunning buildings join our completed phases alongside a dedicated transport infrastructure, the headquarters of many international companies and a thriving community. This is a stunning new waterside neighbourhood.

X1 Michigan Towers provides 1,314 exclusive luxury apartments to the home of the UK's media, an incredibly exciting place to live, work and play.



WITH VIEWS FROM  
SALFORD QUAYS  
TO MANCHESTER

Overlooking both Salford Quays and Manchester city centre these apartments offer stunning views across the vibrant quayside towards the UK's second city.

Offering luxury quayside living in the heart of Peel's thriving MediaCityUK, this development is perfectly situated for those working in the creative and professional sectors.

Residents will benefit from a gym and cinema, as well as retail and leisure facilities located on-site.

MANCHESTER  
REMAINS THE  
FASTEST GROWING  
CITY AND IS  
EXPERIENCING  
FASTER GROWTH  
THAN ANY OTHER  
UK CITY

HOMETRACK

Our apartments are furnished to high standards, offering a luxury living space within minutes of the bustling city centre and tranquil quayside.





TO WORSLEY/BOLTON

TO LIVERPOOL

# MEDIACITYUK

X1 MICHIGAN TOWERS



MEDIACITYUK

ANCHORAGE

THEATRE/MALL

SALFORD QUAYS

EXCHANGE QUAY

TO THE TRAFFORD CENTRE

MANCHESTER UNITED

CRICKET GROUND

TO ALTRINCHAM/SALE

MANCHESTER ARENA

SHUDEHILL

EXCHANGE SQUARE

MARKET STREET

ST PETER'S SQUARE

PICCADILLY STATION

# CITY CENTRE

DEANS GATE-CASTLEFIELD

ETIHAD STADIUM

TO SHEFFIELD

||||| METROLINK ROUTE  
== CAR ROUTE



WELL CONNECTED TO  
GREATER MANCHESTER, THE  
UK AND INTERNATIONAL  
DESTINATIONS



Walking distance from  
X1 Michigan Towers to:

MediaCityUK	0–3 mins
The Lowry Mall/Theatre	4 mins
Manchester United	20 mins

Metrolink distance from  
X1 Michigan Towers to:

Central Manchester	8 mins
Piccadilly Station	22 mins

Driving distance from  
X1 Michigan Towers:

The Trafford Centre	14 mins
Manchester Airport	20 mins
Liverpool	45 mins

Manchester Airport



X1 Michigan Towers is served by a dedicated Metrolink station










Already home to the BBC, ITV, Kellogg's, Bupa, the University of Salford and over 250 creative media businesses, MediaCityUK is a major digital media hub, centre of learning and established visitor destination.








AN AMAZING  
PLACE TO LIVE  
AND WORK







## 0-5 MINUTE WALK

-  **SAINSBURY'S**  
This on-site supermarket is within the X1 buildings adjacent to X1 Michigan Towers, featuring a wide range of groceries
-  **THE DOCKYARD**  
This bar serves up craft beers, cocktails and soft drinks alongside an offering of good food, live music and other entertainment
-  **PREZZO**  
Casual dining that brings the best, authentic Italian cuisine made from fresh ingredients combined with impeccable service
-  **GRINDSMITH**  
The place to go for freshly roasted speciality coffee and an incredibly popular artisan breakfast and lunch menu
-  **THE LOWRY MALL/THEATRE**  
This large outlet mall features shops, restaurants and a Vue Cinema, with an adjacent theatre and arts complex



-  **PRET A MANGER**  
Fresh sandwiches, baguettes, wraps, salads and soups are all on offer, alongside a selection of great coffee, cakes and pastries
-  **WAGAMAMA**  
Serving Asian food based on Japanese cuisine, this restaurant is a popular destination for hungry visitors to MediaCityUK
-  **COSTA COFFEE**  
This is the largest and fastest growing coffee shop chain in the UK, famous for its authentic espresso-based drinks and food
-  **BOOTH'S**  
This branch of a high-end supermarket chain has all the fresh ingredients you may need to prepare a stunning dish in your apartment
-  **NANDO'S**  
This popular Portuguese-African restaurant serves its signature flame-grilled peri-peri style chicken just minutes away



## 10-20 MINUTE DRIVE/METROLINK

-  **MANCHESTER ARENA**  
This indoor performance arena has the highest seating capacity of any indoor venue in the United Kingdom
-  **MANCHESTER ARNDALE**  
This large shopping centre in the middle of Manchester is very easy to get to from your apartment and offers a wide range of stores

-  **MANCHESTER UNITED**  
You are just a short walk or drive to Old Trafford, the iconic home of the world-famous Manchester United Football Club
-  **THE TRAFFORD CENTRE**  
This is one of the largest shopping centres in the country, with more than 150 stores and restaurants for your enjoyment

## 20-30 MINUTE DRIVE/METROLINK

-  **MANCHESTER AIRPORT**  
The busiest airport in the UK outside of London with direct routes to cities across the globe, only a short trip from your apartment
-  **DUNHAM MASSEY**  
The National Trust's Dunham Massey in Cheshire is a Georgian house and garden for all seasons featuring an ancient deer park

-  **HEATON PARK**  
A municipal park covering an area of over 600 acres and home to listed buildings and other heritage features, a great place to explore
-  **SALE WATER PARK**  
A 152 acre area of countryside and parkland including a 52 acre artificial lake dedicated to watersports and open water swimming



WORK HARD  
PLAY HARD



SITUATED AT THE VERY  
HEART OF THE UK'S  
TELEVISION, RADIO AND  
DIGITAL PRODUCTION HUB



BBC

itv

ERICSSON

Kellogg's

Bupa



MediaCityUK is home to world-class studio facilities making television, radio and digital productions that are broadcast around the world. Many media professionals working here also live beside the tranquil Salford Quays.





These are the first two completed and tenanted towers at our XI Media City development, adjacent to the XI Michigan Towers site.

Investors in the first phase of our development have already realised substantial return on investment. In addition to rental income on apartments that are proving incredibly popular with the rental market, our units have significantly increased in value since purchase.

Two bedroom apartments have seen capital appreciation of up to 41%, with one bedroom apartments seeing increases of up to 33%.

PROPERTY VALUE  
INCREASES OF UP TO  
+1% AT XI MEDIA CITY

## BE PART OF THE NEXT PHASE OF MEDIACITYUK

Peel L&P's MediaCityUK project is set to double in size with an additional £1bn investment planned to deliver a huge expansion of the scheme.

Phase 2 will bring additional residential units, office space, retail and leisure facilities, as well as a variety of new public spaces to enjoy.







To date we have more than £1.2bn of construction projects underway or already completed. With a host of new developments in the pipeline, we're transforming our clients' expectations along with city skylines.

Our knowledge of real estate potential and project delivery are matched by a deep understanding of investor needs, making X1 one of the best-trusted global names in our sector with investors in over 110 countries.



A BEAUTIFULLY  
LANDSCAPED  
COURTYARD WITH  
SPACE TO RELAX  
BESIDE THE WATER



Looking for some retail therapy or something to eat? Head down to the quayside where there is a plentiful array of shops, restaurants and bars to choose from.

TAKE TIME OUT TO RELAX,  
GATHER FOR ALFRESCO  
MEALS AT THE WATERSIDE  
RESTAURANTS AND  
CAFES OR STROLL ALONG  
THE STUNNING QUAYSIDE





TAKE A SHORT WALK  
ACROSS THE HISTORIC  
DETROIT BRIDGE



A TRIBUTE TO TRADE  
BETWEEN MANCHESTER  
AND MICHIGAN, USA

X1 Michigan Towers takes its name from the US state of Michigan, celebrating the historic trade links between Salford Quays and the United States.

The docks beside our development were the start and end of key transatlantic trade routes. Nearby you'll find Michigan Avenue, Ohio Avenue and the historic Detroit Bridge, all named in commemoration of US-UK trade.





Our projects are primarily concentrated in high growth city centre real estate, with flagship developments in Manchester, Liverpool, Leeds and Kent. With offices in all three, we're using our expertise to target iconic and profitable areas in these and equally fast-growing locations.

By attracting extensive investment both here in the UK and around the world, we've established a large and exciting portfolio and an outstanding track record for high-end buy-to-let properties. Now, as a globally recognised brand, we are a preferred choice for anyone seeking exceptionally high quality, high yield property investments that consistently exceed expected returns.

Render showing the living space of an apartment with stunning views across Salford Quays



## SETTING THE STANDARD FOR MANCHESTER'S SKYLINE



Render showing the stunning towers on Michigan Avenue, situated beside the Metrolink line



X1 Michigan Towers captures the essence of city living while offering the very best of a tranquil quayside location. Whatever your mood you will not struggle to find something to keep you entertained or relaxed after a long day.

Our stunning exterior and interior design makes an impression to all those who visit. Why not welcome some friends back to your apartment to enjoy your own incredible piece of the city?



Render showing double height entrance atrium with concierge, chic furniture and stunning interior design

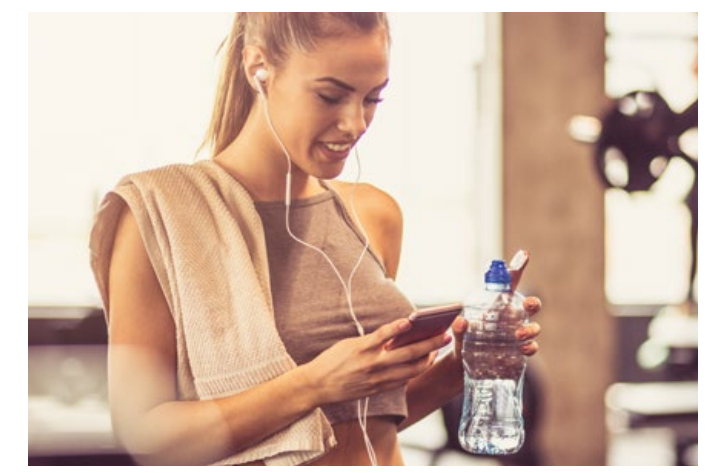




## FEATURING A STATE-OF-THE-ART RESIDENTS' GYM

Healthy living for a healthy mind. A state of the art gymnasium welcomes you as you return home. This modern fitness studio and workout space is for the exclusive use of X1 residents.

Accommodating cutting edge cardiovascular machines including treadmills, exercise bikes, crosstrainers and weights. There is something for everybody — whatever your degree of fitness.





# TOWER ONE WILL BRING 375 LUXURY APARTMENTS TO MEDIACITYUK

Tower One is a stunning gold design that sits alongside the three other metallic towers







Render showing the living space of a three bedroom apartment

INCREDIBLE, BRIGHT AND  
INSPIRATIONAL LIVING AREAS

GENEROUSLY SIZED APARTMENTS  
WITH ALL THE SPACE YOU NEED





Render showing a bedroom at X1 Michigan Towers

X1 MICHIGAN TOWERS  
OFFERS THE VERY BEST  
IN MODERN LIVING

FROM AN AWARD-  
WINNING DEVELOPER



# TWO BEDROOM APARTMENT



2 BEDROOM APARTMENT,  
EXAMPLE AVERAGE APARTMENT  
SIZE: 644 SQ FT / 59.8 SQM





THREE BEDROOM  
APARTMENT



3 BEDROOM APARTMENT,  
EXAMPLE AVERAGE APARTMENT  
SIZE: 872 SQ FT / 81 SQM





Render showing apartments at XI Michigan Towers overlooking our landscaped courtyard



“CREATING HIGH  
QUALITY RESIDENTIAL  
DESTINATIONS”

“Peel are delighted to be working with XI Developments,  
who have purchased a number of sites owned by  
the Peel Group in Salford Quays and Great Ancoats,  
Manchester, to develop high-quality  
‘City Living’ apartments.”

**JAMES WHITTAKER**  
GROUP DEVELOPMENT DIRECTOR







# STRATEGIC WATERS INITIATIVE

X1 Media City and X1 Michigan Towers is part of the wider Strategic Waters Initiative which aims to create sustainable communities that will benefit areas on the UK's stunning waterways

Creating new homes is a priority in the Strategic Waters initiative with approximately 30,000 homes to be delivered across the seven sites up and down the UK. All of the seven Strategic Waters sites are located on coastlines, canals and docklands, including MediaCityUK at Salford Quays.

Altogether, more than 30,000 new homes will be delivered across the sites over the next three decades, and the process is already well underway with developments like Chatham Waters, as well as the fully sold out 1,100 apartments at X1 Media City, proving the success of the waterside schemes.

X1 Michigan Towers is a major part of the Strategic Waters scheme, following in the footsteps of X1 Media City and X1 Manchester Waters, to deliver high quality accommodation to the UK's fastest growing city.

The first phase of MediaCityUK is now thriving with residential and commercial tenants. This new development is a key element of the next phase of MediaCityUK which will see huge further investment in the area. This is truly a production hub attracting media professionals from across the globe. Be part of an exciting project defining media in the UK.

With sites as far apart as Glasgow, Manchester and Chatham, the scope of the Strategic Waters initiative is very exciting and it is no surprise that previous X1 developments at MediaCityUK and Manchester Waters have proven so popular.

There is already a thriving community at MediaCityUK, an area popular with residents and visitors alike. This is an unmissable opportunity to invest in one of the UK's fastest-growing and most exciting areas.

**GLASGOW HARBOUR**  
10,000 homes

**LIVERPOOL WATERS**  
10,000 homes

**WIRRAL WATERS**  
13,500 homes

**MEDIACITYUK**  
2,000+ homes, this scheme

**MANCHESTER WATERS**  
2,000 homes, X1 final phase now

**TRAFFORD WATERS**  
3,000 homes

**CHATHAM WATERS**  
1,000 homes







# X1 VISION 2025 FOR OUR SHARED FUTURE

X1 have a strong vision for our future.

Over the years, X1 have won many awards for the quality, design, delivery and management of our developments. Our vision is to continue to raise our standards higher still.

X1 Vision 2025 means that when you buy a home from X1 you can be safe in the knowledge that it is built to a very high standard of design and quality, will have low running costs and low environmental impact, and importantly, you will enjoy the benefits of our exceptional customer service and long term management.

## AN EXCEPTIONAL CUSTOMER EXPERIENCE

X1 have made a commitment to ensuring excellent customer satisfaction at all stages. X1's own management company will ensure that you receive exceptional customer service as and after you or your tenants move in to your new X1 property.

## GREENER AND MORE ECONOMIC HOMES

Our new homes are designed to use less water and power than an average home. This efficiency will provide considerable savings on your annual utility bills. We provide recycling bins for all homes, generous external space and secure cycle storage.

Our latest homes are delivering 20% better efficiency ratings than current building regulations with renewable energy on-site.

## CREATING SUSTAINABLE COMMUNITIES

Our expert consultant team make sure the homes and developments we deliver are safe, secure and attractive places to live.

We place design quality at the heart of what we do. We understand that this is your home and design it with the highest degree of care and attention you deserve.

Our homes are built to the excellent national space standards sizes, and are easily adapted to meet the needs of changing families and individuals throughout the course of their lives.

We employ local labour and contribute to the wider economy through each development.

## A COMMITMENT TO THE FUTURE

X1 set ourselves targets to reduce water and energy consumption with each development. We aim to continually reduce or reuse a high proportion of construction waste. We open management offices in each of the locations we develop in, ensuring local jobs and protecting your investment in the long term.

X1 ARE PASSIONATE  
ABOUT OUR DEVELOPMENTS,  
AND ENSURING THAT WE  
IMPROVE THE COMMUNITIES  
WE ARE BUILDING



# XI

## A GLOBAL BRAND WITH LOCAL KNOWLEDGE

### £1.2BN OF PROPERTY COMPLETED OR IN DEVELOPMENT

43

DEVELOPMENTS

36

DEVELOPMENTS LAUNCHED

27

DEVELOPMENTS DELIVERED

9

DEVELOPMENTS IN CONSTRUCTION

7

UPCOMING DEVELOPMENTS

110

COUNTRIES

7,519

UNITS SOLD

Based in Liverpool and with offices in other major cities such as Manchester and Leeds, XI is one of the North West's premier housing developers, offering an extensive portfolio of city centre residential developments in some of the UK's best cities. The XI portfolio is filled with instantly recognisable buildings which have helped to change the face of the region.

In addition to its residential developments, XI operates an award-winning lettings and management company – XI Lettings – which provides both residential and luxury student accommodation to markets in Manchester, Liverpool and Leeds. XI Lettings is proud to boast market leading occupancy and retention rates, with thousands of happy residents providing evidence of their professionalism, knowledge and enthusiasm.

<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>GAGGENAU</b></p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT MERSEYSIDE</p> <p>XI The Quarter by XI Developments</p> <p>2014-2015</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>The Telegraph</b></p> <p>HIGHLY COMMENDED</p> <p>RESIDENTIAL HIGH-RISE DEVELOPMENT UK</p> <p>XI Media City by XI</p> <p>2016-2017</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>BENTLEY</b></p> <p>Award Winner</p> <p>RESIDENTIAL DEVELOPMENT MANCHESTER</p> <p>XI Manchester Wizards by XI</p> <p>2017-2018</p>	<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE</p> <p>In association with <b>BENTLEY</b></p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY MERSEYSIDE</p> <p>XI Lettings</p> <p>2017-2018</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>SALICE</b></p> <p>AWARD WINNER</p> <p>RESIDENTIAL DEVELOPMENT GREATER MANCHESTER</p> <p>XI The Campus by XI</p> <p>2018-2019</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>In association with <b>SALICE</b></p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT MERSEYSIDE</p> <p>XI The Tower by XI</p> <p>2018-2019</p>	
<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE</p> <p>In association with <b>SALICE</b></p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY GREATER MANCHESTER</p> <p>XI Lettings</p> <p>2018-2019</p>	<p><b>the Grafters</b></p> <p>Awards 2019</p> <p>WINNER</p> <p>BEST RESIDENTIAL PROPERTY MANAGEMENT COMPANY</p> <p>XI Lettings</p> <p>2018-2019</p>	<p><b>the Grafters</b></p> <p>Awards 2019</p> <p>WINNER</p> <p>BUSINESS OF THE YEAR</p> <p>XI Lettings</p> <p>2018-2019</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>★★★★★</p> <p>BEST RESIDENTIAL DEVELOPMENT KENT</p> <p>XI Chatham Waters by XI</p> <p>2019-2020</p>	<p>UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT</p> <p>★★★★★</p> <p>BEST DEVELOPER WEBSITE UK</p> <p>www.xidevelopments.com by XI</p> <p>2019-2020</p>	<p>UNITED KINGDOM PROPERTY AWARDS REAL ESTATE</p> <p>★★★★★</p> <p>BEST LETTINGS AGENCY MERSEYSIDE</p> <p>XI Lettings</p> <p>2019-2020</p>	<p><b>NATIONAL LIS AWARDS 2019 WINNER</b></p> <p>BEST LETTINGS AGENCY</p> <p>XI Lettings</p> <p>2019-2020</p>





Peel Holdings (Land and Property) Ltd, have a unique "Vision" to promote the construction and delivery of high quality projects on its land holdings, including new commercial, retail and residential developments.

In response to the emerging demands of the housing market to provide a diverse range of new residential accommodation, including homes

for rent and sale, Peel have a clear strategy to promote the development of "exemplar" housing projects on its land. Peel are delighted to be working with XI developments, who have purchased a number of sites owned by the Peel Group in Salford Quays and Great Ancoats, Manchester, to develop high-quality "City Living" apartments.

Our breadth of expertise is complemented by added value services available directly from us, but also drawn from the wider Savills network. This means you gain access to planning, development, asset management, research, investment and financing capabilities, via a single accountable point of local contact.

The team provides services at every stage of project development, such as procurement advice, framework advice, estimates, cost planning, finance/budget assistance, contractor selection, tender documentation, contract documents, employers agency, quantity surveying, contract administration and project management.



Savills plc. is a global real estate services provider listed on the London Stock Exchange. With an international network of more than 600 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

Savills combine entrepreneurial spirit and a deep understanding of specialist property sectors with the highest standards of client care.

vermont

HILL DICKINSON



JEFFREY  
BELL  
ARCHITECTS

DK-Architects



Turley



