

Oxygen.

ESCAPE THE ORDINARY



Designed to  
be different.

THIS IS

# Oxygen.

ESSENTIAL  
FOR  
**LIFE**



With an  
atmosphere  
like no other

Each and every element of Oxygen has been thoughtfully created from the ground up, putting the human element at the core of the design. Alliance has combined the highest build quality with best-in-class communal facilities to improve the lives of the people who call it home. This is no ordinary building – welcome to a new chapter in Manchester city centre living.

Oxygen's communal spaces, inside and out, bring the wellbeing boost and daily connections that are essential ingredients for our everyday happiness and success. From the terraced gardens, vibrant lounges, and social spaces, through to the beautifully-designed spa level - with its 25m pool, luxury relaxation area and state-of-the-art gym facility with spin studio - Oxygen provides a perfect blend of spaces to enjoy all year round. Each home benefits from a modern design defined by a fluency and confidence befitting a development which is extraordinary - placing wellbeing, community and a sense of beauty at the heart of everything.

# Connecting the elements of life.

Welcome to Oxygen, a 32-storey neighbourhood in Manchester's popular New Islington district. Located next to Piccadilly Station, Ancoats and the bustling, bohemian Northern Quarter, this is the city's most exciting up-and-coming area.



Home to 12 luxury townhouses at ground level and 369 apartments – comprising one- and two-beds across the development, and 3-bed penthouses at the summit of each tower – Oxygen sets a new benchmark for what luxury living should mean in Manchester.

We believe that architecture and interior design can be a force for good, and have created a variety of configurations, colour schemes and moods at Oxygen to meet different social, physical and psychological needs. Every apartment and townhouse in Oxygen is finished to an exceptionally high standard, with full-height windows which flood

the open-plan living spaces with natural daylight, and balconies which provide panoramic views over the city, the Peak District National Park and beyond.

This holistic approach to development is also woven through the stunning communal areas at Oxygen which are designed to create an environment and atmosphere where residents can put down roots and thrive. Everything here is effortlessly easy; the front of house team are always on hand, and the bespoke Oxygen app means that everything you need is only a touch of a button away.



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BEAUTIFULLY BALANCED,  
NATURALLY DEFINED -  
OXYGEN IS A COMMUNITY  
LIKE NO OTHER.

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REIMAGINED.

Step out of the hustle and bustle and into Oxygen. Welcomed by the 24/7 front of house team, the vibrant lounges are yours to be enjoyed, whether that's with a good book and a great cup of coffee, as a place to hold a meeting or just somewhere to take the weight off your feet as you watch the world go by.

REFRESH.



The Spa Level offers a beautifully-balanced space. Infused with soft light and calming aromas to engage your senses, the 25m pool, steam, sauna, and relaxation areas are an idyllic place to unwind and refresh.

RECHARGE.



Whether you are a morning person or a night owl, our 24/7 state-of-the-art gym is located on our Spa Level and is the perfect place to recharge. On-demand classes are available in the private spin studio, and our wellbeing team is on hand to help you step up your routine when you need it.

RECLINE.



Reserve, recline and relax into the comfort of the cinema room. Located on the Mezzanine Level, you can book this private space on the Oxygen app, along with any refreshments and snacks you need for the ultimate personalised viewing experience.

RECONNECT.



The vibrant Oxygen lounge spaces can be enjoyed as a whole or sectioned off to make any experience more personal. This flexible space has been designed with the thriving Oxygen community in mind.

Whether you're spending time with friends or sinking into a comfy spot with a coffee, there's something for everyone. You can join a class and get your creative juices flowing, or book the private party room for a celebration with friends. All these spaces give you room to breathe, enjoy and connect in your own way.

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OXYGEN'S SPACIOUS  
APARTMENTS PROVIDE THE  
PERFECT SANCTUARY FROM  
THE HUSTLE & BUSTLE  
OF THE CITY.

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Make each  
day your  
masterpiece.

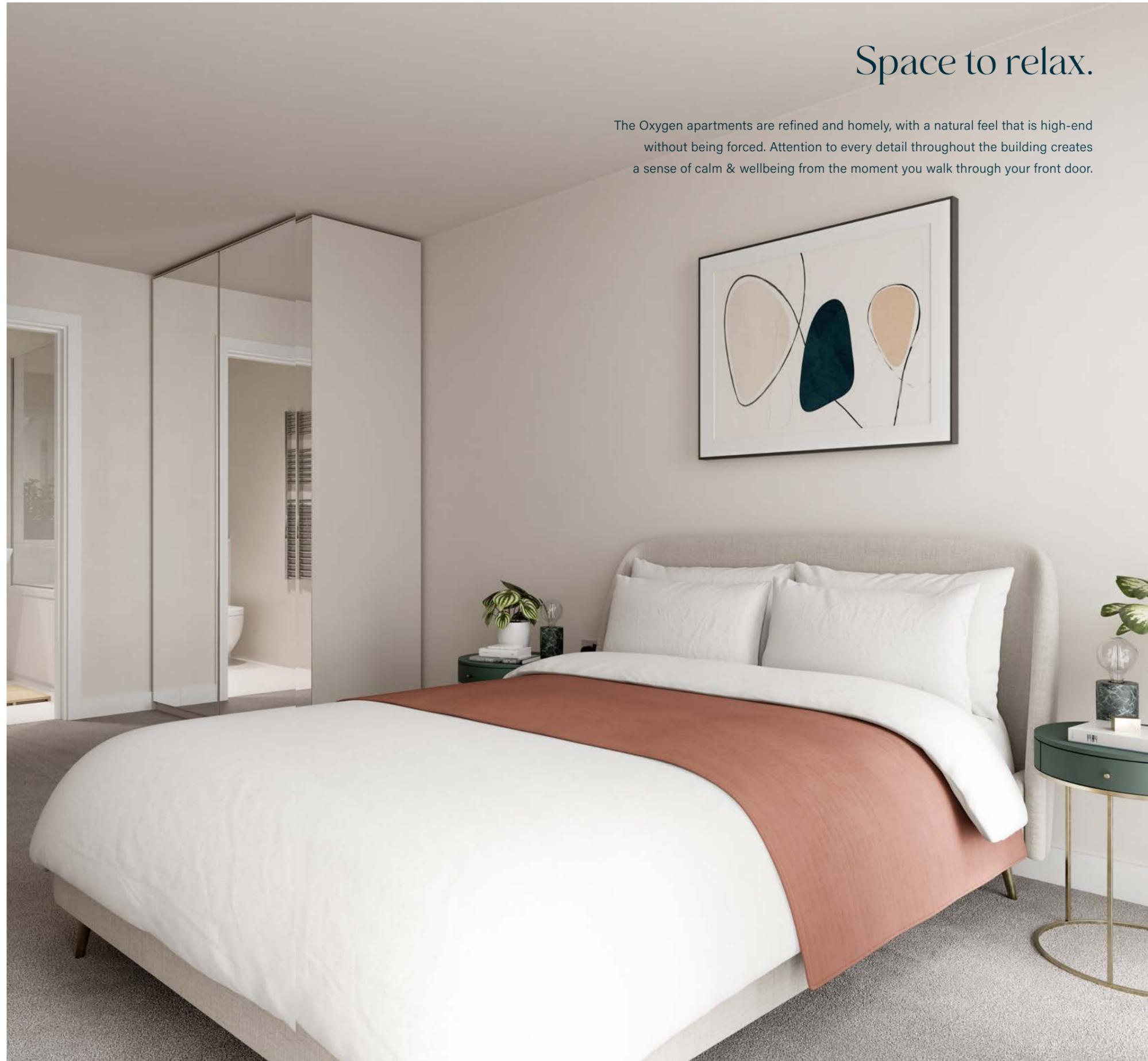
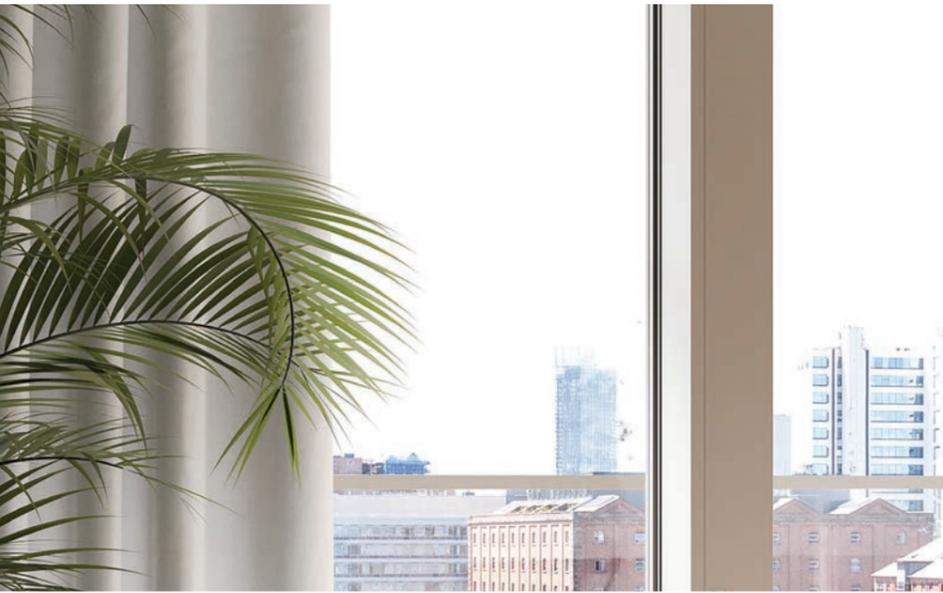
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# Wellbeing begins at home.

A true wellbeing champion, Oxygen is grounded by a palette of natural shades & textures that balance effortlessly against the building's brick and concrete bones.

The floor-to-ceiling, windows let light flood into the apartments and create a space in which you can relax and recharge, ready for a new day.





## Space to relax.

The Oxygen apartments are refined and homely, with a natural feel that is high-end without being forced. Attention to every detail throughout the building creates a sense of calm & wellbeing from the moment you walk through your front door.

# Time for you.

Oxygen's expansive, open-plan living style is perfect for when you want to relax and reconnect. Your sanctuary in the city, this is your space to enjoy your way.

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FROM COFFEE & CROISSANTS  
TO EXPERIMENTAL FINE DINING  
AND LATE NIGHT COCKTAILS,  
MANCHESTER'S A COMMUNITY  
WITH HEART & SOUL.

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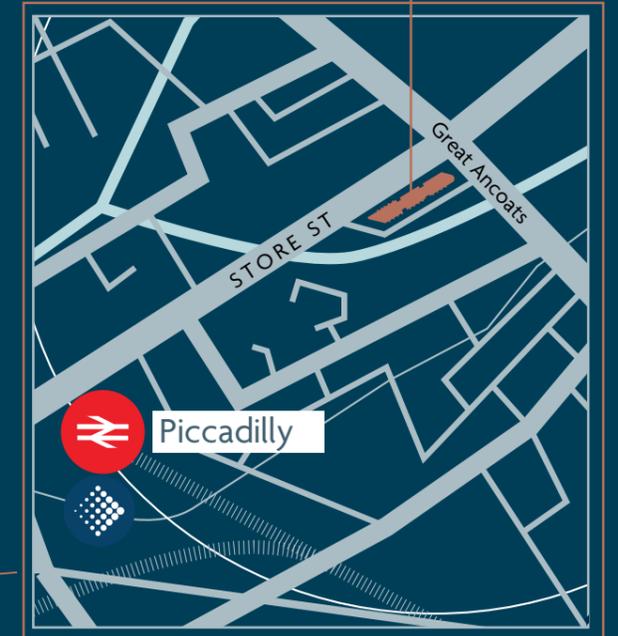


Perfectly  
connected.

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## BY FOOT:

- 5 minutes to Piccadilly
- 5 minutes to Northern Quarter
- 10 minutes to St Peter's Square
- 20 minutes to Spinningfields

## ON THE MAP:

- 01. Midland Hotel
- 02. Beetham Tower
- 03. Manchester Town Hall
- 04. Harvey Nichols
- 05. Spinningfields
- 06. Central Library
- 07. Manchester Arndale Centre
- 08. Urban Exchange
- 09. Etihad Stadium
- 10. University of Manchester
- 11. Home



ON THE DOORSTEP  
OF THE CITY'S  
MOST EXCITING  
NEIGHBOURHOOD, NOW  
RATED AS ONE OF THE  
TOP 10 BEST PLACES TO  
LIVE IN THE UK  
BY THE SUNDAY TIMES.

## We are Manchester.

Manchester is our city: it's where we are from and it inspires us every day. This is a city which creates the future, a little world of industry which laid the foundations of everything we know today and is now stepping into a new role as a global, 21st century city which will change the world again.

But Manchester isn't all about work. That determination to get out there and change the world can also be seen in the culture. Whether you're into rock and roll, the theatre, poetry, cinema or anything else - Manchester has blazed a trail. This is a place where, if people can't find something that suits them, they have the tenacity, grit and creativity to make it themselves.

In short, Manchester is a remarkable place, and Oxygen is right in the centre of it all. Living here means that you are only a short walk away from Manchester's most creative and interesting areas by Piccadilly, the marina and local school, it's the epicentre of an exciting neighbourhood steeped in rich heritage.

# The Northern Quarter.

The Northern Quarter is a sanctuary for Manchester's more creatively-minded people. Located roughly in the area between Piccadilly, Shudehill and Ancoats, it is something completely different from anywhere else in the city, providing a unique flavour which sets Manchester apart.

As with every other part of the city centre, the Northern Quarter was built and grown to encourage industry and enterprise. However, even from its earliest days, historians note that it was also a centre of nightlife and Manchester's dancing culture as early as the 1870s.

Packed with record shops, night clubs, music venues, art galleries and bars, the Northern Quarter is a vibrant creative ecosystem where you can find Manchester's cultural, curious, art and party-loving soul.



# Urban Cool in Ancoats.

The regeneration of Ancoats has transformed Manchester's original factory-district into a trendy area to live, work and socialise. It's now one of the trendiest and most popular parts of the city, and has been named in the top 50 'coolest neighbourhoods in the world' by TimeOut.

However, despite its transformation into one of Manchester's most desirable neighbourhoods, you can still see glimpses of the aforementioned industrial history via the Ancoats Peeps. These brass spyholes in the walls of buildings let you look onto a scene from the past suspended in time, and serve as a reminder of Manchester's history as a place which changes the world.

Now, Ancoats is centred on Cutting Room Square, home to a fantastic array of bars and restaurants – including the famous Rudy's which serves pizza as good as any in the world and Mana, Manchester's only Michelin Star restaurant. The Square is finished off by the recently-refurbished Hallé St Peter's orchestra space, a stunning building that confirms Ancoats as an area that wouldn't be out of place in any of the great European capitals.

## And for when you need to get away...

Oxygen enjoys a prime location that gives easy access to Manchester, the UK and the rest of the world - perfect for those times when you want to take a break and explore somewhere else.

As well as being connected to the rest of the city by the Metrolink tram network - the nearest stop, New Islington, is minutes from Oxygen - Piccadilly Station is only a few minutes away and opens up the rest of the UK. London, Edinburgh, York, the Peak District, the Lake District and more are an easy train ride away - and the capital city will only get closer once the HS2 high speed rail line is completed.

If you want to go further afield to satisfy that wanderlust, Manchester Airport flies to more than 200 destinations and is just a short train journey from Piccadilly Station. As well as weekly flights to Dubai - from operators including Emirates, Qatar and Etihad - there are multiple direct flights every week to Beijing and Hong Kong with Cathay Pacific and Hainan Airlines, and daily flights direct to Singapore with Singapore Airlines. Whether you want to visit San Francisco, Beijing or anywhere in between, living at Oxygen puts you in the perfect place to do it.



# A strong Alliance

We are Manchester's leading cross-sector developer, with more than £400m of major projects currently underway or in the pipeline.

Established for three decades, Alliance is committed to producing award-winning developments which stand the test of time. Our determination to inspire, scrupulous attention to detail and the specialist expertise of our team allows us to constantly raise the bar.

We take great pride in our developments and craft everything with the resident in mind. Oxygen is an outstanding example of this.

The principles of health and wellbeing run through the heart of the building and have informed everything from the interior design to the creation of the stunning Spa Level. Oxygen is the epitome of taking Property Alliance group principles and making them real, providing a superior living environment unlike anything else in Manchester.



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Any areas, measurements or distances are approximate. Figures provided for living costs (for example, service charges) are estimates only and may be subject to change. The test, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Property Alliance Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images and/or figures that they contain, are intended only as a guide. Properties may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans, specification and property information provided during the sales process. Any product names referenced are indicative of the quality and may be subject to change in the final specification. The developer retains the right to amend the final specification of properties.



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