

VISION

MANCHESTER

visionmanchester.com

A new Vision for Manchester

VISION
MANCHESTER



Vision, a new *luxury landmark*

A striking new feature on the city's skyline, Vision is Manchester's most prestigious new luxury development and comprises 37 storeys of prime residential apartments in the very heart of the city centre.

In addition to 327 stunning homes, Vision boasts an outstanding range of facilities which make this a superior residential experience unlike anything else in Manchester. From the dedicated concierge service, coffee shop and juice bar, private residents' lounge and co-working spaces, through to the gymnasium, yoga studio, cinema room and more – nothing else compares to the lifestyle on offer at Vision.







Elevated *living*

Every part of Vision has been carefully created with the resident in mind. An extraordinary level of care and consideration has gone into each aspect of the building to provide a contemporary and luxurious feel throughout.

The spacious apartments combine high ceilings with expansive windows - providing spectacular panoramic views over Manchester and allowing natural light to flood in. Walls are painted a soft, neutral colour throughout to allow for ease of personalisation.

The large, open-plan kitchens have a streamlined, contemporary finish with integrated appliances including oven, hob, extractor fan, microwave, dishwasher and fridge/freezer. A raised breakfast bar provides additional seating in this space - available in select apartments.







Refreshing *style*

Bedrooms at Vision are a masterpiece designed for relaxation and tranquillity, providing you with an unbeatable level of comfort and wellbeing. Spacious and bright, with expansive views over Manchester, these bedrooms are the height of luxury.

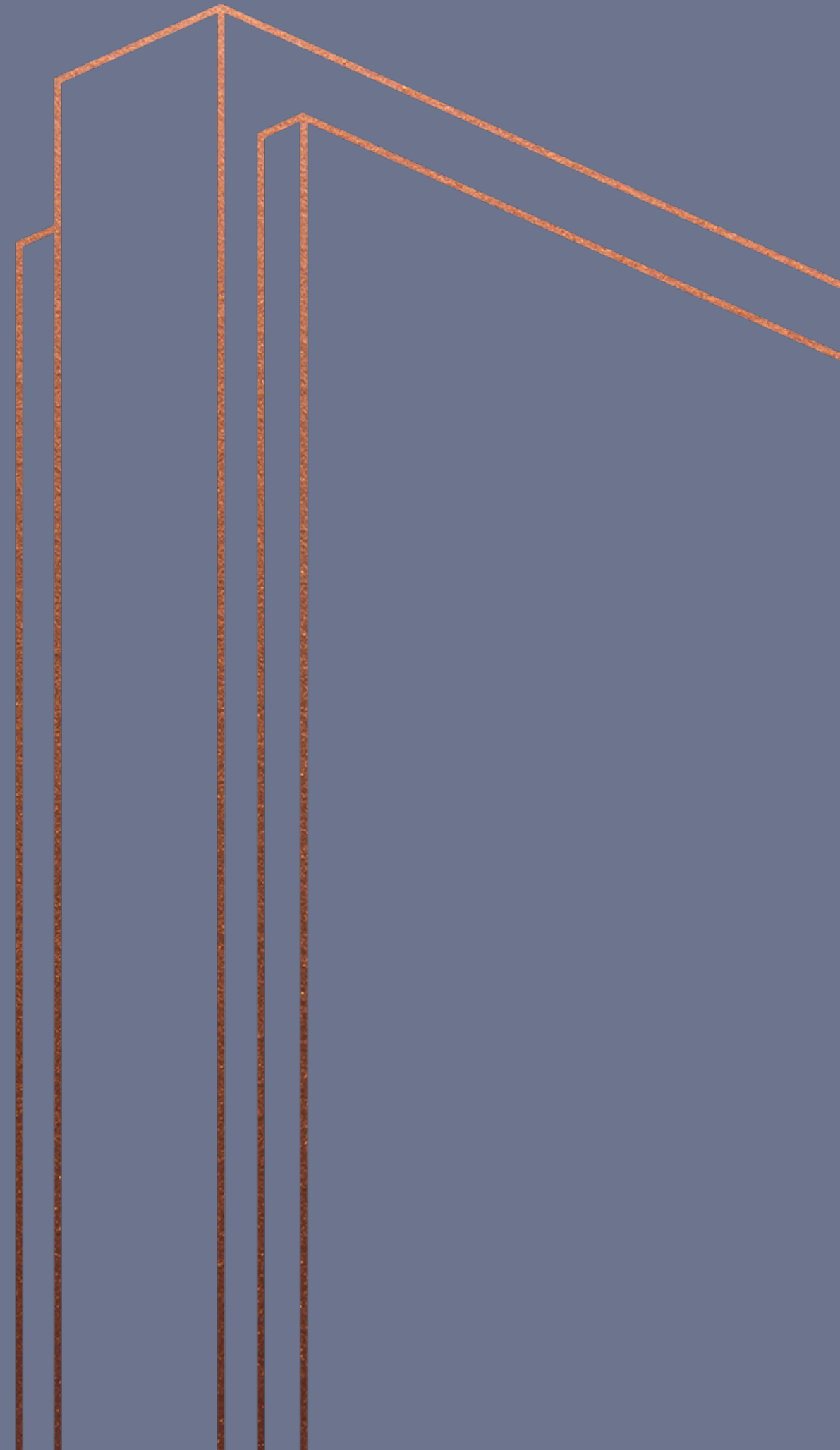
Bathrooms, including en suites, benefit from a high specification, branded chinaware and high quality fittings. Apartments feature a mix of large baths with powerful showers overhead, and dedicated walk-in showers, offering options for all preferences.





Extraordinary as standard

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Amenities at a *whole new level*

The facilities at Vision are second-to-none and offer residents an exceptional, unmatched lifestyle.

From homeworking to working out, Vision provides best-in-class amenities - serving all potential needs of those living in the building.

A dedicated, hotel-style concierge service, plus large coffee shop and juice bar (seating up to 90 covers) can be found on the ground floor, and are joined by the first of two dedicated co-working spaces on the mezzanine - providing a built-in work/life balance. The private residents' gym is also located on the first-floor mezzanine level.

The second floor hosts an extensive residents lounge featuring comfortable sofas, large screen TV and pool table - offering the perfect place to relax after a long day. For that extra slice of opulence, recline in the luxury of the cinema room - available for private bookings. A further modern, bright co-working space is also situated on this floor, alongside a private meeting room - providing a range of different working spaces to suit all tastes.

The private yoga/spin studio is also located on the second floor, plus a fully-equipped cinema room - perfect for however you choose to spend your leisure time.



Mezzanine level co-working space





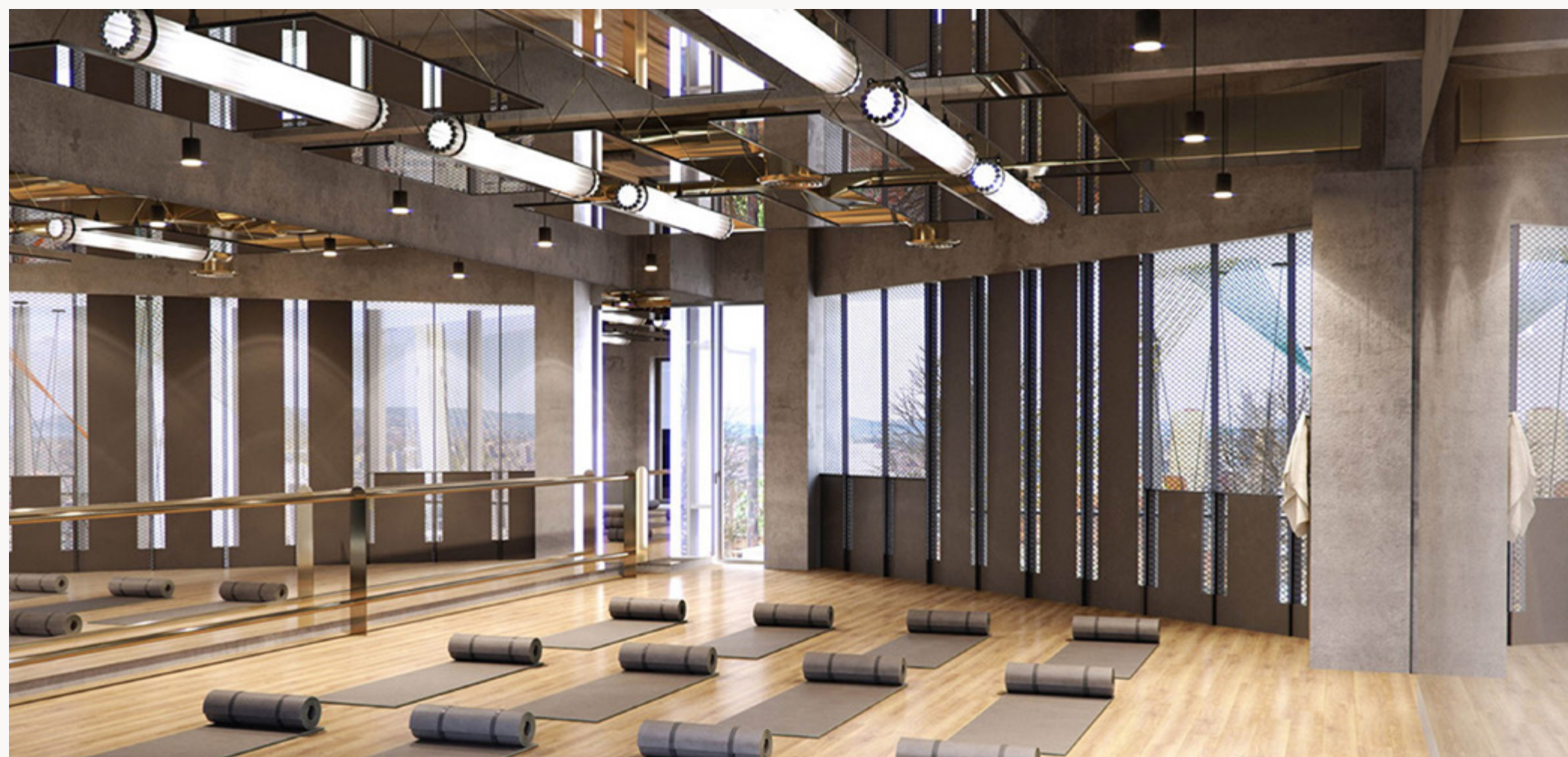
Second Floor Co-Working Space





When work's out *it's time to work out*

Residents can find a large, state-of-the-art gymnasium on the first floor and a dedicated yoga/spin studio on the second floor to help stay active and healthy.





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By foot (approx):

1 minute to Deansgate

3 minutes to Oxford Road

5 minutes to St Peter's Square

7 minutes to Spinningfields

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

12. Bridgewater Hall

13. Great Northern Warehouse

14. Palace Theatre

15. Science & Industry Museum

16. Whitworth Locke

17. Marks & Spencer

18. Escape to Freight Island

19. Everyman Cinema

20. Manchester Metropolitan University

21. Manchester central

22. Opera house

23. Enterprise City

24. Regent Retail Park

25. Castlefield Basin

26. The Factory (Coming Soon)

27. MediaCityUK

28. Chorlton





One of the UK's *best connected cities*

Manchester is an exceptionally well-connected city and nowhere is that more apparent than when you are living in the centre.

At Vision, you're always only a short walk away from the city's most popular attractions, amenities, universities and more. The site occupies one of the best locations in Manchester, and benefits from excellent public transport links. For example, the Metrolink tram network can be accessed via the Deansgate-Castlefield stop which lies opposite the building and provides access to a range of destinations across Greater Manchester including Altrincham, Didsbury and Manchester Airport.

Oxford Road and Deansgate train stations, as well as all of Manchester's major bus corridors, are within walking distance. Finally, Vision gives easy access to the city's inner ring road which connects directly to the national motorway network. The nearest junction of the A57(M) is just a few hundred metres to the south of Vision and, from here, all regional destinations are within an easy drive.







The city *that has it all*

Manchester has everything you could want and more. Outstanding connectivity, a culture that is second-to-none, excellent employment opportunities and a high end lifestyle.

Whether you want the best shopping opportunities, a buzzing food and drink scene, art galleries and museums, or anything else – Manchester has it all.



Indulge *your passion*

Manchester is internationally famous for its music scene – boasting everything from rock and indie to opera and the classics, across a range of world-class venues.

Bridgewater Hall regularly hosts the Hallé, the BBC Philharmonic Orchestra and the Manchester Camerata, while the cavernous Manchester Arena routinely welcomes headline acts from the worlds of music, comedy and sport. It's the largest indoor venue in Europe and typically attracts over a million visitors every year.

In addition, the city boasts a wide range of museums, theatres, galleries and other cultural attractions, including the upcoming Factory, a world-class cultural space being built in the heart of the city. Linked to the vibrant, biennial Manchester International Festival, it is expected to attract 850,000 visitors every year.





The city with *sport in its blood*

Manchester is one of the world's most renowned sporting cities. Most famously, it is host to two leading football clubs – Manchester City FC and Manchester United – as well as Lancashire Cricket Club, one of the country's most venerable sporting institutions.

You will also find a thriving athletics scene based around Sport City, as well as the Velodrome, the Manchester Giants basketball team, the Aquatics Centre and much more.

If sport and spectacle are your passion, you'll be spoiled for choice in Manchester.



More than just *bricks & mortar*

Manchester's attractions go well beyond just its buildings, industry and employers.

The city is located in an area of considerable diversity, with parks and formal gardens, a newly revitalised urban realm, and access to some of the most beautiful countryside in Britain via the nearby Peak District and Lake District.

Within a few minutes' walk of Vision you can find Hulme Park, a large green space perfect for families, sports and relaxing on a sunny summer's day. The park is an ideal counterpart to the hustle and bustle of city centre life.





Why invest *in Manchester?*

From its origins as the world's first industrial city, Manchester has successfully reinvented itself for the 21st century and has become the UK's second city, and the country's top property hotspot.

A booming economy, a highly trained workforce and a rapidly growing population have created the conditions for Manchester to thrive.

Significant public and private investments into the city promise to keep the momentum going and ensure Manchester has an extremely positive future ahead. The dozens of large building projects planned and underway illustrate the health of the city and its position at the centre of the UK's fastest-growing region.

All of these factors have contributed to unprecedented growth in Manchester's housing market and make this the ideal time to invest in the city to secure reliable, long-term returns.

Key *statistics*

70,000

The expected population increase in Manchester by 2030 (*Manchester City Council*)

50,000

The expected shortfall of homes in the city centre by 2026 (*Deloitte Crane Survey 2021*)

£62.8BN

The size of Manchester's economy (*ONS*)

3.6%

Average annual growth of Manchester economy (*Manchester City Council*)

16.4%

Economic growth in Manchester over the next five years (*Oxford Economics*)





Manchester's booming *property market*

There is an unprecedented market for city centre living in Manchester. The latest figures from Rightmove show a 36% annual increase in demand, and data from Alliance City Living shows that competition for luxury city centre apartments is at a record high.

The market in Manchester not only met, but exceeded all expectations, and the stage is set for an even greater level of success in the future. Prospects for both capital appreciation and rental income are extremely strong, and the ongoing lack of supply ensures that these conditions will be in place for the long term.

Projected house price growth by 2026:

15.4%	12.6%
<i>Manchester</i>	<i>National Average</i>

(JLL Residential Forecast 2022-2026)

Furthermore, Alliance City Living reports that the number of available properties in Manchester fell by 74% over 2021, and huge annual increases in rents have been recorded across all apartment types over that same period:

+18%	+11.2%
<i>Studios</i>	<i>One-beds</i>
+18.5%	+12%
<i>Two-beds</i>	<i>Three-beds</i>



A Partnership *with Vision*

Alliance Investments (AIL) has a proven track record of expertise and an established reputation for working closely with developers to identify the best investment opportunities and key locations for its clients.

Headquartered in Manchester, Alliance Investments is a key contributor to the growth of the UK's top property location – the North West of England – and maintains an unrivalled level of customer service which has become its trademark.

With local experts on hand across Europe, the Middle East, Asia and Africa, our experienced Sales and Aftersales teams are dedicated to offering a clear and transparent service at every stage of the process. Our in-house team can handle all elements of the sale, including exchange, mortgages, completion and property management, and you can be sure Alliance Investments will never be far away.

"The property is amazing, the service on another level. Fantastic from start to finish!"

A Wilkinson, Manchester UK



ALLIANCE
INVESTMENTS



The Team *with the Vision*

Vision is a joint venture between developers, Empire Property Concepts and EGCC Group, market leaders in property development. With enviable track records, the firms create innovative living spaces across the UK.

Empire's primary specialism is developing modern, stylish residential apartments, and has previously carried out significant development projects in locations such as Birmingham, Leeds and Newcastle.

Empire builds from the ground up, using innovative design and construction techniques to create tasteful living spaces. In all cases, it builds to the highest modern standards, creating attractive properties with a powerful appeal to discerning buyers.

Between 2012 and 2020, Empire completed 1171 apartments and commercial units across 28 sites. Today, it has a pipeline of 2487 apartments and commercial units currently in planning, spread across a further 33 sites. In all, the company has a portfolio of 3,767 units.



EGCC GROUP

EMPIRE

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Deloitte.

JMA

Get in *touch*

To find out about availability for Vision Manchester,
contact a member of our global sales team.

Sales +44161 416 6244

www.alliance-investments.com

info@alliance-investments.com

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