

Floorplan



One
Victoria



ONE HERITAGE
GROUP PLC

One Victoria is proof that the perfect home is more than bricks and mortar. Set over two blocks and finished to the very highest standards, its stylish collection of one, two and three bedroom apartments are the embodiment of modern city living.

However, the perfectly designed home needs to enjoy the perfect location to truly fulfil its potential. Conveniently, being just moments from Manchester Victoria station and the city centre, you quite literally have the best of Manchester on your doorstep.

One Victoria
Great Ducie Street
Manchester M3

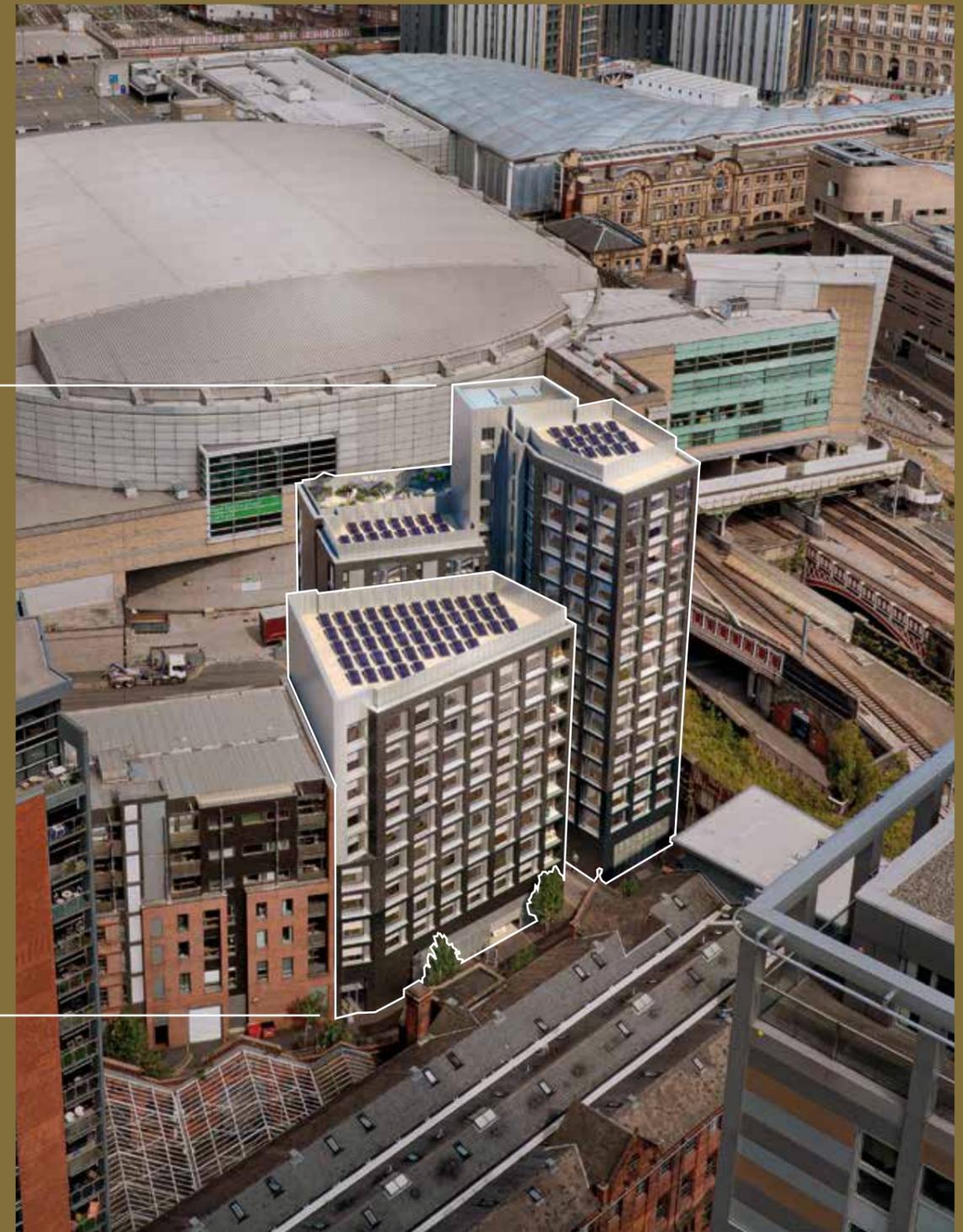


One Victoria enjoys a prime location just north of the city centre in the Victoria District. As well as putting renowned areas such as the Medieval Quarter, Central Retail District and Northern Quarter within walking distance, its transport connections mean all of Greater Manchester is easy to reach.



One
East

One
West



The development itself is set over two blocks, One East and One West. Fronting onto Great Ducie Street and rising up 14 floors, One East is the taller of the blocks, boasting 84 apartments. As well as offering expansive views across the city from the upper floors, it plays host to a 10th floor roof garden, which is accessible to all residents. One West is 10 storeys high, with 45 apartments and is accessed via Mirabel Street.



Offering a stylish and contemporary canvas on which to make your mark, One Victoria is perfectly in tune with the expectations of modern city living.



The carefully curated palette of materials provide an elegant, yet welcoming ambience. Details such as the kitchen and living area's herringbone flooring and the inset carpet around the beds clearly display the attention-to-detail that has been lavished on these homes.

Convenience is just as important as comfort however. As such, One Victoria also boasts a daytime concierge service, so there'll be someone in when you're out. All the bespoke kitchen's appliances also come with 5-year warranties. These are homes that deliver on every level.

Computer generated image of an apartment is intended for illustrative purposes only and should be treated as general guidance only.

Kitchens

- Bespoke modern custom designed kitchen
- Designer finishes and splashback
- Feature under-cabinet lighting
- Brass tap and cupboard handles
- Brass sockets and switches to the kitchen area
- Fully integrated CDA appliances (5-year warranty provided) including:
 - Dishwasher
 - Fridge freezer
 - Oven
 - Induction hob
 - Integrated microwave
 - Wine cooler*

Bathrooms

- Contemporary high quality white three-piece suite
- Black fittings
- Wall mounted wash basin and WC with concealed cistern and soft close seat
- Heated towel rail
- Ceramic part-tiled walls and flooring
- Mirrored wall

Common Areas

- Communal landscaped roof garden
- Dedicated reception to both One East and One West blocks
- Modern stylish design to entrances
- Floating concierge between One East and One West blocks
- Express elevators

Internal Finishes

- White satinwood internal doors
- Chrome ironmongery
- White emulsion to walls and ceilings
- Satinwood finish to internal skirtings and architraves
- Blackout roller blinds throughout
- White sockets and switches

Flooring

- Amtico flooring laid in a herringbone pattern to the kitchen, living, dining area and hall
- Amtico flooring laid in a straight plank to the bedrooms with an inset luxury grey carpet
- Tiling to bathroom and en-suites

Electrical

- Energy efficient recessed downlights
- Fibre optic broadband
- Lighting to the balcony
- Equipment to support provision of BT, Sky Q and Virgin Media in living areas and bedrooms
- App-controlled slim-line electric panel heaters

Sustainability

- Energy efficient recessed downlights
- Mechanical ventilation system with heat recovery
- Purge vent doors to all apartments
- Rooftop solar panels
- Intelligent lighting in communal areas

Security

- Video intercom entry system linked to your mobile
- CCTV for added security
- Daytime concierge
- Secure post boxes
- Secure parcel room

Bike Storage

- On-site secure bike storage

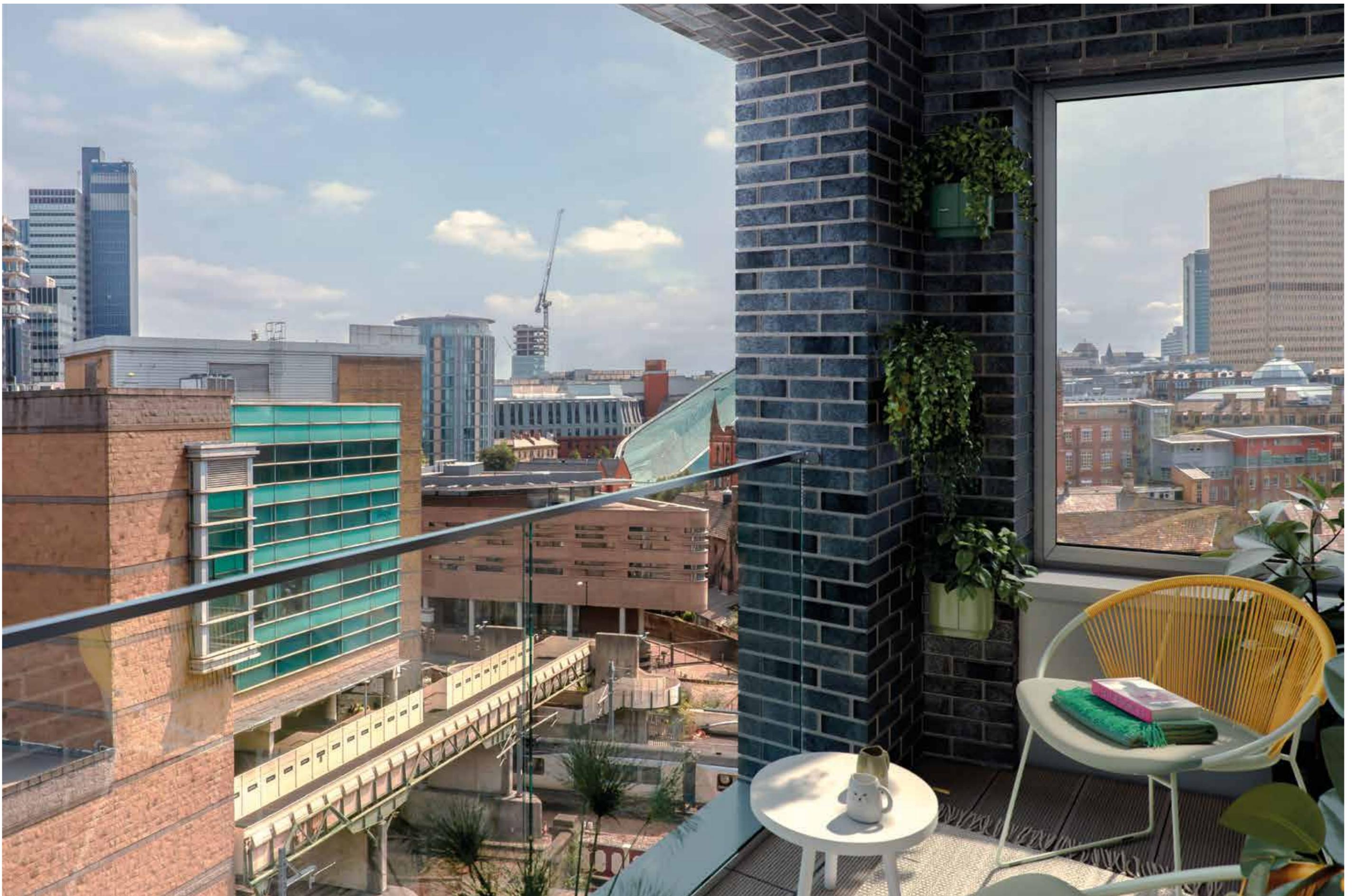
Warranty

- 10-year insurance backed warranty

*Integrated wine cooler fitted as standard to the two and three bed apartments.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.









Consisting of two distinct blocks, One Victoria offers 129 superbly designed one, two and three bedroom homes. The taller of the blocks, One East's reception is on Great Ducie Street. It also plays host to a tranquil 10th floor roof garden which is open to all residents. Meanwhile, One West is accessed by Mirabel Street.



3D Apartment Plans

TYPE A1

2 Bedroom, 2 Bathroom

Apts: E101*, E102, E209*, E210, E318, E426

NIA: 71.6sqm | 770.7sqft

Apts: E317*, E425*

NIA: 72.0sqm | 775.0sqft



TYPE A2

2 Bedroom, 2 Bathroom

Apts: E533*, E641*, E749*, E857*, E965*

NIA: 65.6sqm | 706.1sqft

Balcony: 3.0sqm | 32.3sqft

Apts: E534, E642, E750, E858, E966

NIA: 65.2sqm | 701.8sqft

Balcony: 2.9sqm | 31.2sqft



TYPE B1

3 Bedroom, 3 Bathroom

Apts: E103, E211, E319, E427

NIA: 87.7sqm | 934.0sqft



TYPE B2

3 Bedroom, 3 Bathroom

Apts: E535, E643, E751, E859, E967

NIA: 81.7sqm | 879.4sqft

Balcony: 3.5sqm | 37.7sqft



TYPE C

2 Bedroom, 2 Bathroom

Apts: E104, E212, E320, E428, E536,
E644, E752, E860, E968, E1073,
E1176, E1279, E1382

NIA: 61.7sqm | 664.1sqft



TYPE D

2 Bedroom, 2 Bathroom

Apts: E105, E213, E321, E429, E537,
E645, E753, E861, E969, E1074,
E1177, E1280, E1383

NIA: 61.4sqm | 660.9sqft



TYPE E

1 Bedroom, 1 Bathroom

Apts: E106, E214, E322, E430, E538,
E646, E754, E862, E970, E1075,
E1178, E1281

NIA: 52.6sqm | 566.2sqft

Apts: E1384

NIA: 50.8sqm | 546.8sqft



TYPE F

1 Bedroom, 1 Bathroom

Apts: E107, E215, E323, E431, E539,
E647, E755, E863, E971

NIA: 51.2sqm | 551.1sqft

Apts: E108, E216, E324, E432, E540,
E648, E756, E864, E972

NIA: 51.5sqm | 554.3sqft



TYPE G

2 Bedroom, 2 Bathroom

Apts: W101, W206, W311, W416, W521,
W626, W731, W836, W941

NIA: 61.6sqm | 663.1sqft



TYPE H

1 Bedroom, 1 Bathroom

Apts: W102, W207, W312, W417, W522,
W627, W732, W837, W942

NIA: 37.4sqm | 402.6sqft



TYPE J

2 Bedroom, 2 Bathroom

Apts: W103, W208, W313, W418, W523,
W628, W733, W838, W943

NIA: 66.9sqm | 720.1sqft

Balcony: 1.8sqm | 19.4sqft



TYPE K

2 Bedroom, 2 Bathroom

Apts: W104, W209, W314, W419, W524,
W629, W734, W839, W944

NIA: 61.4sqm | 660.9sqft



3D Apartment Plans

TYPE L1

2 Bedroom, 2 Bathroom

Apts: W105, W210, W315, W420

NIA: 61.0sqm | 656.6sqft





Floor 01-02

E101 – 1st floor E209 – 2nd floor	Type - A1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.0 x 8.0m 2.8 x 6.0m 2.8 x 4.6m 71.6sqm	9' 11" x 26' 3" 9' 2" x 19' 8" 9' 3" x 15' 1" 770.7sqft
E102 – 1st floor E210 – 2nd floor	Type - A1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.0 x 8.0m 2.8 x 6.0m 2.8 x 4.6m 71.6sqm	9' 11" x 26' 3" 9' 2" x 19' 8" 9' 3" x 15' 1" 770.7sqft
E103 – 1st floor E211 – 2nd floor	Type - B1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 Bedroom 3 NIA	4.6 x 6.8m 2.8 x 3.5m 2.8 x 3.8m 2.8 x 3.7m 87.7sqm	14' 11" x 22' 3" 9' 3" x 11' 4" 9' 0" x 12' 4" 9' 0" x 12' 2" 934.0sqft
E104 – 1st floor E212 – 2nd floor	Type - C	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	4.4 x 4.4m 2.8 x 3.9m 2.4 x 3.5m 61.7sqm	14' 6" x 14' 7" 9' 3" x 12' 10" 7' 10" x 11' 7" 664.1sqft
E105 – 1st floor E213 – 2nd floor	Type - D	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.3 x 6.5m 3.1 x 3.4m 3.1 x 3.1m 61.4sqm	10' 8" x 21' 5" 10' 0" x 11' 1" 10' 1" x 10' 4" 660.9sqft
E106 – 1st floor E214 – 2nd floor	Type - E	Kitchen/Living/Dining Bedroom 1 NIA	5.9 x 5.8m 3.7 x 3.7m 52.6sqm	19' 5" x 19' 0" 12' 3" x 12' 2" 566.2sqft
E107 – 1st floor E215 – 2nd floor	Type - F	Kitchen/Living/Dining Bedroom 1 NIA	3.8 x 7.1m 3.2 x 4.5m 51.2sqm	12' 7" x 23' 2" 10' 4" x 14' 10" 551.1sqft
E108 – 1st floor E216 – 2nd floor	Type - F	Kitchen/Living/Dining Bedroom 1 NIA	3.9 x 7.1m 3.2 x 4.5m 51.5sqm	12' 10" x 23' 2" 23' 2" x 14' 10" 554.3sqft

E101
E209

E102
E210

E103
E211



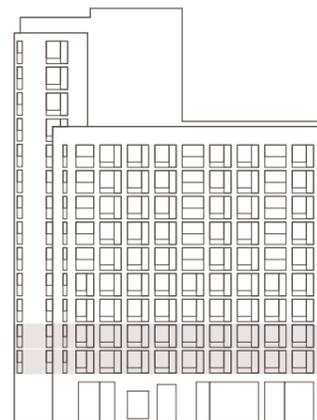
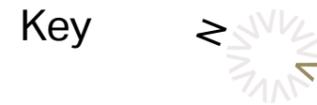
E108
E216

E107
E215

E106
E214

E104
E212

E105
E213



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E317
E425

E318
E426

E319
E427



Floor 03-04

E317 – 3rd floor E425 – 4th floor	Type - A1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.0 x 8.0m 2.8 x 6.0m 2.9 x 4.7m 72.0sqm	9' 11" x 26' 3" 9' 2" x 19' 8" 9' 6" x 15' 3" 775.0sqft
E318 – 3rd floor E426 – 4th floor	Type - A1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.0 x 8.1m 2.8 x 6.0m 2.8 x 4.6m 71.6sqm	9' 11" x 26' 6" 9' 2" x 19' 8" 9' 3" x 15' 1" 770.7sqft
E319 – 3rd floor E427 – 4th floor	Type - B1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 Bedroom 3 NIA	4.6 x 6.8m 2.8 x 3.5m 2.8 x 3.8m 2.8 x 3.7m 87.7sqm	14' 11" x 22' 3" 9' 3" x 11' 4" 9' 0" x 12' 4" 9' 0" x 12' 2" 943.0sqft
E320 – 3rd floor E428 – 4th floor	Type - C	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	4.4 x 4.4m 2.8 x 3.9m 2.4 x 3.5m 61.7sqm	14' 6" x 14' 7" 9' 3" x 12' 10" 7' 10" x 11' 7" 664.1sqft
E321 – 3rd floor E429 – 4th floor	Type - D	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.3 x 6.6m 3.1 x 3.4m 2.6 x 3.1m 61.4sqm	10' 8" x 21' 9" 10' 0" x 11' 1" 8' 8" x 10' 4" 660.9sqft
E322 – 3rd floor E430 – 4th floor	Type - E	Kitchen/Living/Dining Bedroom 1 NIA	5.9 x 5.8m 3.7 x 3.7m 52.6sqm	19' 5" x 19' 0" 12' 3" x 12' 2" 566.2sqft
E323 – 3rd floor E431 – 4th floor	Type - F	Kitchen/Living/Dining Bedroom 1 NIA	3.8 x 7.2m 3.2 x 4.5m 51.2 sqm	12' 7" x 23' 6" 10' 4" x 14' 10" 551.1sqft
E324 – 3rd floor E432 – 4th floor	Type - F	Kitchen/Living/Dining Bedroom 1 NIA	3.9 x 7.0m 3.2 x 4.5m 51.5sqm	12' 10" x 23' 1" 10' 4" x 14' 9" 554.3sqft

Key



- 1 Bed
- 2 Bed
- 3 Bed

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Floor 05-09

E533 - 5th floor	Type - A2	Kitchen/Living/Dining	3.1 x 6.3m	10' 1" x 20' 10"
E641 - 6th floor		Bedroom 1	2.8 x 6.1m	9' 0" x 19' 10"
E749 - 7th floor		Bedroom 2	2.8 x 4.7m	9' 3" x 15' 3"
E857 - 8th floor		NIA	65.6sqm	706.1sqft
E965 - 9th floor		Balcony	3.0sqm	32.3sqm
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E534 - 5th floor	Type - A2	Kitchen/Living/Dining	3.1 x 8.1m	10' 2" x 26' 6"
E642 - 6th floor		Bedroom 1	2.8 x 4.7m	9' 3" x 15' 3"
E750 - 7th floor		Bedroom 2	2.8 x 6.1m	9' 0" x 19' 10"
E858 - 8th floor		NIA	65.2sqm	701.8sqft
E966 - 9th floor		Balcony	2.9sqm	31.2sqm
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E535 - 5th floor	Type - B2	Kitchen/Living/Dining	4.6 x 5.1m	14' 11" x 16' 7"
E643 - 6th floor		Bedroom 1	2.8 x 3.5m	9' 3" x 11' 4"
E751 - 7th floor		Bedroom 2	2.8 x 3.8m	9' 0" x 12' 4"
E859 - 8th floor		Bedroom 3	2.8 x 3.7m	9' 0" x 12' 4"
E967 - 9th floor		NIA	81.7sqm	879.4sqft
		Balcony	3.5sqm	37.7sqm
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E536 - 5th floor	Type - C	Kitchen/Living/Dining	4.4 x 5.0m	14' 6" x 16' 6"
E644 - 6th floor		Bedroom 1	2.8 x 4.0m	9' 3" x 13' 0"
E752 - 7th floor		Bedroom 2	2.4 x 3.5m	7' 10" x 11' 7"
E860 - 8th floor		NIA	61.7sqm	664.1sqft
E968 - 9th floor				
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E537 - 5th floor	Type - D	Kitchen/Living/Dining	3.3 x 6.7m	10' 8" x 22' 0"
E645 - 6th floor		Bedroom 1	3.1 x 3.4m	10' 0" x 11' 1"
E753 - 7th floor		Bedroom 2	2.6 x 3.1m	8' 7" x 10' 4"
E861 - 8th floor		NIA	61.4sqm	660.9sqft
E969 - 9th floor				
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E538 - 5th floor	Type - E	Kitchen/Living/Dining	5.9 x 5.8m	19' 5" x 19' 0"
E646 - 6th floor		Bedroom 1	3.7 x 3.7m	12' 3" x 12' 2"
E754 - 7th floor		NIA	52.6sqm	566.2sqft
E862 - 8th floor				
E970 - 9th floor				
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E539 - 5th floor	Type - F	Kitchen/Living/Dining	3.8 x 7.2m	12' 7" x 23' 6"
E647 - 6th floor		Bedroom 1	3.2 x 4.5m	10' 4" x 14' 10"
E755 - 7th floor		NIA	51.2sqm	551.1sqft
E863 - 8th floor				
E971 - 9th floor				
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E540 - 5th floor	Type - F	Kitchen/Living/Dining	3.9 x 7.0m	12' 10" x 23' 1"
E648 - 6th floor		Bedroom 1	3.2 x 4.5m	10' 4" x 14' 9"
E756 - 7th floor		NIA	51.5sqm	554.3sqft
E864 - 8th floor				
E972 - 9th floor				

E533 E857
E641 E965
E749

E534 E858
E642 E966
E750

E535 E859
E643 E967
E751



E536 E860
E644 E968
E752

E540 E864
E648 E972
E756

E539 E863
E647 E971
E755

E538 E862
E646 E970
E754

E537 E861
E645 E969
E753

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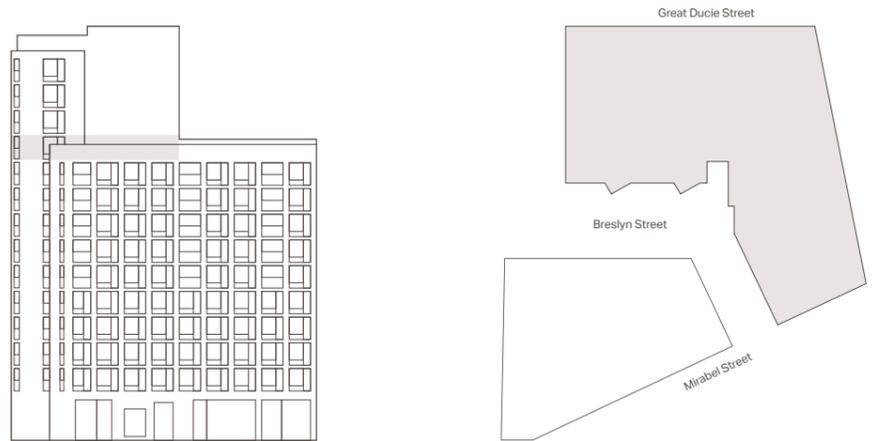


Floor 10

E1073 - 10th floor	Type - C	Kitchen/Living/Dining	4.4 X 4.5m	14' 6" x 14' 11"
		Bedroom 1	2.8 x 3.9m	9' 3" x 12' 10"
		Bedroom 2	2.4 x 3.5m	7' 10" x 11' 7"
		NIA	61.7sqm	664.1sqft
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E1074 - 10th floor	Type - D	Kitchen/Living/Dining	3.2 x 6.6m	10' 8" x 21' 9"
		Bedroom 1	3.1 x 3.4m	10' 0" x 11' 1"
		Bedroom 2	3.1 x 3.1m	10' 1" x 10' 4"
		NIA	61.4sqm	660.9sqft
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E1075 - 10th floor	Type - E	Kitchen/Living/Dining	5.9 x 5.8m	19' 5" x 19' 0"
		Bedroom 1	3.0 x 3.7m	9' 9" x 12' 2"
		NIA	52.6sqm	564.0sqft

Key

- 1 Bed
- 2 Bed
- 3 Bed



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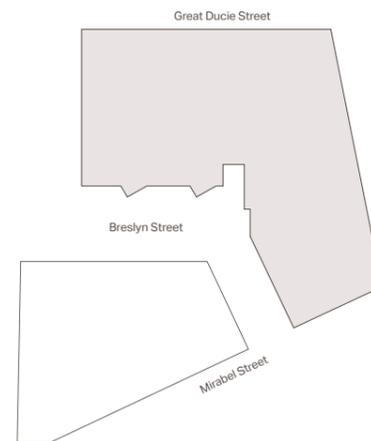
Floor 11-12

E1176 - 11th floor E1279 - 12th floor	Type - C	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	4.4 X 4.4m 2.8 x 3.9m 2.4 x 3.5m 61.7sqm	14' 6" x 14' 7" 9' 3" x 12' 10" 7' 10" x 11' 7" 664.1sqft
E1177 - 11th floor E1280 - 12th floor	Type - D	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.2 x 6.6m 3.1 x 3.4m 3.1 x 3.1m 61.4sqm	10' 8" x 21' 9" 10' 0" x 11' 1" 10' 1" x 10' 4" 660.9sqft
E1178 - 11th floor E1281 - 12th floor	Type - E	Kitchen/Living/Dining Bedroom 1 NIA	5.9 x 5.8m 3.0 x 3.7m 52.6sqm	19' 5" x 19' 0" 9' 9" x 12' 2" 564.0sqft

Key



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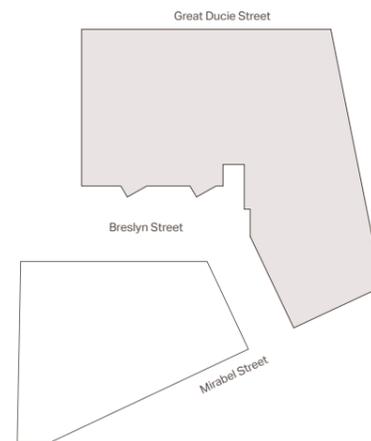
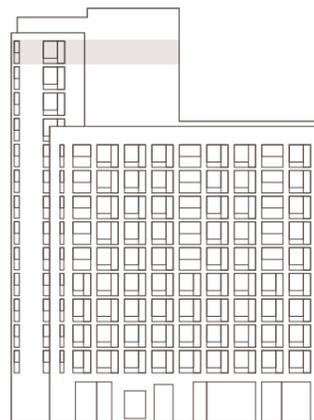
Floor 13

E1382 - 13th floor	Type - C	Kitchen/Living/Dining	4.4 X 4.5m	14' 6" x 14' 11"
		Bedroom 1	2.8 x 3.9m	9' 7" x 12' 10"
		Bedroom 2	2.4 x 3.5m	7' 10" x 11' 7"
		NIA	61.7sqm	664.1sqft
E1383 - 13th floor	Type - D	Kitchen/Living/Dining	3.2 x 6.6m	10' 8" x 21' 9"
		Bedroom 1	3.1 x 3.4m	10' 0" x 11' 1"
		Bedroom 2	3.0 x 3.2m	9' 11" x 10' 8"
		NIA	61.4sqm	660.9sqft
E1384 - 13th floor	Type - E	Kitchen/Living/Dining	5.9 x 5.8m	19' 5" x 19' 0"
		Bedroom 1	3.7 x 3.7m	12' 1" x 12' 1"
		NIA	50.8sqm	546.8sqft

Key



- 1 Bed
- 2 Bed
- 3 Bed



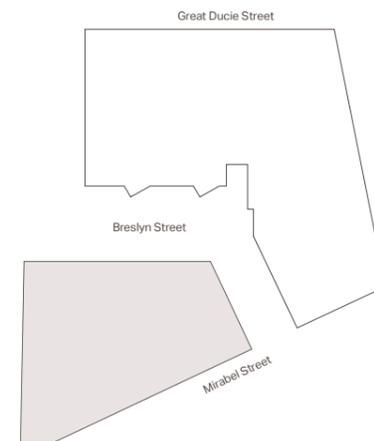
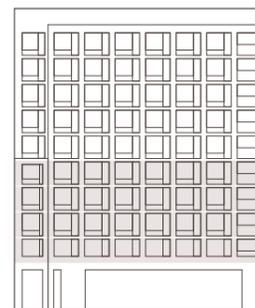
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Floor 01-04

W101 – 1st floor	Type - G	Kitchen/Living/Dining	3.4 x 6.9m	11' 2" x 21' 7"
W206 – 2nd floor		Bedroom 1	2.9 x 4.4m	9' 5" x 14' 4"
W311 – 3rd floor		Bedroom 2	2.8 x 3.4m	9' 0" x 10' 8"
W416 – 4th floor		NIA	61.6sqm	663.1sqft
W102 – 1st floor	Type - H	Kitchen/Living/Dining	2.9 x 6.6m	9' 5" x 21' 10"
W207 – 2nd floor		Bedroom 1	2.8 x 4.2m	9' 2" x 13' 11"
W312 – 3rd floor		NIA	37.4sqm	402.6sqft
W417 – 4th floor				
W103 – 1st floor	Type - J	Kitchen/Living/Dining	5.7 x 4.0m	18' 10" x 13' 3"
W208 – 2nd floor		Bedroom 1	2.7 x 3.5m	8' 10" x 11' 4"
W313 – 3rd floor		Bedroom 2	3.0 x 4.3m	9' 10" x 14' 2"
W418 – 4th floor		NIA	66.9sqm	720.1sqft
		Balcony	1.8sqm	19.4sqft
W104 – 1st floor	Type - K	Kitchen/Living/Dining	3.6 x 6.5m	11' 11" x 21' 3"
W209 – 2nd floor		Bedroom 1	2.9 x 4.4m	9' 7" x 14' 5"
W314 – 3rd floor		Bedroom 2	3.1 x 3.1m	10' 2" x 10' 3"
W419 – 4th floor		NIA	61.4sqm	660.9sqft
W105 – 1st floor	Type - L1	Kitchen/Living/Dining	3.4 x 6.7m	11' 2" x 21' 10"
W210 – 2nd floor		Bedroom 1	2.7 x 5.4m	8' 10" x 17' 10"
W315 – 3rd floor		Bedroom 2	2.3 x 3.8m	7' 5" x 12' 5"
W420 – 4th floor		NIA	61.0sqm	656.6sqft

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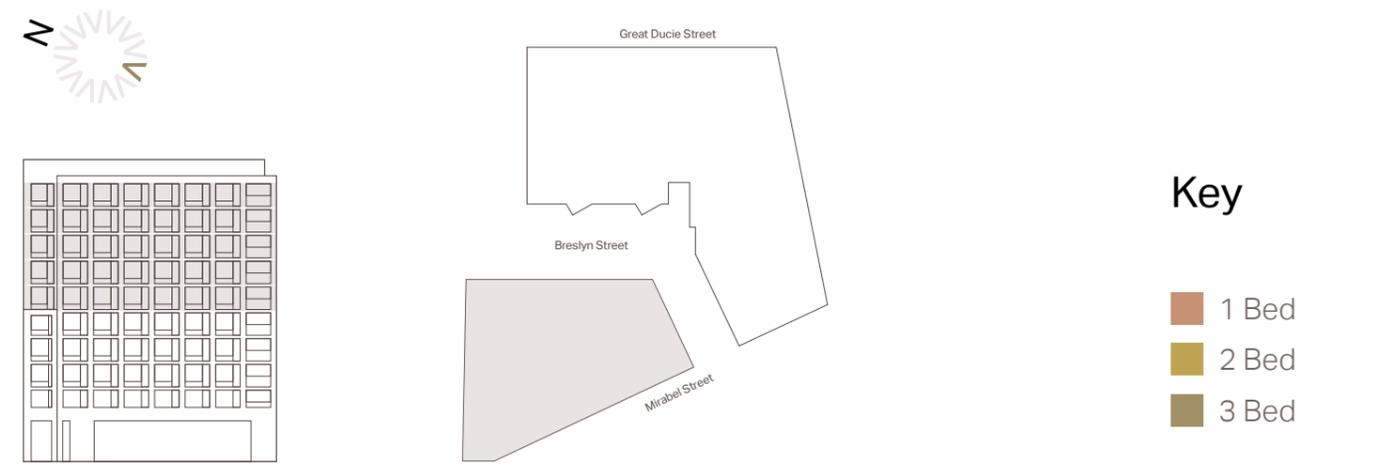
Key

- 1 Bed
- 2 Bed
- 3 Bed



Floor 05-09

W521 - 5th floor	Type - G	Kitchen/Living/Dining	3.4 x 6.9m	11' 2" x 21' 7"
W626 - 6th floor		Bedroom 1	2.9 x 4.4m	9' 5" x 14' 4"
W731 - 7th floor		Bedroom 2	2.8 x 3.4m	9' 0" x 10' 8"
W836 - 8th floor		NIA	61.6sqm	663.1sqft
W941 - 9th floor				
W522- 5th floor	Type - H	Kitchen/Living/Dining	2.9 x 6.6m	9' 5" x 21' 10"
W627 - 6th floor		Bedroom 1	2.8 x 4.2m	9' 2" x 13' 11"
W732 - 7th floor		NIA	37.4sqm	402.6sqft
W837 - 8th floor				
W942 - 9th floor				
W523 - 5th floor	Type - J	Kitchen/Living/Dining	5.7 x 4.0m	18' 10" x 13' 3"
W628 - 6th floor		Bedroom 1	2.7 x 3.5m	8' 10" x 11' 4"
W733 - 7th floor		Bedroom 2	3.0 x 4.3m	9' 10" x 14' 2"
W838 - 8th floor		NIA	66.9sqm	720.1sqft
W943 - 9th floor		Balcony	1.8sqm	19.4sqft
W524 - 5th floor	Type - K	Kitchen/Living/Dining	3.4 x 6.5m	11' 2" x 21' 3"
W629 - 6th floor		Bedroom 1	2.9 x 4.4m	9' 7" x 14' 5"
W734 - 7th floor		Bedroom 2	2.3 x 3.8m	7' 5" x 12' 5"
W839 - 8th floor		NIA	61.4sqm	660.9sqft
W944 - 9th floor				



Floor plans shown for One Victoria are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only. Please ask Sales Consultant for further information.

For more information about One Victoria,
please contact us.

OneVictoriaM3.com

Reservation Process

- £5,000 payable upon reservation
- 15% deposit (less £5,000 reservation fee)
payable upon exchange of contracts
- Further 5% payable 12 months from exchange
- Final 80% payable upon legal completion

One Heritage

Hong Kong Office (1)

Unit 3, 31/F, Office Tower Convention Plaza,
No. 1 Harbour Road, Wan Chai, Hong Kong

Hong Kong Office (2)

Level 4, Dina House, Ruttonjee Centre, 3 -11
Duddell Street, Central, Hong Kong

T: (+852) 2890 9923

E: property@one-heritage.com

China Office

3410B-11, Jingguang Centre, Hujialou,
Chaoyang, Beijing, China

E: enquiry@one-heritage.cn



