

DeTRAFFORD

SKY GARDENS
PHASE 2

EXCLUSIVE APARTMENTS FOR TODAY'S CITY LIVING



Welcome to Sky Gardens

BROADENING HORIZONS

At DeTrafford Estates, we look beyond the conventional and mundane. Our latest development, The Sky Gardens, is the second 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 The Roof Gardens development - we are bringing this forward-looking philosophy to the neighbouring site.

The Sky 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.



Welcome to Sky Gardens

LIVING IN HARMONY

Residents can enjoy a new public square, private and communal roof gardens, and sun terraces. While, indoors they can meet, enjoy and relax in sophisticated lounges or unwind in the café, restaurant or bars. We've also allowed for innovative commercial space that reflects the thriving community we are seeking to create.

Stunning apartments highlight and reflect our imaginative and flexible use of space, carefully conceived to meet a range of needs and requirements. And you can be sure that the internal finishes will match the visual appeal of the architecture.

It is often said the sky's the limit but, at DeTrafford, we constantly seek to redefine boundaries. Now you can broaden your horizons and come home to The Sky Gardens.



166 HOMES

6 one bed apartments
7 two bed apartments
48 one bed duplexes
88 two bed duplexes
13 three bed triplexes



Sky Gardens

LUXURY HOME COMFORTS

A new home in The Sky 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 The Sky Gardens. We are offering 166 exceptional apartments at the heart of the city, with a range of sizes and bedrooms, all with access to private or communal roof gardens – and with an infrastructure that offers luxury home comforts and a real sense of community.

In looking to the future, The Sky Gardens also reflects a proud past – presenting a unique perspective on modern living, while drawing inspiration from a rich local heritage. Stunning suspended gallery bedrooms and double storey windows create open, contemporary living spaces – distinctive design that showcases an appealing choice of duplexes 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.

The Sky 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 wining and 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.



Sky 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

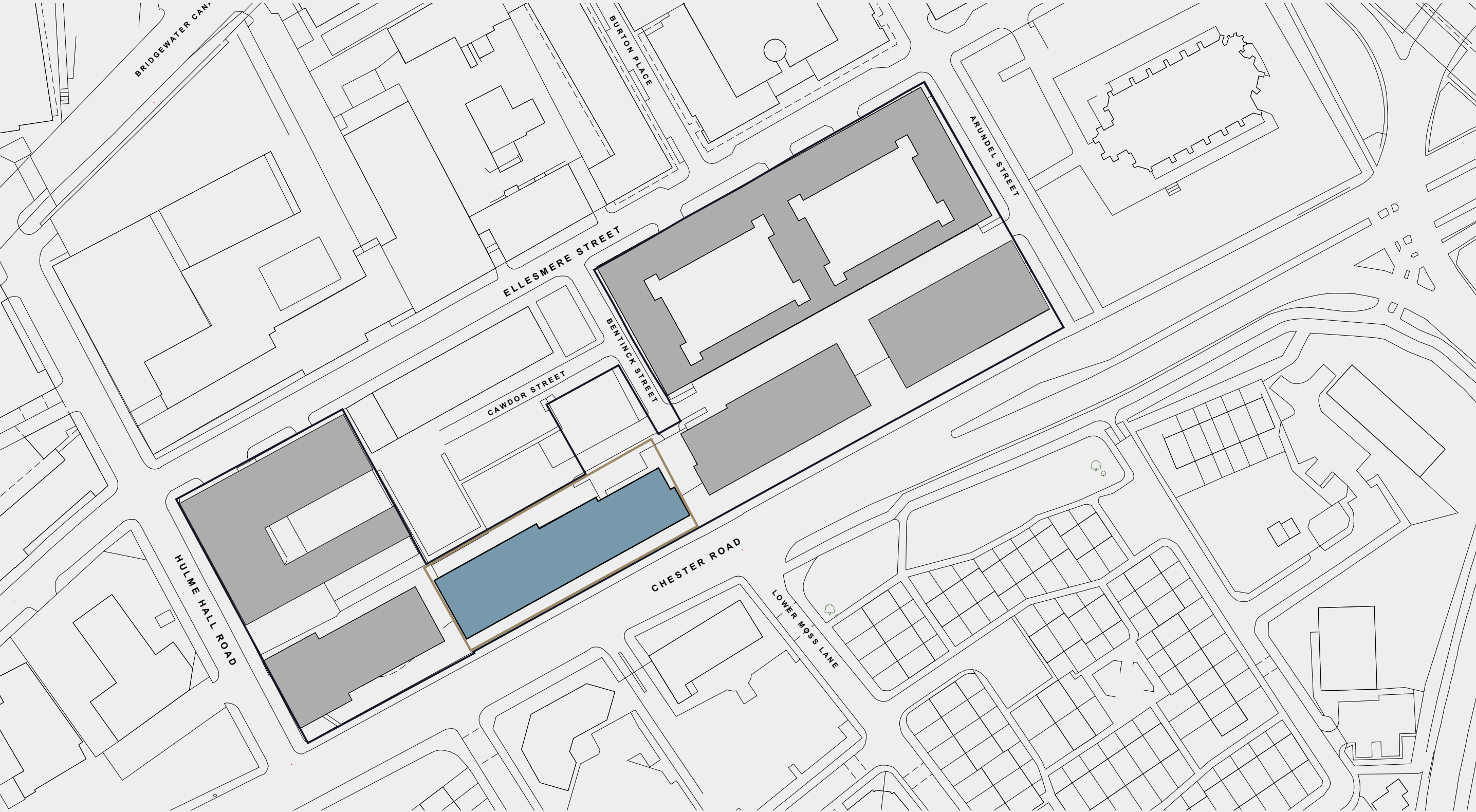
minutes to Manchester Piccadilly by rail from nearby Deansgate station

And provides easy access to Manchester's motorway links



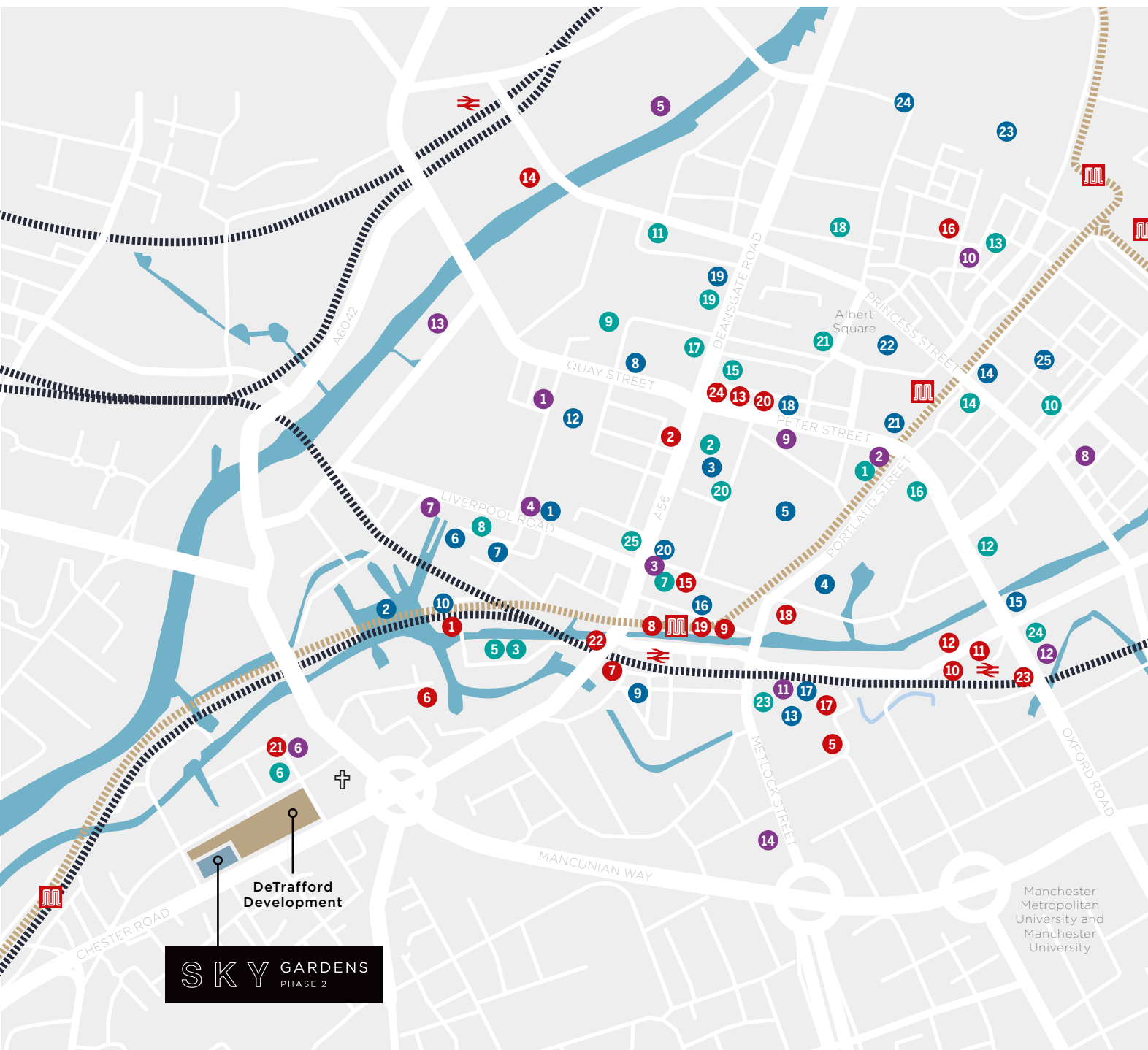
Site Plan

Castlefield Masterplan
Sky Gardens





A haven to relax, dine and enjoy



DINING

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

BARS

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

PLACES OF INTEREST/ENTERTAINMENT

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

HOTELS

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



Sky 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 twelve storeys of living space and 166 homes, purchasers can choose from penthouses, triplexes, duplexes and loft apartments – 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 home buyers.

Secure allocated basement parking is available on one level as an additional option, benefiting from a designated car lift. The basement area will also provide secure cycle storage for all residents.

Your options include:

6 one bed apartments
7 two bed apartments
48 one bed duplexes
88 two bed duplexes
13 three bed triplexes





The interiors

TAILORING REFINEMENT





Amenities

A DYNAMIC NEW COMMUNITY AND COMMERCIAL HUB

The Sky Gardens marks the second phase of DeTrafford's pioneering city centre development which successfully combines the convenience of modern urban living with access to attractive outdoor space.

At the centre of this philosophy is a new public square, overlooked by a café, bar and restaurant, and framed by tree-lined streets – the perfect setting for residents to relax and interact.

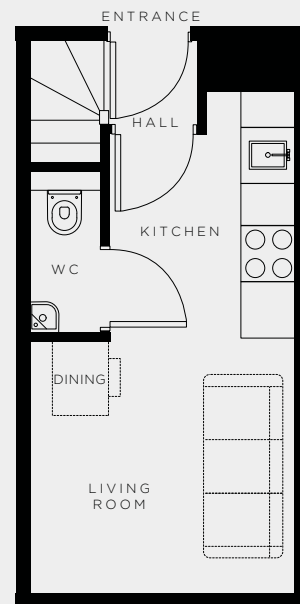
Inside, through the welcoming and attractive entrance lobby, there's a sophisticated lounge area that reflects the status of the development, where you can meet, relax and unwind.

With 8,000 square feet of commercial space on the ground floor facing Chester Road along with a new public square which will create active street frontages, adding to the appeal and continuing development of the area.

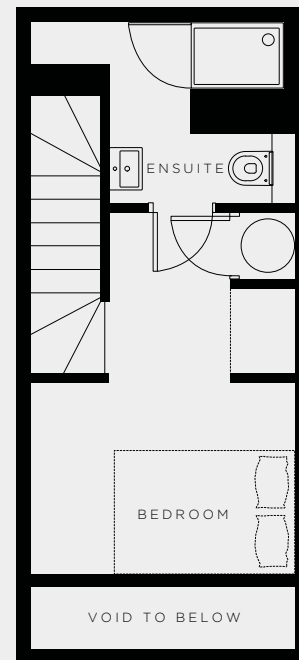
Businesses can benefit from shared facilities, including meeting room and interaction areas, and there's the option of commercial space that mirrors the distinctive duplex layout of The Sky Gardens' apartments.

Typical layouts

TYPE 1Ea

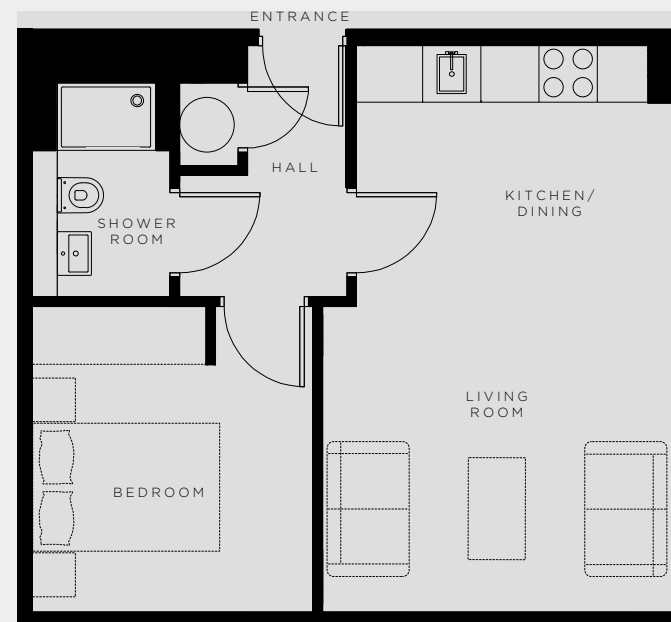


Ground Floor



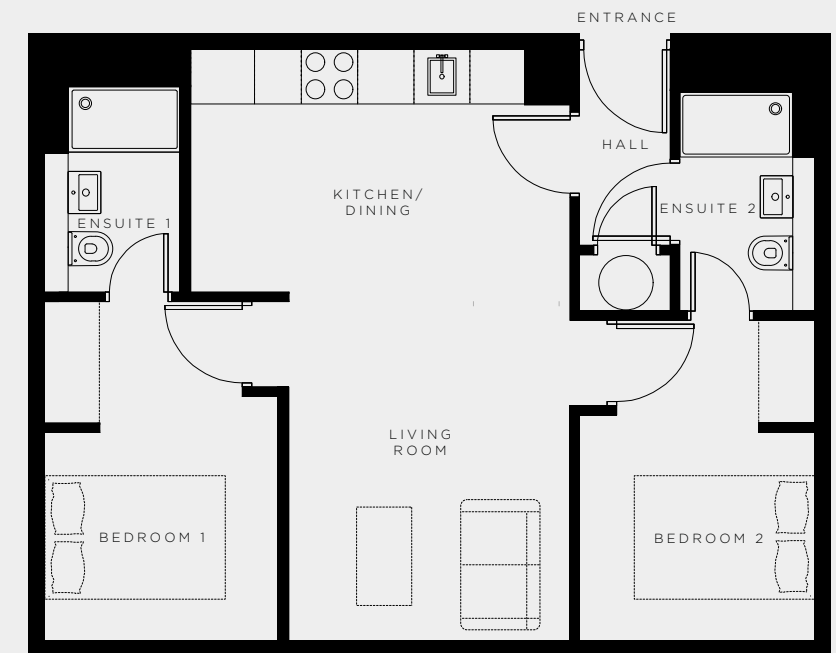
First Floor

TYPE 1Xa



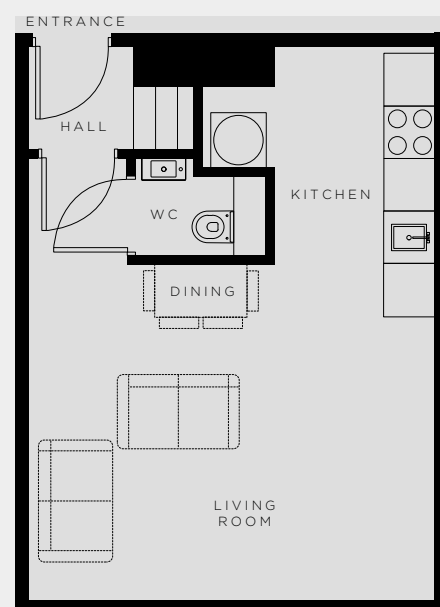
Ground Floor

TYPE 2Cb

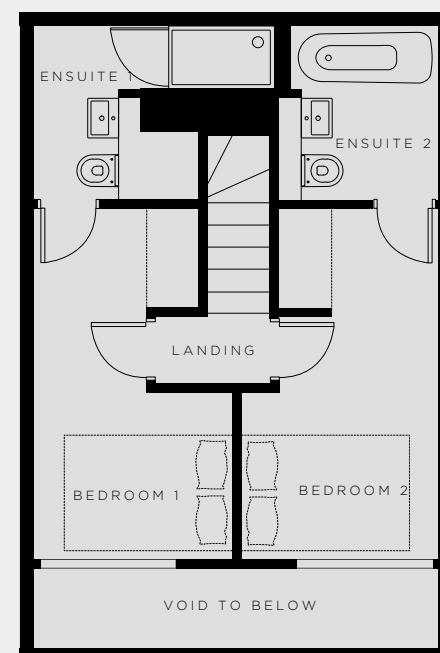


Ground Floor

TYPE 1Ea

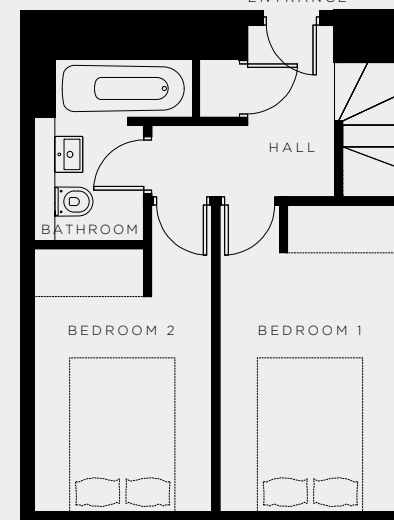


Ground Floor



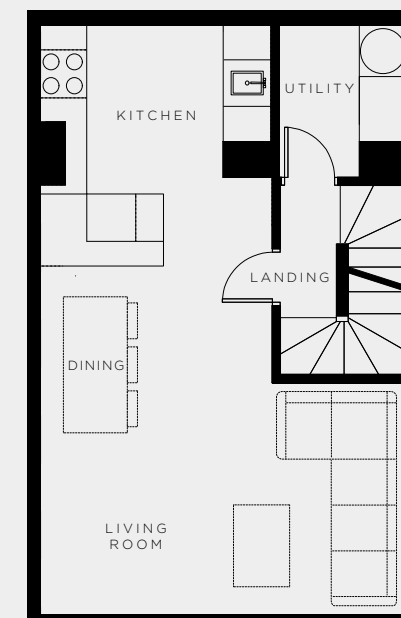
First Floor

ENTRANCE

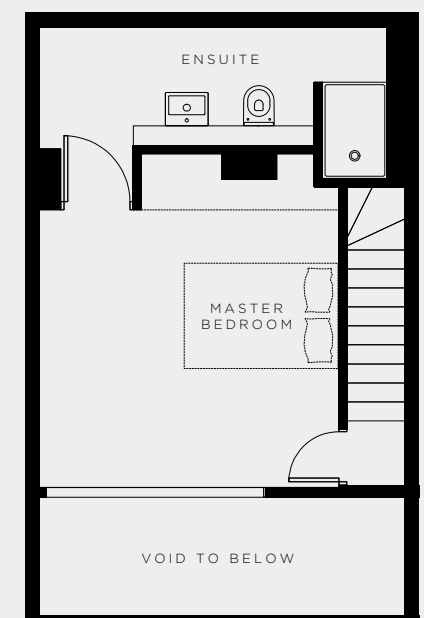


Ground Floor

TYPE 3Ae



First Floor



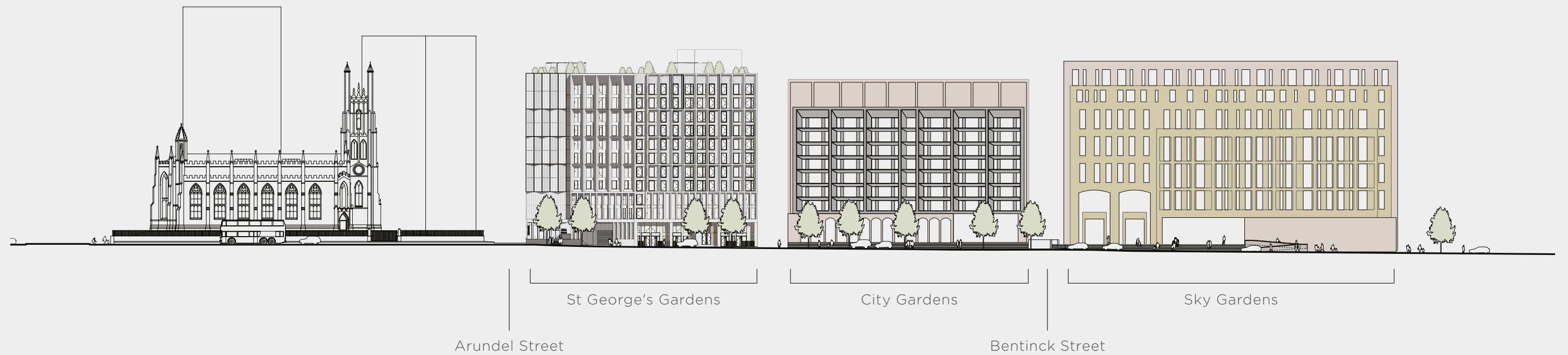
Second Floor

Elevations

CHESTER ROAD ELEVATION



CHURCH STREET ELEVATION



Contacts

FOR ALL SALES ENQUIRIES AND
TO REQUEST FURTHER INFORMATION
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