

# THREE 60

MANCHESTER, UK

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BROCHURE

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**Three60 will form part of the Great Jackson Street Masterplan, a new residential neighbourhood transforming the gateway to the city, characterised by state-of-the-art skyscrapers, communal gardens and luxury retail space.**

The Masterplan will continue to redefine Manchester's evolving skyline, bringing a new standard of city-centre living to one of the UK's most important cities.

**THREE**   
MANCHESTER, UK

# Introducing Manchester's First Cylindrical Skyscraper

THREE60, MANCHESTER

An architectural masterpiece meets a city of innovation. Manchester's newest icon on the skyline boasts a luxury living aesthetic like no other. The cylindrical design will offer breath-taking views of Manchester, with a panoramic experience in every apartment.

Three60 has been designed with the resident in mind to deliver an unmatched quality of living at what is already becoming one of the most in-demand postcodes in Manchester.

## OVERVIEW

**COMPLETION DATE:**

Q4 2024

**DEVELOPER:**

Renaker

**EXCLUSIVE SALES PARTNER:**

Select Property Group

**LOCATION:**

Manchester

**PROJECTED YIELD:**

6% gross

**ESTIMATED SERVICE CHARGE:**

GBP 2.75 per sq.ft.

3.25-3.50 including insurance

**LEASEHOLD:**

950 years

**RENAKER**



Select Property Group

## Setting a New Standard for City-Centre Living.

**DEVELOPMENT DETAILS**

- 51 storeys, with breath-taking panoramic city and countryside views
- 441 premium one, two and three-bedroom apartments
- 3 basement levels accommodating private car parking and bicycle spaces

**AMENITIES & FACILITIES**

- A private podium terrace overlooking the new community park
- Modern state-of-the-art gymnasium and separate holistic studio
- Luxury co-working space and a resident lounge
- 24-hour concierge

**SURROUNDING AREA**

- Community park on the ground level
- A commercial unit totalling 2,400 sq ft of space for shops, cafes, bars and restaurants
- Substantial public realm, including access to community park, new tree-lined cycle and pedestrian routes, and enhanced highway treatments
- Primary school adjacent to the development is under construction
- GP surgery

# PRICING

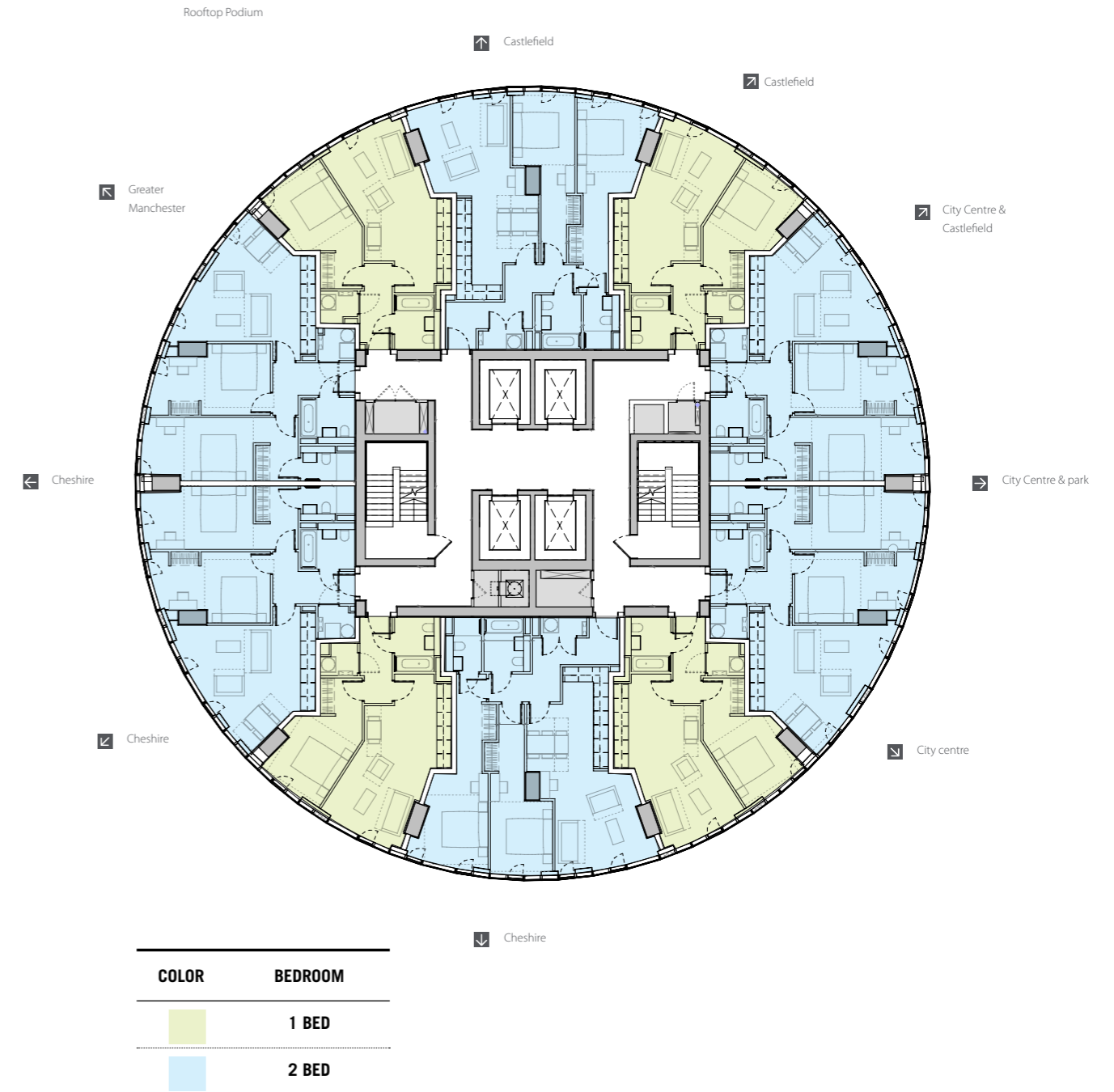
THREE60, MANCHESTER

PROPERTY TYPE	STARTING PRICE
<b>151 One-Bedroom Apartments</b> (Including 2 Lux One-Bed Apartments)	<b>GBP 243,178</b>
<b>250 Two-Bedroom Apartments</b> (Including 27 Lux Two-Bed Apartments)	<b>GBP 330,602</b>
<b>36 Three-Bedroom Apartments</b> (Including 3 Lux Three-Bed Apartments)	<b>GBP 492,487</b>
<b>4 Penthouse Apartments</b>	<b>Price Upon Request</b>

# PAYMENT PLAN

ONE-BEDROOM APARTMENTS	TWO & THREE-BEDROOM APARTMENTS & PENTHOUSES
GBP 5,000 reservation fee + GBP 495 admin fee	GBP 5,000 reservation fee + GBP 495 admin fee
30% on contract exchange	20% on contract exchange
<b>70% balance on completion</b> (minus your GBP 5,000 reservation fee)	<b>80% balance on completion</b> (minus your GBP 5,000 reservation fee)

# TYPICAL FLOORPLAN



COLOR	BEDROOM
<span style="color: #c8e6c9;">■</span>	1 BED
<span style="color: #bbdefb;">■</span>	2 BED

\*Example floorplan - Level 03, 06, 09, 12

Please note, the floorplans displayed are correct at the time of publication but the actual layout and arrangement of furniture are subject to changes which will not materially affect the overall size or amenity offered by the room.

# The Perfect Blend of Expertise

**A leading developer in the North-West of England, Renaker is an influential name in Manchester's property and construction sector with an impressive portfolio of largescale, successful residential projects.**

Since 2012, Renaker has successfully delivered 5,000 new homes, with a further pipeline of over 5,000. Renaker transforms urban landscapes, and efficiently delivers high quality, spacious homes with desirable amenities, whilst creating aspirational new neighbourhoods where communities can thrive. Straightforward and honest in our approach, Renaker has a proven track record of delivering forward-thinking developments for the long term.

**Select Property Group is one of the UK's leading property investment specialists. Since 2004, we have been delivering the finest property investments in the strongest investment cities.**

To date, we have sold over 13,700 UK and international properties with a total value of GBP 1.10 billion. Our operational UK developments alone have generated GBP 157.4 million in rental revenue for our investors. With offices in Europe, the Middle East, Southeast Asia and mainland China, our global teams offer a bespoke service in each region.

THE DEVELOPER

**RENAKER**



Select  
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Group



Since Q4 2018, we have sold over GBP 220 million worth of property across both developments



**CROWN STREET ELIZABETH TOWER**  
Completing Q1 2022



**CROWN STREET VICTORIA RESIDENCE**  
Completed



**THE BLADE**  
Completing Q4 2023  
89% sold out  
Launched October 2020



**THREE 60**  
MANCHESTER, UK

# The Crown Street Portfolio

## HOME TO MANCHESTER'S SKYSCRAPER DISTRICT

Three60 will be the fourth addition to The Crown Street Portfolio – the residential district delivered by the strategic partnership between Renaker and Select Property Group.

THE DEVELOPER

**RENAKER**



Select Property Group

In under three years, Select Property Group has sold over GBP 334 million worth of property across Crown Street & The Blade.

The Blade is one of Manchester's fastest selling developments. Having launched only 11 months ago, it is already now 89% sold despite the global pandemic. Three60 is expected to be another high-in-demand luxury skyscraper in Manchester.

*It takes just one look at the quality of The Crown Street Portfolio to imagine the standard of the latest addition, this time with an innovative design Manchester has never seen before.*



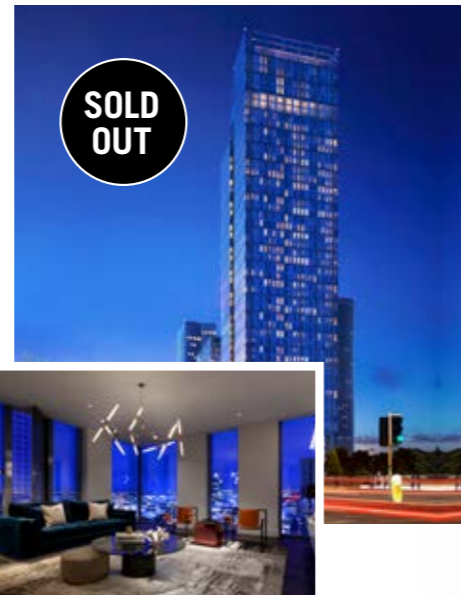
# Crown Street, Manchester:

## A STORY OF SUCCESS

Victoria Residence opened its doors to tenants at the end of 2020. Taking just four months for our rental management partner, Settio to occupy the apartments under their management, the development is now 96% tenanted. Proving the high-demand for this standard of living in the city centre of Manchester.

Standing 52 storeys beside it, Elizabeth Tower has already redefined Manchester's skyline and is fully sold out ahead of completion in January 2022.

Crown Street gives investors an idea of the high demand and unmatched quality to expect within Three60 – raising the benchmark once again for city-centre living.



**ELIZABETH Tower**  
AT CROWN STREET, MANCHESTER

“The strategic relationship between Select Property Group and Renaker has enabled us to offer our clients exclusive access to some of the finest property investments that have launched in the UK in recent years. The proven success of the partnership so far gives me complete confidence in the launch of Three60 – an opportunity as exciting as its cutting-edge design.”



**ADAM PRICE**  
CEO  
Select Property Group



**VICTORIA Residence**  
AT CROWN STREET, MANCHESTER



# CROWN ST

## Image Gallery

This hugely successful partnership will now deliver similarly high standards of design and quality with the creation of Three60, Manchester.





# Manchester:

## A HIGH-DEMAND LOCATION FOR INVESTORS AND TENANTS

Once an integral part of Britain's Industrial Revolution, Manchester remains one of the UK's most important and fastest-growing cities.

Attracting investment from all over the world, the performance of Manchester's property market is underpinned by a supply and demand imbalance. In fact, the city's population is rising 15 times faster than new homes are currently being built at.

Manchester is performing better than the national average in terms of rental yields with an average of 5.37%, compared with 2.83% in London.

Making now an ideal time to invest, North West England leads housing boom with prices up 15%.

(July 2021)

69%

year-on-year increase on enquiries for Manchester city-centre rental properties

10

Manchester was voted the UK's most liveable city for the past ten years in The Economist's Global Liveability Index (2011-2020)

34%

rise in the number of properties being let in Manchester in Q1 2021 compared to the same period in 2018 and 2019

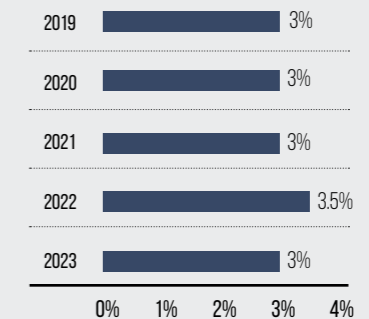
### SAVILLS' 5-YEAR (2020-2025) UK HOUSE PRICE GROWTH – BASELINE FORECAST

North-West England

28%

THE HIGHEST GROWTH OF ANY UK REGION

#### Annual Rental Growth in Manchester



16.5%

Total cumulative growth 2019-23 for Annual Rental Growth in Manchester

"We expect rents to rise strongly [in Manchester] over the next five years, reflecting both heightened demand and better-quality stock."



"Manchester's skyscrapers are changing how people live. The population in the city centre has grown from 400 in the late 1980s to more than 60,000."

SimpsonHaugh – Architects of Three60, The Blade and Crown Street.

# The Gateway to the City

THREE60, MANCHESTER IS IDEALLY SITUATED AT THE ENTRANCE OF THE CITY CENTRE.



DESTINATION DISTANCE (MILES)

SHOPPING, ENTERTAINMENT AND FINANCIAL

Castlefield	0.2
Deansgate General Store (Now Open)	0.3
Hilton Hotel Beetham Tower	0.3
Great Northern	0.4
Spinningfields	0.7
Albert Square	0.8
Chinatown	0.9
Arndale Shopping Centre	1.1
Manchester Arena	1.2
Northern Quarter	1.3
Manchester United FC	1.7
MediaCityUK BBC & ITV	2.2
Manchester City FC	2.8

GALLERIES, THEATRES AND MUSEUMS

Museum of Science & Industry	0.4
Bridgewater Hall	0.5
Manchester Central	0.5
Manchester Opera House	0.6
People's History Museum	0.8
Manchester Art Gallery	0.9

TRANSPORT

Mancunian Way Highway	499 ft
Castlegate Bus Stop	0.2
Deansgate Train Station	0.2
Manchester Oxford Road Train Station	0.7
Manchester Piccadilly Train Station	1.2
Manchester International Airport	8

UNIVERSITIES

Manchester Metropolitan University	0.7
Royal Northern College of Music	1.1
University of Manchester	1.2
University of Salford	1.9

SCHOOLS

St. Wilfrid's RC Primary	0.4
St. Philip's C of E Primary	0.7
Abbey College Manchester	0.9
Loreto College	1
Trinity C of E High School	1.1
Chetham's School of Music	1.2
Manchester High School for Girls	4.2

HOSPITALS

Manchester Royal Infirmary	1.9
Royal Manchester Children's Hospital	2.4

OVERVIEW:

# Manchester's New Skyscraper District

**Become a Part of Manchester's Evolution.**

Three60, Manchester sits within the Great Jackson Street framework – one of the city's most highly-anticipated new neighbourhoods. It's characterised by 25 mesmerising new towers, all of which will become prominent landmarks on Manchester's skyline.

A blend of residential, retail and leisure developments, this new development will become one of the most attractive neighbourhoods for residents in Manchester.

"A high-quality residential-led neighbourhood at a key point of entry into the city centre. This neighbourhood has an essential role to play in supporting Manchester's growth, productivity and quality of life. This is in line with Manchester City Council's and Greater Manchester's strategic objectives.

**Deloitte.**



# Where Innovation Meets Luxury Living.

## CUTTING-EDGE ARCHITECTURE.

Market-leading architect firm, SimpsonHaugh, have cut all edges to create a cylindrical skyscraper – the first of its kind in Manchester.

Beautifully contrasting the sharpness of The Blade, the 51-storey cylinder will stand adjacent – a glistening landmark with a panoramic 360-degree effect.

## A MODERN MASTERPIECE OF CITY LIVING.

Boasting stunning contemporary kitchens with integrated Bosch touch-control appliances, Rainhead showers in bathrooms and en-suites, and 'Cajun Oak' herringbone flooring, these premium apartments provide a city-centre living experience like no other.

The bright, spacious living areas, communal resident areas and stunning podium garden terrace will offer an escape from the chaos of everyday city life – amenities demanded by today's rental market.

This architectural achievement is a symbol of Manchester's continued growth and innovation.

**THREE** **60**  
MANCHESTER, UK



# Redefining Manchester's Skyline

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MANCHESTER, UK





ARTIST'S IMPRESSION  
LIVING ROOM

**THREE** **60**  
MANCHESTER, UK

THREE 60  
MANCHESTER, UK



ARTIST'S IMPRESSION  
LIVING ROOM, DINING & KITCHEN



ARTIST'S IMPRESSION  
BEDROOM

ARTIST'S IMPRESSION  
BATHROOM





# THREE 60

MANCHESTER, UK



ARTIST'S IMPRESSION  
PODIUM TERRACE

UK PROPERTY:

# Strength of the UK Property Market

**Despite wider uncertainty, UK property remains one of the strongest investments you can make.**

The UK economy is set to grow at the fastest rate in over 70 years – The Bank of England

The recent growth projections from the International Monetary Fund (IMF) show good signs that the UK economy is bouncing back even faster than predicted, with the joint highest growth rate in the G7

## 9.5%

House prices grew by 9.5% in the year to May 2021 – Halifax House Price Index

## 7.25%

The UK economy is expected to grow by 7.25% in 2021– BBC

## 345K

345,000 New Homes are Needed in England Alone Each Year



## 4 Key Strengths of Investing in UK Property:

Regular income in the form of rental yields

Performance underpinned by supply and demand

A physical asset you own

Long-term growth

# RENAKER



## Select Property Group

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Please note that the information that we distribute is produced with great care and believed to be correct at the time (November 2021), to the best of our knowledge. Pictures, computer-generated views, layouts and other details are given as a general guide and may change from time to time in accordance with the final designs of the development and appropriate planning permissions.