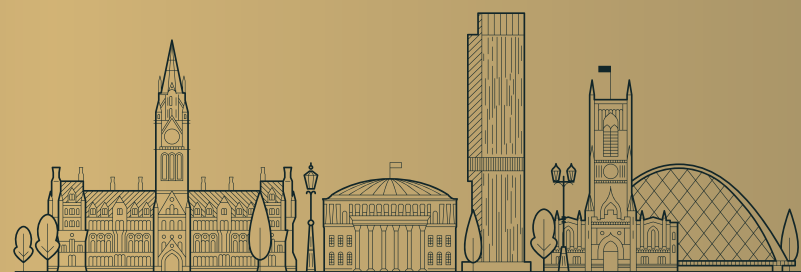


novella

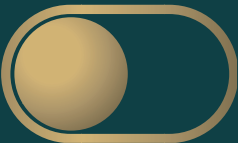


# interactive brochure user instructions:

At the bottom right corner of each double page spread are the home and contents page buttons. Click these to return to their respective pages.

At the top right hand corner of the floor plan spreads you will find this toggle, this removes the branded floorplan to reveal/ remove the clean architect plans.

The contents page has a number of links, as well as some of the floor plan pages, these can be identified by the gold or white outlines around the buttons.



- menagerie
- one bedroom apartments

## contact information:

0161 639 1733

sales@novella-salford.com

marketing suite address: stanley street, salford, m3 5fy

click here to view our marketing suite location map

introduction	well connected	the managing agent
new bailey	resident's amenities	landaid
menagerie	amenities map	looking to the future
talking heads: karina	specification	floor plans
on your doorstep	resi-sense	1 bedroom apartments
local map	architect	2 bedroom apartments
culture	developer	sustainability
talking heads: phil	awards	disclaimers

# contents



# 211 luxury one and two bedroom apartments in a landmark building rising 23 storeys overlooking salford and manchester city centre

Novella is the latest chapter in the New Bailey story, which is where contemporary living, city lights and the mighty River Irwell meet.

Novella combines striking design and quality with first-class amenities, such as 24-hour concierge and communal lounges, a residents' gym and wellness suite, private dining room, live-work spaces, bike stores and a post/parcel room too.



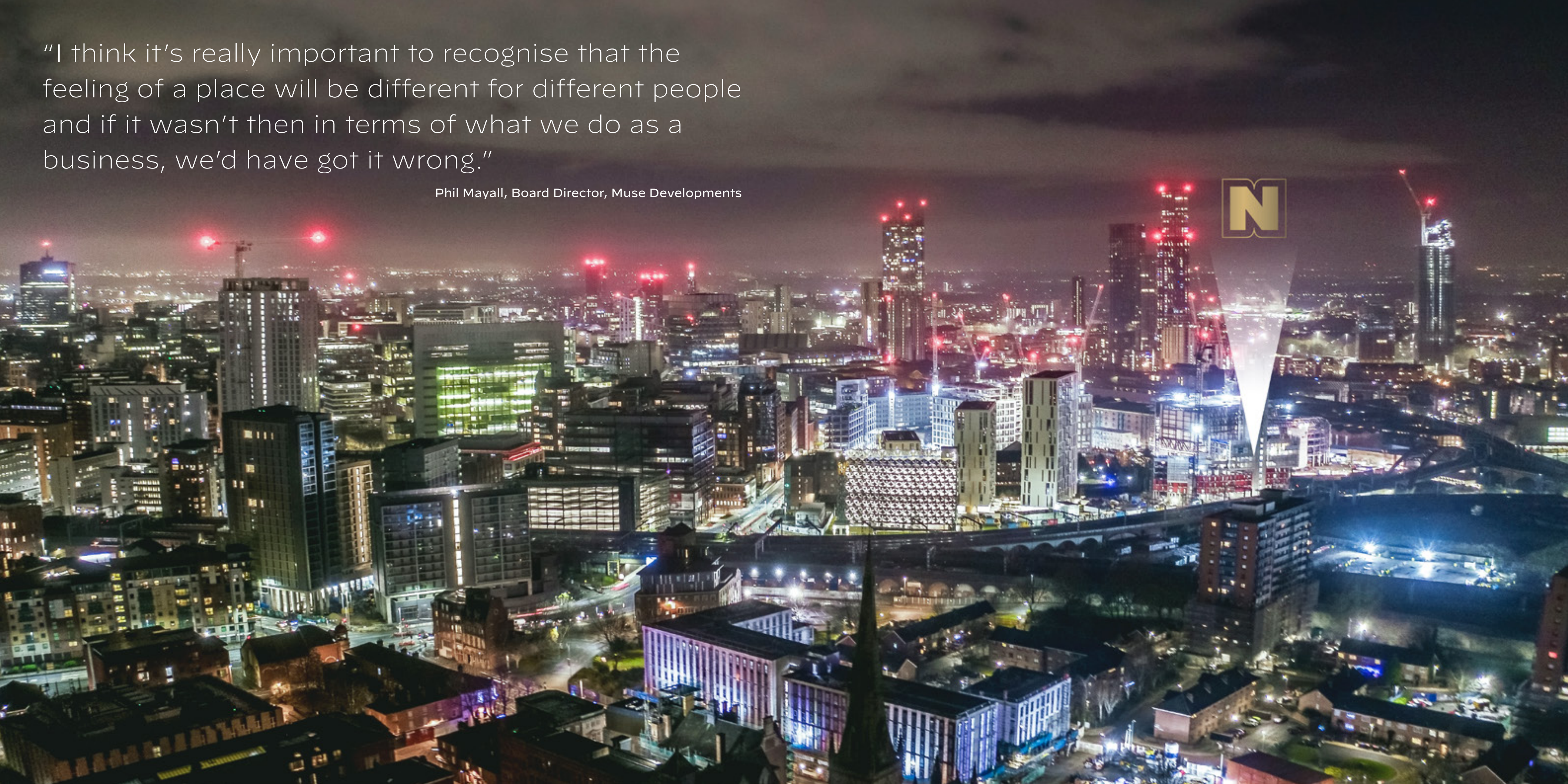
what's your story?

CGI for illustrative purposes only



"I think it's really important to recognise that the feeling of a place will be different for different people and if it wasn't then in terms of what we do as a business, we'd have got it wrong."

Phil Mayall, Board Director, Muse Developments





# NEW BAILEY

Novella is the residential destination address of New Bailey, which is a thriving business and residential district adjacent to Spinningfields.

It's home to a wide range of spaces and places, and plays host to an exciting programme of events throughout the year. New Bailey is a lively hub that encourages people to live, work and play.

a vibrant riverside  
setting with a thriving  
hub where business  
and leisure collide



- 1 Novella Marketing Suite
- 2 One New Bailey
- 3 2newbaileysq
- 4 Three New Bailey
- 5 Riverside House
- 6 Premier Inn
- 7 Slate Yard
- 8 City Wharf
- 9 HM Revenue & Customs
- 10 Ralli Quay
- 11 Possible future phase
- 12 Sainsbury's Local supermarket
- 13 Development Plot





**menagerie**



new bailey is proud to be home to karina jadhav's menagerie - a bar and restaurant that provides an experience like no other.







# karina jadhav

menagerie owner

my salford //

I think we've got all the best bits of the city centre in Salford, people don't realise, so that's why I'm still here.

I've been in Salford for the last 10 years, I moved over from Blackburn when I was in my early 20s. I started living here, on this side of the river in Salford, when I was a student at Manchester University and I never really left.

I think we've got all the best bits of the city centre in Salford, people don't realise, so that's why I'm still here.

We have so much in Salford, it's untrue. In the early days of me living here I was all about going out and partying. Now, since I've had a baby, I really appreciate how beautiful the green spaces are and you don't have that just over the river.

There's Peel Park, which is stunning and really well-maintained, right next to the river, with gorgeous walks and a really nice children's play area as well. And then there's Bridgewater Park which is stunning, I love it there, and when it snows it's the most magical place. It's 10 minutes from here and you're in gorgeous countryside so we're really fortunate with that. We're close to the city centre, we've got lots here, it's buzzing, it's vibrant and then you've got that green side where it's really relaxing and you're right in the heart of nature.

For a coffee, Media City's brilliant, there's lots going on there and they've got gorgeous gardens as well so I like to go with my little one.

I live in Salford, so my commute is a drive at the moment because of the way my hours are – late finishes and early mornings. I'm only nine or 10 minutes away so it's really easy,

the distances between places are so short but there's so much variety and I can't emphasise that enough, it's been brilliant for me.

For me, Salford has become more and more cosmopolitan, we've got the best apartments here, we're right by the river. I just feel like it's very youthful, there are lots of young professionals living here and even a lot of the people who play or work for the two big football clubs are over this side of the river so we've got quite an international feel now.

In the five years Menagerie has been here, there's been a huge regeneration but as well as all of the offices coming in there's brand new townhouses and apartments that have been built which is really really nice. Over the past five years I can really see how it's developed and changed with so many restaurants, cafes, coffee shops.

There's definitely a village feel to it, from morning to night. We open at midday and we do brunch all through the day and then in the evening it's a bit more of a party, but with the coffee shops and bakeries on this stretch, there's so much going on all day.

If I could describe Salford in three words, it would be very cosmopolitan, diverse and very vibrant these days. What's my Salford secret? Heaton Park, it's like Central Park in New York, it's stunning all year round and there's so much there – cafes, a farm, a big lake where you can go and row boats. It's so gorgeous and people don't realise it's there but from here to there is only 10-15 minutes.





# at novella you have it all right there on your doorstep

Being on the border of both Salford and Manchester city centre, Novella sits just a short walk away from some of the most popular shops, restaurants and cultural attractions. Deansgate Mews and the Corn Exchange are just a stone's throw away too.

The eclectic neighbourhood mix is brimming with things to do, places to eat, and areas to explore, with an abundance of choice right on your doorstep. A haven for creatives, artist-led Islington Mill and cultural hub The Factory are less than one-mile away. The renowned Manchester Art Gallery, The People's History Museum and the Lowry are also nearby.

A collection of the city's finest restaurants are within walking distance, including 20 Stories, The Ivy and Parisian-style Michelin-recommended restaurant, 63 Degrees, as well as many of Manchester's burgeoning independents which can be found on Deansgate Mews, such as Holy Grain Sourdough Bakery and live music event space, The Lion's Den. Whether it's a stroll through nature with a coffee to go, or an indulgent meal with skyline views, your new home offers everything needed for a contemporary lifestyle.

Heaton Park

Spinningfields





# your local city guide

## key locations

- 1 Peel Park/The Meadow
- 2 New Bailey & Marketing Suite
- 3 The Lowry Hotel
- 4 King Street
- 5 Town Hall
- 6 Arndale Centre

## culture

- 7 The Factory
- 8 Castlefield Bowl
- 9 Science and Industry Museum
- 10 Globe and Simpson
- 11 Everyman Cinema
- 12 The Opera House
- 13 John Ryland's Library
- 14 Manchester Art Gallery

## stations

- 15 Salford Central
- 16 Deansgate
- 17 Manchester Oxford Road

## bars & restaurants

- 18 Vero Moderno
- 19 Le Cassi's Wine Bar
- 20 The New Oxford
- 21 Porta
- 22 Menagerie
- 23 Tattu
- 24 The Ivy
- 25 20 Stories
- 26 Honest Burger
- 27 Australasia

## cafés

- 28 GK Gallery Tea Room
- 29 Deli Lama Cafe
- 30 Grindsmith
- 31 CoffeeB



water



train line



green space



metrolink



# steeped

# in culture

## the lowry

Named after acclaimed artist, Laurence Stephen Lowry (1887-1976) who spent most of his life in Salford, The Lowry is a unique events space, gallery and theatre in Salford Quays. The multi-purpose centre for arts dedicates itself to using visual and performing arts to enrich people's lives with a focus on young people from the community, and has become one of the most visited cultural venues in the North West with its exciting programme of shows and exhibitions.



## hope mill theatre

Since opening its doors in 2015, the award-winning Hope Mill Theatre has become one of the most successful independent venues in England, and a much-loved cultural attraction of Manchester.

The theatre is situated in the Grade II listed Hope Mill, a former cotton mill, and showcases a fantastic roster of shows throughout the year for a variety of audiences. The venue and events space also offers a cosy bar and restaurant, perfect for a pre-show pizza and craft beer.



## the factory

Located in the former Granada Studios complex, where Coronation Street used to be filmed, The Factory is a world-class cultural space currently being developed and is due to open at the end of 2022.

The Factory will be a place where the world's finest talent can create, invent and play, along with providing a major training centre for those looking to embark on a career in the creative industry. Image credit: Manchester International Festival





A photograph of Phil Mayall, a middle-aged man with grey hair, wearing a light blue button-down shirt and grey trousers, standing on a balcony. Behind him is a modern building with a curved glass facade and a balcony railing. The sky is blue with some clouds.

phil  
mayall

board director,  
muse developments

my salford

I've worked in Salford for the last 15 years, previously at Salford Quays and now at Riverside House in New Bailey.

Not only have I worked here as a business but I've been working on the regeneration of this area of Salford for the last 13 years and that, by definition, means it's my favourite place in the city.

My favourite aspects are a mix of things, so it's the river being on our doorstep, it's The Meadows and Peel Park and the cathedral. So it's the history of it but it's also what, working with the community, we've created over that time.

//

... you can always walk across the water into Manchester and the world's your oyster there.

//

My favourite things in terms of leisure are Vero Moderno restaurant; if you like Italian food, good service and good people it doesn't come any better than that. There's a specific bottle of wine I always order and the menu is really good, it's quite short and very authentic. There's a lovely story behind it because the owner,

Beppe, who's from Rome and was living in the apartments across the road when we developed that building, wanted to set up his own business, his first restaurant, and we helped him with that. Vero Moderno's just been a fantastic success story and it was voted one of the top three independent Italian restaurants in the country.

If you like a variety of craft ales then The New Oxford is an absolutely brilliant place to go, and the tapas at Porta – those sort of places are fantastic.

I love coffee, I drink too much and again you've got a lot of choice – the Gallery across the road from Beppe's on Chapel Street is a brilliant place, if you want to be more in the hustle and bustle there's FoodWell and you can always walk across the water into Manchester and the world's your oyster there.

I actually live out in Wigan so I've got a variety of options to commute into Salford, either by car, train – we've got Salford Central, Salford Crescent and then the Manchester stations – and I cycle as well. I'm a triathlete so cycling's part of it and this is free training!

There's definitely been a lot of change in Salford over the time I've been here and I think what's been good about it is that it's been change in addition so it's not been change in the sense of out with old, in with the new. We've added and we're very cognisant of the history of the area. It's seeing people as well, people think our job is about bricks and mortar but that's the end product. It's actually seeing people and the vibrancy of the area, the

mixing of the existing community and people moving into the new homes and businesses.

I think it's really important to recognise that the feeling of a place will be different for different people and if it wasn't then in terms of what we do as a business, we'd have got it wrong. Vibrant cities and towns are all about variety so there is a feel and that's generally positive but if you're running a business it might feel different than if you're living there but on the whole it's positive and there's very much a community sense in Salford.

What three words sum up Salford? I could do 1 or 50 but I think 'pride', people who live in Salford – not just if you were born in Salford, people who have moved into the area as well – are very proud. 'Passionate', they're very passionate about the city. We're held to account on what we do. People have an opinion and they tell you and that's a really good thing. 'Open-minded', you couldn't do the sort of things that we and others have done here, whether that's developers, people like the city Mayor and the community itself, without being open-minded to change, but positive change and inclusive change.

What's my Salford secret? Vero Moderno, I actually travel from Wigan to go there - there's only a limited number of covers so I probably shouldn't mention that because I might struggle to get in now! That would be my number one, closely followed by – if you don't know the area – The New Oxford in terms of a cracking pint.



# well connected

Novella is super connected locally, regionally & internationally.

For those content with enjoying all that Manchester has to offer, the city centre is easily navigated by foot or bicycle from Novella, with centres including Spinningfields, Chapel Street and Deansgate all within a few hundred metres.

Salford Central train station is within 0.5 miles and offers regular services across the North West. For fast and reliable local routes, St Peter's Square Metrolink is 0.7 miles away and offers very frequent services to Manchester Airport, MediaCityUK, The Trafford Centre and many other destinations. In less than 1.5 miles, Manchester Piccadilly Station provides direct access to London in less than two hours, as well as fast trains to Birmingham, Edinburgh, Glasgow and many more UK cities.

For international travel, Manchester International Airport is less than 20 minutes via the Metrolink. As the largest regional airport in the UK, with direct flights to more than 200 destinations worldwide, you couldn't be better connected.







CGI for illustrative purposes only

residents' amenities





amenities

24hr concierge

CGI for illustrative purposes only



By day a contemporary working space, complete with kitchenette, but by night the space transforms into a bookable, exclusive private dining area for up to 12 people, which is perfect for special events.









# the snug and private booths

The snug - A flexible, relaxing hangout space, where you can settle down to work or study with a coffee in the day, or use the bookable space to socialise with friends by night.

Private booths - Two cosy bookable booths complete with power points, the ideal set up for working from home.





amenities

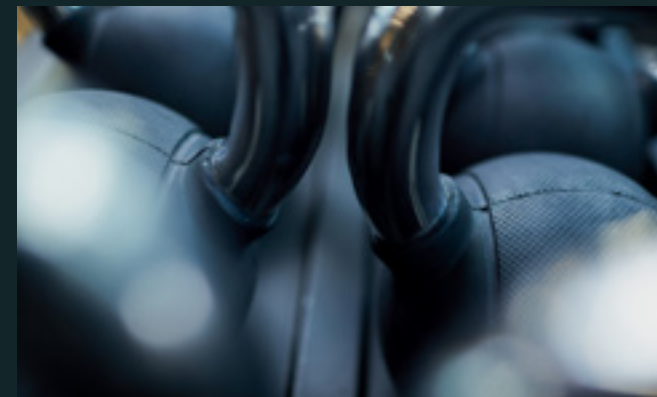
# wellness and fitness at novella



CGI for illustrative purposes only



Occupying a prime position overlooking the river, the residents-only gym offers a comprehensive range of the latest cardio, strength and functional accessories. Best of breed machines with in-built media offer guided workouts and training inspiration whilst a bespoke rig encourages group training and functional fitness. The complementary wellness studio provides a calming space to unwind, meet fellow residents and workout at your leisure with on-demand virtual classes.

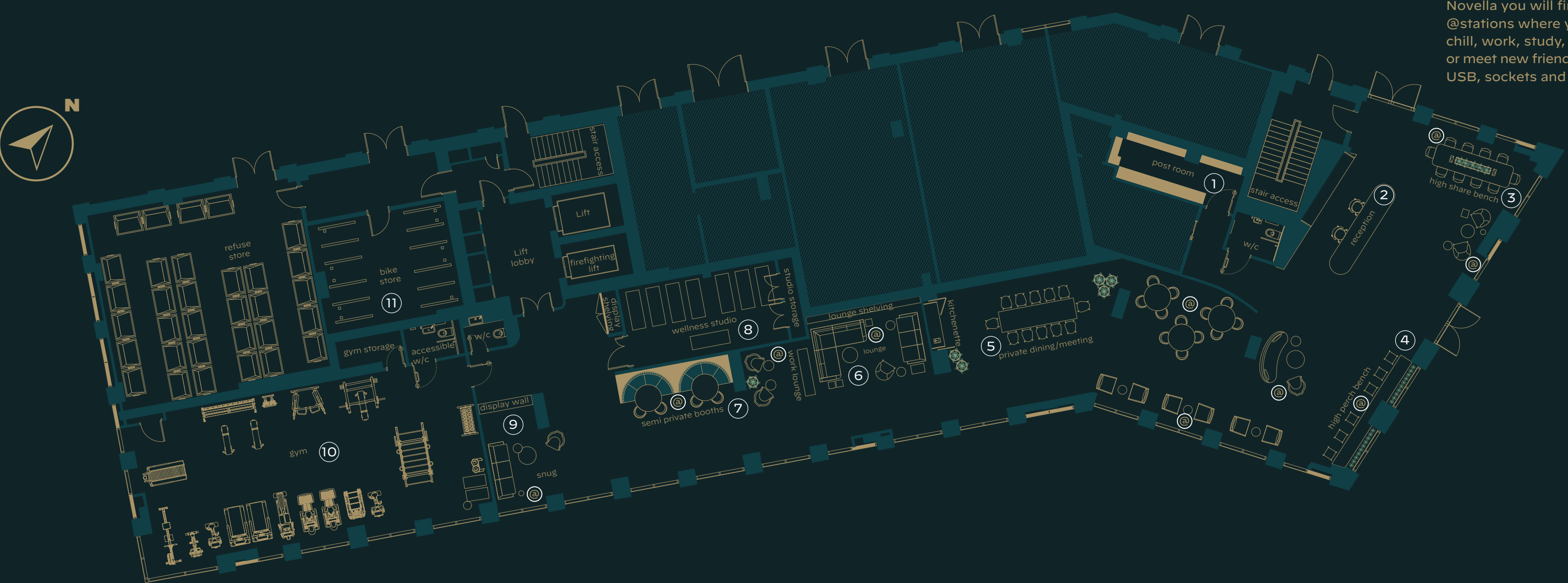


The gym and studio have been designed in conjunction with motive8, who have over 20 years' experience creating high end health, fitness and leisure solutions that help people lead improved lives.





# river view residents' space



**@Stations -**  
If we have learnt anything in recent times it's the need for space and a flexible living/working solution. At Novella you will find @stations where you can chill, work, study, chat, read or meet new friends. All have USB, sockets and free wifi

- 1 Post room -**  
Never worry about missing a parcel again with our 24-hour accessible secure post room
- 2 24-hour concierge -**  
Comfortable seating complete with USBs and break out spaces to get your head down, plus our friendly 24-hour concierge team are always on hand for any queries
- 3 High share bench -**  
Complete with power points for catching up on emails or browsing the web
- 4 High perch bench -**  
Complete with power points and scenic outdoor views
- 5 Private dining -**  
By night an exclusive private dining area bookable for up to 12 people, perfect for special events, and by day a contemporary communal working space complete with kitchenette cabinet and feature lighting

**11 Bike store -**  
A secure and convenient storage space for your bike

**10 On-site gym -**  
Removing all barriers to exercise, the residents-only gym is equipped with everything you need to achieve a full body workout. Breath-taking river views provide added motivation to reach your fitness goals

**9 Snug -**  
A flexible and relaxing hangout space where you can settle down for work or studies with a coffee in the day, or use the bookable space to socialise with friends by night

**8 Wellness studio -**  
A fully-flexible studio available for fitness events and on-demand virtual classes via the large AV screen. The ideal space for residents to boost their mental wellbeing with yoga, exercise with friends and discover new workouts

**7 Private booths -**  
Two cosy bookable booths complete with power points, the ideal set up for working from home

**6 The lounge -**  
By night a bookable open plan room for residents to host a variety of social gatherings, by day a relaxing chill-out space complete with comfy chairs, USB points and a coffee machine





CGI for illustrative purposes only

specification







## kitchen

Symphony Indigo blue base units with aluminium handles.

Zanussi/AEG appliances including oven, ceramic hob, dishwasher and microwave.

Integrated Whirlpool fridge/freezer and washer/dryer.

Blanco Envoy chrome mixer tap.

Blanco Supra underslung discreet stainless steel sink.

Stunning Caesarstone quartz snow white worktop.

Alusplash aluminium splashback with inset chrome sockets and LED under unit lighting.



## fixtures & fittings

Tarkett engineered hardwood timber flooring - shade oak Italian brown to living areas.

Harrow 66 light grey carpets to bedrooms.

Self-closing entrance doors & stainless steel ironmongery to all door fittings and numbering.

Decor 350 blackout roller blinds to apartment windows.

Space Pro - integrated soft-close wardrobe. Double sliding matt grey laminate doors, internal shelf and satin chrome hanging rail.



## bathrooms & ensutes

Ideal Standard Echo wall hung WC with dual flush push plates.

Ideal Standard Strada semi countertop basin 500mm.

Modular bespoke 3 door mirrored cabinet with integrated shaver socket.

Hansgrohe taps.

Kaldewei Eurowa bath/shower trays.

Hansgrohe Ecostat Select thermostatic showers.

Roman Haven shower doors and bath screens.

Geyser chrome thermostatic electric towel rail.

Kaldewei Eurowa bath/ Kholer shower tray.

Waxman Ceramics granite wall tiles and anti-slip floor tiles with polished aluminium tile trim.

Roman Stone solid surface vanity top.



## heating & lighting

Low profile brushed chrome light switches in kitchens.

Adax Wi-Fi controlled wall-mounted, electric panel heaters to apartments.

**AEG**

**hansgrohe**

**BLANCO**

**Whirlpool**  
HOME APPLIANCES

**ZANUSSI**

**Symphony**

**caesarstone**

**AluSplash**

**Tarkett**

**decor**  
systems

**space-pro**  
HARDWARE

**Ideal Standard**

**KALDEWEI**

**GEYSER**  
HEATING & LIGHTING

**Waxman Ceramics**

**ADAX**





cycling

refuse & recycling

media

Limited weather-protected cycle storage will be provided in the private communal space. Security controlled access.\*

Each home will have access to dedicated refuse storage within the ground floor refuse store.

Freeview Digital TV.

Hyperoptic and Virgin Media.\*\*

Telephone outlets are provided to living space (lounge) and all bedrooms.

TV outlets are provided to living space (lounge) and all bedrooms.

Hyperoptic and Virgin Media broadband outlets are provided to living space (lounge) and all bedrooms.



Each of the apartments are hard wired fibre for Hyperoptic broadband; an award-winning full fibre service offering improved speed and stability. To utilise the broadband, residents will need a subscription to the service which can be installed with free same-day activation and includes no download limits or restriction along with evening and weekend calls to local and national numbers.

\* bikes and belongings are left at owners risk and are not insured.

\*\*Telephone, TV and Broadband services are available and ready for the Buyer to connect.

# resi-sense

Novella residents will benefit from a user-friendly website which gives you all the information you need to know about your new home at your fingertips. The system allows you instant direct access to a Digital Home User Guide, anywhere and anytime, so you can familiarise yourself quickly and easily with everything.

Your secure online account is protected by a private log-in with encrypted user data for added peace of mind, and because there's no need for bulky printed manuals, it's an eco-conscious way to get to know your way around.

Instructional videos give you clear visual guidance to help you settle in and get the most out of your home. Real time updates ensure the data is always up to date and a live news feed provides the latest development news so you don't miss anything. And, thanks to an in-built messaging system, you'll always have the convenience of being able to contact our customer care team with any enquiries directly from your account.







# the architect

Hawkins\Brown is an internationally-renowned practice of architects, designers and researchers, based in London, Manchester, Edinburgh and L.A. The architectural practice is in the top 10 of the Architect's Journal's list of 100 UK practices and has won the AJ100 Practice of the Year three times. H\B were shortlisted for the RIBA Stirling Prize for the redevelopment of the Park Hill Estate in Sheffield, and most recently, were winners of the 2018 AJ100 Best Use of Technology and Building of the Year awards for their work at Here East.

H\B brings a collaborative approach to projects across a range of types and scale in six main sectors: civic, community & culture; residential; education; workplace; transport and infrastructure. Alongside work in architecture, design and planning, H\B conduct industry leading research.

Buildings aren't just to be visually admired. They are for living in, working in, learning and socialising in. Having empathy for people sits at the heart of the H\B ethos. Whether that's the immediate experience of an individual using the building or the long-term impact on a community.

**Hawkins\**  
**Brown**



# the developer

The English Cities Fund is a joint venture set up by three partners – Homes England, Legal & General and Muse Developments – and it's our mission to unlock the potential in our towns and cities by reinventing urban areas in new and imaginative ways.

In Salford, we're delivering the £1 billion Salford Central regeneration scheme, which is transforming over 50 acres of the city's civic and historic centre into a vibrant new hub.

Over the past 10 years, Salford Central has delivered a range of

new homes at Vimto Gardens, Timekeepers Square, Carpino Place and Valette Square, along with a high number of rental apartments at The Slate Yard, a Premier Inn hotel, One New Bailey, Riverside House, two NCP multi-storey car parks and ground-floor retail space, including innovative dining concepts Menagerie and FoodWell.



The English Cities Fund is a partnership of:



Vimto Gardens



Timekeepers Square



New Bailey MSCP

## awards

### Vimto Gardens

Urban Residential Development of the Year  
Insider North West Residential Property Awards 2016

### New Bailey MSCP

Architectural Achievement Award  
British Parking Awards 2016

### One New Bailey

Greater Manchester Chamber of Commerce,  
GM Building of the Year 2016 Highly Commended



One New Bailey



# the managing agent

## Zenith

Novella is managed by award-winning managing agent, Zenith, who are responsible for the overall maintenance of the development ensuring the Building and Estate is managed to the highest standard.

Zenith deliver a first-rate service and are full members of the Association of Residential Managing Agents, meaning residents can be assured all matters will be undertaken to a high professional standard.

Zenith work hard to ensure residents feel engaged in the management of the development, and are happy with the standards of how their homes are managed. To demonstrate their commitment, they have a Customer Charter showing residents what can be expected from them.

**We will be friendly** – we will show we care by dealing with you in a warm and approachable manner.

**We will be professional** – we will always act with skill, care and diligence when carrying out our work.

**We will be accountable** – we will take responsibility for our actions.

**We will be straightforward and transparent** – we will always use plain language and be open and honest in everything we do.

**We will listen** – Occasionally things go wrong, no matter how hard we try. When they do we will listen to our customers so that we can improve the quality of our service.



# fighting youth homelessness

Muse Developments is a foundation partner of LandAid – the property industry's charity.

Every year, thousands of young people become homeless. Many are forced to sleep in overcrowded hostels, on people's sofas or even on the streets.

LandAid is the property industry charity working to end youth homelessness in the UK. It brings together remarkable businesses and individuals across the property industry to support projects providing life-changing accommodation for young people facing homelessness.

By awarding grants for building works and arranging free property expertise, LandAid enables charities supporting young people to renovate existing or build new, suitable, safe and affordable accommodation, helping thousands of young people since 1986 to reach their potential.

To further support the great work of the charity, Muse's teams across the UK take part in a variety of events to raise vital funds, including the LandAid 10k and the Tour De LandAid.

To find out more, visit [www.landaid.org](http://www.landaid.org)

# LandAid





# the next chapter

A second Novella residential tower of similar height is planned as shown in this CGI.

Whilst this building is adjacent to Novella, and is Phase Two of the same development, there will be no shared residents' amenities.

Additionally, part or all of the Podium Residents' Garden on Floor Six of Novella Phase One may need to be temporarily closed during the 18-24 month period that Phase Two is under construction, for the safety of Phase One residents.

If you have any specific enquiries in regards to this, please speak with our sales team or your legal advisors prior to completing your purchase.



The English Cities Fund is a partnership of:



CGI for illustrative purposes only



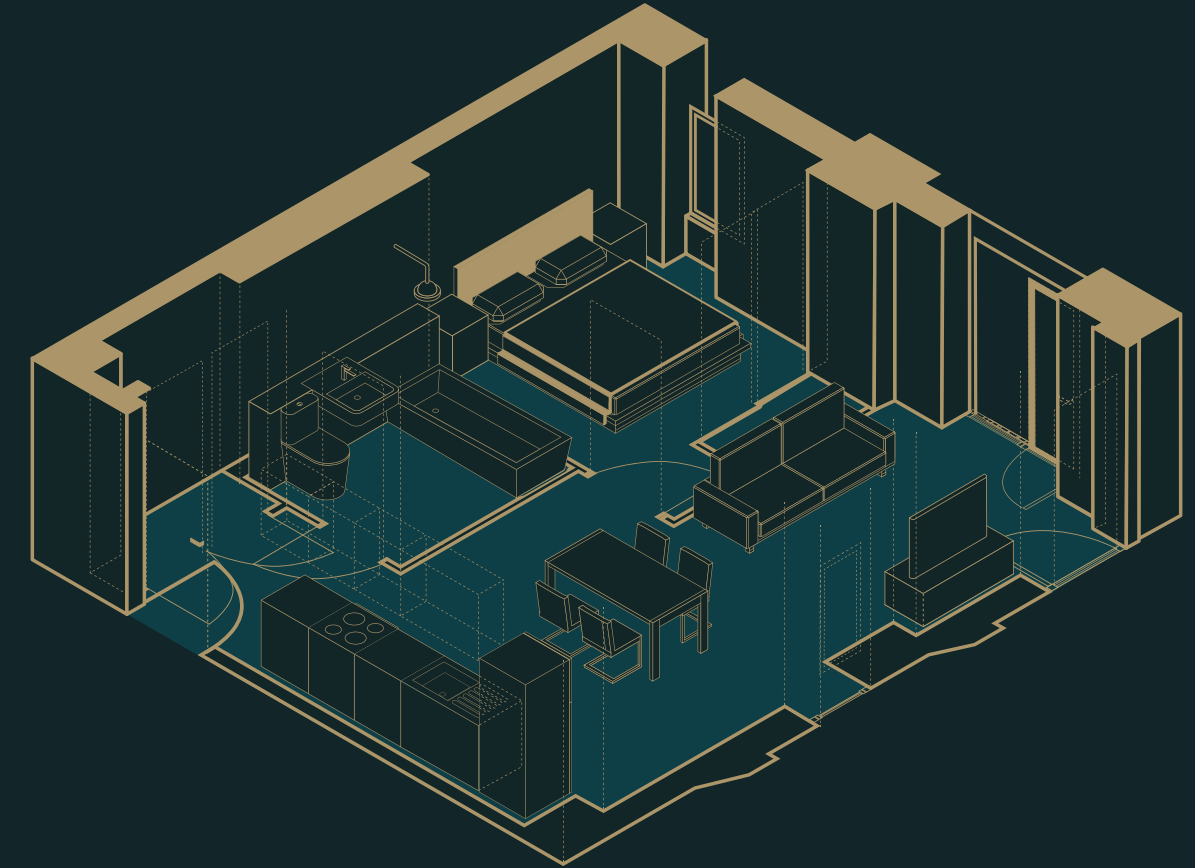
# floor plans

one bedroom apartments

two bedroom apartments

CGI for illustrative purposes only

## one bedroom types



1 bedroom apartments – type a1

1 bedroom apartments – type a2

1 bedroom apartments – type a3

1 bedroom apartments – type a4

1 bedroom apartments – type b

1 bedroom apartments – type c

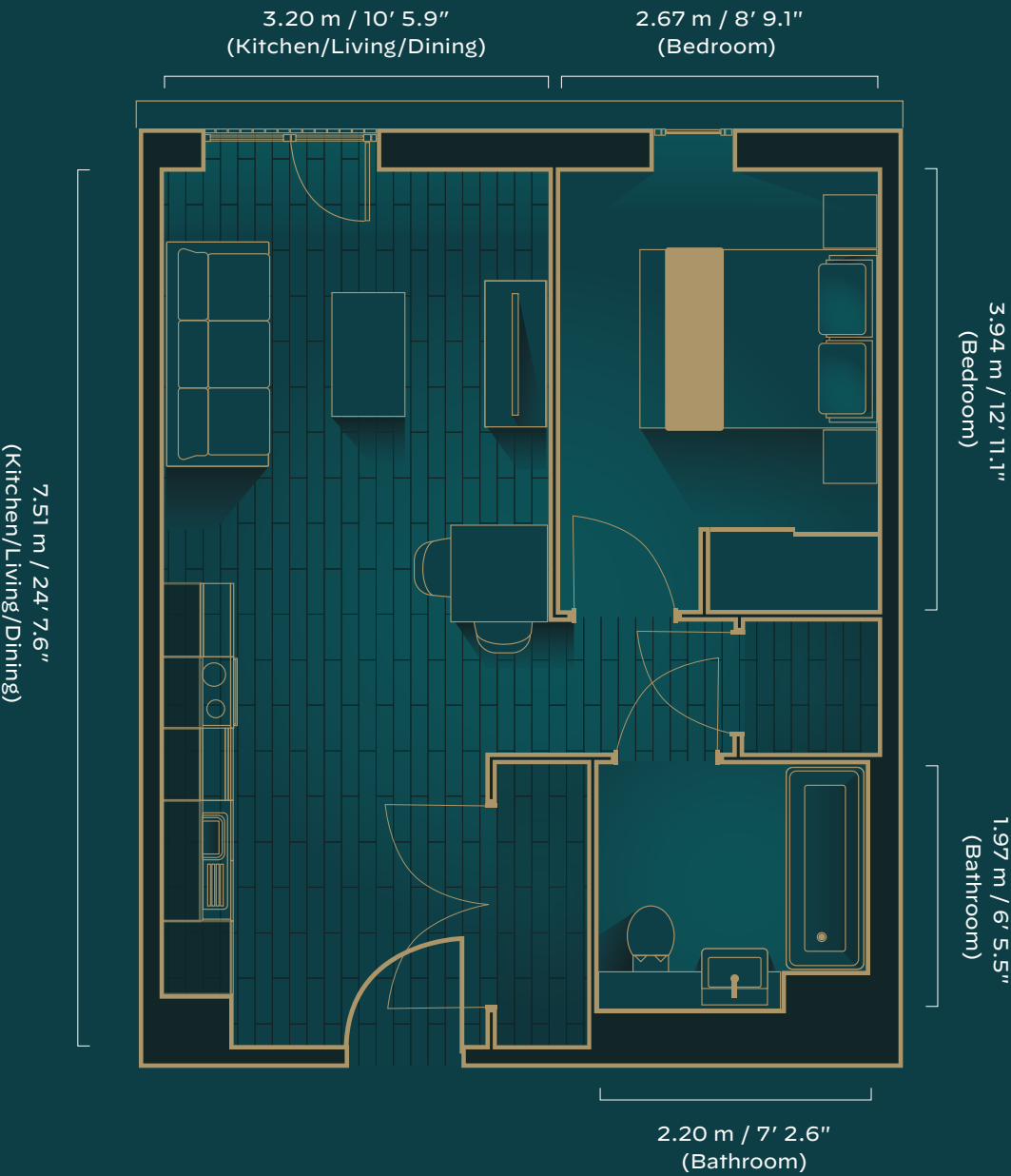
1 bedroom apartments – type d

1 bedroom apartments – type f

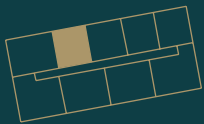
1 bedroom apartments – type f2



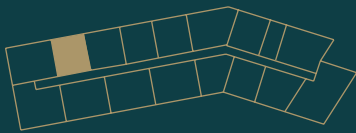
1 bedroom - type a1



Kitchen type: Indigo base with white wall units & splashback



Typical Upper Level Key Plan



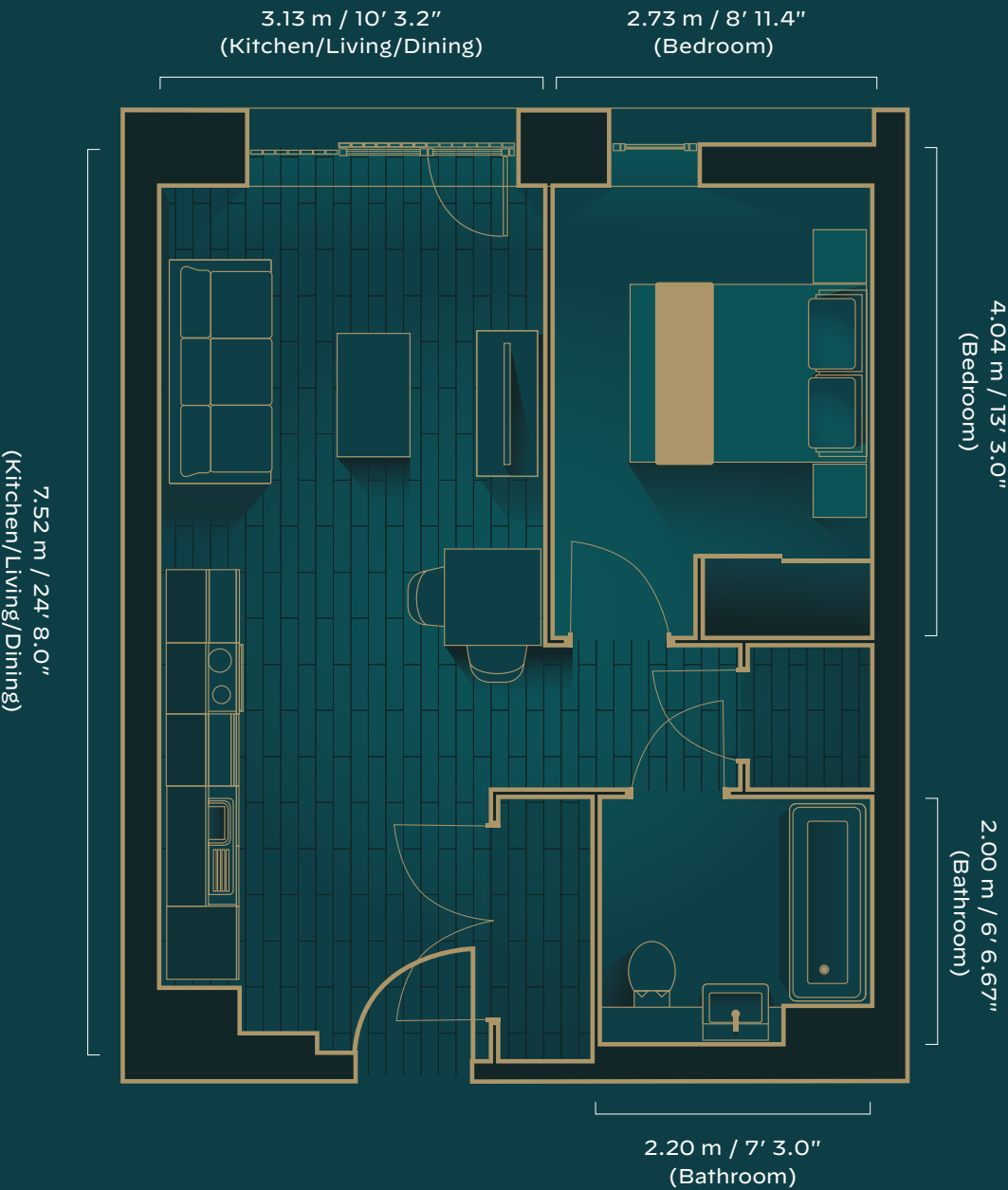
Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
1	115	42.62	459
2	215	42.62	459
3	315	42.62	459
4	415	42.62	459
5	515	42.62	459
6	608	42.63	459
7	708	42.63	459
8	808	42.63	459
9	908	42.63	459
10	1008	42.63	459
11	1108	42.63	459
12	1208	42.63	459
13	1308	42.63	459
14	1408	42.63	459
15	1508	42.63	459
16	1608	42.63	459
17	1708	42.63	459
18	1808	42.63	459
19	1908	42.63	459
20	2008	42.63	459
21	2108	42.63	459
22	2208	42.63	459

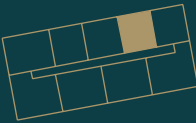
1 bedroom apartments

1 bedroom - type a2

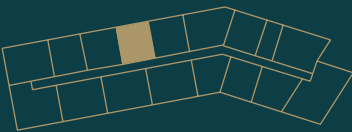
[Remove Branding](#)



Kitchen type: Indigo base with white wall units & splashback



Typical Upper Level Key Plan



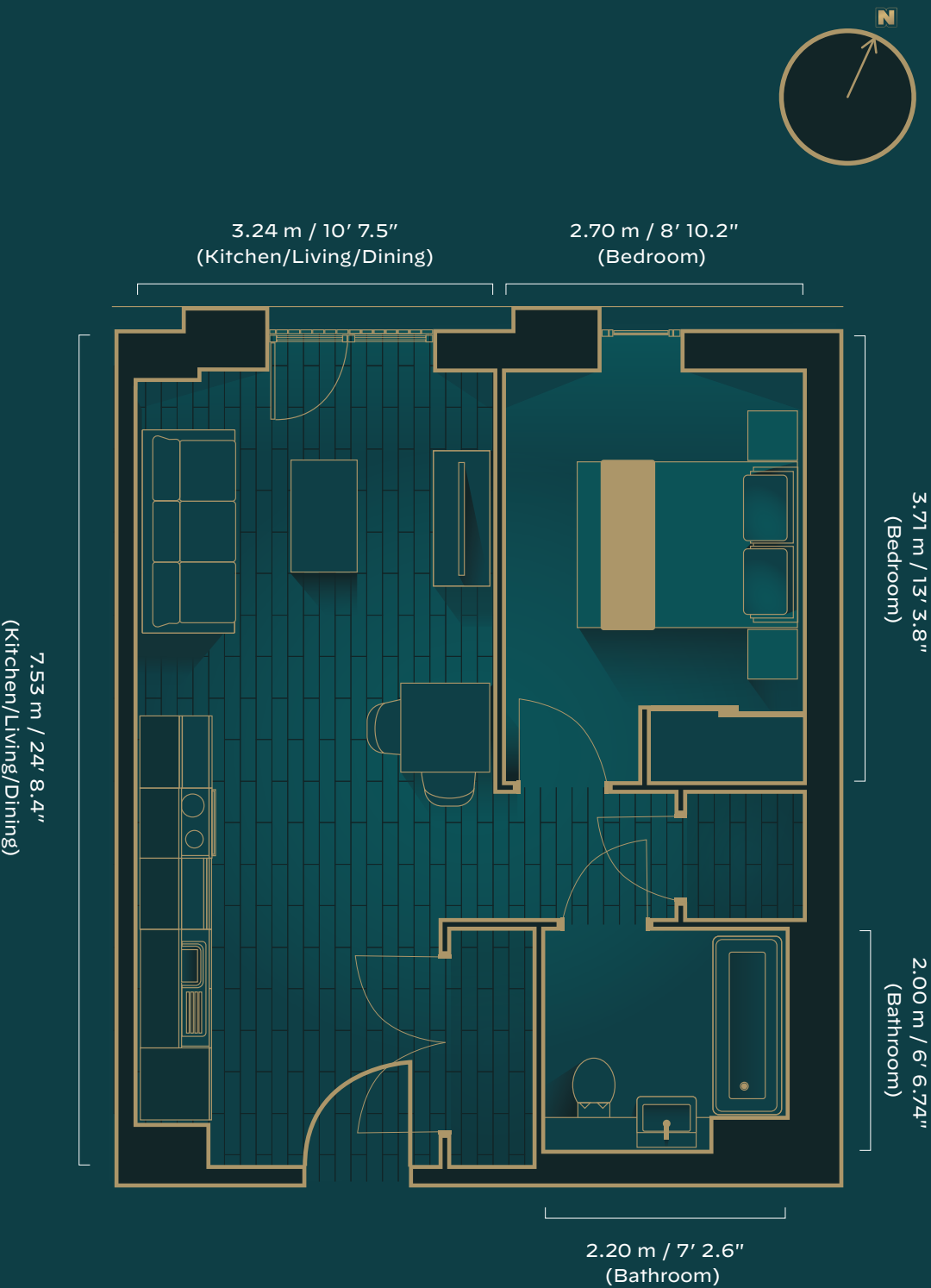
Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
1	101	42.12	453
2	201	42.12	453
3	301	42.12	453
4	401	42.12	453
5	501	42.12	453
6	601	42.2	454
7	701	42.19	454
8	801	42.19	454
9	901	42.19	454
10	1001	42.19	454
11	1101	42.19	454
12	1201	42.24	455
13	1301	42.24	455
14	1401	42.24	455
15	1501	42.24	455
16	1601	42.24	455
17	1701	42.24	455
18	1801	42.3	455
19	1901	42.3	455
20	2001	42.3	455
21	2101	42.3	455
22	2201	42.3	455

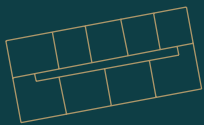
1 bedroom apartments



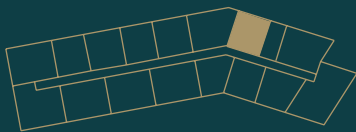
1 bedroom - type a3



Kitchen type: Indigo base with white wall units & splashback



Typical Upper Level Key Plan

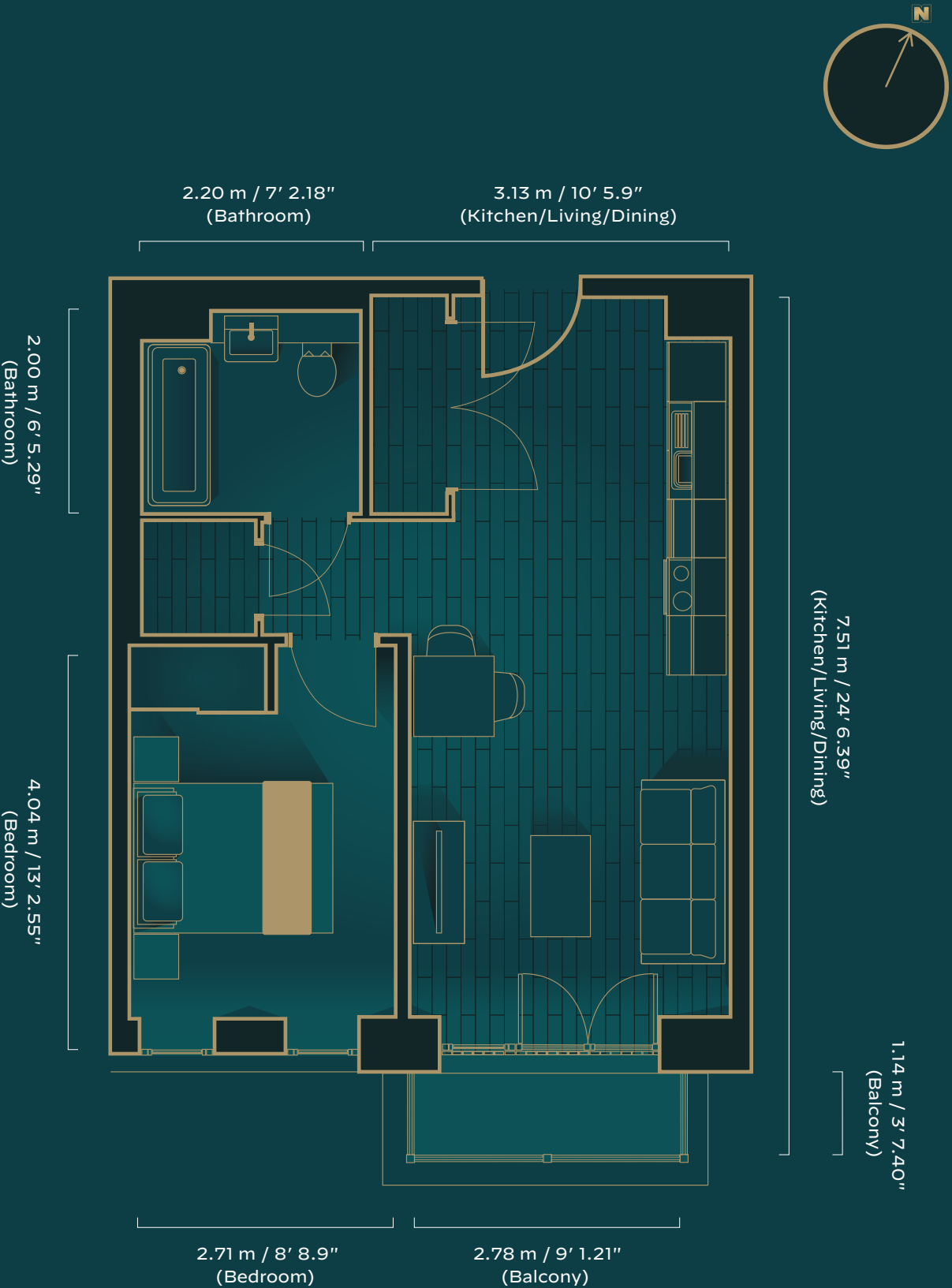


Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
1	104	43.01	463
2	204	43.01	463
3	304	43.01	463
4	404	43.01	463
5	504	43.01	463

1 bedroom apartments

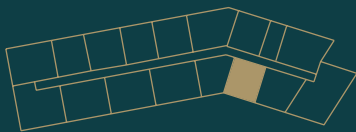
1 bedroom - type a4



Kitchen type: Indigo base with white wall units & splashback



Typical Upper Level Key Plan



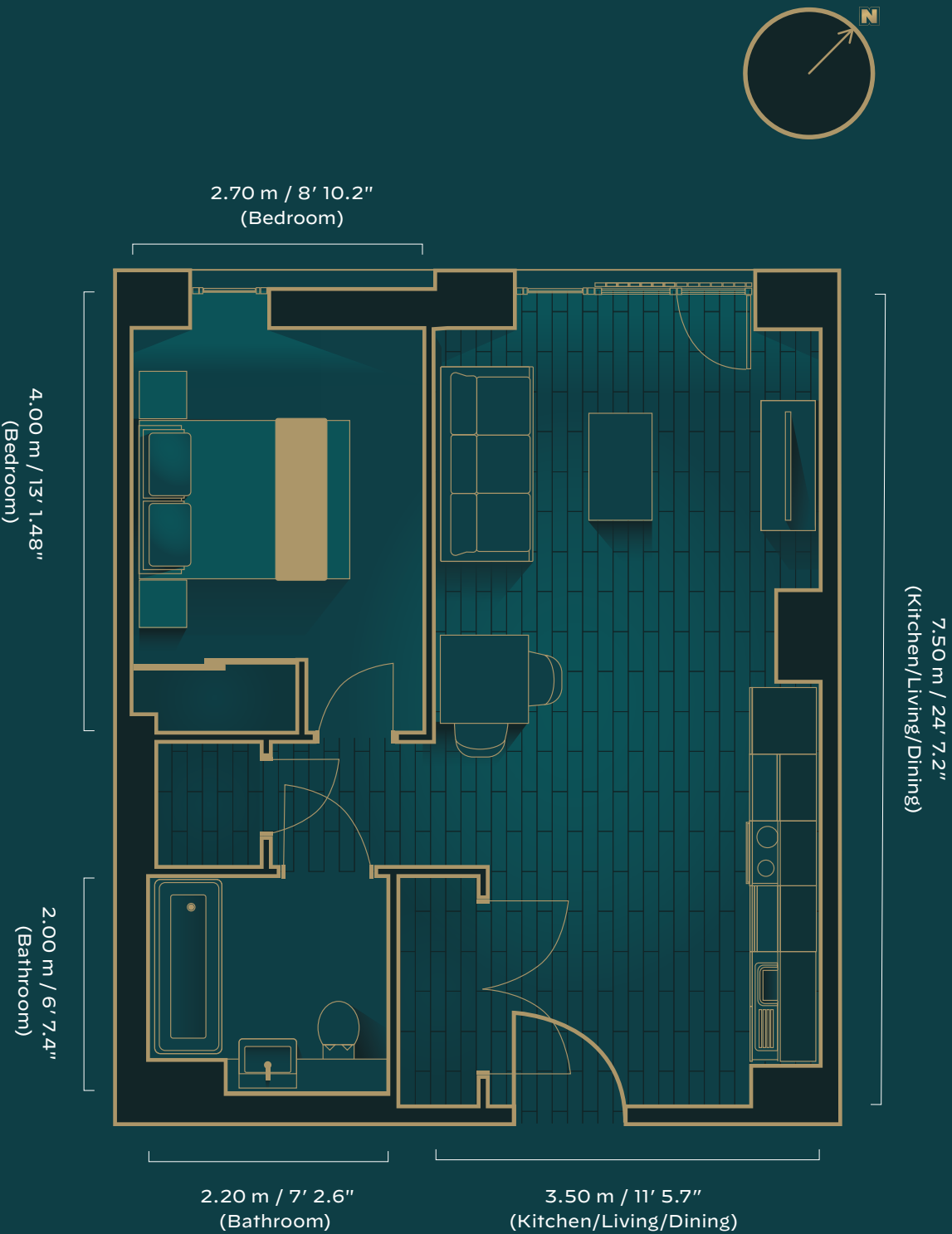
Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
1	108	43.33	466
2	208	43.33	466
3	308	43.33	466
4	408	43.33	466
5	508	43.33	466

1 bedroom apartments



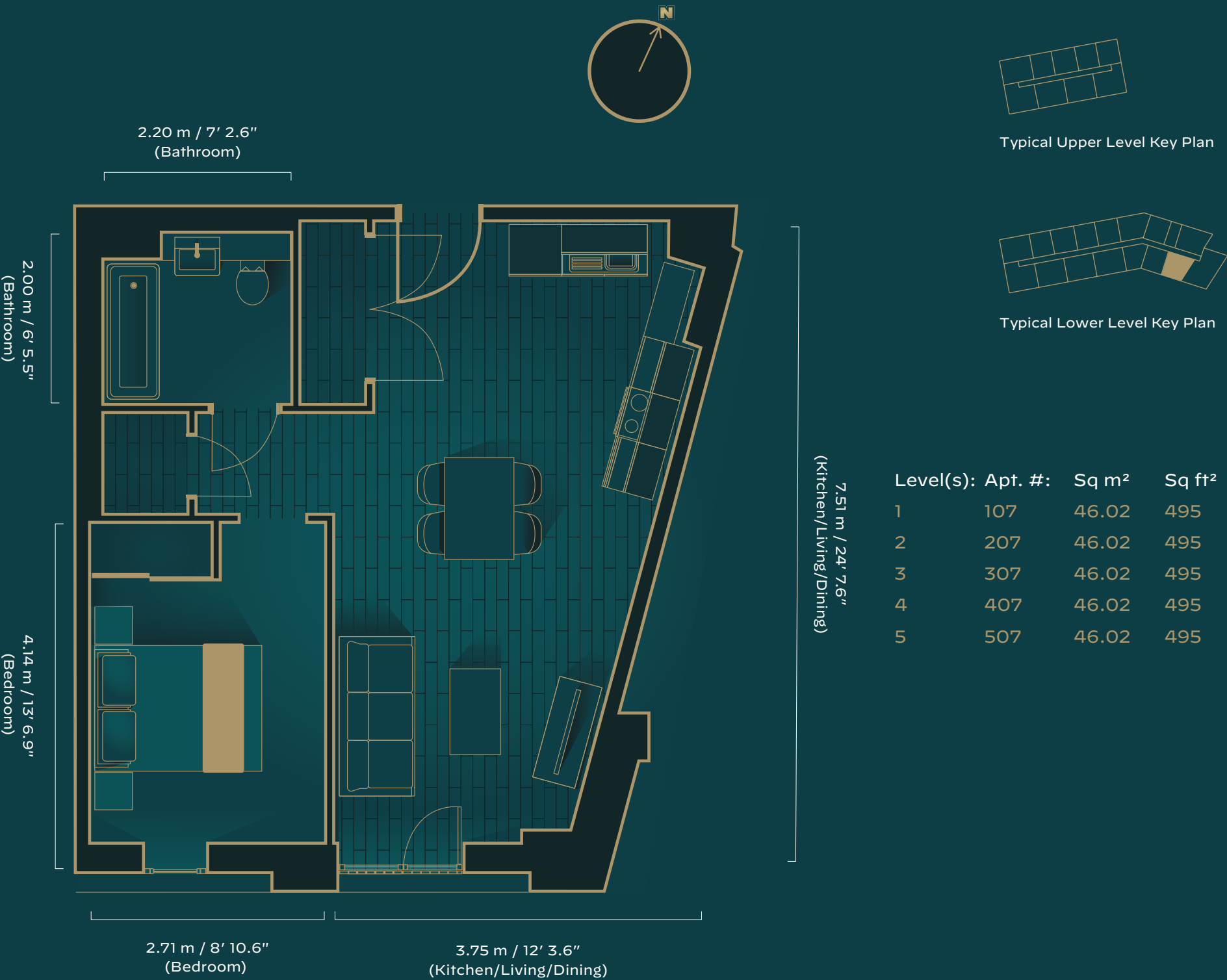
1 bedroom - type b



Kitchen type: Indigo base and wall units & blue splashback

1 bedroom apartments

1 bedroom - type c

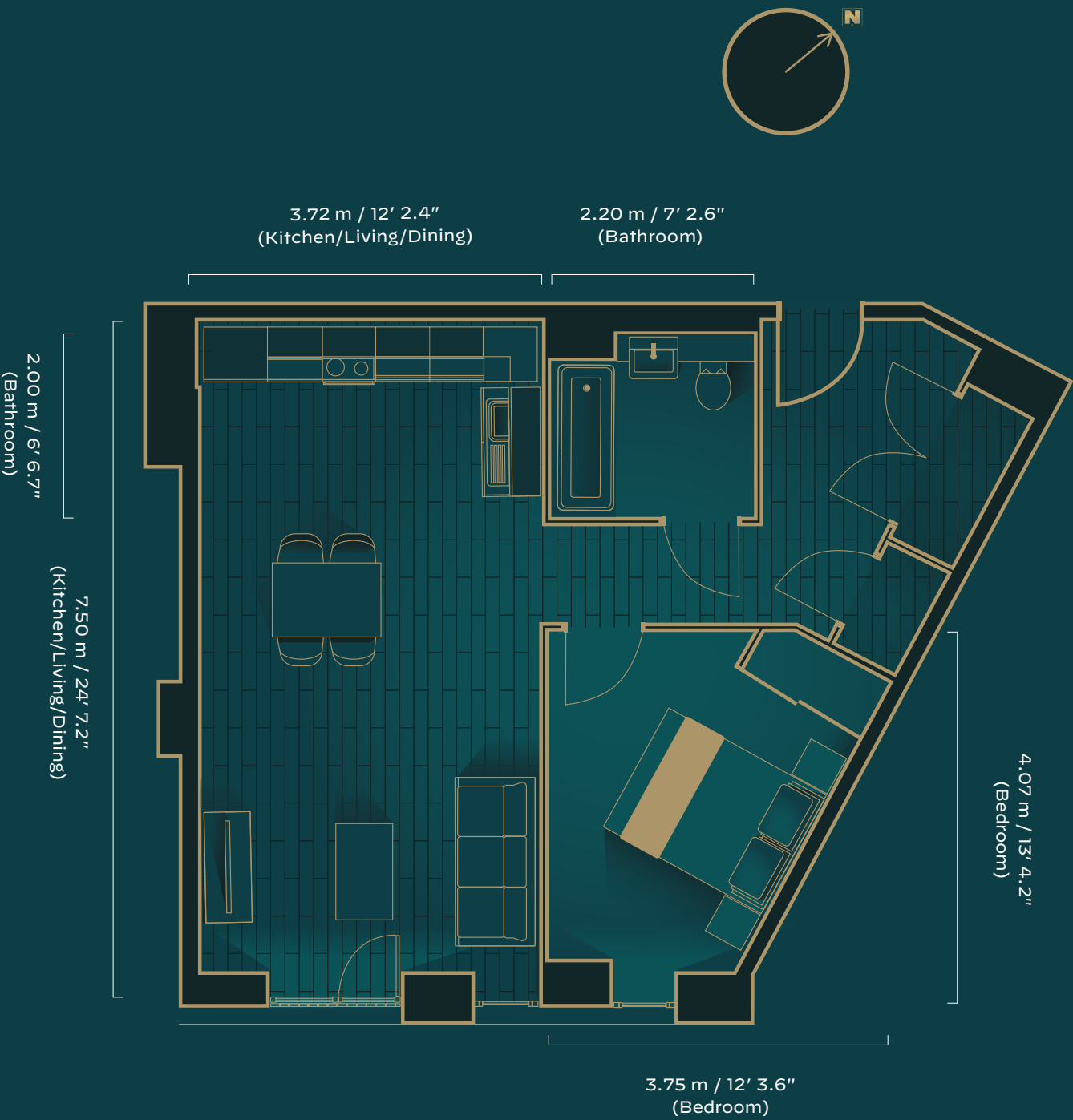


Kitchen type: Indigo base and wall units & blue splashback

1 bedroom apartments



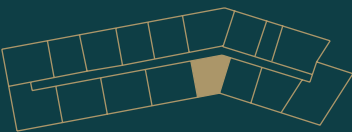
1 bedroom - type d



Kitchen type: Indigo base and wall units & blue splashback



Typical Upper Level Key Plan

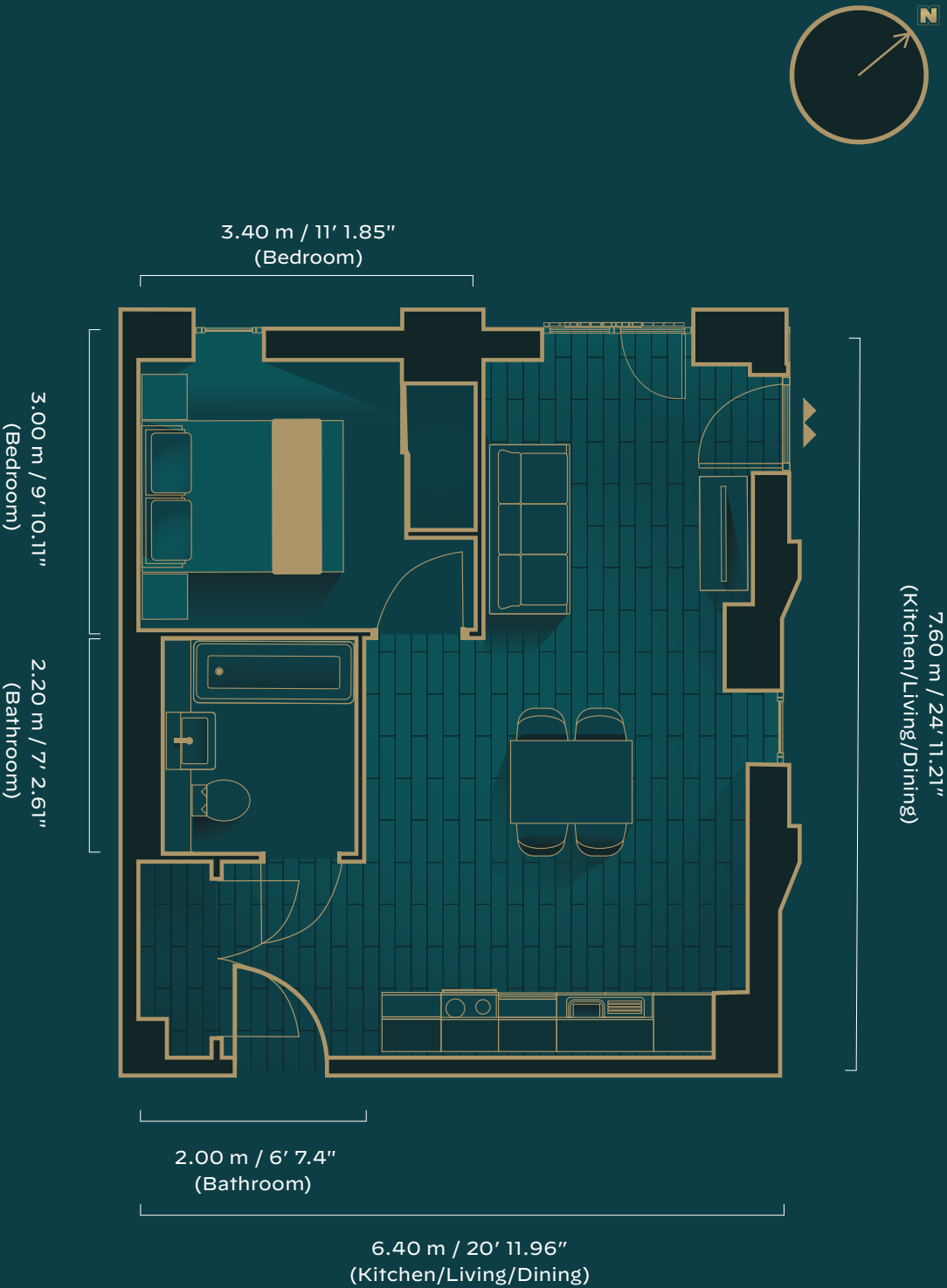


Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
1	109	55.06	593
2	209	55.06	593
3	309	55.06	593
4	409	55.06	593
5	509	55.06	593

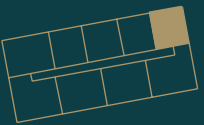
1 bedroom apartments

1 bedroom - type f1

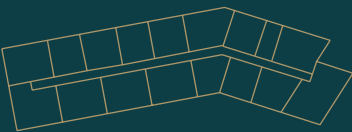


Kitchen type: Indigo base and wall units & blue splashback

1 bedroom apartments



Typical Upper Level Key Plan



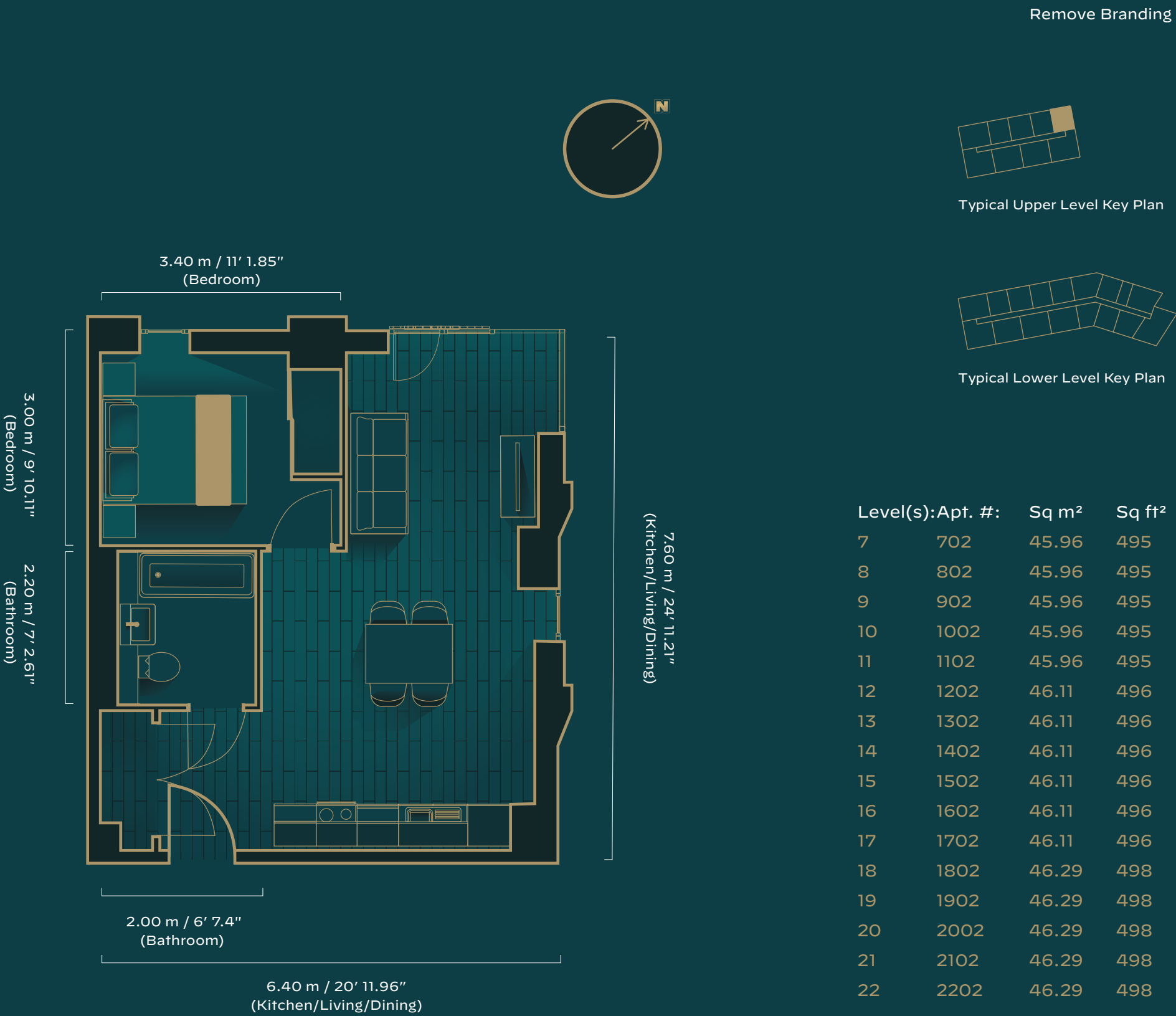
Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
6	602	45.9	494

Private roof terrace access at level 6



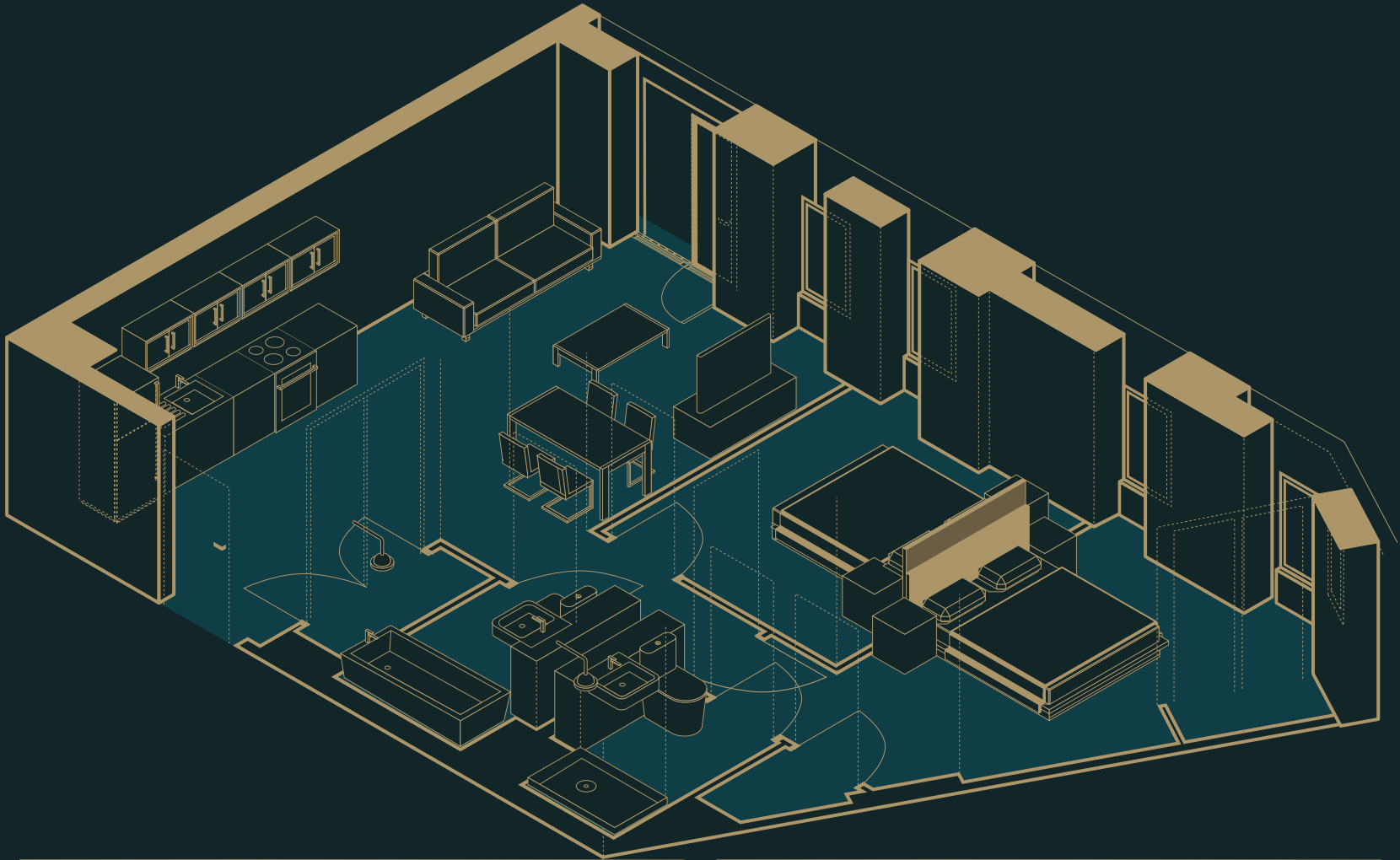
1 bedroom - type f2



Kitchen type: Indigo base and wall units & blue splashback

1 bedroom apartments

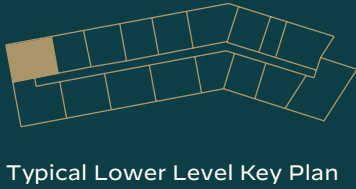
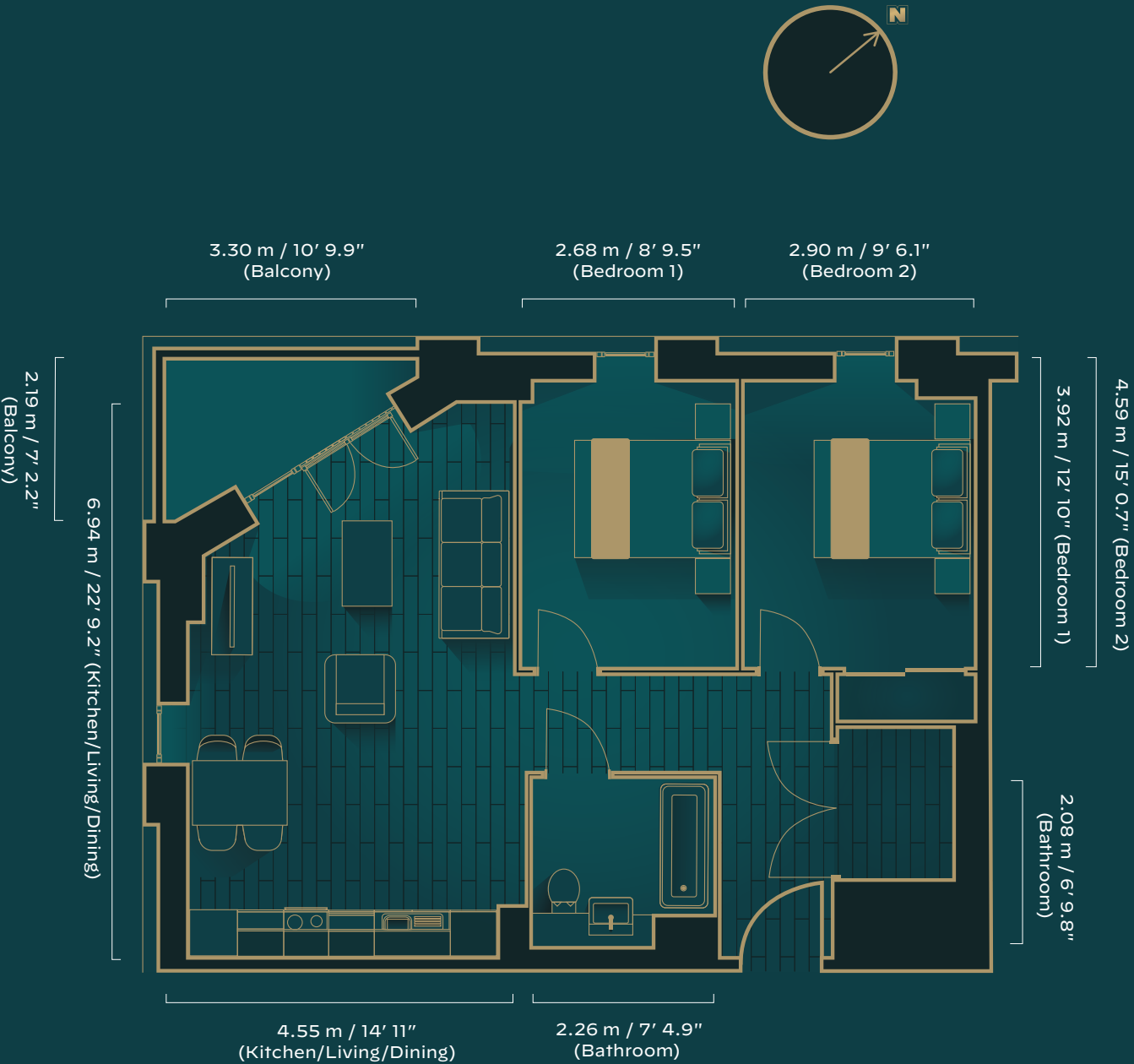
two bedroom types



2 bedroom apartments – type a	2 bedroom apartments – type b
2 bedroom apartments – type c1(a)	2 bedroom apartments – type c1(b)
2 bedroom apartments – type c2(a)	2 bedroom apartments – type c2(b)
2 bedroom apartments – type d	2 bedroom apartments – type e
2 bedroom apartments – type f	2 bedroom apartments – type g
2 bedroom apartments – type h	2 bedroom apartments – type j
2 bedroom apartments – type k	2 bedroom apartments – type l



2 bedroom - type a

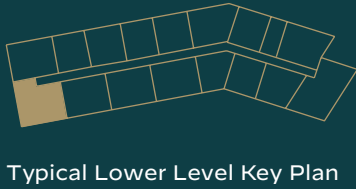


Level(s):	Apt. #:	Sq m²	Sq ft²
1	114	63.81	687
2	214	63.81	687
3	314	63.81	687
4	414	63.81	687
5	514	63.81	687
6	607	63.93	688

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type b



Level(s):	Apt. #:	Sq m²	Sq ft²
1	113	69.13	744
2	213	69.13	744
3	313	69.13	744
4	413	69.13	744
5	513	69.13	744
6	606	69.25	745

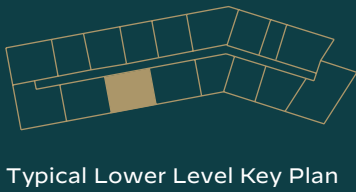
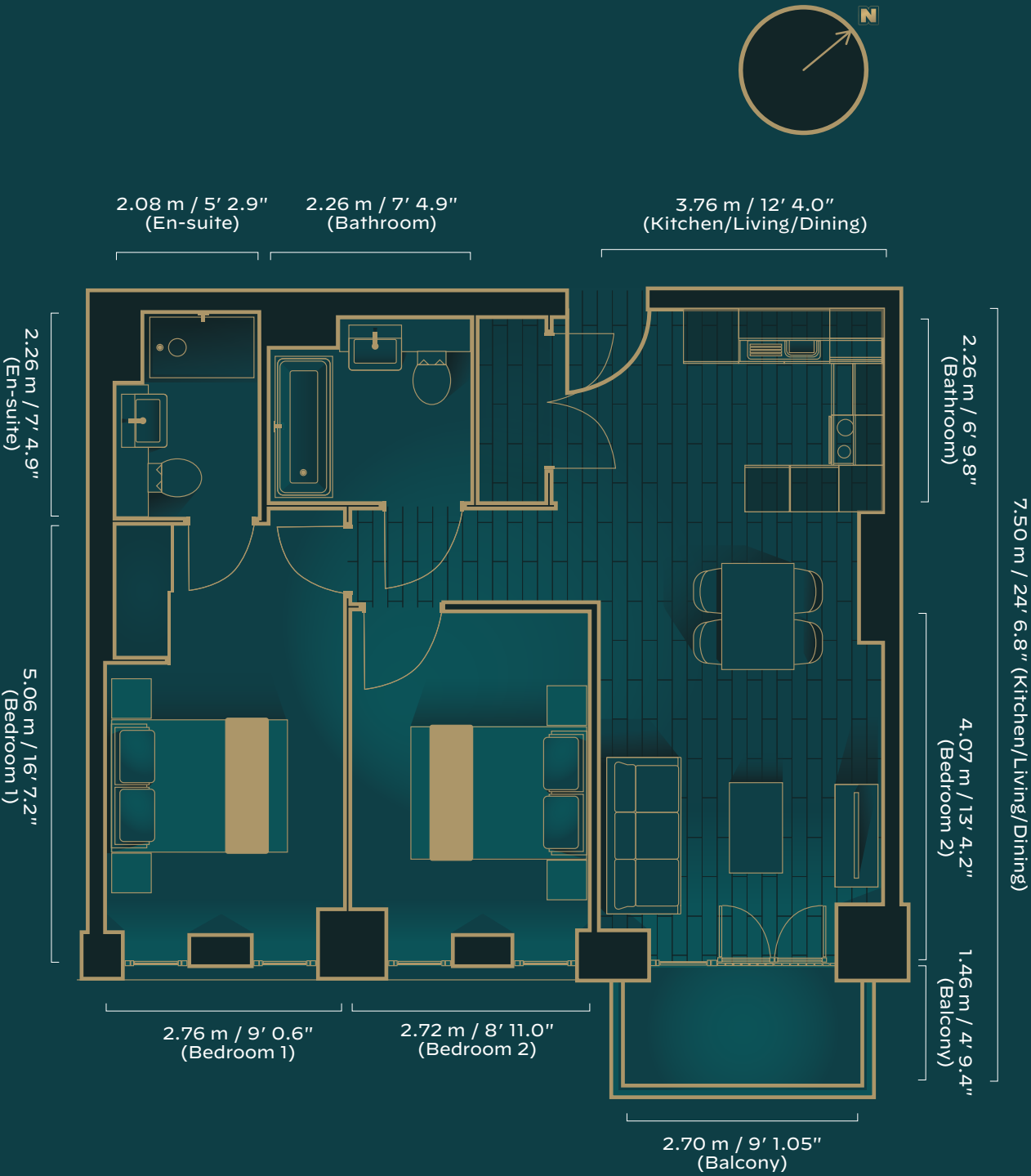
Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments

Remove Branding



2 bedroom - type c1a

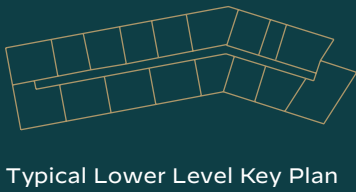
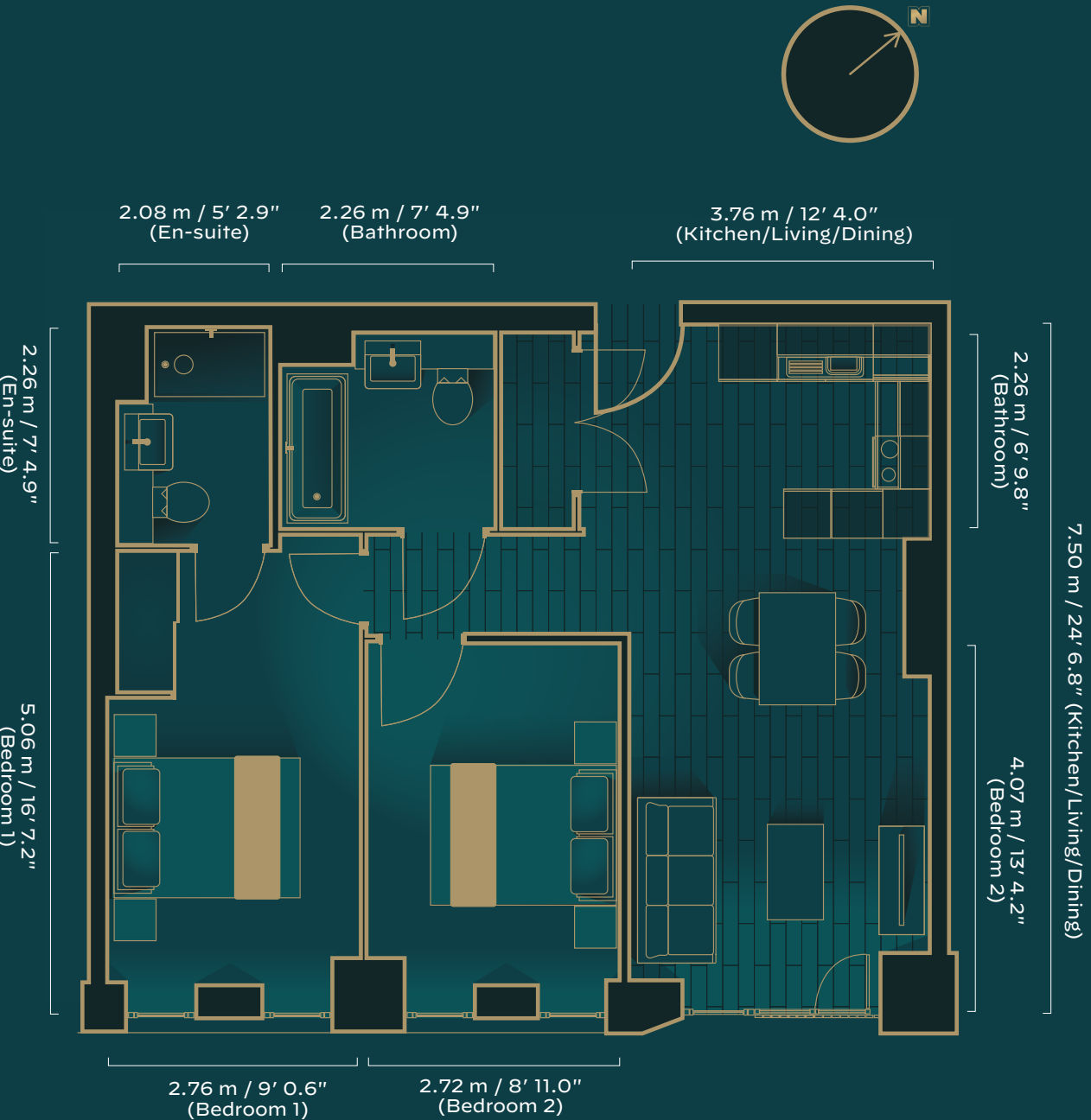


Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
1	111	62.84	676
2	211	62.84	676
3	311	62.84	676
4	411	62.84	676
5	511	62.84	676
6	604	63.05	679

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type c1b



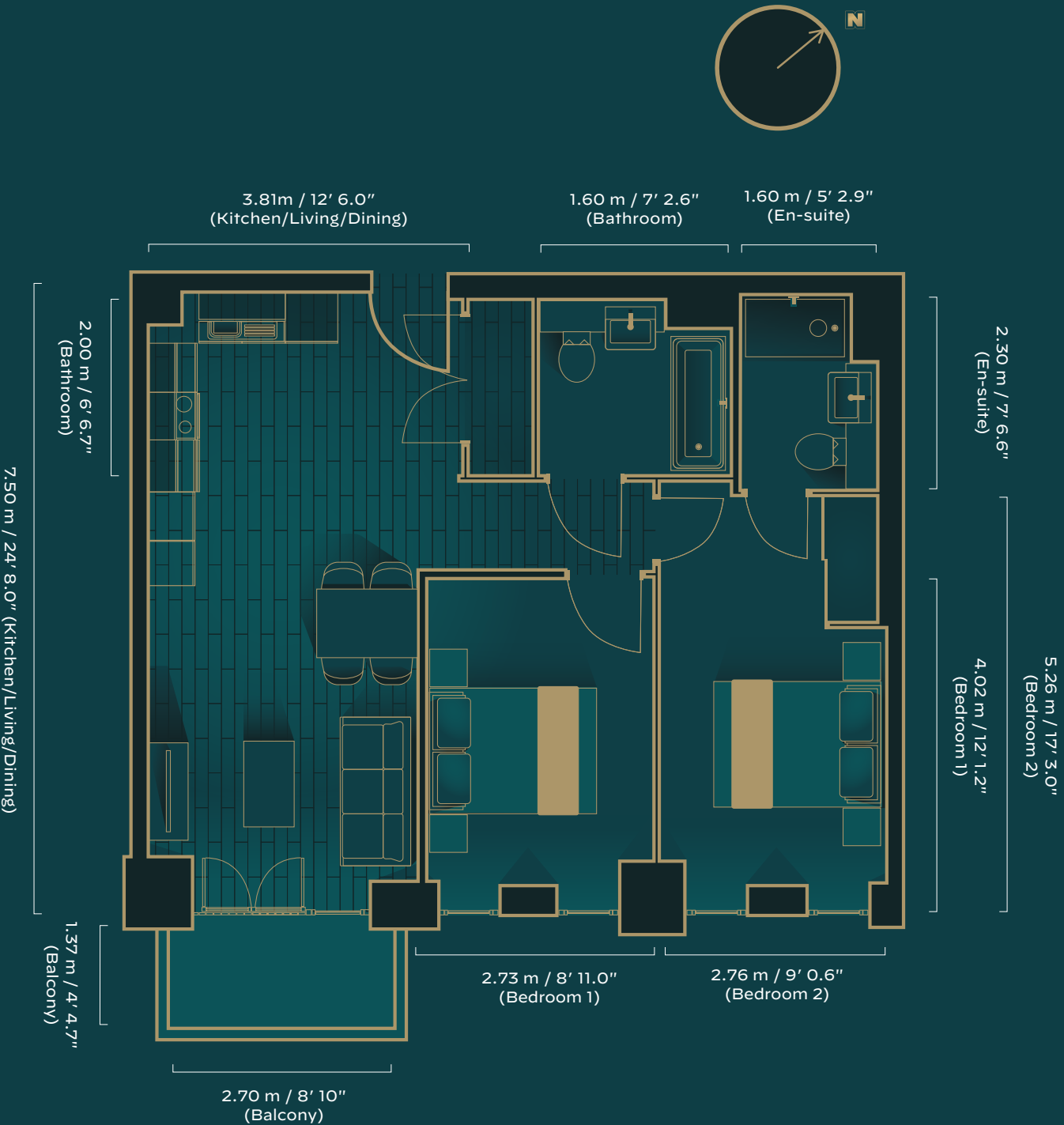
Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
7	704	63.03	678
8	804	63.03	678
9	904	63.03	678
10	1004	63.03	678
11	1104	63.03	678
12	1204	63.17	680
13	1304	63.17	680
14	1404	63.17	680
15	1504	63.17	680
16	1604	63.17	680
17	1704	63.17	680
18	1804	63.49	683
19	1904	63.49	683
20	2004	63.49	683
21	2104	63.49	683
22	2204	63.49	683

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments



2 bedroom - type c2a

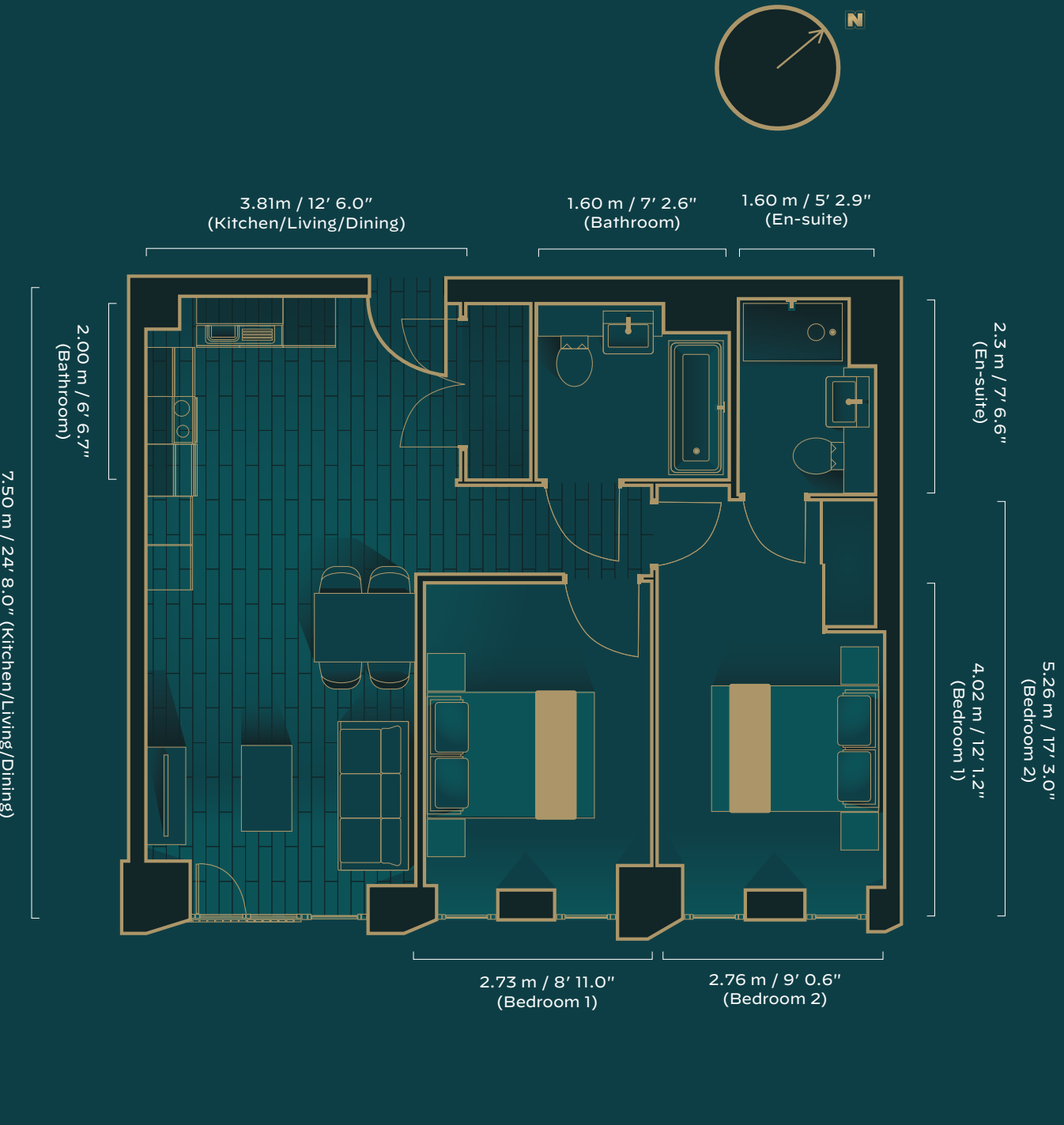


Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
1	112	63.01	676
2	212	63.01	676
3	312	63.01	676
4	412	63.01	676
5	512	63.01	676
6	605	63.15	679

Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments

2 bedroom - type c2b



Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
7	705	63.15	680
8	805	63.15	680
9	905	63.15	680
10	1005	63.15	680
11	1105	63.15	680
12	1205	63.21	680
13	1305	63.21	680
14	1405	63.21	680
15	1505	63.21	680
16	1605	63.21	680
17	1705	63.21	680
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19	1905	63.4	682
20	2005	63.4	682
21	2105	63.4	682
22	2205	63.4	682

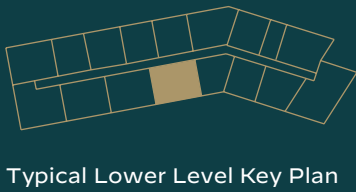
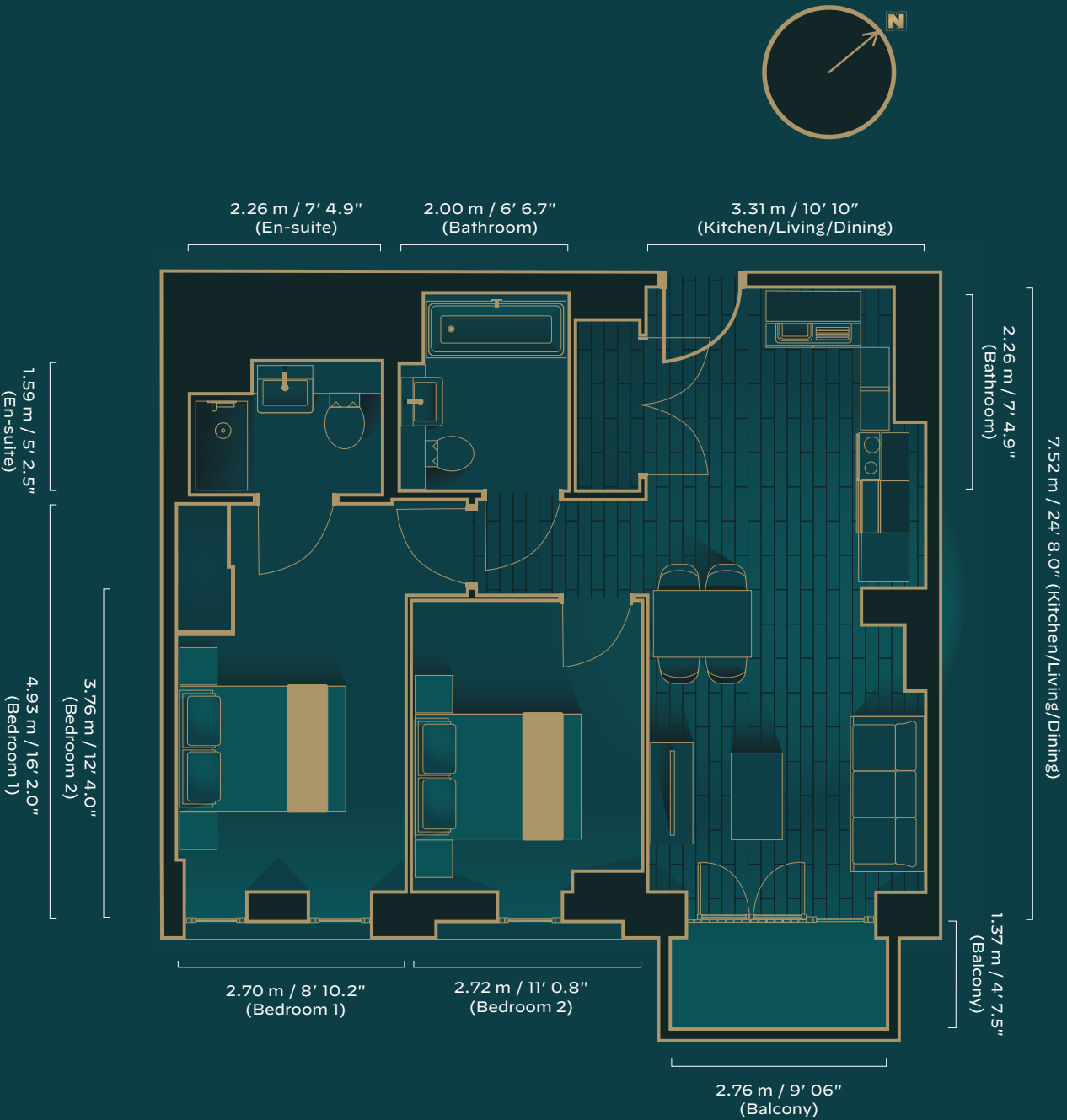
Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments

Remove Branding



2 bedroom - type d

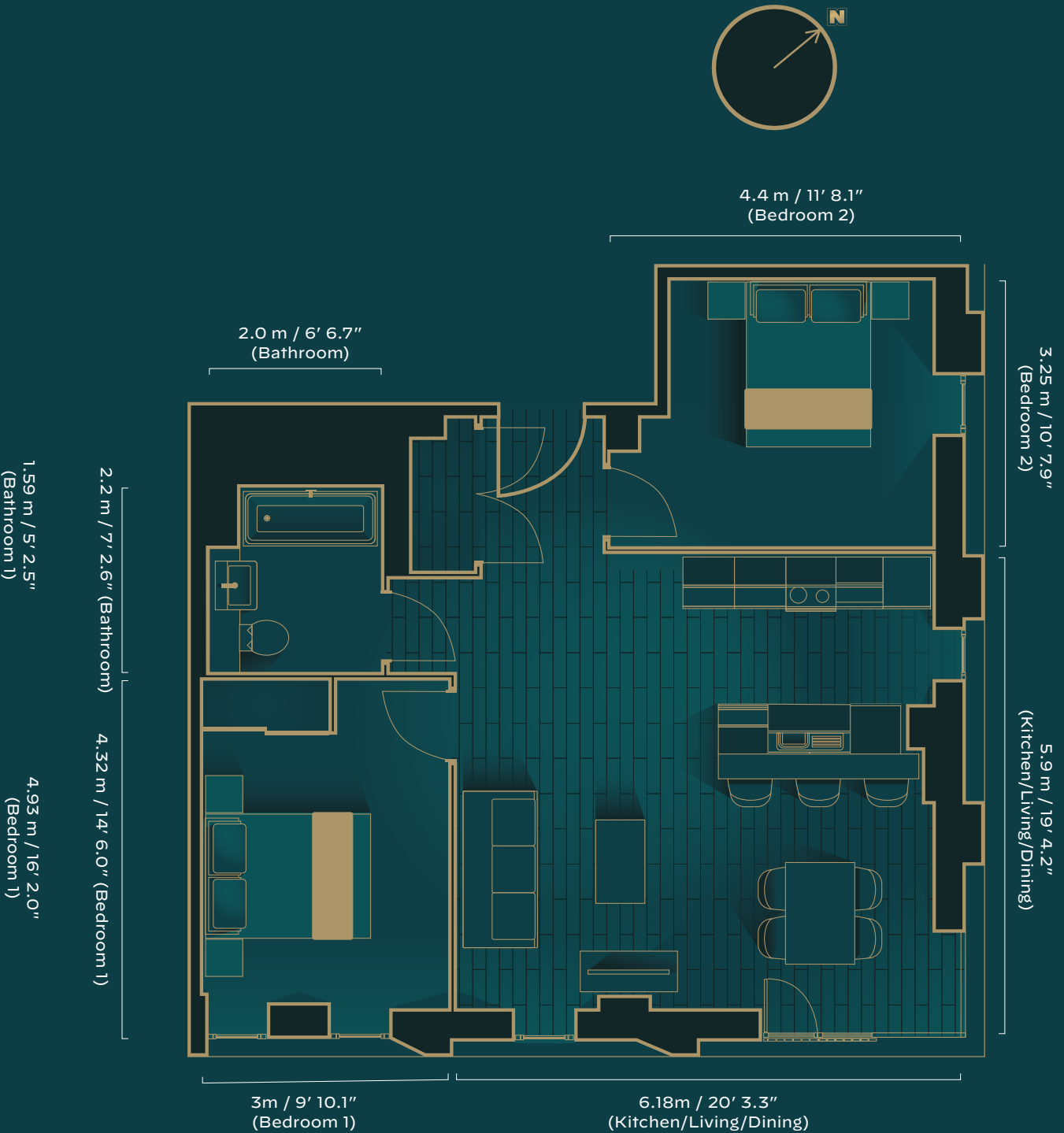


Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
1	110	60.19	648
2	210	60.19	648
3	310	60.19	648
4	410	60.19	648
5	510	60.19	648

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type e



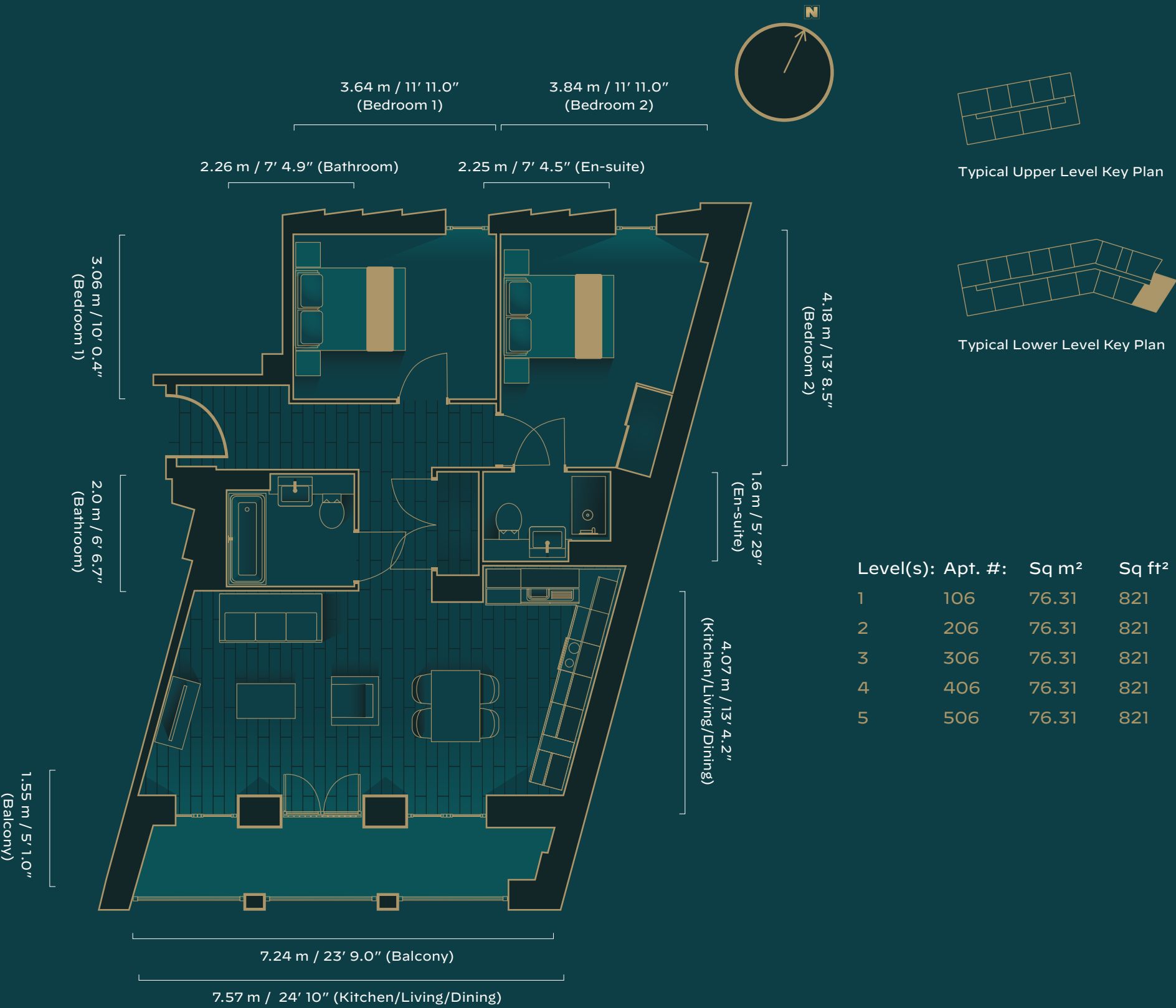
Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
7	703	67.67	728
8	803	67.67	728
9	903	67.67	728
10	1003	67.67	728
11	1103	67.67	728
12	1203	67.95	731
13	1303	67.95	731
14	1403	67.95	731
15	1503	67.95	731
16	1603	67.95	731
17	1703	67.95	731
18	1803	67.97	732
19	1903	67.97	732
20	2003	67.97	732
21	2103	67.97	732
22	2203	67.97	732

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments



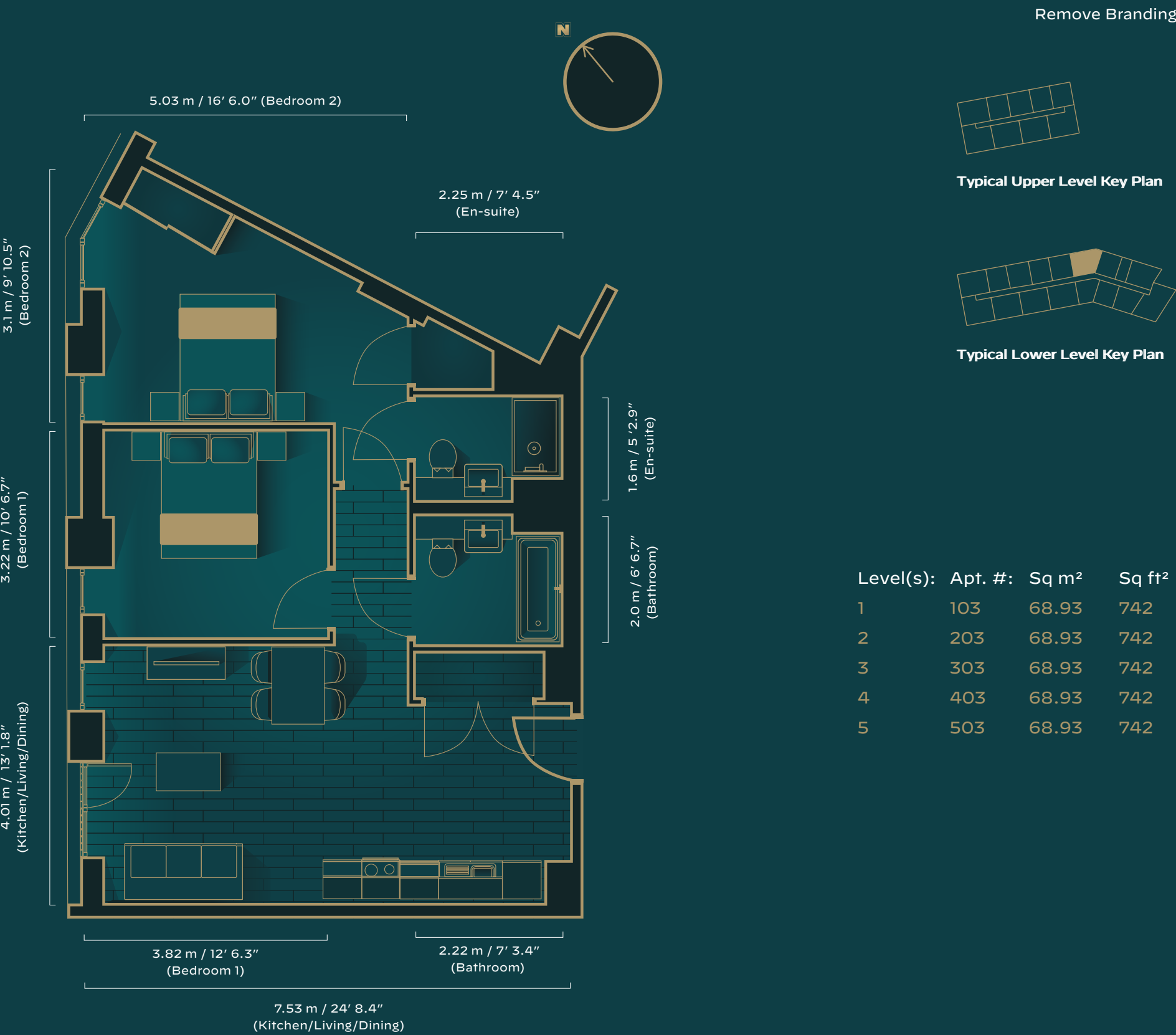
2 bedroom - type f



Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type g

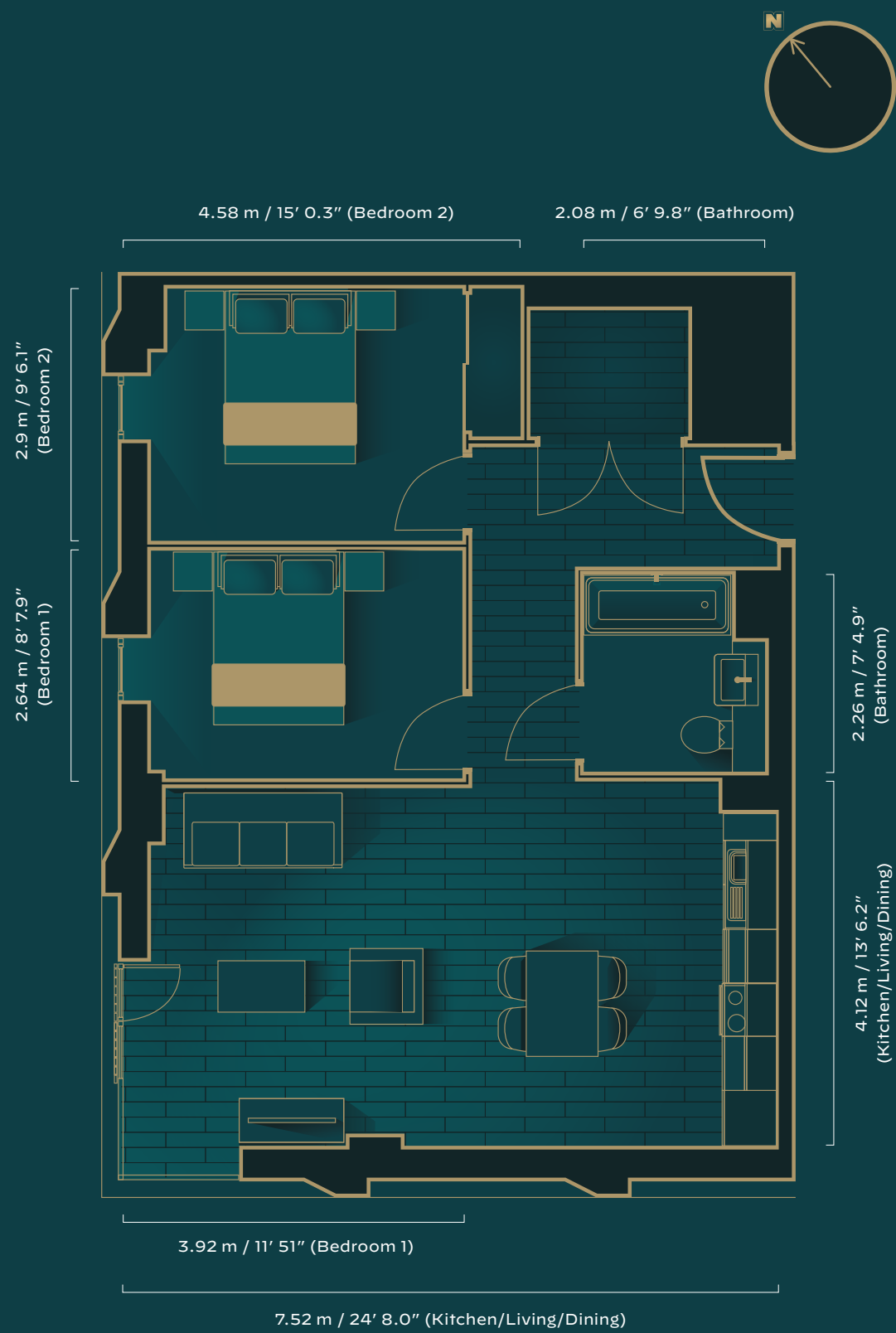


Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments



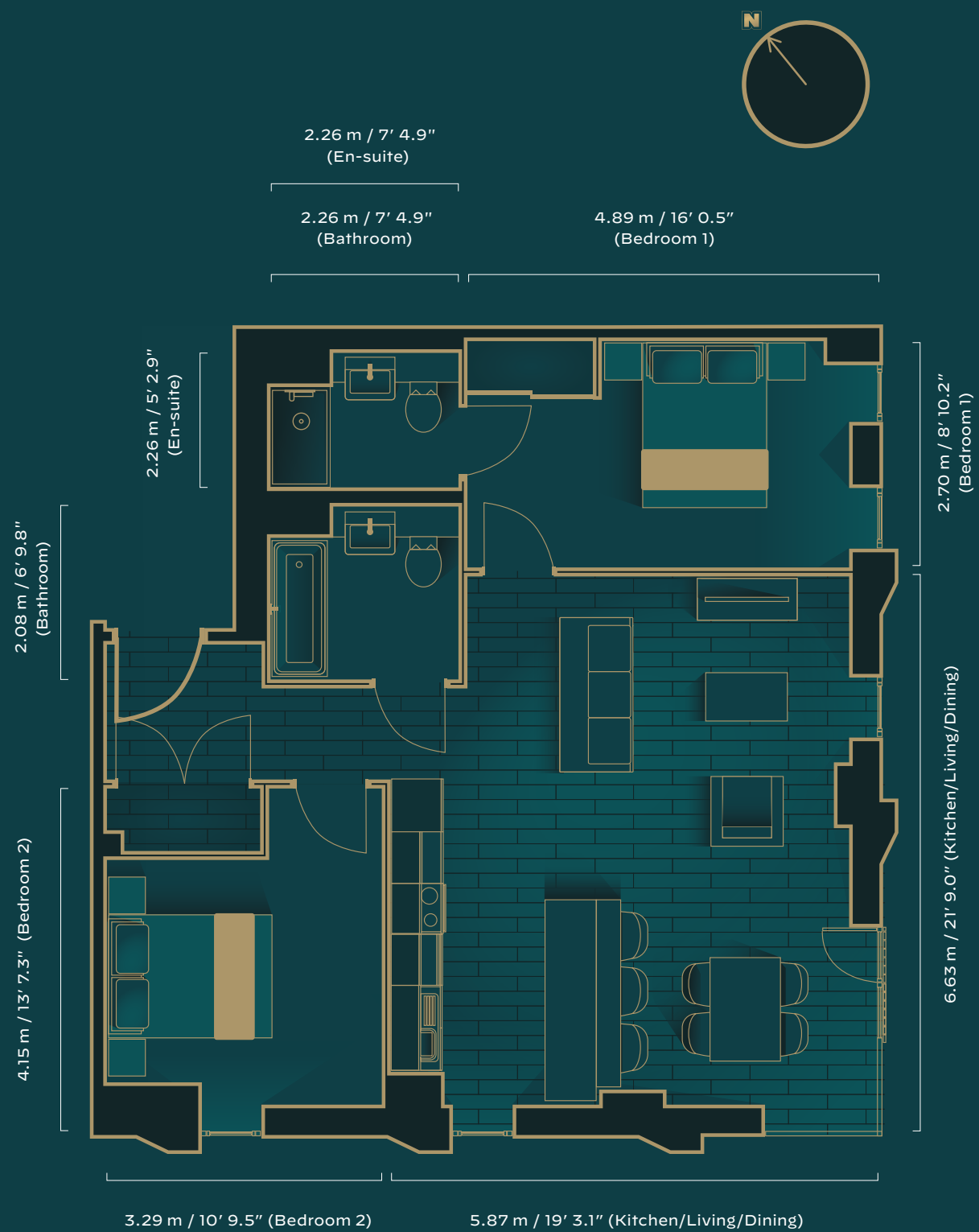
2 bedroom - type h



Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type j

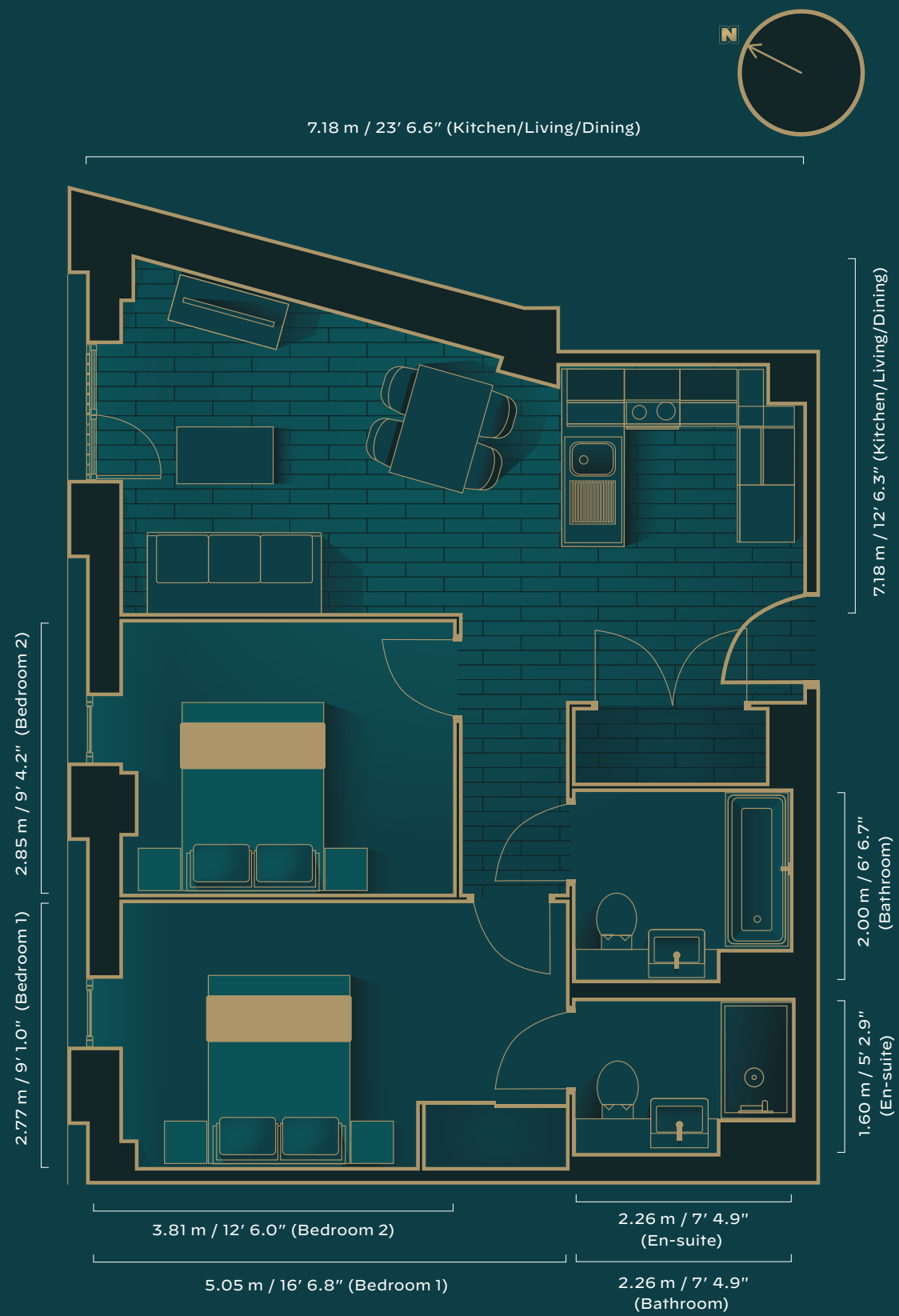


Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments



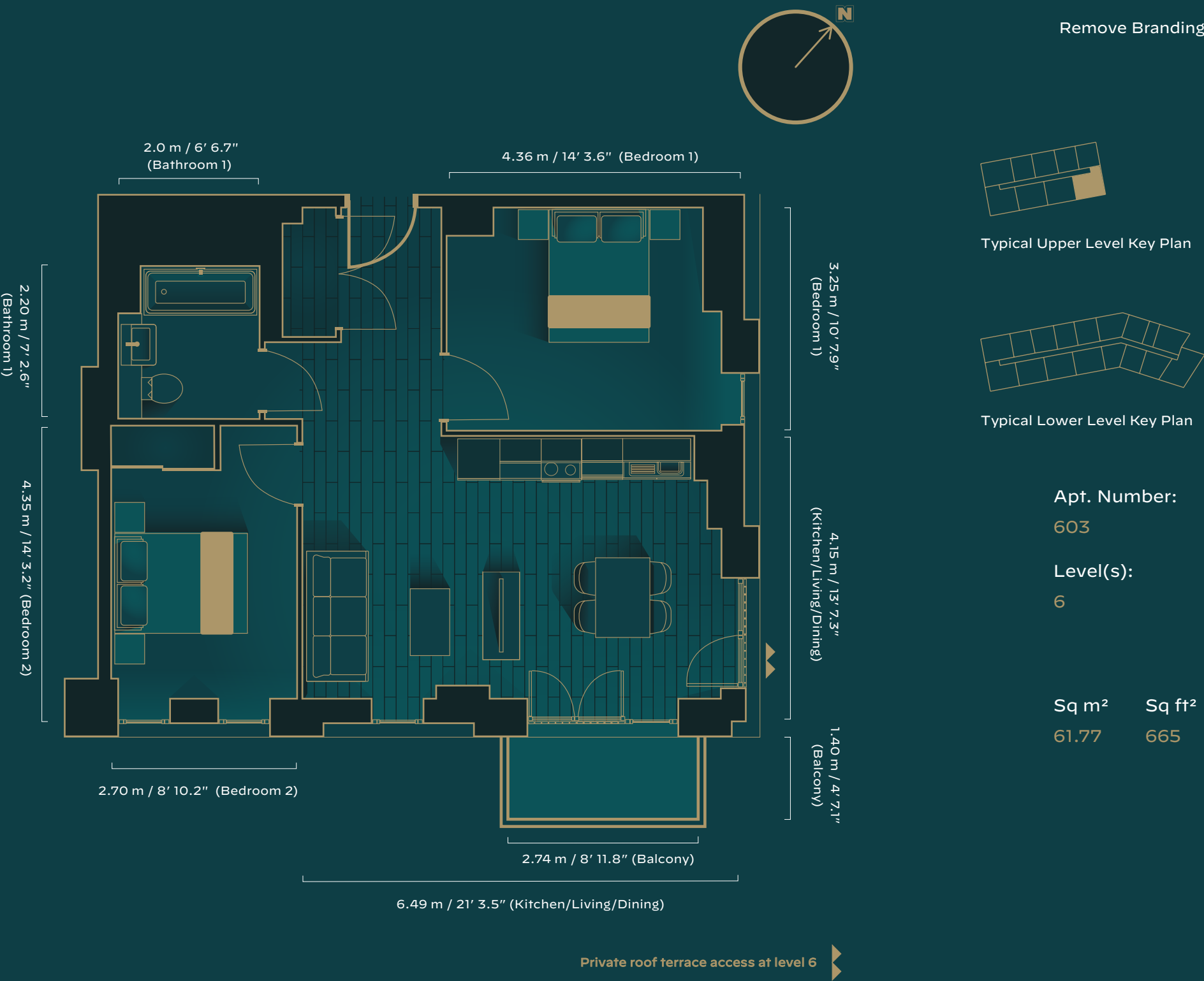
2 bedroom - type k



Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type l











Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments



# how to find our marketing suite

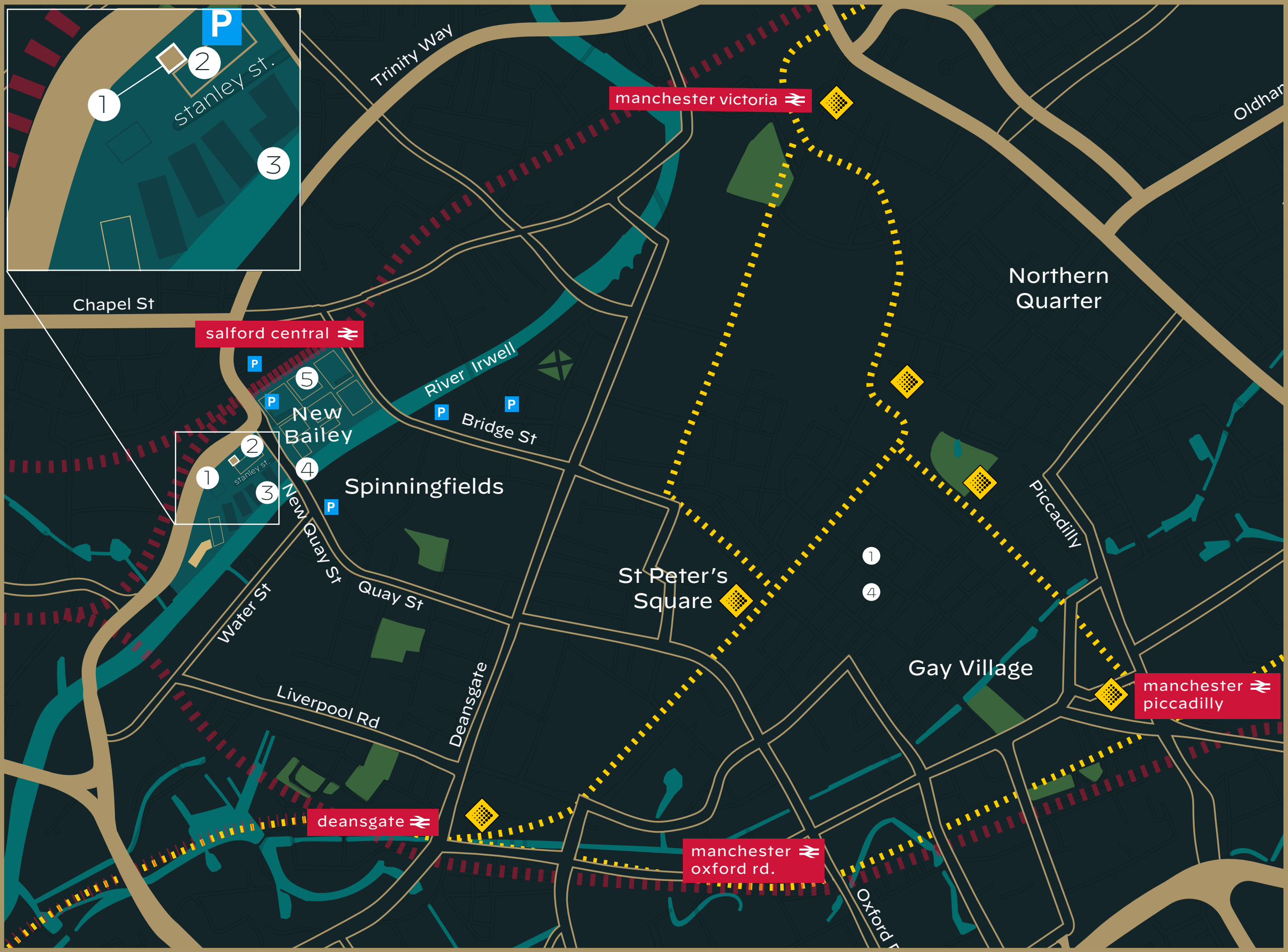
-  railway station
-  metrolink
-  parking
-  marketing suite
-  NCP
-  Premier Inn
-  Riverside House
-  Sainsbury's Local



/// what 3 words ///Perky.Major.Movie

Novella Marketing Suite, Stanley Road,  
Salford, M3 5FY

0161 639 1733 [www.novella-salford.com](http://www.novella-salford.com)



Manchester City Centre, Novella has convenient transport links to the rest of the UK and beyond; easily accessible by plane, train or car.

**By car**  
The M62 connects Manchester to several surrounding cities in the North, including Liverpool to the west and Leeds to the east. Excellent parking facilities are available at the multi-storey Salford Stanley Street NCP car park, which is adjacent to the A57(M) and provides 633 spaces within its striking contemporary building. The car park also offers electric car charging points for disabled drivers; a UK first recognised by People's Parking.

**By plane**  
Manchester Airport is a short journey away, 30 minutes by car via the A56 or M60, or 45 minutes on the Transpennine Express, allowing for easy and convenient international and UK-wide travel.

**By train**  
Novella is easily accessible from Piccadilly Station which is less than a 10-minute journey by car, 20 minutes by bus, or half an hour on foot. Salford Central station is just a five-minute walk away, and is served by regular trains to and from Manchester Victoria.

**By tram**  
Exchange Square tram stop and St Peter's Square tram stop, which is one of the main Metrolink interchanges, are both within a 14-minute walk from Novella's marketing suite.



# sustainability

novella has been designed with sustainability at its forefront and utilises a number of energy saving measures throughout its development.

Power efficient appliances are used throughout with low energy lighting which utilises LED lamp sources and automatic lighting controls to conserve energy.

renewable and low-carbon source, and inside Novella, efficient electric panel heaters with thermostat controls are fitted to use less energy.

The lifts are fitted with regenerative drive technology to convert the heat into reusable energy for the building, and the building itself has improved insulation and glazing specification for effective insulation with reduced air permeability.

Each of the apartments are fitted with water efficient appliances and fixtures throughout, and the living rooms and bedrooms benefit from natural ventilation via openable windows.

The roof of the building is mounted with a photovoltaic system which provides 10% of the predicted energy requirements from a

**GENERAL:** This brochure is intended to give general information about properties which we have built or are building to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our marketing suite during normal working hours and you can check the specification of each type of apartment prior to entering into a reservation. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections or independent legal advice.

**INDIVIDUAL PLOT VARIATION:** The designs show the overall style of the development, but elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used externally and internally. These variations are designed to promote individuality and, in turn, to create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. Please note that window, door, balcony and terrace configurations may vary depending on plot.

**SITE PLAN:** Site layout, design, features and facilities are subject to change during the development and may vary on completion. Please note future development will be subject to commercial viability and the securing of satisfactory planning consent from the local planning authority.

**FUTURE PHASES:** The development forms part of a wider regeneration project and future phases are subject to commercial viability and the securing of satisfactory planning consent from the Local Planning Authority.

**IMAGES:** Images, copy and design are the property of The English Cities Fund or their licensors. Any unauthorised copying by third parties is strictly not permissible without prior consent © The English Cities Fund. Computer generated images and artists' impressions are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion. Images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future. We do not control adjoining or surrounding land.

**FLOOR PLANS:** Floor plan measurements are taken from the architects' drawings and may differ in the as built property. Please note the seller may need to make adjustments to the boundaries of the property but these will not significantly alter its area and the seller will notify the buyer of such adjustments. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or carpets. Kitchen and bathroom layouts may differ from those shown.

**SPECIFICATIONS:** We reserve the right to change specifications from time to time. We may need to substitute appliances and equipment mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality. Please contact our marketing suite for the latest information on specification.

**JOURNEY TIMES:** Journey times to and from the property are taken from publicly available sources, are approximate and are subject to change from time to time (for example if timetables or available transport options change). Information is for guidance only and you should make your own independent enquiries as appropriate.

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Stanley Street, New Bailey, Salford, M3 5GT

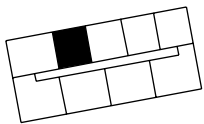




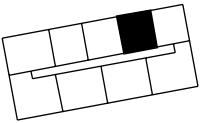
1 bedroom - type a1

1 bedroom - type a2

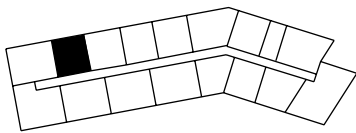
Apply Branding



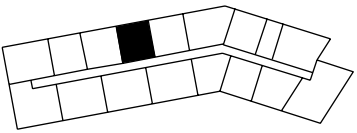
Typical Upper Level Key Plan



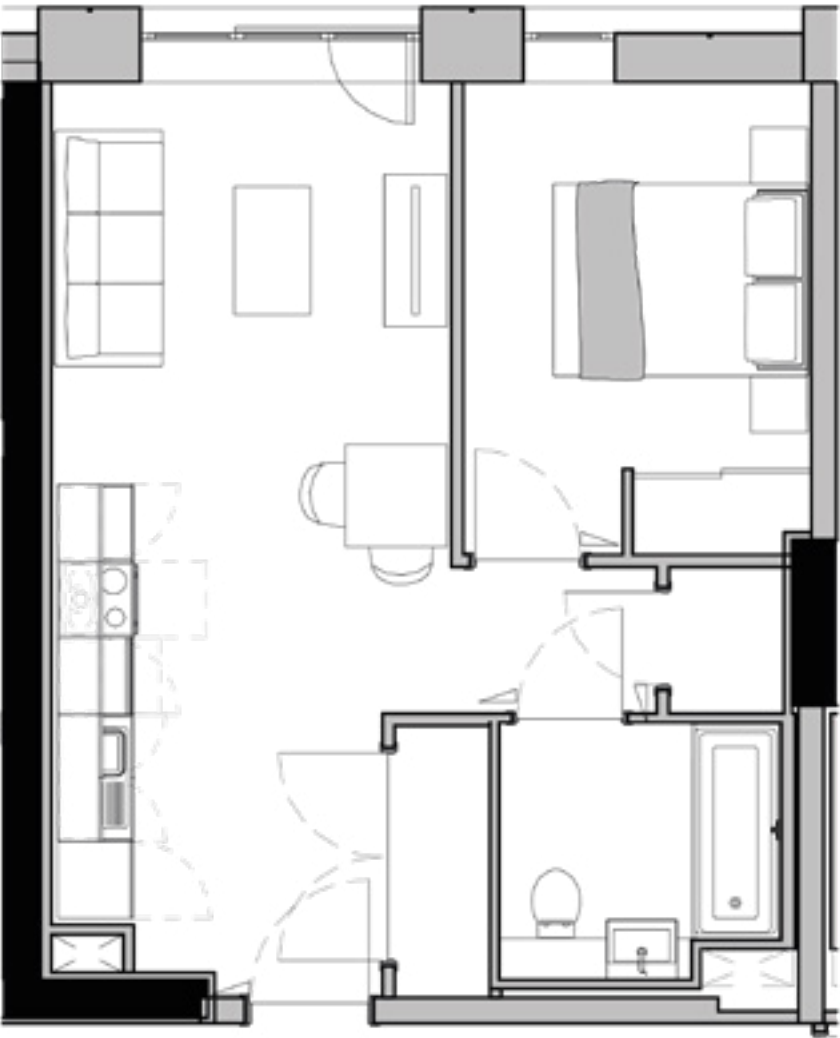
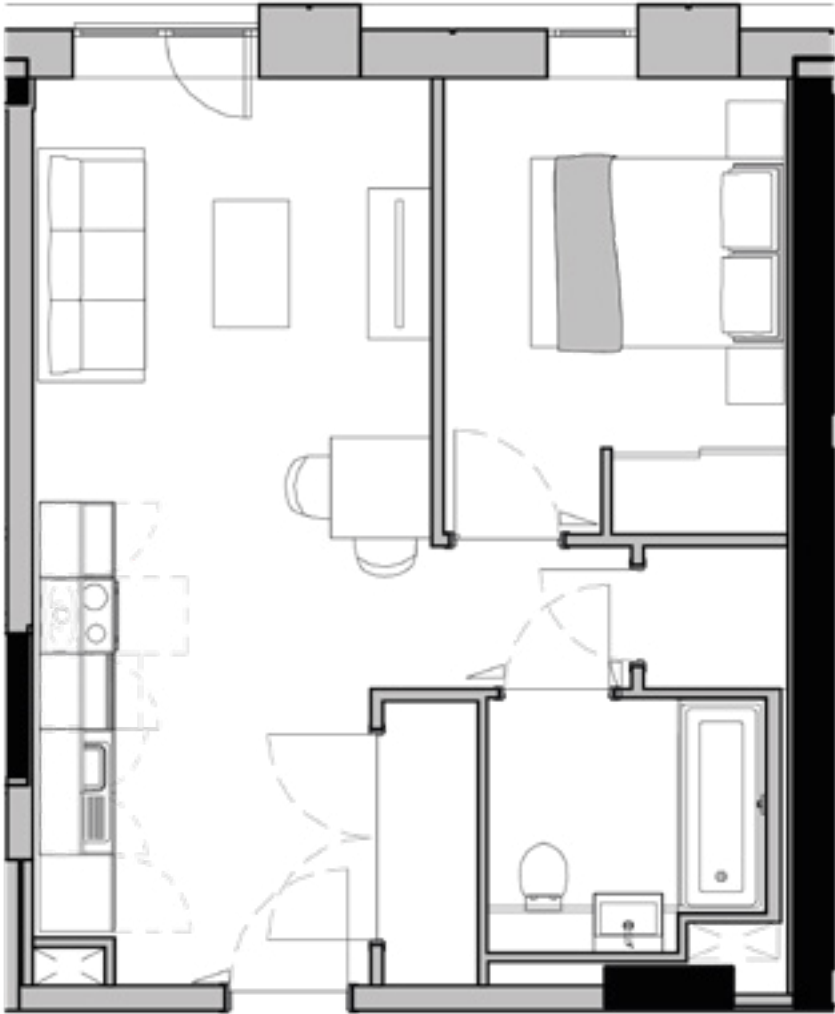
Typical Upper Level Key Plan



Typical Lower Level Key Plan



Typical Lower Level Key Plan



Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
1	115	42.62	459
2	215	42.62	459
3	315	42.62	459
4	415	42.62	459
5	515	42.62	459
6	608	42.63	459
7	708	42.63	459
8	808	42.63	459
9	908	42.63	459
10	1008	42.63	459
11	1108	42.63	459
12	1208	42.63	459
13	1308	42.63	459
14	1408	42.63	459
15	1508	42.63	459
16	1608	42.63	459
17	1708	42.63	459
18	1808	42.63	459
19	1908	42.63	459
20	2008	42.63	459
21	2108	42.63	459
22	2208	42.63	459

Level(s):	Apt. #:	Sq m <sup>2</sup>	Sq ft <sup>2</sup>
1	101	42.12	453
2	201	42.12	453
3	301	42.12	453
4	401	42.12	453
5	501	42.12	453
6	601	42.2	454
7	701	42.19	454
8	801	42.19	454
9	901	42.19	454
10	1001	42.19	454
11	1101	42.19	454
12	1201	42.24	455
13	1301	42.24	455
14	1401	42.24	455
15	1501	42.24	455
16	1601	42.24	455
17	1701	42.24	455
18	1801	42.3	455
19	1901	42.3	455
20	2001	42.3	455
21	2101	42.3	455
22	2201	42.3	455

Kitchen type: Indigo base with white wall units & splashback

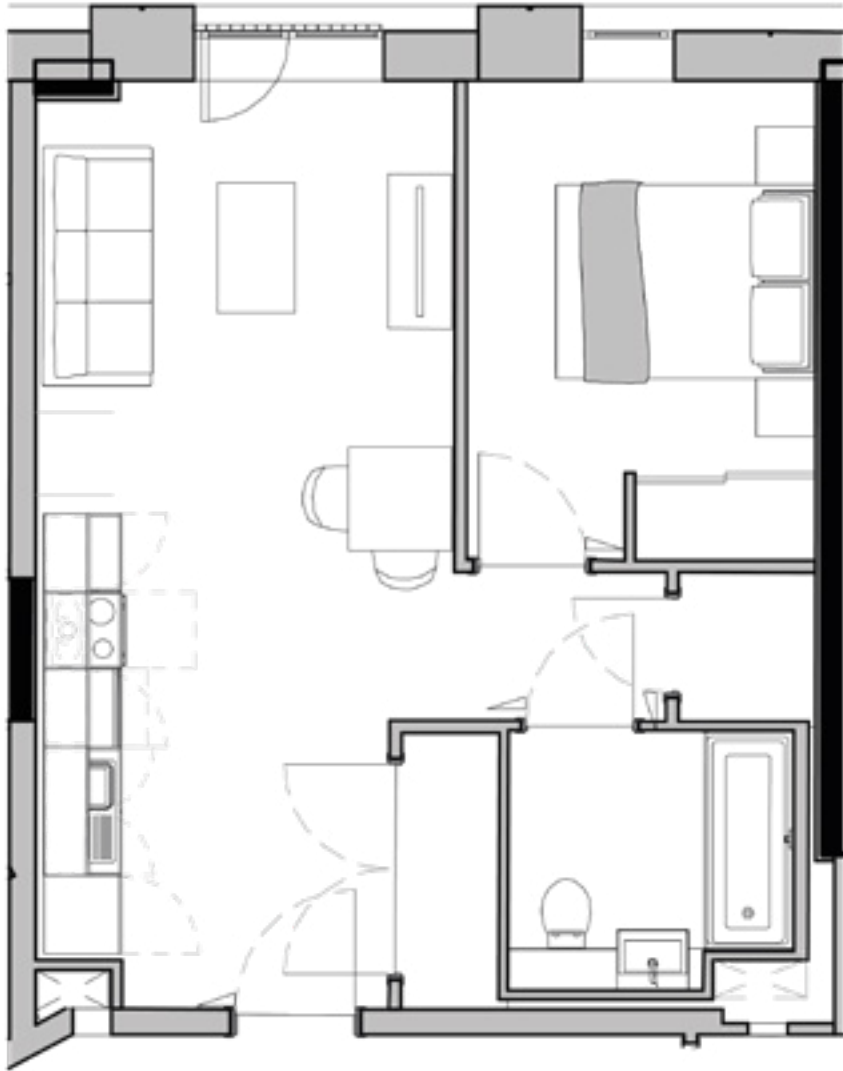
Kitchen type: Indigo base with white wall units & splashback

1 bedroom apartments

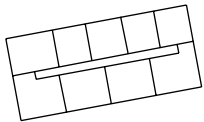
1 bedroom apartments



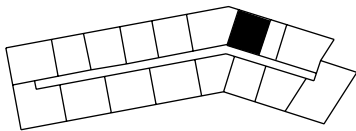
1 bedroom - type a3



Kitchen type: Indigo base with white wall units & splashback



Typical Upper Level Key Plan

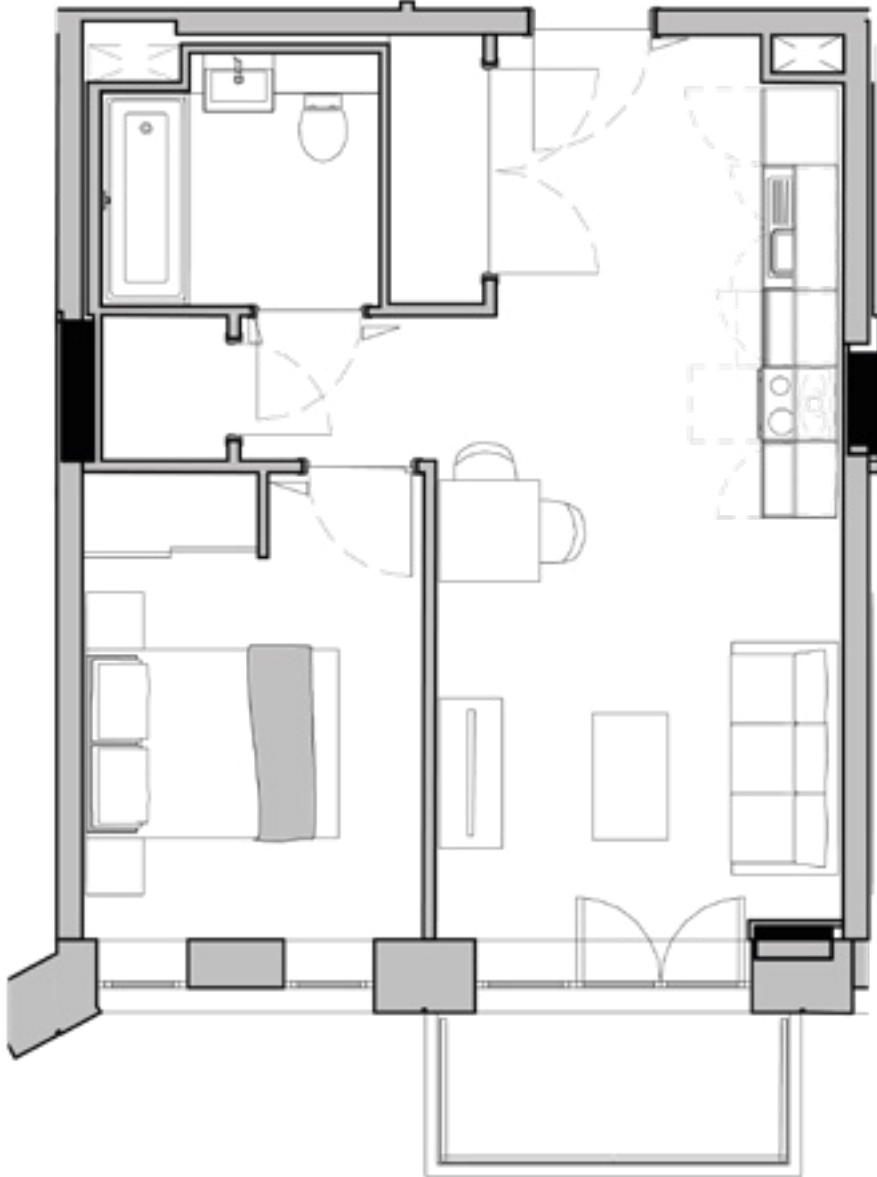


Typical Lower Level Key Plan

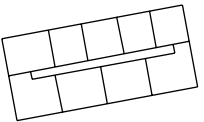
Level(s):	Apt. #:	Sq m²	Sq ft²
1	104	43.01	463
2	204	43.01	463
3	304	43.01	463
4	404	43.01	463
5	504	43.01	463

1 bedroom apartments

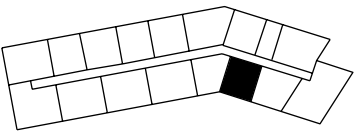
1 bedroom - type a4



Kitchen type: Indigo base with white wall units & splashback



Typical Upper Level Key Plan



Typical Lower Level Key Plan

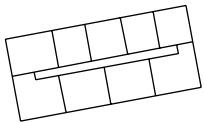
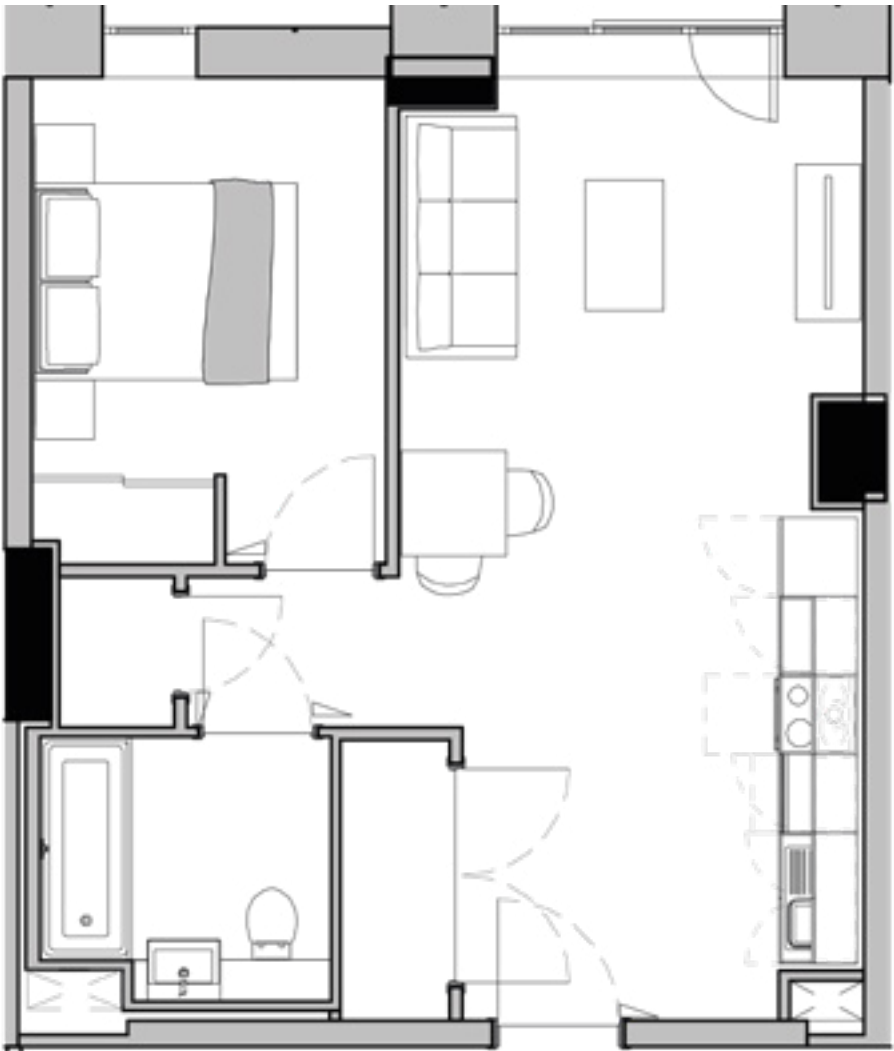
Level(s):	Apt. #:	Sq m²	Sq ft²
1	108	43.33	466
2	208	43.33	466
3	308	43.33	466
4	408	43.33	466
5	508	43.33	466

1 bedroom apartments

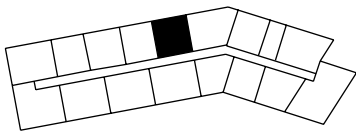


1 bedroom - type b

1 bedroom - type c



Typical Upper Level Key Plan

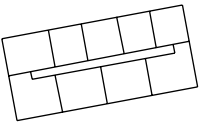
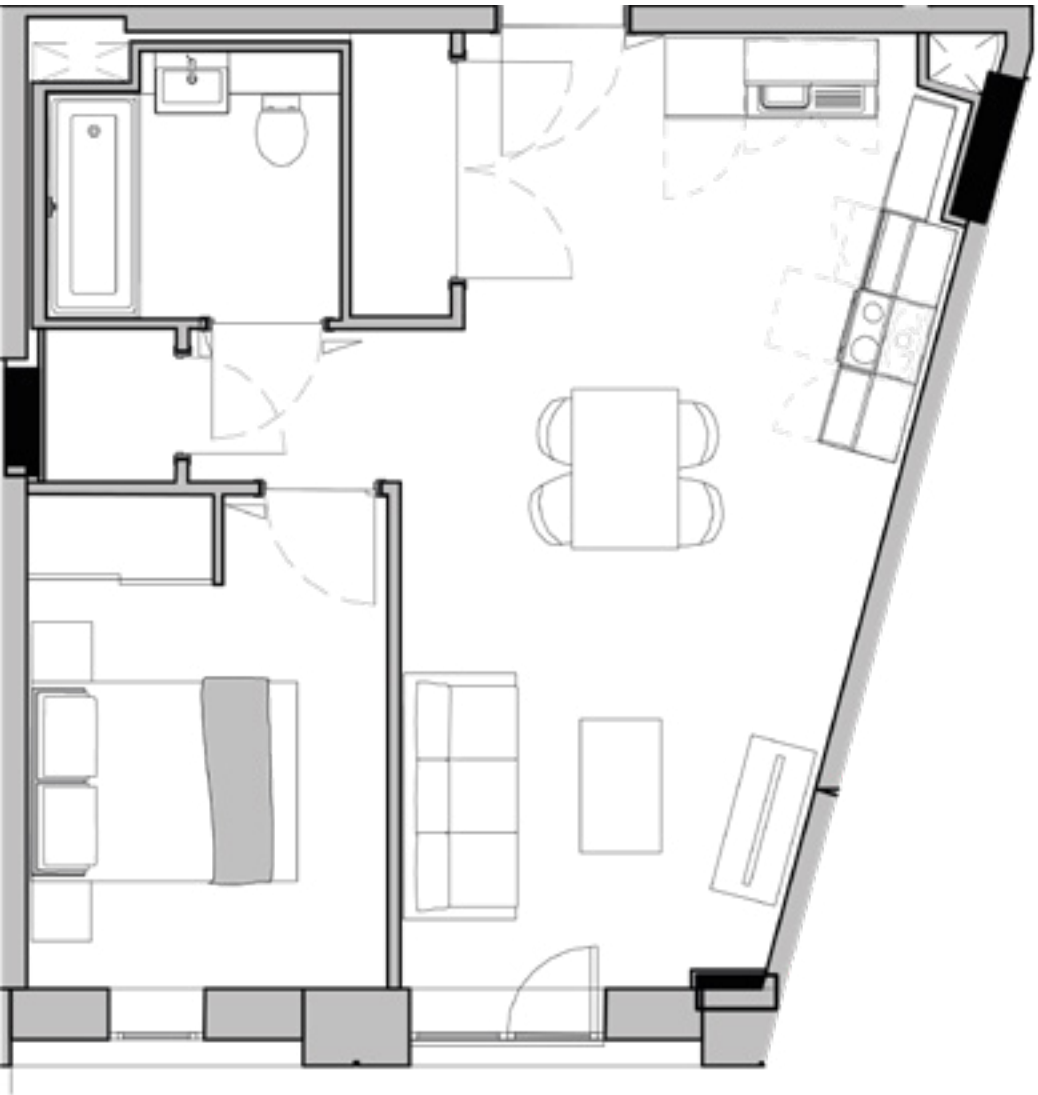


Typical Lower Level Key Plan

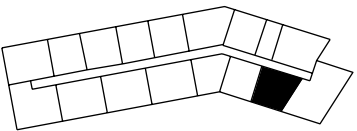
Level(s):	Apt. #:	Sq m²	Sq ft²
1	102	44.95	484
2	202	44.95	484
3	302	44.95	484
4	402	44.95	484
5	502	44.95	484

Kitchen type: Indigo base and wall units & blue splashback

1 bedroom apartments



Typical Upper Level Key Plan



Typical Lower Level Key Plan

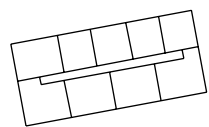
Level(s):	Apt. #:	Sq m²	Sq ft²
1	107	46.02	495
2	207	46.02	495
3	307	46.02	495
4	407	46.02	495
5	507	46.02	495

Kitchen type: Indigo base and wall units & blue splashback

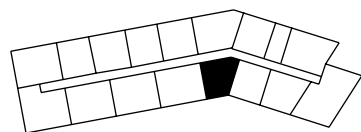
1 bedroom apartments



1 bedroom - type d



Typical Upper Level Key Plan



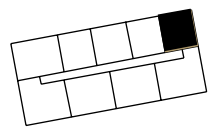
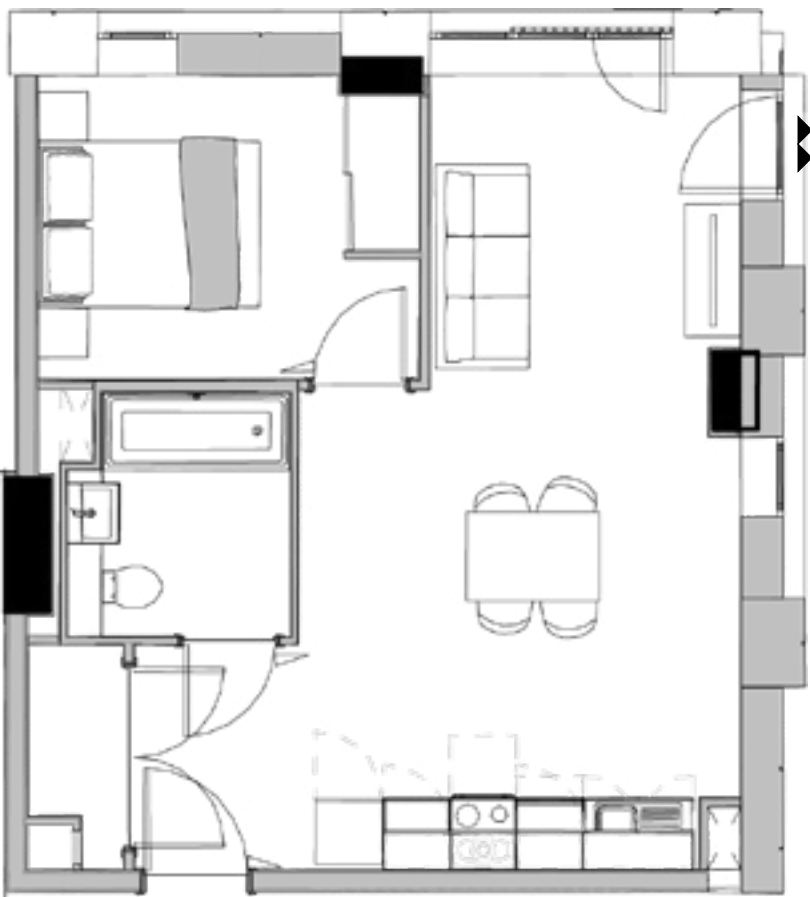
Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
1	109	55.06	593
2	209	55.06	593
3	309	55.06	593
4	409	55.06	593
5	509	55.06	593

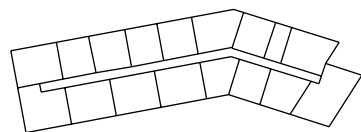
Kitchen type: Indigo base and wall units & blue splashback

1 bedroom apartments

1 bedroom - type f1



Typical Upper Level Key Plan



Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
6	602	45.9	494

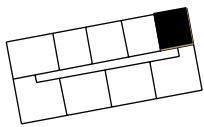
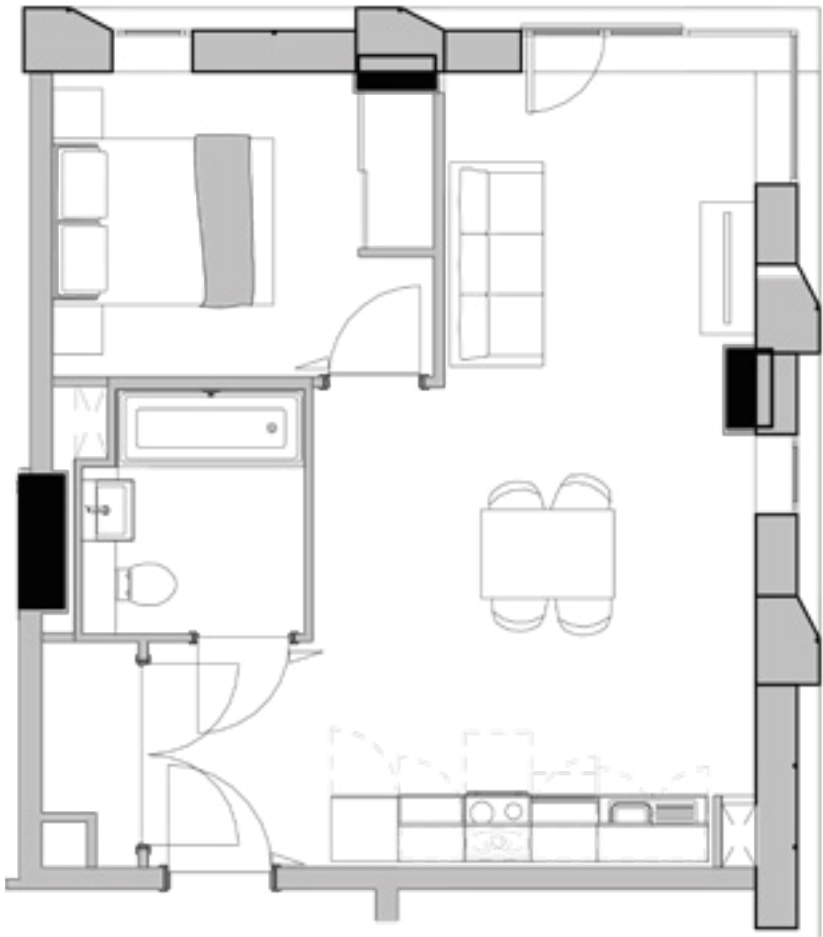
Kitchen type: Indigo base and wall units & blue splashback

Private roof terrace access at level 6

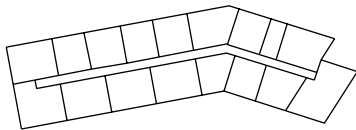
1 bedroom apartments



1 bedroom - type f2



Typical Upper Level Key Plan



Typical Lower Level Key Plan

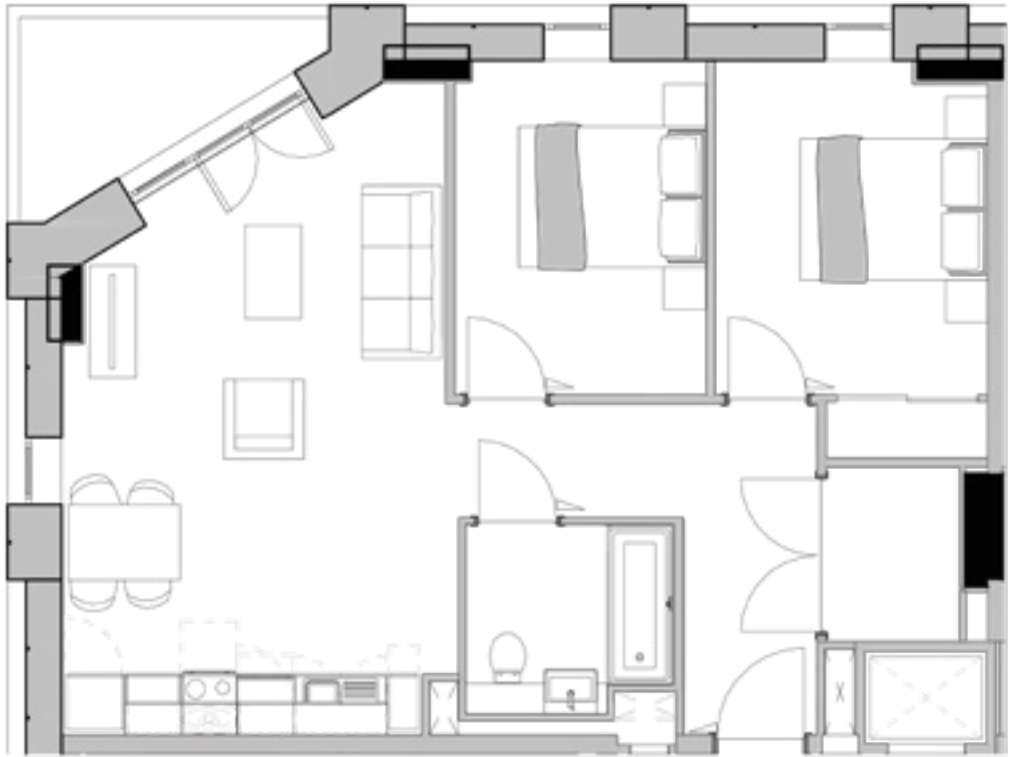
Level(s):Apt. #:		Sq m²	Sq ft²
7	702	45.96	495
8	802	45.96	495
9	902	45.96	495
10	1002	45.96	495
11	1102	45.96	495
12	1202	46.11	496
13	1302	46.11	496
14	1402	46.11	496
15	1502	46.11	496
16	1602	46.11	496
17	1702	46.11	496
18	1802	46.29	498
19	1902	46.29	498
20	2002	46.29	498
21	2102	46.29	498
22	2202	46.29	498

Kitchen type: Indigo base and wall units & blue splashback

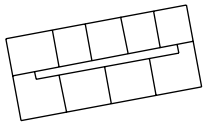
1 bedroom apartments



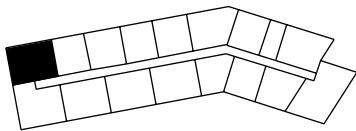
2 bedroom - type a



Kitchen type: Indigo base and wall units & blue splashback



Typical Upper Level Key Plan

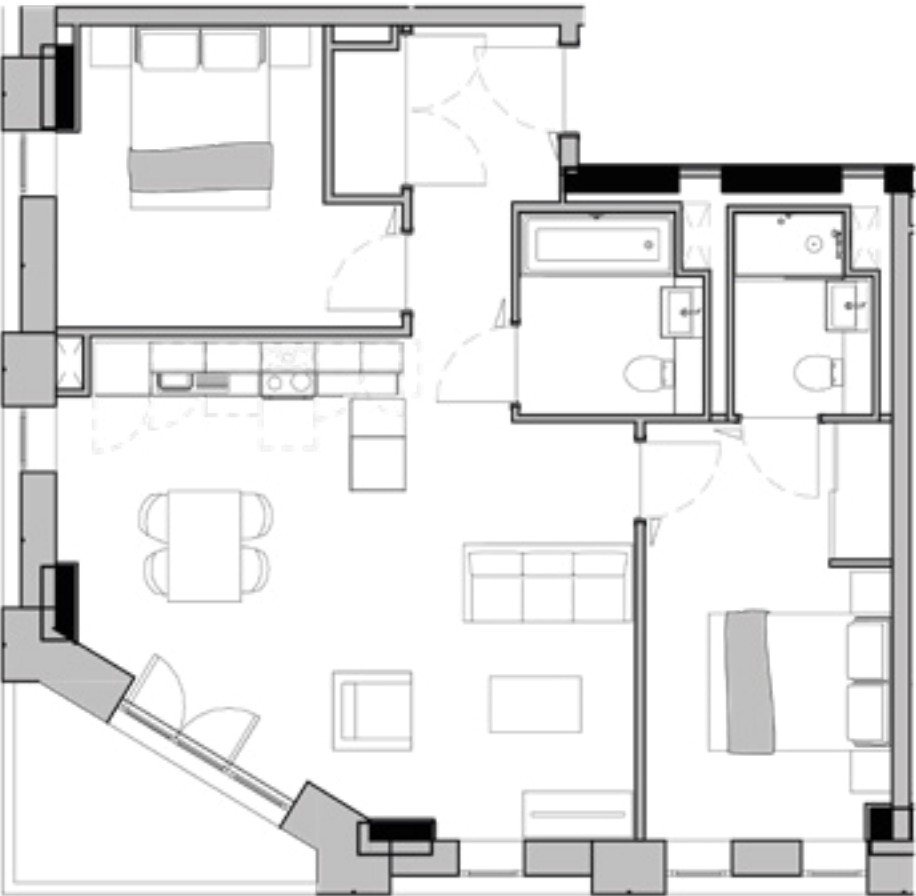


Typical Lower Level Key Plan

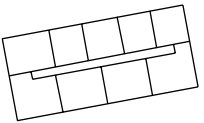
Level(s):	Apt. #:	Sq m²	Sq ft²
1	114	63.81	687
2	214	63.81	687
3	314	63.81	687
4	414	63.81	687
5	514	63.81	687
6	607	63.93	688

2 bedroom apartments

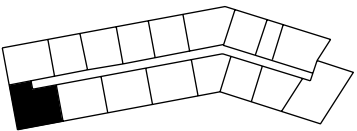
2 bedroom - type b



Kitchen type: Indigo base with white wall units & splashback



Typical Upper Level Key Plan



Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
1	113	69.13	744
2	213	69.13	744
3	313	69.13	744
4	413	69.13	744
5	513	69.13	744
6	606	69.25	745

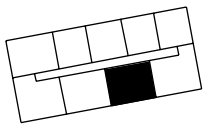
2 bedroom apartments



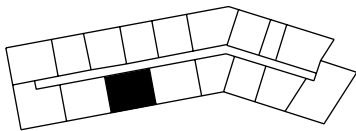
2 bedroom - type c1a



Kitchen type: Indigo base and wall units & blue splashback



Typical Upper Level Key Plan

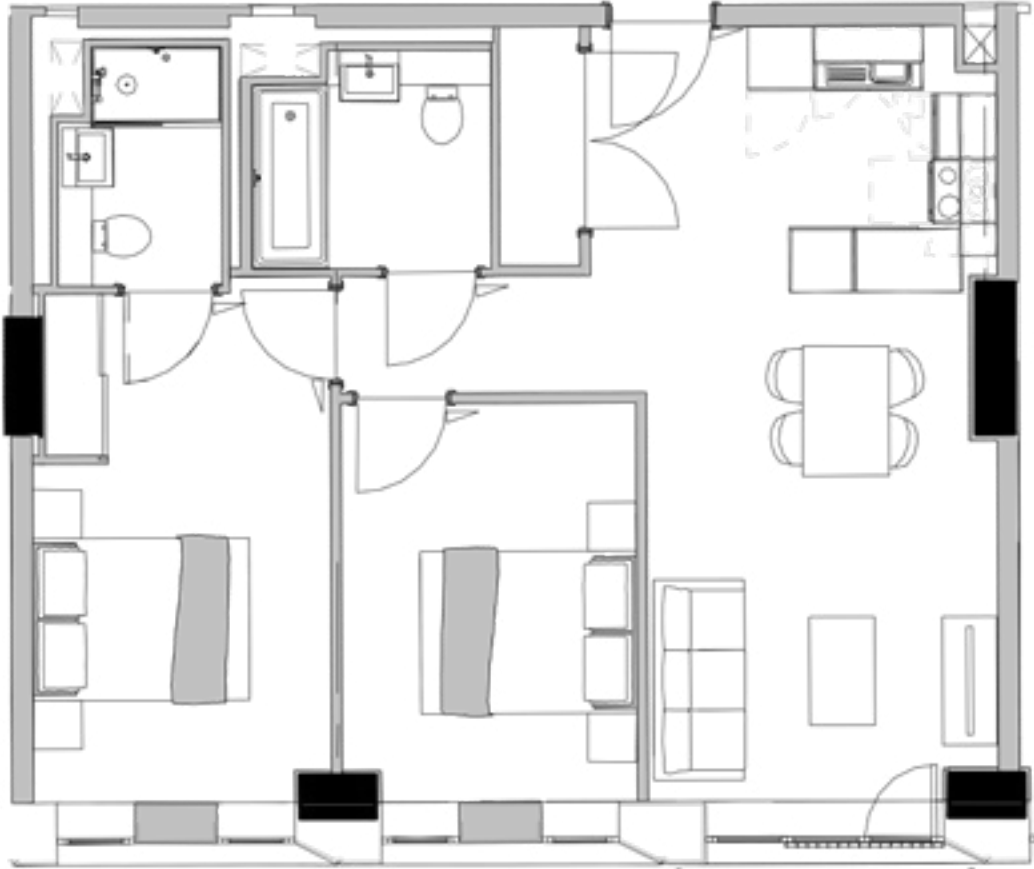


Typical Lower Level Key Plan

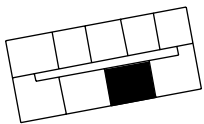
Level(s):	Apt. #:	Sq m²	Sq ft²
1	111	62.84	676
2	211	62.84	676
3	311	62.84	676
4	411	62.84	676
5	511	62.84	676
6	604	63.05	679

2 bedroom apartments

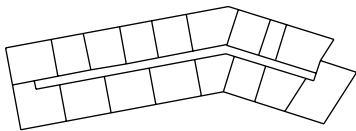
2 bedroom - type c1b



Kitchen type: Indigo base and wall units & blue splashback



Typical Upper Level Key Plan



Typical Lower Level Key Plan

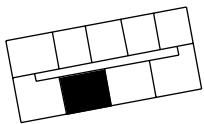
Level(s):	Apt. #:	Sq m²	Sq ft²
7	704	63.03	678
8	804	63.03	678
9	904	63.03	678
10	1004	63.03	678
11	1104	63.03	678
12	1204	63.17	680
13	1304	63.17	680
14	1404	63.17	680
15	1504	63.17	680
16	1604	63.17	680
17	1704	63.17	680
18	1804	63.49	683
19	1904	63.49	683
20	2004	63.49	683
21	2104	63.49	683
22	2204	63.49	683

2 bedroom apartments

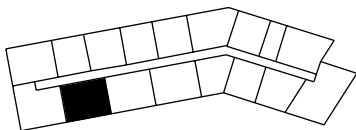


2 bedroom - type c2a

2 bedroom - type c2b



Typical Upper Level Key Plan

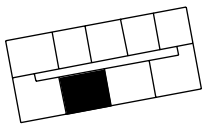
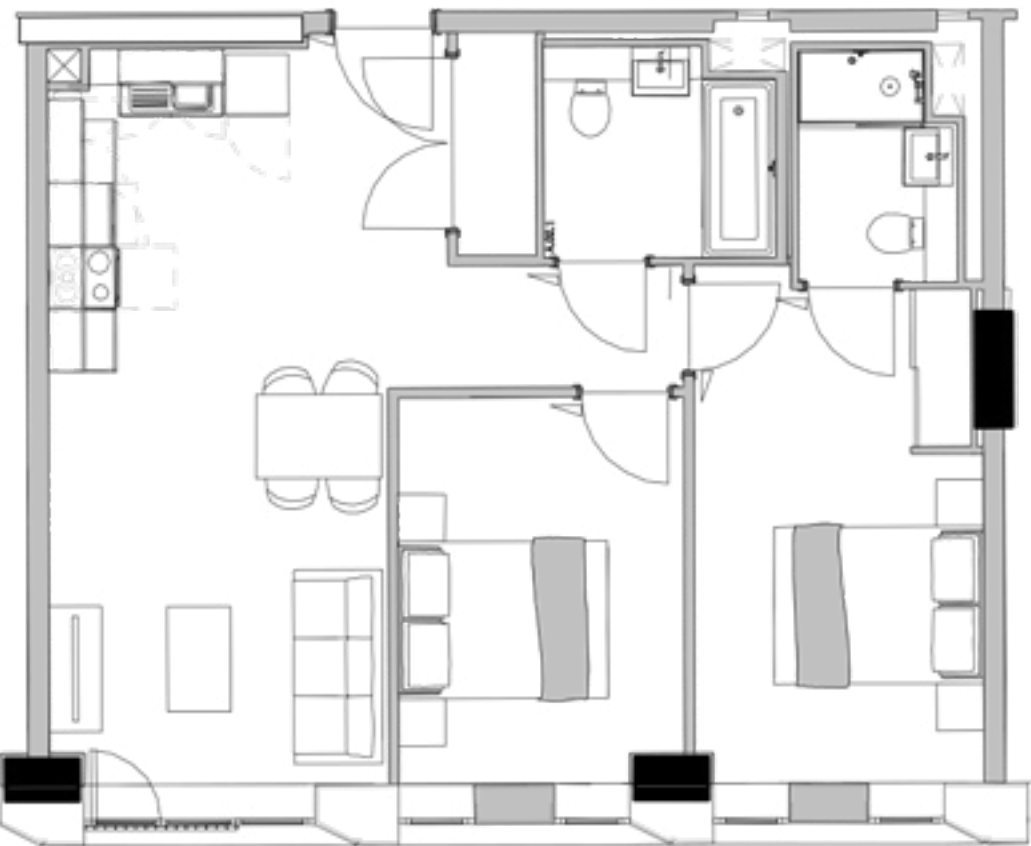


Typical Lower Level Key Plan

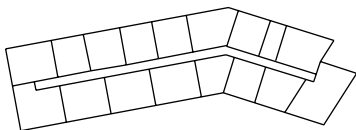
Level(s):	Apt. #:	Sq m²	Sq ft²
1	112	63.01	676
2	212	63.01	676
3	312	63.01	676
4	412	63.01	676
5	512	63.01	676
6	605	63.15	679

Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments



Typical Upper Level Key Plan



Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
7	705	63.15	680
8	805	63.15	680
9	905	63.15	680
10	1005	63.15	680
11	1105	63.15	680
12	1205	63.21	680
13	1305	63.21	680
14	1405	63.21	680
15	1505	63.21	680
16	1605	63.21	680
17	1705	63.21	680
18	1805	63.4	682
19	1905	63.4	682
20	2005	63.4	682
21	2105	63.4	682
22	2205	63.4	682

Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments



2 bedroom - type d



Level(s):	Apt. #:	Sq m²	Sq ft²
1	110	60.19	648
2	210	60.19	648
3	310	60.19	648
4	410	60.19	648
5	510	60.19	648

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type e



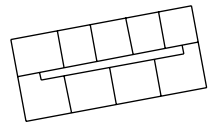
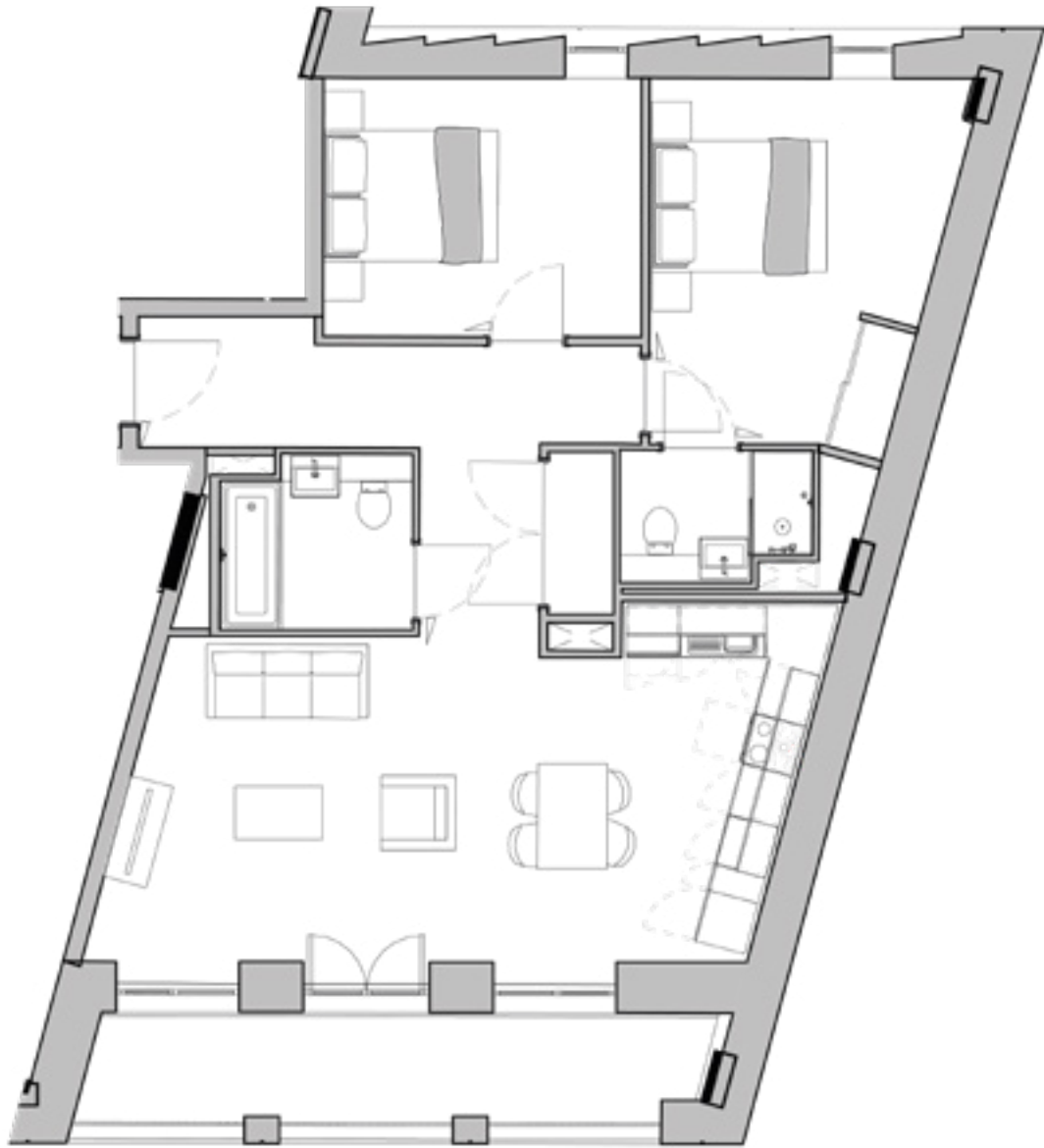
Level(s):	Apt. #:	Sq m²	Sq ft²
7	703	67.67	728
8	803	67.67	728
9	903	67.67	728
10	1003	67.67	728
11	1103	67.67	728
12	1203	67.95	731
13	1303	67.95	731
14	1403	67.95	731
15	1503	67.95	731
16	1603	67.95	731
17	1703	67.95	731
18	1803	67.97	732
19	1903	67.97	732
20	2003	67.97	732
21	2103	67.97	732
22	2203	67.97	732

Kitchen type: Indigo base and wall units & blue splashback

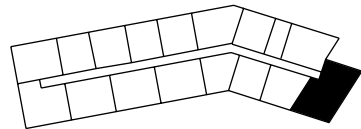
2 bedroom apartments



2 bedroom - type f



Typical Upper Level Key Plan



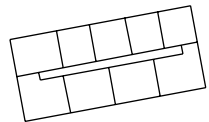
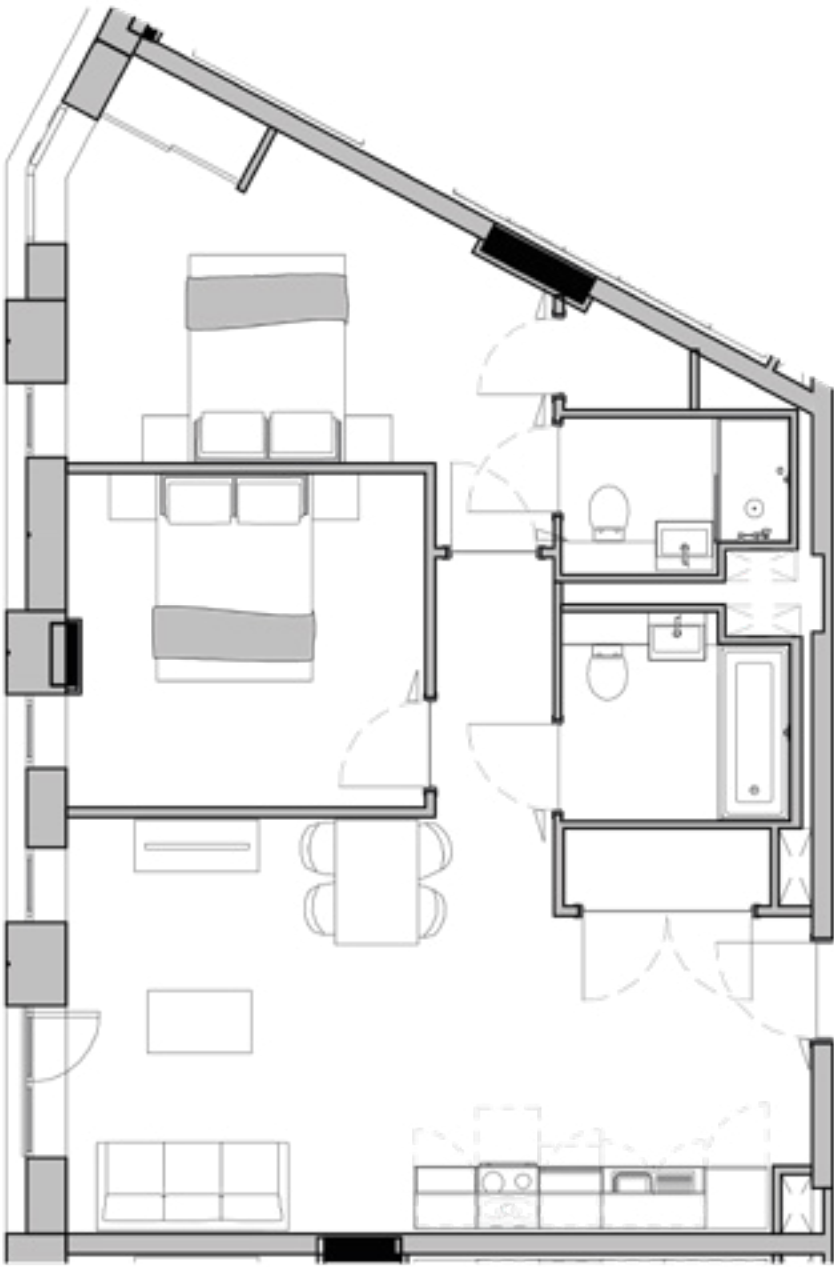
Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
1	106	76.31	821
2	206	76.31	821
3	306	76.31	821
4	406	76.31	821
5	506	76.31	821

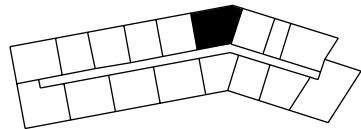
Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type g



Typical Upper Level Key Plan



Typical Lower Level Key Plan

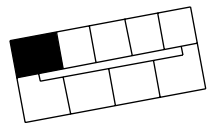
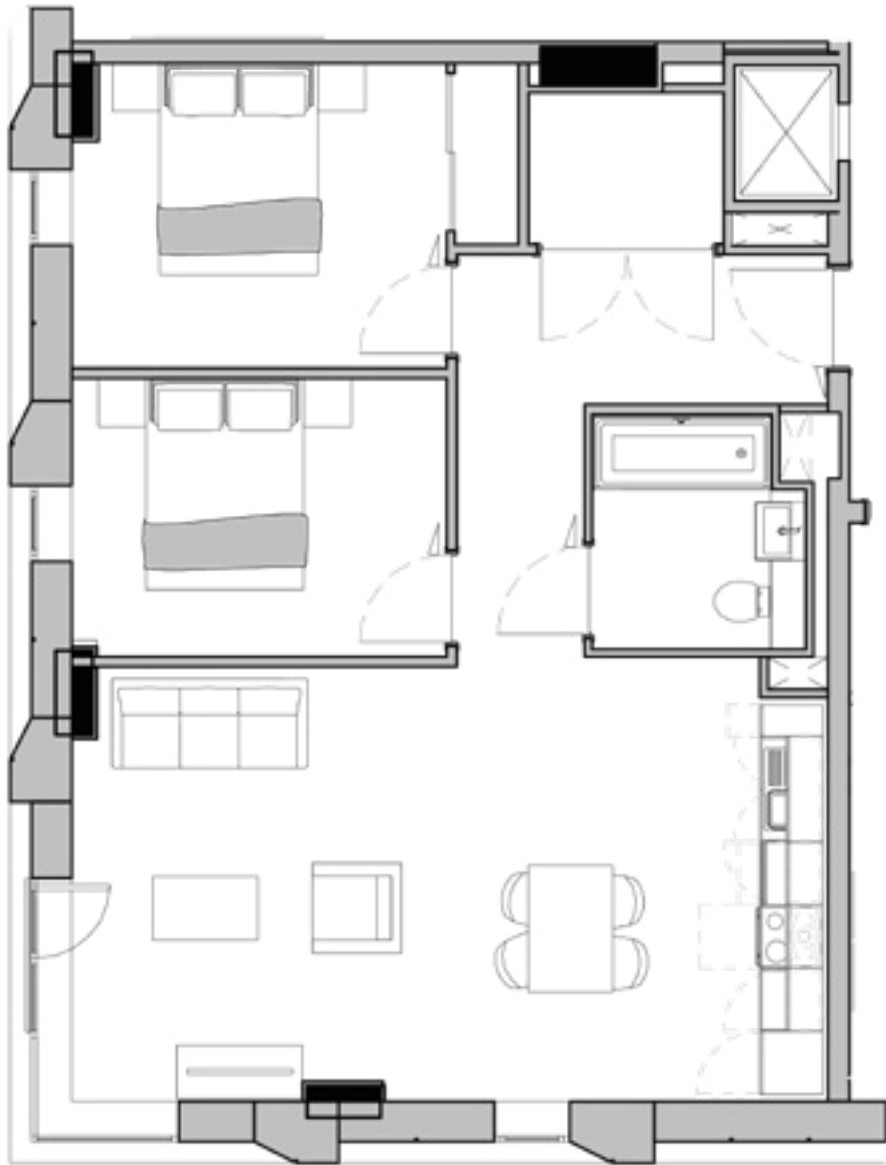
Level(s):	Apt. #:	Sq m²	Sq ft²
1	103	68.93	742
2	203	68.93	742
3	303	68.93	742
4	403	68.93	742
5	503	68.93	742

Kitchen type: Indigo base with white wall units & splashback

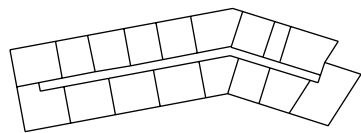
2 bedroom apartments



2 bedroom - type h



Typical Upper Level Key Plan



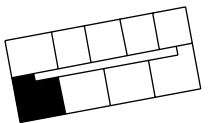
Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
7	707	68.56	738
8	807	68.56	738
9	907	68.56	738
10	1007	68.56	738
11	1107	68.56	738
12	1207	68.87	741
13	1307	68.87	741
14	1407	68.87	741
15	1507	68.87	741
16	1607	68.87	741
17	1707	68.87	741
18	1807	68.95	742
19	1907	68.95	742
20	2007	68.95	742
21	2107	68.95	742
22	2207	68.95	742

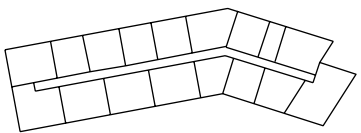
Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type j



Typical Upper Level Key Plan



Typical Lower Level Key Plan

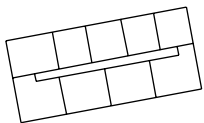
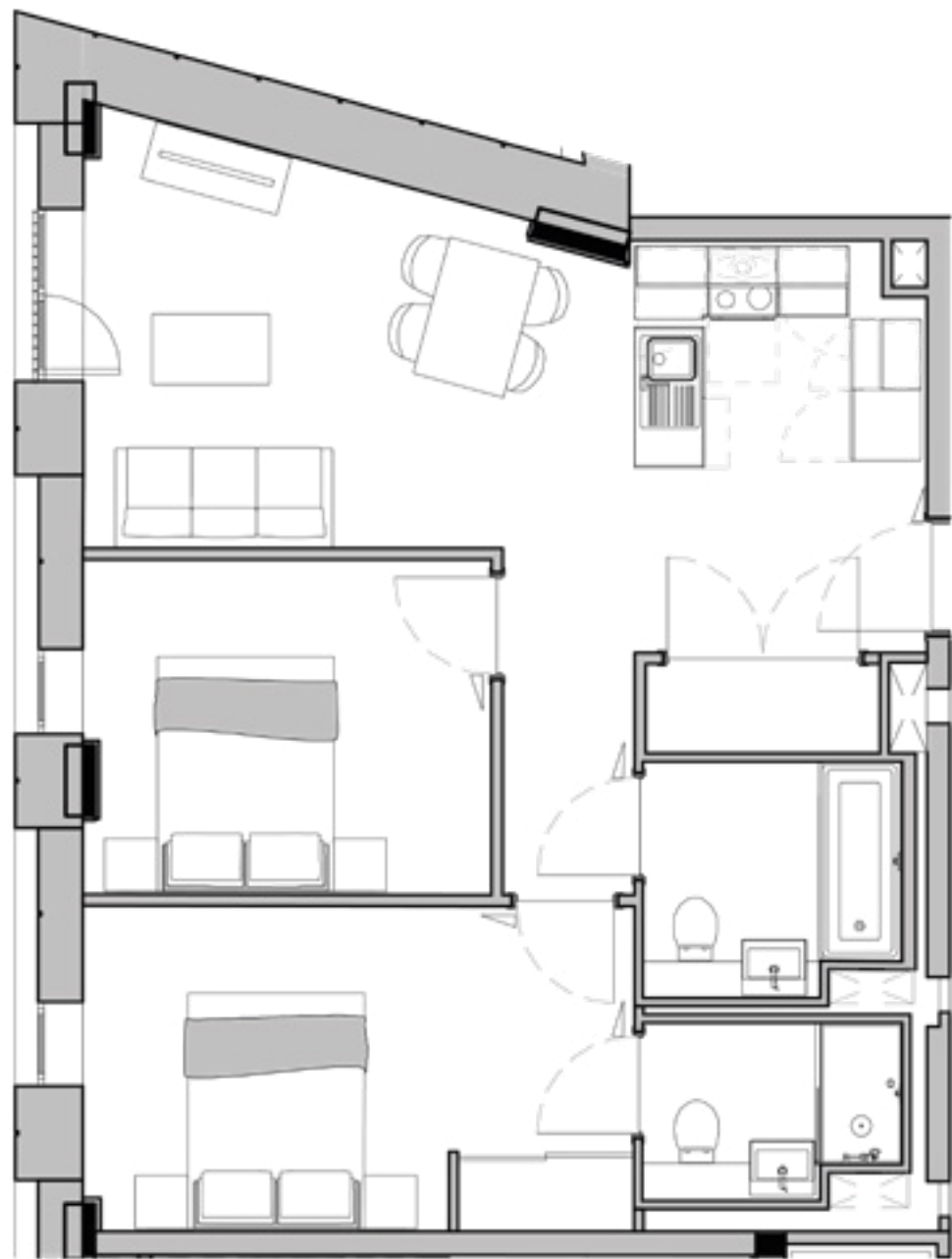
Level(s):	Apt. #:	Sq m²	Sq ft²
7	706	73.85	795
8	806	73.85	795
9	906	73.85	795
10	1006	73.85	795
11	1106	73.85	795
12	1206	74.08	797
13	1306	74.08	797
14	1406	74.08	797
15	1506	74.08	797
16	1606	74.08	797
17	1706	74.08	797
18	1806	74.11	798
19	1906	74.11	798
20	2006	74.11	798
21	2106	74.11	798
22	2206	74.11	798

Kitchen type: Indigo base and wall units & blue splashback

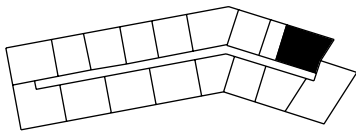
2 bedroom apartments



2 bedroom - type k



Typical Upper Level Key Plan



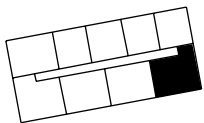
Typical Lower Level Key Plan

Level(s):	Apt. #:	Sq m²	Sq ft²
1	105	62.03	668
2	205	62.03	668
3	305	62.03	668
4	405	62.03	668
5	505	62.03	668

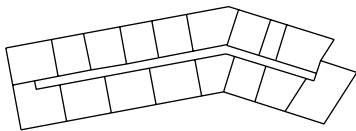
Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type l



Typical Upper Level Key Plan



Typical Lower Level Key Plan

Apt. Number:  
603  
  
Level(s):  
6

Sq m²	Sq ft²
61.77	665

Private roof terrace access at level 6

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments