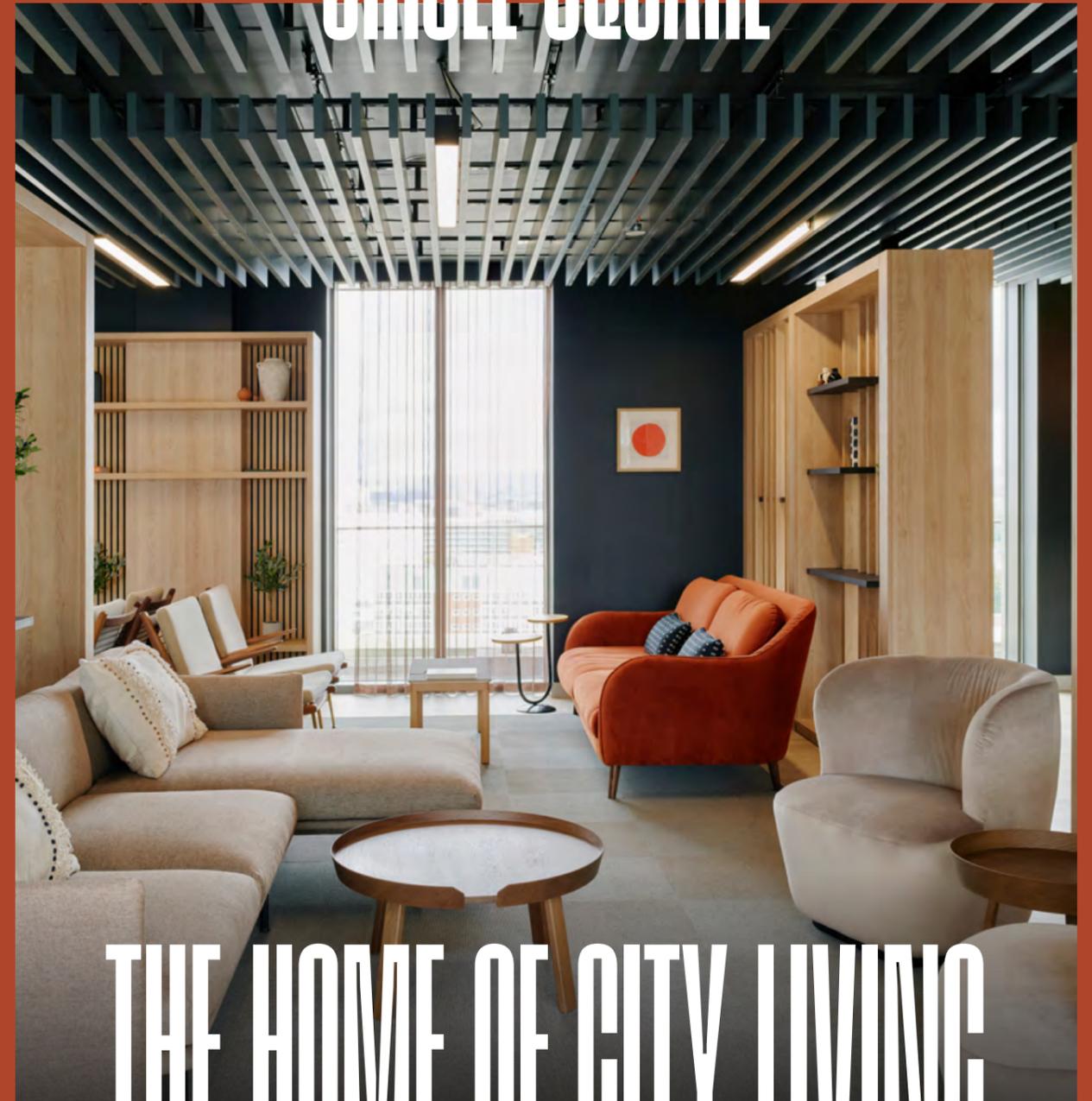


VITA LIVING
CIRCLE SQUARE

VITA LIVING CIRCLE SQUARE



THE HOME OF CITY LIVING

Introducing a completed, unique development, now exclusively available to individual buyers for the first time.

A landmark development strategically located on Oxford Road in Manchester city centre.



INVESTMENT OVERVIEW

A 15-storey landmark residence in the heart of Manchester's tech and education district.

Location:

Circle Square, Oxford Rd, Manchester City Centre

Apartment breakdown:

266 completed studio, one, two and three-bedroom apartments

Amenity:

Co-working Spaces,
Urban Rooftop Garden,
Outdoor Cinema,
15th-Floor Terrace,
Private Dining Rooms

Fully furnished:

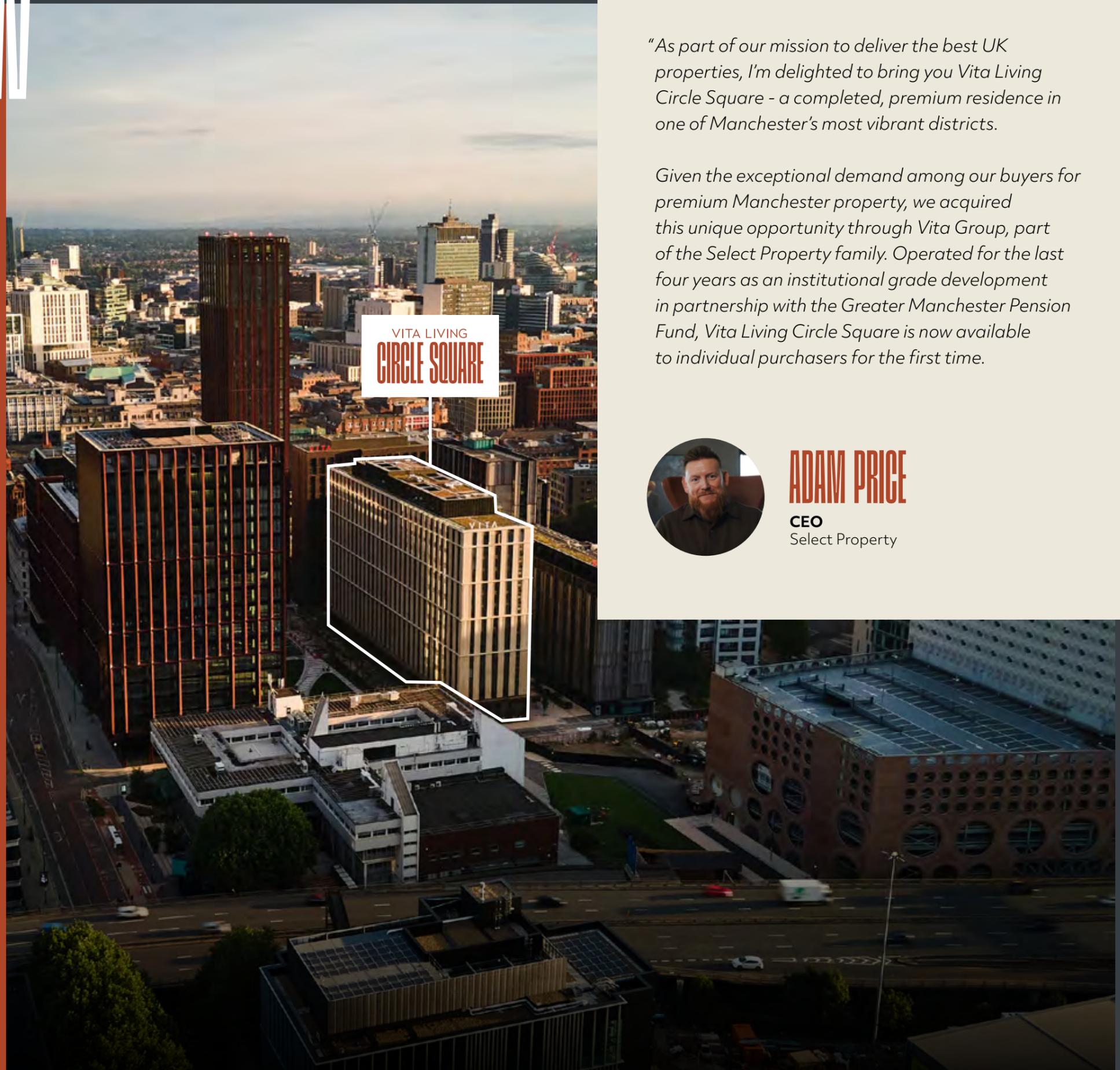
Apartments fully furnished to the highest standard

Incredible payment plan:

10% deposit then nothing to pay until July 2026

Institutionally owned and operated by:

Greater Manchester Pension Fund & Vita Group



"As part of our mission to deliver the best UK properties, I'm delighted to bring you Vita Living Circle Square - a completed, premium residence in one of Manchester's most vibrant districts.

Given the exceptional demand among our buyers for premium Manchester property, we acquired this unique opportunity through Vita Group, part of the Select Property family. Operated for the last four years as an institutional grade development in partnership with the Greater Manchester Pension Fund, Vita Living Circle Square is now available to individual purchasers for the first time.



ADAM PRICE

CEO
Select Property



YOUR OPPORTUNITY TO OWN IN AN INSTITUTIONAL GRADE DEVELOPMENT

Operated for the last four years by Vita Group in partnership with The Greater Manchester Pension Fund, the largest local government scheme of its kind in England, the development is maintained and operated to the highest standard, resulting in exceptional resident satisfaction.

A Completed Residential Scheme with the Benefits of an Off-Plan development

- Secure your property at a **discounted price**
- Attractive payment plan requiring just a **10% down payment** on contract exchange
- Pay the balance of **90% in July 2026**

 SelectProperty  VITA GROUP  gmpf

TO SECURE THIS UNIQUE OPPORTUNITY, YOU WON'T BE REQUIRED TO COMPLETE ON YOUR PROPERTY PURCHASE UNTIL **JULY 2026**.

AMENITIES THAT REDEFINE CITY LIVING



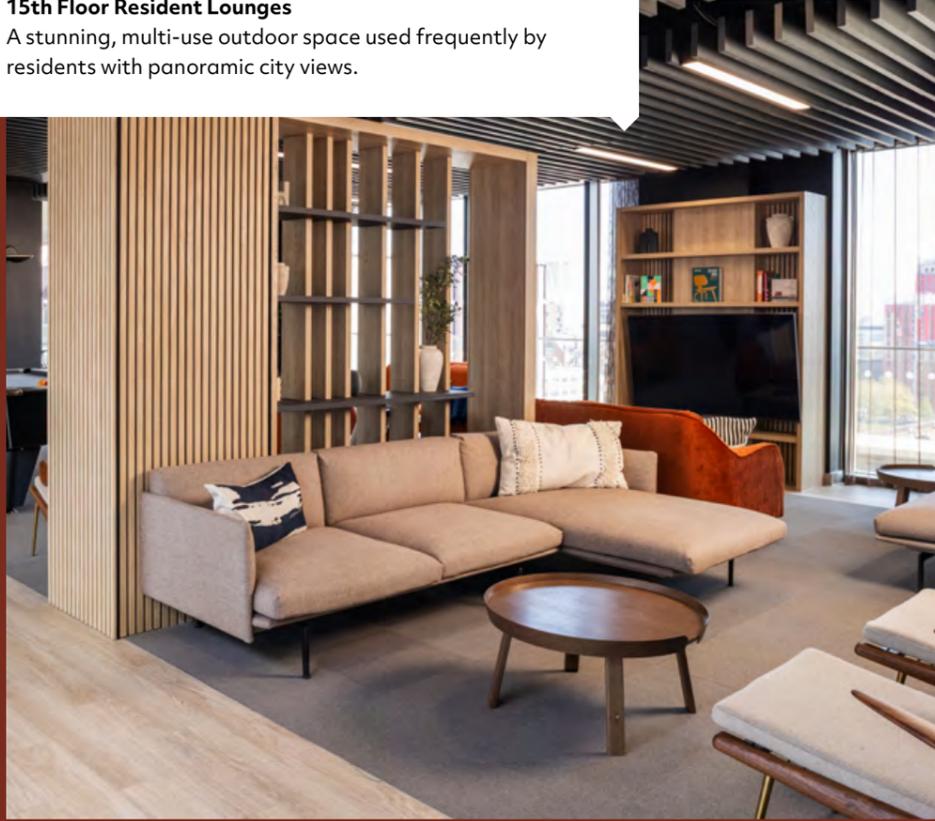
Incredible Co-working Spaces

Resident feedback revealed an increased demand for co-working spaces, due to the high level of hybrid working opportunities within the city. Vita Living Circle Square boasts one of the largest co-working lounges in the city, offering large communal desks, private pods and meeting booths, to accommodate a variety of professionals residing in the development.



15th Floor Resident Lounges

A stunning, multi-use outdoor space used frequently by residents with panoramic city views.



EAST DINING



Private Dining Rooms
Elevating every occasion, the private dining rooms, bookable for residents, offer the opportunity to enjoy a special dining experience in an intimate setting.

EAST LOOKOUT





Symphony Park Terrace

Offering scenic views across Symphony Park, this rooftop terrace is an idyllic space for residents, providing the perfect backdrop for social gatherings.



With a range of apartment sizes available, Vita Living Circle Square has the variety to cater to your individual preferences.

Each apartment has been thoughtfully crafted, with the highest quality finishes, furnishings and appliances integrated throughout.

Studios

Presenting a seamless blend of style and functionality, the studio apartments offer bespoke, quality finishes to maximise space and offer plenty of storage.

One Bedroom

Ideal for a couple sharing or a solo renter who needs some extra space, our one-bedroom apartments offer the perfect solution for individuals seeking city centre living.

Two-Bedroom

The perfect solution for couples and friends sharing, the two-bedroom apartment features spacious storage and living spaces to accommodate multiple people, whilst retaining an intimate atmosphere.

Three-Bedroom

Suitable for families and friends or professionals sharing, our three-bedroom apartments are the desired solution for sophisticated group living.

With multiple universities on the doorstep, the three-bedroom apartments cater to the high number of students and graduates within the city.

266 LUXURY COMPLETED APARTMENTS



TYPICAL FLOORPLAN



Three Bedroom Two Bedroom One Bedroom Studio

PICCADILLY

VL117
THREE BED
TYPE L1
947 SQFT

VL118
ONE BED
TYPE L1
464 SQFT

VL119
ONE BED
TYPE L1
464 SQFT

VL101
TWO BED
TYPE L1
710 SQFT

VL102
TWO BED
TYPE L
710 SQFT

VL103
TWO BED
TYPE L
710 SQFT

VL104
TWO BED
TYPE L
710 SQFT

VL105
STUDIO
TYPE L1
420 SQFT

VL106
TWO BED
TYPE L2
710 SQFT

ST PETERS SQUARE

UNIVERSITY OF MANCHESTER

VL116
THREE BED
TYPE L1
943 SQFT

VL115
ONE BED
TYPE L1
463 SQFT

VL114
ONE BED
TYPE L
464 SQFT

VL113
TWO BED
TYPE L
710 SQFT

VL112
TWO BED
TYPE L
710 SQFT

VL111
TWO BED
TYPE L
710 SQFT

VL110
TWO BED
TYPE L
710 SQFT

VL109
TWO BED
TYPE L
710 SQFT

VL108
TWO BED
TYPE L
710 SQFT

VL107
TWO BED
TYPE L2
710 SQFT

SYMPHONY PARK



THE HEART OF MANCHESTER'S



- University of Manchester

- Sister (formerly ID Manchester)

- Manchester Metropolitan University

- Manchester Science Park Enterprise Zone

- MFT / Citylabs Campus Enterprise Zone

- | | |
|---------------------------------|---------------|
| 1. Hello Oriental | (1 min walk) |
| 2. Symphony Park & Gardens | (1 min walk) |
| 3. Vita Student | (1 min walk) |
| 4. No. 1 & No. 2 Circle Square | (1 min walk) |
| 5. No. 3 Circle Square | (1 min walk) |
| 6. Manchester Technology Centre | (2 min walk) |
| 7. Palace Theatre | (5 min walk) |
| 8. Deaf Institute | (7 min walk) |
| 9. Manchester Law School | (7 min walk) |
| 10. Aquatics Centre | (8 min walk) |
| 11. Graphene Institute | (8 min walk) |
| 12. Chinatown | (8 min walk) |
| 13. Manchester Museum | (12 min walk) |
| 14. Manchester Academy | (18 min walk) |
| 15. Contact Theatre | (19 min walk) |



MANCHESTER'S MOST CENTRAL BUILD-TO-RENT ADDRESS, LOCATED AT THE HEART OF THE OXFORD ROAD CORRIDOR.

HIGHER EDUCATION HUB

A CITY DEDICATED TO EDUCATION

Home to one of the largest student populations in Europe, Manchester stands as a prominent global education hub, presenting a rich academic history and innovative universities.

Manchester boasts several excellent educational institutions, including:



THE UNIVERSITY OF MANCHESTER

Russell Group, the University of Manchester, was founded in 1824 and has an outstanding legacy. The university now welcomes over 14,000 non-EU students each year.



SISTER (FORMERLY I.D. MANCHESTER)

A global hub for science and technology, and a community for entrepreneurs, professionals, families, scientists and creatives, Sister is a leading destination for education and innovation.



MANCHESTER METROPOLITAN UNIVERSITY

Renowned for its highly acclaimed business school, Manchester Metropolitan University offers students a diverse experience, with a key focus on career-purposed education.



ROYAL NORTHERN COLLEGE OF MUSIC

A prestigious music school, the Royal Northern College of Music is known for high-quality training and innovative approach to education. It is continually recognised as one of the world's most forward-thinking conservatoires.



BEYOND GRADUATION

Manchester retains a staggering 51% of its graduates, increasing the demand for city centre accommodation as students transform into working professionals.



Sister will become a **vibrant new city centre neighbourhood**. Transforming The University of Manchester's former North campus, once home to the historic University of Manchester's Institute of Science and Technology (UMIST).

Steeped in a rich history of science and engineering, the £1.7 billion investment, previously known as ID Manchester, is a joint venture between **The University of Manchester and Bruntwood SciTech**.

This major regeneration scheme is one of several significant regeneration projects taking place across Manchester, the Capital of the North. Development of the Sister site will progress across multiple phases over the next 15-20 years, with an ambition to establish **Manchester as a world leader in technology and innovation**.

- £1.7 billion investment
- £100M new funding just received
- 2 million sq ft of commercial, innovation and retail space
- 10,000 jobs to be created
- 9 acres of public realm
- £1.5 billion predicted GVA contribution per annum
- Innovative research hub with groundbreaking technology
- Joint venture between The University of Manchester and Bruntwood SciTech
- 1,500 new homes

SISTER IS A **JOINT VENTURE BETWEEN THE UNIVERSITY OF MANCHESTER & BRUNTWOOD SCITECH.**

UNLOCKING MANCHESTER'S FUTURE

The first phase of the Sister site is already complete, with the first building, the Renold Building, opening onsite in 2024. Acting as the keystone of Sister, the Renold Building fosters an inclusive, entrepreneurial community with a variety of state-of-the-art spaces including modern co-working areas, private office suites and event areas able to host lectures, conferences and workshops.

A VISION FOR A COMMUNITY

With community at the heart of Sisters' vision, the district is creating more than 10,000 new jobs, 1,500 new homes and nine acres of public realm. Once all phases are complete, Sister will deliver over 2 million sq ft of commercial, innovation and retail space, transforming Manchester, and creating a new neighbourhood for the city's residents to enjoy.

WHERE MANCHESTER CHANGES THE WORLD AGAIN

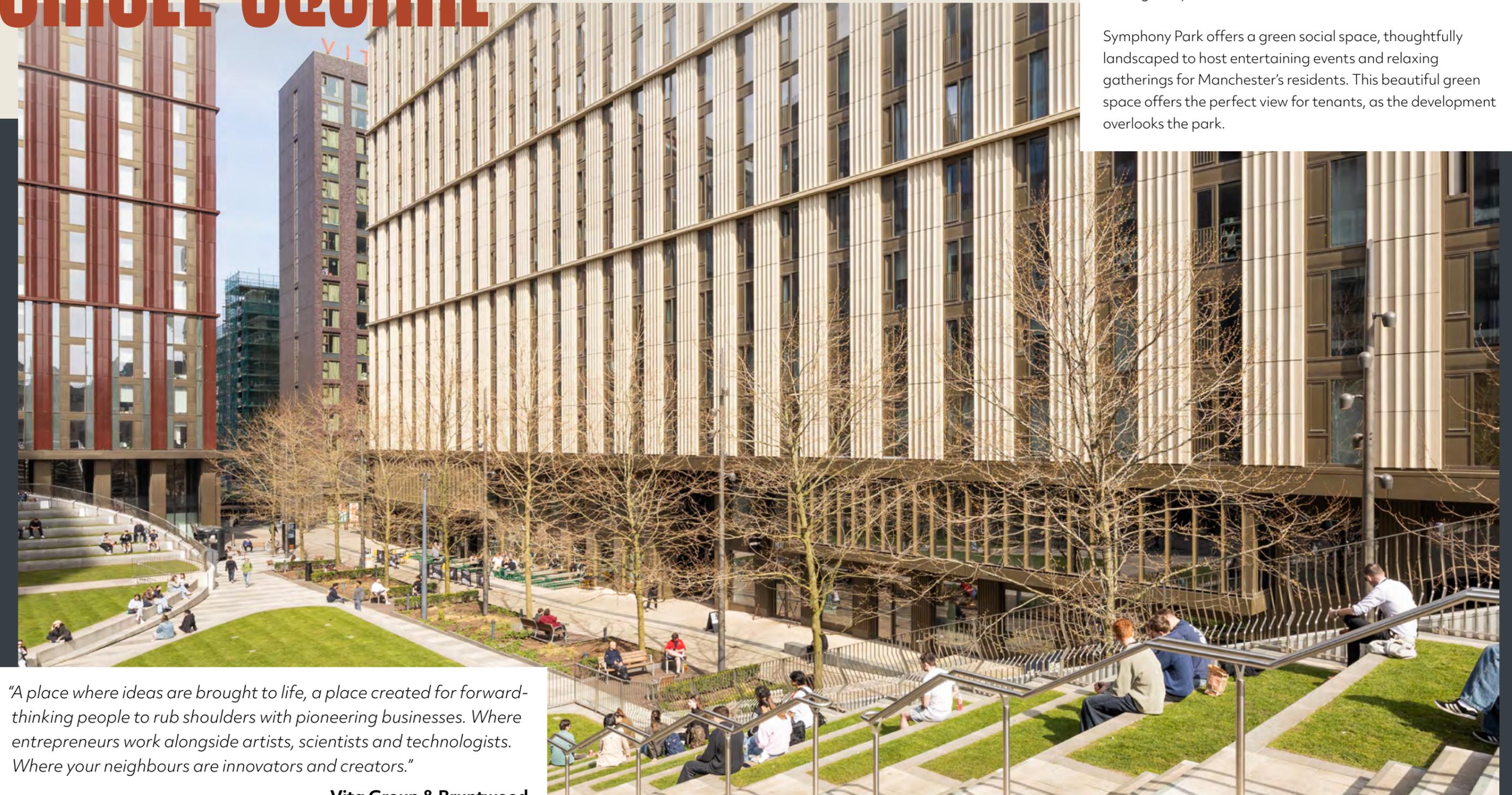
A **LANDMARK DESTINATION**
IN MANCHESTER CITY CENTRE.

CIRCLE SQUARE

Located in the heart of the city centre, Circle Square is a dynamic hub, offering a unique blend of educational and professional areas alongside scenic green space.

From cosy cafés to bustling bars, a host of eateries are available to enjoy just moments away from the development's doorstep. Within walking distance to major Manchester universities and transport links, Vita Living Circle Square occupies a prominent position that is in high demand amongst city centre tenants.

Symphony Park offers a green social space, thoughtfully landscaped to host entertaining events and relaxing gatherings for Manchester's residents. This beautiful green space offers the perfect view for tenants, as the development overlooks the park.



"A place where ideas are brought to life, a place created for forward-thinking people to rub shoulders with pioneering businesses. Where entrepreneurs work alongside artists, scientists and technologists. Where your neighbours are innovators and creators."

Vita Group & Bruntwood

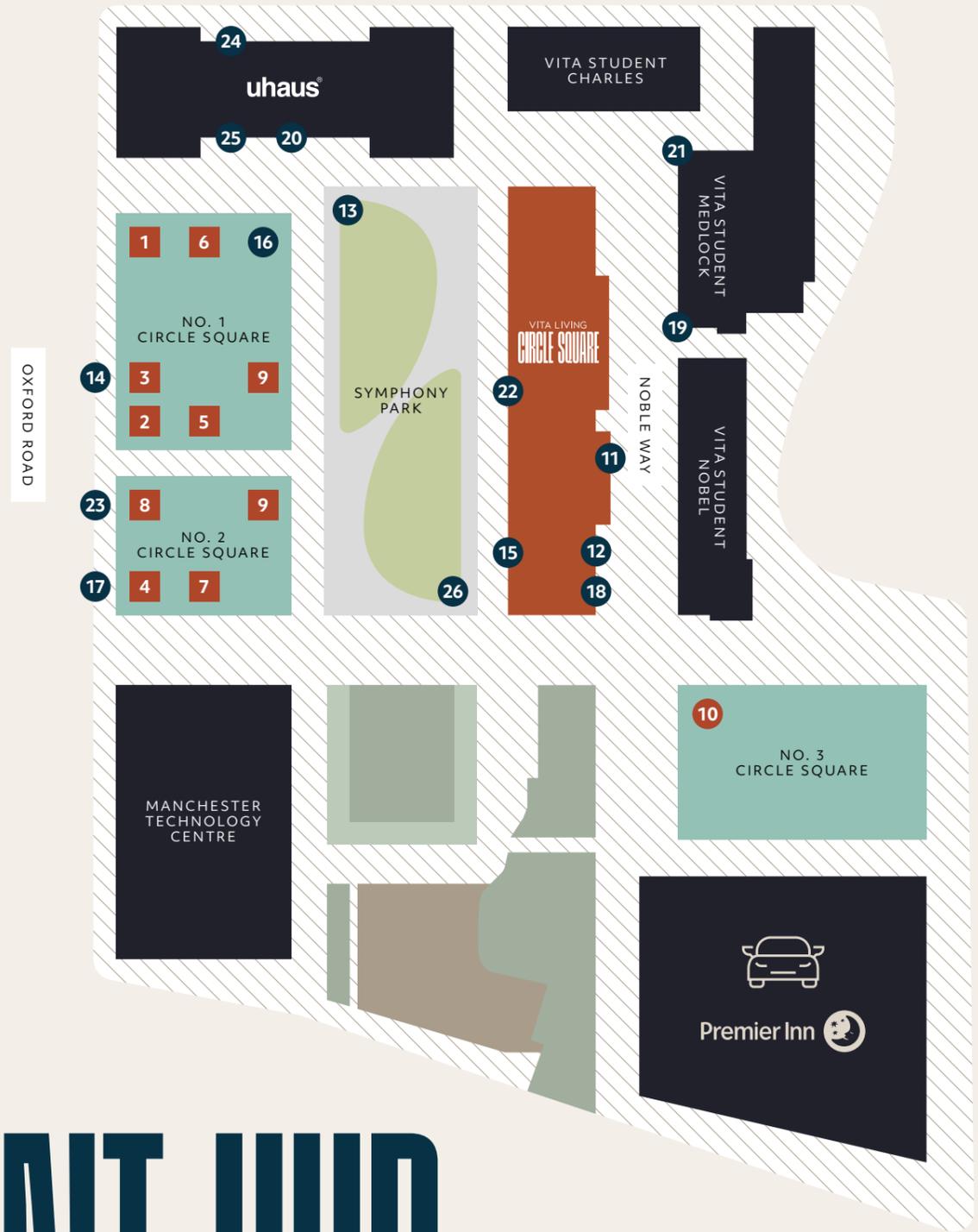
The **strategic tier-one location**, combined with modern office spaces and amenities, establishes Circle Square as a magnet for businesses keen to hire from within **Manchester's acclaimed talent pool**.

- 1 **ROKU**
- 2 **HILTI**
- 3 **Hewlett Packard Enterprise**
- 4 **accenture**
- 5 **octopus energy**
- 6 **autocab**
- 7 **BOSCH**
- 8 **Northcoders**
- 9 **MILLS & REEVE**
- 10 **PUMA**



- 11 Forever 22
- 12 Restart Reformer Pilates
- 13 Jetts Gym
- 14 Bagel Factory
- 15 The Tap House
- 16 Onda Pasta Bar
- 17 Detroit Slims
- 18 Fiori Cafe
- 19 Uncle T
- 20 Monkey Trio
- 21 Mr Su's
- 22 North Taproom
- 23 Federal
- 24 Bird of Prey
- 25 Tsujiri
- 26 Hello Oriental

WITH 610,747 SQ FT OF OFFICE SPACE, CIRCLE SQUARE IS A CENTRAL HUB FOR A MULTITUDE OF RENOWNED COMPANIES.



A CENTRAL EMPLOYMENT HUB

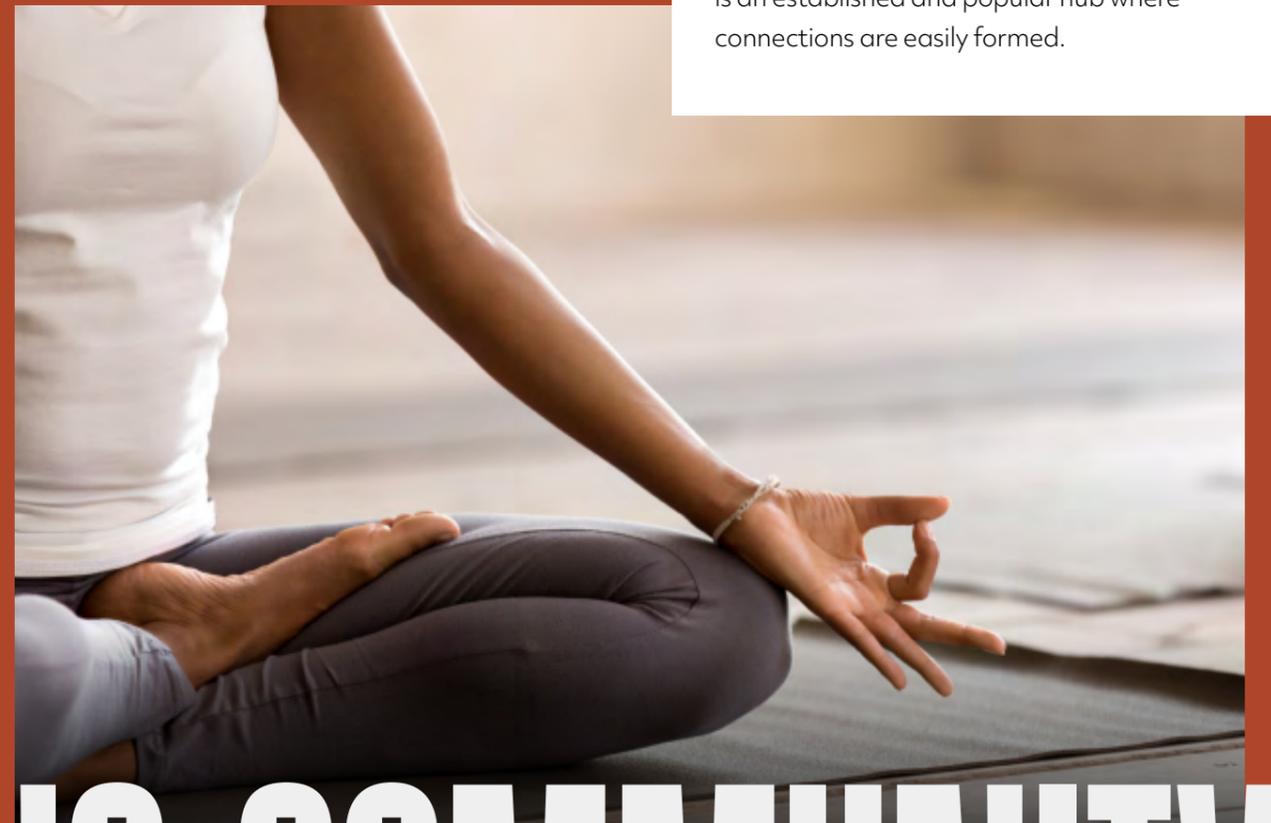


CIRCLE SQUARE CHAMPIONS A STRONG SENSE OF COMMUNITY THROUGH ITS **SOCIAL DESIGN, PUBLIC SPACES AND WELCOMING ATMOSPHERE.**



The development's central park encourages social gatherings, with an abundance of seating areas to accommodate friends and family get-togethers.

Regular community events, including outdoor cinema screenings, street food pop-up markets, and music events provide a variety of entertainment for residents. A dynamic and inclusive environment, Circle Square is an established and popular hub where connections are easily formed.



A LIVING BREATHING COMMUNITY

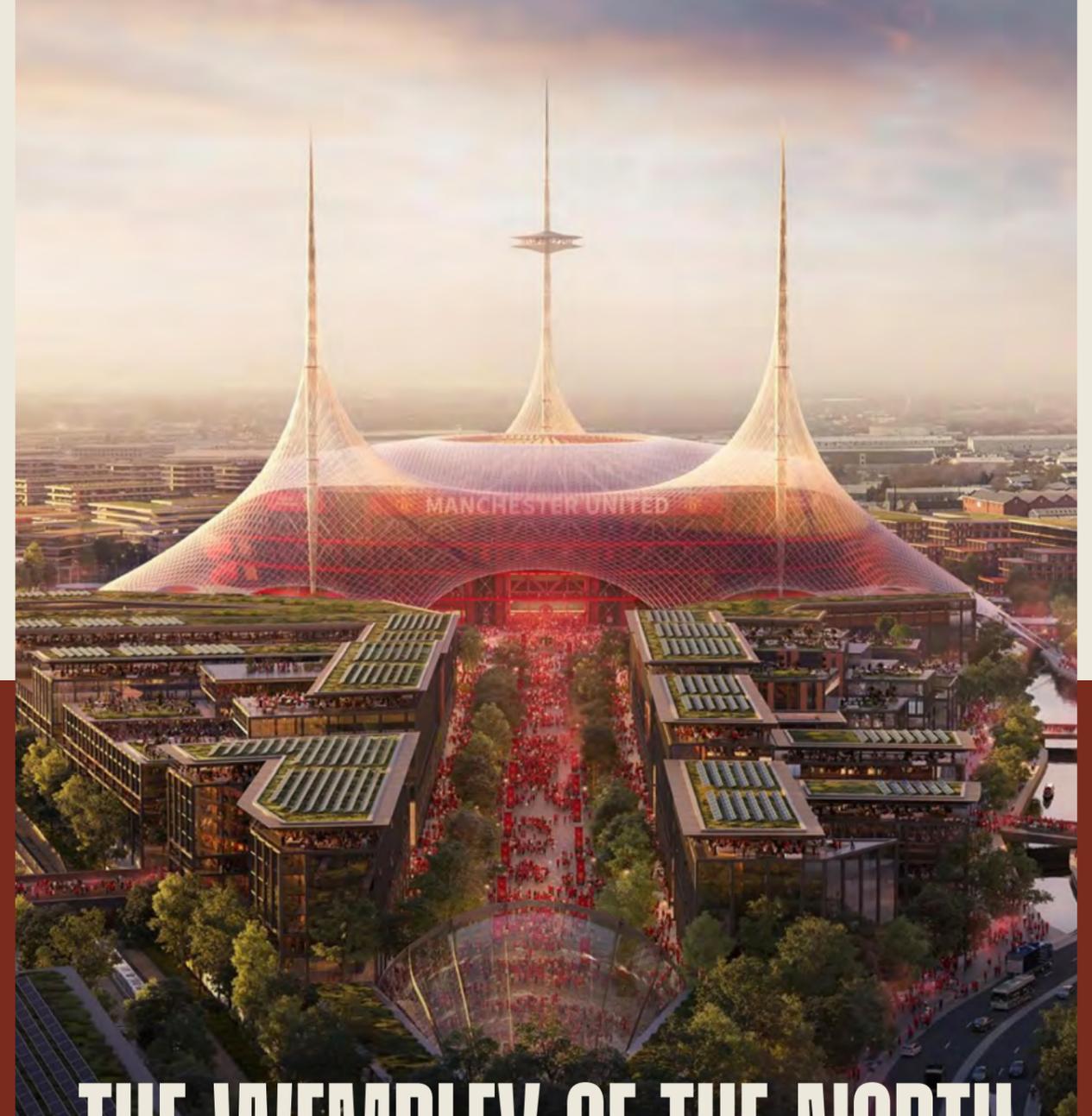
THE CAPITAL OF THE NORTH IS TRANSFORMING



Internationally known for an iconic music scene, cobbled streets and home to some of the most successful football teams in the world, Manchester is a cultural powerhouse.

A new growth plan announced by the UK government will transform Manchester bringing £10bn growth to the local economy.

The regeneration scheme is set to bring 90,000 new jobs to the city, with multiple areas across the region benefitting and receiving investment.



THE WEMBLEY OF THE NORTH

One of the most anticipated projects within the regeneration scheme is Manchester United's new stadium.

Fondly nicknamed 'The Theatre of Dreams', the famous Old Trafford, is set to receive a huge redesign, reinforcing Manchester as a thriving global hub.

The incredible regeneration project represents the biggest sports-led regeneration scheme since the London 2012 Olympics, showcasing Manchester as a key focus city of the UK.

RESIDENT SATISFACTION SURVEY

Through regular Resident Satisfaction Surveys, Vita Living Circle Square listens to the needs of residents and continually evolves the lifestyle offering.

This commitment not only strengthens the resident experience but also drives long-term occupancy.

In response to resident feedback last year, Vita Living Circle Square invested £500,000 in a major refurbishment to enhance its coworking amenity. Residents expressed a demand for more flexible and inspiring workspaces, and Vita Living delivered:

- £500,000 refurbishment
- Extended co-working space
- Private booths for focused work
- Collaborative group meeting areas



CONTINUALLY EVOLVING FOR OUR RESIDENTS

A CITY WITH CONNECTIONS

Manchester City Centre has four mainline railway stations (Piccadilly, Oxford Road, Victoria and Deansgate) linking the city to the wider national rail network. Piccadilly Station is just a 15 minute walk from Circle Square, with Oxford Road just a 6 minute walk. **There are typically 56 trains daily from Manchester to London with a journey time of approximately 2 hours.**

Manchester Airport is situated 8 miles (12 km) to the south of the City Centre. **It is the UK's third busiest airport and the largest outside of London**, serving 29 million passengers annually and providing regular services to almost 200 destinations worldwide. The airport can be directly accessed via Metrolink from Piccadilly Station, or within 20 minutes by Railway.



VITA LIVING
CIRCLE SQUARE

