

PRESENTED BY

BY DESIGN

VITA LIVING CIRCLE SQUARE NORTH

OXFORD ROAD · MANCHESTER M1 7FU

A PERSONAL INTRODUCTION

A home *unlike any other.*

There are apartments in Manchester and then there is Vita Living Circle Square North. The difference is not just the address, though Oxford Road puts everything in reach.

It is the way the building is run. Vita Group have managed it since the day it opened. The team know every resident by name, and the care that goes into keeping this place at its best is visible the moment you walk through the door. Five years in, the building has a feel that most new developments spend years trying to create.

If you ever decide to let it out, Vita Group handle that in-house, without fuss. For now, though, this is about where you are going to live.



Vita Living Circle Square North

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The apartment, upper floor

THE APARTMENT

Floor to ceiling.
A room with a view.

Select apartments look directly over the landscaped gardens of Symphony Park.

Step inside and the apartment opens to the living space. Floor-to-ceiling glazing fills the room with light and frames the city beyond: select apartments look directly over the landscaped gardens of Symphony Park below. The outlook is one of the defining features of living here.

Each apartment comes with a furniture pack included, so it is ready to live in from the day you collect the keys. Come through the front door and there is proper storage in the hallway for coats and shoes: the kind of practical detail that makes daily life work properly, and that is so often missing in a new build.

From 716 SQ FT	35 FLOORS IN BUILDING
999 YEAR LEASEHOLD	10% DEPOSIT SECURES

THE FINISH

Finished. *Throughout.*

The kitchen and bedrooms are complete to the same high specification. Nothing is left to do.

The kitchen is fully fitted with integrated Zanussi appliances and a full-height subway tile splashback. Worktops are stone-effect composite and under-unit lighting is fitted throughout. Everything is installed and ready.

- INTEGRATED ZANUSSI APPLIANCES
- STONE-EFFECT COMPOSITE WORKTOPS
- FULL-HEIGHT SUBWAY TILE SPLASHBACK
- UNDER-UNIT LIGHTING

Both bedrooms are generously proportioned and built to the same specification: neither is a lesser room. Each has its own en-suite and a walk-through wardrobe with built-in storage. Both are practically identical in size, so whoever takes which makes no difference.

- TWO EN-SUITES
- TWO WALK-THROUGH WARDROBES
- BOTH BEDROOMS EQUAL IN SIZE
- FLOOR-TO-CEILING GLAZING TO BOTH









THE AMENITIES

Start at *the top.*

Thirty-five floors of amenity. Residents only.

The 35th floor Sky Lounge opens across a 180-degree panorama: the Pennines to the east, the city spreading in every direction below. It is a residents-only space and there is nothing comparable available from a private address anywhere in Manchester. Come down to the 15th floor and there is a second lounge with two outdoor terraces, quieter and better suited to a weekday morning coffee than a Friday night.

Beyond the views: a Les Mills gymnasium, a bookable private dining room you can genuinely take people to, and a residents events programme that keeps the building's social calendar full throughout the year. A concierge and

building management team are on site from the start of the day to the end.





THE SKY LOUNGE

Above the city. *Below the stars.*

The Sky Lounge sits on the 35th floor, looking out across Manchester in three directions. Arrive after work, order at the residents' bar, and watch the city settle in below you: the lights

of Piccadilly, the towers of Spinningfields, the curve of the Etihad beyond. On a clear day you can see the hills.



THE SOCIAL LOUNGE

A room to *come back to.*

The residents' lounge is a proper social space: softly lit, thoughtfully furnished, with a terrace beyond and a bar at one end. The kind of room you find yourself staying in longer than you planned.

THE SOCIAL LOUNGE

More than *a lobby.*

Multiple spaces within one: a lounge area, a games room, a bar, and a terrace. All resident-only, all available every day.

The lounge at Circle Square North is designed to be used, not just pictured in the brochure. There is a pool table, a bar area, comfortable seating throughout, and a screen for film nights. Access from the adjoining sister building, Vita East, means your social circle extends well beyond your own floor.

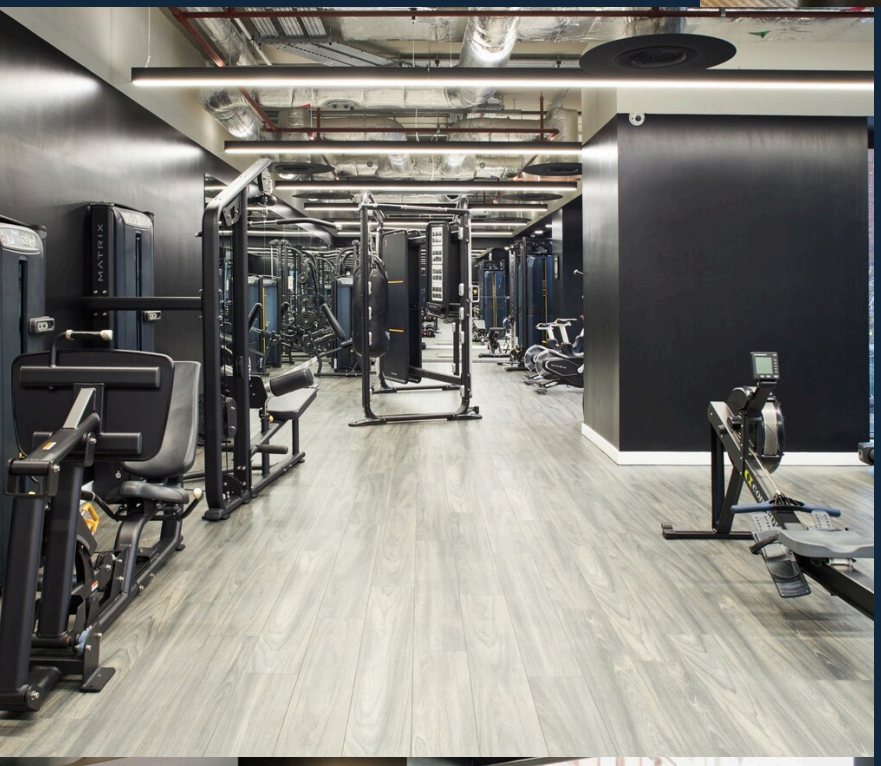
Private dining rooms can be booked for occasions: suppers, celebrations, anything that needs a proper table and a room of its own. These are available on request through the Vita app.

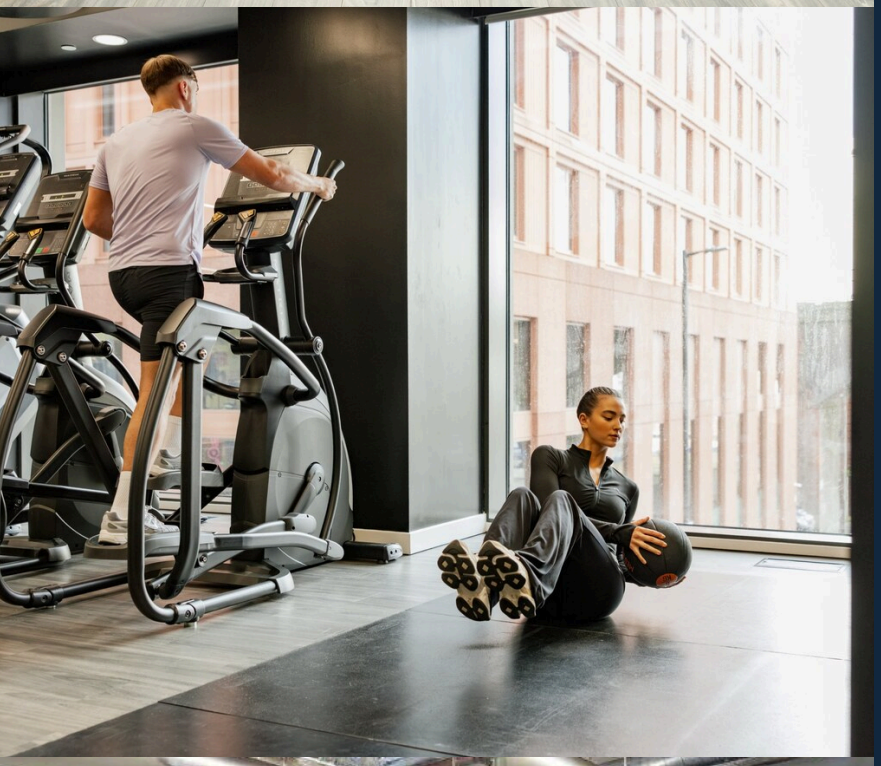
- RESIDENTS' BAR
- POOL TABLE & GAMES AREA
- PRIVATE BOOKABLE DINING ROOMS
- SISTER BUILDING (VITA EAST) ACCESS
- AVAILABLE EVERY DAY, ALL DAY













THE GYM & STUDIO

Move *well.*

A fully equipped gym with city views, and a bookable studio for the classes you actually want to take.

The gym looks out over Manchester from a high floor, making it a genuinely different experience to a basement fitness room. Equipment is commercial standard. The view from the treadmill is the skyline.

Alongside the gym sits a dedicated bookable studio: acoustically treated, mirrored, with a full AV screen for instructor-led sessions. The class programme is Les Mills, with a range of formats available to all residents:

BODYPUMP · BODYCOMBAT · BODYBALANCE · SPRINT · BODYATTACK · SH'BAM · TONE

The studio can also be booked privately for personal training, yoga, or any group session. It is resident-only and always available to reserve through the Vita app.



35
FLOOR LEVELS

7
LES MILLS CLASSES

1
BOOKABLE STUDIO



WORK & COMMUNITY

Work. Network. *Meet people.*

The co-working spaces across Vita Living East and Circle Square North work together to create one of the most significant resident-only working hubs in Manchester. There are different areas for focused heads-down work, collaborative spaces for networking, and meeting rooms for people working across the city who want somewhere that does not feel like an office.

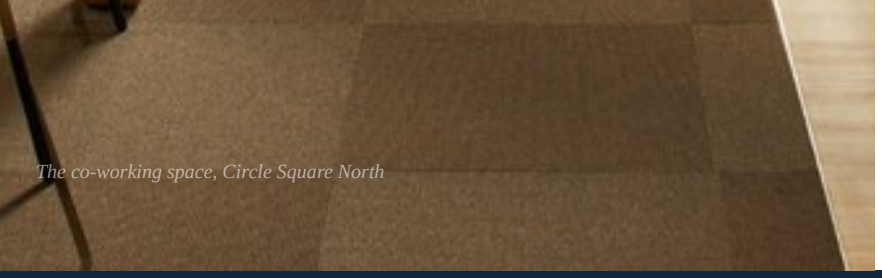
It is used daily, well-designed, and one of the reasons people who live here do not tend to leave. That, and the community. Circle Square is not just a building; it is a proper neighbourhood. Vita Group have managed it since the day it opened, running a residents events programme throughout the year that turns neighbours into people who actually know each other.

Five years. 99% occupancy. It is not an accident.

5
YEARS UNDER VITA MANAGEMENT

99%
AVERAGE OCCUPANCY

7.5%
UP TO RENTAL YIELDS



The co-working space, Circle Square North

WORK & COMMUNITY

A different kind *of workspace.*

Beyond the open desks, Vita Living Circle Square North offers private bookable meeting rooms: warm, well-lit, and ready when you need them, alongside social and dining spaces designed for the moments between work. Residents also benefit from access to the sister building, significantly expanding the range of workspace available across the neighbourhood.







PRIVATE MEETING ROOMS

Bookable.
Private. Yours.



SOCIAL & DINING

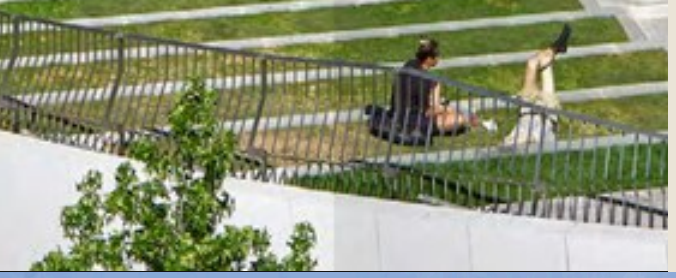
Café, bar &
lounge seating.



KEY FEATURES

At a *glance.*

- Fully furnished two-bedroom, two-en-suite apartments from 716 sq ft; both bedrooms the same size, no box room; walk-through wardrobes and hallway coat and boot storage throughout
- Floor-to-ceiling glazing throughout; contemporary fully integrated kitchens; selected apartments overlook Symphony Park
- 35th floor Sky Lounge and Bar with 180-degree panoramic views; 15th floor lounge with two outdoor terraces
- Les Mills gymnasium; largest residential co-working space in Manchester
- Bookable private dining room; residents events programme; on-site concierge and building management team
- Managed by Vita Group since the building opened: 99% occupancy over five years; lettings handled in-house should you ever need it
- Circle Square, Oxford Road: adjacent to Symphony Park, walking distance of Manchester's universities, hospitals and cultural quarter
- Manchester Piccadilly and the Northern Quarter a short walk north
- 10% deposit secures; 999-year leasehold from 2021; peppercorn ground rent; optional delayed completion June 2027





THE LOCATION

Oxford *Road.*

Everything nearby.
Nothing to drive to.

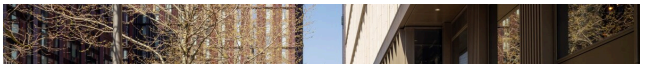
Circle Square sits at the heart of the Oxford Road Corridor, directly adjacent to Symphony Park, a new landscaped public garden that has become one of the best places in Manchester to clear your head after work. The universities are on the doorstep. The Manchester Royal Infirmary, the independent restaurants and bars of the Corridor: all within a few minutes on foot. Piccadilly is a short walk north, the Northern Quarter just beyond it. The city does not ask much of you here in terms of effort.

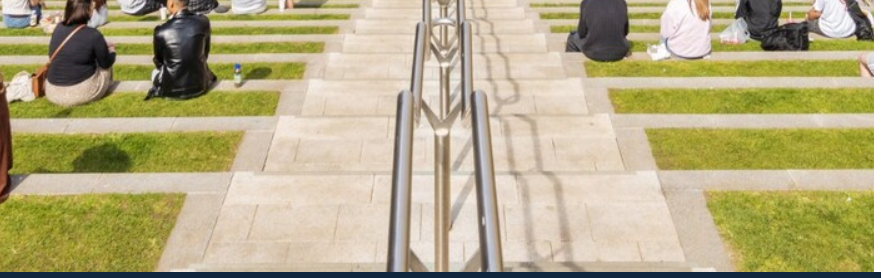
ON THE DOORSTEP

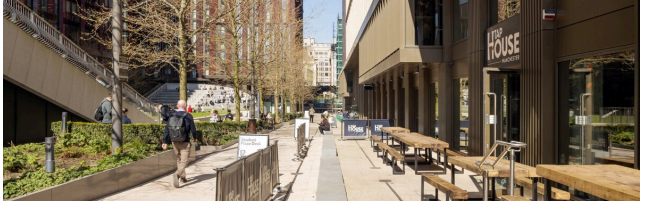
Symphony Park		*On your doorstep*
Uni of Manchester	5	min walk
MRI / hospitals	8	min walk
Piccadilly Gardens	10	min walk
Northern Quarter	14	min walk
Piccadilly Station	16	min walk

FURTHER AFIELD

Manchester Airport	30	min Metrolink
Liverpool	35	min by rail
London Euston	2 hr	by rail







STRICTLY BY APPOINTMENT ONLY

Arrange a *private viewing*



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AS SEEN IN

MANSION GLOBAL THE LUXURY HOME SHOW THE TIMES WALL STREET JOURNAL

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