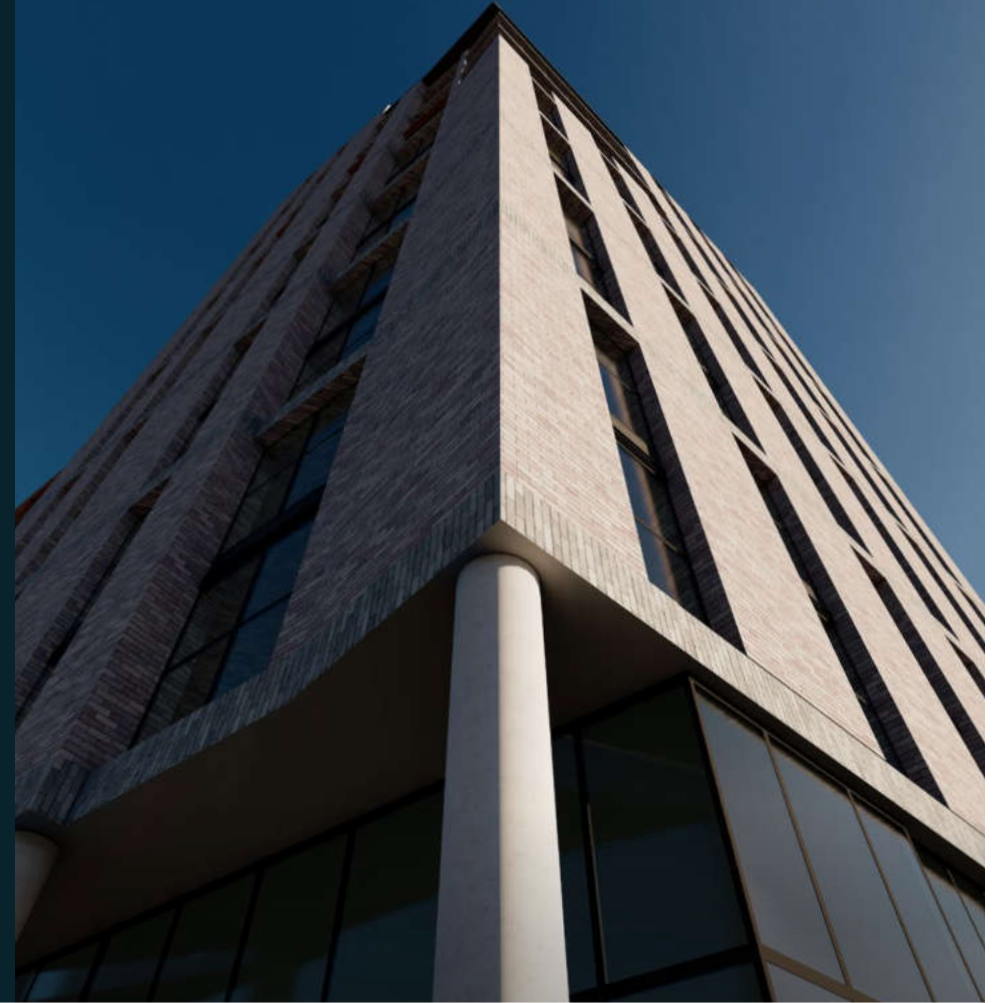


SETTING A NEW STANDARD IN
LUXURY STUDIO APARTMENTS





Our luxury studio apartments are perfect for professionals, graduates and students, and come with all the amenities you need to make life easy.

Residents will have access to a gym, laundry facilities and bike storage, as well as being just five minutes' walk from Salford Crescent station.

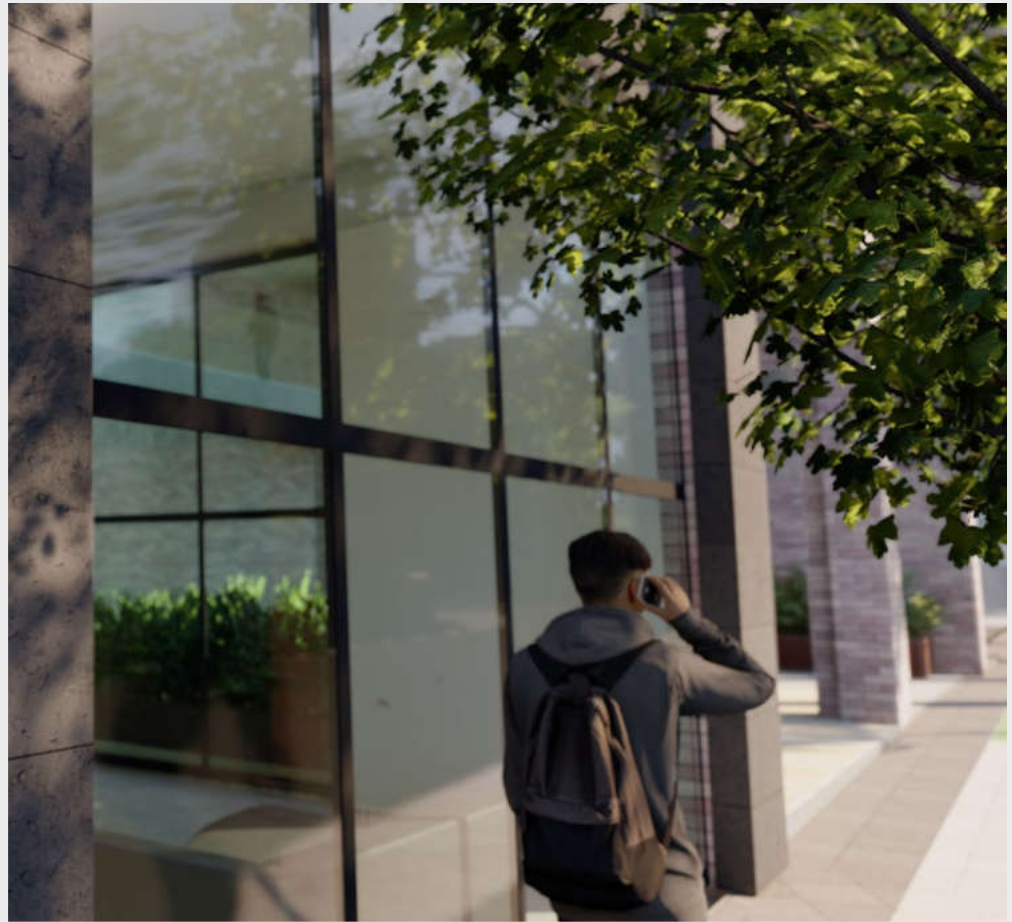
And if that's not enough, we're also close to the incredible city of Manchester either a short journey by train or car, or a leisurely walk.

THE NEXT CHAPTER



A PLACE FOR
PROFESSIONALS,
GRADUATES &
DISCERNING
STUDENTS





BY AWARD-WINNING
DEVELOPER

A SPECTACULAR
NEW OPPORTUNITY



Drone photo from the height of the upper floors (50m)
towards Manchester and the University of Salford

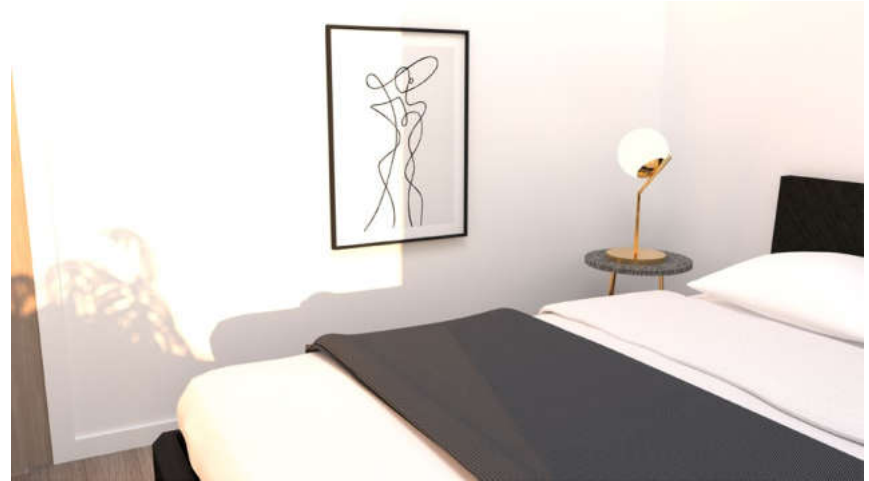
A GARDEN
IN THE SKY

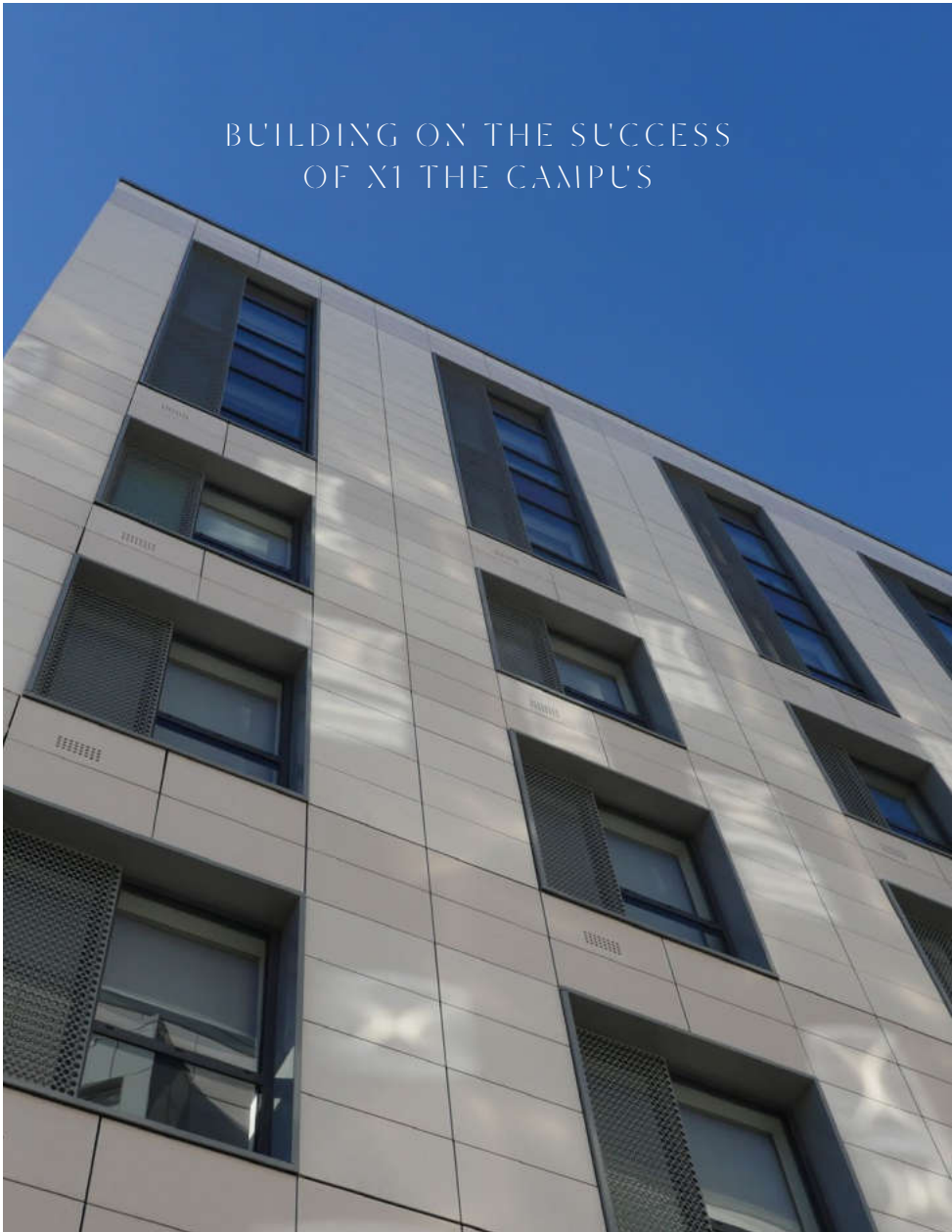


FLOOR PLAN



LUXURY STUDIO APARTMENT
EXAMPLE AVERAGE UNIT
AREA: 237 SQ FT / 22 SQM





BUILDING ON THE SUCCESS
OF XI THE CAMPUS

Located just seconds from one of the main university buildings and only six minutes from MediaCityUK, XI The Campus launched 271 boutique style studio apartments in response to the increasing demand for high-end student accommodation in Salford.

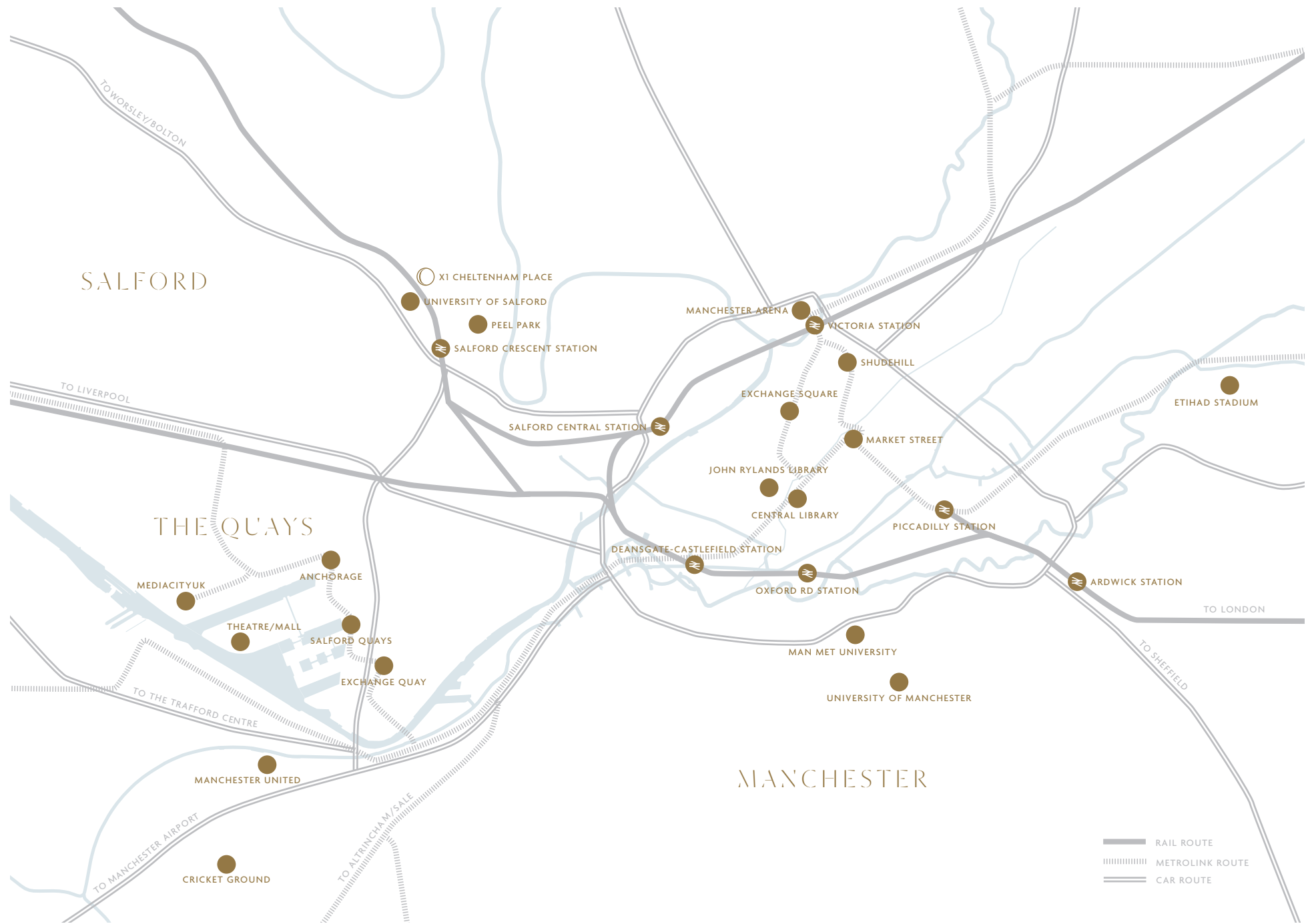
Launched to the rentals market in 2018, the development is consistently at 100% occupancy and has been extremely popular amongst students who are willing to pay premium rental prices in exchange for an on-site gym, on-site games room and ultimately, a desirable location, which hugely minimises time spent travelling.

OVER HALF OF
STUDENTS FROM
MANCHESTER'S
UNIVERSITIES
CHOOSE TO REMAIN
IN THE CITY AFTER
GRADUATION

CENTRE FOR CITIES

The first phase of XI The Campus was an immediate hit with both investors and residents, with the second phase now fully sold out and full occupied.





SALFORD

THE QUAYS

MANCHESTER

- RAIL ROUTE
- - - METROLINK ROUTE
- == CAR ROUTE

X1 CHELTENHAM PLACE

UNIVERSITY OF SALFORD

PEEL PARK

SALFORD CRESCENT STATION

MANCHESTER ARENA

VICTORIA STATION

SHUDEHILL

EXCHANGE SQUARE

MARKET STREET

JOHN RYLANDS LIBRARY

CENTRAL LIBRARY

PICCADILLY STATION

DEANSGATE-CASTLEFIELD STATION

OXFORD RD STATION

ARDWICK STATION

MAN MET UNIVERSITY

UNIVERSITY OF MANCHESTER

ETIHAD STADIUM

SALFORD CENTRAL STATION

MEDIACITYUK

ANCHORAGE

THEATRE/MALL

SALFORD QUAYS

EXCHANGE QUAY

MANCHESTER UNITED

CRICKET GROUND

TO WORSLEY/BOLTON

TO LIVERPOOL

TO THE TRAFFORD CENTRE

TO MANCHESTER AIRPORT

TO ALTRINCHAM/SALE

TO LONDON

TO SHEFFIELD

0-10 MINUTE WALK

- UNIVERSITY OF SALFORD**
The university campus is directly adjacent to the development, giving students easy access to lectures and learning facilities
- TESCO EXTRA**
This substantial hypermarket stocks nearly all of Tesco's product ranges and is a short walk, ride or drive from the development
- LIBRARY CAFÉ**
For a warm drink, baked products and other light refreshments this spot is great for student residents who are on the go
- PEEL PARK**
This public park on the banks of River Irwell is a stunning green space to explore, perhaps with a cup of coffee from the park café
- SALFORD SHOPPING CENTRE**
This large shopping area features a range of shops and food outlets, good for food shopping and essentials just a short walk away

- ATMOSPHERE**
This modern campus haunt offers a sports-bar setting as well as a global cafe for light bites, refreshments and good coffee
- SUBWAY**
Home to submarine sandwiches, wraps, salads and beverages for when the pace of city living demands a faster bite to eat
- COSTA COFFEE**
This is the largest and fastest growing coffee shop chain in the UK, famous for its authentic espresso-based drinks and food
- MULTI FAITH CENTRE**
Unique spaces for group worship, private prayer, personal reflection, social activities, pastoral support and relaxation
- MUSEUM AND ART GALLERY**
This nearby gallery and museum is dedicated to the history of Salford and Victorian art and architecture in Greater Manchester

5 MIN TRAIN/10 MIN CYCLE/30 MIN WALK

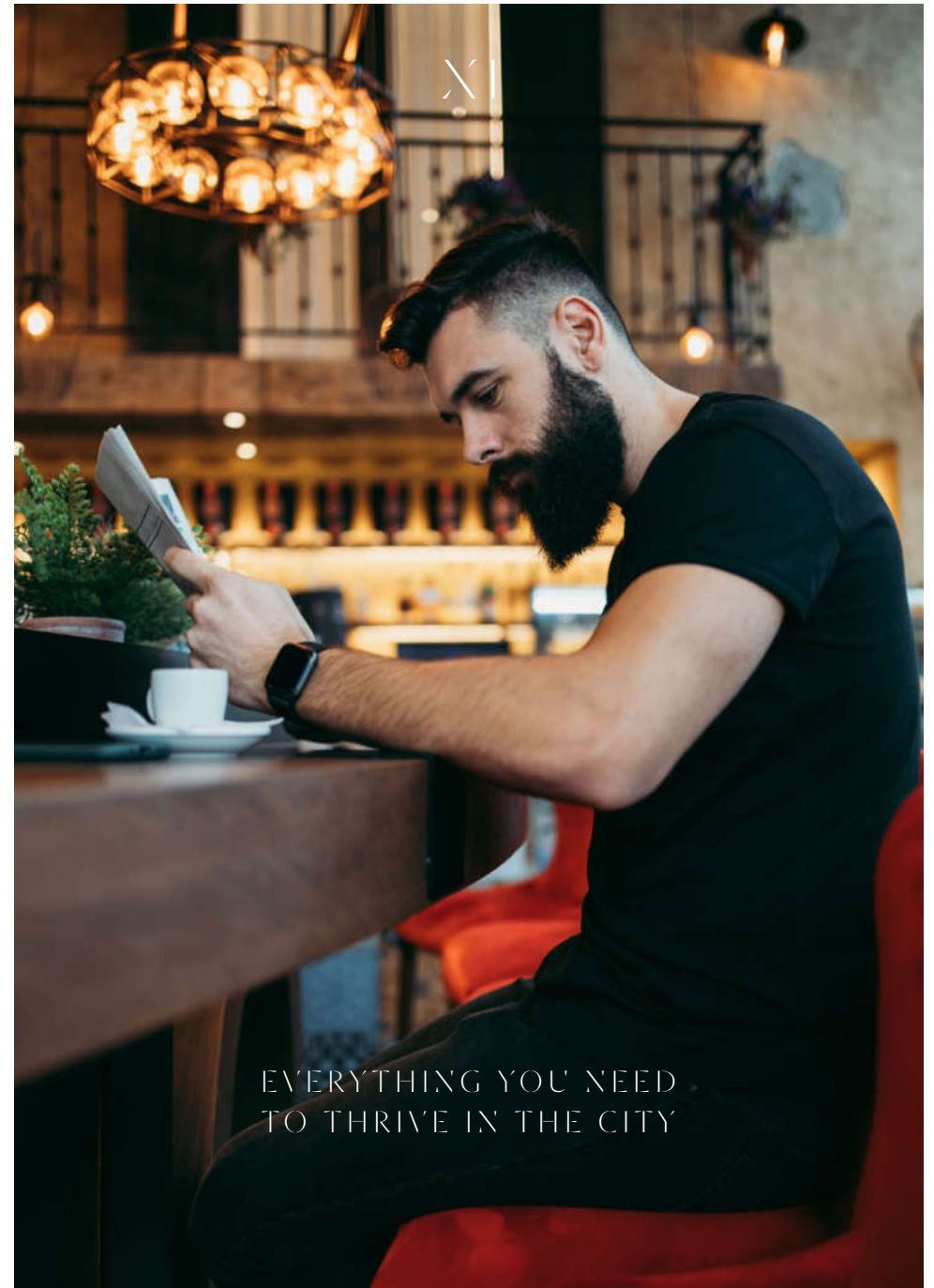
- UNIVERSITY OF MANCHESTER**
The largest single-site university in the UK and part of the prestigious Russell Group of universities, with outstanding facilities
- MANCHESTER ARNDALE**
This large shopping centre in the middle of Manchester is very easy to get to from your apartment and offers a wide range of stores

- MANCHESTER MET UNIVERSITY**
Among the most extensive higher education centres in Europe with 37,000 students and more than 1,000 courses on offer
- THE TRAFFORD CENTRE**
This is one of the largest shopping centres in the country, with more than 150 stores and restaurants for your enjoyment

30 MINUTE TRAIN/METROLINK

- MANCHESTER AIRPORT**
The busiest airport in the UK outside of London with direct routes to cities across the globe, only a short trip from your apartment
- DUNHAM MASSEY**
The National Trust's Dunham Massey in Cheshire is a Georgian house and garden for all seasons featuring an ancient deer park

- HEATON PARK**
A municipal park covering an area of over 600 acres and home to listed buildings and other heritage features, a great place to explore
- SALE WATER PARK**
A 152 acre area of countryside and parkland including a 52 acre artificial lake dedicated to watersports and open water swimming



EVERYTHING YOU NEED
TO THRIVE IN THE CITY

A PERFECT BASE TO EXPLORE
MANCHESTER, THE UK, EUROPE
AND THE REST OF THE WORLD



University of Salford	0-3 mins
Salford Crescent Station	4 mins
Manchester City Centre	30 mins

Train travel time from
Salford Central Station to:

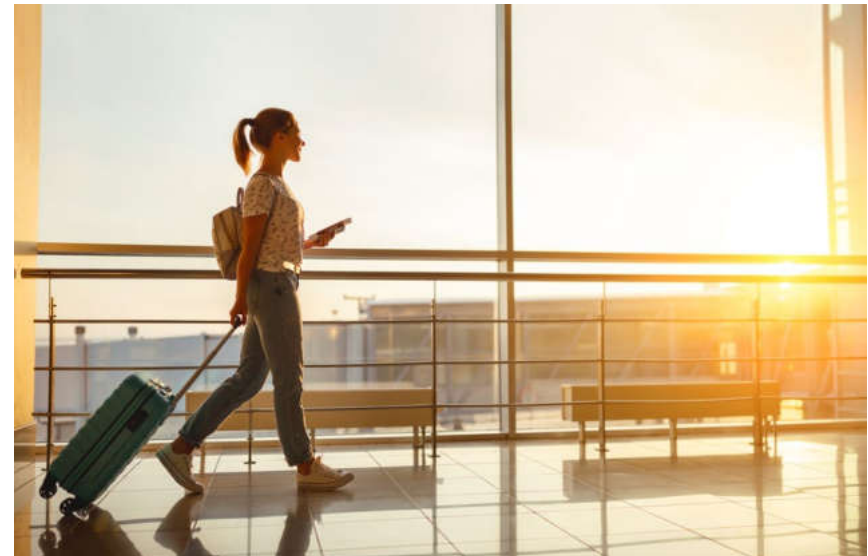
Salford Central	3 mins
Deansgate-Castlefield	3 mins
Oxford Road	5 mins
Victoria	7 mins
Piccadilly	9 mins

The Trafford Centre	12 mins
Manchester Airport	18 mins
Liverpool	40 mins

With easy access to your bike why not use pedal power?



Only 20 minutes by car to Manchester Airport



CYCLE STORAGE
FOR EASY TRAVEL

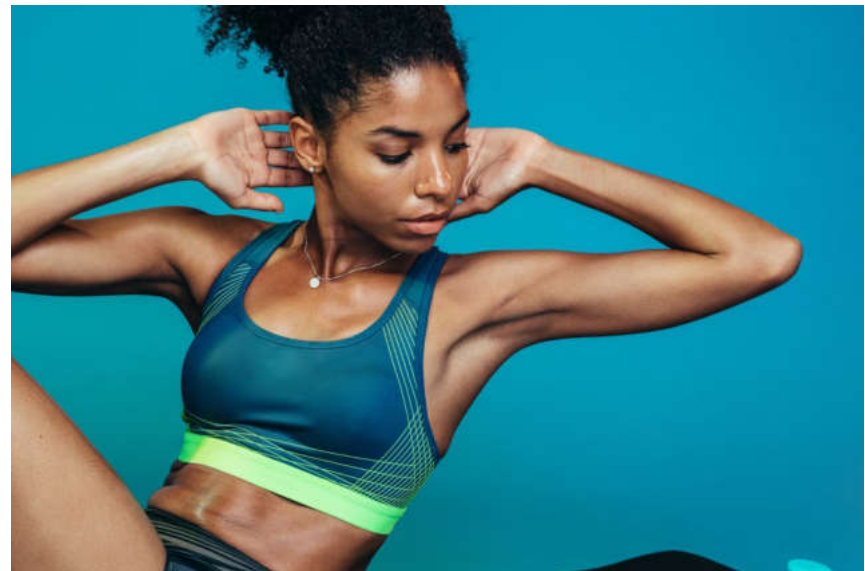




A FULLY FEATURED
RESIDENTS' GYM OFFERS
A COMPLETE WORKOUT
WITHOUT LEAVING HOME

Healthy living for a healthy mind. A state of the art gymnasium welcomes you as you return home. This modern fitness studio and workout space is for the exclusive use of XI residents.

Accommodating cutting edge cardiovascular machines including treadmills, exercise bikes, cross trainers and weights. There is something for everybody — whatever your degree of fitness.

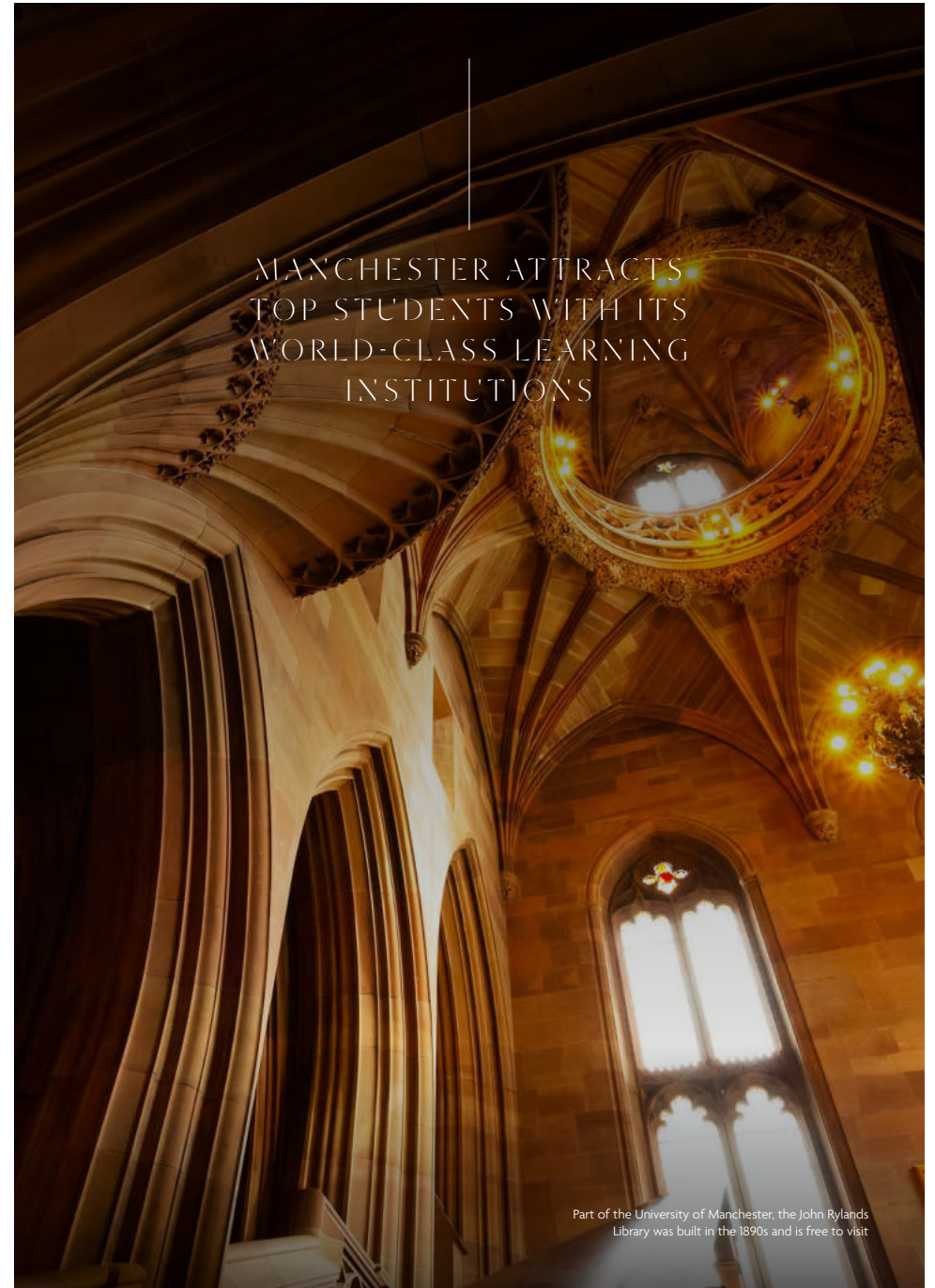


Over the last decade, private student accommodation has become one of the UK's strongest assets with a steady upward growth of domestic and overseas students enrolling on courses.

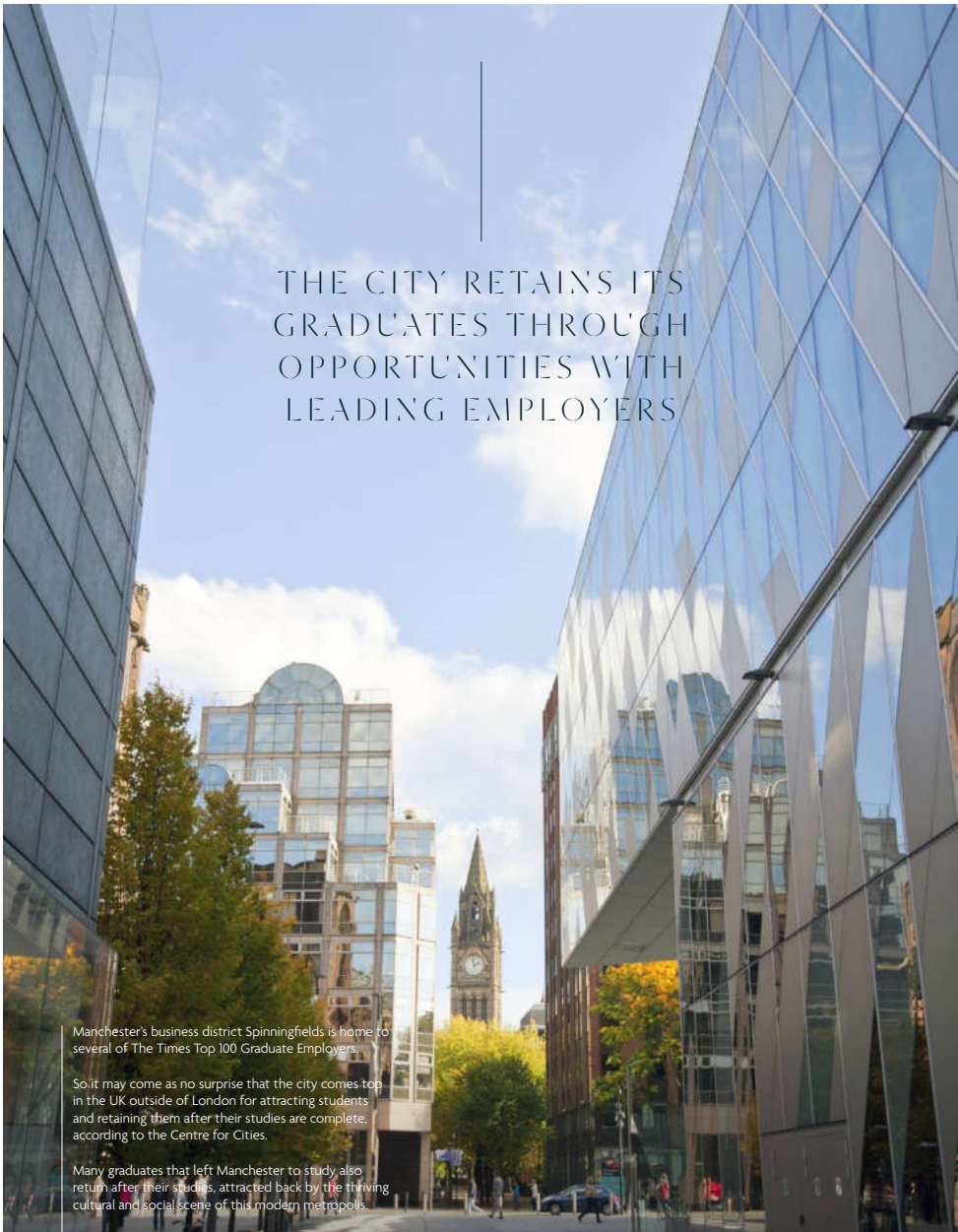
As traditional accommodation has declined in popularity, in a recent UCAS survey, 63% of students cite the standard of their accommodation as a very important factor for their wellbeing and satisfaction.



Photo showing looking towards the stunning Central Library from St Peter's Square



Part of the University of Manchester, the John Rylands Library was built in the 1890s and is free to visit



THE CITY RETAINS ITS
GRADUATES THROUGH
OPPORTUNITIES WITH
LEADING EMPLOYERS

Manchester's business district Spinningfields is home to several of The Times Top 100 Graduate Employers.

So it may come as no surprise that the city comes top in the UK outside of London for attracting students and retaining them after their studies are complete, according to the Centre for Cities.

Many graduates that left Manchester to study also return after their studies, attracted back by the thriving cultural and social scene of this modern metropolis.



BBC

itv



Kellogg's



amazon

Google



MediaCityUK is home to world-class studio facilities making television, radio and digital productions that are broadcast around the world. Many media professionals working here also live beside the tranquil Salford Quays.



STANDING BY OUR
DEVELOPMENT WITH A
RENTAL GUARANTEE OF
7% NET FOR 10 YEARS





Drone photo from the height of the upper floors (50m)
towards Manchester and the University of Salford



SKYLINE VIEWS OF MANCHESTER
FROM THE PENTHOUSE STUDIOS

THE UPPER FLOORS BENEFIT
FROM CITYSCAPE WINDOWS