



FROM
£165,000

Sky Gardens successfully combines the convenience of contemporary inner city living with access to attractive outdoor living space. Located on the doorstep of Manchester's business district, the Sky Gardens sits next to the exciting Roof Gardens development which has won plaudits for its concept of incorporating private skyline retreats and tree-lined secluded courtyards at the heart of the city.

Sky Gardens offers 162 homes comprising penthouses, triplexes, duplexes and loft apartments – some with private gardens and terraces – and a tenth floor communal roof garden supporting wildflower, barbeque and picnic areas. On the ground, a new public square will incorporate a residents' lounge, café, restaurant and bar for residents to meet, interact and enjoy.

Our contractor is due to start work Q2 2016 with an 18 month build programme.



Key property developments in Manchester UK Secure and high yield investments from Pimlico Capital

Elisabeth Gardens offers a total of 201 handsome two, three and four bedroom mews houses and contemporary apartments, set against the stunning backdrop of Houldsworth Golf Course. This sensitive restoration of the historic Elisabeth Mill will create 152 one and two bedroom apartments while bright, open modern living spaces will both contrast and complement the building's period façade.

Shared communal spaces, include a public square, play spaces, communal allotments and a café as well as wildflower gardens, picnic areas and sun terraces. Apartments will benefit from lift access - with secure parking for two bedroom properties.

Building works are due to commence in 2016 with a 24 month build programme with phased completion from month 10.

FROM
£145,000



FROM
£110,000

Victoria Gardens is situated in Droylsden in emerging East Manchester, it sits on the doorstep of Manchester City Centre with excellent transport links. A great location and an appealing mix of house types will form the new urban village complete with courtyards, a public square, orchard, play area, car parking and community facilities.

There is a wide choice of 127 high quality homes including one and two bedroom apartments, duplexes, cottages and two, three and four bedroom townhouses. The design and layout of the development have been carefully conceived to give Victoria Gardens a distinctive identity.

Victoria Gardens offers an attractive range of accommodation and outdoor space and is served by excellent bus, tram, rail and motorway connections. Estimated completion date Q4 2017.



MANCHESTER RENTAL MARKET

Manchester residential property is gathering momentum
Lack of supply and long term increased demand will push property prices higher
Excellent yield and capital appreciation play at low price-points
Manchester property values up 18% year on year in Q1 2016 (Nationwide)
Occupancy rates 95.6% (MCC Real time Economy Dashboard 09/15)
Manchester average yields 7.98% (HSBC) – 2nd out of 50 UK buy to let
Year on year rental growth of 5.0% in Manchester (HSBC)
JLL forecasts growth of upto 22.2% by 2018

DEMAND WILL DRIVE PRICES

Population projected to grow by 128,000 in the next 10 years (Ox. Economics)
110,000 new jobs expected to be created in the next 10 years (Ox. Economics)
with 31,200 new jobs in professional scientific and technical services

REGENERATION TRANSFORMING MANCHESTER

Manchester Life will deliver 55,000 units by 2027 and will transform 30 acre estate into urban village of 1700 new homes
City Council, Universities and NHS partnership to transform 243 hectare area
1st street regeneration – New leisure, retail and office space regeneration southeast of Oxford Road Station
Manchester Airport development will create over 16,000 jobs

MANCHESTER EVOLUTION

Financial and Professional Services

21.2% of the city's GVA
65 of FTSE 100 (Co-Operative Group, RBS, KPMG, Deloitte)

Creative, Digital and New Media

Media City - first purpose built media community in the UK, home to over 8,000 businesses
BBC, Google and SIS all have regional headquarters in Manchester

ICT /Communications

Largest concentration of ICT industries outside of the SE including companies like Siemens
BT - £575 million broadband programme places

Education/Universities

Over 105,000 students across Manchester University, Manchester Metropolitan University, the University of Salford and the University of Bolton
Manchester Business School is ranked number one in the world for accounting research and first in the UK for business research

ENJOY THE BENEFITS OF PROPERTY OWNERSHIP

Pimlico Capital provides property-backed investments for professionals who would like to enjoy a healthy income stream in later life. These investments are secure and managed by Pimlico Capital's management agents. They are ideal for UK and EU expatriates and for foreign investors who can enjoy property ownership without the normal cost or hassle.

Investors have the benefit of total control over their assets. Funding is provided by Pimlico Capital; their properties are let and managed by Pimlico's agents; rental income is sufficient to cover mortgage payments and they remain in control of their investment - free to sell or to buy additional properties at a time and on terms that suit them.

Ask your financial advisor to contact us or apply directly...

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