



OBSIDIAN MANCHESTER

FACT SHEET

ABOUT OBSIDIAN

A brand-new 26-storey tower that will stand proudly over the city centre and create 250 exceptional new homes for the area.

The studio, one-, two- and three-bedroom apartments are complemented by best-in-class amenities for residents including a gymnasium, cinema room, private dining room and more.

Studio

From £249k

1 Bedroom

From £312k

2 Bedroom

From £376k

3 Bedroom

From £570k





KEY FACTS

Developer:	Domis and Salboy
Address:	Obsidian, Trinity Way, M3
Estimated Completion:	Q4 2026
Total Development:	250 homes
Tenure:	999 Year Leasehold
Expected Yield:	6% gross
Building Warranty:	10 years
Service charge:	Estimated £4.90 per sq.ft

OBSIDIAN LOCATION

Greater Manchester is one of the UK's most impressive urban success stories. A booming economy, growing population and pervasive sense of possibility make this an extremely popular place to live. The future keeps getting brighter thanks to landmark economic gains and a thriving business sector.

Key Locations

- | | | | |
|---|--|---|---------------------|
| 1 | SELFRIDGES | 6 | BARRY'S BOOTCAMP |
| 2 | HARVEY NICHOLS | 7 | THE BLACK FRIAR PUB |
| 3 | APPLE | 8 | EVERYMAN CINEMA |
| 4 | BOODLES | 9 | SOHO HOUSE |
| 5 | AVIVA STUDIOS -
FACTORY INTERNATIONAL | | |



INVESTMENT CASE

120,670

Number of higher-education students, one of the highest figures in Europe

£86bn

Size of Manchester's economy

5,000

Number of people moving to the city centre each year

Largest city region
outside London (ONS)

More 25-29 year-olds

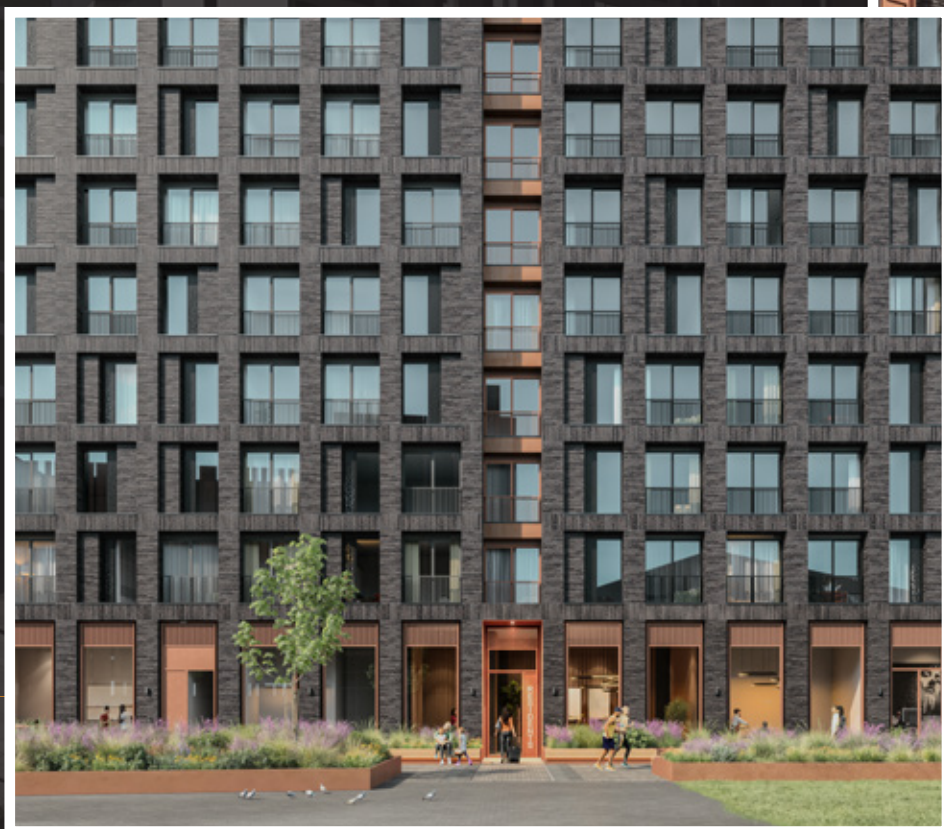
Living in the region than anywhere else in the UK (ONS)

51.5%

Graduate retention rate
(CENTRE FOR CITIES)

65,000

New jobs in Manchester
by 2040



ABOUT MANCHESTER

Smart investors continue to be attracted to Manchester because of the city's strong fundamentals, which provide a solid foundation for continued growth and strong returns. Manchester was recently crowned as the top spot for buy-to-let investment opportunities in 2023, with 1 in 3 residents in the city renting.



Likewise, Manchester also claims the top spot in JLL's Big Six Residential Report for the fourth consecutive year, with the highest future growth forecasts in both the sales and rental market. Offering investors the strongest capital growth (19.3%) and rental growth (21.6%) over the next four years, domestic and international investors alike are seeking out opportunities to benefit from Manchester's continued growth.





INVESTMENT

Manchester offers lucrative investment opportunities with rising property prices and rental yields, thanks to its desirable location and proximity to the city center.

HIGH RENT

In June 2023, the cost of renting an apartment in Manchester increased by 19.6% annually according to JLL-outpacing all other 'Big Six' cities in the UK in terms of rental growth. Factors such as heightened demand and landlords divesting their properties have contributed to this phenomenon.



GROWTH

Manchester has one of the fastest growing property markets in the UK, with house prices forecast to grow a further 19.3% in the next 4 years.

POPULATION

Manchester is the second youngest area in the country, census figures have revealed. The city has a median age of just 31-years-old.





APARTMENTS

Every apartment at Obsidian has been designed to exceed your expectations. No detail has been left unexamined and no level of quality has been considered too high during the design and creation of these superior homes.



31
studios

93
one-beds

111
two-beds

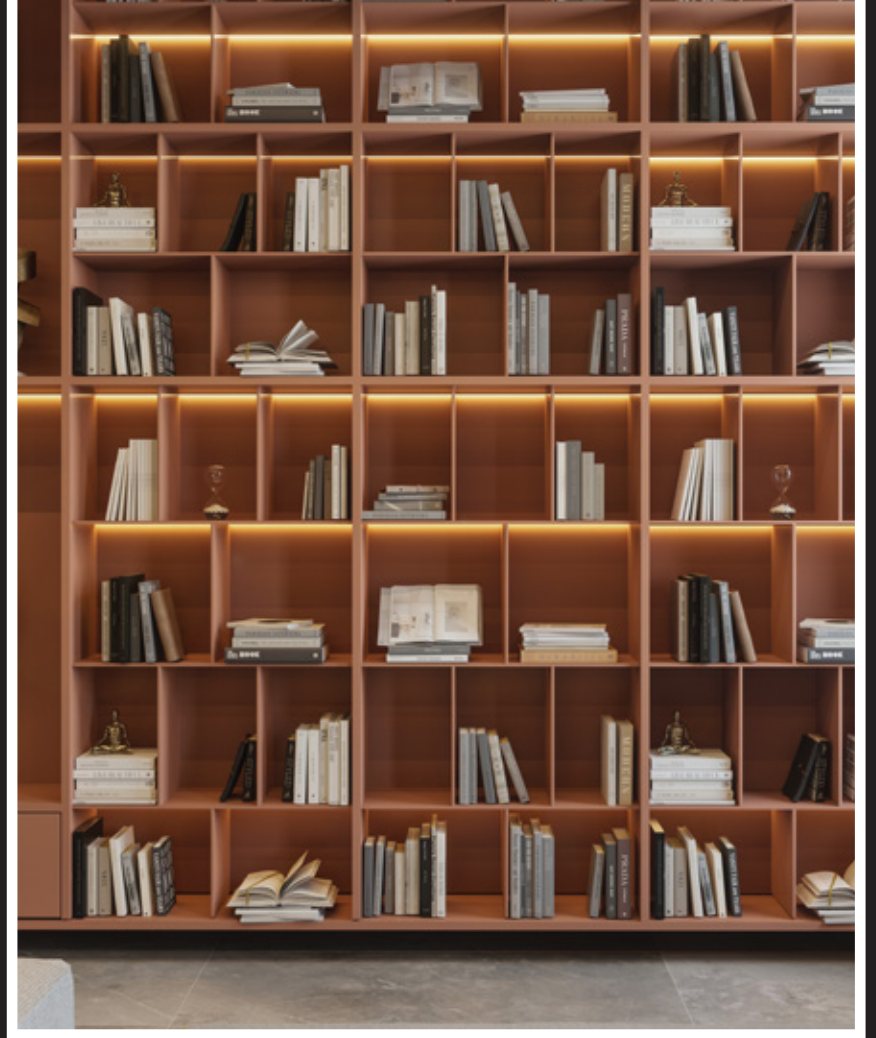
15
three-beds



DEVELOPMENT VIEW



AMENITIES



RESERVATION PROCESS

Reservation deposit £2,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

25% on the exchange of contracts minus the reservation fee paid (exchange within 28 days of reservation) and balance on completion 75%).



LEGAL INFORMATION

Buyers Recommended Solicitor
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LETTINGS AND MANAGEMENT

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Register for Letting and Management on
reservation to benefit from preferential rates.

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