



# VISTA RIVER GARDENS

TRINITY ISLAND  
•  
MANCHESTER



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MANCHESTER

## ELEVATED RIVERSIDE LIVING

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# WELCOME TO VISTA RIVER GARDENS

Vista River Gardens is an impressive 55-storey tower located on the bank of the River Irwell at Trinity Island, Manchester.

Offering a 5\* suite of amenities across four floors, and a unique geometric design that traces the river's meander through the city, it is the perfect place for anyone looking for the best of both worlds - a city home with an abundance of space, both inside and out.



Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



**simpsonhaugh**

# ARCHITECT'S VISION

Vista River Gardens represents the first phase of development across two parcels of land either side of Trinity Way, each with its own secure underground parking, residents' amenity spaces and private external terraces. Whilst the complete development will read as a coherent whole, each parcel is given its own strong identity through a differing language of architectural design.

Vista River Gardens is arranged to frame a rich and verdant new garden space overlooking the River Irwell. Providing an open setting for the buildings, this new park will connect Salford via Regent Road with St John's, Castlefield, and Manchester city centre beyond.

The towers within Trinity Island rotate to address their immediate context, yet in combination form a partnership. Curved façades lock the towers into the natural bends of the river and site, whilst inflected façades contrast, to generate a visually slender tower form and encourage light and shadow to vary their appearance.

At ground level the towers are elevated above a series of exposed columns, forming generous 3-storey colonnades that address the arrival space at the heart of the site. The space between the towers provides visual and physical permeability from the city to the river's edge.

The lower floors are cut away, producing a unique series of interlocking and stepped amenity spaces and external double height roof terraces, virtually drawing the external landscape into the building.

The elevations reinforce the legibility of the building form, providing contrast between dark and textured curved façades, accentuated by repeated shallow vertical fins, with adjacent light and smooth inflected façades.

Three quarters of the site will be developed as parkland in an urban riverside environment. A continuous lower-level route across the site addresses the river, whilst the elevated podium is richly planted with a mix of trees, shrubs, and lawns, providing elevated river views. A fully accessible feature of steps and ramps connects the differing landscape levels.



Beetham Tower / Hilton Hotel, Manchester



Rachel Haugh

Ian Simpson



Rachel Haugh & Ian Simpson



No. 1 Spinningfields, Manchester



Two St Peter's Square, Manchester



One Blackfriars, London



Burlington House, Manchester



Circus West Village, Battersea Power Station, London



Dollar Bay, London



# ELEVATED RIVERSIDE LIVING

Vista River Gardens is a collection of spacious one, two and three-bedroom apartments and penthouses, all benefiting from four levels of superior resident-only amenities.

An eye-catching tower elevated above a series of exposed columns and set within the Castlefield Conservation Area, nature is at the heart of the development.

Boasting a stunning riverbank setting and 1.6 acres riverside park, Vista River Gardens is also situated close to St John's, an area brimming with culture, enterprise and innovation.





# TRINITY ISLAND: THE MASTERPLAN

Trinity Island has been designed to provide a spectacular new neighbourhood that will benefit its city centre location, whilst delivering new, high-quality homes with easy access to St John's - Manchester's inspiring new culture & enterprise district.



The development's drop-off area is perfectly situated in the heart of Trinity Island, with Vista River Gardens' located to the left. Sheltered under the overhang of the tower above, Vista River Gardens' entrance is located beneath this unique design form, with striking triple-height feature colonnades to provide theatre and grandeur.

The overarching Trinity Island masterplan also incorporates generous public realm on the bank of the River Irwell. Central to the development is:

- Trinity Gardens, beautifully landscaped public gardens spanning 1.6 acres;
- A riverside park, featuring both a children's play area and a dedicated dog park;
- 130m of scenic river frontage.

## WALKING TIMES

St John's (Culture & Enterprise Quarter)	3 mins
Deansgate / Hilton Hotel  	9 mins
Spinningfields	9 mins
Salford Central 	15 mins

-  National Rail
-  Metrolink

Walking times are taken from Google Maps and are approximate.



View from development entrance towards River Irwell with Vista River Gardens on left. Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



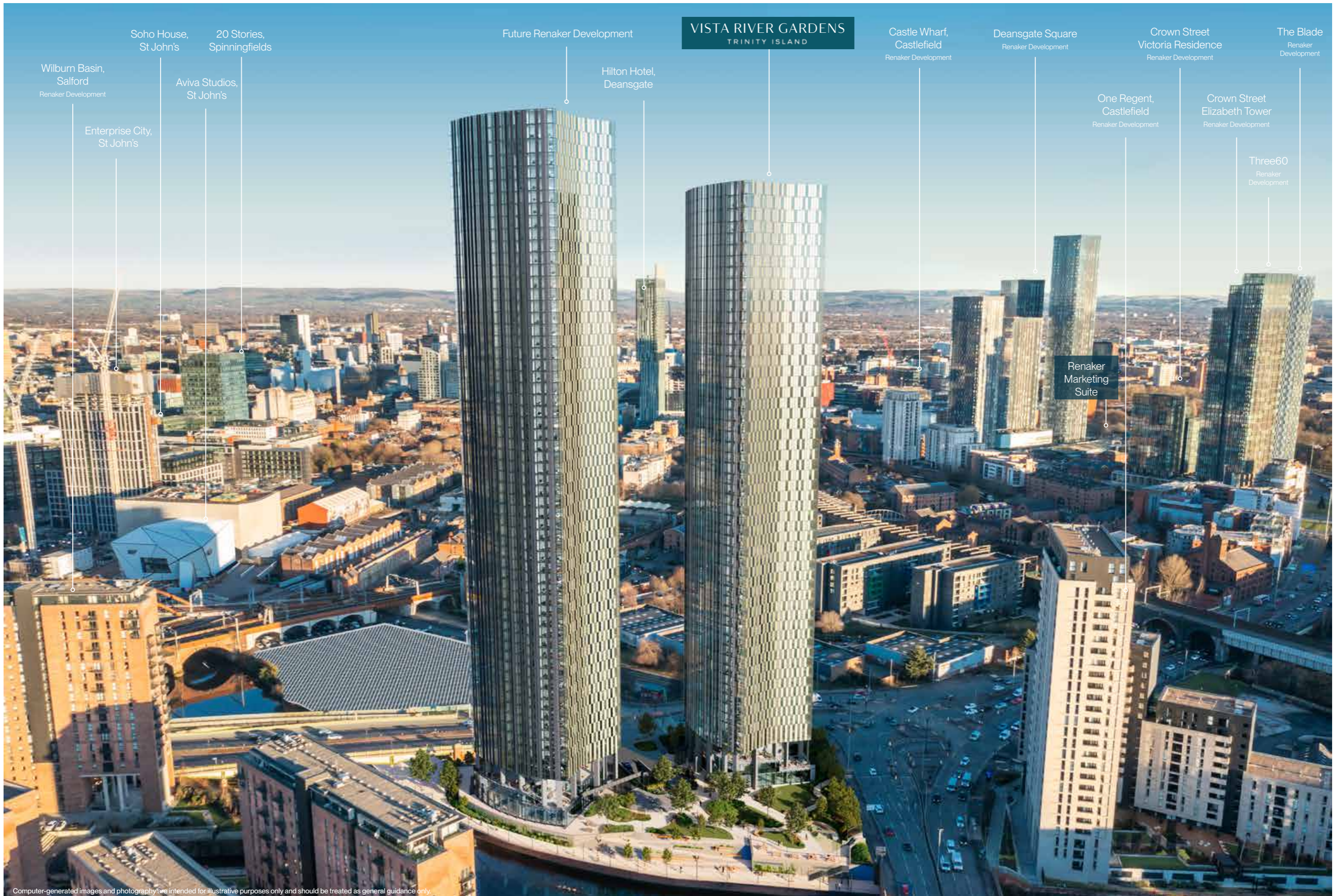
## KEY

- A** Future Renaker Development
- B** Wilburn Basin
- C** One Regent

## DIRECTIONS

- St John's (Culture & Enterprise Quarter)  
3 mins walk 
- Deansgate  
9 mins walk 





**VISTA RIVER GARDENS**  
TRINITY ISLAND

Wilburn Basin,  
Salford  
Renaker Development

Soho House,  
St John's

20 Stories,  
Spinningfields

Aviva Studios,  
St John's

Enterprise City,  
St John's

Future Renaker Development

Hilton Hotel,  
Deansgate

Castle Wharf,  
Castlefield  
Renaker Development

Deansgate Square  
Renaker Development

Crown Street  
Victoria Residence  
Renaker Development

The Blade  
Renaker Development

One Regent,  
Castlefield  
Renaker Development

Crown Street  
Elizabeth Tower  
Renaker Development

Three60  
Renaker Development

Renaker  
Marketing  
Suite

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# THE CITY

**KEY**

- Places of Interest
- Recent Renaker Development

**CITY DISTRICTS**

- Conservation Area

● **ENTERPRISE CITY AT ST JOHN'S** - A HUB FOR THE TECH, MEDIA & CREATIVE INDUSTRIES

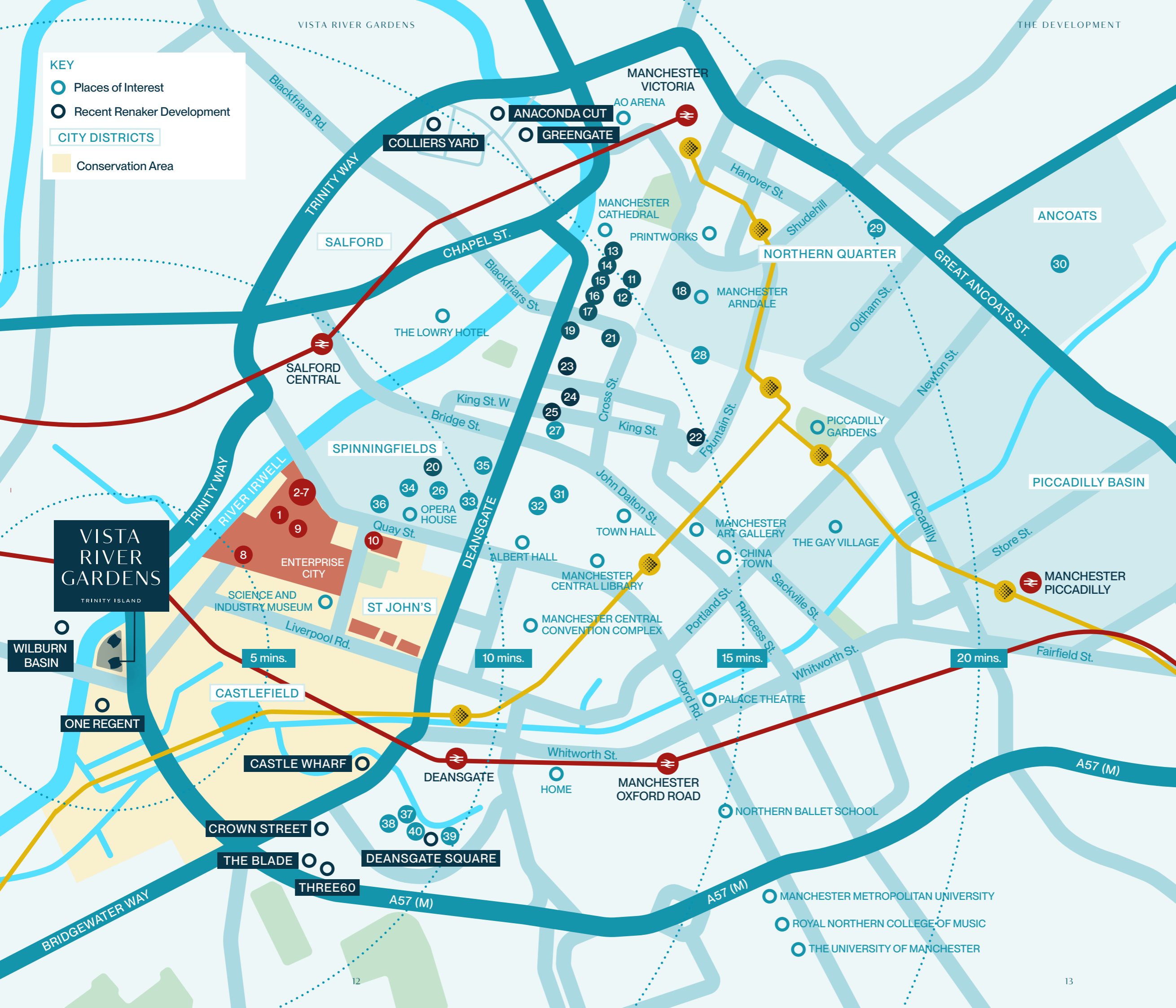
- 1 Booking.com HQ
- 2 WPP Group
- 3 Code
- 4 MediaCom
- 5 Wavemaker
- 6 Cheetham Bell
- 7 Kinetic Worldwide
- 8 Aviva Studios
- 9 Soho House
- 10 Barry's Bootcamp

● **SHOPPING**

- 11 Selfridges
- 12 Louis Vuitton
- 13 Harvey Nichols
- 14 Paul Smith
- 15 Burberry
- 16 Polo Ralph Lauren
- 17 Hugo Boss
- 18 Apple
- 19 END.
- 20 Flannels
- 21 Mulberry
- 22 Vivienne Westwood
- 23 OMEGA
- 24 Russell & Bromley
- 25 Boodles

● **EATING & DRINKING**

- 26 Schofield's Bar
- 27 Tast
- 28 Gong Cha
- 29 Mackie Mayor
- 30 Mana
- 31 Maray
- 32 MNKY HSE
- 33 Hawksmoor
- 34 The Ivy Spinningfields
- 35 Australasia
- 36 20 Stories
- 37 KITTEN
- 38 Salvi's
- 39 Nonna's Pasta
- 40 Atomeca





# ST JOHN'S - CULTURE & ENTERPRISE QUARTER



Bonded Warehouse, Enterprise City



Manchester Goods Yard, Enterprise City



Georgian Houses on St John Street



St John's Gardens



Everyman Manchester St John's



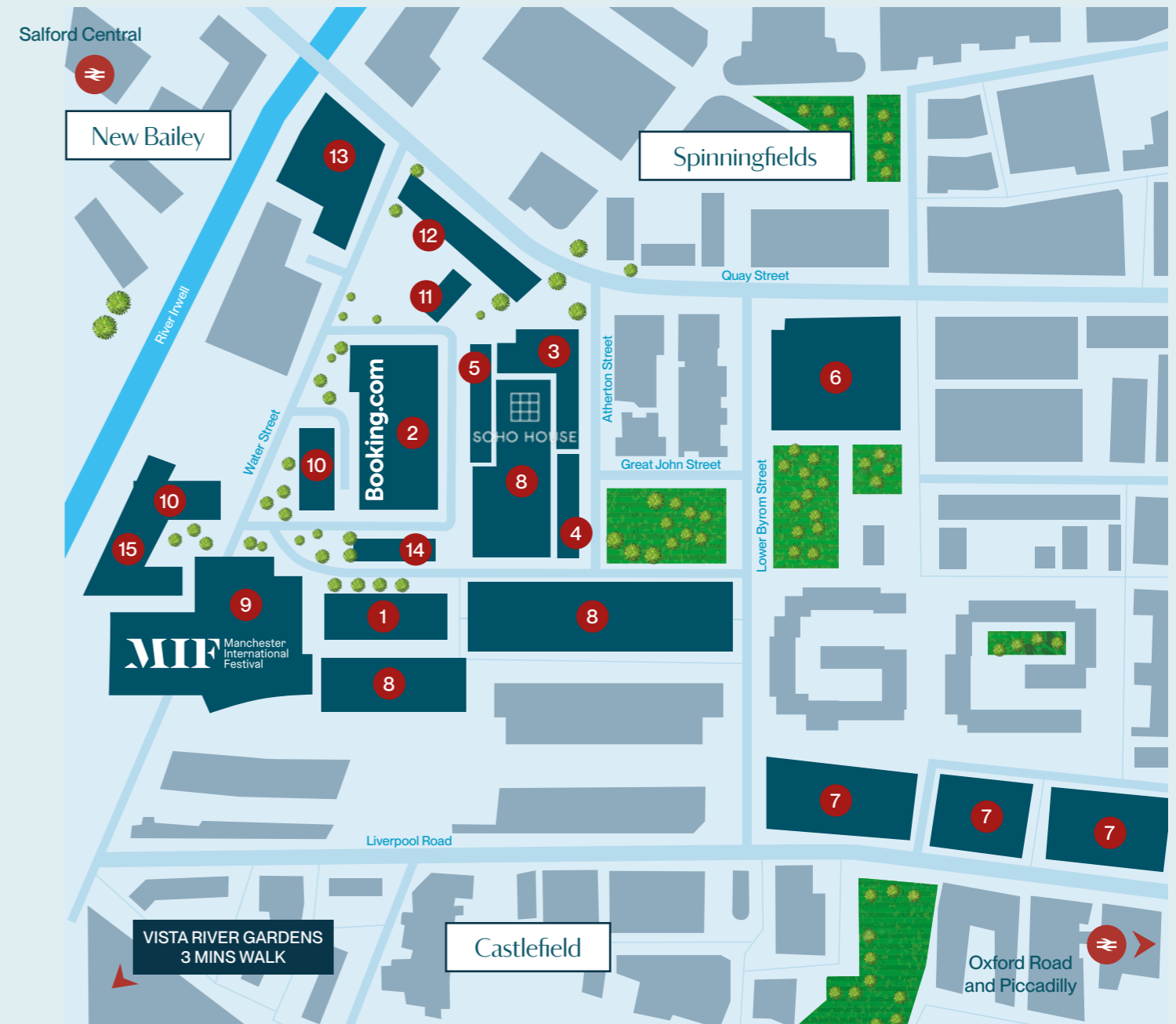
Spinningfields, Central Business District

Located just next to Vista River Gardens is Manchester's newest neighbourhood, St John's culture and enterprise quarter.

A modern city centre community with a distinct character and a focus on the media and tech industries, St John's has been designed to enable natural innovators to live, work and play together in a vibrant and culturally diverse environment.

Home to workspaces, film studios, businesses, restaurants and retailers, a key part of St John's offering are eagerly awaited openings from world-renowned names including the £200m Aviva Studios arts centre and prestigious private members club, Soho House.

With a range of fitness and wellness facilities, plus several multi-use event spaces also available, St. John's is a unique place to work, create, learn and enjoy.



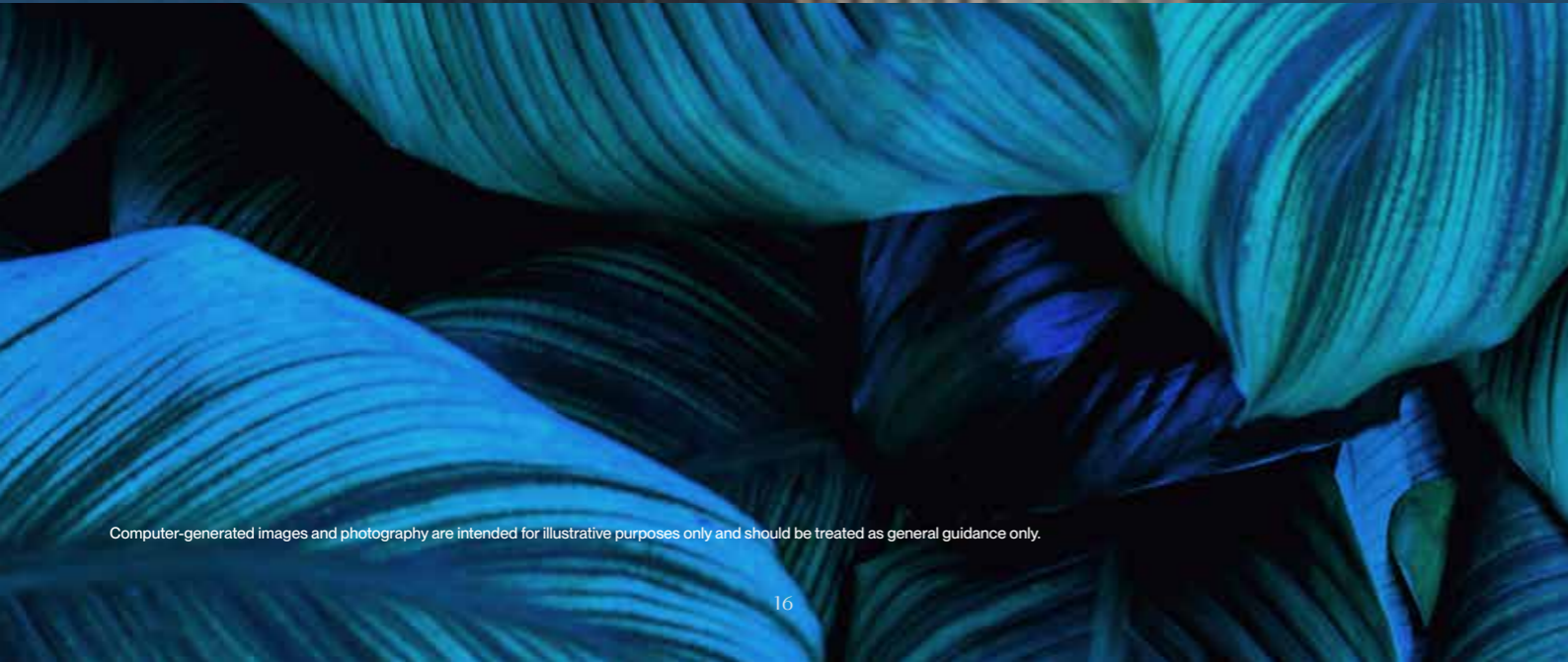
- 1. BONDED WAREHOUSE**  
[Department | Exchange | Bonded Underground]
- 2. MANCHESTER GOODS YARD**  
[Booking.com | CIG | Workspace | Retail & leisure]
- 3. OLD GRANADA STUDIOS**  
[Mollies Motel & Diner | Soho House]
- 4. TRANSMISSION**  
[Workspace | Retail & leisure]
- 5. CUBE SPACE**  
[Studio workspace | Retail & leisure]
- 6. THE ABC BUILDINGS**  
[The Farm | Everyman Cinema | Workspace | Department | Wejo | Versa Manchester Studios 9 and 10]
- 7. CAMPFIELD YARD**  
[Workspace]
- 8. VERSA MANCHESTER STUDIOS**  
[Versa Manchester Studios 1-8 and 12]
- 9. THE FACTORY**  
[Arts, culture & performance venue for Manchester International Festival]
- 10. UNION**  
[Bespoke modern co-living units]
- 11. DEUCE & HOOPS**  
[Basketball, tennis & netball | Club house]
- 12. THE GLOBE BUILDING**  
[WPP | MediaCom | Wavemaker | Code | Cheetham Bell | Kinetic Worldwide]
- 13. SHIPYARD**  
[Casual dining, bar, events & retail]
- 14. RIVER GREEN**  
[Food, beverage & leisure]
- 15. GRAPE STREET DECK**  
[Food market | Retail & leisure]



The Future of Modern Industry:  
Creating a New Tech, Media & Creative Cluster  
in the Heart of the UK



# ELEVATED CITY LIVING



**TRINITY GARDENS:**

Boasting 1.6 acres of calming green space, Trinity Gardens offers residents a place to focus on their wellbeing, either by exercising along the river pathway or in the park, or by simply taking in the resplendent views.

Residents can also take advantage of the children's playing area and the dedicated dog park.

**THE RIVER:**

Residents can make the most of Vista River Gardens' riverside setting by watching the Irwell's tranquil flow or the boats that travel gently along it.

As part of the development, Renaker is also creating a beautiful riverside walkway along the 130m of riverside frontage.

**LOCATION:**

Situated within walking distance of the rich cultural area of St John's, Spinningfields' business district and Deansgate's numerous restaurants, bars and iconic Hilton hotel, Vista River Gardens is ideally located for those wishing to explore the world-renowned city of Manchester by foot.





# A HUB FOR THE ARTS & CULTURE

Those living at Vista River Gardens will find themselves at the heart of one of the world's most culturally diverse cities, with a number of Manchester's most popular attractions right on their doorstep. This includes:

- **Castlefield Urban Heritage Park** - a home to nature, outdoor events and a broad selection of gastro pubs, restaurants and bars.
- **Manchester Opera House** - an iconic venue built in 1912 which regularly stages the world's top productions.
- **HOME at First Street** - Manchester's centre for contemporary theatre, film art and music.

Some of Manchester's other popular cultural venues include:

- The Whitworth Art Gallery
- Manchester Museum
- Science and Industry Museum
- Palace Theatre

Photography is intended for illustrative purposes only and should be treated as general guidance only.



Manchester Art Gallery



Castlefield Urban Heritage Park



HOME at First Street



Aviva Studios



Science and Industry Museum



Manchester Opera House





Northern Quarter



Manchester Opera House



Spinningfields, Central Business District



HOME at First Street

# A GLOBAL DESTINATION

Art. Music. Fashion. Food. Coffee. Cocktails. Mocktails. Days. Nights. High-End. Niche. Manchester Has It All.

Manchester - voted the 'Most Liveable City in the UK', the third 'Best City in the World'\*\*\* chasing San Francisco and Amsterdam, and recently selected as one of Lonely Planet's top travel destinations for 2023\*\*\* - it isn't up there with the biggest and best for nothing.

With something for every taste and pocket, it's not just about lifestyle, it's about living life to the full and enjoying everything the city has to offer. Whether you love shopping in Selfridges, sipping an espresso martini in the Corn Exchange, or tasting the authentic Catalonian tapas at Tast, it's all here waiting for you.



Selfridges & Harvey Nichols, Exchange Square

\*Source: The Economist Intelligence Unit, 2019  
 \*\*Source: Time Out Magazine, 2021  
 \*\*\*Source: <https://www.lonelyplanet.com/england/northwest-england/Manchester>



St Peter's Square



Royal Exchange Theatre



Co-op Live Arena



China Town



New Cathedral Street



Palace Theatre



Manchester United, Old Trafford Stadium

Manchester is home to two of the world's biggest football clubs in the world - Manchester City and Manchester United.



AO Arena



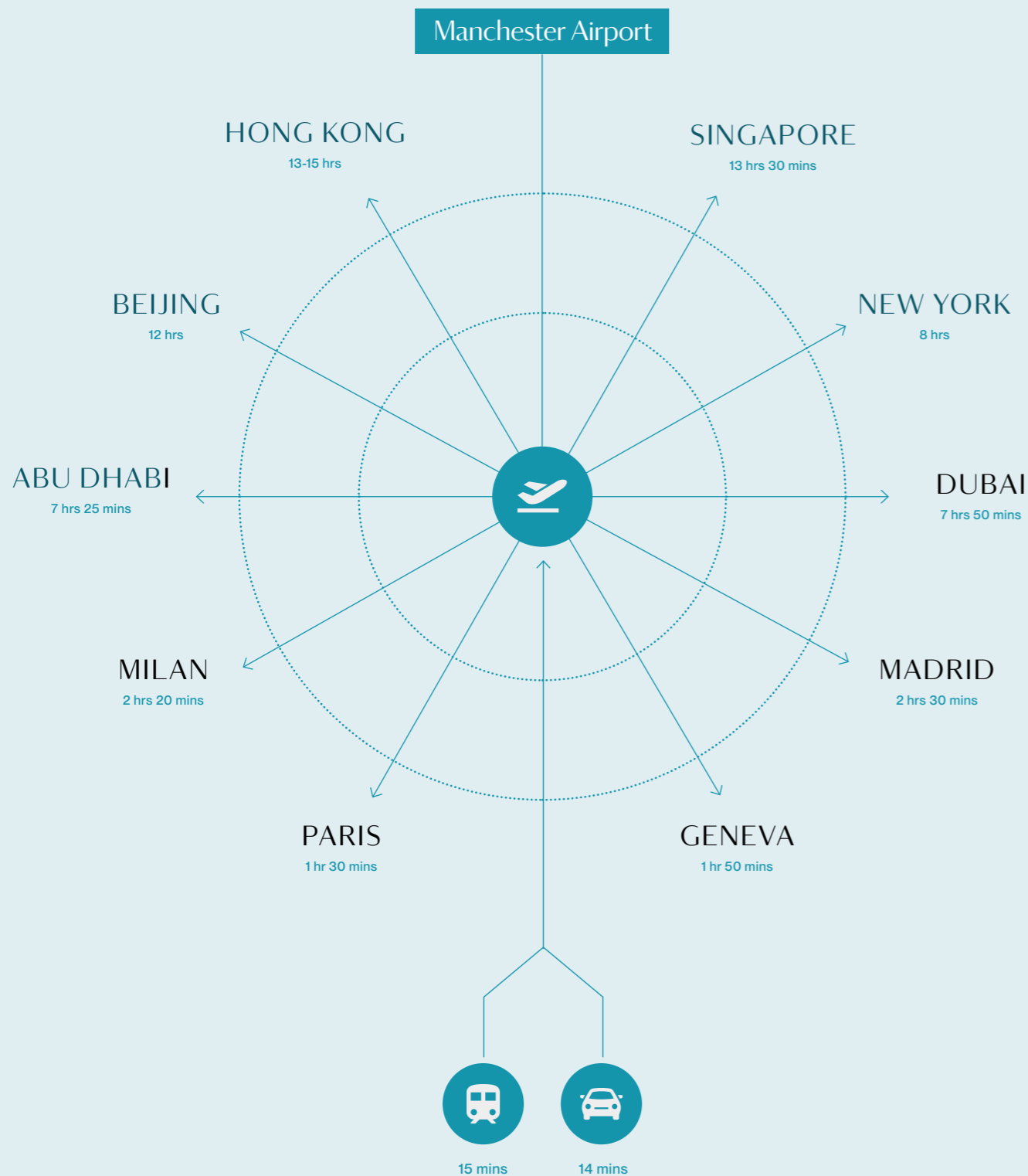
Manchester City, Etihad Stadium



Manchester Worker Bee



# FROM HERE TO ANYWHERE



MANCHESTER INTERNATIONAL AIRPORT

# Largest

UK AIRPORT OUTSIDE OF LONDON\*

# £1bn Investment

INTO THE AIRPORT CITY MANCHESTER PROJECT\*

# 50m

PASSENGERS BY 2030\*

# 220

DIRECT FLIGHT DESTINATIONS



\*Source: [https://www.manchester.gov.uk/info/500002/council\\_policies\\_and\\_strategies/8296/future\\_manchester\\_an\\_economy\\_built\\_on\\_people\\_place\\_and\\_prosperity/8](https://www.manchester.gov.uk/info/500002/council_policies_and_strategies/8296/future_manchester_an_economy_built_on_people_place_and_prosperity/8)

Situated within the southern 'gateway to the city', Vista River Gardens offers a wealth of nearby transport connections, so residents can easily make the most of everything in the local area and further afield.

Just a short train or car journey to the southwest of the city is Manchester International Airport, which connects you to over 220 worldwide destinations.

The rest of the UK is also within touching distance too, thanks to Manchester's three major city centre train stations, and direct mainline connections to London, Glasgow and Birmingham.

## UK JOURNEY TIMES



Travel times are taken from Google Maps and are approximate.



# FIRST CLASS LEARNING



One of the reasons Manchester is so in demand is the city's wide range of world-class education hubs, which offer people of all ages the opportunity to learn and develop.

The UK is one of the best education hubs in the world, with a huge number of excellent state and independent schools, colleges and internationally-renowned universities. Manchester sits proudly at the top of the league.

Five universities and higher education establishments draw almost 100,000 students from all over the globe. And for families, there are 20 primary schools rated 'Good' or 'Outstanding' by Ofsted<sup>1</sup> within a 1.5 mile radius of Vista River Gardens, plus top-of-the class secondary and independent schools across the city.

	Walk	Cycle	Drive
University of Salford	20 mins	8 mins	6 mins
Northern Ballet School	24 mins	9 mins	5 mins
Manchester Metropolitan University	25 mins	9 mins	4 mins
The University of Manchester	25 mins	9 mins	5 mins
Royal Northern College of Music	32 mins	11 mins	5 mins

Travel times are taken from Google Maps and are approximate.



## HIGHER EDUCATION IN MANCHESTER



# 116,000

STUDENTS PER ANNUM ACROSS 5 UNIVERSITIES MANCHESTER\*\*

# 39%

OF STUDENTS IN MANCHESTER ARE INTERNATIONAL\*\*\*

# 20,000

STEM GRADUATES EACH YEAR\*\*



## 7.2m Students

WITHIN A 1 HOUR COMMUTE\*\*

THE UNIVERSITY OF MANCHESTER

# Ranked 17th

BY RUSSELL GROUP ACCREDITATION\*\*\*

HOME TO THE

# LARGEST

CLINICAL ACADEMIC CAMPUS IN EUROPE†

ONE OF THE

# LARGEST STUDENT POPULATIONS

IN EUROPE\*\*

# 51%

GRADUATE RETENTION RATE (MANCHESTER CITY CENTRE)\*\*

# 57%

OF MANCUNIAN WHO LEAVE THE CITY TO STUDY RETURN TO THE CITY FOR WORK - THE SECOND HIGHEST RATE OF ANY CITY AFTER LONDON††

\* Source: <https://www.compare-school-performance.service.gov.uk/>

\*\* Source: <https://www.investinmanchester.com/why-manchester/access-to-talent>

\*\*\* Source: <https://www.thecompleteuniversityguide.co.uk/league-tables/rankings/russell-group>

† Source: <https://oxfordroadcorridor.com/knowledge/health-life-sciences/>

†† Source: <https://www.centreforcities.org/blog/why-does-manchester-attract-and-keep-so-many-graduates/>

††† Source: MIDAS



INTERIORS DESIGNED BY



Project Studio is an award-winning Manchester-based interior design studio co-founded in 2022 by Martin Dourish and Lauren Maylor.

Designing the interiors for Vista River Gardens, has given the studio an opportunity to tell the story of the site's rich history through the exploration of the former industries that once characterised the location, combined with celebrating the 'creative quarter', which sits adjacent to the scheme, and is now home to Aviva Studios.

Taking inspiration from the historic dyeworks, series of goods warehouses, and railway terminal that once inhabited the site, the studio's approach has been to design a series of internal stacked volumes, for residents to explore as they pass through the varied amenities on offer. Drawing upon the creative melting pot of the locale, the amenity areas provide an abundance of unique spaces, from a 'Mini-Cini', 'Podcast Studio' right through to a hidden 'Speakeasy Bar' offering residents personal liquor lockers, and an atmospheric space to socialise with neighbours.

The interior colour palette throughout has derived from the natural dye colours found within the Victorian dyeworks, where fabrics were transformed from deep blues and rich purples to vibrant yellows. The introduction of dark timbers, brushed metals, rich velvets and natural stone provide an atmospheric and luxurious backdrop to explore, work and play.



Lauren Maylor

Martin Dourish

# THE AMENITIES

UNRIVALLED AMENITIES ACROSS FOUR LEVELS

Renaker is synonymous with not only changing Manchester's legendary skyline, but also the perception of amenity space for those living in the city centre. Taking learnings from our existing developments, such as the world-class Deansgate Square, we build upon our previous successes and continually improve provision and design. We also look to introduce new, top-of-the-range amenity space to each development based on feedback from residents, changing lifestyle trends and through collaboration with design partners. Our passion is to design spaces to enhance the wellbeing and enjoyment of our residents.

Every detail has been considered across the four levels of amenity space at Vista River Gardens. The curved elevation of the second floor terrace is cut into the building providing a unique double-height lounge - aptly named 'The Fiume Lounge & Kitchen' - where residents can enjoy the river vista over gracefully manicured gardens. On the inside, 'The Fiume Lounge & Kitchen' connects seamlessly with 'The Play Room'.

The concept of connecting outside-to-in is central to Vista River Gardens. To the second floor is a breath-taking wrap-around terrace featuring 'The Wellness Deck' fitness space and climbing wall, 'The Green & Screen' putting

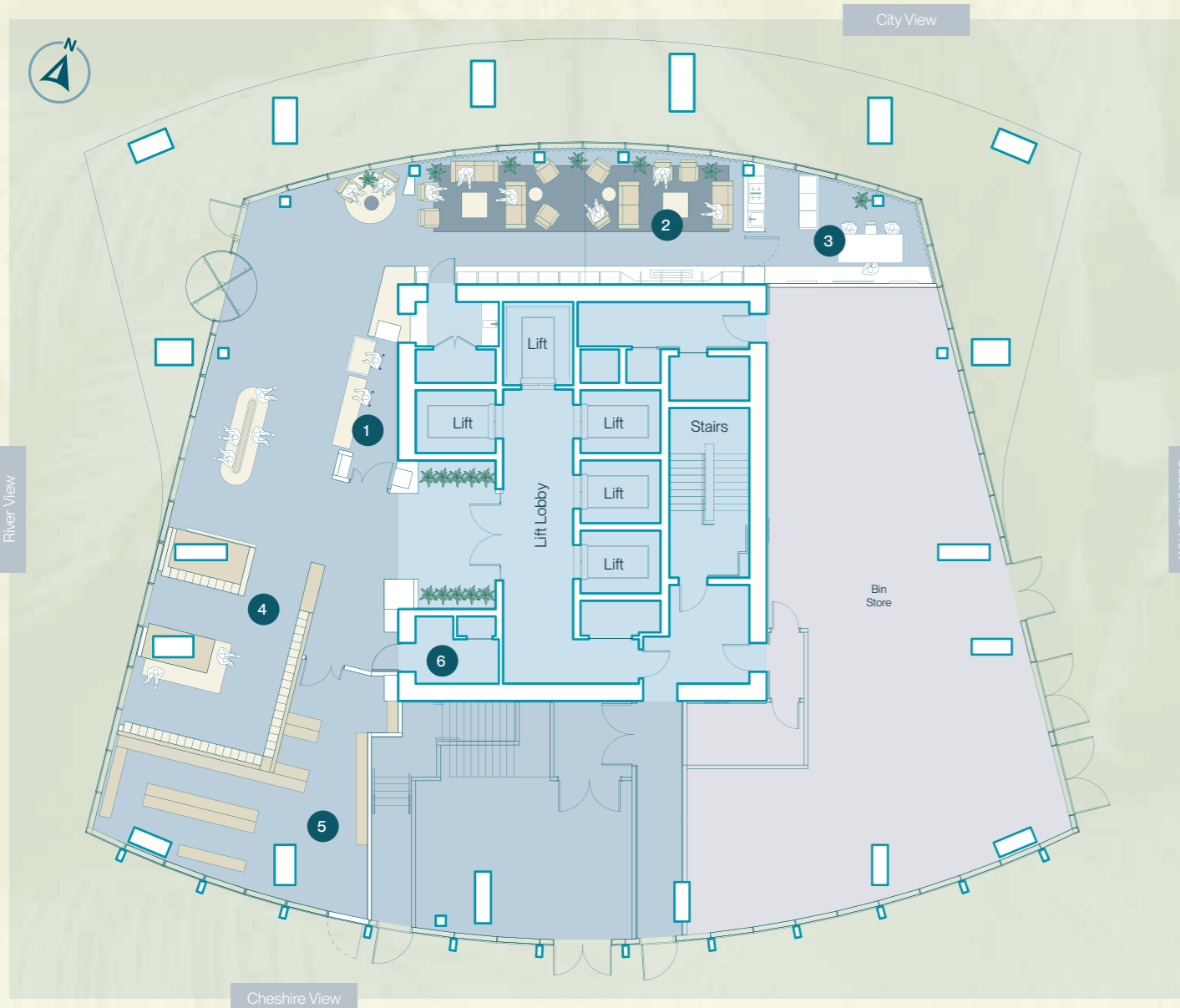
green and outdoor cinema, and 'The Verdant Lounge & Kitchen', complete with kitchen and dining area, all of which add to Renaker's city-wide portfolio of exceptional private amenities.

Our amenity spaces are not for hire and are for the exclusive use of those who reside at Vista River Gardens. Each of our primary amenity spaces are air-conditioned, and there are no additional charges or fees on top of the service charge to use these spaces.

Our passion is to design spaces to enhance the wellbeing and enjoyment of our residents



# AMENITY GROUND LEVEL



- 1 24-Hour Concierge
- 2 The Hortus Lounge
- 3 The Urbs Suite
- 4 Post Room
- 5 Parcel Store
- 6 Residents' Cloakroom

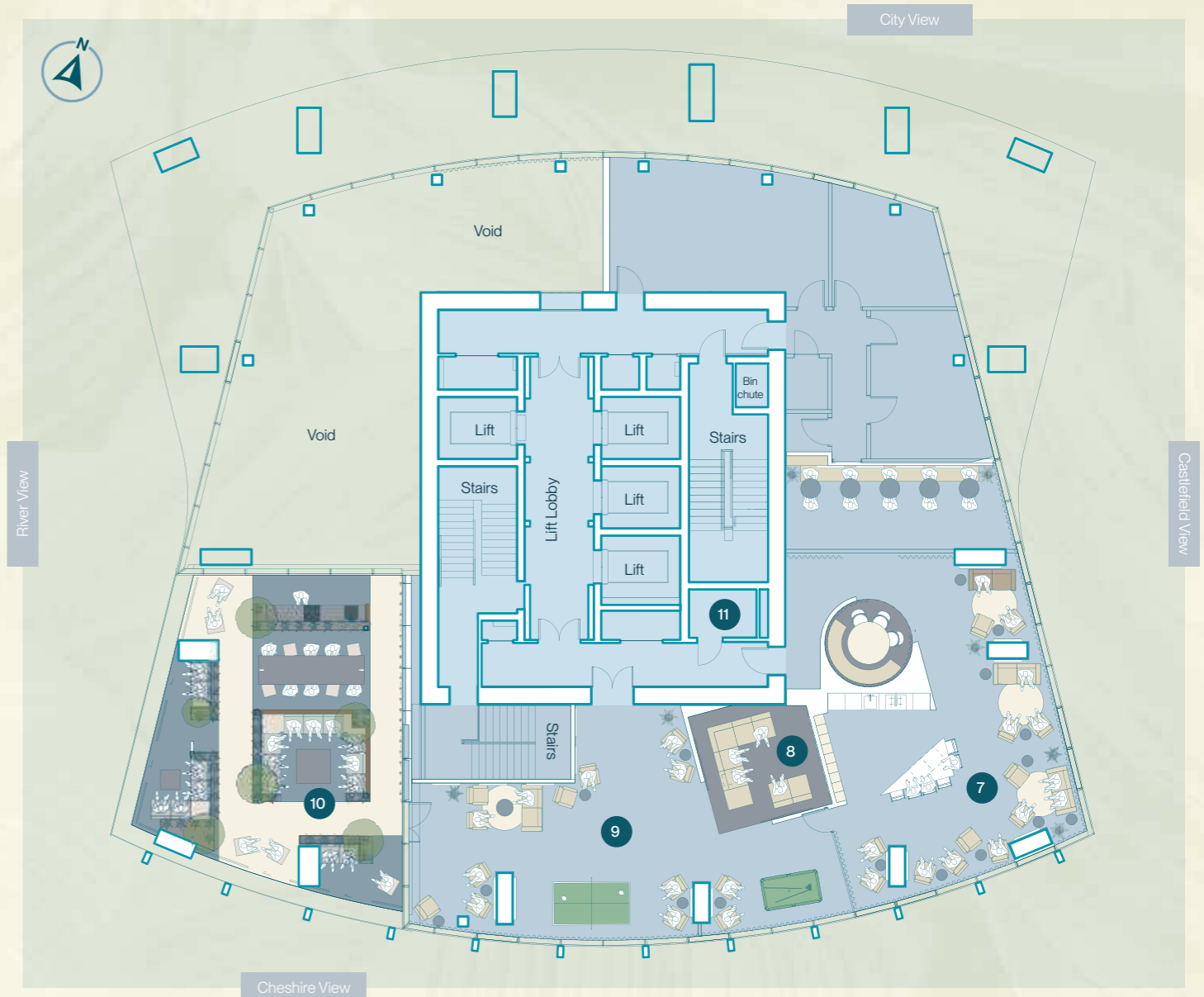


1 24-Hour Concierge



2 The Hortus Lounge

# AMENITY LEVEL 01



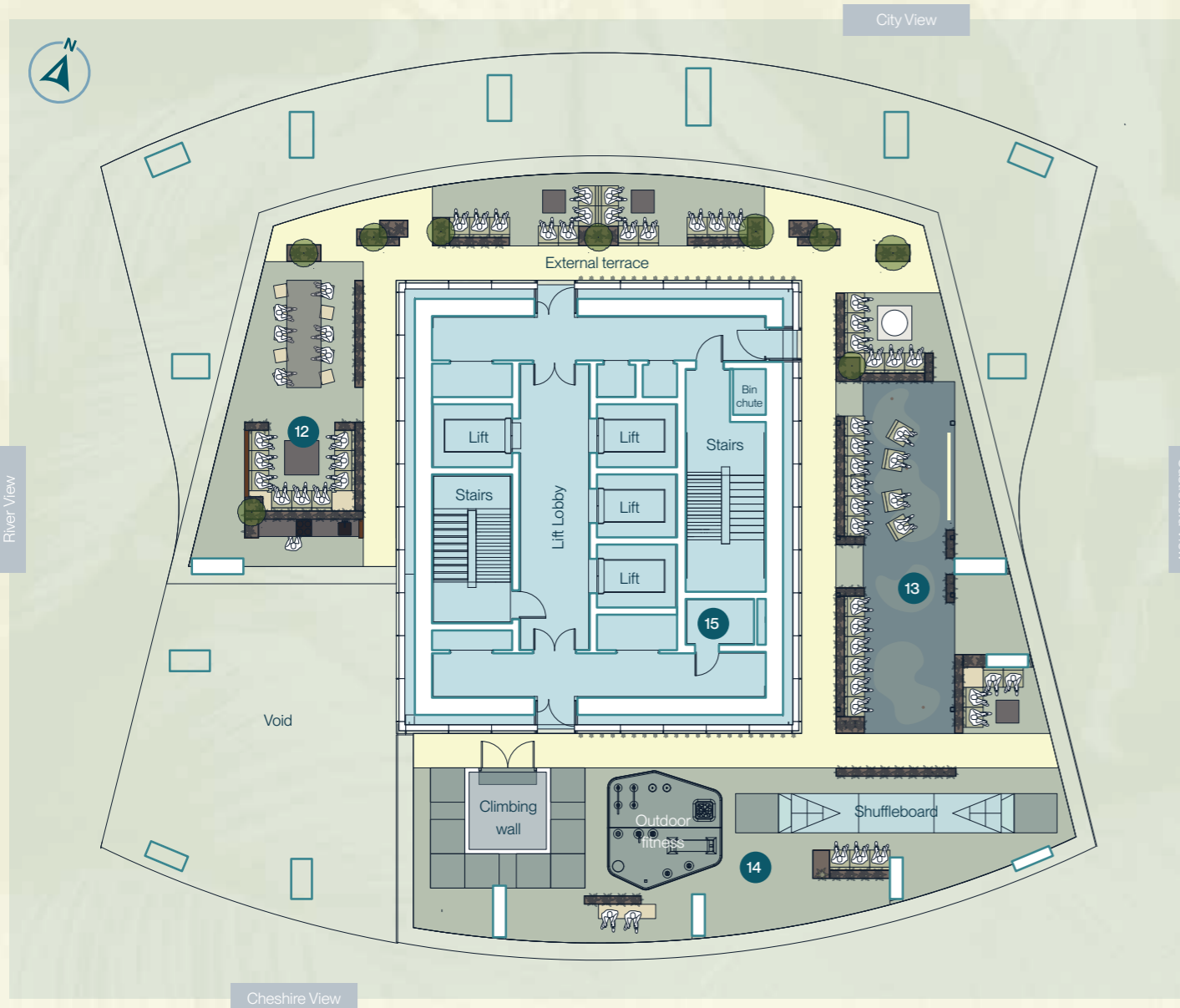
- 7 The Speakeasy Lounge
- 8 The Picture House
- 9 The Play Room
- 10 The Fume Lounge & Kitchen
- 11 Residents' Cloakroom



7 The Speakeasy Lounge



# AMENITY LEVEL 02



- 12 The Verdant Lounge & Kitchen
- 13 The Green & Screen
- 14 The Wellness Deck
- 15 Residents' Cloakroom



12 The Verdant Lounge & Kitchen

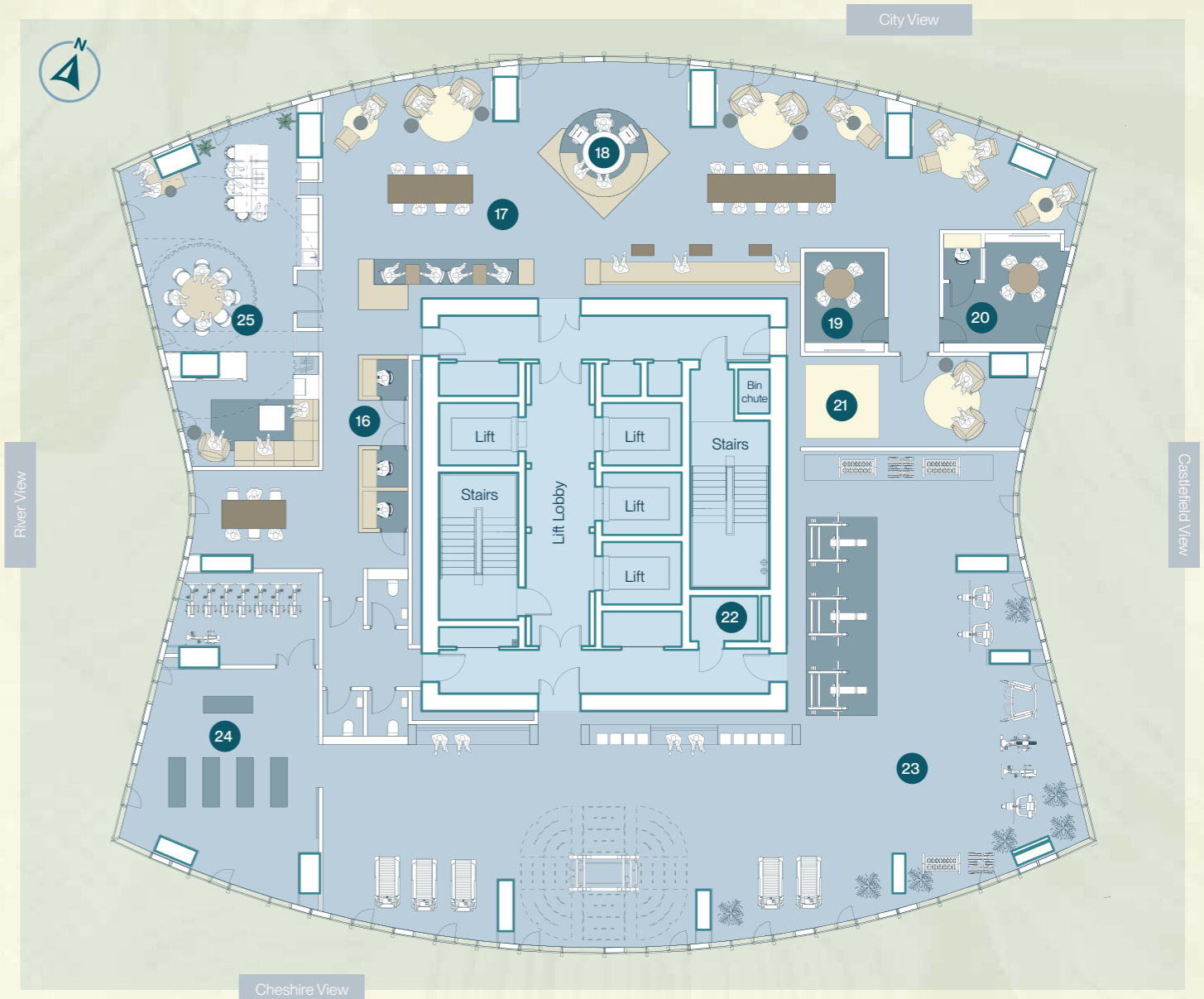


13 The Green & Screen



14 The Wellness Deck

# AMENITY LEVEL 03



- The Works**
- 16 Work Pods
- 17 Co-Working Spaces
- 18 The Cube
- 19 Meeting Room / Mahjong Room
- The Studio**
- 20 Podcast Studio
- 21 Content Creation / Instagram Studio
- 22 Residents' Cloakroom
- The Club**
- 23 Gymnasium
- 24 Fitness / Spin Studio
- 25 The Trinity Suite



17 The Works



25 The Trinity Suite



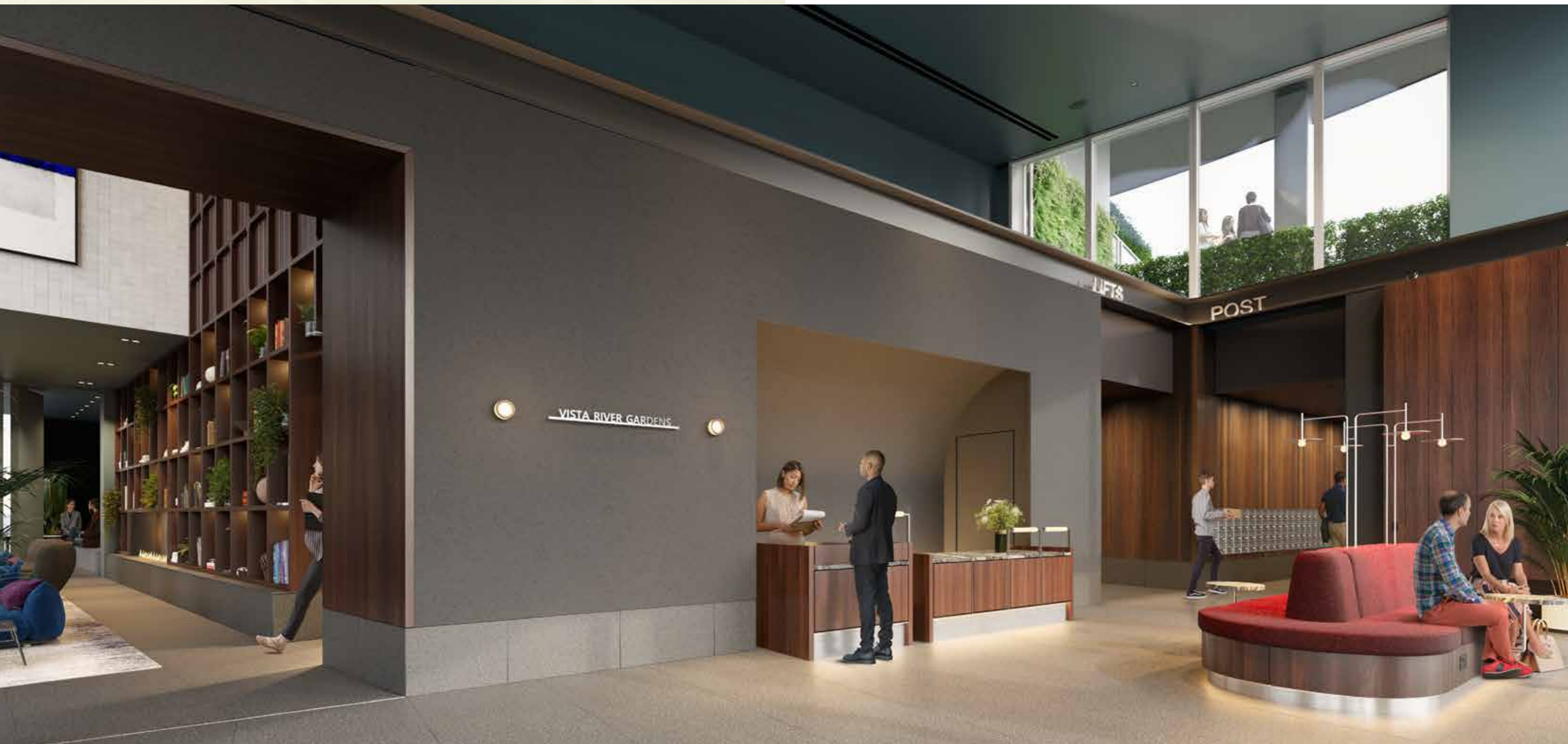
AT YOUR SERVICE

# 24-HOUR CONCIERGE

Experience the exceptional service of a 5\* hotel every time you step into Vista River Gardens.

Located in the foyer with double-height ceilings - a bespoke design feature - our concierge team are available 24-hours to take care of everything, from parcels to enquiries and beyond.

With their expertise and warm, professional personalities, our team are committed to delivering an invaluable experience and a seamless operation, across the development and throughout our exclusive on-site amenities. And, thanks to our bespoke residents' app, getting in touch with them couldn't be quicker or easier.





RELAX & UNWIND

# THE HORTUS LOUNGE

Featuring smoked oak bookcases, wall panelling and strategically placed low level lighting; **The Hortus Lounge** provides a luxurious, intimate environment to read the morning paper, grab a coffee and relax by the fire.

Whether welcoming guests or meeting fellow residents, it is the perfect place to meet, chat, and unwind in style.



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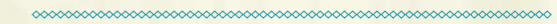


**RAISE A GLASS**

A bar based on America's Prohibition-era drinking establishments, **The Speakeasy Lounge** is designed with sipping and socialising in mind.

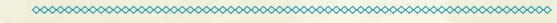
Featuring thick, heavy velvet curtains, lockers for residents' drinks and a self-serve system, the stylish speakeasy provides visitors with a mood lit environment to get to know neighbours and entertain their family and friends.

Whether it's for a glass of wine at the weekend or a non-alcoholic mocktail after work, the residents' speakeasy caters for every taste.



RESIDENTS' BAR

# THE SPEAKEASY LOUNGE







Photography is intended for illustrative purposes only and should be treated as general guidance only.

GAMES ROOM

# THE PLAY ROOM

LET'S PLAY!

Unwind and let loose at **The Play Room** – Vista River Gardens' all-ages entertainment hub! From table tennis to pool, this lively space is the go-to place when you need to expend some energy after a busy day, or fancy getting competitive with your fellow neighbours.

With an inviting atmosphere that leads out to The Fiume Lounge & Kitchen, The Play Room offers the ideal setting for forging new friendships, some friendly competition, or when you simply want to relax and enjoy the company of others.



LET'S GO OUTSIDE

# THE FIUME LOUNGE & KITCHEN

RIVERSIDE LOUNGE

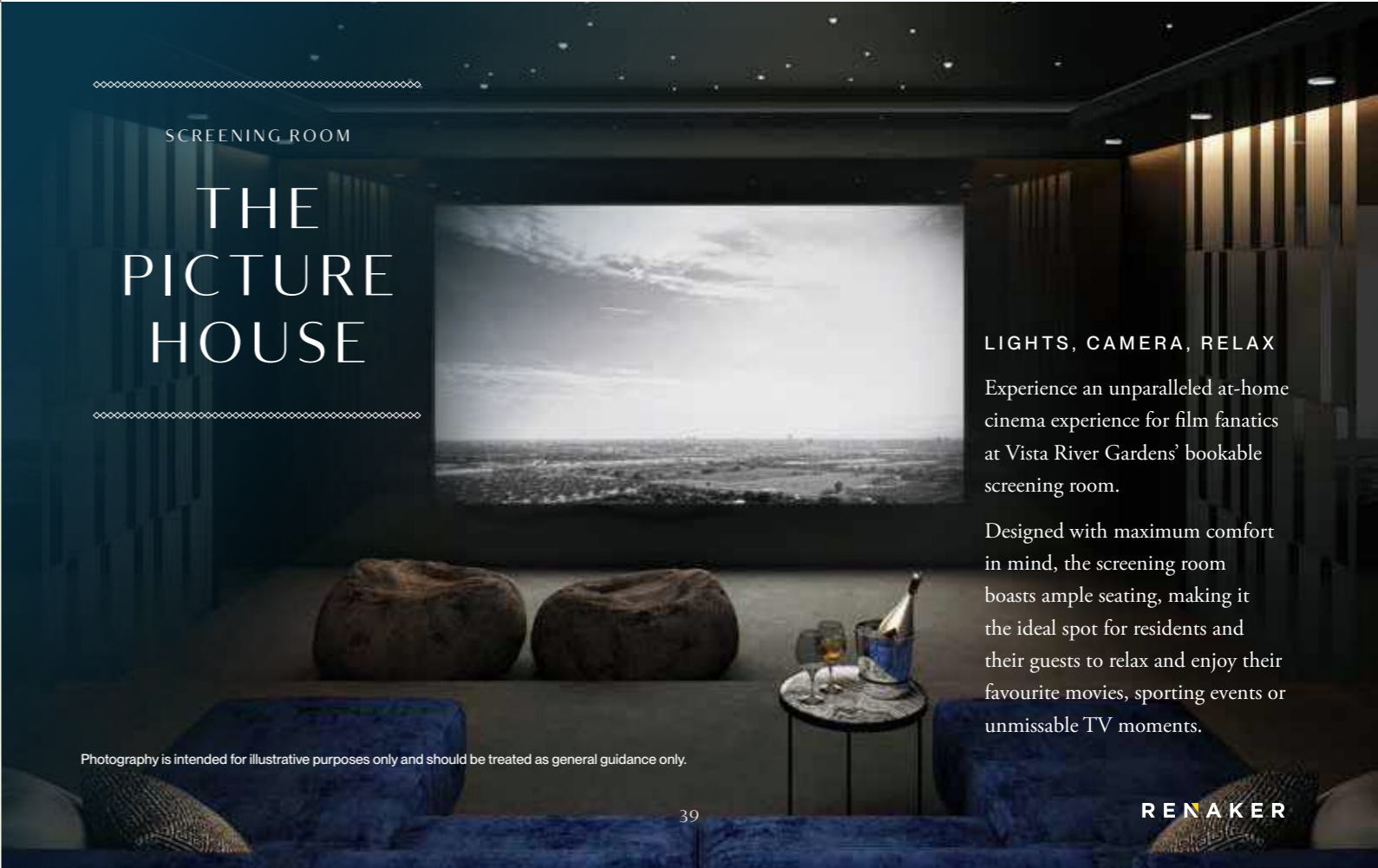
Indulge in the ultimate luxury of entertaining your loved ones in style at **The Fiume Lounge & Kitchen**.

With scenic views of the River Irwell and Trinity Gardens, this fully equipped space with outdoor heating, offers the perfect setting for hosting unforgettable moments with family, friends and neighbours.

Whether it's a lively dinner party or a casual gathering, The Fiume Lounge & Kitchen is the perfect choice for any occasion.

SCREENING ROOM

# THE PICTURE HOUSE



Photography is intended for illustrative purposes only and should be treated as general guidance only.

LIGHTS, CAMERA, RELAX

Experience an unparalleled at-home cinema experience for film fanatics at Vista River Gardens' bookable screening room.

Designed with maximum comfort in mind, the screening room boasts ample seating, making it the ideal spot for residents and their guests to relax and enjoy their favourite movies, sporting events or unmissable TV moments.



OUTDOOR TERRACES

IT'S A WRAP

At Renaker, we understand the importance of outdoor amenity space for a well-rounded living experience. That's why we have meticulously designed the external terraces at Vista River Gardens across two levels to create a unique and impressive feature.

At Vista River Gardens, residents can enjoy the benefits of outdoor living, whilst enhancing your wellbeing for a truly elevated riverside lifestyle.



**THE WELLNESS DECK**  
HEALTH & WELLBEING  
- CLIMBING WALL &  
OUTDOOR FITNESS  
STATION

Introducing The Wellness Deck - the perfect extension to our on-site gymnasium and fitness studios.

Featuring a complete outdoor gym to challenge all major muscle groups, The Wellness Deck is the perfect place for residents to achieve their fitness goals. Plus, for those looking for a challenge, our imposing outdoor climbing wall is the ultimate way to push your limits and reach new heights.

Terrace detail not finalised. Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.





**THE VERDANT LOUNGE & KITCHEN**  
RIVERSIDE LOUNGE

Boasting comfortable seating, a fully equipped kitchen, bar and dining area, plus breathtaking views of the river and city, **The Verdant Lounge & Kitchen** is designed with socialising in mind.

Wrapping around the contour of the building to an external terrace, **The Verdant Lounge & Kitchen** provides the perfect setting for hosting memorable family gatherings, friendly get-togethers, and lavish celebrations.

**THE GREEN & SCREEN**  
ENTERTAINMENT - OUTDOOR CINEMA,  
PUTTING GREEN & GAMES AREA

Step into **The Green & Screen** - the ultimate hub for fun and entertainment.

Experience movie nights al fresco style with our state-of-the-art 98-inch TV screen, complete with comfortable lounge seating. Challenge your neighbours to a game of boules, practice your skills on our putting green, or why not try your hand at shuffleboard on our extended games area?

With something for everyone, **The Green & Screen** is the perfect place to have fun and create unforgettable memories.



Terrace detail not finalised. Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only. Please note the shuffleboard provided will table-style.





Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

CO-WORKING SPACE & LOUNGE

## THE WORKS

### WORK, YOUR WAY

**The Works** – where function meets comfort and style.

A welcoming but highly practical space designed to fulfil the modern requirements for hybrid working. Whether that's checking emails, jumping on a quick video call or settling in for a full day's work, The Works co-working space and lounge provide a range of comfortable and stylish seating options, with spaces suitable for solo or collaborative working, and hyperoptic broadband to facilitate residents' needs.

### THE CUBE

A mirrored glass-enclosed space that serves as a stylish extension to the co-working space, allowing for privacy and focus.





## MEETING ROOM & WORK PODS

### WORK WITH FOCUS

Our acoustically lined meeting room is perfect for collaborative working, whilst our individual work pods provide a peaceful environment to get the job done. Need a break? Our meeting room easily transforms into a Mahjong room in the evening - a fun and social tile-based game originating from China that has become popular all over the world.

At Vista River Gardens, we have everything you need to work hard and play hard!



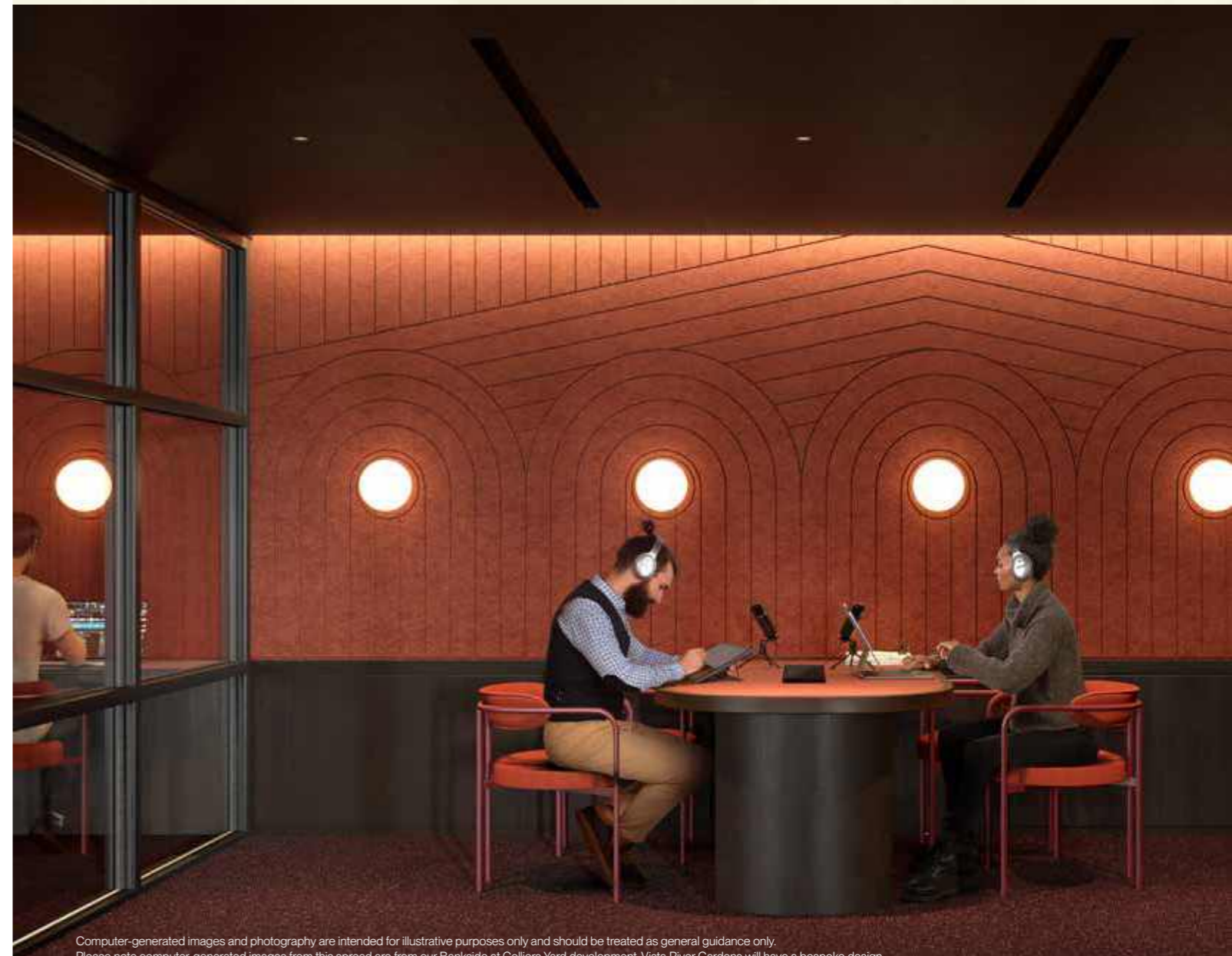
CONTENT CREATION ROOM & PODCAST ROOM

## THE STUDIO

### CONNECT AND CREATE

Suitable for creating podcasts, videos, tutorials and much more, Vista River Gardens' content creation and podcast rooms are inspiring spaces for harnessing innovative ideas.

Acoustically lined for privacy, these relaxing rooms have everything residents need to help them unleash their creativity.



Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only. Please note computer-generated images from this spread are from our Bankside at Colliers Yard development. Vista River Gardens will have a bespoke design.



ENTERTAIN AND UNWIND

Entertain guests in style with our bookable multi-use suites - the perfect extension to your home.

Located on the ground and third floor, **The Urbs Suite** and **The Trinity Suite** offers residents the ultimate entertaining venue, from dinner parties to film nights and gaming events. Each suite is equipped with a fully fitted kitchen, a generous dining area, comfortable lounge seating, and a Smart TV, ensuring you have everything you need to host the perfect gathering.

Best of all, it's available to residents free of charge.

MULTI-USE SUITES

THE URBS SUITE & THE TRINITY SUITE



The Trinity Suite

Disclaimer: A temporary deposit is held per multi-use suite booking. Subject to inspection and damages, the deposit is transferred back to the resident once the booking is complete. Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



WELLNESS AWAITS

Discover a new level of wellness with Vista River Gardens' cutting-edge health and wellbeing facilities.

Whether you're a fitness enthusiast or a newcomer to the scene, The Club offers an array of facilities designed to help you unleash your inner athlete. Get your heart racing in our fitness / spin studio, or work on sculpting your physique in our large and well-equipped gymnasium. This spacious facility has everything you could ask for.



GYMNASIUM, FITNESS & SPIN STUDIO

THE CLUB



Please note computer-generated and precedent images from this spread are from our Deansgate Square and Bankside at Colliers Yard developments. Vista River Gardens will have a bespoke design.



THE RENAKER DIFFERENCE

Obtaining resident feedback so we can continually make improvements is important to us.

When we opened our gymnasium at Deansgate Square in 2020, we immediately began gathering feedback from our residents so we could update and improve it in line with their wants and needs, to ensure it never stagnated.

Using their feedback, we completely refurbished the gym in November 2022, redesigning the layout and adding the new equipment they requested. We also invested in a cutting-edge Tank training sled, making Deansgate Square the first residential facility in the UK to have one.



DOG SPA

URBAN TAILS

IT'S A DOG'S LIFE

It's not just residents who are well catered for at Vista River Gardens - your four-legged friends will feel right at home here too!

Urban Tails is a self-serve dog spa with washing and drying facilities that are perfect for getting pampered pooches spotless again after a good walk, or for simply giving them a little TLC.

FUR FRIENDLY GREEN SPACES

We think about your best friend as much as you do, so at Trinity Gardens, we have created a pooch-friendly play area. Through our choice of plants, materials, textures, and toys, our dog-friendly garden provides stimulation and enrichment for all our furry friends to enjoy.



Fur Friendly Green Spaces at Trinity Gardens



# EVERYTHING ON HAND

A home isn't just a beautiful apartment filled with your favourite things, it's also a place to work, play, put down roots and feel part of a real community.

Vista River Gardens has been designed to help you do just that.



## Outdoor Terraces The Wellness Deck



With an outdoor gym and a challenging climbing wall, residents can reach new heights to achieve their fitness goals.

## The Fiume Lounge & Kitchen



Located on the first level and featuring a fully equipped kitchen and dining area with views over the river and the gardens, indulge in entertaining your loved ones in style.

## The Verdant Lounge & Kitchen

Eat, drink, cook and meet new friends on this spacious outdoor terrace overlooking the river and the city. The Verdant Lounge & Kitchen is located on the second level.

## The Green & Screen



Challenge your neighbours to a game of boules or shuffleboard, practice your skills on our putting green, or enjoy a film al fresco style.

## The Studio Content Creation / Instagram Studio



The perfect spot for residents to concentrate on becoming the next viral sensation in this private area.

## Podcast Studio



Unleash your podcasting potential in our bespoke recording studio.

## The Works Co-Working Space & Lounge



Whether you're working alone or with others, find your productivity sweet spot in our communal work space & lounge.

## Meeting Room & Work Pods



Here for you when you need to collaborate, host a private meeting, or focus without any distraction. Our meeting room is acoustically lined for privacy.

## The Club Gymnasium



Discover a new level of wellness with Vista River Gardens' cutting-edge health and wellbeing facilities.

## Fitness / Spin Studio



Get your heart racing in our fitness studio, or cycle your way to a complete cardio workout.

## The Speakeasy Lounge



Make merry with friends and neighbours at this glamorous residents' bar.

## The Picture House



With comfortable seating, residents can indulge in the ultimate home cinema experience.

## The Play Room



From table tennis to pool, residents can unwind and let loose at Vista River Gardens' all-ages entertainment hub. The Play Room also leads out to The Fiume Lounge & Kitchen, making it the perfect spot for some friendly competition, followed by a scenic al fresco catch-up.

## The Urbs Suite & The Trinity Suite



Well-equipped, bookable suites for dinner parties, work events and big nights in. Each suite is free for residents to enjoy, and features a fully-functioning kitchen, a dining area, comfortable lounge seating and a Smart TV.

## The Hortus Lounge



A comfortable retreat where residents can catch up with friends, or enjoy some well-deserved relaxation time.



Photography is intended for illustrative purposes only and should be treated as general guidance only.



## 24-Hour Concierge



Available day and night to ensure everything runs smoothly.

## Urban Tails



Located in the basement, residents can pamper their furry friends in our delightful self-serve dog grooming parlour.

## Post Room



Situated conveniently within the ground floor amenity space, residents will be able to collect mail from their own private mail box.

## Residents' App



Designed with the user experience in mind, residents can contact the concierge with any enquiries they may have, book amenity space as well as connect with like-minded residents. The residents' app serves as a great tool to keep up to date with everything taking place at Vista River Gardens.



# LIVING IN LUXURY

## THE PERFECT BLEND OF CITY LIVING AND ELEVATED LUXURY

At Vista River Gardens, we believe that every detail matters when it comes to your living experience. That's why we have carefully crafted each apartment to an exceptional standard, with elegant design and thoughtful touches throughout.

From the moment you wake up to the moment you come home, you'll be surrounded by a welcoming and homely ambience that will make you feel truly at ease.

At Vista River Gardens, we don't just offer apartments - we offer a lifestyle that you'll love every day.

Perfectly finished apartments to make your own

Vertical dimout blinds throughout

LED downlights for a modern finish

Stylish diagonal grey laminate wood flooring laid to the kitchen, living area and hallways

Wine cooler\*

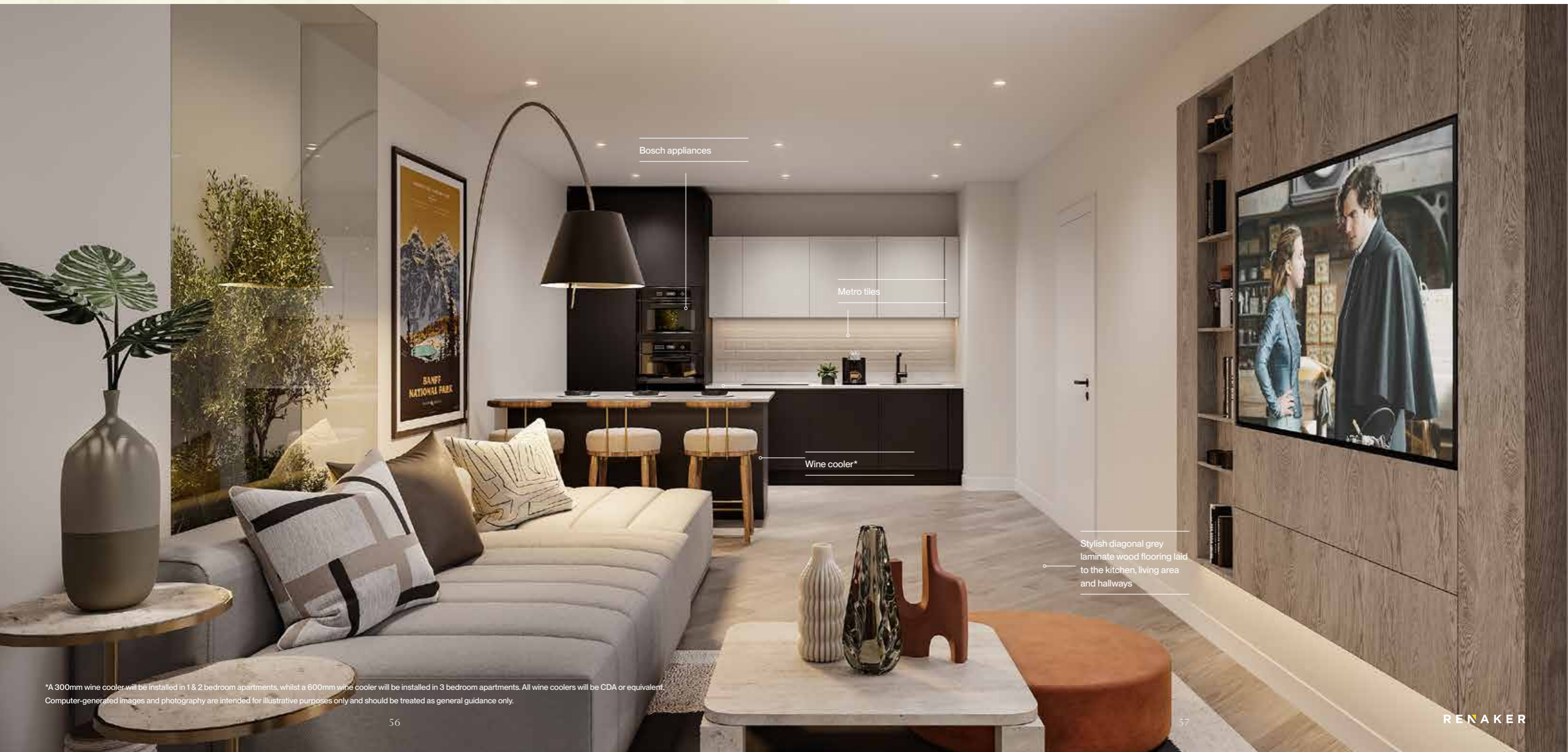
\*A 300mm wine cooler will be installed in 1 & 2 bedroom apartments, whilst a 600mm wine cooler will be installed in 3 bedroom apartments. All wine coolers will be CDA or equivalent. Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



# KITCHENS



**FUNCTIONALITY WITH STYLE**  
Whether you're whipping up a quick and easy midweek meal or hosting a lavish weekend soirée, our spacious and stylish kitchen has got you covered. With Bosch appliances and a convenient layout, you'll have everything you need to create culinary masterpieces and impress your guests.



\*A 300mm wine cooler will be installed in 1 & 2 bedroom apartments, whilst a 600mm wine cooler will be installed in 3 bedroom apartments. All wine coolers will be CDA or equivalent. Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



# BATHROOMS

## YOUR PERSONAL SANCTUARY

Indulge in pure luxury with the impeccably designed bathrooms and en-suites at Vista River Gardens. Each private space is crafted with the finest contemporary finishes, offering a pristine and spacious retreat for residents to unwind in style.

### MAIN BATHROOM



All four walls are fully tiled

Heated towel rail

Steel bath with Hansgrohe rainhead shower

Stylish Hansgrohe tap

Wall-mounted wash basin and WC with concealed cistern and soft close seat

Bespoke mirrored storage with doors, shelving, built-in shaver sockets and under unit lighting

Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

### EN-SUITE





ROOM TO RELAX

Exquisitely designed with a contemporary touch, each living area provides a warm and inviting atmosphere. Featuring a carefully considered open-plan layout to maximise space and light, the living area is the perfect stage for hosting memorable gatherings with family and friends.

LIVING AREAS



Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



# SPECIFICATION

## Internal Finishes

- Pearl Oak veneer Vicaima apartment entrance door and white satinwood internal doors
- Black ironmongery
- Satinwood finish to internal skirtings and architraves
- White emulsion to walls and ceilings
- Vertical dimout blinds throughout
- Bespoke fitted wardrobe with mirrored doors to bedroom 1

## Flooring

- Diagonal grey laminate wood flooring in kitchen, living area and hallway
- Carpets fitted in bedrooms
- Tiling to bathroom and en-suites

## Kitchens

- Bespoke kitchen cabinets
- White splashback metro tiles with a matte finish
- Ice white solid surface worktop
- Moulded ice white sink
- Integrated Bosch induction hob, oven, microwave and extractor fan
- Integrated Bosch fridge-freezer and dishwasher
- Integrated wine cooler\*
- LED under unit lighting
- Black tap



### PLEASE NOTE

\* 300mm wine cooler (1 & 2 bedroom apartments), 600mm wine cooler (all 3 bedroom apartments).

\*\* BT not available in bedrooms.

\*\*\* If black plates not available, chrome will be fitted. White sockets in cylinder cupboard.

The specification is the anticipated specification but may be subject to change as necessary and without notice. Finishes are also subject to change if materials and appliances are discontinued or not available. The furniture, accessories and joinery in the apartment CGIs are illustrative only and not part of the development specification.

## Bathrooms

- Black Hansgrohe ironmongery
- Wall-mounted wash basin and WC with concealed cistern and soft close seat
- Steel bath
- Black Hansgrohe rainhead shower
- Glazed shower screen with black trim
- Fully tiled bathroom
- Bespoke storage with mirrored doors and shelving, with built-in shaver socket and lighting

## En-suites

- Black Hansgrohe ironmongery
- Wall-mounted wash basin and WC with concealed cistern and soft close seat
- Black Hansgrohe rainhead shower with hand held shower
- Shower screen with slider door to shower enclosure
- Fully tiled en-suite
- Bespoke storage with mirrored doors and shelving, with built-in shaver socket and lighting

## Electrical

- LED downlights to hallways, living areas, bedrooms, bathrooms and en-suites
- Provision for BT, Sky Q and Virgin Media in living areas and bedrooms\*\* - with all other providers via Wi-fi
- Hyperoptic broadband with speeds up to 1GB
- Black sockets and switches throughout\*\*\*
- USB charging points to living room and bedrooms
- TV and media outlet points to living room and all bedrooms

## Heating

- Slim-line electric panel heaters with central timer (in hallway)
- Black ladder towel rail to bathrooms and en-suites

## Safety & Security

- Secure residents' entrances with dedicated fob access to shared spaces and apartments
- Automated door entry system with video and audio streaming
- Dedicated concierge operating 24/7
- Smoke and heat detectors to kitchens, entrance halls and common parts
- Sprinkler system
- Front door light

## Warranty

- 10 year home warranty
- Developer 2 year warranty

## Sustainability

- Energy efficient LED lighting throughout
- Mechanical ventilation system with heat recovery
- Triple-glazed windows
- Purge vent doors to all apartments

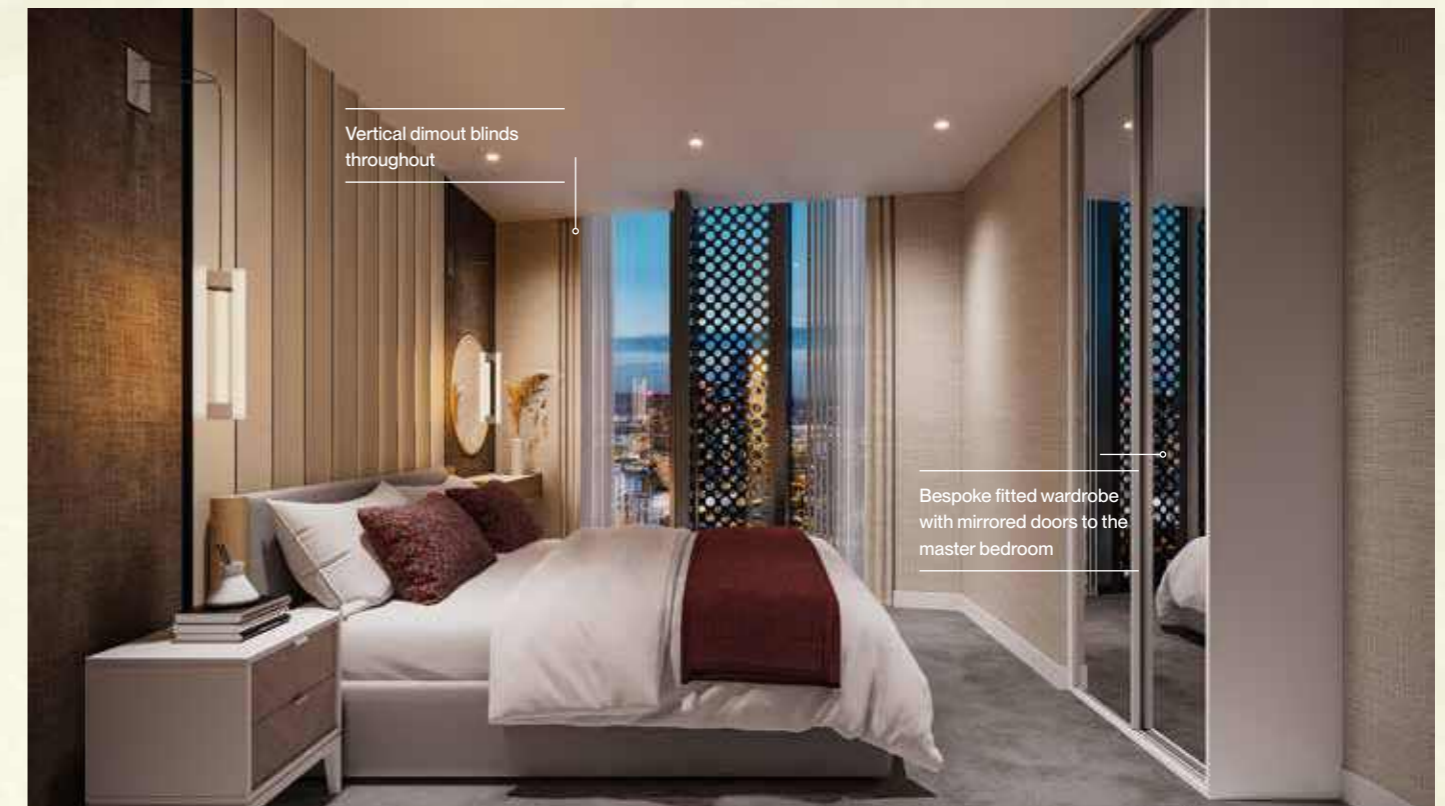
## Communal Lifts, Car Park & Cycle Store

4 lifts provide access from ground up to and including level 53, whilst a separate lift operates from ground level to the basement where the car park† (including EV charging points\*\*) cycle store, and Urban Tails dog spa are located.

† A right to park is available to purchase across 2 & 3 bedroom apartments, and penthouses.

\*\* Charging points can be installed in some car parking spaces. A quote to install a charger in a bay can be provided upon request.

Please speak to a sales consultant for further details.



## Kitchen, Bathroom & En-Suite Preselections

Even Floors (4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52)

Kitchens				Bathrooms		En-suite	
Wall Units	Feature and Base units	Splashback	Worktop	Wall tiles	Floor Tiles	Wall Tiles	Floor Tiles
Matte White	Matte Black	Matte White Metro Tiles	30mm Ice White	60x30 Marmorì St Laurent Black	60x60 Marmorì St Laurent Black	60x30 Marmorì Firo Greige	60x60 Marmorì Firo Greige

Odd Floors (5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53)

Kitchens				Bathrooms		En-suite	
Wall Units	Feature and Base units	Splashback	Worktop	Wall tiles	Floor Tiles	Wall Tiles	Floor Tiles
Matte Black	Matte Black	Matte White Metro Tiles	30mm Ice White	60x30 Marmorì St Laurent Black	60x60 Marmorì St Laurent Black	60x30 Marmorì Firo Greige	60x60 Marmorì Firo Greige





# VISTA RIVER GARDENS

TRINITY ISLAND  
MANCHESTER

FLOORPLATE  
LEVELS 4-17









# VISTA RIVER GARDENS

TRINITY ISLAND  
MANCHESTER

FLOORPLATE  
LEVELS 18-25



# FLOORPLATE LEVELS 18-25

7	TYPE 2C.02	Metric	Imperial
Living / Kitchen	4.85 x 6.14	15'9" x 20'1"	
Bedroom 1	5.46 x 3.48	17'9" x 11'4"	
Bedroom 2	4.81 x 3.24	15'8" x 10'6"	
<b>TOTAL</b>	<b>82.04 m<sup>2</sup></b>	<b>883.07 ft<sup>2</sup></b>	

8	Type 1B.02	Metric	Imperial
Living / Kitchen	8.28 x 3.92	27'2" x 12'8"	
Bedroom 1	5.70 x 3.18	18'7" x 10'4"	
<b>TOTAL</b>	<b>58.33 m<sup>2</sup></b>	<b>627.86 ft<sup>2</sup></b>	

9	TYPE 2C.02	Metric	Imperial
Living / Kitchen	4.85 x 6.13	15'9" x 20'1"	
Bedroom 1	5.46 x 3.45	17'9" x 11'3"	
Bedroom 2	4.81 x 3.24	15'8" x 10'6"	
<b>TOTAL</b>	<b>81.77 m<sup>2</sup></b>	<b>880.16 ft<sup>2</sup></b>	

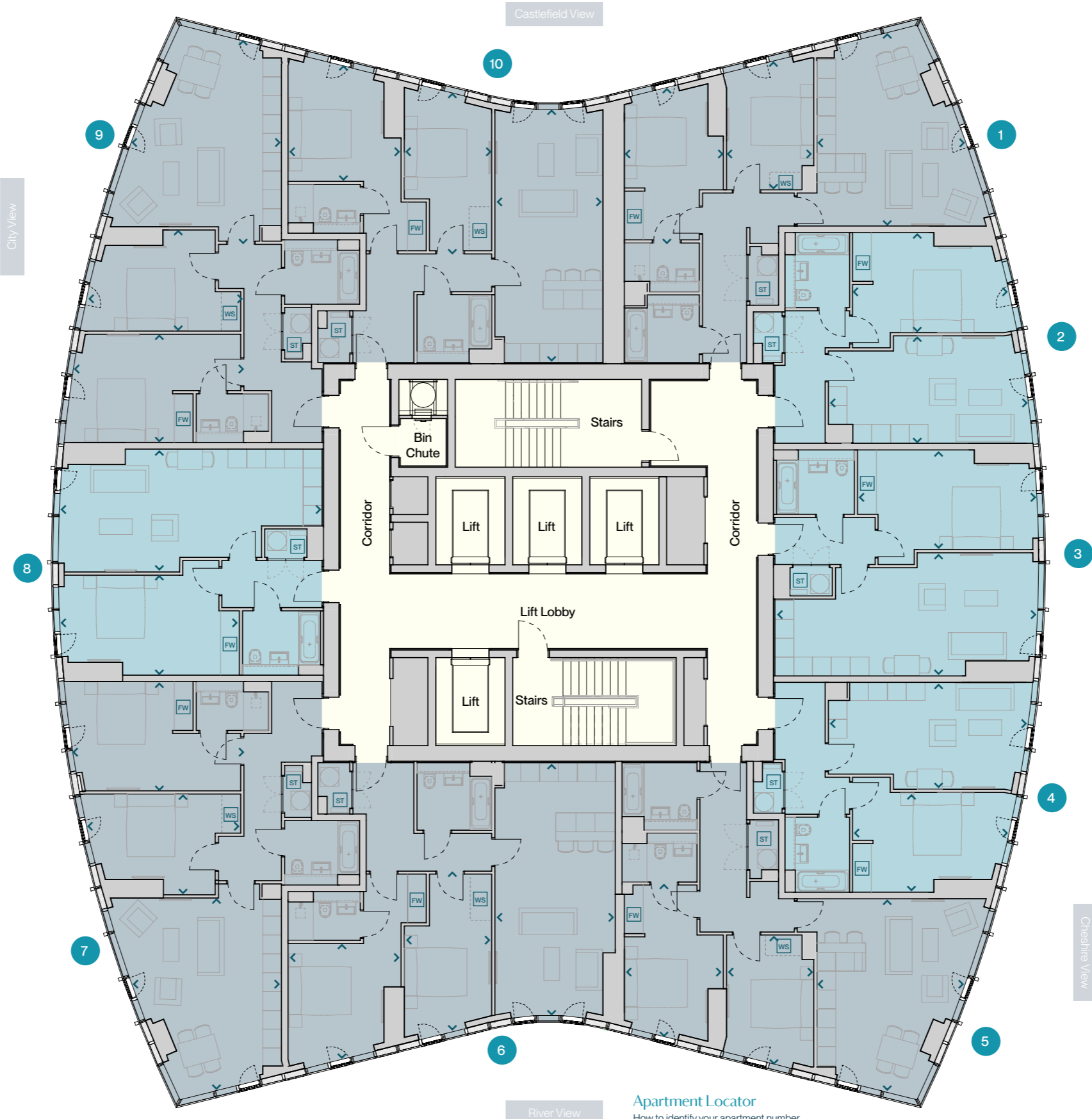
10	TYPE 2B.04	Metric	Imperial
Living / Kitchen	3.44 x 8.05	11'3" x 26'4"	
Bedroom 1	3.60 x 3.62	11'8" x 11'9"	
Bedroom 2	2.79 x 5.09	9'1" x 16'7"	
<b>TOTAL</b>	<b>78.74 m<sup>2</sup></b>	<b>847.55 ft<sup>2</sup></b>	

## Levels



## Key

- Communal
- 1 Bedroom
- 2 Bedroom
- Purge Vent Door
- FW Fitted Wardrobe
- WS Wardrobe Space
- ST Store Cupboard
- Water Cylinder



## Apartment Locator

How to identify your apartment number

Level	Plot Number	Apartment Number
18	1	1801
25	10	2510

All dimensions are taken approximately from the middle of the room (↔). Total apartment sizes show the smallest sq m / sq ft of the apartment type. Purge vent door panel positions will vary on Castlefield and River View elevations. Please note: Levels 18-25 (inclusive) - outrigger (thicker) walls change position every 2 floors between these levels. This means there are 4 different outrigger wall positions on; 18-19, 20-21, 22-23, 24-25. Assuming level 18-19 is the base position, the following apartments are impacted: Levels 20-21 (inclusive) - apartment (8) 1B.02 - change in apartment type to 1B.04 due to smaller total sq m/sq ft. Please refer to individual apartment type plan 1B.04. Levels 22-23 (inclusive) - apartment (6) 2B.02 - change in apartment type to 2B.04 due to smaller total sq m/sq ft. Please refer to individual apartment type plan 2B.04. Levels 24-25 (inclusive) - apartment (3) 1B.02 - change in apartment type to 1B.04 due to smaller total sq m/sq ft. Please refer to individual apartment type plan 1B.04. Levels 20-25 (inclusive) - apartment (10) 2B.04 - change in apartment type plan to 2B.02. Please refer to individual apartment type plan 2B.02. Floorplates shown for Vista River Gardens are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask Sales Consultant for further information.

## Masterplan







# VISTA RIVER GARDENS

TRINITY ISLAND  
MANCHESTER

FLOORPLATE  
LEVELS 26-37



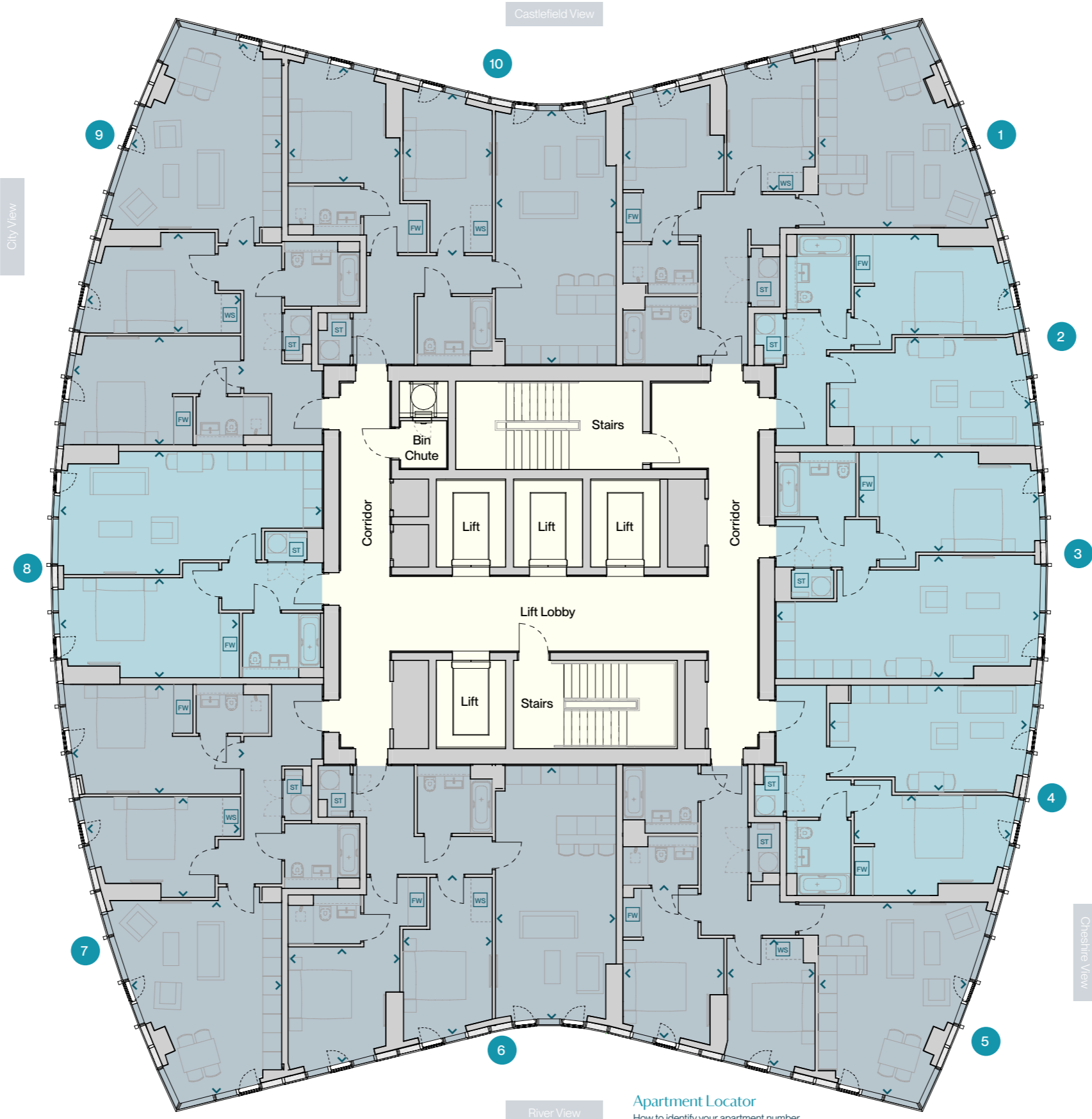
# FLOORPLATE LEVELS 26-37

7	TYPE 2C.02	Metric	Imperial
Living / Kitchen	4.85 x 6.14	15'9" x 20'1"	
Bedroom 1	5.46 x 3.48	17'9" x 11'4"	
Bedroom 2	4.81 x 3.24	15'8" x 10'6"	
<b>TOTAL</b>	<b>82.17 m<sup>2</sup></b>	<b>884.47 ft<sup>2</sup></b>	

8	Type 1B.02	Metric	Imperial
Living / Kitchen	8.28 x 3.92	27'2" x 12'8"	
Bedroom 1	5.70 x 3.18	18'7" x 10'4"	
<b>TOTAL</b>	<b>58.62 m<sup>2</sup></b>	<b>630.98 ft<sup>2</sup></b>	

9	TYPE 2C.02	Metric	Imperial
Living / Kitchen	4.85 x 6.13	15'9" x 20'1"	
Bedroom 1	5.46 x 3.45	17'9" x 11'3"	
Bedroom 2	4.81 x 3.24	15'8" x 10'6"	
<b>TOTAL</b>	<b>81.90 m<sup>2</sup></b>	<b>881.56 ft<sup>2</sup></b>	

10	TYPE 2B.02	Metric	Imperial
Living / Kitchen	3.84 x 7.95	12'6" x 26'1"	
Bedroom 1	3.63 x 3.61	11'9" x 11'9"	
Bedroom 2	2.75 x 5.09	9'0" x 16'7"	
<b>TOTAL</b>	<b>81.41 m<sup>2</sup></b>	<b>876.29 ft<sup>2</sup></b>	



1	Type 2A.02	Metric	Imperial
Living / Kitchen	4.57 x 6.12	15'0" x 20'1"	
Bedroom 1	3.17 x 4.92	10'4" x 16'1"	
Bedroom 2	2.75 x 4.05	9'0" x 13'3"	
<b>TOTAL</b>	<b>76.48 m<sup>2</sup></b>	<b>823.22 ft<sup>2</sup></b>	

2	Type 1A.02	Metric	Imperial
Living / Kitchen	6.35 x 3.42	20'8" x 11'2"	
Bedroom 1	4.93 x 3.18	16'2" x 10'4"	
<b>TOTAL</b>	<b>51.14 m<sup>2</sup></b>	<b>550.47 ft<sup>2</sup></b>	

3	Type 1B.02	Metric	Imperial
Living / Kitchen	8.28 x 3.92	27'2" x 12'8"	
Bedroom 1	5.70 x 3.18	18'7" x 10'4"	
<b>TOTAL</b>	<b>58.54 m<sup>2</sup></b>	<b>630.12 ft<sup>2</sup></b>	

4	Type 1A.02	Metric	Imperial
Living / Kitchen	6.35 x 3.40	20'8" x 11'1"	
Bedroom 1	4.93 x 3.18	16'2" x 10'4"	
<b>TOTAL</b>	<b>50.86 m<sup>2</sup></b>	<b>547.45 ft<sup>2</sup></b>	

5	TYPE 2A.02	Metric	Imperial
Living / Kitchen	4.57 x 6.12	15'0" x 20'1"	
Bedroom 1	3.18 x 4.92	10'4" x 16'1"	
Bedroom 2	2.75 x 4.05	9'0" x 13'3"	
<b>TOTAL</b>	<b>76.44 m<sup>2</sup></b>	<b>822.79 ft<sup>2</sup></b>	

6	TYPE 2B.02	Metric	Imperial
Living / Kitchen	3.84 x 7.95	12'6" x 26'1"	
Bedroom 1	3.62 x 3.63	11'9" x 11'9"	
Bedroom 2	2.75 x 5.09	9'0" x 16'7"	
<b>TOTAL</b>	<b>81.38 m<sup>2</sup></b>	<b>875.97 ft<sup>2</sup></b>	

## Levels



## Key

- Communal
- 1 Bedroom
- 2 Bedroom
- Purge Vent Door
- FW Fitted Wardrobe
- WS Wardrobe Space
- ST Store Cupboard
- Water Cylinder

## Apartment Locator

How to identify your apartment number

Level	Plot Number	Apartment Number
26	1	2601
37	10	3710

All dimensions are taken approximately from the middle of the room (↔). Total apartment sizes show the smallest sq m / sq ft of the apartment type. Purge vent door panel positions will vary on Castlefield and River View elevations. Please note: Levels 34-37 (inclusive) - columns' size decreased. Change in apartment type variation - all apartments ending (.02) on levels 34-37 (inclusive) change in end to (.03). Please refer to individual apartment type plan (.03). Floorplates shown for Vista River Gardens are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask Sales Consultant for further information.

## Masterplan







# VISTA RIVER GARDENS

TRINITY ISLAND  
MANCHESTER

FLOORPLATE  
LEVELS 38-44



# FLOORPLATE LEVELS 38-44

6	TYPE 2C.03	Metric	Imperial
Living / Kitchen	4.85 x 6.14	15'9" x 20'1"	
Bedroom 1	5.46 x 3.48	17'9" x 11'4"	
Bedroom 2	4.81 x 3.24	15'8" x 10'6"	
<b>TOTAL</b>	<b>82.38 m<sup>2</sup></b>	<b>886.73 ft<sup>2</sup></b>	

7	Type 1B.03	Metric	Imperial
Living / Kitchen	8.28 x 3.92	27'2" x 12'8"	
Bedroom 1	5.70 x 3.18	18'7" x 10'4"	
<b>TOTAL</b>	<b>59.22 m<sup>2</sup></b>	<b>637.44 ft<sup>2</sup></b>	

8	TYPE 2C.03	Metric	Imperial
Living / Kitchen	4.85 x 6.13	15'9" x 20'1"	
Bedroom 1	5.46 x 3.45	17'9" x 11'3"	
Bedroom 2	4.81 x 3.24	15'8" x 10'6"	
<b>TOTAL</b>	<b>82.11 m<sup>2</sup></b>	<b>883.82 ft<sup>2</sup></b>	

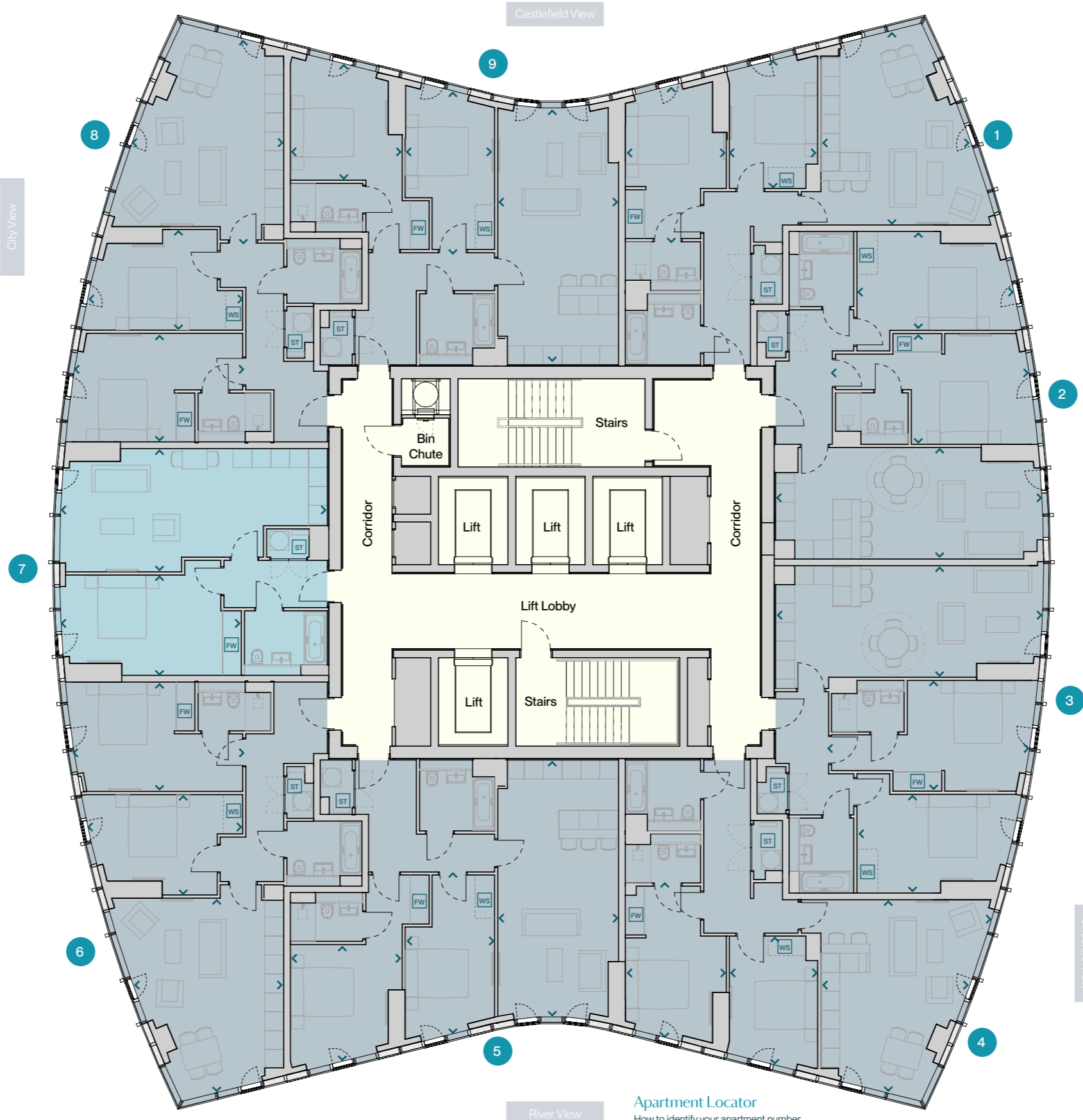
9	TYPE 2B.03	Metric	Imperial
Living / Kitchen	3.84 x 7.95	12'6" x 26'1"	
Bedroom 1	3.63 x 3.61	11'9" x 11'9"	
Bedroom 2	2.75 x 5.09	9'0" x 16'7"	
<b>TOTAL</b>	<b>82.25 m<sup>2</sup></b>	<b>885.33 ft<sup>2</sup></b>	

## Levels



## Key

- Communal
- 1 Bedroom
- 2 Bedroom
- Purge Vent Door
- Fitted Wardrobe
- Wardrobe Space
- Store Cupboard
- Water Cylinder



1	Type 2A.03	Metric	Imperial
Living / Kitchen	4.57 x 6.12	15'0" x 20'1"	
Bedroom 1	3.17 x 4.92	10'4" x 16'1"	
Bedroom 2	2.75 x 4.05	9'0" x 13'3"	
<b>TOTAL</b>	<b>76.81 m<sup>2</sup></b>	<b>826.78 ft<sup>2</sup></b>	

2	Type 2D.01	Metric	Imperial
Living / Kitchen	8.48 x 3.54	27'8" x 11'6"	
Bedroom 1	6.16 x 3.52	20'2" x 11'5"	
Bedroom 2	4.92 x 3.14	16'1" x 10'3"	
<b>TOTAL</b>	<b>81.90 m<sup>2</sup></b>	<b>881.56 ft<sup>2</sup></b>	

3	Type 2D.01	Metric	Imperial
Living / Kitchen	8.47 x 3.54	27'8" x 11'6"	
Bedroom 1	6.28 x 3.51	20'6" x 11'5"	
Bedroom 2	4.92 x 3.14	16'1" x 10'3"	
<b>TOTAL</b>	<b>82.56 m<sup>2</sup></b>	<b>888.67 ft<sup>2</sup></b>	

4	Type 2A.03	Metric	Imperial
Living / Kitchen	4.57 x 6.12	15'0" x 20'1"	
Bedroom 1	3.18 x 4.92	10'4" x 16'1"	
Bedroom 2	2.75 x 4.05	9'0" x 13'3"	
<b>TOTAL</b>	<b>76.78 m<sup>2</sup></b>	<b>826.45 ft<sup>2</sup></b>	

5	TYPE 2B.03	Metric	Imperial
Living / Kitchen	3.84 x 7.95	12'6" x 26'1"	
Bedroom 1	3.63 x 3.62	11'9" x 11'9"	
Bedroom 2	2.75 x 5.09	9'0" x 16'7"	
<b>TOTAL</b>	<b>82.20 m<sup>2</sup></b>	<b>884.79 ft<sup>2</sup></b>	

## Apartment Locator

How to identify your apartment number

Level	+	Plot Number	=	Apartment Number
38	+	1	=	3801
44	+	9	=	4409

All dimensions are taken approximately from the middle of the room (◀ ▶). Total apartment sizes show the smallest sq m / sq ft of the apartment type. Purge vent door panel positions will vary on Castlefield and River View elevations. Purge vent door panels on Castlefield and City View elevations also benefit from glazed purge vent doors.  
Please note: Levels 40-44 (inclusive) – columns' size decreased. Change in apartment type variation.  
Floorplates shown for Vista River Gardens are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask Sales Consultant for further information.

## Masterplan







# VISTA RIVER GARDENS

TRINITY ISLAND  
MANCHESTER

FLOORPLATE  
LEVELS 45-52



# FLOORPLATE LEVELS 45-52

6	TYPE 2C.03	Metric	Imperial
Living / Kitchen	4.85 x 6.14	15'9" x 20'1"	
Bedroom 1	5.46 x 3.48	17'9" x 11'4"	
Bedroom 2	4.81 x 3.24	15'8" x 10'6"	
<b>TOTAL</b>	<b>82.40 m<sup>2</sup></b>	<b>886.95 ft<sup>2</sup></b>	

7	Type 1B.03	Metric	Imperial
Living / Kitchen	8.28 x 3.92	27'2" x 12'8"	
Bedroom 1	5.70 x 3.18	18'7" x 10'4"	
<b>TOTAL</b>	<b>59.41 m<sup>2</sup></b>	<b>639.48 ft<sup>2</sup></b>	

8	TYPE 2C.03	Metric	Imperial
Living / Kitchen	4.85 x 6.13	15'9" x 20'1"	
Bedroom 1	5.46 x 3.45	17'9" x 11'3"	
Bedroom 2	4.81 x 3.24	15'8" x 10'6"	
<b>TOTAL</b>	<b>82.19 m<sup>2</sup></b>	<b>884.68 ft<sup>2</sup></b>	

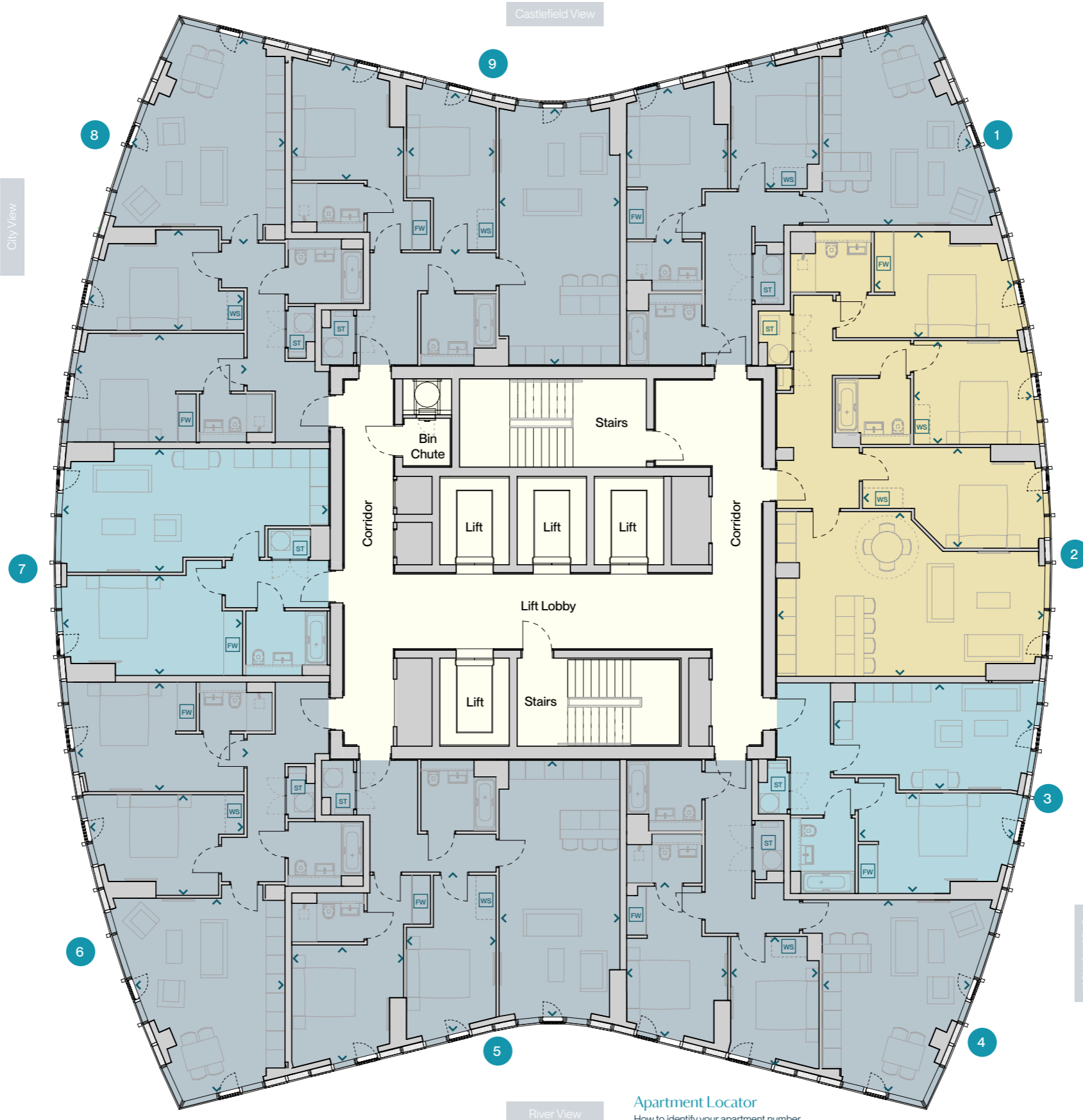
9	TYPE 2B.03	Metric	Imperial
Living / Kitchen	3.84 x 7.95	12'6" x 26'1"	
Bedroom 1	3.63 x 3.61	11'9" x 11'9"	
Bedroom 2	2.75 x 5.09	9'0" x 16'7"	
<b>TOTAL</b>	<b>82.35 m<sup>2</sup></b>	<b>886.41 ft<sup>2</sup></b>	

## Levels



## Key

- Communal
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Purge Vent Door
- FW Fitted Wardrobe
- WS Wardrobe Space
- ST Store Cupboard
- Water Cylinder



1	Type 2A.03	Metric	Imperial
Living / Kitchen	4.57 x 6.12	15'0" x 20'1"	
Bedroom 1	3.17 x 4.92	10'4" x 16'1"	
Bedroom 2	2.75 x 4.05	9'0" x 13'3"	
<b>TOTAL</b>	<b>76.91 m<sup>2</sup></b>	<b>827.85 ft<sup>2</sup></b>	

2	Type 3A.01	Metric	Imperial
Living / Kitchen	8.48 x 5.22	27'8" x 17'1"	
Bedroom 1	4.41 x 3.36	14'5" x 11'0"	
Bedroom 2	3.81 x 3.29	12'5" x 10'8"	
Bedroom 3	5.72 x 3.19	18'8" x 10'5"	
<b>TOTAL</b>	<b>113.25 m<sup>2</sup></b>	<b>1219.01 ft<sup>2</sup></b>	

3	Type 1A.03	Metric	Imperial
Living / Kitchen	6.35 x 3.40	20'8" x 11'1"	
Bedroom 1	4.93 x 3.18	16'2" x 10'4"	
<b>TOTAL</b>	<b>51.23 m<sup>2</sup></b>	<b>551.43 ft<sup>2</sup></b>	

4	TYPE 2A.03	Metric	Imperial
Living / Kitchen	4.57 x 6.12	15'0" x 20'1"	
Bedroom 1	3.18 x 4.92	10'4" x 16'1"	
Bedroom 2	2.75 x 4.05	9'0" x 13'3"	
<b>TOTAL</b>	<b>76.87 m<sup>2</sup></b>	<b>827.42 ft<sup>2</sup></b>	

5	TYPE 2B.03	Metric	Imperial
Living / Kitchen	3.84 x 7.95	12'6" x 26'1"	
Bedroom 1	3.63 x 3.62	11'9" x 11'9"	
Bedroom 2	2.75 x 5.09	9'0" x 16'7"	
<b>TOTAL</b>	<b>82.32 m<sup>2</sup></b>	<b>886.08 ft<sup>2</sup></b>	

## Apartment Locator

How to identify your apartment number

Level	Plot Number	Apartment Number
45	1	4501
52	9	5209

All dimensions are taken approximately from the middle of the room (↔). Total apartment sizes show the smallest sq m / sq ft of the apartment type. Purge vent door panel positions will vary on Castlefield and River View elevations. Purge vent door panels on Castlefield and City View elevations also benefit from glazed purge vent doors. Floorplates shown for Vista River Gardens are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask Sales Consultant for further information.

## Masterplan





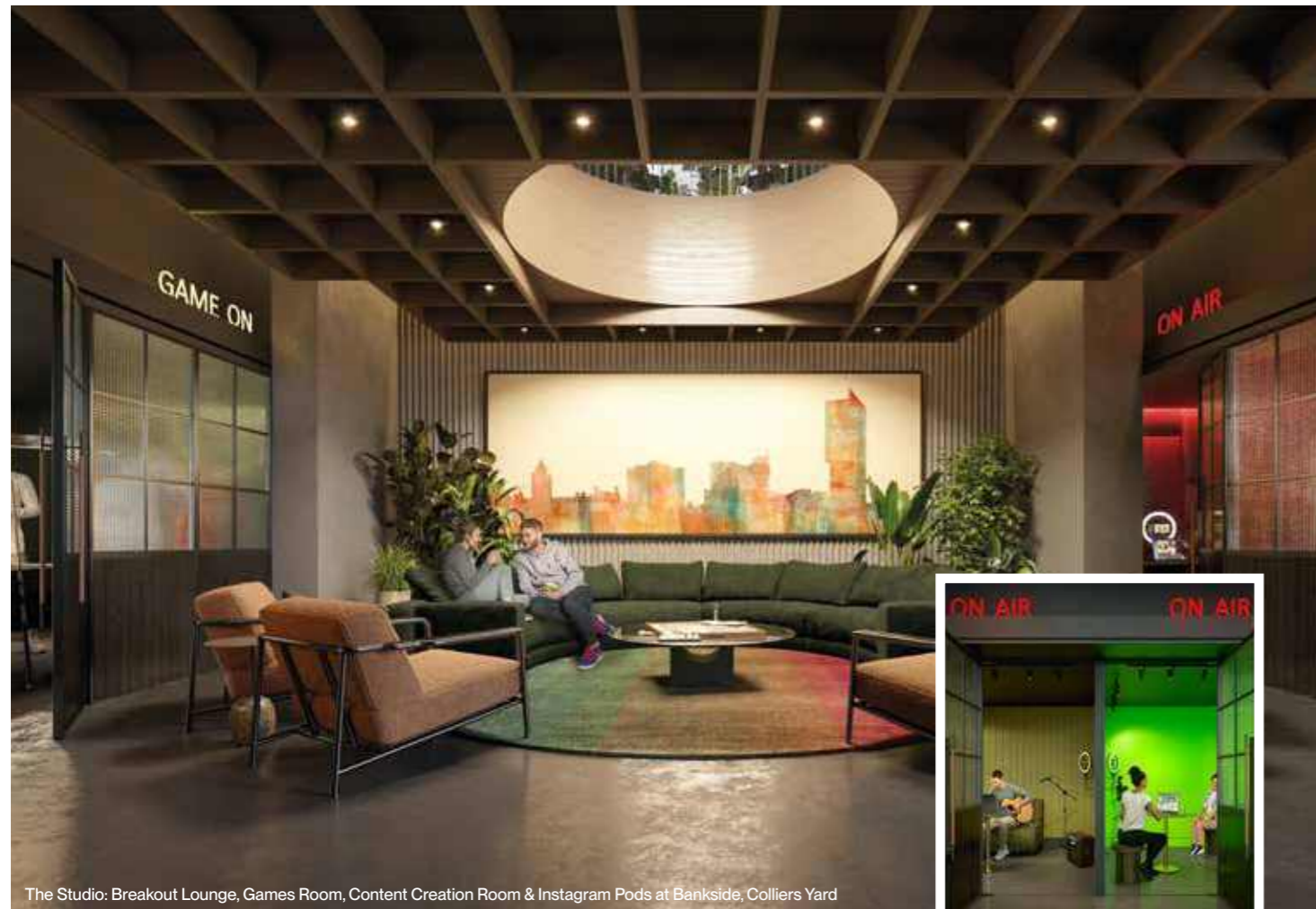
# WE DELIVER WHAT WE PROMISE

From the point of conception, Renaker aim to create places which serve to enhance the life of those who choose to make it their home. We focus on how our customers use the amenity and wider development spaces and take learnings for our future developments. How spaces are used change with time, and we are very sensitive to this. We aim to evolve our amenity offering on each development, offering unique spaces to surprise and delight residents.

Our goal is to create new, aspirational neighbourhoods that endure, and in which communities can thrive.



Roof Terrace overlooking Castlefield Basin at Castle Wharf



The Studio: Breakout Lounge, Games Room, Content Creation Room & Instagram Pods at Bankside, Colliers Yard

“It’s rare to find a developer who actually adheres to the CGI marketing materials with accuracy – I can honestly say that Renaker achieve exactly that.”

Bradley, Purchaser (Investor) at Deansgate Square & Castle Wharf



Urban Tails Dog Spa at Bankside, Colliers Yard



6,000 Sq Ft Sports Hall at Deansgate Square

## WHAT OUR PURCHASERS SAY

“We initially purchased a Renaker property at Deansgate Square in 2020, and we were really impressed with the standard of workmanship and specification of the apartment, with any minor snagging issues addressed quickly and effectively.

Based on the first positive experience, we went on to purchase further investment properties, and we had the confidence to commit due to our trust in the team to deliver a quality product as they had previously. Needless to say Renaker did.

It’s rare to find a developer who actually adheres to the CGI marketing materials with accuracy – I can honestly say that Renaker achieve exactly that, and in fact, they often over-deliver in terms of additional amenities and extra touches of quality. In my experience, be it a personal home or an investment purchase, buying from a good developer is the key to ensuring a stress-free and positive experience further down the line. You won’t find better in Manchester.”

Bradley, Purchaser (Investor) at Deansgate Square & Castle Wharf

“I am a lucky owner of an apartment at Deansgate Square. I have moved to Manchester due to starting my clinical years at Wythenshawe Hospital, hence I was looking for a place that would be central, allowing me to enjoy the city life, yet be close to key routes that make commuting extremely accessible. Deansgate Square has it all and even more, starting with its absolutely amazing facilities and finishings, with the outstanding level of service and care provided by the onsite team.

I absolutely love Manchester for how vibrant and diverse it is, and living here makes me feel simply happy. I was not certain of what to expect since I did not get a chance to view the property prior to moving in, but now, I can most certainly say that choosing this development was the best possible decision I have ever made.”

Rachel, Purchaser (Owner-Occupier) at Deansgate Square



# TEN REASONS

## TO BUY FROM **RENAKER**

### 1. Manchester's Leading Developer

We are Manchester's leading developer with a strong reputation and a proven track record of successful projects.

### 2. Customer Focused

We are customer-focused and provide a high level of service throughout the buying process, from initial enquiry through to completion and beyond.

### 3. Aspirational New Neighbourhoods

We are committed to creating new, aspirational neighbourhoods for the long term where communities can enjoy and thrive.

### 4. Exceptional Communal Amenities

Our developments comprise unmatched communal amenities which serve to enhance the lives of those who choose to make it their home.

### 5. Superior Quality

We pride ourselves on superior quality. High-quality design and materials are applied throughout our developments, from the residential apartments through to the amenities and the wider public realm.

### 6. Highly Skilled In-House Design And Build Team

Our highly skilled in-house design and build team not only strive to efficiently deliver aspirational schemes, but look beyond the build to the long-term success of the neighbourhood to ensure our vision is sustainable.

### 7. Sound Investment Opportunity

Buying at Vista River Gardens represents a great investment opportunity with strong rental yields at +6%\*.

\*Based on local agent rental predictions.

### 8. Service Levels Akin To A 5\* Hotel

We work closely with our management companies, and our on-site concierge teams all have hospitality backgrounds to create a service level akin to that of a 5\* hotel.

### 9. Positive Investment into Public Realm

We create neighbourhoods and invest heavily in public realm including green spaces, retail and commercial spaces, cycling and walking routes, to ensure we positively impact the wider local community.

### 10. Sustainability At The Core

Sustainability is at the core of each and every development project, and we strive to make continuous improvement in this area.



**RENAKER**

# CHANGING SKYLINES





**R**enaker is a developer with a reputation for delivering Manchester's most iconic developments.

Concentrating on city centre brownfield regeneration, our mission is to efficiently deliver spacious, high-quality homes with desirable amenities, all whilst creating aspirational new neighbourhoods in which residents can thrive.

Established in 2006, Renaker is now firmly recognised as Manchester's leading property developer with a proven track record of delivering sustainable, high quality developments at pace.

Renaker are committed to delivering quality, considered designs and innovative solutions, and have been successful in the delivery of numerous projects at prime sites across Manchester. We have delivered over 6,000 new homes to date.



Cambridge Street



Royal Mills



Bankside at Colliers Yard



Wilburn Basin



Greengate



Castle Wharf



Gorland at Colliers Yard

**CREATING COMMUNITIES**

We are leading the creation of another new residential district, located at the Southern end of Deansgate within the city.

Momentum has already been established through the delivery of the iconic Deansgate Square, Crown Street Victoria Residence and Elizabeth Tower; with The Blade and Three60, both currently under construction and to follow over the next two years.



Anaconda Cut



Crown Street



The Blade



Three60



BUILDING COMMUNITIES BY  
**RENAKER**

CREATING NEIGHBOURHOODS  
FOR THE LONG TERM

**W**e understand that creating new neighbourhoods come with a great responsibility to get the balance right between residential development, commercial uses, green spaces and social infrastructure, to create sustainable communities that stand the test of time.

Delivery of large scale, accessible and attractive public realm is at the core of all our developments. Careful consideration is taken in ensuring we offer something different, whether this be a more suburban style soft green park or more civic hardstanding spaces that properly address a riverside. In this way, we are providing residents of the neighbourhoods and the surrounding local community with new and different spaces to enjoy.

We also take a carefully curated approach with all our commercial operators ensuring they are local, independent businesses, in order to provide the right offering while enhancing the local area.



Flourish at Deansgate Square



General Store at Deansgate Square

**WORKING WITH THE LOCAL COMMUNITY**

As part of our commitment to building sustainable communities, we have appointed a 'Head of Experience' to help bring life to the development. Their role is to work closely with our on-site teams and commercial partners, to create a year round programme of exciting events, which will enliven the spaces for both residents and the public to enjoy.

*"What makes [Renaker's] developments different to others is the standard of amenity that is on offer, but it's also the number of events that we put on, which helps to build community. We're not just seeing communities emerge and grow within our own developments, we're also seeing the public spaces being used, which connect our own residents and bring people from the wider neighbourhood [together]."*

Catherine  
Head of Experience  
at Renaker

3



Blok Yoga & Strength Event at Deansgate Square



Jubilee Rooftop Social at Deansgate Square

4



Food Sorcery Cookery School at Deansgate Square



Salvi's at Deansgate Square

6

*"[As first time parents], we've made friends with other parents [at Deansgate Square]. Aurelia has made friends with the other children and for a lot of us, it was our first child, so we've formed our own little community within the Deansgate Square community. It's lovely to feel so welcome."*

Christa, Gareth & Aurelia  
Purchasers (Owner-Occupiers)  
At Deansgate Square

*"Nobody feels out of place, no matter where you're from or your background. Everybody feels included here."*

Sarah  
Purchaser (Owner-Occupier)  
At Deansgate Square

*"This community is great and [whilst] it's just starting, it's also adapting already - there has been a new influx of people recently."*

Iain  
Flourish, Commercial Operator  
At Deansgate Square

*"We love the community around here. The people who live in the area almost come in every day."*

Maurizio  
Salvi's, Commercial Operator  
At Deansgate Square



Scan the QR code to watch our Community Video



# SUSTAINABILITY AT OUR CORE



Sustainability is a key consideration of the delivery process of each and every construction and development project we undertake.

Here at Renaker, our ethos is to develop and build sustainable facilities, homes and amenities that communities desire.

As part of our policy, we strive to continually improve our buildings' carbon footprint without compromising on quality. We do this at every step, from the procurement of sustainable and low carbon products where possible through our responsible supply chain, through to clever building design and specification, to construct a building that minimises its power usage throughout its life. We are proud to say that over 90% of our apartments are EPC rated B\*.



## SO FAR, WE ARE:

1. Implementing a plan for our buildings to achieve net zero carbon by 2038, in line with the Manchester Climate Emergency Declaration, 12 years ahead of the target date of 2050.
2. Insulating our buildings well, whilst also designing our buildings to use electricity from renewable sources.
3. Installing high efficiency white goods and secure cycle stores as standard throughout our developments.
4. Providing up to 20% of our car parking allocation with EV charging points for vehicles across all our new developments.
5. Working alongside Manchester and Salford City Councils to invest in several new pedestrian and cycle pathways to create sustainable travel routes for the local community.



For more information on our sustainability approach, please visit: [renaker.com/about-us/sustainability](https://renaker.com/about-us/sustainability)

\*Sample of 1020 apartments on different floors across 7 developments (Deansgate Square, Victoria Residence, Elizabeth Tower, Castle Wharf, Cortland at Colliers Yard, The Blade, Exchange Court. Ratings as of March 2023 (valid for 10 years).



# WITH YOU EVERY STEP OF THE WAY...

What to expect when buying your new home from **RENAKER**

**ABOVE AND BEYOND**

At Renaker we pride ourselves on providing a high level of service bespoke to each client throughout the buying process, and our experienced teams are trained to be welcoming and attentive at all times.



**CUSTOMER JOURNEY**

**1 INITIAL ENQUIRY TO RESERVATION**

**SALES CONSULTANT**

We are the first people to meet you. Welcoming you to our marketing suite and showcasing all you need to know to choose the right home for you. We are here to provide you with all the information and support you need to choose the right home.

**2 RESERVATION TO COMPLETION**

**LEGAL PROGRESSOR**

We work closely with you from reservation through to exchange. It is our job to keep you updated on the legal process. We will also be communicating with your legal representatives prior to and during the legal completion process.

**3 EXCHANGE TO COMPLETION THROUGH TO HANDOVER**

**CUSTOMER RELATIONSHIP EXECUTIVE**

Our role is to look after you from exchange to legal completion through to the handover of your new home. We keep you updated on the progress of your new home with frequent construction updates. We also spend time with you to demonstrate how everything works in your new home, and provide you with manuals and video guides to make settling in nice and easy.

**4 HANDOVER TO AFTERCARE**

**CUSTOMER CARE TEAM**

Following the handover, our in-house aftercare team will provide a first-class service to all customers for 2 years, covering any defects that may arise over this period, swiftly and professionally. With our dedicated team of engineers and approved contractors we aim to provide client satisfaction first time, every time. We offer an out-of-hours service in case of emergencies only, and always welcome customer feedback.



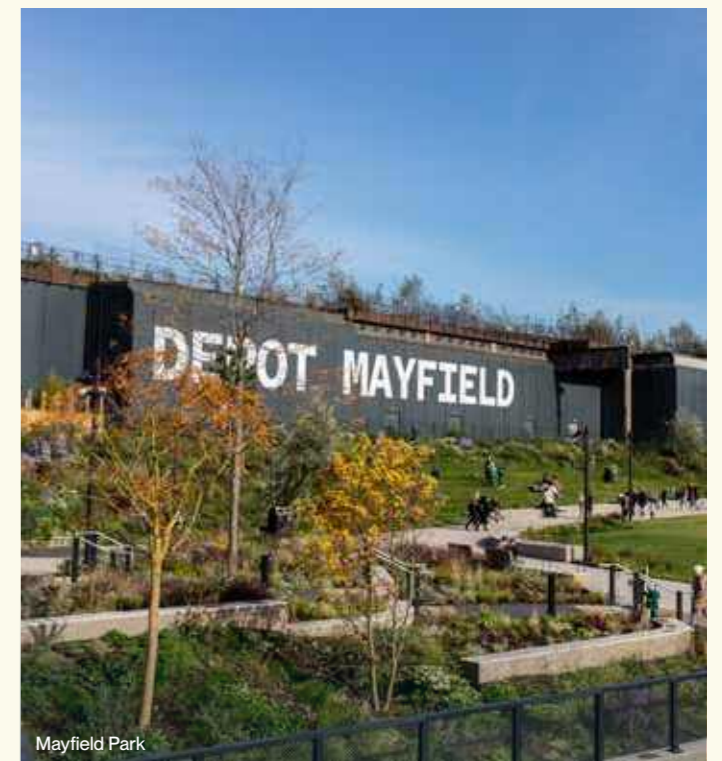
Castlefield Urban Heritage Park



St Peter's Square



Spinningfields, Central Business District



Mayfield Park



Manchester Central Library



Manchester Worker Bee



# Renaker Marketing Suite

## 8 Great Jackson Street, Manchester, M15 4PA



FOR MORE INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT US:

0161 516 0423

Email: [hello@vistarivergardens.com](mailto:hello@vistarivergardens.com)  
Open: Daily 10am–5pm

### HOW TO FIND US

**From Manchester city centre**, head south on Deansgate and continue straight onto A56 Chester Road. Go past Atlas Bar on your left before taking your second left onto Great Jackson Street. The marketing suite is situated 150 yards down the road on the right.

**From the A57(M) Mancunian Way (North)**, come off at the A56 Altrincham/Trafford Park junction. Go around the roundabout and take the third exit - as if getting back onto the Ring Road. Immediately stay in the left hand lane and take the second left onto Garwood Street. Take a left onto Great Jackson Street and follow the road until you see the marketing suite on your left.

**From Princess Road**, head north into the city on Medlock Street. With HOME on your right hand side, turn left onto City Road East. Follow this road round for approx. 400 yards, and you will find the marketing suite on your left hand side.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly due to Renaker's policy of continuous improvement the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations. This information does not constitute a contract or warranty. Applicants are advised to contact Renaker to ascertain the availability of any particular property.

Floorplates shown for Vista River Garden are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only. The specification is the anticipated specification but may be subject to change as necessary and without notice. Finishes are also subject to change if materials and appliances are discontinued or not available. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. The furniture, accessories and joinery in the apartment CGIs are illustrative only and not part of the development specification.

Please ask Sales Consultant for further information.

VRG\_11\_2023\_01



View from Vista River Gardens overlooking Manchester city centre.





VISTARIVERGARDENS.COM

**RENAKER**

