





X1 The Plaza:
The North and South
Plazas are perfect
additions to the
Manchester skyline

X1 The Plaza

X1 The Plaza is a revolution in modern city centre living. Set over two stunning buildings, this development will provide much-needed luxury apartments to the private rented sector in the highly sought-after city of Manchester.

X1 The Plaza will contain a stunning array of luxury one, two, and three-bed apartments, as well as breath-taking penthouses and even a selection of striking three-bed townhouses. This development epitomises luxury living and will provide its tenants with modern top-of-the-range amenities, including high-end fixtures and fittings in every apartment, private garden balconies or terraces and a residents only gym.

This development is perfect for the influx of young professionals seeking to live and work in the dynamic city of Manchester, as X1 The Plaza offers everything that modern tenants would ever need in their new home.

As well as its stunning interior, X1 The Plaza will also benefit from a unique external aesthetic, with the impressive buildings soon to become a key feature of the city's iconic urban skyline.

Expected Returns of 6% per annum



27%

27% of housing stock is privately
rented in Manchester
The Telegraph, 2015



Investment Snapshot:

- Stunning apartments in a highly sought-after area
- Within walking distance of Manchester City Centre
- Easily accessible, with great train, tram and bus links
- Built by experienced UK developer X1

X1 The Plaza:
Example of a 3-bed
apartment



Redefining Luxury City Living

X1 The Plaza is a truly revolutionary development in high-end city living—as well as offering unparalleled city views and the close proximity to Manchester City Centre, X1 The Plaza also offers its residents a sense of beauty and tranquillity in the midst of the hustle and bustle of a busy city. Its focus on providing tenants with beautiful private green spaces (thanks to its exceptionally large balconies and stunning private residents gardens) shows that X1 The Plaza is more than just a home, it's a retreat.

X1 The Plaza has been designed with its residents in mind—situated over two stunning buildings (the North and the South Plaza), this development contains a mix of luxury one, two and three-bed apartments, as well as striking penthouses and two-storey townhouses.

Each home within this development is furnished* to the highest specification, complete with state-of-the-art fixtures and furnishings and will feature high-end

creature comforts such as a flat-screen SMART TV that perfectly befits luxury city centre living. Furthermore, the majority of apartments within X1 The Plaza will contain stunning open-air garden spaces, including beautiful private terraces, striking wrap-around balconies and even beautifully-landscaped split-level gardens for its residents.

“X1 The Plaza offers its residents a sense of tranquillity in the midst of the hustle and bustle of a busy city”

Furthermore, X1 The Plaza has been meticulously planned by developer X1, an award-winning company focussed on the provision of high-end buy-to-let projects in the North West. X1 is a leading UK developer

with an impeccable track record—to show the strength of this developer, X1 Eastbank (X1 The Plaza's sister development in New Islington) is fully sold out and already in construction.

* Furniture subject to an additional charge.



5-10%

**Furnished apartments can achieve
between 5-10% more rent on average
than unfurnished properties**

PrimeLocation, 2014

Your Investment Options



20%

More than 1 in 5 UK homes are now
owned by private landlords
The Telegraph, 2014

Investment options for X1 The Plaza:

1-bed apartments from:	£110,000
2-bed apartments from:	£155,000
3-bed apartments from:	£185,000
Luxury townhouses from:	£250,000

Example financial projection for a 1-bed apartment:

Purchase price:	£115,000
Est. annual rent:	£8,700
Est. service charge:	£656.60
Est. management fee:	£696.00
Est. ground rent	£350.00
Est. NET income:	£6,997.40
Est. NET yield:	6.08%

Example financial projection for a 2-bed apartment:

Purchase price:	£155,000
Est. annual rent:	£11,400
Est. service charge:	£801.05
Est. management fee:	£912.00
Est. ground rent	£350.00
Est. NET income:	£9,336.95
Est. NET yield:	6.02%

* All figures and floor plans are based on forecasts provided by the developer, are indicative only and are subject to change.
Any financial information provided in this document is intended as a guide and does not constitute a contract.

Arndale Centre
Shopping complex

Manchester Central
Conference Centre

Why Invest in Manchester?

Often referred to as the UK's 'second city', Manchester is fast rivalling London as the best place to live and work for young professionals seeking dynamic city centre living. As recently as July 2015, the Guardian announced Manchester as the UK city offering the best quality of life for young graduates because of the excellent employment and top-quality housing options that the city provides.

**Manchester was named the best city
in the UK to live in 2015**

The Global Liveability Survey, 2015.

However, it is not just graduates keen to make the most of all that the thriving city of Manchester has to offer. Manchester's reputation has been going from strength to strength of late, with Manchester recently being named one of the world's top tourism destinations by the New York Times.



7.98%

**Manchester was named the UK's
'Number 1 Buy-to-Let Hotspot' in 2015,
with average gross yields of 7.98%**

HSBC, 2015

Manchester is known for its distinct districts within the city which offer diversity and culture in abundance. Each district is more unique than the last—while Chinatown is a stunning celebration of Asian culture within the city centre, the Northern Quarter is a trendy neighbourhood of independent shops, bars and restaurants, known as a regular haunt for students and young professionals alike.

Castlefield makes use of Manchester's picturesque waterways by setting beautiful bars and restaurants on a stunning waterfront, whereas New Islington is the newest hotspot for young professionals, mixing stunning residential developments with all the shops, bars and restaurants synonymous with city centre living.

As well as distinct districts, Manchester is also proud of its unparalleled transportation infrastructure—the transport links in Manchester are widely considered some of the best in Europe. As well as the Metrolink (the largest light rail system in the UK), bus, train and coach links are easily accessible, with even the capital city of London quickly reachable from Manchester by train, taking just 2 hours and 8 minutes.

Manchester Piccadilly
The city's busiest station

London Euston

2hr 8mins



Manchester Piccadilly

7mins



THE PLAZA

Number One Sports City

As well as offering a plethora of cultural amenities such as award-winning theatres, museums and music venues, Manchester also has another element that makes the city so great—its sporting prowess.

Known as the birthplace of modern football, Manchester has always been a go-to destination for all football fans, playing host to two world-famous Premier League football teams—Manchester United and Manchester City.

The stadiums of such world-class teams (Manchester United's Old Trafford stadium and the Etihad Stadium belonging to Manchester City) attract millions of fans per year to the area, bringing with them a hive of activity, wealth and inward investment.

Manchester City Football Club in particular is prevalent in promoting inward investment around the catchment area of its stadium, with the club's Middle Eastern owners investing over £1bn into regenerating the areas of Ancoats and New Islington over the next 10 years.

It's therefore no surprise that Manchester has been named the UK's number one sporting city!



#1

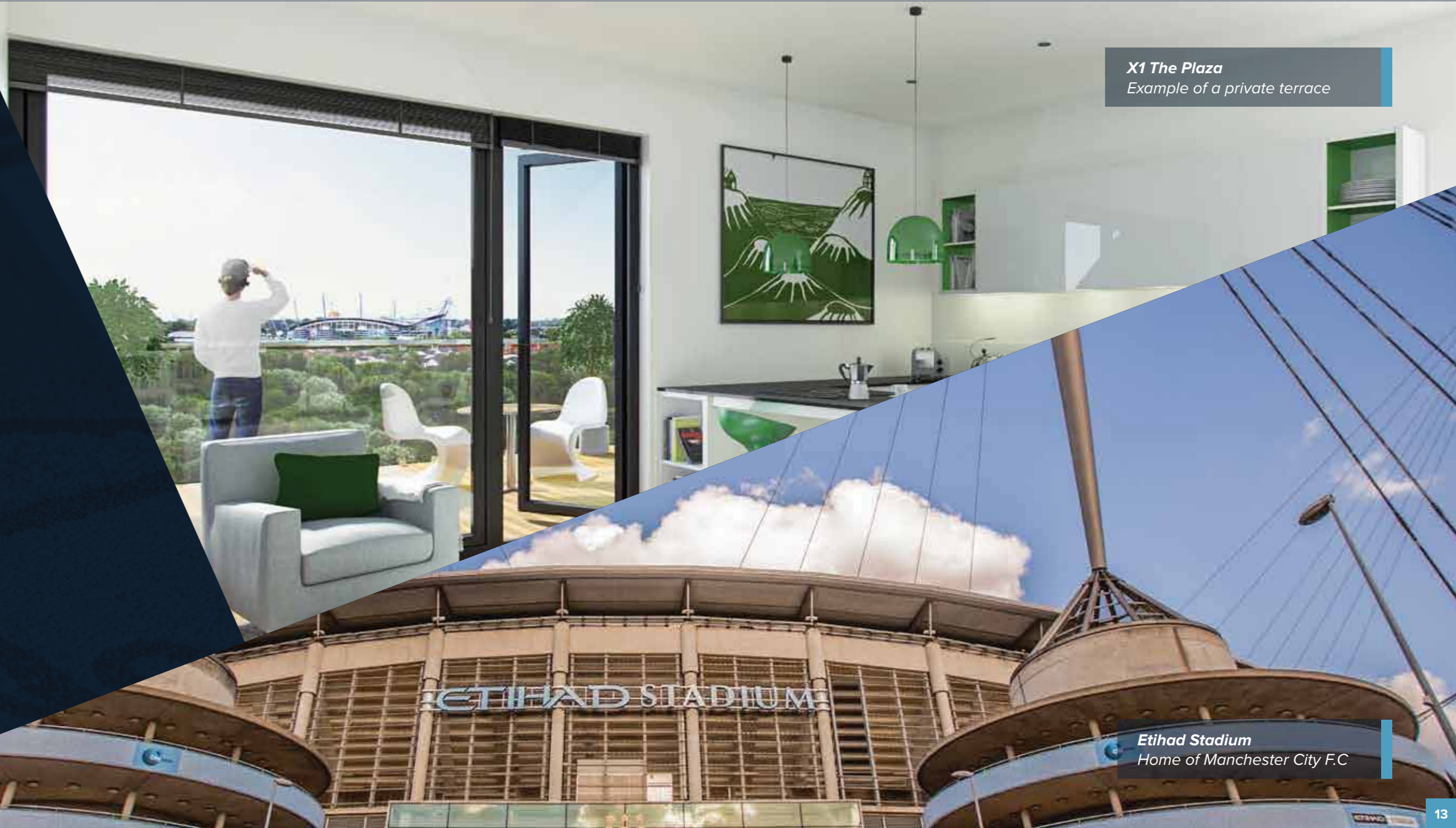
Manchester was named
the UK's number one
sporting city in 2015
ESPN, 2015



The City of Manchester
(Etihad) Stadium:

*The stadium has an estimated
capacity of 60,000*

X1 The Plaza
Example of a private terrace



Etihad Stadium
Home of Manchester City F.C



1

MediaCityUK

Europe's first bespoke media hub

Situated on the picturesque Salford Quays waterfront, MediaCityUK is home to the BBC and ITV studios, as well as over 200 businesses and a stunning outdoor piazza.



2

The Lowry Theatre

Acclaimed theatre in Salford Quays

Perfectly complementing the Salford Quays area, The Lowry Theatre is an iconic tourist destination, named Greater Manchester's most visited tourist attraction in 2010 and 2011.



3

Old Trafford Football Ground

The home of Manchester United F.C.

Manchester United's football stadium attracts millions of visitors every year, keen to experience the atmosphere in the home of one of the world's most famous football clubs.



4

Manchester Central

11,000 capacity exhibition centre

Manchester Central has been a recognisable landmark to the city for many years, providing Manchester with over 23,000 square meters of flexible space for events and exhibitions.



5

Beetham Tower

Iconic skyline landmark

Beetham Tower epitomises luxury both inside and out—the glass-fronted exterior hosts a luxury Hilton hotel and Cloud 23, a bar that offers unparalleled city views from the 23rd floor.



6

Chinatown

A celebration of Chinese culture

Manchester's Chinatown, in the heart of the city, is an entire district celebrating Asian culture, and is the second-largest Chinatown in the UK as well as the third-largest in Europe.



7

The Arndale Centre

Manchester's premier retail complex

The Arndale Centre is the third-largest city centre shopping centre in Europe, with a massive 1,500,000 sq ft of shopping space and welcoming over 41 million visitors annually.



8

Piccadilly Station

Manchester's largest train station

With over 23 million passengers passing through the station every year, Manchester's Piccadilly train station is the fourth busiest station in the United Kingdom outside London.



9

New Islington

Manchester's up-and-coming suburb

New Islington has benefitted from a multi-million-pound regeneration scheme over the past decade, making it Manchester's newest destination to live, work and play.



THE PLAZA

X1 The Plaza

Brand new residential development

Situated in the midst of New Islington, an area of vast regeneration, residents of X1 The Plaza have the benefit of being just a stone's throw away from the immediate city centre of Manchester.



11

New Islington Station

Tram link from New Islington

A new addition to Manchester's Metrolink, the East Manchester connection to Ashton-Under-Lyne (comprising 2.1 miles and stopping at New Islington) was completed in October 2013.

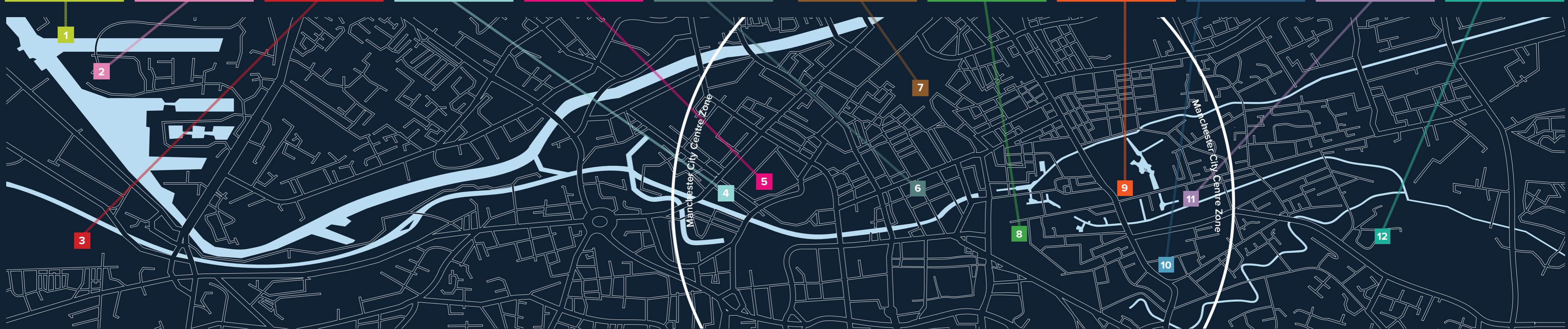


12

Etihad Stadium

The home of Manchester City F.C.

The recently-expanded Etihad Stadium (known locally as the City of Manchester Stadium) now has the capacity for 60,000 football fans, and is one of the area's most loved attractions.





New Islington: The new place to be

One of Manchester's emerging districts is New Islington, a section of the city with a diverse and ever-growing crowd. Designed with its residents in mind, New Islington has everything that modern tenants would ever need, including independent cafes, bars and restaurants, as well as being just a short walk to the vibrancy of the immediate city centre.

X1 The Plaza is just a stone's throw away from Piccadilly Station

Furthermore, New Islington benefits immensely from excellent transport links in and around the city, as well as for travellers looking further afield. The area is well-served by Manchester's Metrolink, the largest light-rail tram system in Europe, which allows residents of New Islington to traverse around the neighbouring towns and cities of Greater Manchester with ease.

With this in mind, X1 The Plaza's location is truly unparalleled—situated in this thriving residential area, the development is designed solely with its tenants needs in mind. X1 The Plaza is just a stone's throw away from Piccadilly, Manchester's main train station, which allows for easy journeys to other major UK cities like London, Birmingham and Liverpool.

Furthermore, travelling by road is just as easy with connections to major motorways just a short drive away. And for those seeking connections to destinations further afield, Manchester Airport, the largest airport in the UK outside of London, is only a 20 minute drive away and offers flights to over 200 destinations worldwide.

Connectivity is key in the 21st century, and residents of X1 The Plaza are truly lucky—they have it right on their doorstep.



39%

House prices in the Ancoats/New Islington area have grown by 39% in the past decade

Manchester Evening News, 2014

Site Map

X1 The Plaza has a host of on-site amenities, including a private gym, stunning outdoor communal areas and parking available.

This development comprises 201 apartments, divided as follows:

- 1-Bed Apartments x 54
- 2-Bed Apartments x 110
- 3-Bed Apartments x 30
- 3-Bed Town Houses x 7

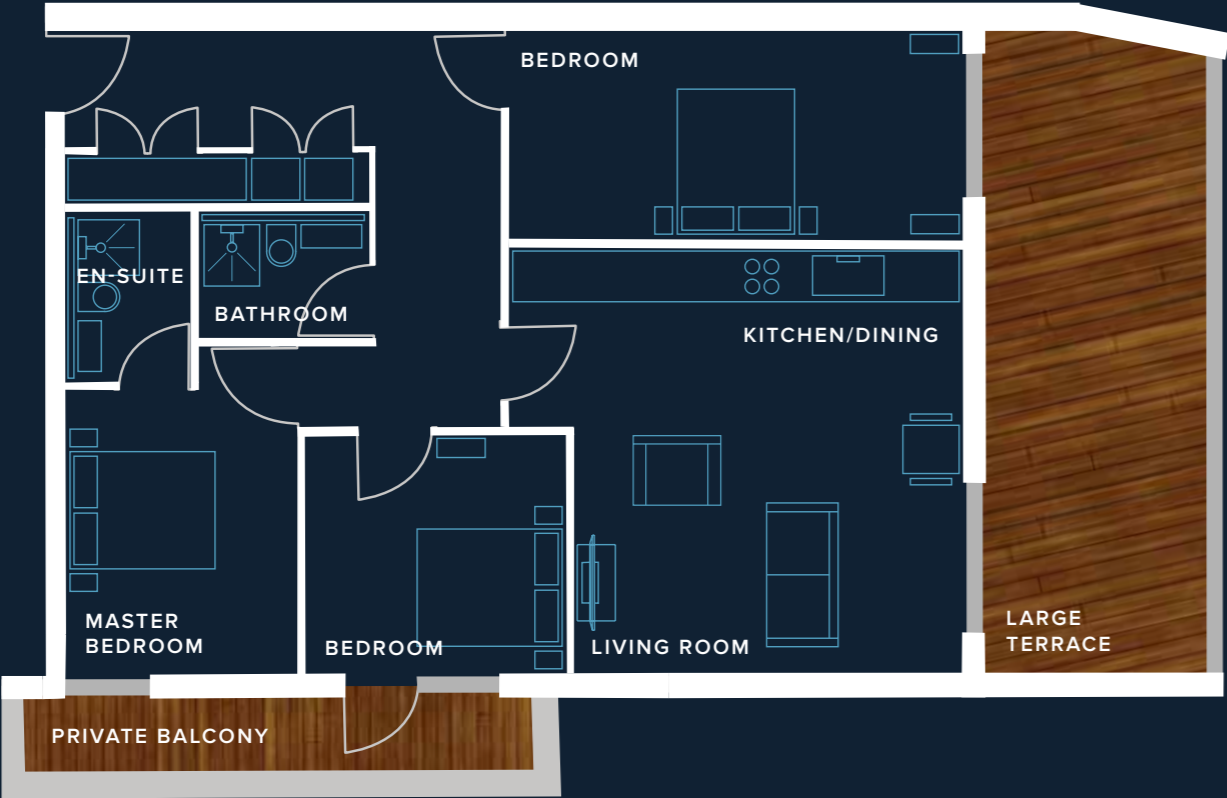
Site plan to the right is indicative of the 4th floor, North & South Plazas

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.



Example Floor Plans

3-Bed Apartments x 30 / Townhouses x 7
Average sq ft : 863



1-Bed Apartments x 54
Average sq ft : 538




2-Bed Apartments x 110
Average sq ft : 658



* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

Invest with Knight Knox

Knight Knox is a leading provider of buy-to-let developments to the private investor market. Specialists at sourcing investment opportunities, Knight Knox's expansive portfolio of both completed and future stock is testament to the quality of the products we bring to market. To date, our portfolio spans:

 **58**
58 projects launched

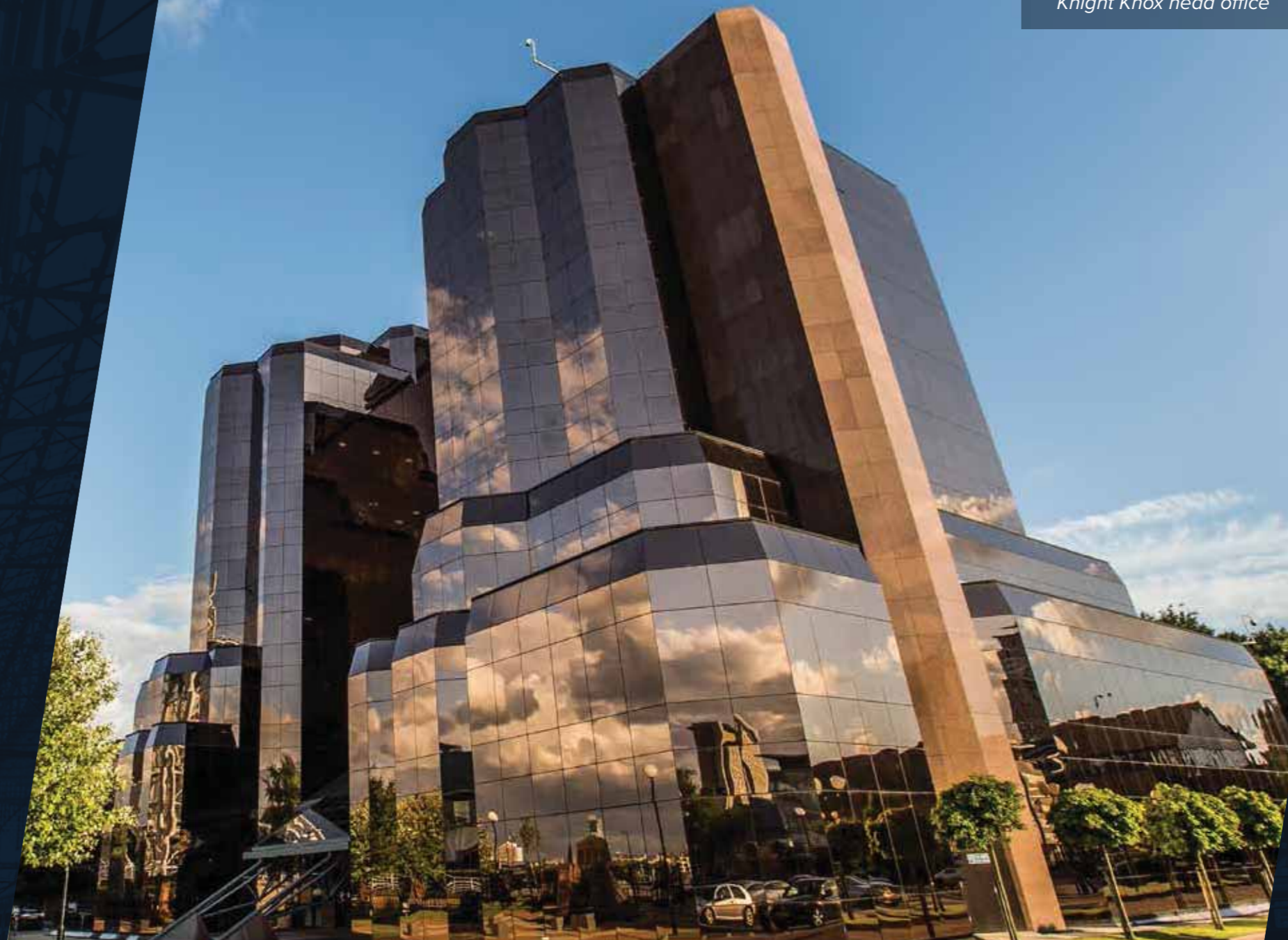
 **42**
42 projects
successfully delivered

 **£449m**
Total value of all
projects launched

Working together with four highly experienced developers, we have track record that speaks for itself, in the form of prime residential buy-to-let apartments and high-yielding student accommodation projects in major cities throughout the UK.

Now employing over 50 members of staff, we will guide you through the whole lifecycle of your investment: Specialised sales and agents teams will help you choose and purchase the perfect property for you, whilst a dedicated after sales team will support you through the rest of the process.

Quay West
Knight Knox head office



“ I started using Knight Knox around 2 years ago to build a property portfolio for long term income based returns. As I have several other businesses I wanted a hassle free service. My property consultant has always provided me with this and has made good recommendations which have helped start the ball rolling with little fuss. I've bought a second property using them and am looking at a third. I would recommend them to anyone. ”

Matthew Priestley, UK Investor

X1 Developer Profile



UNITED KINGDOM
PROPERTY
AWARDS
DEVELOPMENT

in association with

GAGGENAU

★★★★★

BEST RESIDENTIAL
DEVELOPMENT
MERSEYSIDE

X1 The Quarter
by X1 Developments

2014-2015

X1 is one of the premier development companies in the North West, dedicated to the provision of high-end buy-to-let properties in areas of vast growth, such as Manchester, Liverpool and Leeds.

Having launched over 20 developments to date, X1 has a vast portfolio of both high-end residential developments and luxury student accommodation projects in major cities around the North West, at a value of over £246 million.

Such portfolio highlights include the award-winning X1 The Quarter scheme, a £50m five-phase project in the heart of Liverpool, as well as X1 Media City, the largest residential development in the North West, consisting of over 1,000 luxury apartments and set over four iconic glass towers.

Additionally, X1 also operates a successful lettings and management company, X1 Lettings, with an equally impressive track record of delivering high-quality service, expertise and high-end maintenance throughout the property's lifecycle.

X1 is the perfect choice for anyone looking to invest in the North West, with a track record of past developments that speaks for itself.



The Terrace At X1 The Quarter Liverpool

New Launch!

The fourth phase of the award-winning Liverpool-based X1 The Quarter scheme, The Terrace will provide 101 stunning residential apartments to Liverpool's prime rental market.



X1 Liverpool One Phase 2 Liverpool

Completed and Tenanted

The second phase of the wildly successful X1 Liverpool One project has already been completed and tenanted, housing 133 studio apartments for it's student tenants.



X1 Aire Leeds

New Launch!

The newest addition to Leeds's prime rental market, X1 Aire will consist of 147 stunning apartments, providing the perfect living environment for the city's surplus of young professionals.



X1 Media City Salford Quays

In Construction

The largest residential development in the North West, the first of X1 Media City's four iconic towers is currently in construction, set to house 275 luxury apartments within its walls.

Previous Developments

X1 Arndale House, Liverpool
SOLD OUT & TENANTED

X1 Borden Court, Liverpool
SOLD OUT & TENANTED

X1 Chapel Street, Manchester
SOLD OUT & TENANTED

X1 Town Hall, Manchester
SOLD OUT & TENANTED

X1 Salford Quays Phase 1, Manchester
SOLD OUT & TENANTED

X1 Salford Quays Phase 2, Manchester
SOLD OUT & TENANTED

X1 Salford Quays Phase 3, Manchester
SOLD OUT & IN CONSTRUCTION

X1 The Exchange, Manchester
SOLD OUT & IN CONSTRUCTION

The Gallery at X1 The Quarter, Liverpool
SOLD OUT & TENANTED

The Courtyard at X1 The Quarter, Liverpool
SOLD OUT & TENANTED

The Studios at X1 The Quarter, Liverpool
SOLD OUT & TENANTED

X1 The Edge, Liverpool
SOLD OUT & TENANTED

X1 Liverpool One Phase 3, Liverpool
NEW LAUNCH & IN CONSTRUCTION

X1 Eastbank, Manchester
SOLD OUT & IN CONSTRUCTION

Q&A

Am I buying freehold or leasehold?

235 years leasehold

What is the address of the site?

X1 The Plaza, Great Ancoats Street, Manchester M4 7DB

Are there tenants already in place?

No, X1 The Plaza is a new-build development, which will be furnished to the highest of standards and be ready to accept tenants in Q3 2017

Is there a management company in place?

Yes, the designated management company for X1 The Plaza will be X1 Lettings, who will block manage the building on your behalf

What are the projected annual returns on X1 The Plaza?

Estimated returns are approximately 6% from the completion of your apartment

Are there any restrictions if I want to sell?

No, X1 The Plaza is a residential development so you are free to sell your apartment on the open market, from completion

How much is the ground rent?

Ground rent is £350 per annum

X1 The Plaza
View from winter garden



Investing in **X1 The Plaza** could not be easier:

1. Speak to your designated property consultant
2. Choose your perfect apartment and pay the deposit
3. Solicitors instructed, legal documents and sales pack sent out
4. 25% payable within 21 days, upon exchange of contract
5. 10% payable 6 months from commencement of works
6. Balance payable upon completion

For more information please call one
of our dedicated Property Consultants:

+44 (0)161 772 1370

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