



55 · QUEEN · ST



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WELCOME

55 • QUEEN • ST

Homes designed for
people who demand
the best.





Welcome to Fifty5ive, a vibrant and fast-paced community in the centre of Salford and Manchester which is perfect for those who want a life that goes beyond the ordinary.

This is a quality, contemporary building minutes from everything that both cities have to offer which is designed to surpass high expectations - the perfect work-hard-play-hard home in the city centre. Fifty5ive is far more than a place to rest your head, it is the ideal modern home where the extraordinary comes as standard.





Each and every apartment at Fifty5ive has been conceived and built to reflect how you want to live. Bespoke designs and a commitment to the highest quality set these homes apart from the competition.

The needs of the resident are at the heart of each home. Open plan layouts, floor to ceiling windows and thoughtfully-designed lighting schemes offer a living environment where health and wellbeing come first.

All fixtures, fittings and furnishings are carefully selected by our expert interior design team to create a sophisticated, stylish home which inspires, excites and works seamlessly. Every feature has been maximised so that the final apartment is more than the sum of its parts.

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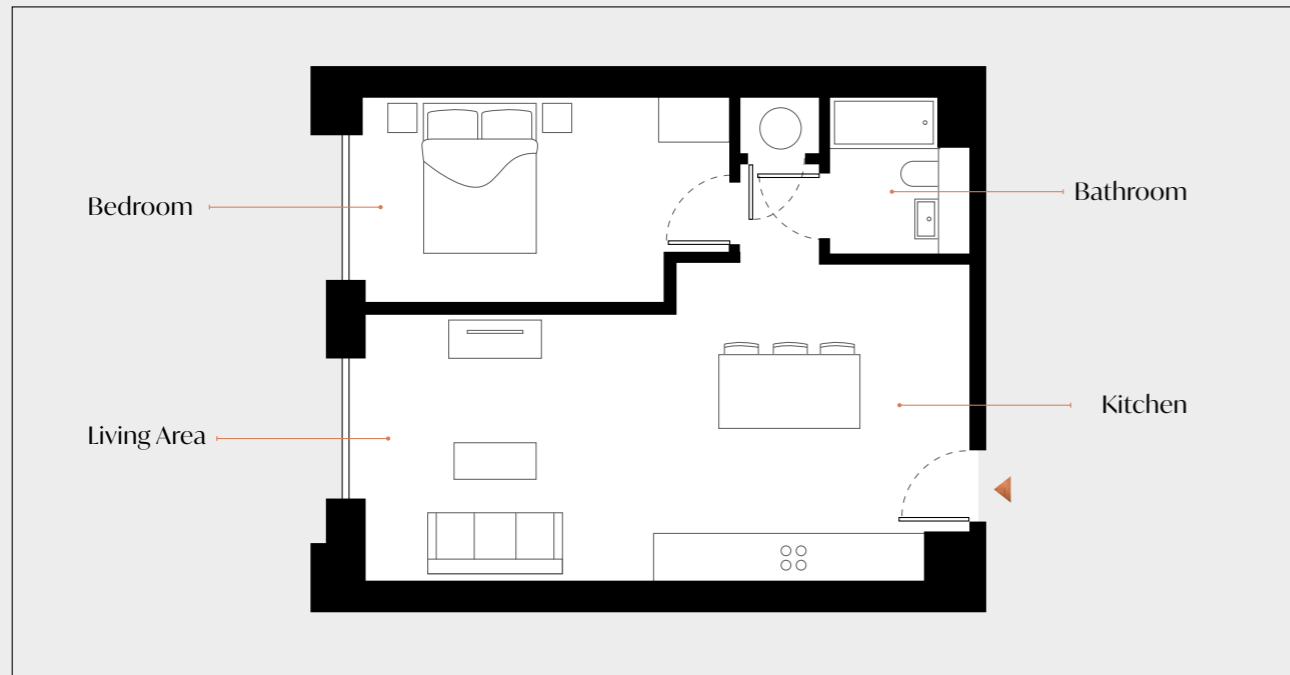


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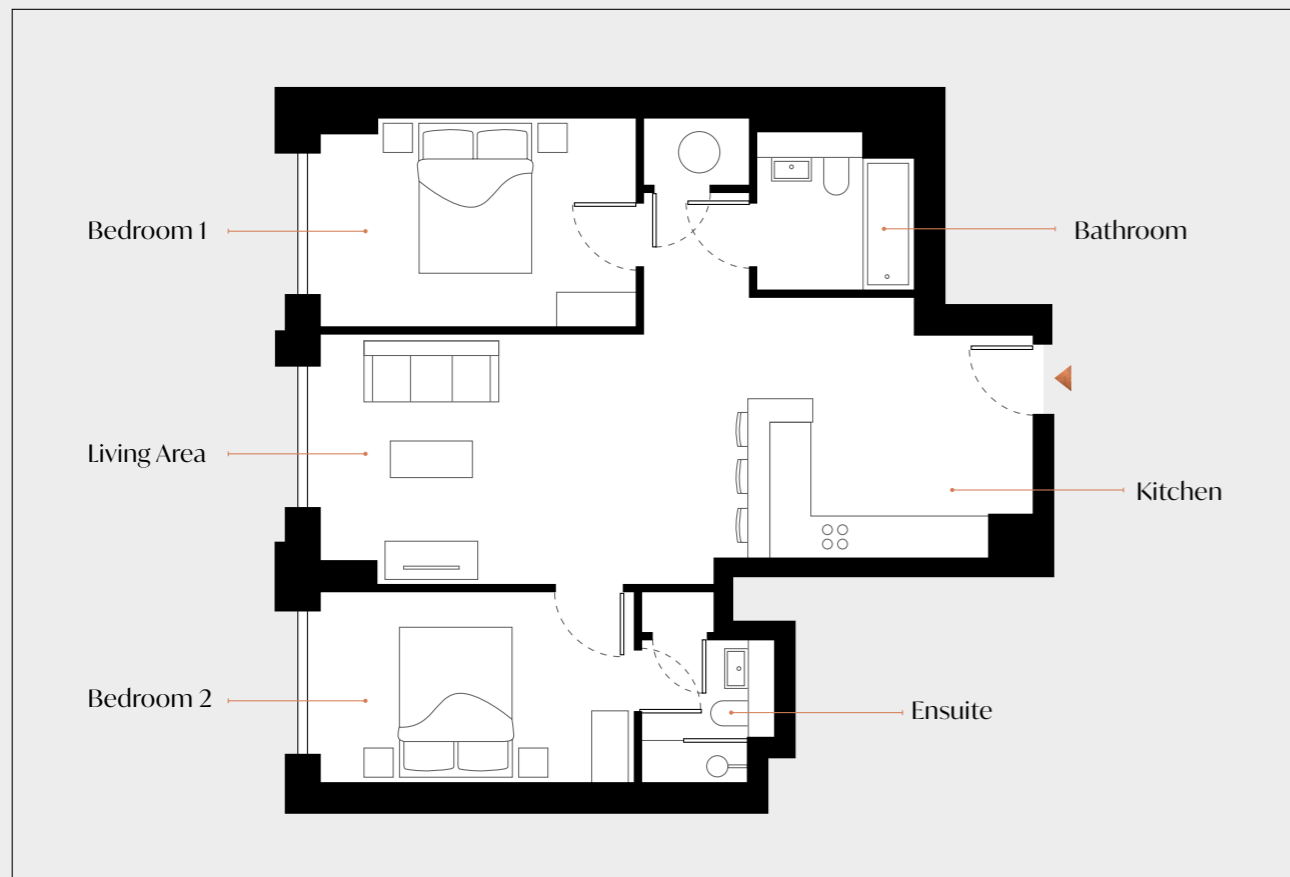


▼ 1 Bedroom Apartment - 52m²

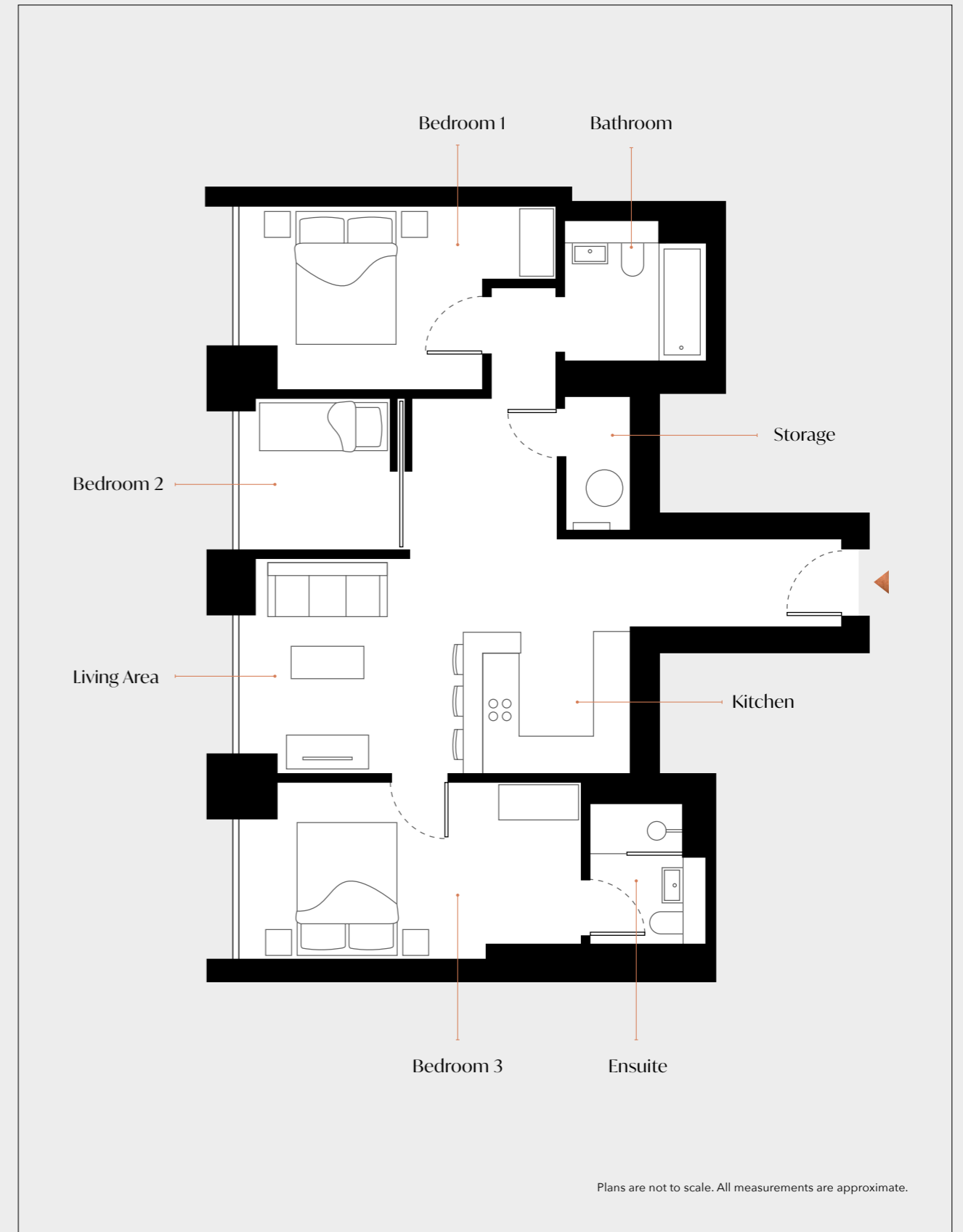


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▼ 2 Bedroom Apartment - 68m²



▼ 3 Bedroom Apartment - 71m²



15

▼ 3 Bedroom Duplex - 58m²



▼ Ground floor communal areas.

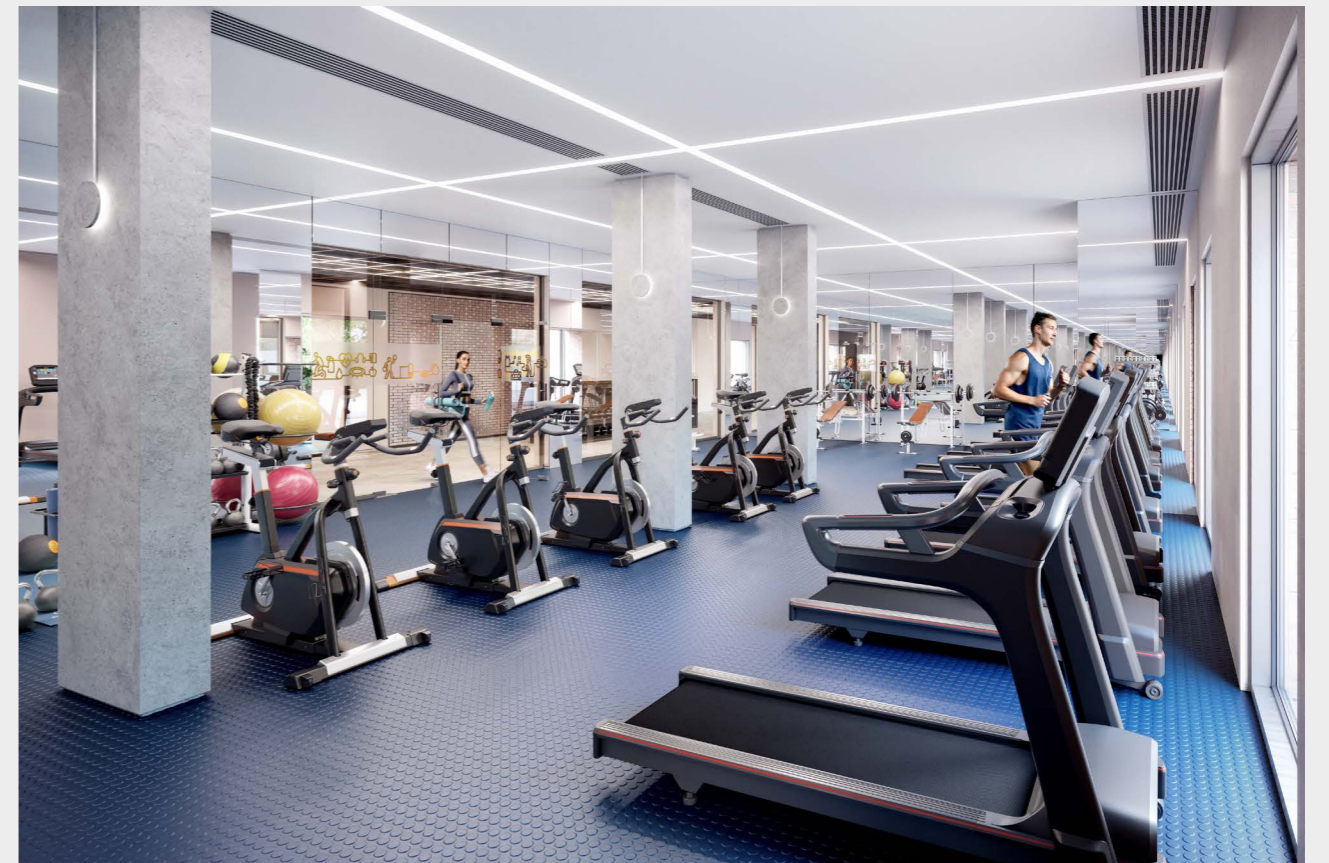


Plans are not to scale. All measurements are approximate.



A lifestyle you won't
find anywhere else.

It's not just the apartments at FiftyFive which exceed expectations – the amenities are just as good, providing the sort of five-star living experience that turns a home into a real community.



The state-of-the-art private gymnasium is fully-equipped with the sort of high-end kit that puts a regular high street gym to shame. Open to residents 24 hours a day, it's perfect for people who value the health of their body and mind.

For those who prefer to spend their spare time in a calmer fashion, the communal areas are perfect for you. Whether it's the roof terrace which provides stunning, unique views over the city or the communal break out areas inside, you'll be able to find the perfect relaxation spot you never knew you were missing at FiftyFive.

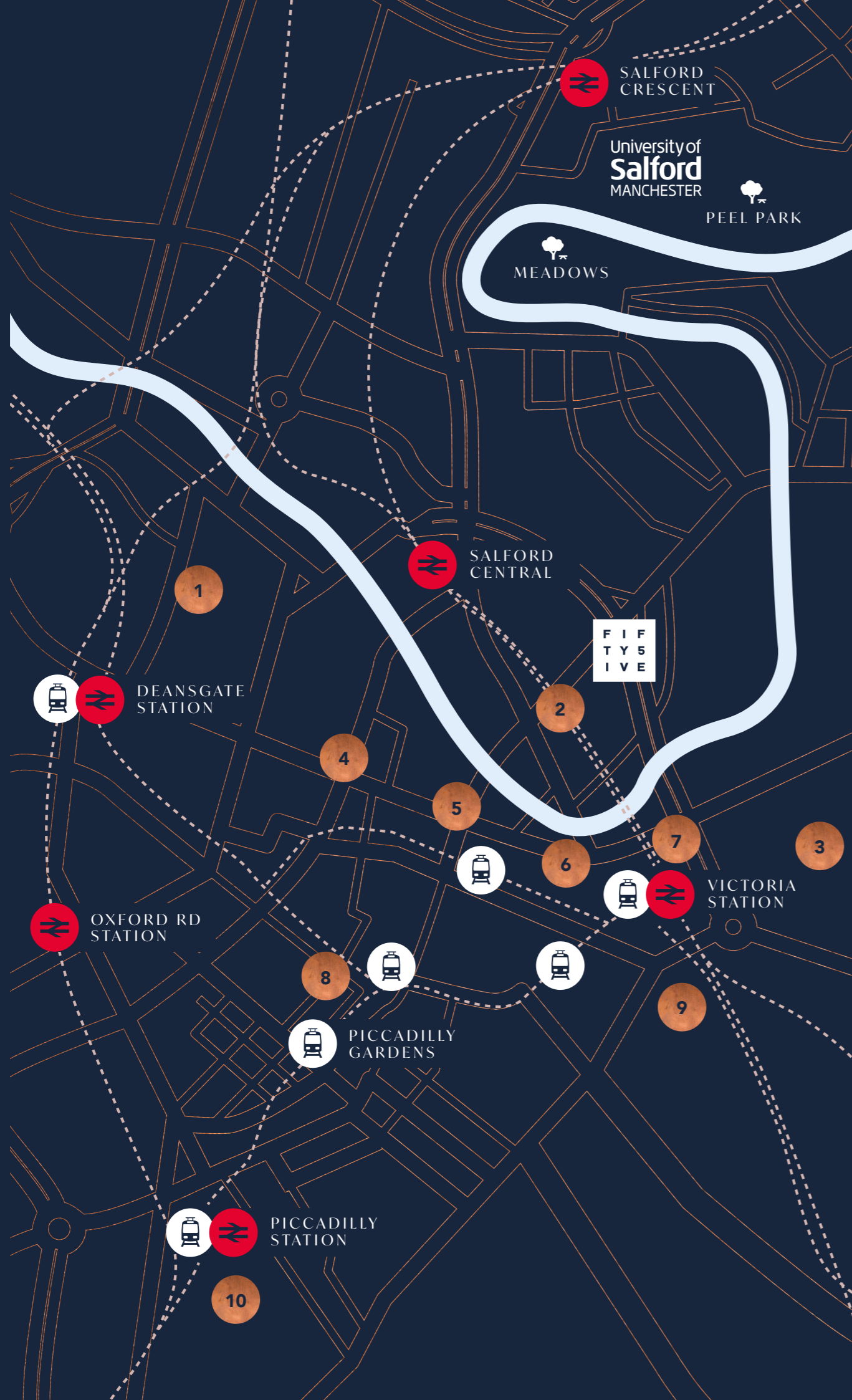
Five-star communal areas are ideal for relaxing, socialising or finding a quiet place to work.



2.4 MILES - 50 MINUTE WALK

24

25



1
Roman Gardens & Castlefield
 Redeveloped urban heritage park and vibrant, waterside leisure area.

2
2.2-acre Park
 Phase 1 of a brand new park for the Greengate neighbourhood.

3
New Manchester College Campus
 New city centre education campus for Manchester College and UCEN.

4
Albert Square Redevelopment
 The soon-to-be renovated Town Hall and pedestrianised Square.

5
Cathedral Public Realm
 Stunning parks and landscaping surrounding the historic Cathedral.

6
Printworks Redevelopment
 One of Manchester's premier nightspots, including bars, restaurants and cinema.


7
Manchester Arena
 The Arena is being renovated to increase capacity and access, making it Europe's largest indoor venue.

8
Piccadilly Gardens
 A large public square in the city centre undergoing an important refurbishment.

9
NOMA & Angel Square
 One of Manchester's key new areas, including extensive office space and public realm.

10
Piccadilly Station
 Manchester's largest train station, Piccadilly is expanding once again with HS2 high speed rail on the horizon.

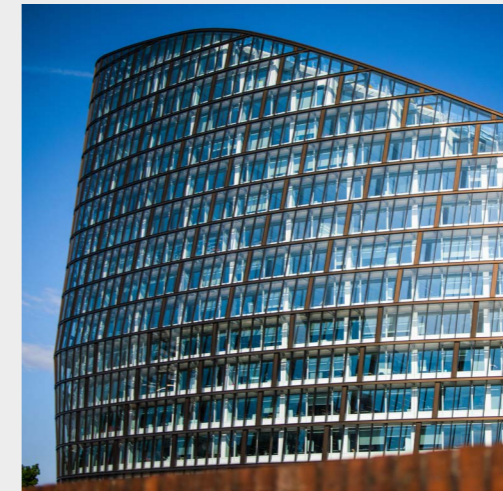
 **Manchester Metrolink**
 Manchester's Metrolink tram network offers convenient transport across the whole region, including Piccadilly Station, Manchester Airport and a new line that will take you directly to the Trafford Centre.

 **National Rail**
 The various local national rail stations nearby - including Victoria and Piccadilly - mean that you're never far away from your next day out. Whether you want to travel to other cities like London, Edinburgh and York, or you want a countryside break to the Peaks or Lake District, living at FiftyFive means you are never far away.





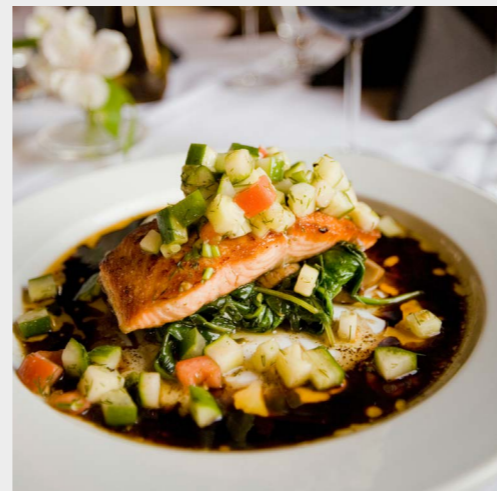
Manchester's rise has been remarkable. This is a world-class city which is growing more rapidly than any of its peers. Named as the UK's most liveable city year after year by the Economist, and with a booming population to suit, it's easy to see why Manchester is at the very top of the list for investors from all over the world.



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The city centre in particular has turned into something truly special. Its economy is estimated to be worth more than £6bn a year by 2025, a figure far higher than the national average. Furthermore, the City Council has projected that 5,000 extra people are moving to the city centre each year.

Manchester's skyline has changed beyond recognition in recent years as the city enters its new era as an international city ready to change the world again. There has never been a better time to invest in city centre property and make the most of this boom.



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Manchester investment stats:

16.5%

RENTAL GROWTH PROJECTED BY 2025
(JLL, 2020)

637,000

PREDICTED POPULATION BY 2025
(Manchester City Council, 2019)

10%

THE CITY CENTRE ALONE IS RESPONSIBLE
FOR 10% OF ALL JOBS IN THE REGION

(Manchester City Council, 2019)

17.1%

HOUSE PRICE GROWTH
PROJECTED BY 2025

(JLL, 2020)

MediaCityUK

BBC

HELLY HANSEN
WATERSPORTS CENTRE

vue

Bupa

THE LOWRY THEATRE

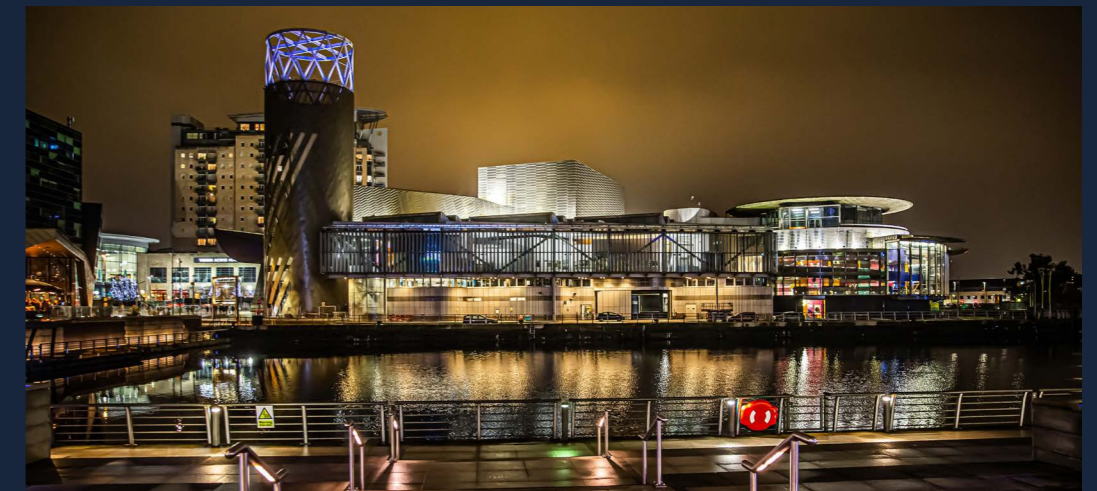
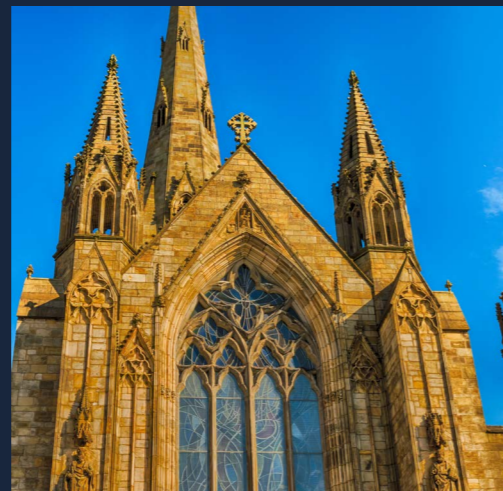
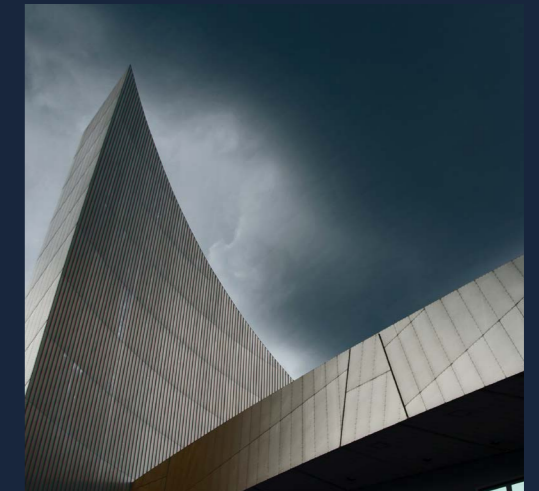
BOOTHS

itv

Neighbouring Manchester, the city of Salford is a powerhouse in its own right, growing at a rapid pace and playing host to some of the country's most impressive business and cultural landmarks.

Salford's remarkable progress is centred around MediaCityUK, Europe's largest purpose-built media hub and home to the BBC, ITV and hundreds of other smaller, specialised technology and communications companies.

The latest TechNation industry report shows that investment into this sector has increased by 277% in Greater Manchester since 2018. Salford is at the forefront of this tech revolution, bringing thousands of high quality jobs with it and pushing house prices and rents up.



Salford investment stats:

46%

SALFORD'S ECONOMY IS PREDICTED TO GROW BY 46% IN THE NEXT TWO DECADES

(Salford City Council, 2019)

40,000

THERE WILL BE 40,000 NEW JOBS CREATED IN SALFORD BY 2040

(Salford City Council, 2019)

£1bn

MEDIACITYUK IS EXPECTED TO DOUBLE IN SIZE OVER THE COMING YEARS THANKS TO A £1BN EXPANSION PLAN

(MediaCityUK, 2019)

20%

SALFORD'S POPULATION IS EXPECTED TO GROW 20% BY 2035

(Salford City Council, 2019)



Developer

Salboy Limited is a privately-owned equity-investment and property-development company. Owned and managed by Simon Ismail alongside Fred Done, the owner of Betfred.

Salboy Limited is currently investing extensively in Manchester's ongoing regeneration in the wake of the UK Governments Northern Powerhouse initiative. The company also lends and develops throughout the UK, creating thousands of new homes each year.

www.salboy.co.uk



Construction

Domis Construction Limited complements Salboy Limited's innovative approach by providing a vast array of in-house services, offering greater flexibility and certainty to the build process while allowing us to maintain the very highest standards and quality-of-finish.

Domis provides unparalleled construction expertise and is achieving new service standards across the development market. With more than 10,000 units built and a combined experience of over 100 years, the principles of Domis possess all the skills required to deliver luxury residential developments such as Local Blackfriars.

www.domispropertygroup.co.uk



Lettings Management

LOCAL is a joint venture between urbanbubble and Salboy to cater solely for the property management needs in our developments. urbanbubble is an award-winning residential property management agent.

We don't just manage the apartment block but put every available resource into managing the needs and wants of the leaseholders and residents too. From cleaning and maintenance, to planning for the future, our range of property management services reflects this total commitment to leaseholders, quality and service delivery.

www.localmanchester.co.uk



Ingersley Crescent

BOLLINGTON

Ingersley Crescent, a collection of 12 new-build homes in the heart of Bollington, Cheshire. Recently named "The best place to live in the North-west" by the Sunday Times.



Viadux

MANCHESTER CITY CENTRE

The elegant 40 storey tower, designed by internationally renowned Simpson Haugh Architects, will feature high quality one, two-bedroom apartments and will benefit from extraordinary views across the city centre skyline.



Local Crescent

SALFORD

Local Crescent is a unique community comprising 399 apartments and seven townhouses spread across three distinct towers with uniquely striking façades. Heated swimming pool, cinema room, yoga studio, gym, laundrette, courtyard gardens, coffee shop, solarium, sauna & spa.



Burlington Square

MANCHESTER CITY CENTRE

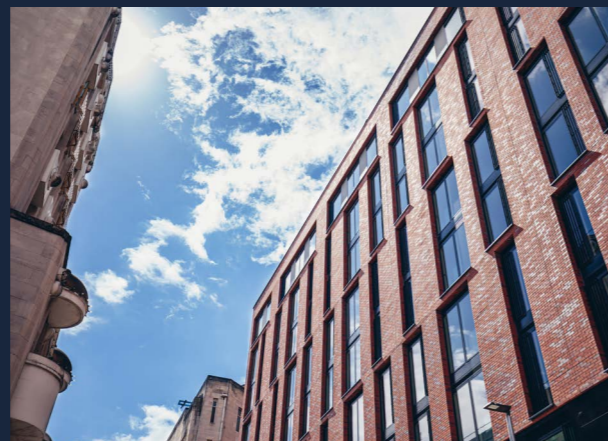
Burlington Square is a new, high quality residential scheme. The development comprises of 273 apartments over 9 storeys with ground floor communal facilities, commercial units and rooftop communal areas.



The Press

MANCHESTER CITY CENTRE

A modern conversion in the business district of N.O.M.A. A key part of Manchester's history is this Grade II-listed building, which is now reborn as The Press. Comprising 66 New York-style apartments, The Press blends thoughtful design and premium materials, with a wealth of original features.



Transmission House

MANCHESTER CITY CENTRE

Opulent one-bedroom apartments have been created with comfort in mind. The open-plan living area is complemented by floor-to-ceiling windows overlooking the rustic streets of The Northern Quarter.



Local Blackfriars

SALFORD

Local Blackfriars is a gated community comprising 380 apartments, townhouses and penthouses across two striking towers. These are architecturally blended into a Grade II-listed former public house - the Black Friar - which has been repurposed as a gateway entrance.



Astley Point

ASTLEY

Astley Point will be a high-quality development including new homes and restaurant entertainment destination all set in beautifully landscaped surroundings. Twenty Eight stunning houses and apartments set in beautiful landscaped gardens.

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