SelectProperty

VITA LIVING

CIRCLE SQUARE

NORTH

PLATINUM LAUNCH

AN EXCLUSIVE OPPORTUNITY FOR VALUED INVESTORS

"Following exceptional demand for Vita Living Circle Square, over 230 apartments have been sold since launch in May 2025, making the residence 90% sold out. Select Property has now secured a new opportunity for investors: Vita Living Circle Square North.

With this opportunity, you could start earning rental returns on a tenanted, fully furnished property in prime Manchester by summer 2027.

A premium development within a thriving neighbourhood of its own, Vita Living Circle Square North is strategically located on Oxford Road in Manchester City Centre, within walking distance to world-class universities, thriving employment hubs and everything the city has to offer.

At 35 storeys high, the residence offers sweeping views across the city, whilst also presenting superior amenities, including a fully-equipped gymnasium, 35th floor Sky Lounge, two 15th floor terraces, residents lounge and the largest residential co-working space in the city.

Now in the Platinum Launch phase, this opportunity is exclusively available to Select Property's valued clients. This is a unique window of opportunity to access a handpicked selection of the best apartments available to you at the lowest possible price point. You can also take advantage of your exclusive 4% Platinum discount, presenting a significant equity advantage prior to our global launch in April. This off-market opportunity offers the chance to benefit from the immense growth in Manchester, securing a fully furnished, tenanted apartment in the heart of Manchester's tech and educational hub. "



ADAM PRICE
CEO
Select Property



Actual image

A PROVEN INVESTMENT MODEL IN MANCHESTER CITY CENTRE.

Occupying a prominent position in Manchester city centre, Vita Living Circle Square North offers 35 storeys of luxury, designed to appeal to the city's abundance of young professionals.

Boasting an M1 postcode, Sky Lounge with 300-degree city views, fully-equipped gymnasium, market leading co-working space, and 15th floor resident lounge with two terraces and private dining rooms, this residence is perfecting high-life living.

Operating successfully for the past four years, the development boasts one of the highest occupancy rates in the city at 98.5% with rental yields achieving up to 8.2%. Recently, the development received a £500,000 refurbishment investment to enhance its co-working amenity, adding private pods, shared desks and meeting booths.

With sweeping views across The Capital of the North, the development offers luxury skyscraper living with a neighbourhood essence. In the heart of Manchester's educational hub, acclaimed universities including Russell Group, The University of Manchester and Manchester Metropolitan University, are within a 10-minute walk.

The very best of Manchester is on the doorstep, with global employers, premium leisure facilities, cosmopolitan bars and award-winning restaurants all within walking distance.

98.5%
occupancy
currently achieved

Achieved rental
yields of up to
8.2%

A LUXURY 35-STOREY RESIDENCE LOCATED IN ONE OF MANCHESTER'S MOST VIBRANT DISTRICTS.

Location:
Circle Square, Oxford Road, Manchester City Centre

Operated by:
Vita Group

VITA GROUP

Handover:
30th June 2027



Actual image

DEVELOPMENT OVERVIEW:

35 storeys

417 completed studio, one, two and three-bedroom apartments

Fully-furnished apartments with **high quality integrated appliances**

35th floor Sky Lounge and Bar with balcony and **views across Manchester City Centre**

Two outdoor terraces offering sweeping views from the 15th floor

15th floor **residents lounge and social hub**

Two bookable **private dining rooms**

Fully equipped **modern gymnasium**

Largest residential co-working space in the city with spacious desks, private booths and meeting spaces

INVESTMENT OVERVIEW:

£5,495 reservation and admin fee

10% deposit (less £5,000 reservation fee)

90% due **30th June 2027**

Starting price: **£290,000**

Achieved occupancy: **98.5%**

Achieved rental yields of **up to 8.2%**

Proven investment model with **tenanted and fully-furnished apartments**

SECURE A HIGH-PERFORMING APARTMENT NOW AND SEE RETURNS FROM 2027

A PROVEN CONCEPT WITH UNPRECEDENTED DEMAND.



VITA LIVING

CIRCLE SQUARE NORTH

Available to VIP clients only in the **Platinum Launch phase**

VITA LIVING

CIRCLE SQUARE

Over 230 apartments have been sold since launch in May 2025 – **90% sold out**.

AS A COMPLETED, TENANTED AND FULLY FURNISHED DEVELOPMENT, YOU CAN START EARNING RETURNS IMMEDIATELY FROM HANDOVER IN JUNE 2027.

TRUE WORK-LIFE BALANCE

URBAN ROOFTOP TERRACES

Two rooftop terraces wrap around the building, offering scenic suntraps from multiple directions. Based on the 15th floor, sweeping views across the city are provided, with the terraces acting as an urban greenspace for residents to unwind.

Actual image

PRIVATE DINING ROOMS

Offering an intimate setting for every occasion, the two private dining rooms, bookable for residents, present an elevated dining experience.

Actual image





FULLY-EQUIPPED GYMNASIUM

The on-site gymnasium combines convenience and wellness, offering residents a superior workout space from the comfort of their own home. Complete with modern equipment and Les Mills classes, residents can effortlessly embrace their fitness routines.



Actual image

LOUNGE 35

Taking centre stage on the 35th floor is *Lounge 35*, a luxurious Sky Bar with panoramic 300 degree views across the city. In the day, the plush seating and sweeping views offer an ideal hideaway for socialising or home-working. By night, the city lights spark the lounge, as it transforms into the Sky Bar, a buzzing evening hub.



Actual image



Actual images





15TH FLOOR RESIDENTS LOUNGE

The vibrant 15th floor lounge acts as a social hub of the residence, with the ample seating and pool tables encouraging a sense of engagement and community.

INCREDIBLE CO-WORKING SPACES

With an abundance of opportunities for young professionals in the city, there was an increased demand for co-working spaces, revealed in our resident survey. As a direct response to feedback, we expanded the co-working spaces, introducing large communal desks and private meeting pods in an amenity re-investment worth £500,000.

Actual image



Actual image

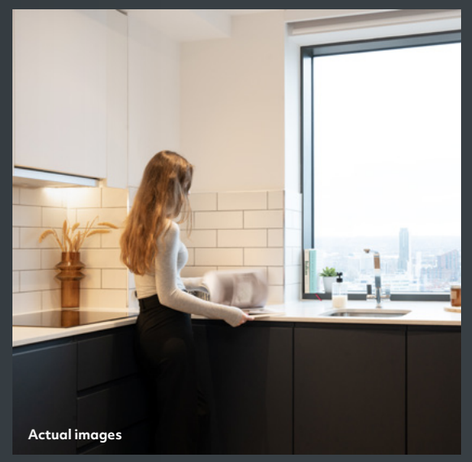
APARTMENTS TO SUIT YOUR INVESTMENT GOALS





Vita Living Circle Square North boasts a wide range of apartment sizes, including studios, one-bedroom apartments, two-bedroom apartments and three-bedroom apartments. The broad variety contributes to the high occupancy rates, as the development suits a large demographic.

Each apartment is fully-furnished, with high quality appliances integrated throughout.



Actual images



CASE STUDY

TWO-BED APARTMENT

The ROI table shown below, demonstrates the strong rental yields and capital growth an investor could expect to achieve with a two-bedroom apartment at Vita Living Circle Square North.

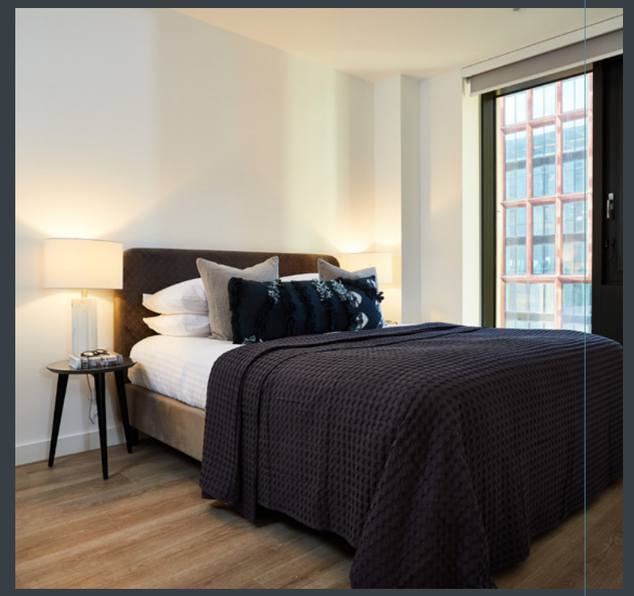
Investment Forecast	Year 1	Year 2	Year 3	Year 4	Year 5
Capital Appreciation	£365,000 4%	£379,600 4%	£394,784 4%	£410,575 4%	£426,998 4%
Rental Income	£27,375	£28,470	£29,609	£30,793	£32,025
Rental Yield Per Annum	7.5%	7.5%	7.5%	7.5%	7.5%

Total Capital Appreciation	Total Return in 5 years	Total Rent	5 Year ROI
£61,998	£210,270	£148,272	57.50%



Actual image

Actual images





TYPICAL TWO-BEDROOM APARTMENT

TYPICAL FLOORPLAN

Three Bedroom
Two Bedroom
One Bedroom
Studio



VLN110
TWO BED
TYPE 4
710 SQFT

VLN111
TWO BED
TYPE 1
710 SQFT

VLN112
TWO BED
TYPE L
710 SQFT

VLN113
TWO BED
TYPE L
710 SQFT

VLN114
TWO BED
TYPE L
710 SQFT

VLN115
TWO BED
TYPE L
710 SQFT

VLN116
TWO BED
TYPE 2
710 SQFT

VLN117
TWO BED
TYPE 5
689 SQFT

VLN109
ONE BED
TYPE 2
463 SQFT

VLN108
TWO BED
TYPE 4
710 SQFT

VLN107
TWO BED
TYPE 6
753 SQFT

VLN106
STUDIO
TYPE 1
420 SQFT

VLN105
TWO BED
TYPE L
710 SQFT

VLN104
ONE BED
TYPE L
463 SQFT

VLN103
ONE BED
TYPE L
463 SQFT

VLN102
ONE BED
TYPE L
463 SQFT

VLN101
ONE BED
TYPE L
463 SQFT

VLN121
ONE BED
TYPE L
463 SQFT

VLN120
ONE BED
TYPE 1
474 SQFT

VLN119
THREE BED
TYPE 1
969 SQFT

VLN118
TWO BED
TYPE 3
678 SQFT

N

A BUZZING COMMUNITY IN A WORLD-CLASS HUB FOR BUSINESS AND EDUCATION





In the heart of Manchester city centre, lies Circle Square. A thriving community bordering the city's top universities and employers.

Circle Square champions a strong atmosphere through its social design, tier-one location and public spaces. With a communal, central park, social gatherings are encouraged, with an abundance of seating areas to accommodate friends and family get-togethers.

At Circle Square, the city's finest amenities are on the doorstep. With premium dining, state-of-the-art wellness facilities, and exceptional transport connections all just a short stroll away, residents experience a lifestyle of unparalleled ease and connectivity.

Developments that create a strong community, such as Vita Living Circle Square North, often maintain a higher occupancy rate and fewer void periods.

This is evident through Vita Living Circle Square North's impressive occupancy rate, which consistently remains at **98.5% or higher.**



THE HEART OF MANCHESTER'S

- University of Manchester
- Sister (formerly ID Manchester)
- Manchester Metropolitan University
- Manchester Science Park Enterprise Zone
- MFT / Citylabs Campus Enterprise Zone

1.	Hello Oriental	(1 min walk)
2.	Symphony Park & Gardens	(1 min walk)
3.	Vita Student	(1 min walk)
4.	No. 1 & No. 2 Circle Square	(1 min walk)
5.	No. 3 Circle Square	(1 min walk)
6.	Manchester Technology Centre	(2 min walk)
7.	Palace Theatre	(5 min walk)
8.	Deaf Institute	(7 min walk)
9.	Manchester Law School	(7 min walk)
10.	Aquatics Centre	(8 min walk)
11.	Graphene Institute	(8 min walk)
12.	Chinatown	(8 min walk)
13.	Manchester Museum	(12 min walk)
14.	Manchester Academy	(18 min walk)
15.	Contact Theatre	(19 min walk)



MANCHESTER'S **MOST CENTRAL** BUILD-TO-RENT ADDRESS,
LOCATED AT THE **HEART OF THE OXFORD ROAD CORRIDOR.**

HIGHER EDUCATION HUB

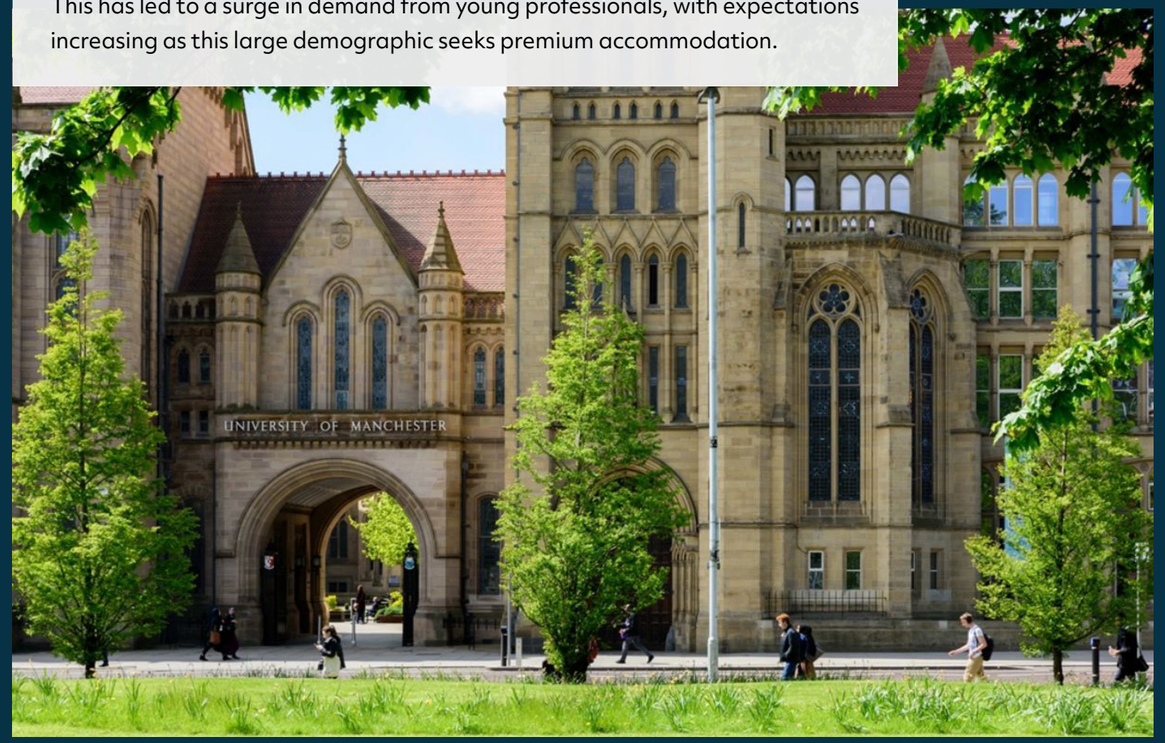
AN EDUCATION POWERHOUSE

Manchester is a university powerhouse city, home to five top educational institutes including Russell Group University of Manchester.

With one of the largest student populations in Europe, Manchester is a global education hub, boasting a 51% graduate retention rate.

The vast range of blue-chip employers in Manchester has contributed to the city's high graduate retention rate, with the young talent pool opting to stay within the city centre to build their careers.

This has led to a surge in demand from young professionals, with expectations increasing as this large demographic seeks premium accommodation.



80% OF THE FTSE 100 COMPANIES BOAST A HEADQUARTERS IN MANCHESTER, CREATING A THRIVING JOB MARKET.

CIRCLE SQUARE HOLDS A PROMINENT POSITION IN MANCHESTER'S OXFORD ROAD CORRIDOR, ON THE DOORSTEP OF TOP UNIVERSITIES AND EMPLOYERS.

SISTER

Sister will become a **vibrant new city centre neighbourhood.** Transforming The University of Manchester's former North campus, once home to the historic University of Manchester's Institute of Science and Technology (UMIST).

Steeped in a rich history of science and engineering, the £1.7 billion investment, previously known as ID Manchester, is a joint venture between **The University of Manchester and Bruntwood SciTech.**

This major regeneration scheme is one of several significant regeneration projects taking place across Manchester, the Capital of the North. Development of the Sister site will progress across multiple phases over the next 15-20 years, with an ambition to establish **Manchester as a world leader in technology and innovation.**

- £1.7 billion investment
- 2 million sq ft of commercial, innovation and retail space
- 9 acres of public realm
- Innovative research hub with groundbreaking technology
- 1,500 new homes
- £100M new funding just received
- 10,000 jobs to be created
- £1.5 billion predicted GVA contribution per annum
- Joint venture between The University of Manchester and Bruntwood SciTech



SISTER IS A **JOINT VENTURE** BETWEEN THE **UNIVERSITY OF MANCHESTER & BRUNTWOOD SCITECH.**

UNLOCKING MANCHESTER'S FUTURE

The first phase of the Sister site is already complete, with the first building, the Renold Building, opening onsite in 2024. Acting as the keystone of Sister, the Renold Building fosters an inclusive, entrepreneurial community with a variety of state-of-the-art spaces including modern co-working areas, private office suites and event areas able to host lectures, conferences and workshops.

A VISION FOR A COMMUNITY

With community at the heart of Sisters' vision, the district is creating more than 10,000 new jobs, 1,500 new homes and nine acres of public realm. Once all phases are complete, Sister will deliver over 2 million sq ft of commercial, innovation and retail space, transforming Manchester, and creating a new neighbourhood for the city's residents to enjoy.

SISTER: A WORLD-CLASS TECHNOLOGY & INNOVATION DISTRICT.

A CITY ON THE **GLOBAL STAGE**

MANCHESTER

MANCHESTER IS ONE OF THE MOST ESTABLISHED INVESTMENT CITIES **NOT ONLY IN THE UK, BUT IN EUROPE.**

A city with deep industrial roots, a rich cultural heartbeat, and a global reputation for music, football, and innovation, it's a city that attracts residents from across the world.

With major events added to Manchester's calendar, such as the national Brit Awards, and the upcoming Euros tournament, Manchester is reaffirming its established position on the global stage.

NEW GROWTH PLAN ANNOUNCED

£10bn

Growth to the local economy

90,000

New jobs





THE FASTEST GROWING ECONOMY IN THE UK

WITH A CITY CENTRE POPULATION SURGING, **A BOOMING JOB MARKET,** AND A HIGHLY COMPETITIVE RESIDENTIAL LANDSCAPE, MANCHESTER ATTRACTS **TENANTS FROM ACROSS THE GLOBE.**



Manchester was recently revealed as having the fastest growing economy in the UK, recording growth at twice the national rate.

Manchester's city centre has had an impressive annual GVA growth rate of 3.1% since 2008, significantly higher than the national growth rate of 1.4% over the same period.

With its ever-evolving skyline, Manchester is predicted to have some of the strongest rental and sales price growths over the next five years in the UK.

24.6%
Predicted sales value growth of next five years

50%
Increase in rents for new build apartments over past five years

20.5%
Predicted rental growth

51%
Graduate retention rate

A MARKET THAT CAN WITHSTAND THE TEST OF TIME



WITH A HISTORICAL AND STABLE PROPERTY MARKET, THE UK PROPERTY MARKET HAS LONG BEEN **THE CHOICE FOR GLOBAL INVESTORS HOLDING CAPITAL,** OFFERING CONSISTENT TRENDS AND **RELIABLE INCOME IN THE GLOBAL MARKET.**

19.9%

Predicted sales value growth over the next five years

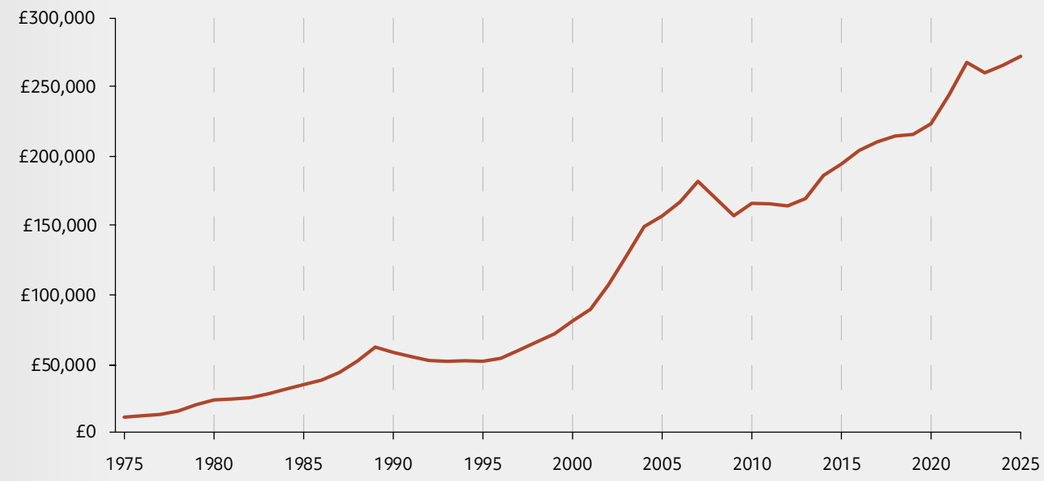
17.1%

Predicted rental growth over the next five years

2,406%

Increase in UK property prices over the past 50 years

AVERAGE HOUSE PRICE UK 1975 - 2025



RESIDENT SATISFACTION SURVEY



Through regular Resident Satisfaction Surveys, Vita Living Circle Square listens to the needs of residents and continually evolves the lifestyle offering.

This commitment not only strengthens the resident experience but also drives long-term occupancy, reduces void periods and maximises rental returns.

In response to resident feedback last year, Vita Living Circle Square invested £500,000 in a major refurbishment to enhance its coworking amenity. Residents expressed a demand for more flexible and inspiring workspaces, and Vita Living delivered:

- £500,000 refurbishment
- Extended co-working space
- Private booths for focused work
- Collaborative group meeting areas

CONTINUALLY EVOLVING FOR OUR RESIDENTS



WHY INVEST NOW?

A PREMIUM DEVELOPMENT

PLATINUM LAUNCH

As a VIP investor, you can benefit from accessing the apartment availability ahead of the global launch to market, and can take advantage of a Platinum Launch discount.

A LUXURY LIFESTYLE

Offering market-leading wellness, health, co-working and social amenities, the residence offers an effortless lifestyle, with superior facilities elevating living across every floor.

SKY-HIGH LIVING

The tallest building in Circle Square, this 35-storey residence offers an unrivaled outlook, with the three 15th floor terraces and 35th floor Sky Bar providing sweeping city views.

STRONG, PROVEN RETURNS

With completion on the 30th June 2027, investors can see fast returns from next year, with apartments already completed. Presenting a double advantage, with proven returns and the benefits of an off-plan investment.

A TIER-ONE LOCATION

SUPERIOR TRANSPORT LINKS

Circle Square is one of the most well-connected districts in the city, with major train stations, tram links and bus routes all accessible on the development's doorstep.

WORLD-CLASS HUB FOR EDUCATION

Strategically located in an M1 postcode, leading universities are easily reachable on foot. 51% of graduates remain in the city year-on-year, providing a consistent stream of tenants.

SOUGHT-AFTER BASE FOR GLOBAL EMPLOYERS

80% of the FTSE 100 companies boast a headquarters in Manchester, with many of these close by to Circle Square, encouraging a thriving job market and a consistent stream of tenants.

NEIGHBOURHOOD ESSENCE & COMMUNITY

Circle Square champions a strong neighbourhood through its social design, central location and public spaces that encourage community get-togethers, contributing to the 98% occupancy rate.

VITA LIVING

CIRCLE SQUARE

NORTH

SelectProperty

VITA GROUP

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