



ANACONDA  
CUT



# ANACONDA

## CUT

# A LANDMARK DEVELOPMENT FOR CITY LIVING

Conveniently located on the Salford border and within easy reach of Manchester city centre, the Anaconda Cut is a unique development perfectly placed for residents to enjoy all that the city has to offer. With luxury interiors, concierge service, and an array of unbeatable recreational amenities you may never want to leave the building!

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349 elegant 1, 2 and 3  
bedroom apartments,  
including luxury  
penthouses

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# STEP INSIDE

The Anaconda Cut is home to 349 elegant 1, 2 and 3 bedroom apartments, including luxury penthouses. Featuring a communal roof terrace and sky lounge, both boasting panoramic views across the cityscape, this stylish new development is a cut above.

Beyond the beautiful apartments themselves, residents can enjoy a range of additional luxuries to suit all recreational and business needs.

The development boasts an onsite yoga studio with regular classes, great for de-stressing and connecting with your neighbours. The gym is fitted with the latest Wexer technology, empowering you with high-quality, customisable workouts available on your own terms.

Collaborative co-working spaces and meeting rooms allow for the ultimate in flexible working, while the concierge service and cinema bring further touches of convenience and luxury to your everyday experience, and the pet friendly policy means your four-legged friends are welcome too.



Manchester aerial 2015.

# THE INSPIRATION

This unique development takes its name from a remarkable, but little known, part of Salford's history. Engineers worked to straighten out a sharp elbow in the River Irwell, on whose banks the development sits, to prevent the river from overflowing and flooding the area. Completed in 1970, this project was known as the Anaconda Cut.

When it came to naming the development, we took inspiration from this feat of engineering, and named it in celebration of Salford's local history, its unique geographical features, and the achievement of its engineers.



# WHY RENT WITH US

Our vision is to create more than just beautiful apartments, we want to create a collection of unique spaces and luxury amenities to make you feel right at home.



## Concierge Service

Our friendly concierge service is here to ease the renting process and make our residents' lives that little bit easier.

## Co-working space

Our thoughtfully designed co-working space is just one of the ways we nurture our community of residents.

## State-of-the-art gym

Enjoy the luxury home-gym experience complete with the latest Wexer virtual fitness technology and interactive personal training sessions.

## Residents lounge

Perfect for catching up with old friends and making new ones, our residents lounge is just one of our many spots to unwind and socialise.

## Yoga studio

Escape the hustle and bustle of city life in the calm, serene surroundings of our onsite yoga studio.

## Cinema screening room

Enjoy a relaxing movie night with friends and neighbours at the onsite cinema.

## Plentiful parking

Never worry about getting a parking space again, with our spacious and secure underground residents' car park.

## Meeting rooms

We understand our residents lead busy lives – so we bring your meetings to you with our onsite meeting rooms.





### Bicycle storage

Onsite bicycle storage is available to all residents, ensuring your bike stays safe and secure when not in use.



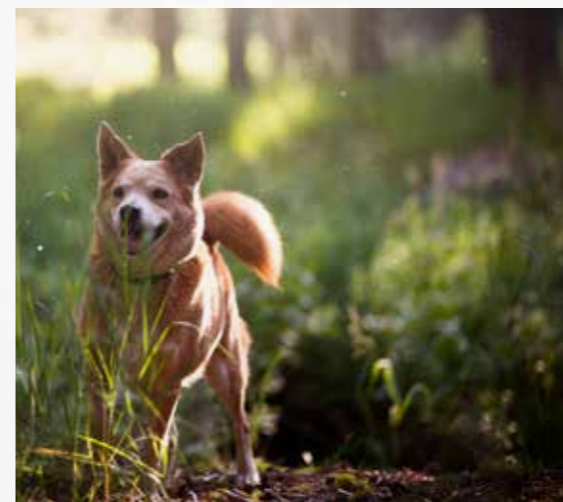
### Parcel lockers

Our onsite parcel lockers give you unprecedented levels of convenience when receiving or returning orders and deliveries.



### Communal roof terraces

Enjoy the far-reaching views across Manchester from our communal roof terraces, which come with outdoor seating – the perfect place to relax on a summer evening.



### Sky lounge

Our sky lounge on the 43rd floor boasts unbeatable views over the city skyline, stretching as far as the Pennines.



### Pet friendly

Renting shouldn't mean you have to leave your four legged friends behind, which is why we welcome pets too.







# A DAY IN THE LIFE

At the Anaconda Cut, we don't just provide an apartment, we take your lifestyle to the next level.

Our range of luxury amenities have been carefully selected to enhance your lifestyle and deliver a bespoke living experience, with convenience woven into the very heart of what we offer. From the moment you wake up each morning, your satisfaction is paramount to us.

8:00am

*Yoga class 1st floor with the new instructor*

11:00am

*Meeting with creative team on the 2nd floor meeting room (tea and coffee facilities booked with the concierge for x4 people)*

1:00pm

*Lunch meeting at Albert Schloss - leave at 12.40pm*

2:00pm

*Ocado delivery (pre arranged with Concierge to take delivery)*

5:00pm

*Sarah popping by for a coffee in the residents' lounge*

8:00pm

*DATE NIGHT! Screening at the residents' cinema room followed by drinks on the terrace.*

# THE APARTMENTS

Every aspect of the Anaconda Cut has been carefully curated by considering every last detail. We have a range of 1, 2 and 3 bedroom apartments perfect for couples, families, and friends looking to share.

The open-plan living and dining area is flooded with light from the floor to ceiling windows. The stylish kitchens come in a range of finishes and are fully fitted with oven, hob, extractor fan, microwave and wine cooler, along with an integrated fridge/freezer and dishwasher.



**ROOM TO  
BREATHE**

# THE BEDROOMS

The bedrooms offer a space to relax and unwind and all are fitted with carpets, offering maximum comfort underfoot. Apartments with two or three bedrooms feature an ensuite to the master, all of which have been finished to a high standard, creating a contemporary feel with porcelain tiled floors and mirrored cabinets.



# FULL SPECIFICATION



## Interior Finishes

- Alsapan Alsafloor herringbone laminate flooring – to all areas except bedrooms and bathrooms
- The apartments are heated by Solaire Adax Neo white electric panel heaters with individual thermostatic controls. The number of panel heaters per living space is varied by apartment type
- Click Deco sockets and switches with brushed chrome finish
- Ceiling mounted smoke / fire alarm
- A combination of kitchen units and splashback available
- Fob access system
- Comelit Icona Colour Audio / Video Monitor door entry system

## Kitchens

- Under unit LED strip lighting by Emuca
- Apollo composite underslung sink
- Clearwater Elara Monobloc tap in brushed nickel finish
- Soft close cabinets
- Single electric Bosch oven
- Integrated Bosch microwave
- Ceramic Bosch hob
- Bosch extractor fan
- Inbuilt frost-free fridge/freezer
- Inbuilt dishwasher
- Wine cooler

## Bedrooms

- Carpet to bedrooms is Satinwood Primo Delight

## Bathrooms

- Laurel marble white ceramic tile
- Mirrored cabinets in grey graphite fleetwood finish
- Ladder heated towel rail
- Duravit Durastyle basin with Durastyle semi pedestal
- W/C Duravit Durastyle pan with soft close seat & R Marley concealed cistern
- Full height tiles to all walls
- Brushed aluminium tile trims to all external corners
- Shaver socket - Click Deco brushed chrome

## Bath with Shower Over

- Kaldewei Eurowa steel bath
- Radius bath screen in chrome
- Vado twist type bath filler waste and overflow
- Vado Saturn single function fixed shower head

## Walk-in Showers

- Vado Velo thermostatic shower valve with rigid riser & diverter to shower head & hand set in chrome
- Shower screen slider door in chrome finish

## Ensuites

- Microtec grey porcelain tile
- Brushed aluminium tile trims to all external corners
- Mirrored cabinets in grey graphite fleetwood finish
- Duravit Durastyle with Durastyle semi pedestal
- Duravit Durastyle floor standing pan
- Wall tiles: full height tiles to all walls

# TYPICAL 1 BEDROOM APARTMENT

Floors	1 - 42
Beds	1
Sq ft	Average 500

## Living Room

Sofa (2.5 seater)

Armchair

Coffee table

## Kitchen

Dining table (6 seater)

6 x upholstered dining chairs

## Bedroom

5ft bed with under-bed storage

2 x bedside tables

Dressing table

5ft mattress

## Bathroom

Bath and overhead rain head shower

White porcelain sanitary ware

Large format tiles

Heated towel drying wall



# TYPICAL 2 BEDROOM APARTMENT

Floors	1 - 42
Beds	2
Sq ft	Average 800

## Living Room

- Sofa (2.5 seater)
- Armchair
- Coffee table

## Kitchen

- Dining table (6 seater)
- 6 x upholstered dining chairs

## Bedrooms

- 5ft bed with under-bed storage
- 2 x bedside tables
- Dressing table
- 5ft mattress

## Bathrooms

- Bath and overhead rain head shower
- White porcelain sanitary ware
- En suite to master
- Large format tiles
- Heated towel drying wall



# TYPICAL 3 BEDROOM APARTMENT

Floors	1 - 42
Beds	3
Sq ft	Average 1000

## Living Room

x2 sofas (2.5 seater)

Armchair

Coffee table

## Kitchen

Dining table (6 seater)

6 x upholstered dining chairs

## Bedrooms

5ft bed with under-bed storage

2 x bedside tables

Dressing table

5ft mattress

## Bathrooms

Bath and overhead rain head shower

White porcelain sanitary ware

En suite to master

Large format tiles

Heated towel drying wall





# THE LOCAL NEIGHBOURHOOD

The Anaconda Cut benefits from an array of convenient transport links, as well as being within walking distance of many locations. A short walk away, Manchester Victoria connects residents with the wider Northern region via train and tram. To the east of the city, Manchester Piccadilly runs services across the rest of the country, and is a 15-minute drive or a short cycle ride away.

The development is also close to Spinningfields, Manchester's shopping and dining hub, and the Northern Quarter, famed for its nightlife. Both can be reached in less than 20 minutes via public transport. Additionally, students benefit from the close proximity to the University district, home to the University of Manchester, Manchester Metropolitan University, and Royal Northern College of Music.

# GETTING AROUND

The Anaconda Cut is exceptionally well connected and ideally positioned to take advantage of the city's transport links. Victoria Station is just a ten-minute stroll from the development and bus stops are just a stone's throw away.



Foot

Manchester  
Victoria

9 mins

Manchester Arndale  
shopping centre

11 mins

Salford  
Central

11 mins

Spinningfields

15 mins

Northern  
Quarter

18 mins

Bike



Northern  
Quarter

8 mins

Manchester  
Piccadilly

12 mins

Bus



Salford  
University

10 mins

Salford shopping  
centre

21 mins

University of  
Manchester

23 mins

Manchester  
Royal Infirmary

30 mins

Tram



Manchester  
airport

45 mins

Liverpool

55 mins

London

2hrs 40 mins

Train



Manchester  
Piccadilly

19 mins

Old  
Trafford

39 mins



# EATING OUT



The Anaconda Cut is in a prime location for foodies, being only a short distance from a range of diverse culinary establishments. Residents will never be short of a stylish bar, hearty café, or delicious restaurant. Let your tastebuds travel the globe, from the Japanese inspired dishes of Umezushi – a 6 minute walk from the development – to the German glamour of Albert's Schloss, before getting the party started at Neighbourhood, the New York inspired hotspot.

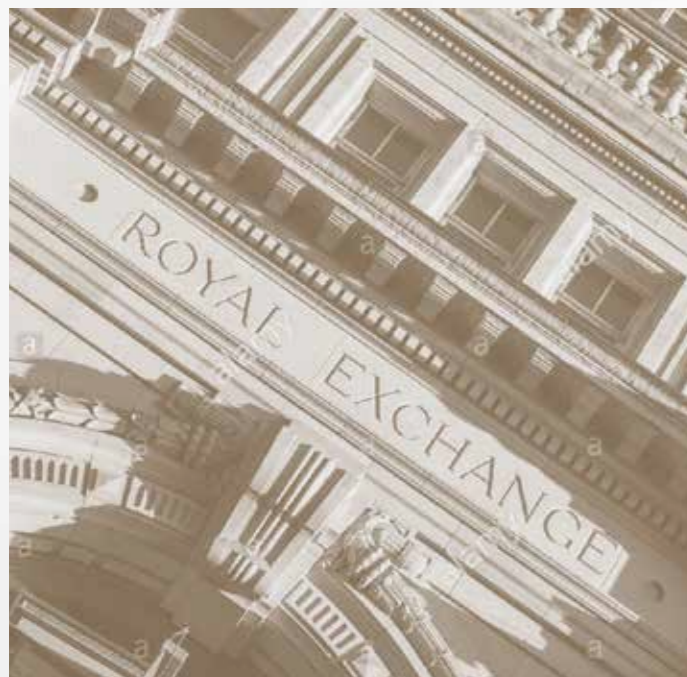
You can quite literally elevate your dining experience when you visit 20 Stories, sampling local delicacies while drinking in the breathtaking views across the city, while Menagerie offers innovative experiential dining with regular live performances. With Harvey Nichols and Selfridges both a 10 minute walk from the development and offering exquisite onsite dining experiences, you'll also be sure to find the perfect place to unwind after an intensive shopping session





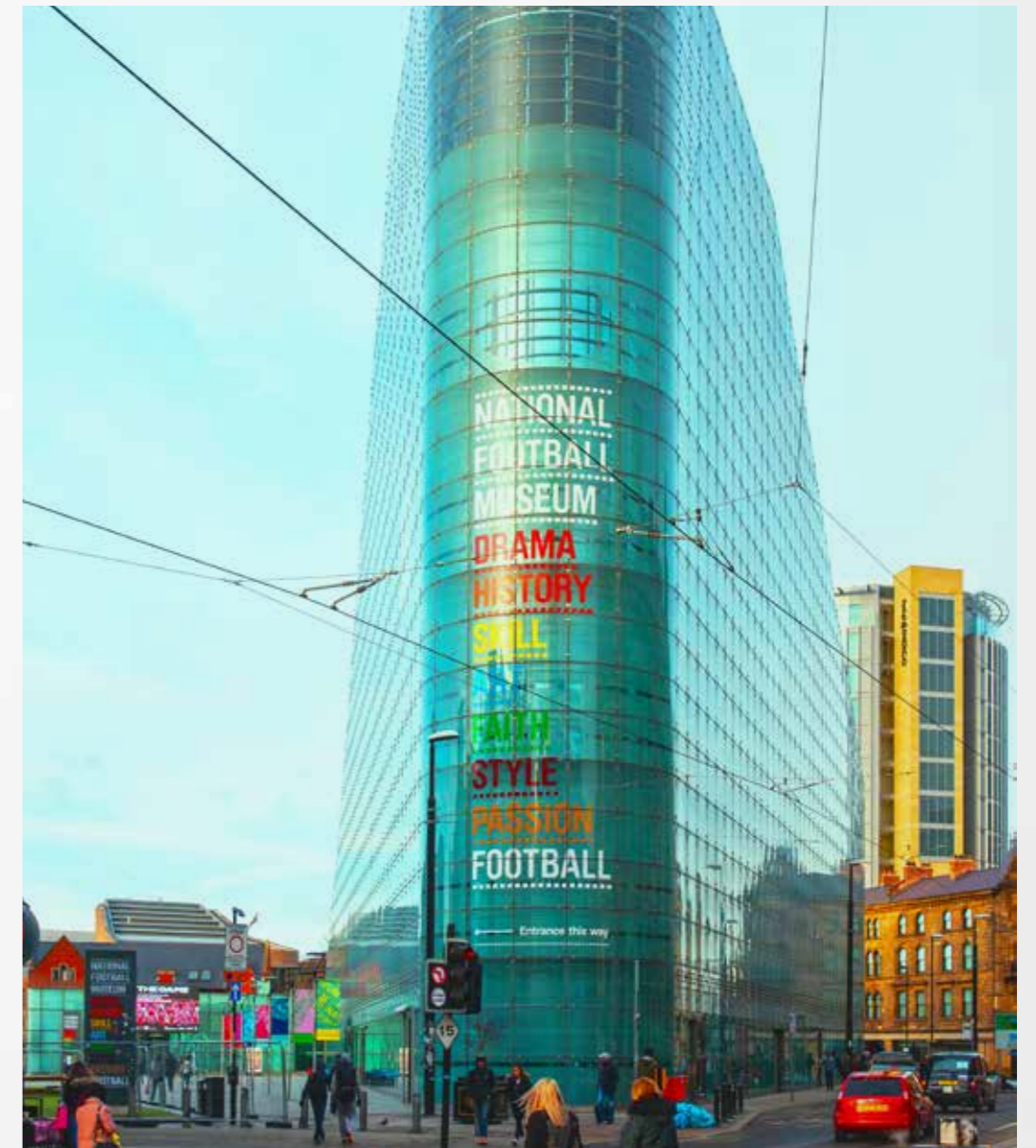
Music fans in particular benefit from the Anaconda Cut's proximity to the Manchester Arena, which is a 9 minute walk away, and the assorted venues of the Northern Quarter are also within easy reach. Meanwhile, theatre lovers can enjoy living close to both the Royal Exchange and HOME, a contemporary arts space, which can be reached in 10 minutes by car.

# A CULTURAL HERITAGE



The Anaconda Cut is surrounded by a wealth of cultural sights, sounds, and experiences. From the Chetham Library, the oldest free public reference library in the UK – and the place where Marx and Engels met and studied together – to the Manchester Museum, the largest university-owned museum, there is plenty of heritage to soak up.

Literary fans and historians alike flock to the Elizabeth Gaskell House, former home of the famous novelist, while the legacy of the Modernist painter L. S. Lowry, famed for his depictions of Salford, lives on in the theatre named after him. Both of these attractions are a short 20 minute drive from the development, meaning residents can easily get their arts fix.



# A GREEN CITY



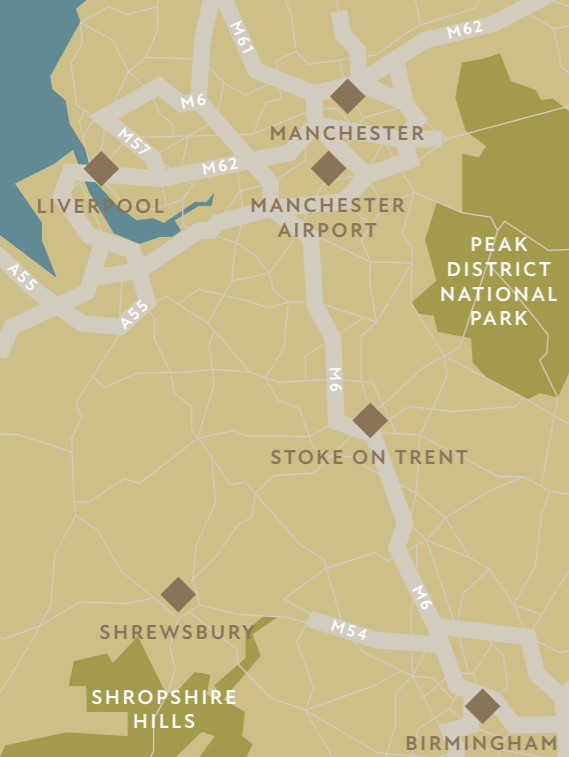
beautiful green spaces  
perfect for getting  
active or simply  
connecting with nature



Living on the Salford border doesn't mean you're constantly among the hustle and bustle. On the contrary, residents benefit from the Anaconda Cut's riverside location, with some beautiful green spaces on their doorstep – perfect for getting active or simply connecting with nature.

Including plenty of outdoor seating and a wildlife pond, The Meadow is an expanse of greenery almost entirely enclosed by the River Irwell, and is a brisk 7 minute cycle from the development. Just across the river, the historic and family-friendly Peel Park is home to several species of wildlife and also includes an exciting playpark for children, making for a great family day out.

South of the development, meanwhile, the Cathedral Gardens are a 9 minute walk away, with the added attraction of housing the newly revamped National Football Museum. When it comes to outdoor pursuits, the Anaconda Cut has something for everyone.



### Restaurants

- ◆ Australasia
- ◆ Fazenda
- ◆ Manchester House
- ◆ Tattu Restaurant & Bar
- ◆ Umezushi

### Bars

- ◆ Albert Schloss
- ◆ Cloud 23
- ◆ Mr Coopers
- ◆ The Refuge by Volta
- ◆ The Washhouse

### Shopping

- ◆ Arndale Centre
- ◆ Barton Arcade
- ◆ Exchange Square
- ◆ Harvey Nichols
- ◆ Selfridges

### Culture

- ◆ Bridgewater Hall
- ◆ Central Library
- ◆ Greengate Baths
- ◆ Opera House
- ◆ People's History Museum
- ◆ Place Theatre
- ◆ Printworks
- ◆ Manchester Arena
- ◆ Manchester Central
- ◆ Manchester Cathedral
- ◆ Museum of Science and Industry

# ENQUIRIES

For more information or to make an enquiry please contact our sales team:

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Instagram, Twitter & Facebook:  
@AnacondaCut

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