



One
Victoria



zentra
LIVING



Computer generated image of roof garden is intended for illustrative purposes only and should be treated as general guidance only.

The Building

One Victoria enjoys a prime location just north of the city centre in the Victoria District. As well as putting renowned areas such as the Medieval Quarter, Central Retail District and Northern Quarter within walking distance, its transport connections mean all of Greater Manchester is easy to reach.



One East

One West



The development itself is set over two blocks, One East and One West. Fronting onto Great Ducie Street and rising up 14 floors, One East is the taller of the blocks, boasting 84 apartments. As well as offering expansive views across the city from the upper floors, it plays host to a 10th floor roof garden, which is accessible to all residents. One West is 10 storeys high, with 45 apartments and is accessed via Mirabel Street.



Computer generated image of an apartment is intended for illustrative purposes only and should be treated as general guidance only. Kitchen layout of two bedroom apartment shown.



Computer generated image of an apartment is intended for illustrative purposes only and should be treated as general guidance only.

One Victoria



Consisting of two distinct blocks, One Victoria offers 129 superbly designed one, two and three bedroom homes. The taller of the blocks, One East's reception is on Great Ducie Street. It also plays host to a tranquil 10th floor roof garden which is open to all residents. Meanwhile, One West is accessed by Mirabel Street.

11

Site Plan



3D Apartment Plans

TYPE A

2 Bedroom, 2 Bathroom

Apts: E101, E209, E317, E425

NIA: 70.4sqm | 758sqft



TYPE A2

2 Bedroom, 2 Bathroom

Apts: E533, E641, E749, E857, E965

NIA: 65.0sqm | 700sqft

Balcony: 3.0sqm | 32sqft



TYPE B

2 Bedroom, 2 Bathroom

Apts: E102, E210, E318, E426

NIA: 70.6sqm | 760sqft

**TYPE B1**

2 Bedroom, 2 Bathroom

Apts: E534, E642, E750, E858, E966

NIA: 65.5sqm | 705sqft

Balcony: 2.9sqm | 31sqft



TYPE C

3 Bedroom, 3 Bathroom

Apts: E103, E211, E319, E427,

NIA: 85.5sqm | 920sqft

**TYPE C1**

3 Bedroom, 3 Bathroom

Apts: E535, E643, E751, E859, E967

NIA: 81.0sqm | 872sqft

Balcony: 3.5sqm | 38sqft



TYPE D

2 Bedroom, 2 Bathroom

Apts: E104, E212, E320, E428, E536,
E644, E752, E860, E968, E1073,
E1176, E1279, E1382

NIA: 61.3sqm | 660sqft

**TYPE E**

2 Bedroom, 2 Bathroom

Apts: E105, E213, E321, E429, E537,
E645, E753, E861, E969, E1074,
E1177, E1280, E1383

NIA: 60.7sqm | 653sqft



TYPE F

1 Bedroom, 1 Bathroom

Apts: E106, E214, E322, E430, E538,
E646, E754, E862, E970, E1075,
E1178, E1281, E1384

NIA: 51.6sqm | 555sqft

**TYPE G**

1 Bedroom, 1 Bathroom

Apts: E107, E215, E323, E431, E539,
E647, E755, E863, E971

NIA: 50.7sqm | 546sqft



TYPE H

1 Bedroom, 1 Bathroom

Apts: E108, E216, E324, E432, E540,
E648, E756, E864, E972

NIA: 50.8sqm | 547sqft



TYPE J

2 Bedroom, 2 Bathroom

Apts: W101, W206, W311, W416, W521,
W626, W731, W836, W941

NIA: 60.6sqm | 652sqft



TYPE K

1 Bedroom, 1 Bathroom

Apts: W102, W207, W312, W417, W522,
W627, W732, W837, W942

NIA: 36.6sqm | 394sqft

**TYPE L**

2 Bedroom, 2 Bathroom

Apts: W103, W208, W313, W418,
W523, W628, W733, W838,
W943

NIA: 66.1sqm | 711sqft

Balcony: 1.8sqm | 19sqft



TYPE M

2 Bedroom, 2 Bathroom

Apts: W104, W209, W314, W419, W524,
W629, W734, W839, W944

NIA: 60.5sqm | 651sqft

**TYPE N*/N1**

2 Bedroom, 2 Bathroom

Apts: W105*, W210*, W315*, W420*

NIA: 60.1sqm | 647sqft

Apts: W525, W630, W735, W840, W945

NIA: 58.9sqm | 634sqft





Floor 01-02

E101 – 1st floor E209 – 2nd floor	Type - A	NIA	70.2sqm	755.6sqft
E102 – 1st floor E210 – 2nd floor	Type - B	NIA	70.5sqm	758.9sqft
E103 – 1st floor E211 – 2nd floor	Type - C	NIA	85.5sqm	920sqft
E104 – 1st floor E212 – 2nd floor	Type - D	NIA	61.3sqm	660sqft
E105 – 1st floor E213 – 2nd floor	Type - E	NIA	60.7sqm	653sqft
E106 – 1st floor E214 – 2nd floor	Type - F	NIA	51.5sqm	554.3sqft
E107 – 1st floor E215 – 2nd floor	Type - G	NIA	50.5sqm	543.0sqft
E108 – 1st floor E216 – 2nd floor	Type - H	NIA	50.6sqm	544.1sqft

Floor plans shown for One Victoria 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. Please ask Sales Consultant for further information.





Floor 03-04

E317 – 3rd floor E425 – 4th floor	Type - A	NIA	70.4sqm	757.8sqft
E318 – 3rd floor E426 – 4th floor	Type - B	NIA	70.6sqm	760sqft
E319 – 3rd floor E427 – 4th floor	Type - C	NIA	85.5sqm	920sqft
E320 – 3rd floor E428 – 4th floor	Type - D	NIA	61.3sqm	660sqft
E321 – 3rd floor E429 – 4th floor	Type - E	NIA	60.7sqm	653sqft
E322 – 3rd floor E430 – 4th floor	Type - F	NIA	51.6sqm	555sqft
E323 – 3rd floor E431 – 4th floor	Type - G	NIA	50.7sqm	546sqft
E324 – 3rd floor E432 – 4th floor	Type - H	NIA	50.8sqm	547sqft

Floor plans shown for One Victoria 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. Please ask Sales Consultant for further information.





Floor 05-09

E533 - 5th floor	Type - A	NIA	65sqm	700sqft
E641 - 6th floor		Balcony	3.0sqm	32.3sqm
E749 - 7th floor				
E857 - 8th floor				
E965 - 9th floor				
E534 - 5th floor	Type - B	NIA	65.5sqm	705sqft
E642 - 6th floor		Balcony	2.9sqm	31.2sqm
E750 - 7th floor				
E858 - 8th floor				
E966 - 9th floor				
E535 - 5th floor	Type - C	NIA	81.0sqm	872sqft
E643 - 6th floor		Balcony	3.5sqm	37.7sqm
E751 - 7th floor				
E859 - 8th floor				
E967 - 9th floor				
E536 - 5th floor	Type - D	NIA	61.3sqm	660sqft
E644 - 6th floor				
E752 - 7th floor				
E860 - 8th floor				
E968 - 9th floor				
E537 - 5th floor	Type - E	NIA	60.7sqm	653sqft
E645 - 6th floor				
E753 - 7th floor				
E861 - 8th floor				
E969 - 9th floor				
E538 - 5th floor	Type - F	NIA	51.6sqm	555sqft
E646 - 6th floor				
E754 - 7th floor				
E862 - 8th floor				
E970 - 9th floor				
E539 - 5th floor	Type - G	NIA	50.7sqm	546sqft
E647 - 6th floor				
E755 - 7th floor				
E863 - 8th floor				
E971 - 9th floor				
E540 - 5th floor	Type - H	NIA	50.8sqm	547sqft
E648 - 6th floor				
E756 - 7th floor				
E864 - 8th floor				
E972 - 9th floor				





Floor 10

E1073 - 10th floor	Type - D	NIA	61.3sqm	660sqft
E1074 - 10th floor	Type - E	NIA	60.7sqm	653sqft
E1075 - 10th floor	Type - F	NIA	51.6sqm	555sqft

Floor plans shown for One Victoria 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. Please ask Sales Consultant for further information.





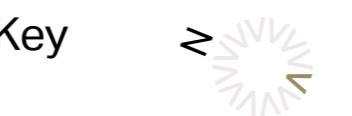
Floor 11-13

E1176 - 11th floor Type - D NIA 61.3sqm 660sqft
 E1279 - 12th floor
 E1382 - 13th floor

E1177 - 11th floor Type - E NIA 60.7sqm 653sqft
 E1280 - 12th floor
 E1383 - 13th floor

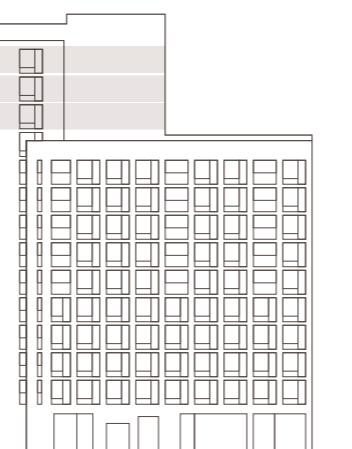
E1178 - 11th floor Type - F NIA 51.6sqm 555sqft
 E1281 - 12th floor
 E1384 - 13th floor

Floor plans shown for One Victoria 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. Please ask Sales Consultant for further information.



Key

- 1 Bed
- 2 Bed
- 3 Bed





Floor 01-04

W101 – 1st floor Type - J NIA 60.6sqm 652sqft

W206 – 2nd floor
W311 – 3rd floor
W416 – 4th floor

W102 – 1st floor Type - K NIA 36.6sqm 394sqft

W207 – 2nd floor
W312 – 3rd floor
W417 – 4th floor

W103 – 1st floor Type - L NIA 66.1sqm 711sqft

W208 – 2nd floor
W313 – 3rd floor
W418 – 4th floor

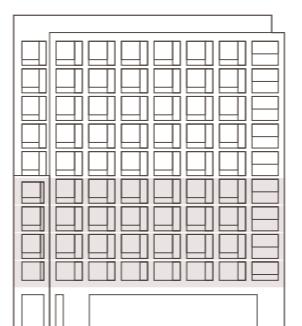
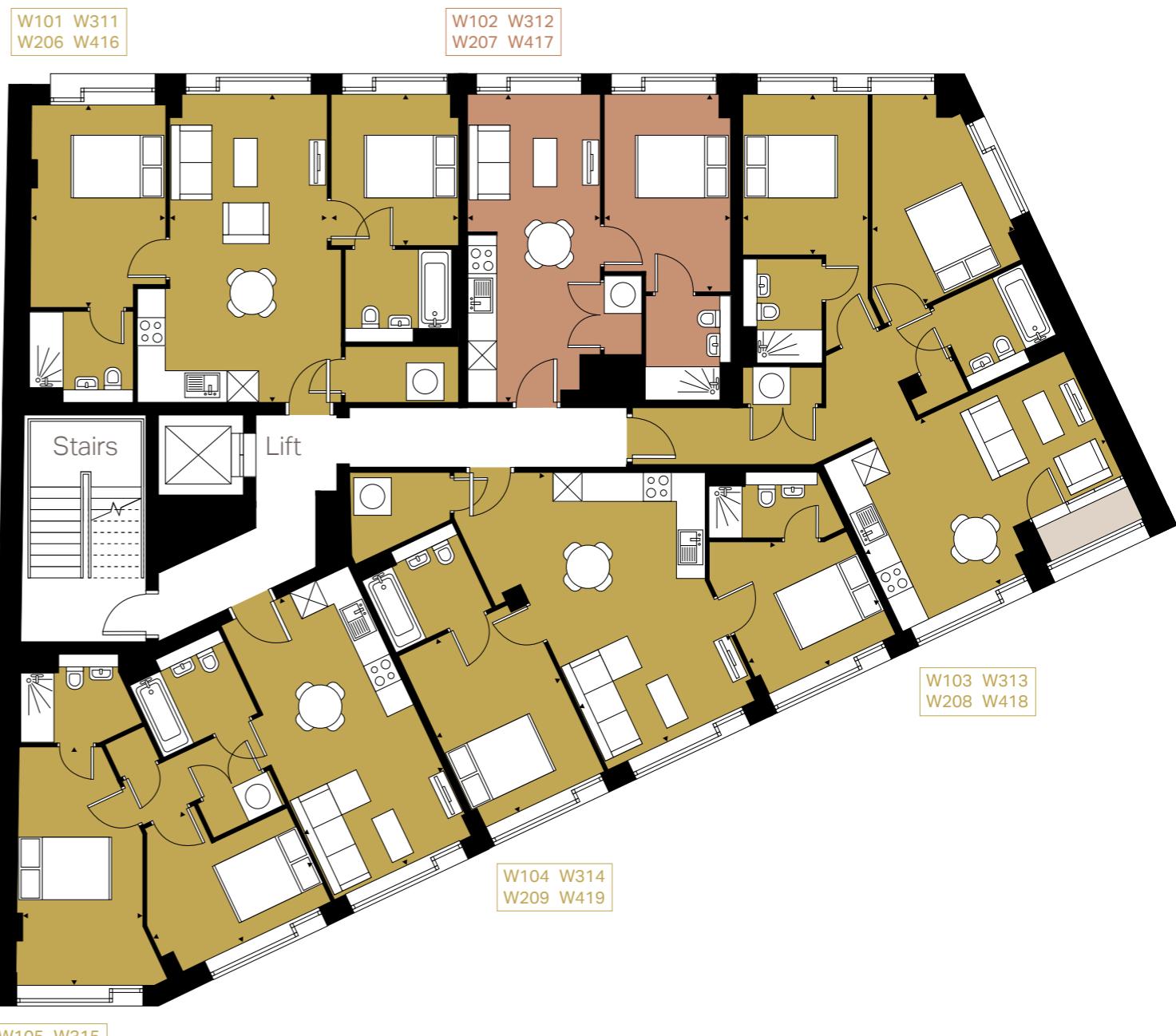
W104 – 1st floor Type - M NIA 60.5sqm 650.9sqft

W209 – 2nd floor
W314 – 3rd floor
W419 – 4th floor

W105 – 1st floor Type - N NIA 60.1sqm 646.7sqft

W210 – 2nd floor
W315 – 3rd floor
W420 – 4th floor

Floor plans shown for One Victoria 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. Please ask Sales Consultant for further information.



Key

- 1 Bed
- 2 Bed
- 3 Bed



Floor 05-09

W521 - 5th floor Type - J NIA 60.5sqm 651.4sqft
 W626 - 6th floor
 W731 - 7th floor
 W836 - 8th floor
 W941 - 9th floor

W522 - 5th floor Type - K NIA 36.6sqm 394sqft
 W627 - 6th floor
 W732 - 7th floor
 W837 - 8th floor
 W942 - 9th floor

W523 - 5th floor Type - L NIA
 W628 - 6th floor Balcony
 W733 - 7th floor
 W838 - 8th floor
 W943 - 9th floor

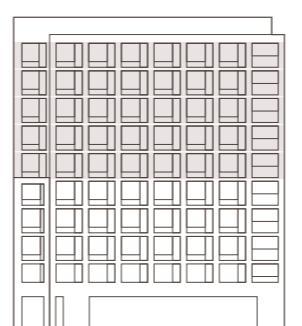
W524 - 5th floor Type - M NIA 60.6sqm 652sqft
 W629 - 6th floor
 W734 - 7th floor
 W839 - 8th floor
 W944 - 9th floor

W525 - 5th floor Type - N1 NIA 58.8sqm 632.7sqft
 W630 - 6th floor
 W735 - 7th floor
 W840 - 8th floor
 W945 - 9th floor

Floor plans shown for One Victoria 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. Please ask Sales Consultant for further information.



W525 W840
 W630 W945
 W735



Key

- 1 Bed
- 2 Bed
- 3 Bed

For more information about One Victoria,
please contact us.

OneVictoria.co.uk

Reservation Process

- £5,000 payable upon reservation
- 15% deposit (less £5,000 reservation fee)
payable upon exchange of contracts
- Final 85% payable upon legal completion



Zentra Group PLC

UK Office

80 Mosley Street, Manchester, M2 3FX

E: info@zentragroup.co.uk

