

# METRO PROPERTY

FROM the air, the River Irwell once resembled a large, overfed boa constrictor – winding its great coils around Manchester.

But a pioneering engineering project in the 1970s, called the Anaconda Cut, straightened the curves in a successful bid to prevent flooding.

Now that name has been given to an ambitious new residential development: a 44-storey gleaming tower, with 349 luxury apartments, which promises to revolutionise levels of service in the UK rental market.

The UK's second tallest tower dedicated to a built-to-rent community (the tallest is the UNCLE building, in south London, at 45 storeys) stands almost 430ft tall and is funded by Europa Capital and will be managed by Atlas Residential UK.

Designed by OMI Architects, the tower is clad in a glazed curtain wall with gold reflective metal panels. In part, it rather resembles the skin of a giant snake. The lower level is monochrome brick, to blend with the street and historic buildings below.

In its heyday, this area in Salford was famous for textiles and light industry, but by the 1930s it had declined and by World War II it had become a slum. Today, though, the area is undergoing massive regeneration, the skyline dominated by cranes building new apartments and retail outlets.

The Anaconda Cut is designed to feel rather like an upmarket hotel where residents (don't even think of calling them tenants) are made to feel like treasured guests. It has a grand, double-height reception foyer, clad in granite, with dramatic lighting, and TVs mounted on the wall – they don't want residents getting bored waiting for one of the four lifts. On the mezzanine floor there's a co-working space, surrounded by floor-to-ceiling glass with doors leading to an outside terrace, and a gym offering yoga classes, with both real and virtual instructors. The cinema room can be booked, free of charge, for parties. There are 79 parking spaces in the basement, room for cycle storage and another communal roof terrace.

Most unusually, developers of this £90m project, which has taken two-

# CUT ABOVE THE REST

NO DEPOSIT... FIVE-STAR SERVICE... YOU CAN EVEN KEEP PETS. **JO KNOWSLEY** TAKES A LOOK AT A NEW 44-STOUREY SKYSCRAPER THAT'S REVOLUTIONISING THE RENTAL MARKET...

PHOTOS: OSCAR KORNYEI



Reach for the sky: The Anaconda Cut dominates the skyline, above and inset

and-a-half years to build, have dedicated the 6,000sq ft penthouse as a Sky Lounge for all residents to enjoy.

It towers above a penthouse on a smaller building, across the way, occupied by Manchester City manager, Pep Guardiola, and has views stretching to the Pennines.

In total the tower offers 5,112sq feet of communal facilities and Atlas, which has another similar building in Southampton and is developing a third in Salford Quay, says it is

promising an unsurpassed level of service to its residents. The apartments are, of course, high spec and have floor-to-ceiling glazed windows and a door in each room which opens literally to the air – screened from the skies by a protective metal grid panel, punctured to allow a breeze. There are engineered oak parquet floors, wine fridges, Bosch appliances and spacious bedrooms and bathrooms, which have touch sensor lights. The furniture is classic and modular.

Residents can rent apartments for the same price furnished as

unfurnished (from £900 a month for a one-bed and £1,300 a month for a top-floor three-bed).

The 24-hour concierge will take residents' deliveries – and their dry cleaning, while two maintenance staff will live in the building, so any issues should be quickly fixed. What's more, animals are welcome too... a pet concierge will check in on them when they're home along, while dog walking and pet sitting can be requested.

In another welcome departure from rental tradition there is no deposit payable, which so often eats up valuable cash: instead residents will

be asked to buy an insurance policy (it's about £150) to cover any potential damage. There are also no service charges. What's more, residents can also arrange to rent an apartment for visiting families or friends.

Georgie Harper-Wilde, regional director for Atlas UK says the building is designed to create a new community within it. 'We're seeing a cultural shift in favour of renting and have taken inspiration from our US counterparts to provide outstanding amenities and meticulous customer service.'

■ [anaconda-cut.com](http://anaconda-cut.com)

## LUXURY LIVING FROM £900 A MONTH



**Sleek:** Chill out and enjoy the views



**View:** Floor-to-ceiling windows



**High-spec:** Classy finishes



**Hotel feel:** There's engineered oak parquet floors