



OBSIDIAN







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# Cutting edge living

A brand-new 26-storey tower that will stand proudly over the city centre and create 250 exceptional new homes for the area

The studio, one-, two- and three-bedroom apartments are complemented by best-in-class amenities for residents including a gymnasium, cinema room, private dining room and more.

Obsidian is more than just a home; it is a lifestyle building within walking distance of everything city-centre life has to offer. With Manchester at your fingertips and a building that redefines sophisticated living, Obsidian is a home unlike anywhere else.



# Modern style, historic spirit

An unmistakable and daring design from Studio Power ensures that Obsidian stands out from the crowd and makes a confident new statement on the skyline with its stepped façade. The building is thoroughly modern, yet rooted in the industrial past of the site, once the home of Salford Iron Works, to create a contemporary home that is animated by urban sensibility and a real sense of place.





# Live well without compromise

Obsidian features a range of five-star amenities to elevate your lifestyle, making it the perfect choice for luxury city-centre living.



Disclaimer: Images are intended for illustrative purposes only and should be treated as general guidance





## Co-working and Community Space

Obsidian's co-working space is ideal for anyone who wants to work from home, but prefers a more professional environment. This is a home where you can work hard and play hard in equal measure.







# Private Dining Room and Entertaining Space

Book the private dining room for dinner parties and other events where you want that extra touch of luxury and exclusivity to make it truly memorable.







Gymnasium

A fully equipped modern gymnasium helps residents stay active and healthy. State-of-the-art exercise machines and a space designed to enhance physical and mental well-being inspire and energise.

Cinema Room

Reserve the cinema room to relax and watch your favourite films in style. A surround- sound experience and large 4K display offer a home cinema experience like no other.







## Concierge

The dedicated in-house team at Obsidian ensures the building runs smoothly. A 24-hour concierge provides a comprehensive management service, and an easy-to-use residents' app makes your residential experience second to none.

## Cycle Store

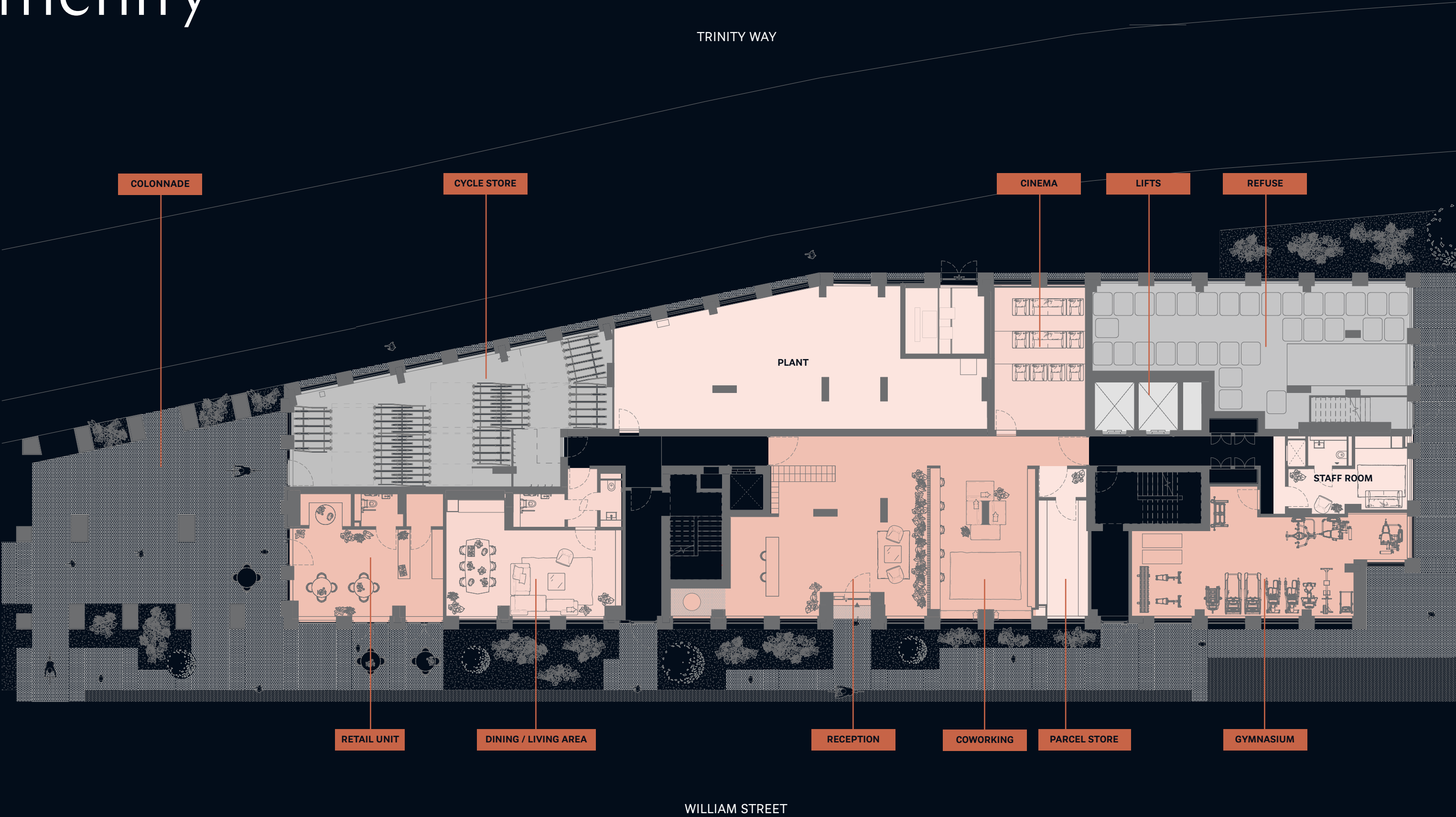
Salford provides a range of great cycle routes at your doorstep. The secure cycle storage at Obsidian means that you can take advantage of this freedom to explore the city easily.

## Package Store

The secure parcel storage at Obsidian is designed to safely receive your deliveries and give you peace of mind that your orders are out of harm's way.



# Amenity





# Neighbourhood

Located at the intersection of Blackfriars Road, Chapel Street and Trinity Way, Obsidian is adjacent to Salford's popular Greengate residential area. Living in the heart of the city puts you just minutes from everything that Salford and Manchester have to offer – two cities that, together, are like nowhere else in the world.

A globally influential cultural scene combined with world-class food and drink offering, premium retail options, unbeatable connectivity, beautiful green spaces and canal walks to enjoy at your doorstep are just some of the reasons to choose Obsidian.





# Twin cities with shared ambition

Living a short walk from Manchester's Spinningfields area and the city centre means you are never more than a short walk from what the Economist has called the UK's most liveable city.



The city's cultural sector is taking leaps and bounds. The nearby Aviva Studios is open and putting on a schedule of world class events. Beyond that, Deansgate, the Northern Quarter and the Oxford Road corridor all bring unique elements to the mix that is Manchester's cultural melting pot.

Located just over the river from the heart of all this is Salford, Obsidian is perfectly placed to capture that vibrancy and excitement while retaining a tranquil, community-based feel that makes it unique.

Salford itself is home to a great range of nightlife including bars, restaurants and live music. You can also enjoy walks along the river to MediaCityUK, home of the BBC, or superb green spaces like RHS Garden Bridgewater, a 154-acre garden set in Salford's historic landscape.



# Flight

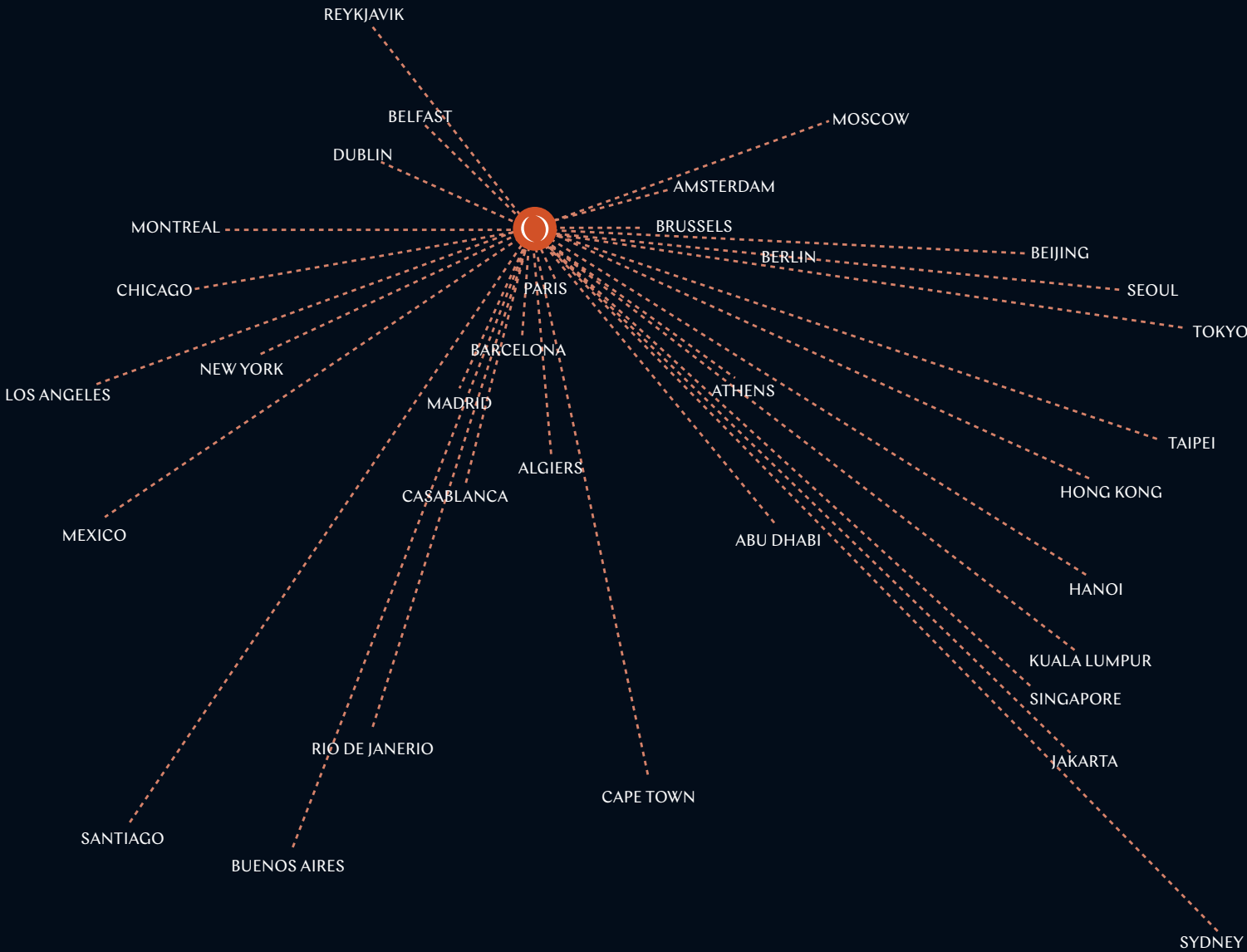
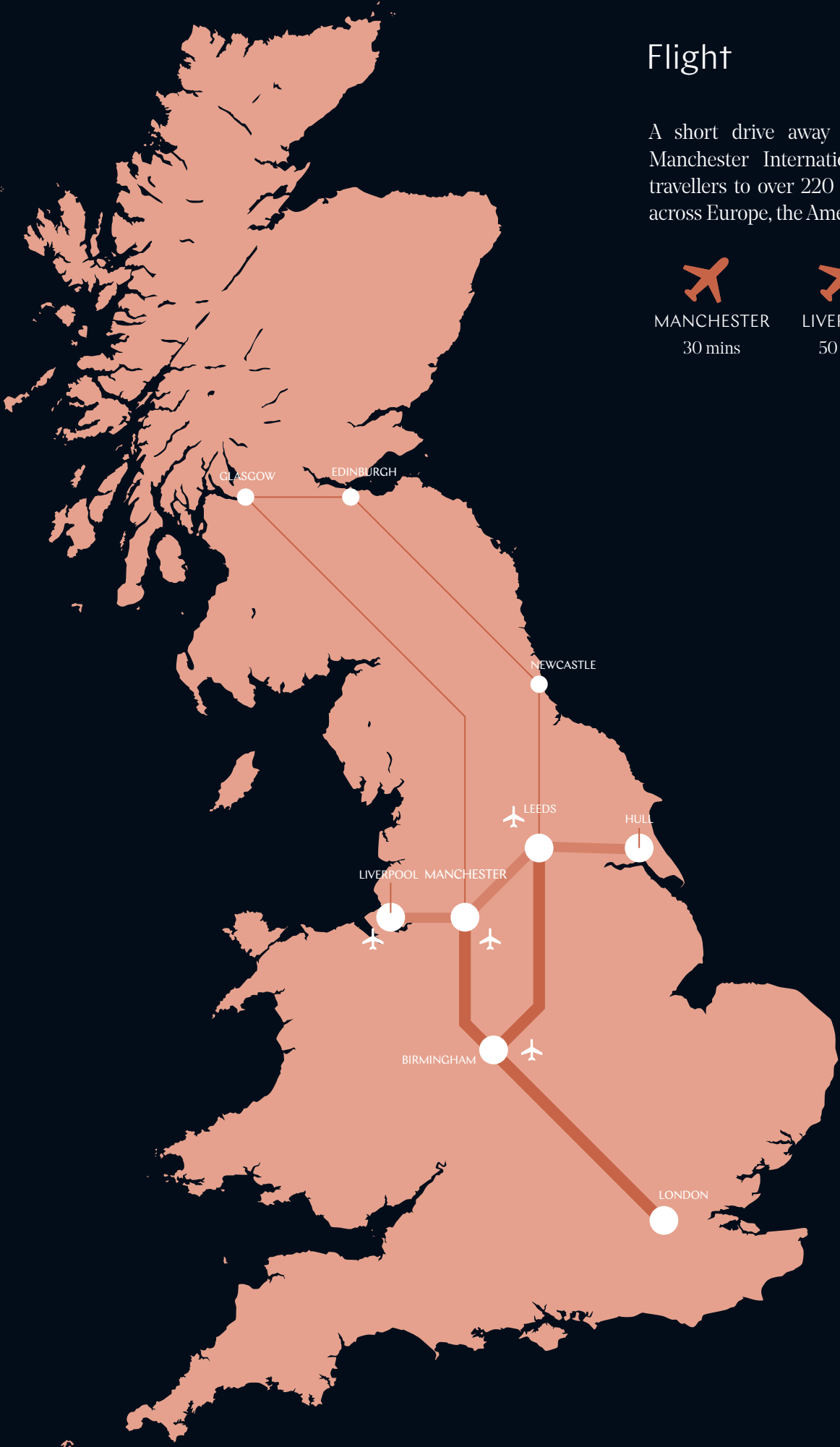
A short drive away from the city centre, Manchester International Airport connects travellers to over 220 worldwide destinations across Europe, the Americas, Asia, and beyond.

- 

MANCHESTER  
30 mins
- 

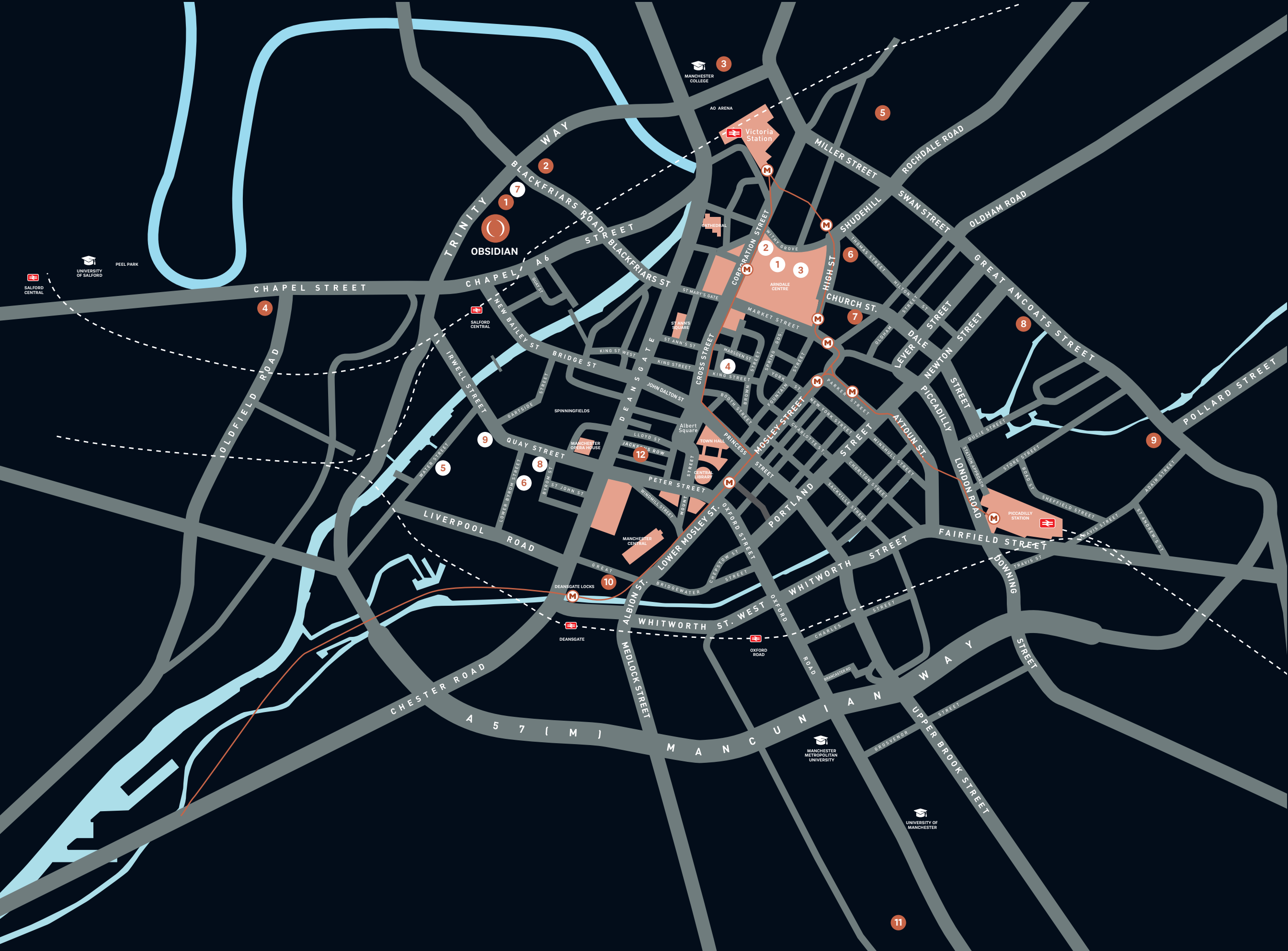
LIVERPOOL  
50 mins
- 

BIRMINGHAM  
2 hours



Greater Manchester is one of the UK's most impressive urban success stories. A booming economy, growing population and pervasive sense of possibility make this an extremely popular place to live. The future keeps getting brighter thanks to landmark economic gains and a thriving business sector.

- 120,670**  
Number of higher-education students, one of the highest figures in Europe
- £86bn**  
Size of Manchester's economy
- 5,000**  
Number of people moving to the city centre each year
- 65,000**  
New jobs in Manchester by 2040
- 51.5%**  
Graduate retention rate (CENTRE FOR CITIES)
- More 25-29 year-olds**  
Living in the region than anywhere else in the UK (ONS)
- Largest city region**  
outside London (ONS)



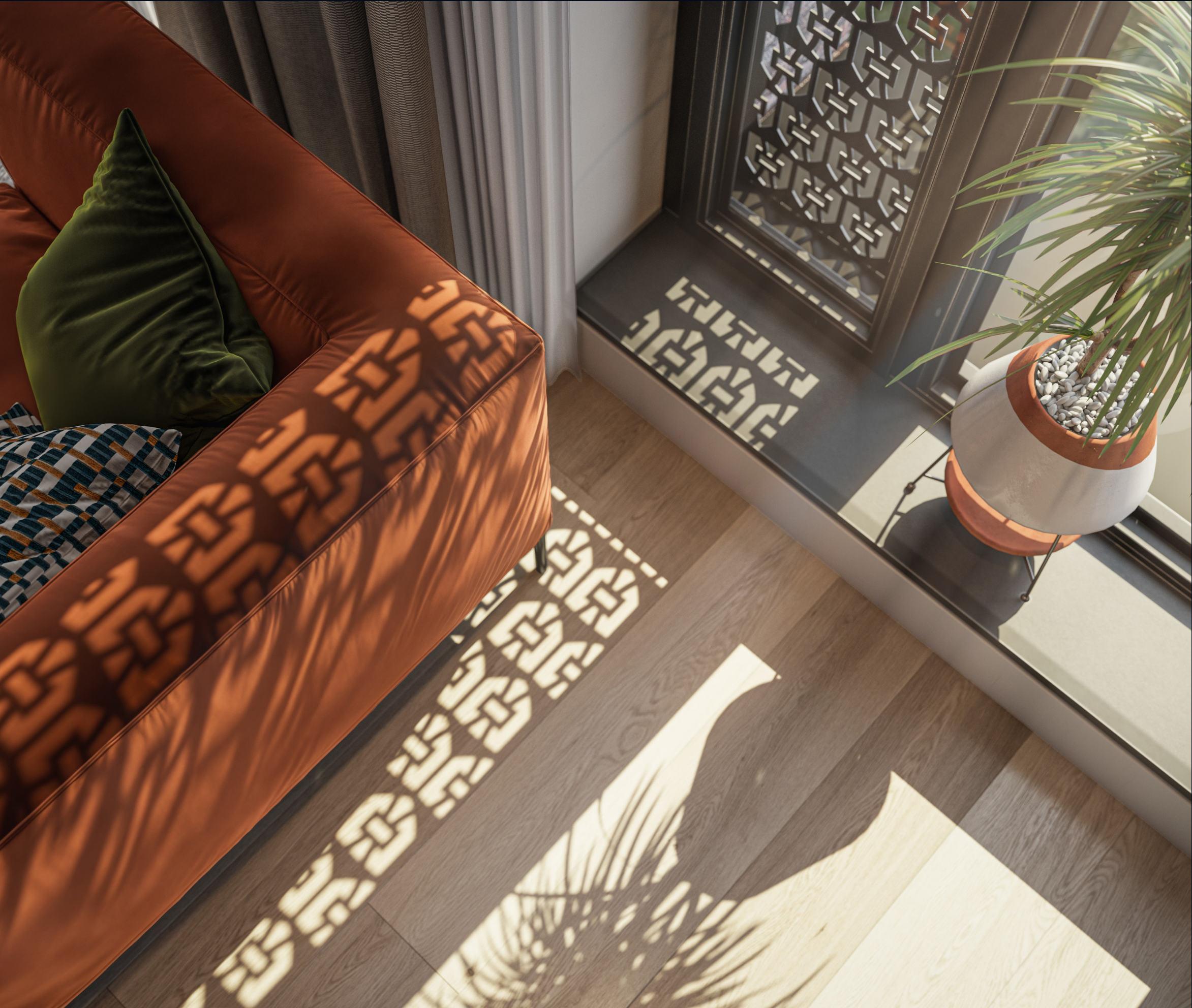
Key Locations

- 1 SELFRIDGES
- 2 HARVEY NICHOLS
- 3 APPLE
- 4 BOODLES
- 5 AVIVA STUDIOS - FACTORY INTERNATIONAL
- 6 BARRY'S BOOTCAMP
- 7 THE BLACK FRIAR PUB
- 8 EVERYMAN CINEMA
- 9 SOHO HOUSE

Salboy Projects

- 1 LOCAL BLACKFRIARS
- 2 FIFTYFIVE
- 3 WATERHOUSE GARDENS
- 4 LOCAL CRESCENT
- 5 THE PRESS
- 6 GLASSWORKS
- 7 TRANSMISSION HOUSE
- 8 MONE
- 9 VICTORIA HOUSE
- 10 VIADUX
- 11 BURLINGTON HOUSE
- 12 W MANCHESTER





- 111 two-beds
- 31 studios
- 15 three-beds
- 93 one-beds

# Apartments

Every apartment at Obsidian has been designed to exceed your expectations. No detail has been left unexamined and no level of quality has been considered too high during the design and creation of these superior homes.





## Living Spaces

We place the needs of residents at the heart of our apartment designs, and that starts with the living area. Spacious open-plan layouts and floor-to-ceiling windows with artistic window patterning details create a bright, airy environment that promotes wellbeing and health.

Considered lighting designs, earthy tones and stylish furnishings work seamlessly together to provide an elegant living environment fit for any purpose you desire. It's the ideal urban retreat in the heart of the city.









## Kitchens

Kitchens are designed intelligently to make the best use of space and provide a well balanced mix between hob space, work surface, storage units and dining area – everything you need in a kitchen for both cooking and socialising.

Quality appliances and white goods are provided, and the unifying darker material palette offers a contrast with the living space to delineate the two areas and give them a distinct and larger feel. This is interior design that makes the whole more than the sum of its parts.





## Bedrooms

Bedrooms are large, bright and airy with a focus on relaxation and calm conveyed by luxurious fixtures and fittings, with a neutral colour palette. The excitement of city life is like nothing else, but you also need a sanctuary to unwind. The interior design team has conceived the bedrooms at Obsidian to provide just that, including bespoke fitted wardrobes in each apartment.







Bathrooms

Bathrooms are polished, modern and feature showers and baths, depending on the apartment. Fully tiled walls and premium fixtures and fittings have been chosen to provide a luxurious feel. Two- and three-bed apartments include an additional en-suite adjacent to the master bedroom.



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# Winter Gardens and Terraces

Many homes include either a winter garden balcony, a Juliet balcony or a large private external terrace space.







## Space-Efficient Studios

The 31 studio apartments at Obsidian are designed to be space-efficient and empower residents to get the most from their home. The apartments enjoy the same high standard of quality as the rest of the building, but use modern interior design innovations to create multi-purpose homes that can be converted at a moment's notice.

Hideaway beds with a collapsible table system are incorporated to ensure that the studio space feels distinct and spacious during the day. Similarly, kitchen panels slide away when not in use, and ingeniously designed office space cabinetry ensures that there is no wasted space in your living area. These innovations and thoughtfully considered design touches make the studios at Obsidian stand out from the crowd.



Configurable Living Space







FOLD OUT BED







### Three-Bedroom Apartments

Each three-bedroom apartments features a unique layout and an array of bespoke fitted storage, media units or kitchens. Every apartment is special.

Disclaimer: Images are intended for illustrative purposes only and should be treated as general guidance. Each apartment may differ, please refer to floorplans. Not all units feature bespoke joinery or kitchen islands. Blinds, curtains and curtain rails not included.





BESPOKE STORAGE

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Exact units may differ; please refer to floorplans for bespoke joinery and kitchen islands. Blinds, curtains and curtain rails not included.





## The Architect

# STUDIO POWER

Studio Power was established in 2020 and has undertaken work across a wide range of sectors. Studio Power's approach responds to the unique heritage and context of each site, considering scale, historic site layouts, proportions and surrounding materiality to create timeless high quality detailed architecture.

“Shared spaces are characterised by slate grey flooring, dark walls and striking polished marble. This dark palette contrasts with neutral upholstery, soft textiles and atmospheric warm hues, which work together to create a sense of warmth. We imagined a space we would all love to spend time in, offering residents areas to contemplate and recharge, entertain and socialise.”

Sam Power, Founder Studio Power



# Prime City Centre Locations



Obsidian is the third residential scheme in a collection of projects located on Trinity Way, produced in a collaboration between DOMIS and Salboy. This partnership has seen the delivery of 10 residential projects and 4,000 homes in Greater Manchester since 2017. Together, the partners have established a reputation for delivering first-class developments in prime locations.

## SALBOY

Salboy is an award-winning property company developing and funding housing throughout the UK for the last 10 years. With over £1 billion of property in development across the North West, Cornwall in the South West and London, the company is one of the fastest-growing development companies in the United Kingdom.

“We’ve spearheaded regeneration in the Greengate area with Local Blackfriars, The Black Friar Pub and Fiftyfive. Obsidian is another great development we will deliver from the Salboy and DOMIS partnership, incorporating years’ of experience into this fantastic scheme, which will be our greatest yet.”

Simon Ismail MD & Co-founder Salboy

## DOMIS

Since forming in 2017, DOMIS has excelled in the industry and expanded to be a nationwide leader in quality and value. Domis is backed by a network of world-class experts and property professionals, building a reputation as one of the North-west’s leading construction experts and contractors and consistently delivering on quality and on time.

“We’re proud of our achievements in delivering best in-class developments in this part of the city. Now we’re delighted to be sharing this amazing vision as we continue the work we’ve started in the Trinity and Greengate neighbourhoods.”

Lee McCarren MD & Co-founder DOMIS







BURLINGTON SQUARE

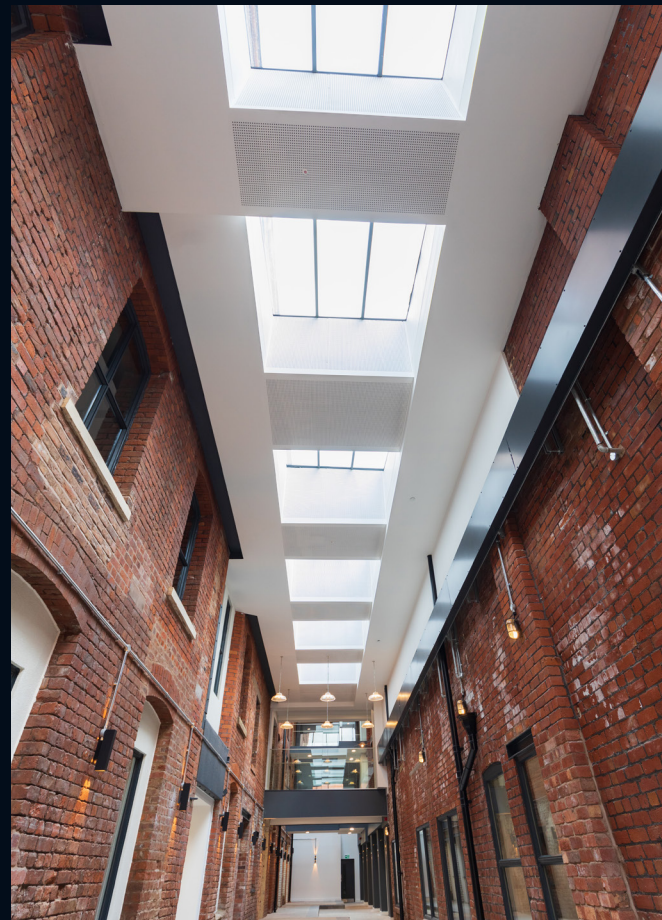


< LOCAL BLACKFRIARS

LOCAL CRESCENT



THE PRESS



GLASSWORKS



FIFTYFIVE



VIADUX



VICTORIA HOUSE



10 Years of  
Delivering  
on Excellence





# Building Long Term Communities

All our homes are developed with the long term in mind, to provide an exceptional living experience now and for many years to come. That means providing best-in-class homes alongside amenities and community hubs that promote socialising and relaxation. We build for life, no matter what.

## Best Practices in Construction and Sustainability

Obsidian is developed in line with modern building and safety standards, from the smallest details to the latest innovations in design and fire safety.

This practical approach to sustainable living can also be seen in the development’s carefree nature. Obsidian achieves a Greater Manchester Accessibility Levels rating of 8, the highest possible rating, as the site is within walking distance of buses, Metrolink tram links and railways for further connectivity.

This location in Salford city centre – and with proximity to Manchester city centre – meets ‘15-minute city’ principles and allows residents to access employment, leisure, retail and recreation within a short distance of their home.

Adding to the sustainability of the development, Obsidian has been designed with numerous sustainability strategies that together achieve a 49.3% reduction in the building’s operational CO2 emissions.

Each apartment includes high performance materials with low U-values being used throughout, electric panel heaters, an immersion hot water cylinder, an ventilation and heating recovery system, low energy lighting, low-flow water systems and high efficiency white goods.

The building features photovoltaic panels to generate a portion of the electricity used on site. These are installed on a green roof to further increase the building’s sustainability rating.





# SALBOY

No matter how you choose to purchase your property, the Salboy team is on hand to support you face-to-face or over the phone.

- Salboy showrooms in Manchester, Hong Kong, Beijing and Shanghai to view architectural models, fixtures and finishes.
- A dedicated customer care team to support you from reservation to handover.
- A committed aftercare team ensures buyers are happy after completion and facilitate a seamless transition from construction to maintenanc.e.
- Fully protected deposit during the entire build.





## OFFICES AND PARTNERS WORLDWIDE

### MANCHESTER

Local Crescent  
Greater  
Manchester  
United Kingdom  
M5 4PF

### LONDON

One Cluny Mews  
London  
SW5 9E

### BEIJING

Units 2313-2315,  
23/F, China World  
Tower A  
1 Jianguomenwai Road,  
Chaoyang  
District, China

### SHANGHAI

Unit 802, 8/F,  
Platinum Tower,  
233 Taicang Road,  
Huangpu District,  
China

### HONG KONG

27/F, 8  
Wyndham Street,  
Central  
Hong Kong  
China

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