

The Qube, 11 Hazelwood Avenue, Derry, BT47 2NX

Price: £549,950





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The Qube is an exceptional example of contemporary sustainable architecture, occupying a prestigious position on Prehen Road, one of the city's most sought-after residential addresses.

Set on a mature, elevated site with views towards Lough Foyle, this impressive four-bedroom residence extends to approximately 2,500 sq ft over three floors. The property offers generous and versatile living accommodation, featuring spacious entertaining areas, private landscaped gardens, a stylish attached carport, and beautifully designed patio spaces ideal for outdoor living.

Occupying a prime location between Prehen Road and Hazelwood Avenue, The Qube enjoys both privacy and convenience. The extensive grounds include mature trees, established hedgerows, and a raised patio area complete with contemporary glazed balustrades, creating a peaceful and secluded outdoor environment.

The Qube delivers exceptional comfort and sustainability, its high-performance building envelope incorporates outstanding levels of insulation, double-glazed windows, and superior airtightness, significantly reducing heating demands and energy consumption. A state-of-the-art heat recovery ventilation system continuously supplies fresh, filtered, and pre-warmed air throughout the home, ensuring excellent indoor air quality and year-round comfort.

The property's carefully considered design maximises natural light and solar gain through extensive south-facing glazing, helping to reduce reliance on artificial heating, while natural ventilation strategies minimise overheating during warmer months.

Ideally located close to a range of local amenities, including the Everglades Hotel, City of Derry Golf Club, Foyle Yacht Club, and a selection of excellent schools, The Qube offers an unrivalled combination of architectural excellence, environmental performance, and modern luxury.

A truly unique home, The Qube represents a rare opportunity to acquire one of the region's most distinctive and energy-efficient residences.



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One of the Region's Most Distinctive & Energy-Efficient Residences.

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- A remarkable, contemporary home overlooking the River Foyle
- Approximately 2500 sq ft of accommodation
- Two reception rooms
- Four or Five bedrooms
- Very high level of specification throughout
- Master bedroom with ensuite shower room and dressing areas
- Open plan living dining kitchen space with access to large utility room and patio
- Stylish carport and private parkings
- Within Walking Distance of Stranmillis Primary School



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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