



Welcome to **Malone Ridge**

Situated just off the prestigious Upper Malone Road. Locally renowned architect Thomas O'Hare (featured on Grand Designs) has created a new development of contemporary family homes.

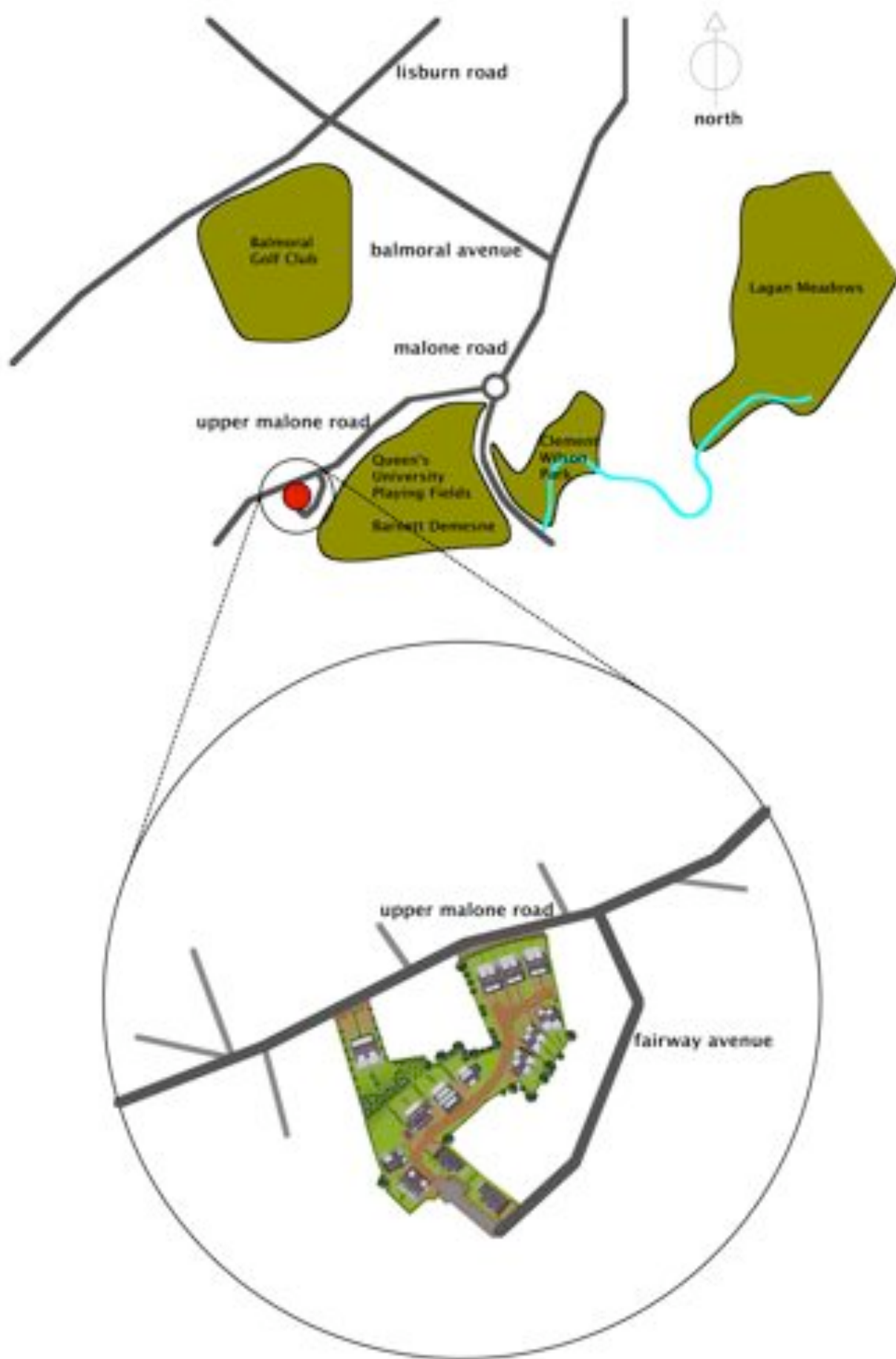
Malone Ridge will encompass all essential ingredients of modern day living whilst carefully optimising space through interior design, natural light and technology.

Environmentally friendly living and energy awareness all come as standard with a home at Malone Ridge.

The development provides a mixture of detached and semi-detached modern homes with four or five bedrooms and generous reception accommodation. Each home will provide a thoughtfully planned interior layout and individual plot with direct access to the mature gardens enhanced by sensitive planting schemes.

Utilising many distinctive natural materials these luxurious homes are within a short walk of Public transport, convenience shopping and The Barnett's Demesne leading to miles of enjoyment of the Lagan Valley Regional Parklands and Towpath. Also close to hand for recreational enjoyment are Malone, Dunmurry and Balmoral Golf Clubs.





location plan

site plan





House 1

3032sqft

Ground Floor Plan

Room Schedule

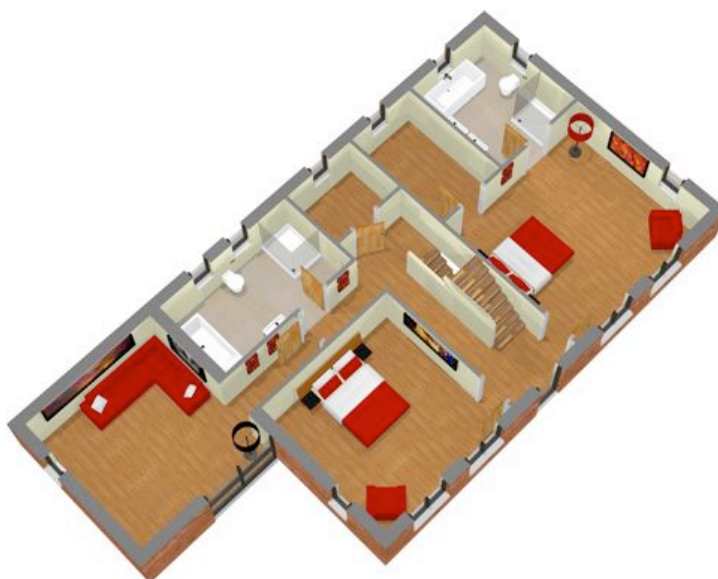
	Metres	Feet
Lounge	4.71x4.13	15'5"x13'6"
Living	4.05x4.00	13'3"x13'1"
Kitchen	4.50x3.97	14'9"x13'
Dining	3.97x2.88	13'x9'5"
Utility	2.20x2.10	7'2"x6'10"
Garage	5.50x3.10	18'x10'2"
WC		



First Floor Plan

Room Schedule

	Metres	Feet
Bedroom 1	4.76x4.29	15'7"x14'
Ensuite	3.10x2.66	10'2"x8'8"
Dressing Room	3.10x2.00	10'2"x6'6"
Bedroom 2	4.02x3.99	13'2"x13'1"
Games Room	4.00x3.75	13'1"x12'3"
Bathroom	4.02x2.30	13'2"x7'6"
Linen Store / HP	2.10x1.70	6'10"x5'7"



Second Floor Plan

Room Schedule

	Metres	Feet
Bedroom 3		
Bedroom 4	4.76x4.29	15'7"x14'
Wardrobe	5.22x3.99	17'1"x13'1"
Study / Store	4.02x3.40	13'2"x11'1"
Shower Room	3.46x2.78	11'4"x10'2"
Store		



House 2

3032sqft

Ground Floor Plan Room Schedule

	Metres	Feet
Lounge	4.71x4.13	15'5"x13'6"
Living	4.05x4.00	13'3"x13'1"
Kitchen	4.50x3.97	14'9"x13'
Dining	3.97x2.88	13'x9'5"
Utility	2.20x2.10	7'2"x6'10"
Garage	5.50x3.10	18'x10'2"
WC		



First Floor Plan Room Schedule

	Metres	Feet
Bedroom 1	4.76x4.29	15'7"x14'
Ensuite	3.10x2.66	10'2"x8'8"
Dressing Room	3.10x2.00	10'2"x6'6"
Bedroom 2	4.02x3.99	13'2"x13'1"
Games Room	4.00x3.75	13'1"x12'3"
Bathroom	4.02x2.30	13'2"x7'6"
Linen Store / HP	2.10x1.70	6'10"x5'7"



Second Floor Plan Room Schedule

	Metres	Feet
Bedroom 3	4.76x4.29	15'7"x14'
Bedroom 4	5.22x3.99	17'1"x13'1"
Wardrobe		
Study / Store	4.02x3.40	13'2"x11'1"
Shower Room	3.46x2.78	11'4"x10'2"
Store		



House 3

2000sqft

Ground Floor Plan Room Schedule

	Metres	Feet
Lounge	4.20x4.00	13'9"x13'2"
Kitchen / Living / Dining	5.91x5.72	19'4"x18'9"
Utility	2.40x1.50	7'10"x4'11"
WC	1.50x1.50	4'11"x4'11"



First Floor Plan Room Schedule

	Metres	Feet
Bedroom 1	4.20x4.10	13'9"x13'2"
Ensuite	2.66x1.80	8'8"x5'10"
Bedroom 2	3.82x3.55	12'6"x11'8"
Bedroom / Study	2.70x2.00	8'10"x6'7"
Bathroom	3.55x2.00	11'8"x6'7"
HP		



Second Floor Plan Room Schedule

	Metres	Feet
Bedroom 3 / Study	5.03x3.62	16'6"x11'10"
Bedroom 4	4.83x3.52	15'9"x11'6"
Store	2.76x2.30	9'1"x7'7"
Shower Room	3.55x2.20	11'7"x7'2"



House 4

2000sqft

Ground Floor Plan Room Schedule

	Metres	Feet
Lounge	4.20x4.00	13'9"x13'2"
Kitchen / Living / Dining	5.91x5.72	19'4"x18'9"
Utility	2.40x1.50	7'10"x4'11"
WC	1.50x1.50	4'11"x4'11"



First Floor Plan Room Schedule

	Metres	Feet
Bedroom 1	4.20x4.00	13'9"x13'2"
Ensuite	2.66x1.80	8'8"x5'10"
Bedroom 2	3.82x3.55	12'6"x11'8"
Bedroom / Study	2.70x2.00	8'10"x6'7"
Bathroom	3.55x2.00	11'8"x6'7"
HP		



Second Floor Plan Room Schedule

	Metres	Feet
Bedroom 3 / Study	5.03x3.62	16'6"x11'10"
Bedroom 4	4.83x3.52	15'9"x11'6"
Store	2.76x2.30	9'1"x7'7"
Shower Room	3.55x2.20	11'7"x7'2"



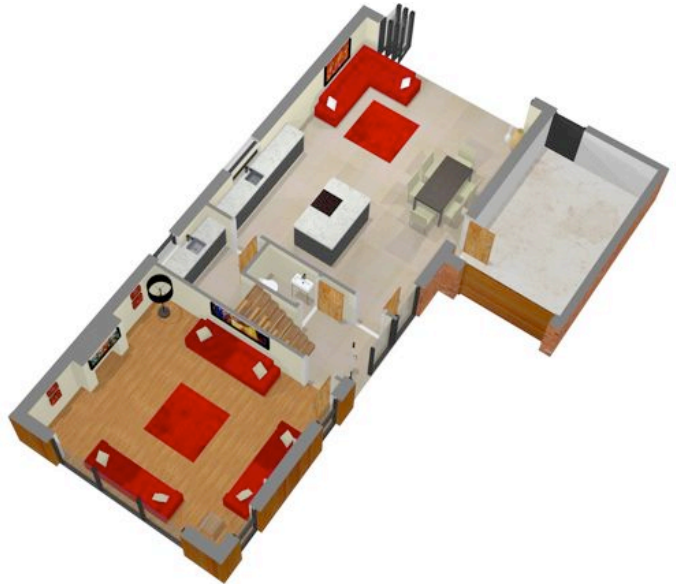
House 9

2304sqft

Ground Floor Plan

Room Schedule

	Metres	Feet
Lounge	5.42x4.80	17'9"x15'9"
Kitchen / Living / Dining	7.12x5.46	23'4"x17'11"
Utility	2.00x1.85	6'10"x6'0"
WC		
Garage		



First Floor Plan

Room Schedule

	Metres	Feet
Bedroom 1	5.07x3.37	16'7"x11'0"
Ensuite	2.00x1.50	6'6"x4'11"
Bedroom 2	3.70x3.20	12'1"x10'6"
Bedroom 3	3.70x2.16	12'1"x7'1"
Bathroom	3.37x2.00	11'9"x6'6"



Second Floor Plan

Room Schedule

	Metres	Feet
Bedroom 4	5.46x3.83	17'11"x12'6"
Ensuite		
Bedroom 5	4.10x3.20	13'5"x10'9"
Bedroom 6 / Study	3.00x2.57	9'10"x8'5"

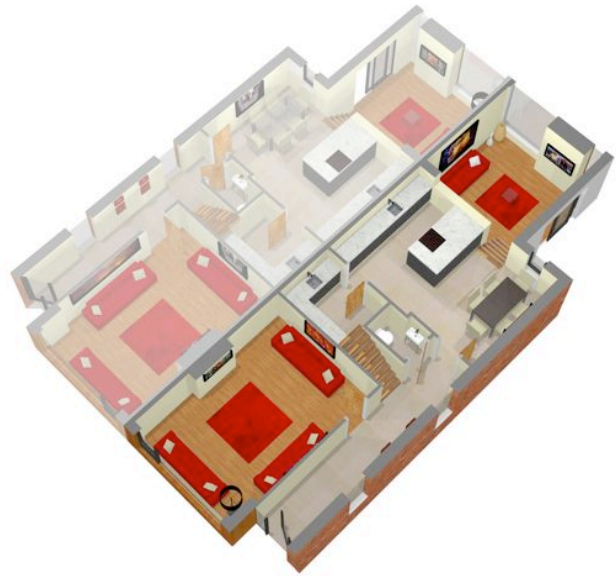


House 19

2161sqft

Ground Floor Plan Room Schedule

	Metres	Feet
Lounge	5.60x4.04	18'4"x13'3"
Living	4.16x3.73	13'7"x12'2"
Kitchen / Dining	5.53x3.97	18'1"x13'
Utility	2.47x2.00	8'1"x6'6"
WC		



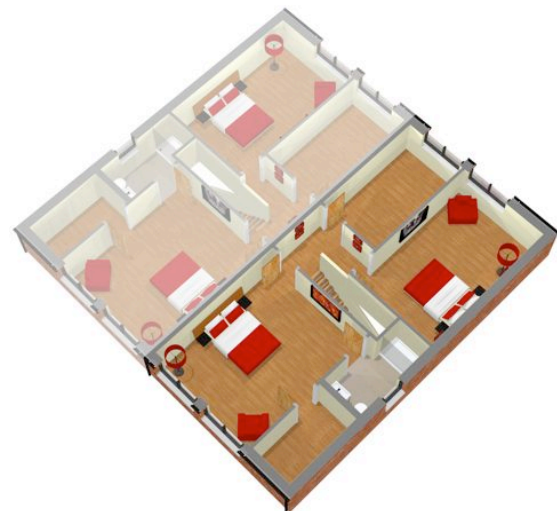
First Floor Plan Room Schedule

	Metres	Feet
Bedroom 1	4.80x3.43	15'9"x11'3"
Ensuite		
Bedroom 2	3.97x3.20	13'x10'6"
Bedroom 3	3.97x2.23	13'x7'3"
Bathroom	3.35x2.00	10'11"x6'6"



Second Floor Plan Room Schedule

	Metres	Feet
Bedroom 4	4.80x3.94	15'8"x12'11"
Ensuite		
Dressing		
Bedroom 5	5.07x3.21	16'7"x10'6"
Store / Study	3.97x2.20	13'x7'2"



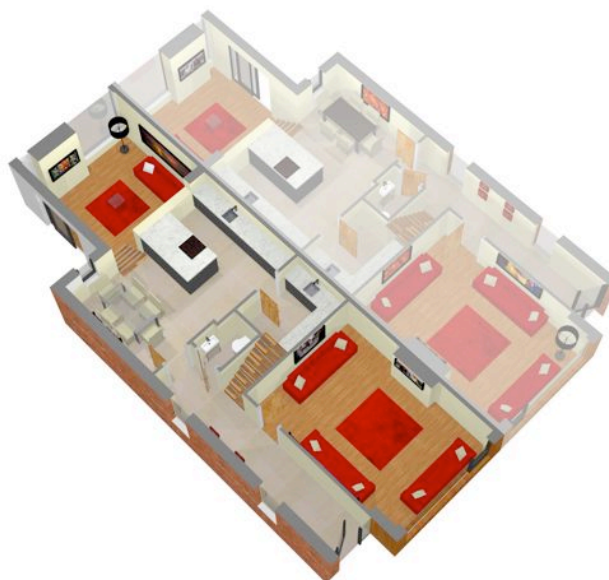
House 20

2161sqft

Ground Floor Plan

Room Schedule

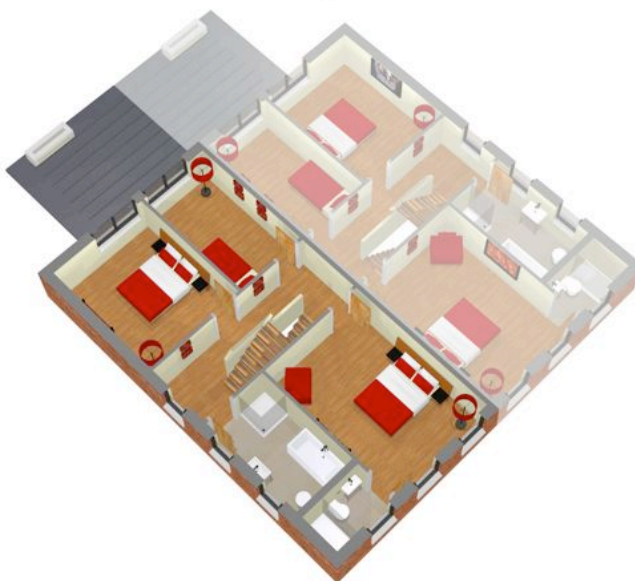
	Metres	Feet
Lounge	5.60x4.04	18'4"x13'3"
Living	4.16x3.73	13'7"x12'2"
Kitchen / Dining	5.53x3.97	18'1"x13'
Utility	2.47x2.00	8'1"x6'6"
WC		



First Floor Plan

Room Schedule

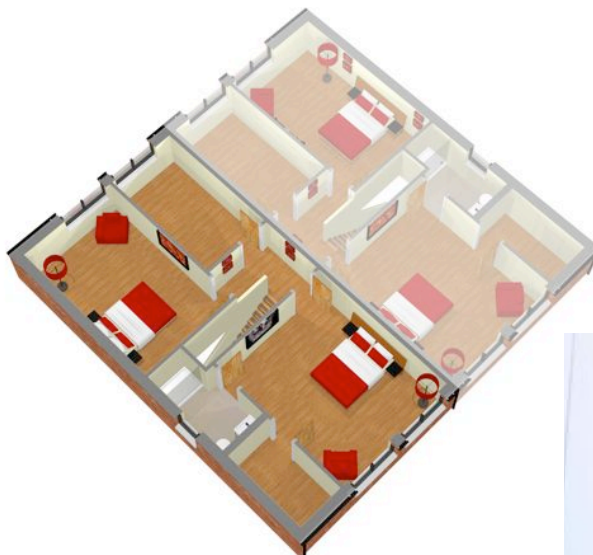
	Metres	Feet
Bedroom 1	4.80x3.43	15'9"x11'3"
Ensuite		
Bedroom 2	3.97x3.20	13'x10'6"
Bedroom 3	3.97x2.23	13'x7'3"
Bathroom	3.35x2.00	10'11"x6'6"



Second Floor Plan

Room Schedule

	Metres	Feet
Bedroom 4	4.80x3.94	15'8"x12'11"
Ensuite		
Dressing		
Bedroom 5	5.07x3.21	16'7"x10'6"
Store / Study	3.97x2.20	13'x7'2"

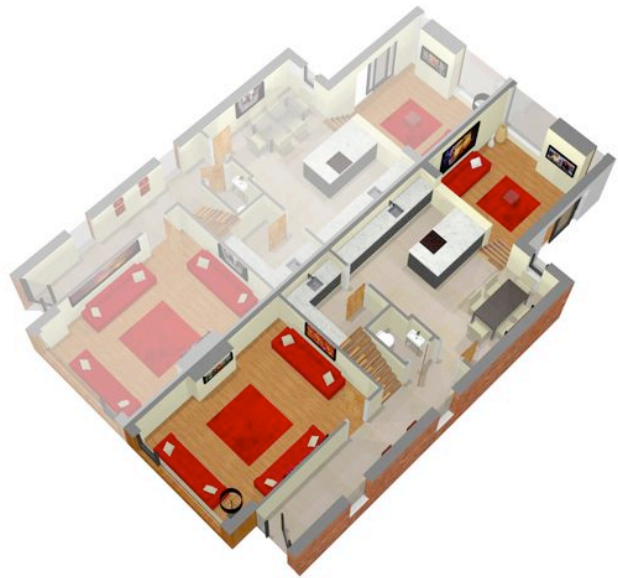


House 21

2161sqft

Ground Floor Plan Room Schedule

	Metres	Feet
Lounge	5.60x4.04	18'4"x13'3"
Living	4.16x3.73	13'7"x12'2"
Kitchen / Dining	5.53x3.97	18'1"x13'
Utility	2.47x2.00	8'1"x6'6"
WC		



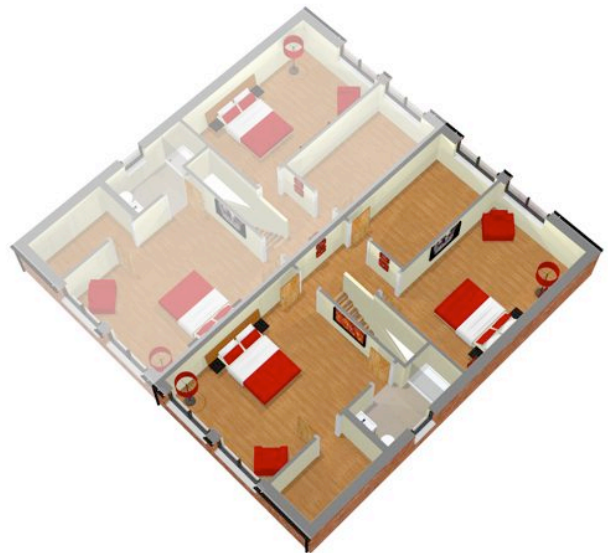
First Floor Plan Room Schedule

	Metres	Feet
Bedroom 1	4.80x3.43	15'9"x11'3"
Ensuite		
Bedroom 2	3.97x3.20	13'x10'6"
Bedroom 3	3.97x2.23	13'x7'3"
Bathroom	3.35x2.00	10'11"x6'6"



Second Floor Plan Room Schedule

	Metres	Feet
Bedroom 4	4.80x3.94	15'8"x12'11"
Ensuite		
Dressing		
Bedroom 5	5.07x3.21	16'7"x10'6"
Store / Study	3.97x2.20	13'x7'2"



House 22

2161sqft

Ground Floor Plan

Room Schedule

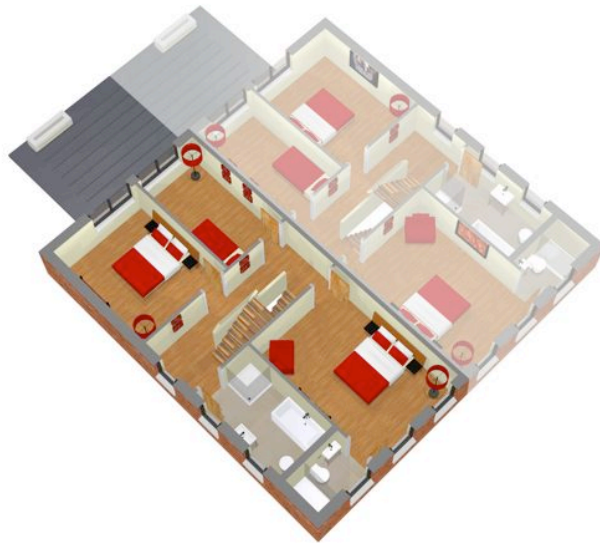
	Metres	Feet
Lounge	5.60x4.04	18'4"x13'3"
Living	4.16x3.73	13'7"x12'2"
Kitchen / Dining	5.53x3.97	18'1"x13'
Utility	2.47x2.00	8'1"x6'6"
WC		



First Floor Plan

Room Schedule

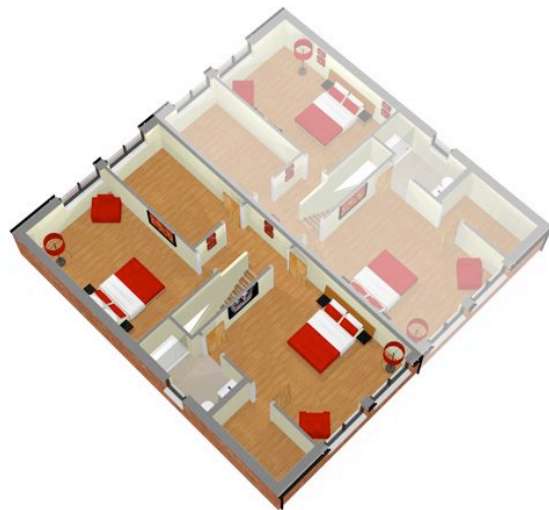
	Metres	Feet
Bedroom 1	4.80x3.43	15'9"x11'3"
Ensuite		
Bedroom 2	3.97x3.20	13'x10'6"
Bedroom 3	3.97x2.23	13'x7'3"
Bathroom	3.35x2.00	10'11"x6'6"



Second Floor Plan

Room Schedule

	Metres	Feet
Bedroom 4	4.80x3.94	15'8"x12'11"
Ensuite		
Dressing		
Bedroom 5	5.07x3.21	16'7"x10'6"
Store / Study	3.97x2.20	13'x7'2"



House 23

2752sqft

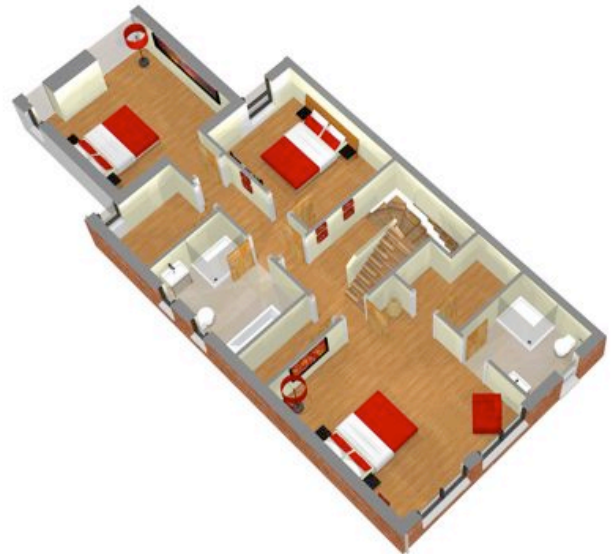
Ground Floor Plan Room Schedule

	Metres	Feet
Lounge	4.44x4.38	14'6"x14'
Dining	4.44x3.20	14'6"x10'6"
Living	4.16x3.77	13'7"x12'4"
Kitchen / Dining	6.54x3.97	21'5"x13'
Utility		
WC		



First Floor Plan Room Schedule

	Metres	Feet
Bedroom 1	4.60x4.19	15'1"x13'9"
Ensuite	2.30x2.25	7'6"x7'4"
Dressing	2.25x2.20	7'4"x7'2"
Bedroom 2	3.86x3.77	12'8"x12'4"
Dressing / Store	2.30x1.85	7'6"x6'1"
Bedroom 3	3.97x2.93	13'5"x9'7"
Bathroom	3.22x2.30	10'10"x7'6"
Linen	2.30x1.10	7'6"x3'7"



Second Floor Plan Room Schedule

	Metres	Feet
Bedroom 4	4.60x4.19	15'1"x13'9"
Dressing	3.30x2.25	10'9"x7'4"
Bedroom 5	3.97x3.27	13'5"x10'8"
Study	3.97x3.17	13'5"x10'4"
Shower Room	2.30x2.25	7'6"x7'4"
HP	1.91x1.10	6'3"x3'7"



House 24

2752sqft

Ground Floor Plan

Room Schedule

	Metres	Feet
Lounge	4.44x4.38	14'6"x14'
Dining	4.44x3.20	14'6"x10'6"
Living	4.16x3.77	13'7"x12'4"
Kitchen / Dining	6.54x3.97	21'5"x13'
Utility		
WC		



First Floor Plan

Room Schedule

	Metres	Feet
Bedroom 1	4.60x4.19	15'1"x13'9"
Ensuite	2.30x2.25	7'6"x7'4"
Dressing	2.25x2.20	7'4"x7'2"
Bedroom 2	3.86x3.77	12'8"x12'4"
Dressing / Store	2.30x1.85	7'6"x6'1"
Bedroom 3	3.97x2.93	13'5"x9'7"
Bathroom	3.22x2.30	10'10"x7'6"
Linen	2.30x1.10	7'6"x3'7"



Second Floor Plan

Room Schedule

	Metres	Feet
Bedroom 4	4.60x4.19	15'1"x13'9"
Dressing	3.30x2.25	10'9"x7'4"
Bedroom 5	3.97x3.27	13'5"x10'8"
Study	3.97x3.17	13'5"x10'4"
Showroom	2.30x2.25	7'6"x7'4"
HP	1.91x1.10	6'3"x3'7"



External Specification

Brickwork is red and of an aged tumbled design

Zinc feature dormers provide architectural detail

Renewably sourced timber frame low “E” double glazed windows with high quality ironmongery. As a design feature many windows are floor to ceiling

Paved driveways

Feature natural aggregate paths

Existing mature trees landscaped and complemented by new trees and landscaping throughout site

Low level planting to include punctuation shrubs

All lawns to be top soiled and sown in lawn grass

Contemporary external lighting

External water supply

10 year warranty

Internal Specification

Phoenix Gas Central Heating (pressurised)

Internal walls painted with a rich contemporary palette of colours as standard

Solid internal doors and ironmongery through out all properties

Solid concrete floors to ground and first floor to provide improved sound insulation and thermal mass

Wiring for television and satellite point

Extensive electrical sockets positioned throughout properties, with brushed chrome finish to ground floor

Feature low energy recessed ceiling lighting generally throughout

Lighting rings for floor lamps are included in lounge and master bedrooms

Kitchen:

Exclusive contemporary kitchen

Quality integrated appliances , including cooker, gas hob, extractor hood, dishwasher, fridge/freezer Separate utility room with integrated washing machine/dryer

Bathrooms and Ensuites:

Simple and Elegant white designer bathroom suites

Thermostatically controlled showers

Intruder alarm system installed

Mains operated smoke alarms, heat detectors and carbon monoxide alarms



architect:



Thomas O'Hare Architects

Disclaimer:

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