

# NAPOLEONS GATE

SHORE ROAD | BELFAST

MODERN HOMES CREATED FOR LIVING





# NATURAL BEAUTY

just a stones throw to **THE CITY**

NAPOLEONS GATE  
SHORE ROAD | BELFAST



## WELCOME

Napoleon's Gate presents the perfect fusion of substance and style, bringing new, innovative properties to suit your way of life. Located off the Shore Road in Belfast, residents will enjoy a development of the highest build quality in an area that merges the vibrant metropolitan landscape of Belfast with the quiet calm of the Cavehill footholds.

Enjoy the great outdoors and spectacular walks of Cavehill Country Park against the vibrancy of Belfast city centre, just four miles away. Even closer to hand is the fantastic combination of eateries, shops, cafes and superstores at The Abbey Centre, just 5 minutes from Napoleon's Gate.

What makes Napoleon's Gate special is its fantastic location

with unrivalled accessibility to a vast array of amenities, venues and activities that contribute to a superb lifestyle experience. Residents have a choice of outdoor activities from walks in the local parks and Cavehill Country Park to golf at the acclaimed Fortwilliam Golf Club. Educational needs are very well catered for with a superb range of nursery, primary and secondary level schools on your doorstep, and grocery stores, supermarkets and high street brands are all readily accessible within the immediate area and at the Abbey Centre.

Travelling into Belfast and further afield couldn't be easier on the Metro bus network and Napoleon's Gate's close proximity to the M1, M2 and M5 motorways.





MODERN homes  
created for FAMILY LIVING





## Your **TURNKEY** package

A comprehensive, modern turnkey specification using the very best in terms of quality products and stylish finishes

### KITCHEN & UTILITY

- Quality units with a choice of door colour, handle and engineered work tops from supplied range
- Integrated appliances to include electric hob & oven, extractor hood, and fridge/freezer

### BATHROOM, EN-SUITE AND WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower in bathroom & en-suite

### FLOOR COVERINGS AND TILING

- Ceramic tiled floor to kitchen/ dining areas, entrance hallways bathrooms, en-suites & wcs
- Full height wall tiling to shower enclosures in en-suite and bathroom
- Splash back tiling around bath and above sinks in en-suite, bathroom and wc
- Carpets to lounge, family room, bedrooms, stairs and landings

### INTERNAL FEATURES

- Walls and ceilings painted in emulsion
- Wood burning stove to lounge
- Mains supply smoke and carbon monoxide detectors
- Low energy lighting
- Painted skirting boards and architraves
- Timber staircase painted
- Painted white panel internal doors with quality ironmongery
- Gas fired central heating system

### EXTERNAL FEATURES

- Traditionally built homes with high thermal insulation
- Double glazed windows in white uPVC frames with lockable system
- Concrete interlocking roof tiles
- PVC fascia and guttering
- Composite front doors
- Standard bulkhead light included for front and back door
- Mixture of brick and painted render finishes
- Rear gardens graded and seeded
- Surfaced driveways
- Boundary fencing where applicable

10 year structural defect insurance by ICW  
- International Construction Warranties



SPECIFICATION

Images for illustrative purposes only





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## LOCAL CONNECTIONS ON YOUR DOORSTEP

Abbeycentre.....	1.5 miles	Our Lady of Lourdes Primary School.....	0.8 miles
Fortwilliam Golf Club .....	1.1 miles	Belfast Castle.....	1.4 miles
Cave Hill Country Park.....	1.2 miles	Asda Superstore.....	1.2 miles
Belfast Zoo.....	2.1 miles	Marks and Spencer.....	1.6 miles
Lowwood Primary School.....	0.8 miles	Tesco Extra.....	1.5 miles
Hazelwood College.....	0.9 miles		

SELLING AGENT



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DEVELOPER



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