

M1

MOIRA ONE
Phase 2





Deluxe 21st century living immersed in heritage

Scan the QR code to visit the virtual site and show homes



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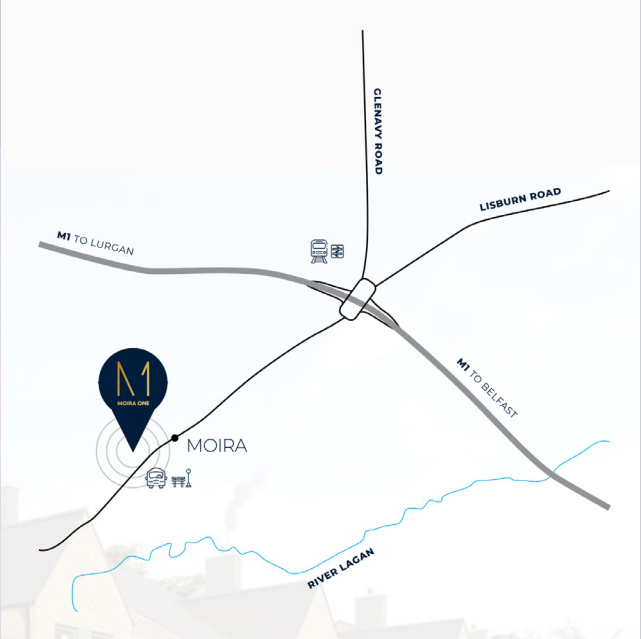


Escape the frenetic pace of 21st century living and retreat to the restful surroundings of Moira One, just minutes from the thriving, historic village of Moira. Enveloped in rolling countryside, Moira boasts a strong sense of community, plus a thriving gastronomic and boutique shopping scene.

The perfect place to embark on a new adventure, its historic atmosphere and bold, modern outlook make it popular with families and young professionals alike. Located just minutes from the M1 motorway, you're less than half an hour away from the centre of Belfast and 20 minutes from the International Airport.

Moira One Location





Fall In Love With Moira

As vibrant as it is charming, the historic Georgian village of Moira offers the complete package for commuters. Everything you need is on your doorstep, from great schools and healthcare to a vibrant local community that supports a sense of belonging.

Jump in the car, and you can be in Belfast in under 30 minutes, or checking in for business travel from Belfast International Airport in even less.



Bus Stop
1 min walk



Moira Train Station
7 mins drive



Moira Centre
13 mins walk

Supervalu
13 mins walk

Tesco Superstore
11 mins drive



The Fat Gherkin
16 mins walk

Wine & Brine
16 mins walk

The Stillhouse
18 mins walk



The Fat Gherkin
16 mins walk

Wine & Brine
16 mins walk

The Stillhouse
18 mins walk



Belfast International Airport
27 mins drive

Belfast City Airport
30 mins drive

Dublin Airport
1hr 30 mins drive



The Fat Gherkin
16 mins walk

Wine & Brine
16 mins walk

The Stillhouse
18 mins walk



The Fat Gherkin
16 mins walk

Wine & Brine
16 mins walk

The Stillhouse
18 mins walk

Join the green energy revolution with Mayfair Zero

Mayfair Zero is our new concept for green living. Each new home in Moira One will incorporate the very latest in renewables, featuring solar PV panels which will be flush to the roof, making them unobtrusive and stylish.

We also go one step further: your new home will be future proofed with wiring for future installation of a battery energy storage system, electric vehicle charging point and other energy efficient technology.

Combined, these features work together to provide a Grade A energy rating which enables you to make significant savings each year on your utility bills.

An Encom Energy advisor will be available to discuss your needs and talk you through the technology available.



* - Battery storage & EV charging point available as optional extras

How does it work?



With up to 8 x roof integrated all black solar panels, you can save up to £500 per annum on your home electricity bills.

A 25yr solar panel warranty and 10yr system warranty comes as standard and there is a solar battery to help further reduce energy costs.

Optional extras include a smart home battery storage system Encom Electric vehicle charging point, you can keep your car topped up from the comfort of your own home.



Moira

**An historic village
with a bold,
modern outlook**

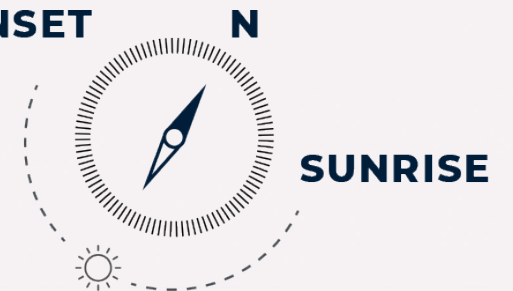
Site Map

Moira One

Phase 2



- House Type 1
- House Type 5
- House Type 4



House Types

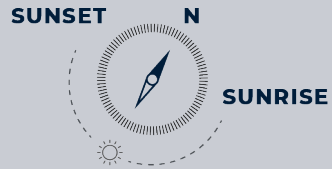
**Scan the QR
code or click
the link to tour
each house type
and register your
interest**



[Visit the virtual site & show homes](#)

House Type 1

4 Bedroom Detached House



Ground Floor

KITCHEN

11ft 9" x 11ft 3in

DINING

15ft 10" x 10ft 8"

SNUG

17ft 4" x 8ft 12"

LOUNGE

11ft 10" x 7ft 7"

FAMILY

9ft 11" x 12ft 9"

UTILITY

9ft 11" x 6ft 4"

First Floor

MASTER BEDROOM

11ft 9" x 13ft 1"

BEDROOM 2

9ft 11" x 12ft 10"

BEDROOM 3

11ft 10" x 10ft 7"

BEDROOM 4

11ft 10" x 9ft 9"

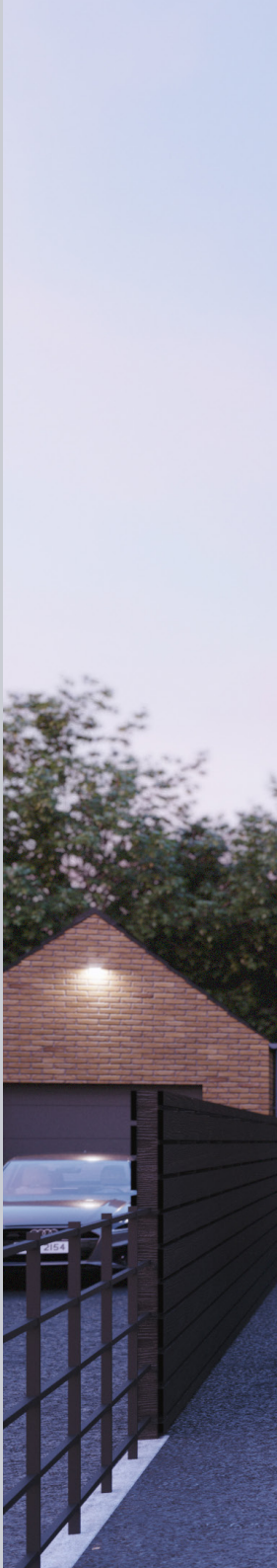
BATHROOM

8ft x 8ft 2in"

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virtual show
home



[Click to view House Type 1](#)





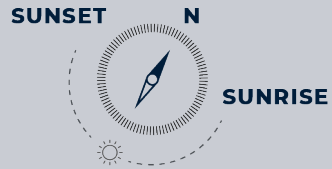
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SLZ 3345

GTI

House Type 4

4 Bedroom Detached House



Ground Floor

KITCHEN

13ft 1" x 9ft 10"

DINING

14ft 9" x 10ft 10"

FAMILY

10ft 8" x 15ft 10"

UTILITY

7ft 2" x 9ft 6"

LOUNGE

19ft 7" x 13ft 1"

First Floor

MASTER BEDROOM

15ft 6" x 12ft 4"

BEDROOM 2

11ft 8" x 10ft 4"

BEDROOM 3

11ft 6" x 7ft 11"

BATHROOM

8ft 10" x 9ft 5"

Scan the QR
code to visit the
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home



[Click to view House Type 4](#)



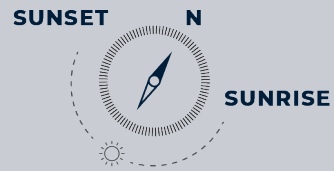


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OUI 2154

House Type 5

4 Bedroom Semi Detached House



Ground Floor

KITCHEN

20ft 4" x 11ft 12"

FAMILY

14ft 4" x 10ft 8"

UTILITY

8ft 9" x 5ft 9"

LOUNGE

12ft 4" x 17ft 10"

First Floor

MASTER BEDROOM

12ft 4" x 10ft 10"

BEDROOM 2

10ft 2" x 10ft 6"

BEDROOM 3

9ft 11" x 11ft 12"

BEDROOM 4

7ft 7" x 8ft 10"

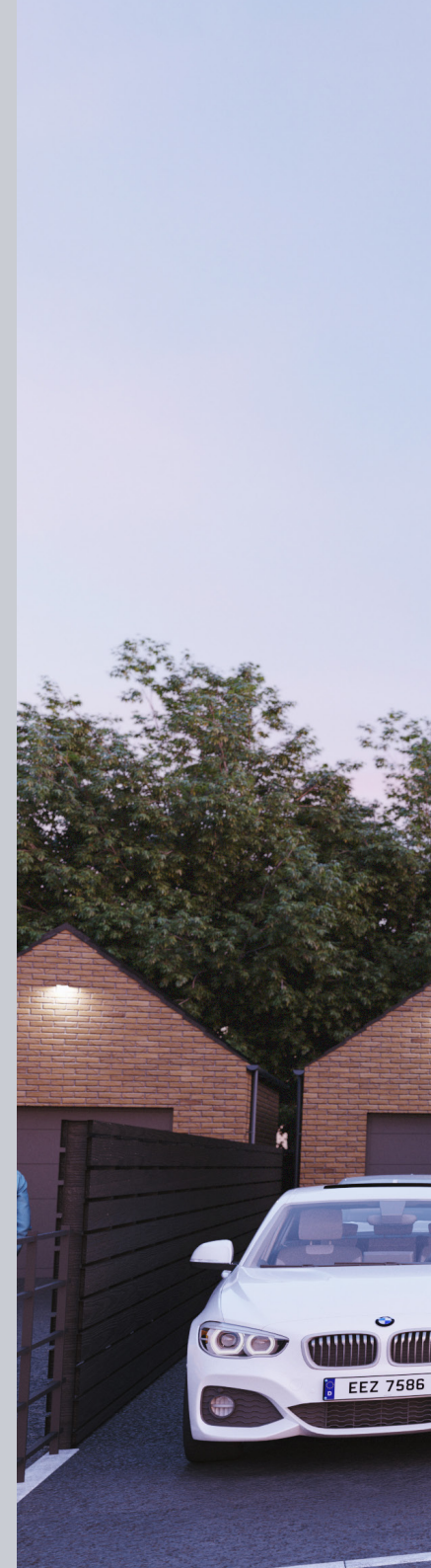
BATHROOM

9ft 4" x 8ft 2"

Scan the QR code to visit the virtual show home



[Click to view House Type 5](#)





Outdoor Living

**Bifold patio doors provide
access to beautiful outside
spaces**







Key Specifications

**Experience a turnkey package
like no other at Moira One,
with each property finished
to an impeccable standard for
luxury, modern living.**

A Superior Finish

GENERAL FEATURES

- Internal doors in a contemporary panelled style.
- All skirting and architrave finished in premium eggshell paint.
- Walls and ceilings decorated throughout using luxury, low-VOC emulsion paint.
- Deluxe tiling to entrance hall.
- Quality carpets to lounge, staircase, landing and bedrooms.
- Efficient low-energy recessed lighting.
- Ample electrical and audio-visual points throughout.
- Virgin Media & BT compatible.
- Natural Gas boiler with 'hot water only' facility.
- Garage where applicable
- 8X In-roof solar panels.
- Flush high end electric fire and media wall in living room.
- EPC Grade A.
- 10-year NHBC warranty.

KITCHEN/UTILITY ROOM

- Bespoke, fully fitted kitchens.
- Choose a style and colour to reflect your unique personality.
- Ample storage for family living.
- Luxury quartz worktops with matching upstands and splashback.
- Quartz breakfast bar
- All appliances included - gas hob, electric oven, integrated

dishwasher, fridge/freezer, washing machine, and extractor fan.

- Full bifold doors with access to rear garden

BATHROOM/ENSUITE

- Deluxe hotel-style bathrooms.
- Free standing slipper bath
- Fully tiled walls and floors reflect your distinctive taste.
- Built-in vanity units for storage.
- Crisp, white sanitaryware with chrome accents.
- Family bathrooms feature over-bath drench shower.
- Ensuites have separate glazed enclosure and drench shower.
- Thermostatically controlled towel radiators.

EXTERIOR FINISH

- Bitmac driveways for practical durability.
- Stylish & low-maintenance paving to selected outdoor areas.
- Front lawns finished with turf for instant kerb appeal.
- Rear gardens seeded to produce hardwearing lawns.
- Privacy walls on selected properties.
- Tall fencing as standard.

UPGRADES

- An extensive array of luxury upgrades are available upon completion of sale



MOIRA ONE

Unit C4, 19 Heron Road,
Belfast. BT3 9LE

email: info@mayyairgrouppltd.com
Tel: 028 9527 7981