



UNITED KINGDOM
PROPERTY
AWARDS
DEVELOPMENT



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD



BEST RESIDENTIAL
PROPERTY NORTHERN
IRELAND

2021-2022



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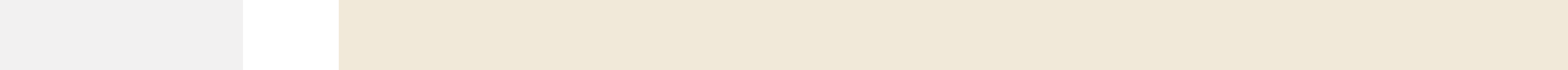
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CONTEMPORARY APARTMENTS DESIGNED BY MAYFAIR GROUP

UNITED KINGDOM & NORTHERN IRELAND DEVELOPER OF THE YEAR 2021-2022



Nestled on the southern shores of Belfast Lough in stunning County Down, the newly developed 'Henley' address comprises five spacious apartments, each impeccably designed and providing timeless appeal to prospective buyers

Occupying a stunning waterfront site, residents of Henley have the opportunity to admire uninterrupted views of beautiful sunsets over the serene Belfast Lough, all the while benefitting from the privacy and seclusion offered by this unparalleled address.

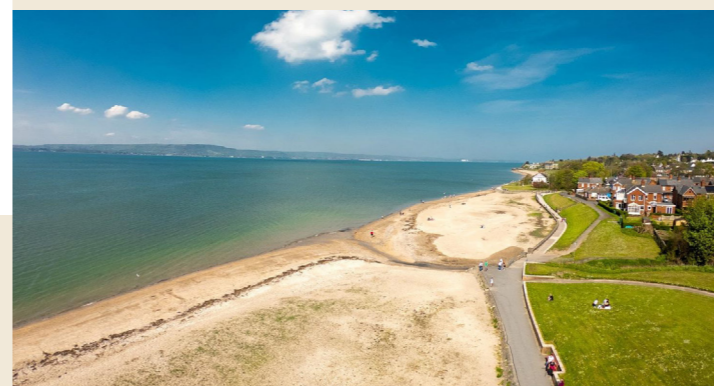
Perfectly positioned within minutes from everything a homeowner may need, Henley showcases the convenience and accessibility required for comfortable, modern living. Whether it's enjoying a scenic stroll along the striking coastline, sailing on tranquil waters at the

neighbouring Royal North of Ireland Yacht Club, or hitting a ball along the lush fairways of the prestigious Royal Belfast Golf Club, it's certainly no surprise that this charming location has long remained one of Northern Ireland's most sought-after places to live.

What's more, Henley also benefits from excellent transport links, including the nearby Cultra Train Station, providing residents with the opportunity to explore the host of exciting things to see and do in Hollywood Town Centre and Central Belfast.



**Providing exceptional homes
in an immaculate location.**





Henley has been constructed with careful craftsmanship and the very best of modern technology, boasting a stylish, efficient design, rich in detail and providing you with a peaceful haven to relax at the end of a long day.

Featuring high-quality fixtures and fittings throughout, no detail has been overlooked to ensure that prospective buyers can truly appreciate the rare opportunity that these unique homes present. With a minimum of 1815 square feet per unit, these spacious house-sized apartments benefit from vast open-plan rooms filled with natural light, essential for luxurious, modern living.

Thanks to easily maintained, south-facing gardens, homeowners are guaranteed all of the benefits associated with a large detached home without the hassle of difficult upkeep. What's more, these outstanding apartments also provide all-important car parking facilities, ensuring residents the very best of stress-free living.

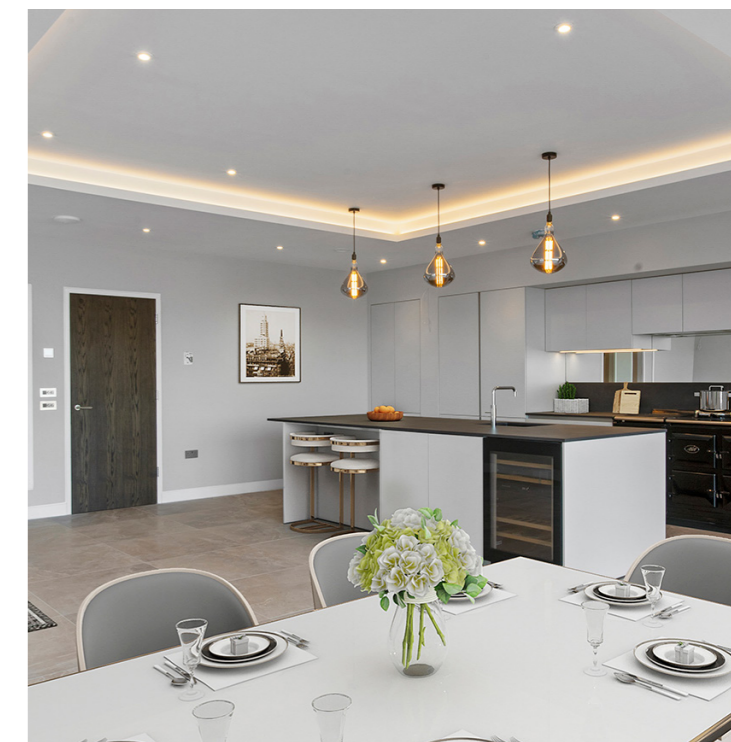
A tranquil oasis to be enjoyed for many years to come.



Unit 2



Entrance Hall	
Living / Kitchen / Dining (max)	25'4" x 25'0"
Utility Room	12'5" x 7'4"
Master Bed (min)	19'6" x 13'2"
Ensuite	12'6" x 9'0"
Dressing	12'5" x 7'4"
Bedroom 2 (max)	17'2" x 14'6"
Ensuite	9'0" x 6'8"
WC	
Total Floor Area: 1815 sq ft approx.	







Specifications

INTERNAL FEATURES

- Neutrally painted internal walls and ceilings
- Moulded skirtings and architraves
- Painted internal doors fitted with high quality ironmongery
- Soundproofed walls and flooring
- Mechanical Heat Recovery Ventilation (MVHR) system
- Electronic video entry security system
- Comprehensive range of chrome sockets with USB charging ports, telephone points and multiple TV points
- Future proof wiring system for smart homes
- Pre-wired for broadband connection
- Low energy lighting throughout
- Floor level mood lighting to hallways
- Choice of high-quality floorings: carpets and underlay, hardwood floors, or ceramic tiles throughout

KITCHEN & UTILITY ROOM

- Stunning lateral living space
- Bespoke Ballerina German kitchen with Silestone quartz work-surfaces and Blancosink kitchen door, handle, and colour
- Soft closing kitchen doors and drawers
- Concealed under lighting to high level units and feature flooring lighting
- Integrated appliances to include NEFF dishwasher, single oven, combi microwave oven, warming drawer and fridge/freezer
- Quooker Fusion boiling water tap

- Kitchen island unit with integrated BoraPure induction cook top with integrated down draft extractor fan and handleless, dual temperature
- Dunavox wine cooler
- Triple glazed sliding doors to patio from lounge
- Bluetooth surround sound system
- Recessed ceiling and down lighting with feature lighting over centre island
- Utility room with sink, matching kitchen work top and units WC
- Contemporary high range sanitary wear with chrome fittings
- Semi pedestal sink
- Low flush WC with soft-close toilet seat and cover
- Fully tiled walls with integrated mirror

MASTER SUITE

- Stunning master bedroom with walk in wardrobe and luxury en-suite
- Recessed ceiling and downlighting to bedroom
- Dressing room finished with fitted wardrobes by Woodwox
- Wiring for electric blinds

ENSUITE BATHROOM

- Contemporary sanitary wear with chrome fittings
- ‘His & Hers’ countertop basin sinks with double vanity unit
- Low flush WC with soft-close toilet seat and cover
- Freestanding bath with floor standing bath

- shower mixer
- Shower unit with anti-slip shower tray and frameless sliding door
- Thermostatically controlled drench shower head and hand-held shower
- Chrome heated towel rail
- Fully tiled walls and floor
- Recessed down lighting

ENSUITE

- Contemporary sanitary wear with chrome fittings
- Countertop basin sink with vanity unit
- Low flush WC with soft-close toilet seat and cover
- Shower unit with anti-slip shower tray and frameless sliding door
- Thermostatically controlled drench shower head and hand-held shower
- Chrome heated towel rail
- Fully tiled walls and floor
- Recessed down lighting

HEATING & ELECTRIC

- Mains gas supply: all homes fitted with high efficiency gas boiler
- Under floor heating throughout
- Wall mounted thermostats separately controlling each room

- Mains supply smoke detectors and carbonmonoxide detectors-

EXTERNAL FEATURES

- Energy efficient designed homes with high thermal insulation
- 6x Solar Panels
- 5KW battery
- Wiring for EV car Charger
- Save up to £600 a year in energy bills
- ICF (Insulated Concrete Framework) advanced construction method
- Private Garden
- Private Double Garage & Driveway
- Private Remote Controlled Electric Security Gates
- Low level hedging to front of Apartments
- Triple glazed windows
- Hybrid aluminium external doors
- Aluminium fascia and guttering
- Extensive trees and landscaping across the entire development
- External lighting to front and rear
- Decorative flagged paths with bitmac driveways
- Silicone based render to building for adequate weather proofing

