



CONTEMPORARY 1 & 2 BEDROOM
CITY APARTMENTS

SOHO_{ME}



CGI shown for illustration purposes only



SO HOW FAR?

CASTLE COURT 10 MINUTES / 0.4 MILES
CITY HALL 15 MINUTES / 0.8 MILES
CATHEDRAL QUARTER 11 MINUTES / 0.5 MILES
VICTORIA SQ 17 MINUTES / 0.8 MILES
ROYAL VICTORIA HOSPITAL 24 MINUTES / 1.1 MILES
CITY HOSPITAL 25 MINUTES / 1.1 MILES
SSE ARENA 26 MINUTES / 1.2 MILES
ULSTER UNIVERSITY 14 MINUTES / 0.6 MILES
QUB 29 MINUTES / 1.3 MILES

A PROUD SOCIAL, HISTORICAL AND INDUSTRIAL HERITAGE

Townsend Street's industrial development in the 1800s was instrumental in making "Boomtown Belfast" - the largest city in Ireland at the start of the 1900s. The Soho Foundry on Townsend Street developed and fabricated the largest steam turbine in Ireland, and was innovative in the implementation of allowing power to be generated from weak flowing rivers, and paved the way for the significant expansion of Belfast's industrial footprint.

The owner of the foundry was Robert Shipboy McAdam - a remarkable Presbyterian industrialist and Gaelic Scholar who worked tirelessly as a bridge between Belfast's cultures, faiths and communities. He recruited a workforce from both communities based on merit alone and left a profound mark on Belfast's social and cultural history.

*"Boomtown Belfast"
- the largest city in
Ireland at the start
of the 1900s.*

EDUCATION, ENTERTAINMENT,
LEISURE & SHOPPING.
SOHO FOUNDRY IS MINUTES WALK FROM IT ALL



These 1 and 2 bedroom city apartments offer the very best in convenient, modern living.

The new Ulster University Campus at York Street in this quarter of the city is now rated as the best in Ireland, and is within a short 5 minute walk.

Everything that this vibrant part of the city has to offer is within a few minutes walk - the restaurants and bars of Cathedral Quarter, Belfast's nightlife hub, shopping and entertainment at Castle Court and Victoria Square, live entertainment at The Grand Opera House and SSE Arena and the new Grand Central Station for reaching all parts north and south.

1 | Grand Opera House 2 | The Sunflower 3 | Belfast City Hall 4 | Victoria Square Shopping Centre
5 | Cathedral Quarter 6 | Ulster University 7 | Grand Central Station 8 | Queens University

SO, YOU CAN'T GET MUCH CLOSER TO THE CITY!

BLOCK A



GROUND FLOOR APTS A1 | A4

Patio Area				
Kitchen Dining Living				
ft	27'2"	x 11'3"	m	8.29 x 3.44
Bedroom				
ft	13'0"	x 8'11"	m	3.96 x 2.73
Shower Room				
ft	7'8"	x 5'1"	m	2.35 x 1.55
Utility				
ft	3'11"	x 3'10"	m	1.20 x 1.18

GROUND FLOOR APTS A2 | A3

Patio Area		
Kitchen Dining		
ft	13'2" x 8'8"	m 4.06 x 2.68
Living		
ft	15'9" x 12'9"	m 4.80 x 3.90
Bedroom 1		
ft	12'10" x 8'11"	m 3.96 x 2.71
Study		
ft	12'10" x 6'7"	m 3.96 x 2.02
Shower Room		
ft	7'8" x 5'1"	m 2.35 x 1.54
Utility		
ft	3'11" x 3'10"	m 1.20 x 1.18

FIRST FLOOR APTS A5 | A8 SECOND FLOOR APTS A9 | A12

Kitchen Dining	
ft 10'6" x 9'3"	m 3.20 x 2.81
Living	
ft 12'9" x 12'3"	m 3.93 x 3.74
Bedroom 1	
ft 9'9" x 9'6"	m 3.02 x 2.90
Bedroom 2	
ft 9'6" x 9'5"	m 2.90 x 2.87
Bathroom	
ft 7'3" x 5'10"	m 2.21 x 1.84

FIRST FLOOR APTS A6 | A7 SECOND FLOOR APTS A10 | A11

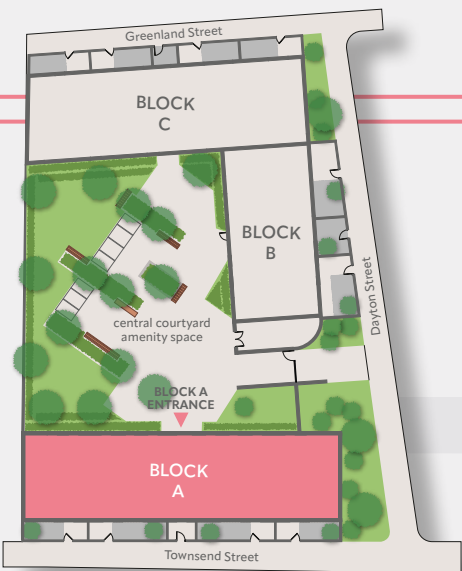
Kitchen Dining Living	
ft 21'7" x 14'9"	m 6.60 x 4.54
Bedroom	
ft 12'6" x 9'3"	m 3.84 x 2.80
Shower Room	
ft 8'4" x 5'1"	m 2.56 x 1.57
Balcony	

THIRD FLOOR APTS A13 | A16

Kitchen Dining			
ft	10'6" x 9'3"	m	3.20 x 2.81
Living			
ft	12'9" x 12'3"	m	3.93 x 3.74
Bedroom 1			
ft	9'9" x 9'6"	m	3.02 x 2.90
Bedroom 2			
ft	9'6" x 9'5"	m	2.90 x 2.87
Shower Room			
ft	7'3" x 5'10"	m	2.21 x 1.84

THIRD FLOOR APTS A14 | A15

Kitchen Dining Living			
ft	21'7" x 14'9"	m	6.60 x 4.54
Bedroom			
ft	12'6" x 9'3"	m	3.84 x 2.80
Shower Room			
ft	8'4" x 5'1"	m	2.56 x 1.57
Balcony			



SITE LAYOUT IS
NOT TO SCALE



BLOCK A: GROUND FLOOR APARTMENTS

APTS A1 A4 - 562 sq ft | APTS A2 A3 - 692 sq ft

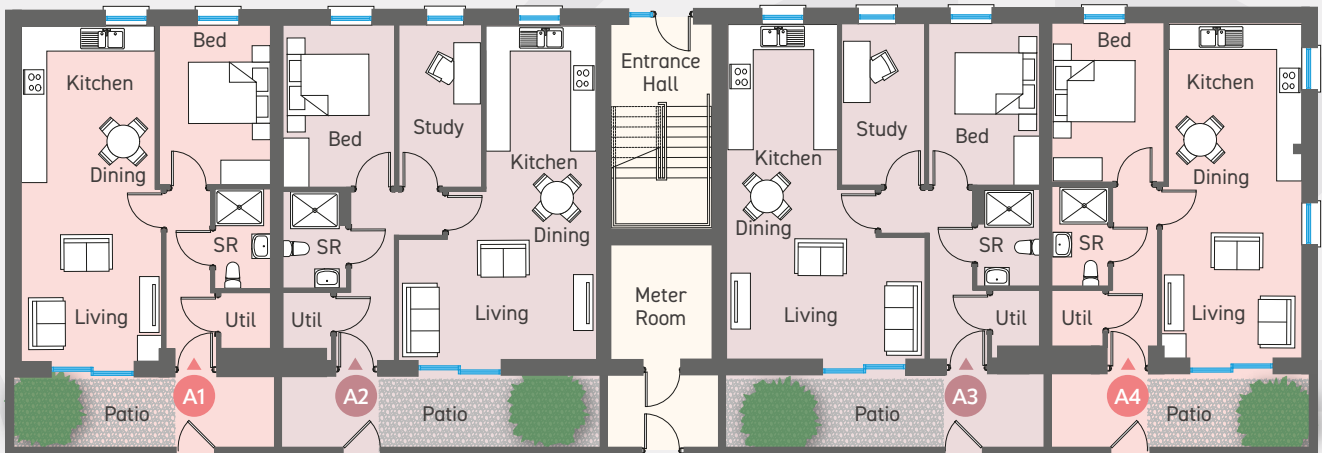
BLOCK A: FIRST | SECOND FLOOR APARTMENTS

APTS A5 A8 A9 A12 - 650 sq ft | APTS A6 A7 A10 A11 - 515 sq ft

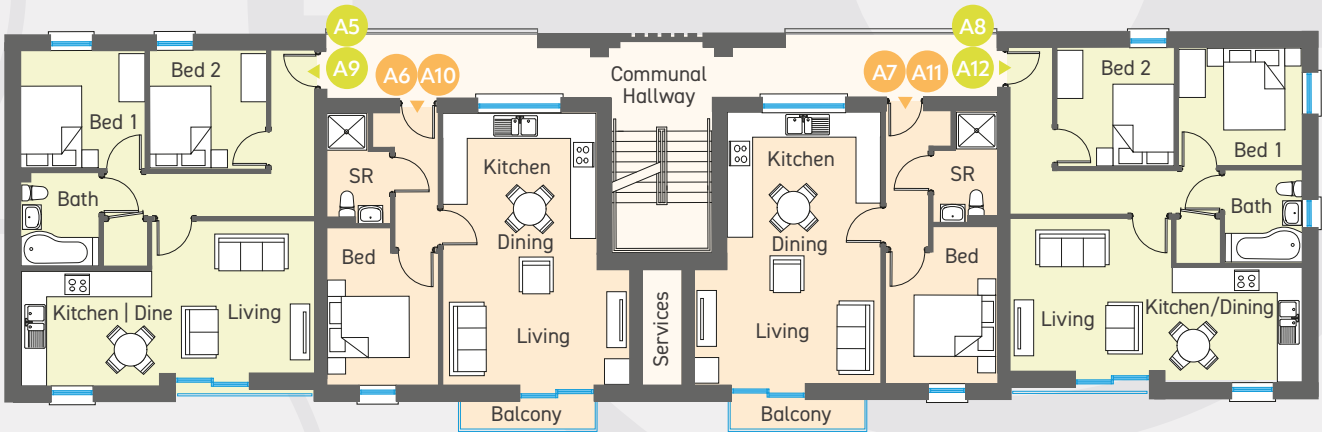
BLOCK A: THIRD FLOOR APARTMENTS

APTS A13 A16 - 650 sq ft | APTS A14 A15 - 515 sq ft

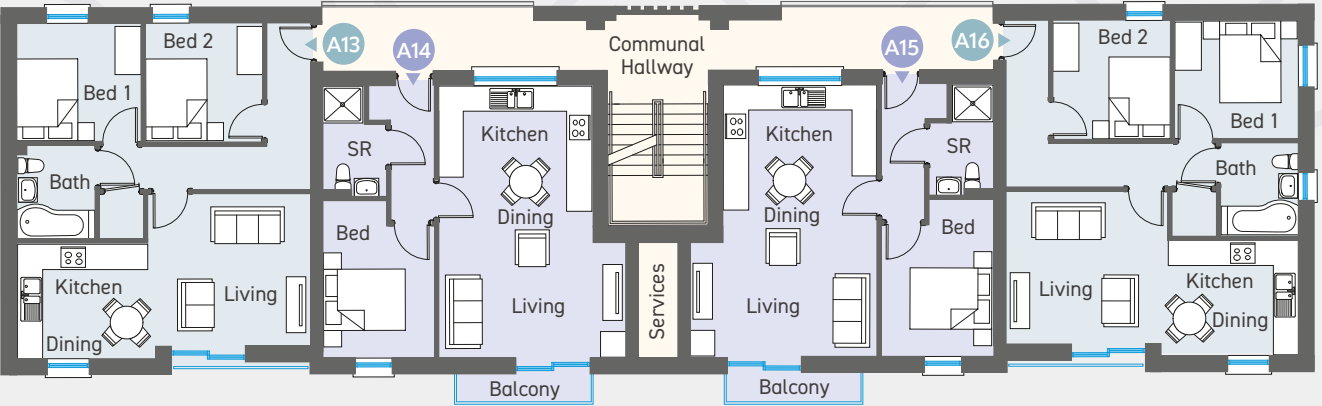
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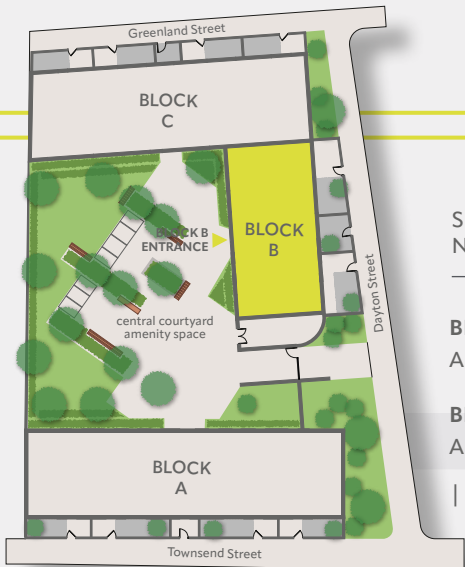
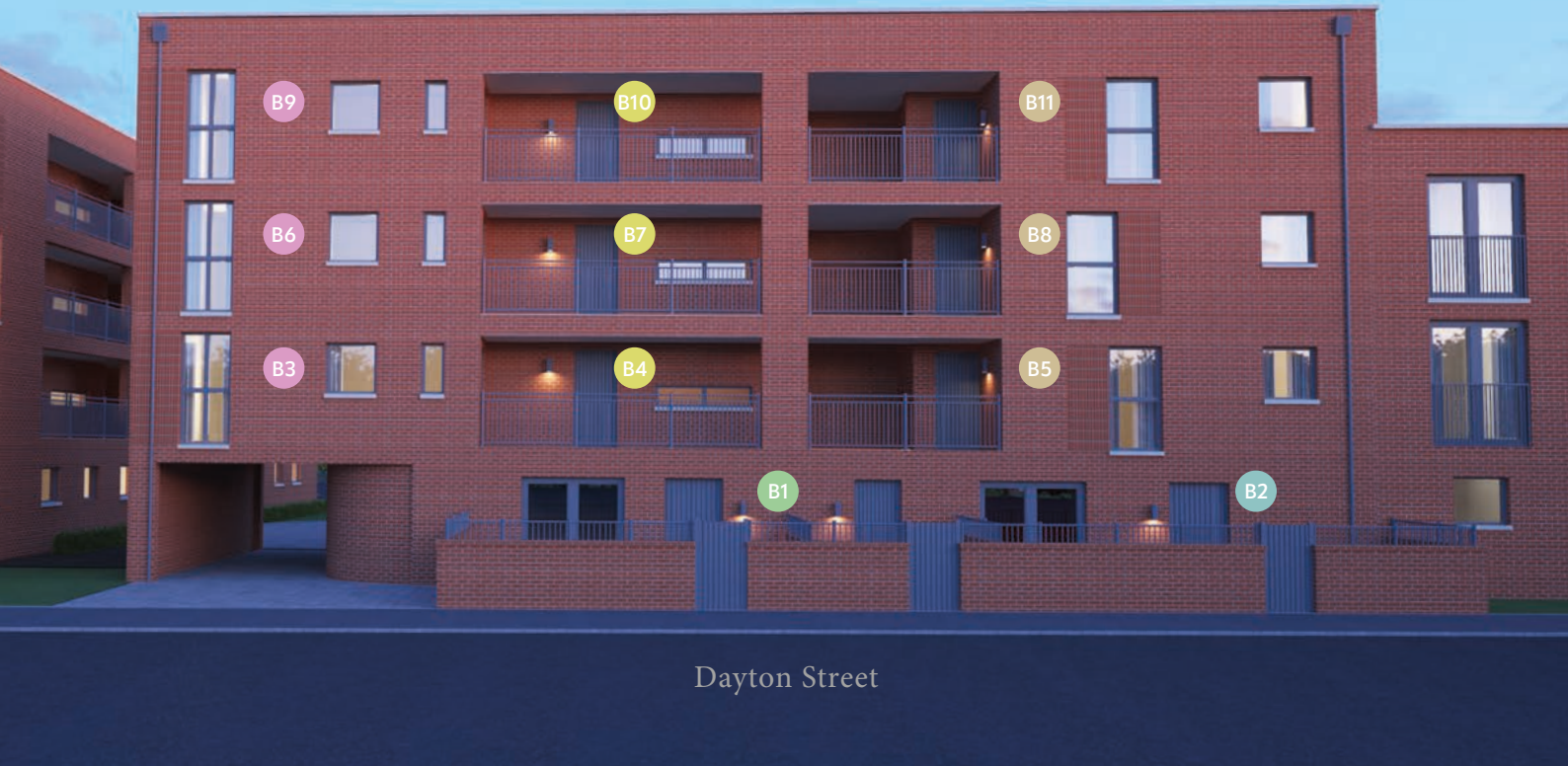
BLOCK A: FIRST | SECOND FLOOR



BLOCK A: THIRD FLOOR



BLOCK B



SITE LAYOUT IS NOT TO SCALE

BLOCK B: GROUND FLOOR APARTMENTS

APT B1 - 527 sq ft | APT B2 - 662 sq ft

BLOCK B: FIRST | SECOND | THIRD FLOOR APARTMENTS

APTS B3 B6 B9 - 539 sq ft | APTS B4 B7 B10 - 467 sq ft
| APTS B5 B8 B11 - 645 sq ft

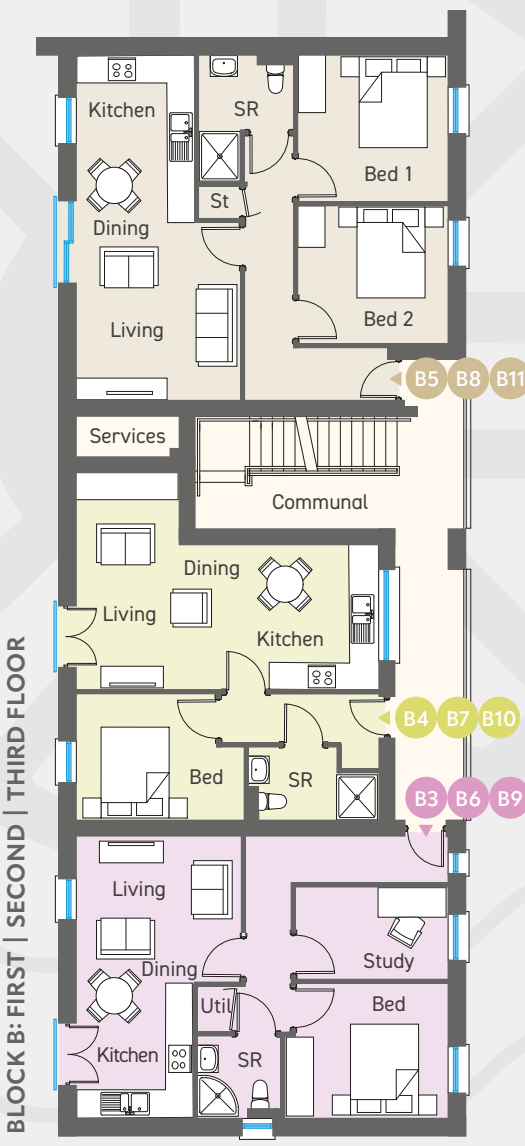
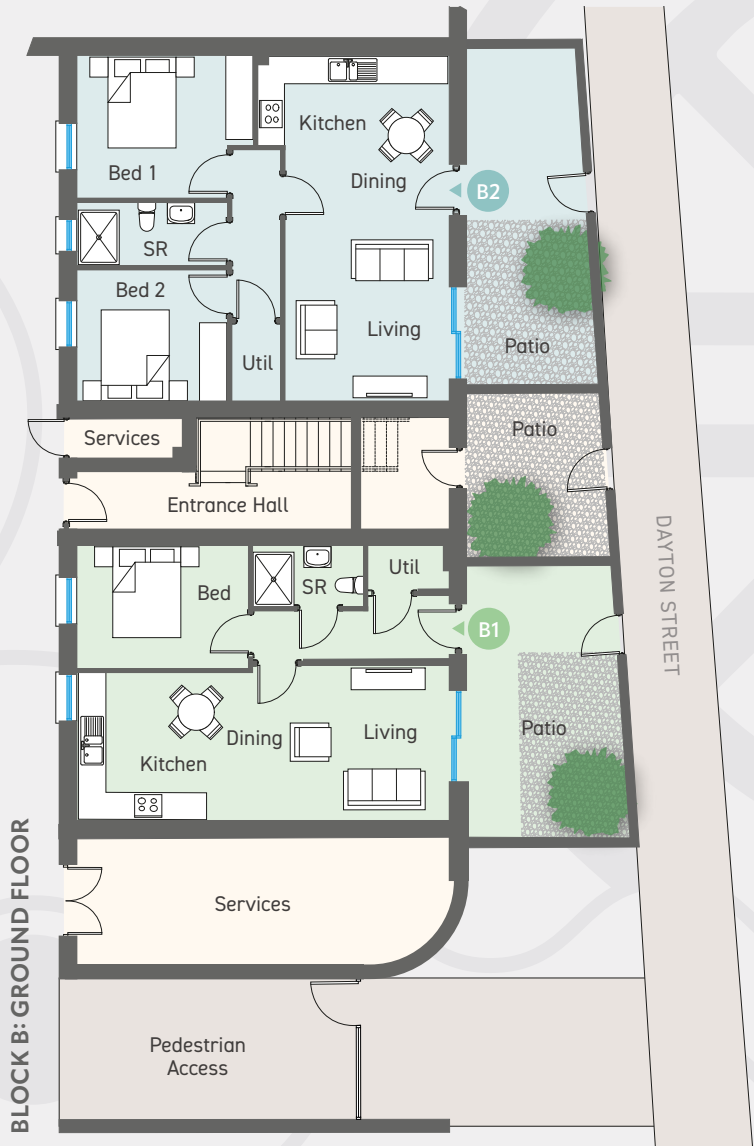
GROUND FLOOR APT B1			
Patio Area			
Kitchen Dining Living			
ft	26'9"	x	11'2"
m	8.19	x	3.41
Bedroom			
ft	12'4"	x	8'9"
m	3.77	x	2.71
Shower Room			
ft	8'0"	x	4'5"
m	2.44	x	1.36
Utility			
ft	5'6"	x	3'3"
m	1.71	x	1.00

GROUND FLOOR APT B2			
Patio Area			
Kitchen Dining Living (max)			
ft	24'10"	x	13'11"
m	7.61	x	4.25
Bedroom 1			
ft	12'8"	x	10'2"
m	3.88	x	3.10
Bedroom 2			
ft	10'9"	x	9'4"
m	3.31	x	2.87
Shower Room			
ft	10'9"	x	4'2"
m	3.31	x	1.27
Utility			
ft	5'6"	x	3'5"
m	1.70	x	1.06

FIRST FLOOR APT B3 SECOND FLOOR APT B6 THIRD FLOOR APT B9			
Kitchen Dining Living (max)			
ft	20'4"	x	11'10"
m	6.21	x	3.63
Bedroom 1			
ft	11'0"	x	9'8"
m	3.36	x	2.96
Study			
ft	11'0"	x	6'6"
m	3.36	x	2.01
Shower Room			
ft	5'10"	x	5'8"
m	1.82	x	1.79
Utility			
ft	3'3"	x	2'3"
m	1.00	x	0.70

FIRST FLOOR APT B4 SECOND FLOOR APT B7 THIRD FLOOR APT B10			
Kitchen Dining Living			
ft	21'8"	x	10'5"
m	6.67	x	3.19
Bedroom			
ft	9'10"	x	9'1"
m	3.08	x	2.77
Shower Room			
ft	9'3"	x	5'3"
m	2.83	x	1.60

FIRST FLOOR APT B5 SECOND FLOOR APT B8 THIRD FLOOR APT B11			
Kitchen Dining Living (max)			
ft	24'10"	x	11'9"
m	7.61	x	3.61
Bedroom 1			
ft	10'9"	x	10'6"
m	3.32	x	3.23
Bedroom 2			
ft	10'9"	x	9'9"
m	3.32	x	3.01
Shower Room			
ft	9'1"	x	6'8"
m	2.78	x	2.07



BLOCK C



GROUND FLOOR APT C1

Patio Area
Kitchen Dining Living (max)
ft 26'7" x 11'6" m 8.13 x 3.51
Bedroom
ft 13'2" x 8'7" m 4.00 x 2.65
Shower Room
ft 7'11" x 4'3" m 2.43 x 1.29
Utility
ft 5'1" x 3'1" m 1.56 x 0.94

GROUND FLOOR APTS C2 | C3 | C4

Patio Area
Kitchen Dining Living
ft 26'7" x 10'6" m 8.13 x 3.21
Bedroom
ft 13'2" x 8'7" m 4.00 x 2.65
Shower Room
ft 7'11" x 4'3" m 2.43 x 1.29
Utility
ft 5'1" x 3'1" m 1.56 x 0.94

FIRST FLOOR APT C5 SECOND FLOOR APT C9

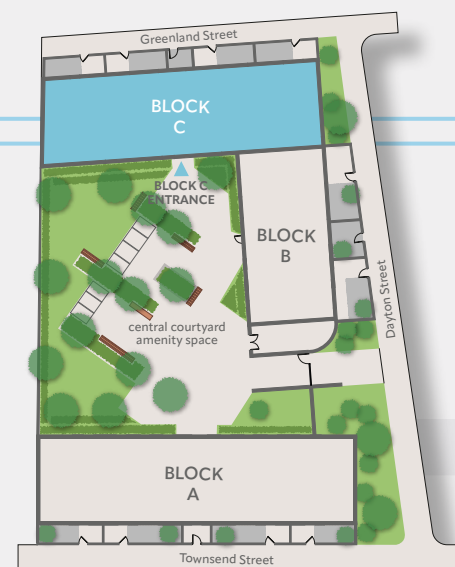
Kitchen Dining Living
ft 17'1" x 10'9" m 5.20 x 3.31
Bedroom
ft 12'1" x 9'5" m 3.69 x 2.87
Study
ft 9'5" x 6'8" m 2.87 x 2.07
Shower Room
ft 8'9" x 4'8" m 2.70 x 1.44

FIRST FLOOR APTS C6 | C7 SECOND FLOOR APTS C10 | C11

Kitchen Dining Living (max)
ft 22'0" x 12'3" m 6.71 x 3.76
Bedroom
ft 10'7" x 8'11" m 3.27 x 2.74
Shower Room
ft 8'9" x 5'1" m 2.69 x 1.57

FIRST FLOOR APT C8 SECOND FLOOR APT C12

Kitchen Dining Living
ft 15'6" x 15'5" m 4.74 x 4.71
Bedroom
ft 11'5" x 10'7" m 3.48 x 3.26
Shower Room
ft 8'3" x 4'4" m 2.51 x 1.35



SITE LAYOUT IS
NOT TO SCALE

BLOCK C: GROUND FLOOR APARTMENTS

APT C1 - 539 sq ft | APTS C2 C3 C4 - 504 sq ft

BLOCK C: FIRST | SECOND FLOOR APARTMENTS

APTS C5 C9 - 549 sq ft | APTS C6 C7 C10 C11 - 436 sq ft

| APTS C8 C12 - 504 sq ft



QUALITY SPECIFICATION ENERGY EFFICIENT APARTMENTS

Photography from Porters Annex Show Apartment



CAREFUL ATTENTION TO DETAIL HAS BEEN GIVEN IN EVERY ELEMENT OF DESIGN AND CONSTRUCTION AT SOHO FOUNDRY

SMART & ECO FEATURES

- Highly efficient A Rated gas combi boiler
- Ember app-controlled heating system with digital thermostats (SMART compatibility)
- Audio intercom communication via keypad at main communal door of each apartment block
- "Ring" Video Door bells (as applicable on ground floor apts)

INTERIOR

- Painted modern panel internal doors with chrome door furniture
- Contemporary skirting boards and architraves
- Extensive electrical specification to include pre-wire for BT fibre ultra fast broadband speed of up to 1000 Mps
- Internal walls, ceilings and woodwork painted in neutral colours
- Comprehensive range of electrical fittings to include light fittings and electrical sockets throughout (x1 double socket with USB port to kitchen and all bedrooms)
- TV and data point in living area and bedroom 1
- Recessed downlights in kitchen (where applicable)
- Mains operated smoke, heat and carbon monoxide detectors

FLOORING / TILING

- High quality Elka LVT flooring throughout living room, kitchen and bedrooms
- Tiling to bathroom
- Quality floor tiles to bathrooms
- Full height quality wall tiles to feature areas in shower enclosures
- Luxury tiling to communal entrance areas



KITCHEN

- Quality kitchen doors, worktop finishes and handles
- Soft close doors and drawers
- Upstand and cooker splashback
- Integrated appliances to include electric oven, hob, extractor fan and fridge freezer
- Contemporary LED underlighting to kitchen wall units
- Four zone induction hob, integrated canopy extractor
- Integrated fridge/freezer, dishwasher (optional) and washer/dryer

BATHROOM & SHOWER ROOM

- High quality contemporary white sanitary ware with contemporary chrome taps and fittings
- Thermostatically controlled bath/shower mixer and screen
- Clicker waste system in wash hand basin
- Ceramic tiled floor and partial wall tiling fitted from a superior range
- Heated chrome towel rail in the bathroom
- Low profile shower tray and toughened glass door and panels
- Thermostatic rain drench shower head
- Feature mirror with mood lighting

EXTERNAL

- Traditional cavity wall construction with quality red clay brick
- Large walkout balconies and Juliette balconies on upper levels of selected apartments
- Feature lighting to communal hallway, entrance doors and balconies
- Energy efficient uPVC double glazed windows
- Feature paving and bitmac paths
- External communal water taps
- Secured landscaped gardens with decorative communal seating areas

WARRANTY

- 10 year ICW structural warranty
- 2 year manufacturer warranty for boiler
- 2 year manufacturer warranty for appliances

Note: Separate secure parking is available on request. Please refer to the selling agent for further information

SO MUCH SPACE
SO AFFORDABLE
SO CONVENIENT
SO PERFECT!
SO MODERN
SO SUSTAINABLE

SELLING AGENT

TEMPLETON
ROBINSON

028 9066 3030
templetonrobinson.com

LAND AND NEW HOMES

DEVELOPED BY

BlueHouse Development

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B L O C K
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