

MALONE
EXCHANGE
— BT9 —

HISTORY CALLING



LANDMARK LUXURY

Malone Exchange is a development unlike any other in Belfast. A truly landmark building on the South Belfast cityscape, it is one of the most prestigious, high quality and iconic residential developments to be built in Northern Ireland in recent years.

Nine luxury, spacious, high specification apartments are housed within the three floors of the historic building, above which sits a stunningly unique single rooftop penthouse - all beautifully constructed, to seamlessly mix contemporary living within a rich built heritage.

Each apartment has its own special characteristics, views and features. All have been finished to the highest standards to meet the needs of modern life, with all the convenience of living on the Lisburn Road in the heart of South Belfast.

Owners will have modern lift access to all floors, as well as dedicated off-street secure parking.



	Motorway		Hospital
	Train Route		University
	Towpath		Park
	Parks & Greenways		Retail
	Waterways		Nightlife
			Coffee Shops

(A) Belfast City Hall	(H) SHU Restaurant
(B) Waterfront Hall	(I) Ulster Museum
(C) Beacon of Hope	(J) Crescent Arts Centre
(D) Grand Opera House	(K) Lyric Theatre
(E) St. Anne's Cathedral	(L) SSE Arena
(F) Windsor Park	(M) Strand Arts Centre
(G) Gormleys Fine Art	(N) C.S. Lewis Square

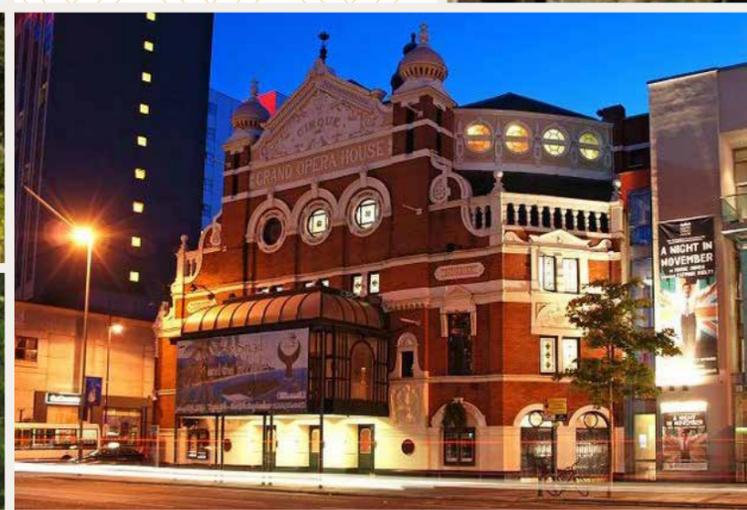


STYLE



DINE

ACTIVE



ENTERTAIN

CONNECTED LIVING





UNDIERSTATED LUXURY

Balancing the warmth of the red brick exterior with a modern take on classic style, the interior design enriches and refines the architectural heritage, creating bright, relaxed living spaces.

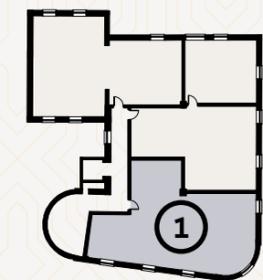


GROUND FLOOR

APARTMENT 1

2 BED APARTMENT - 1152 SQ FT

	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	23'1" x 21'8"	7.03 x 6.65
Master Bedroom	15'1" x 11'3"	4.61 x 3.45
Ensuite	7'7" x 4'10"	2.36 x 1.52
Bedroom 2 (max)	13'10" x 13'5"	4.18 x 4.13
Bathroom	10'4" x 8'5"	3.16 x 2.59
Utility | Store	10'4" x 6'1"	3.16 x 1.87



Apartment One is a very large and spacious two bedroom apartment providing stylish living accommodation with stunning views onto the tree lined Lisburn Road outside. With a beautiful corner living and dining area, the apartment also has two very generous bedrooms (master with ensuite), a large luxury bathroom with walk in shower, stand-alone luxury bath and fitted television; a storeroom and a dedicated secure parking space outside.

GROUND FLOOR APARTMENT ONE

Note: All dimensions are taken from the widest points

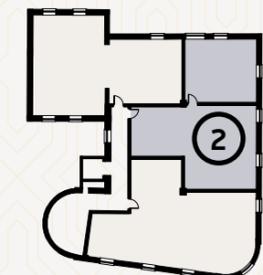


GROUND FLOOR

APARTMENT 2

2 BED APARTMENT - 1163 SQ FT + 645 SQ FT TERRACE

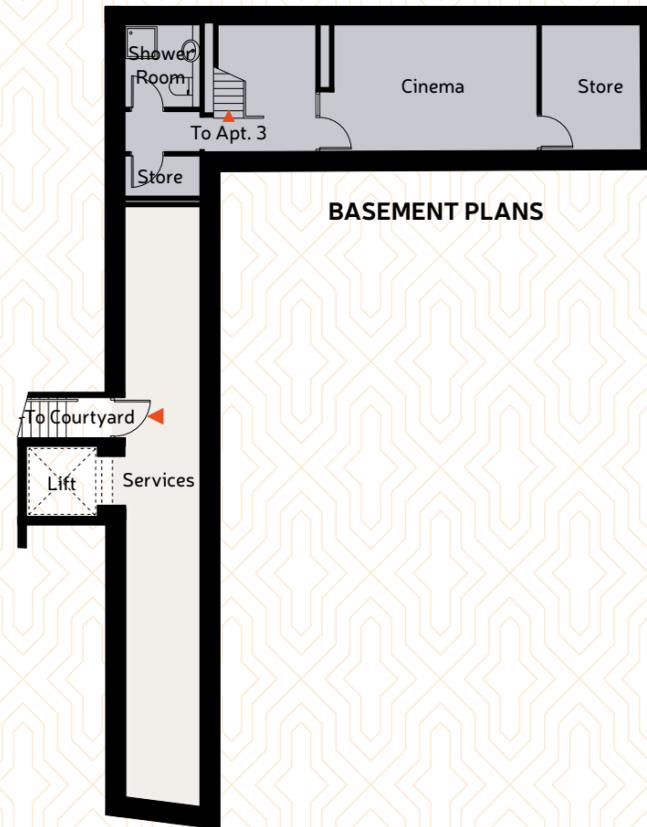
	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	..21'1" x 18'6"	6.43 x 5.66
Master Bedroom (max)	....21'2" x 12'10"	6.45 x 3.96
Ensuite	.....8'6" x 7'2"	2.62 x 2.14
Bedroom 2	.....12'9" x 11'3"	3.93 x 3.46
Bathroom	.....10'1" x 9'5"	3.08 x 2.90
Store	.....9'5" x 6'1"	2.90 x 1.87
Terrace		



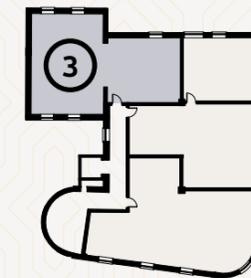
Apartment Two is a very large and spacious two bedroom apartment providing stylish living accommodation with beautiful views onto Windsor Park outside. With its large living and dining area to the rear accessing a private terraced area, the apartment also combines significant outdoor amenity space combined with its parking space. The apartment has two very generous bedrooms (master with ensuite), a large luxury bathroom with walk in shower, stand-alone luxury bath, fitted television and a storeroom accessed off the hall inside the doorway.

GROUND FLOOR APARTMENT TWO

Note: All dimensions are taken from the widest points



APARTMENT 3



2 BED APARTMENT - 1065 SQ FT + 441 SQ FT TERRACE

	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	.21'5" x 17'3"	6.56 x 5.26
Master Bedroom	12'10" x 12'8"	3.96 x 3.91
Ensuite	7'9" x 5'9"	2.41 x 1.80
Dressing	7'9" x 6'8"	2.41 x 2.06
Bedroom 2	15'1" x 10'5"	4.61 x 3.19
Bathroom	10'5" x 8'2"	3.19 x 2.49
Store	4'5" x 2'10"	1.38 x 0.90
Terrace		

BASEMENT - 475 SQ FT

Shower Room	6'7" x 6'3"	2.04 x 1.91
Cinema	17'0" x 10'3"	5.18 x 3.12
Store	10'3" x 8'3"	3.12 x 2.52

Apartment Three is a very large and spacious two bedroom apartment providing stylish living accommodation with an exceptional amount of outdoor private amenity space. With its large living and dining area to the rear accessing a private terraced area, the apartment has two very generous bedrooms (master with ensuite), a large luxury bathroom with walk in shower, a stand-alone luxury bath and fitted television.

This apartment also has a unique large basement room which can be used for a variety of purposes. As with all the other apartments, No. 3 also has its own dedicated secure allocated parking space.



GROUND FLOOR



GROUND FLOOR APARTMENT THREE

Note: All dimensions are taken from the widest points

AN OASIS OF CALM

Combining contemporary style with classical flourishes, the bathrooms are statements of luxury.

Dual drench showers, freestanding baths, feature panelling and unique tiling emphasise the sumptuous space within.



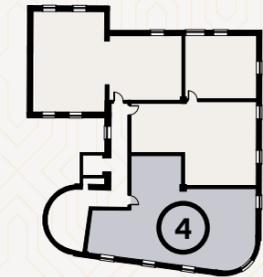


FIRST FLOOR

APARTMENT 4

2 BED APARTMENT - 1152 SQ FT

	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	.23'1" x 21'8"	7.03 x 6.65
Master Bedroom	15'1" x 11'3"	4.61 x 3.45
Ensuite	7'7" x 4'10"	2.36 x 1.52
Bedroom 2 (max)	14'10" x 13'5"	4.56 x 4.13
Bathroom	10'4" x 8'5"	3.16 x 2.59
Store	10'4" x 6'1"	3.16 x 1.87



Apartment Four is a very large and spacious first floor two bedroom apartment providing stylish living accommodation with stunning, elevated views onto the tree lined Lisburn Road outside. With its beautiful high ceilings and first floor corner living and dining area, the apartment also has two very generous bedrooms (master with ensuite), a large luxury bathroom with walk in shower, stand-alone luxury bath and fitted television, and a large cloakroom accessed off the entrance hallway. Access to this apartment can be via the beautiful original listed staircase or via the new lift installed as part of the overall development. The apartment also benefits from its secure allocated parking space outside.

FIRST FLOOR APARTMENT FOUR

Note: All dimensions are taken from the widest points



FIRST FLOOR APARTMENT FIVE

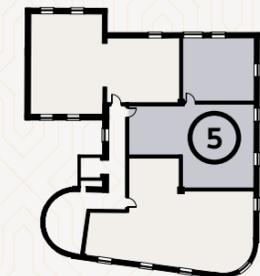


FIRST FLOOR

APARTMENT 5

2 BED APARTMENT - 1166 SQ FT

	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	..21'1" x 18'6"	6.43 x 5.66
Master Bedroom (max)	....21'2" x 12'10"	6.45 x 3.96
Ensuite	.....8'6" x 7'2"	2.62 x 2.14
Bedroom 2	.....12'9" x 11'3"	3.93 x 3.46
Bathroom	.....10'1" x 9'5"	3.08 x 2.90
Store	.....9'5" x 6'1"	2.90 x 1.87



Apartment Five is a very large and spacious first floor two bedroom apartment providing stylish living accommodation with beautiful views onto Windsor Park and the Lisburn Road below. With its tall ceilings and windows, the living and dining area in No. 5 benefits from high levels of natural light. The apartment has two very generous bedrooms (master with ensuite), a large luxury bathroom with walk in shower, stand-alone luxury bath and fitted television, and a cloakroom accessed off the hall inside the doorway. Access to this apartment can be via the beautiful original listed staircase or via the new lift installed as part of the overall development. The apartment also benefits from its secure allocated parking space outside.

Note: All dimensions are taken from the widest points



FIRST FLOOR APARTMENT SIX

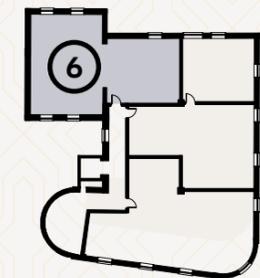


FIRST FLOOR

APARTMENT 6

2 BED APARTMENT - 1064 SQ FT + 226 SQ FT TERRACE

	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	.21'5" x 17'3"	6.56 x 5.26
Master Bedroom	12'10" x 12'8"	3.96 x 3.91
Ensuite	9'7" x 7'9"	2.96 x 2.41
Dressing	7'9" x 6'8"	2.41 x 2.06
Bedroom 2	15'1" x 10'5"	4.61 x 3.19
Bathroom	10'5" x 8'2"	3.19 x 2.49
Store	5'4" x 4'6"	1.62 x 1.38
Terrace	25'9" x 13'2"	7.90 x 4.00



Apartment Six is a very large and spacious two bedroom apartment providing stylish living accommodation with views towards the Lisburn Road. With its tall ceilings and windows, the bright and large living/dining area accesses onto a unique, large and private terraced area. The apartment has two very generous bedrooms (master with ensuite), a large luxury bathroom with walk in shower, a stand-alone luxury bath and fitted television. A cloakroom is available off the hallway. Access to this apartment can be via the beautiful original listed staircase or via the new lift installed as part of the overall development. The apartment also benefits from its secure allocated parking space outside.

Note: All dimensions are taken from the widest points



THE HEART
OF THE HOME

Open plan kitchens offer a sense of practicality. High spec appliances, sleek surrounds and tactile work surfaces create ideal spaces to entertain.

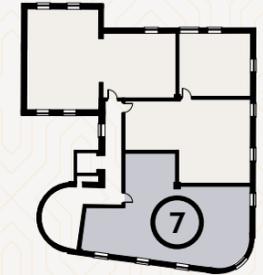


SECOND FLOOR

APARTMENT 7

2 BED APARTMENT - 1087 SQ FT

	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	23'1" x 21'8"	7.03 x 6.65
Master Bedroom	15'1" x 11'3"	4.61 x 3.45
Ensuite	7'7" x 4'10"	2.36 x 1.52
Bedroom 2 (max)	14'10" x 13'5"	4.56 x 4.13
Bathroom	10'4" x 8'5"	3.16 x 2.59



Apartment Seven is a very large and spacious second floor two bedroom apartment providing stylish living accommodation with breath taking, elevated views onto the tree lined Lisburn Road outside and towards the Belfast Hills. With its beautiful high ceilings and first floor corner living and dining area, the apartment also has two very generous bedrooms (master with ensuite). Both bedrooms enjoy elevated views onto the Lisburn Road and towards the Belfast Hills. The large main luxury bathroom has a walk-in shower, stand-alone luxury bath and fitted television. Access to this second floor apartment can be via the beautiful, original listed staircase or via the new lift installed as part of the overall development. The apartment also benefits from its secure allocated parking space outside.

SECOND FLOOR APARTMENT SEVEN

Note: All dimensions are taken from the widest points

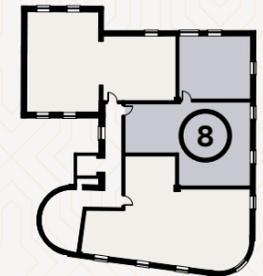


SECOND FLOOR

APARTMENT 8

2 BED APARTMENT - 1154 SQ FT

	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	..21'1" x 18'6"	6.43 x 5.66
Master Bedroom (max)	....21'2" x 12'10"	6.45 x 3.96
Ensuite	.....8'6" x 7'2"	2.62 x 2.14
Bedroom 2	.....12'9" x 11'3"	3.93 x 3.46
Bathroom	.....10'1" x 9'5"	3.08 x 2.90



Apartment Eight is a very large and spacious second floor two bedroom apartment providing stylish living accommodation with beautiful views onto Windsor Park and the Lisburn Road below. With its tall ceilings and windows, the living and dining area in No. 8 also benefits from high levels of natural light. The apartment has two very generous bedrooms (master with ensuite), a large luxury bathroom with walk in shower, a stand-alone luxury bath and fitted television. Access to this apartment can be via the beautiful original listed staircase or via the new lift installed as part of the overall development. The apartment also benefits from its secure allocated parking space outside.

SECOND FLOOR APARTMENT EIGHT

Note: All dimensions are taken from the widest points

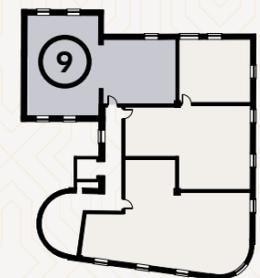


SECOND FLOOR

APARTMENT 9

2 BED APARTMENT - 1076 SQ FT

	ft | in	metres
Entrance Hall		
Kitchen | Living | Dining	21'5" x 17'3"	6.56 x 5.26
Master Bedroom	12'10" x 12'8"	3.96 x 3.91
Ensuite & Dressing	13'0" x 8'0"	2.41 x 1.80
Bedroom 2	15'1" x 10'5"	4.61 x 3.19
Bathroom	10'5" x 8'2"	3.19 x 2.49



Apartment Nine is a very large and spacious second floor, two bedroom apartment providing stylish and elevated living accommodation. With its tall ceilings and windows, the bright and large living/dining area enjoys beautiful views onto the Lisburn Road and towards the Belfast Hills. The apartment has two very generous bedrooms (master with ensuite), a large luxury bathroom with walk in shower, a stand-alone luxury bath and fitted television. A cloakroom is available off the hallway. Access to this apartment can be via the beautiful original listed staircase or via the new lift installed as part of the overall development. The apartment also benefits from its secure allocated parking space outside.

SECOND FLOOR APARTMENT NINE

Note: All dimensions are taken from the widest points

SPACE TO
UNWIND







CGI of Ensuite

APARTMENT ESSENTIALS

KITCHEN

- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated Smeg appliances will include gas hob, Miele double electric oven and hood, fridge freezer and dishwasher
- Painted doors in a choice of colours
- Soft closing drawer runners and doors
- Choice of granite or Corian worktops
- Wine cooler
- Undermounted Franke sink
- Quooker Fusion boiling tap
- Concealed underlighting to high level units and feature floor lighting
- Low voltage down lights

SANITARY WARE - MAIN BATHROOM

- Generously proportioned luxury main bathroom fitted with bespoke hand painted bathroom furniture, counter top wash hand basin and corian countertop.
- Wall mounted wash hand basin taps and bath filler by premium brand Heritage Bathrooms
- Free standing double ended slipper bath tub
- Concealed shower unit with low profile shower tray, Heritage mixer valves drench head and hand shower
- Hand painted wall panelling with integrated mirror and wall lights.
- Laura Ashley floor tiles
- Chandelier above bath
- Recessed television in bathroom

SANITARY WARE - ENSUITE

- Premium quality sanitary ware and taps by Heritage Bathrooms
- Low profile Poalgi shower trays with frameless contemporary glass panels and doors
- Fully tiled walls and floor
- Dual drench shower head
- Heated chrome towel rails
- Bespoke hand painted built in furniture incor-

- porating storage, WC and wash hand basin
- Heated anti-steam illuminated wall mirror
- Feature lighting
- Low voltage down lights

FLOORING

- Premium herringbone wooden floor to reception areas and bedrooms
- Tiled floor to bathroom, ensuite and wc

HEATING

- Pressurised gas fired central heating system
- Energy efficient boiler
- Underfloor heating

INTERNAL FINISHES

- Over 3.0m ceiling heights creating grand proportioned rooms
- 2.8m high windows using the original window opening size, creating bright, light filled rooms
- Painted internal walls and ceilings
- 4 panel painted internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches and telephone points including TV points to lounge and bedrooms
- Security alarm
- Mains smoke and carbon monoxide detectors
- Solid wooden feature entrance doors to each Apartment
- Deep moulded skirting boards and architraves painted white
- Feature cornicing to selected areas
- Future proof wiring system for smart homes
- Pre-wired for BT Infinity connection
- TV points to all Bedrooms
- Lift to all floors

EXTERNAL FINISHES

- Landscaping to front and rear communal areas
- Secure gated car parking
- Flagged patio areas and paths to ground floor
- Feature front and rear external lightin



A VIEW UNLIKE ANY OTHER

SIMPLY STUNNING





THE PENTHOUSE

3 BED PENTHOUSE - 2352 SQ FT + 670 SQ FT TERRACE

	ft | in	metres
Entrance Foyer		
Kitchen|Dining | Living	19'4" x 12'8"	8.81 x 8.86
Study	14'8" x 12'5"	3.36 x 2.41
Utility	14'8" x 12'5"	5.18 x 1.65
Master Bedroom	14'8" x 12'5"	4.67 x 4.48
Ensuite	14'8" x 12'5"	2.52 x 1.62
Bedroom 2	14'8" x 12'5"	4.50 x 3.25
Ensuite	14'8" x 12'5"	2.52 x 1.62
Bedroom 3	14'8" x 12'5"	4.87 x 3.42
Bathroom	14'8" x 12'5"	3.16 x 2.45

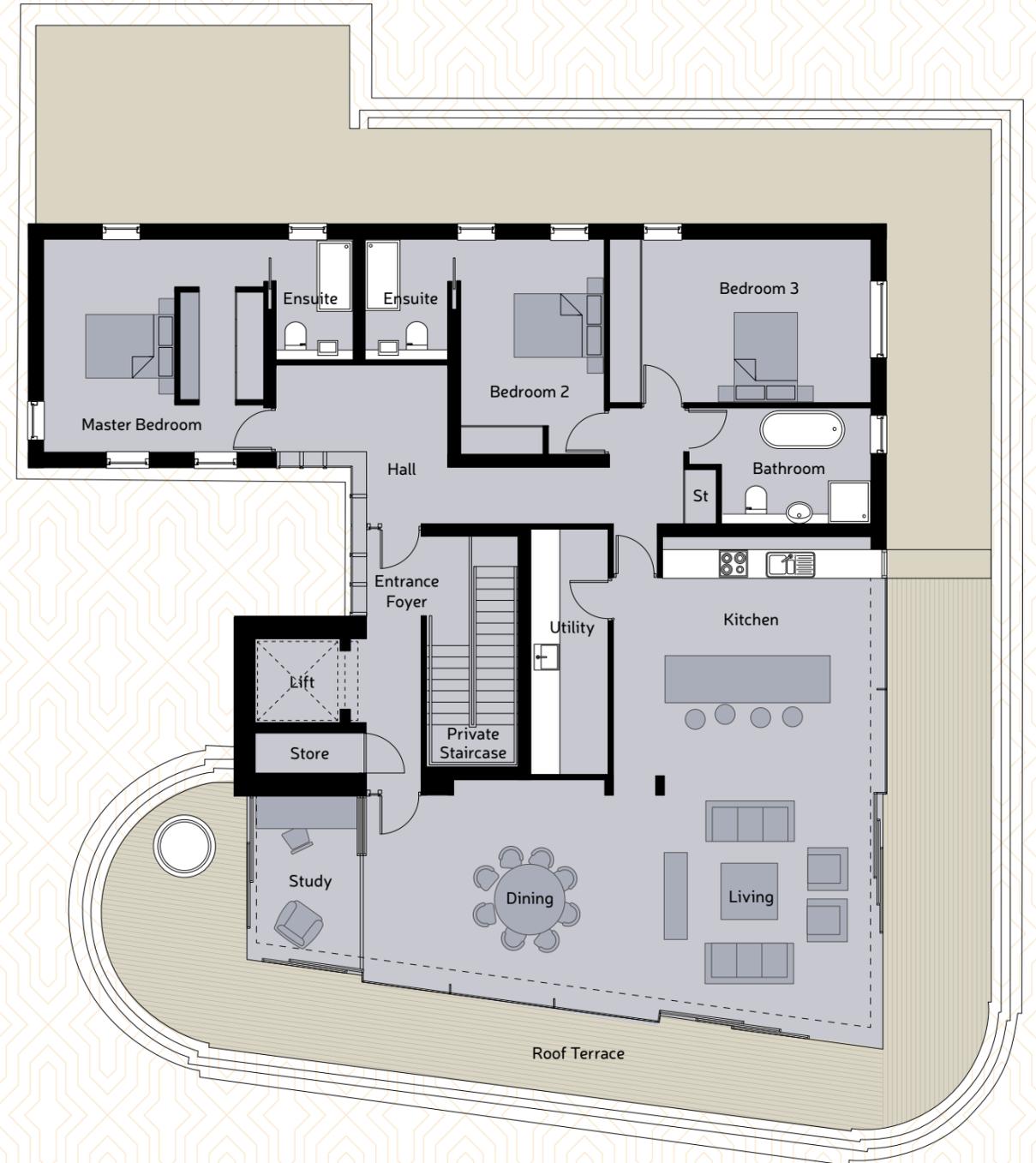


The Penthouse Apartment in Malone Exchange is one of the most unique and truly incredible residential properties to be built and become available for purchase in Belfast in recent years. This is a truly breathtaking living space, with views that are unrivalled for any apartment on the Lisburn Road and in South Belfast.

The Penthouse has been designed by Belfast based MMAS architects. It has a raised, three barrelled roof to maximise the amount of natural light into the overall living space. To the front of the penthouse, the very large living/dining area enjoys uninterrupted views across South Belfast towards the Belfast Hills. The extensive use of glazing and modern bi-folding doors allows an incredible degree of vision and panoramic views. A private study has also been included to allow a quiet space for both work and relaxation, whilst still enjoying the views!

The living space area opens onto the large private terrace which spans the Lisburn Road and Windsor Park section of the roof top, providing an incredible private area for relaxing, enjoying the views and entertaining guests.

To the rear of the Penthouse, there are three very generous bedrooms, two with ensuite including the master bedroom. The large main bathroom has a walk in shower, a stand alone bath and built in television. The penthouse also benefits from large utility room and separate cloakroom.



THE PENTHOUSE

Note: All dimensions are taken from the widest points



THE PENTHOUSE will feature a
bespoke specification tailored to
your requirements





HISTORY CALLING

Malone Telephone Exchange was built in 1935 and acted as the first exchange of its kind, linking Belfast and Dublin's phone networks for the very first time.

Belfast based developers, Portland Group, have gone to extensive lengths to preserve as much of the architectural integrity of the building as possible. The original staircase and windows have been beautifully restored and brought back to life.

The result is a stunning residential development that seamlessly blends heritage with modern, high specification and luxurious living accommodation, in the heart of South Belfast.

History is indeed calling those who want to live in this landmark building. Malone Exchange is easily the most impressive development we have had the privilege to be associated with in Belfast in many years.

Mike Fetherston

Managing Director, Fetherston Clements

SELLING AGENT

DEVELOPER



Tel: 028 9066 1111
info@fetherstonclements.com

