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**E18 Malone Square**

77b Malone Road  
BT9 6SB

**Offers In Region Of £495,000**



## E18 MALONE SQUARE, 77B MALONE ROAD, BT9 6SB

- Exceptionally Presented Penthouse Apartment In An Exclusive Development
- Three Well Proportioned Double Bedrooms, Two With Ensuite Shower Rooms And Dressing Areas
- Open Plan Living/Kitchen/Dining Area
- Siematic Kitchen With Integrated High End Appliances And Access To Balcony
- Porcelanosa Sanitaryware In Bathrooms With Floor To Ceiling Tiling
- Full Smarthomes Entertainment Package / Beam Vacuum System
- Gas Fired Central Heating And Double Glazing Throughout
- High Standard Of Décor Throughout
- Private Balconies Accessed From Kitchen And Principle Bedroom
- Secure Gated Car Park With Three Allocated Spaces

Malone Square is one of the most prestigious addresses in South Belfast. McGinnis Developments joined forces with internationally renowned interior designer Amanda Rosa to create a truly bespoke living environment. Amanda is famed for projects such as One Devonshire Gardens, Gleneagles and the Columbus Hotel in Monaco. The result is truly spectacular. Malone Square is the epitome of luxury living.

Apartment E18 The Elms is one of the largest in the development with spacious, bright open plan accommodation. The interior features a stylish and contemporary entertainment space including a fabulous lounge with mood lighting and a \*Bose home cinema surround sound system, which opens up to a kitchen and dining area with Siematic fitted kitchen and integrated appliances.

Furthermore, there are three large double bedrooms, two with ensuite facilities and walk in wardrobes/dressing areas.

This exceptional penthouse apartment, located on the Malone Road, is just a short stroll from the vibrant Lisburn Road with all its amenities and also within walking distance of Queens University, Botanic Gardens and Belfast City centre.









## PROPERTY COMPRISES

Communal entrance hall, lift and stairs to third floor landing, hardwood entrance door.

**RECEPTION HALL** Hardwood flooring, recessed low voltage spotlights, storage cupboard/cloakroom.

**LOUNGE/DINING ROOM 23' 0" x 17' 6" (7.01m x 5.33m)** Hardwood flooring, recessed low voltage spotlights, roof mounted speakers, recessed for television, feature gas fire, wall mounted Bose speakers, sliding partition leading to...

**KITCHEN WITH BREAKFAST AREA 18' 7" x 17' 3" (5.66m x 5.26m) (@ widest points)** Range of fitted high and low level Siematic kitchen units, granite work surfaces, stainless steel and wooden splashbacks, 1.5 bowl single drainer sink unit with mixer taps, integrated 5 ring gas hob, stainless steel extractor canopy, integrated oven, integrated microwave, integrated fridge/freeze, integrated dishwasher, recessed low voltage spotlights, tiled floor, access to balcony.

**UTILITY ROOM** Utility cupboard, plumbed for washing machine, Beam vacuum, gas fired boiler, hot water storage tank.

**BEDROOM 12' 6" x 11' 5" (3.81m x 3.48m)** Recessed low voltage spotlights, roof mounted speakers, access to covered balcony, open plan to dressing area.

**DRESSING AREA 7' 2" x 7' 1" (2.18m x 2.16m)** Built in storage.

**ENSUITE** Walk in shower cubicle with Drencher shower head, wall mounted wash hand basin, low flush WC with concealed cistern, feature built in mirrored cabinet, tiled walls, tiled floor, recessed low voltage spotlights, stainless steel towel radiator.







**BATHROOM** Panelled bath with shower over, wall mounted wash hand basin, low flush WC with concealed cistern, feature built in mirrored cabinet, tiled walls, tiled floor, recessed low voltage spotlights, stainless steel towel radiator.

**BEDROOM** 17' 6" x 13' 11" (5.33m x 4.24m) (@ widest points) Built in double wardrobes, recessed low voltage spotlights.

**PRINCIPLE BEDROOM** 15' 5" x 13' 7" (4.7m x 4.14m) Recessed low voltage spotlights, roof mounted speakers.

**WALK IN WARDROBE** 9' 3" x 7' 5" (2.82m x 2.26m) (@ widest points) Built in storage and shelving.

**ENSUITE** Walk in shower cubicle with Drencher shower head, wall mounted wash hand basin, low flush WC with concealed cistern, feature built in mirrored cabinet, tiled walls, tiled floor, recessed low voltage spotlights, stainless steel towel radiator.

**OUTSIDE** Communal landscaped garden, three allocated underground car parking spaces.

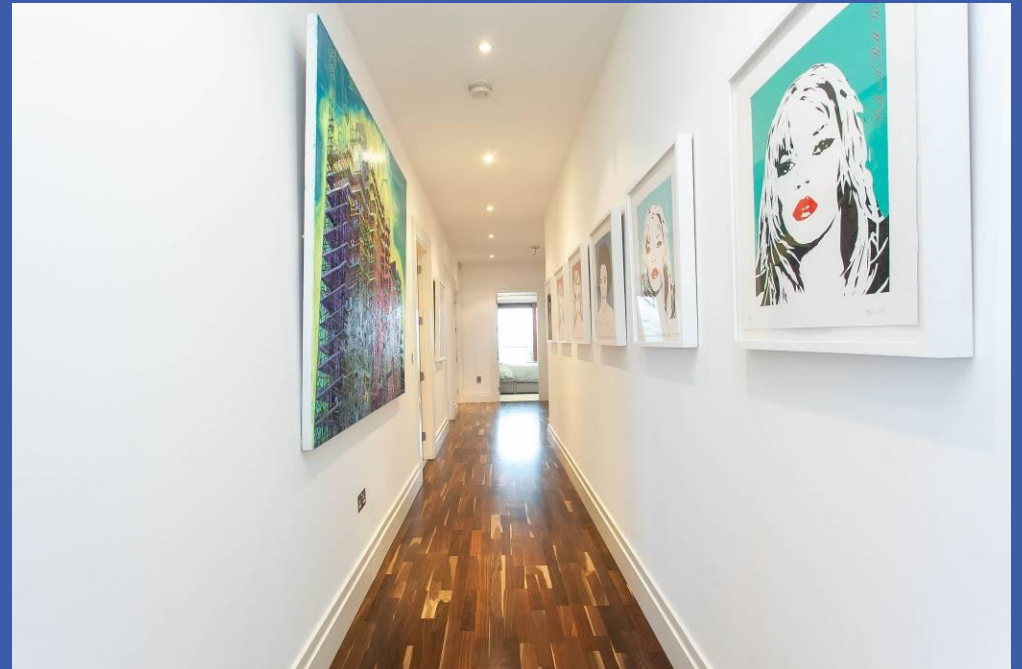


















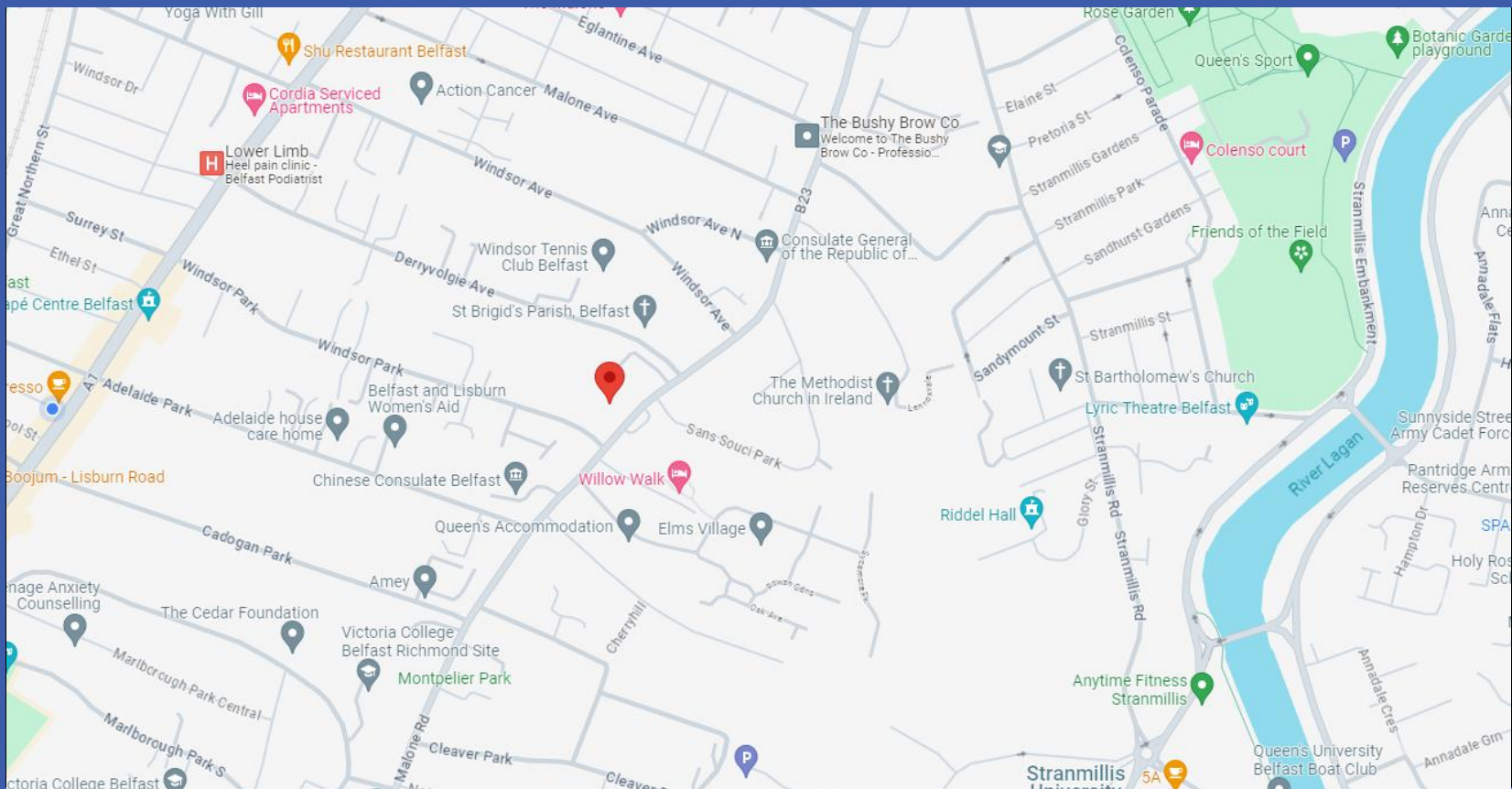
Third Floor



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

Apt 18 The Elms, Malone Square, Belfast





**Directions:**

Please find map attached above

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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