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25-06 Obel, 62 Donegall Quay

Belfast
BT1 3NJ

Offers Over £395,000

25-06 OBEL, 62 DONEGALL QUAY, BT1 3NJ

- **Magnificent Duplex Apartment With Unparalleled Views**
- **Two Large Double Bedrooms**
- **Stunning Open Plan Living / Dining / Kitchen Area With Feature Vaulted Ceiling**
- **Deluxe Bathroom With Twin Showers**
- **Ground Floor WC / Cloakroom/Utility Cupboard**
- **Exceptionally High Standard Of Décor Throughout Including Extensive Bespoke Finishes**
- **Electric Heating / Electric Curtain Open & Close Mechanism**
- **Magnificent Views Towards North, South and East**
- **Secure Gated Underground Car Parking**
- **Convenient To Amenities And Transportation Links**

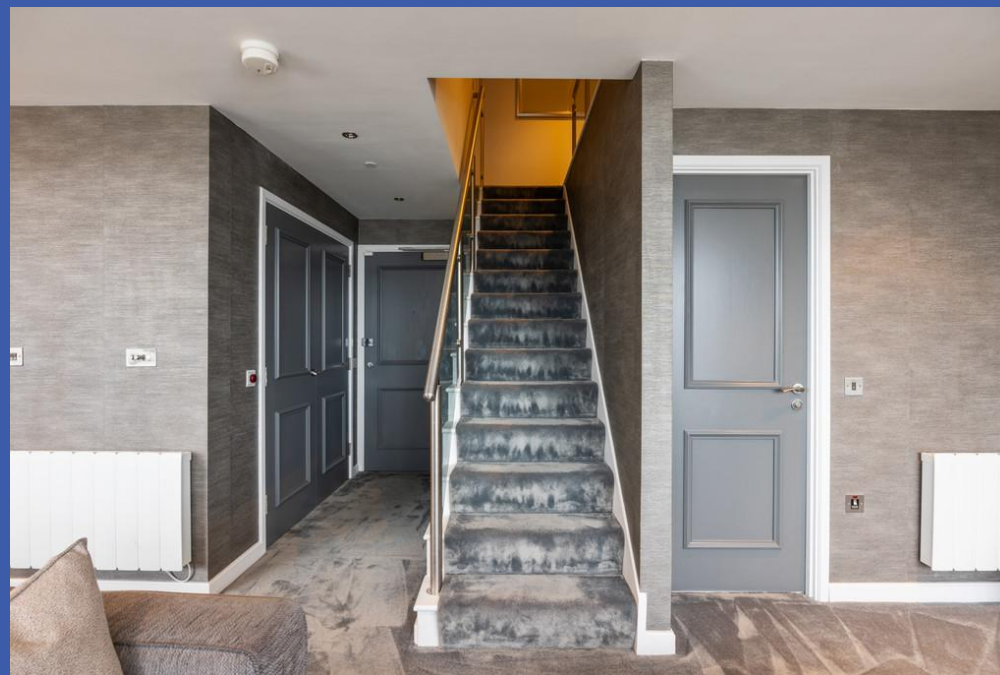
This magnificent duplex apartment is without question one of the finest in the City. The Obel development itself is superbly located close to all the amenities of the City centre, whilst also ideally positioned to allow easy access to arterial routes out of Belfast in every direction.

The apartment spans the 25th and 26th floors of Obel tower and as a result has breathtaking views towards the East panning North and South up Belfast lough and down the River Lagan.

The property is nestled in the bustling surroundings of the City. There is a myriad of exceptional restaurants within walking distance, with shopping and all other amenities also in close proximity. You can only fully appreciate this on internal inspection.

The standard of décor and careful consideration of each finish in the property are sure to impress any potential purchaser. The apartment extends to c. 1,200 Sq. Ft. and has secure gated underground car parking. Internally there are numerous bespoke features which help create a superb space for entertaining, or simply to relax in.

The sale of this exceptional home offers an ideal opportunity to purchase a unique City centre home for a busy professional, an executive rental / investment or a high quality corporate residence for any institution.







PROPERTY COMPRISES

Communal entrance lobby with lift and stairs to...

25TH FLOOR LANDING Hardwood entrance door leading to entrance hall.

ENTRANCE HALL Open plan to...

LIVING/KITCHEN/DINING AREA 32' 2" x 21' 2" (9.8m x 6.45m) (@ widest points) Range of fitted high and low level units, with quartz work surfaces and splash back, stainless steel sink unit with mixer taps, integrated induction hob, integrated under oven, stainless steel and glass extract or canopy, integrated fridge/freezer, integrated dishwasher, tiled floor, concealed under lighting, feature vaulted ceiling, built in feature display shelving, recessed space for TV, recessed low voltage spotlights.

WC Low flush WC with concealed cistern, vanity wash hand basin, tiled floor, part tiled walls, feature mirror, stainless steel towel radiator, recessed low voltage spotlights.

STORAGE CUPBOARD/CLOAKROOM Utility cupboard, plumbed for washing machine, hot water cylinder, built in shelving.





UPPER LEVEL LANDING

BEDROOM 15' 7" x 12' 11" (4.75m x 3.94m) (@ widest points) Built in wardrobe, feature glazed wall.

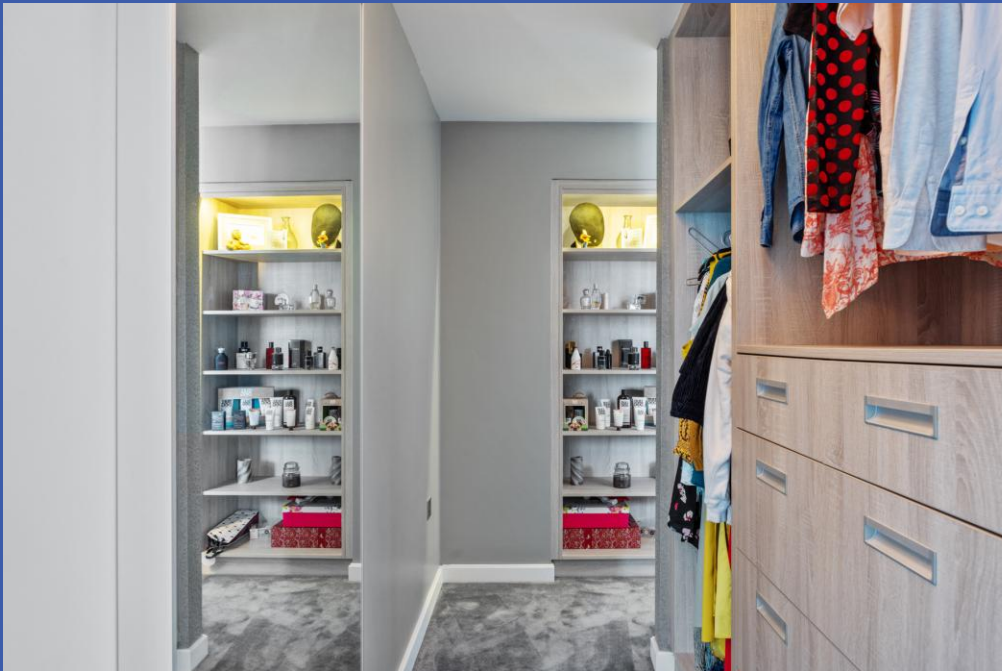
BATHROOM Suite comprising of a contemporary roll top bath, vanity wash hand basin, low flush WC with concealed cistern, walk in shower cubicle with twin Drencher shower heads, feature radiator, tiled walls, tiled floor, feature mirror with light.

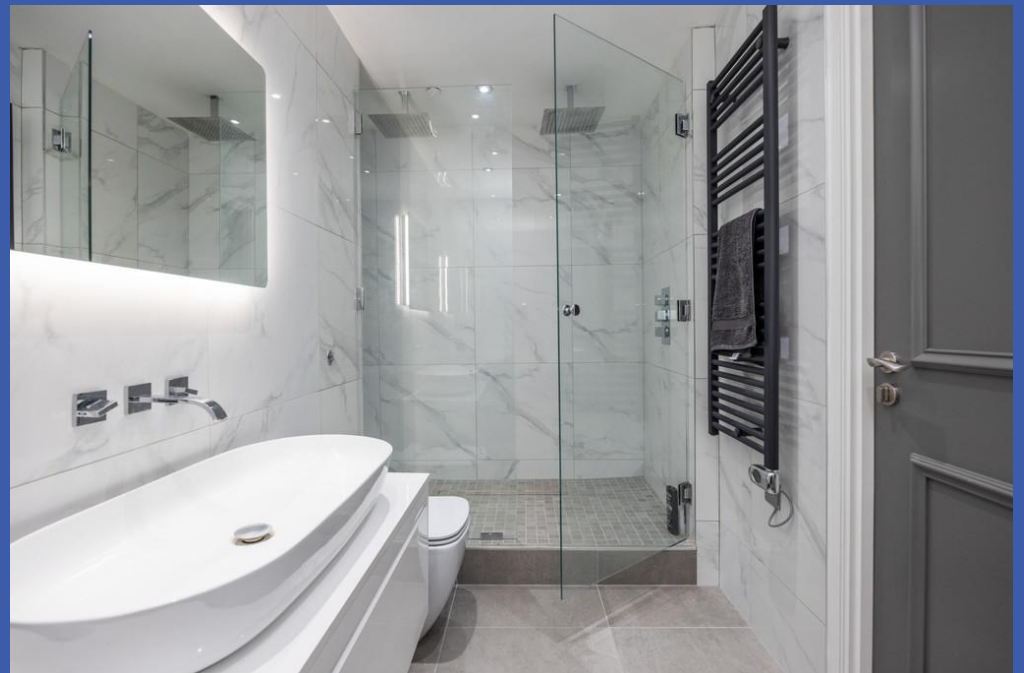
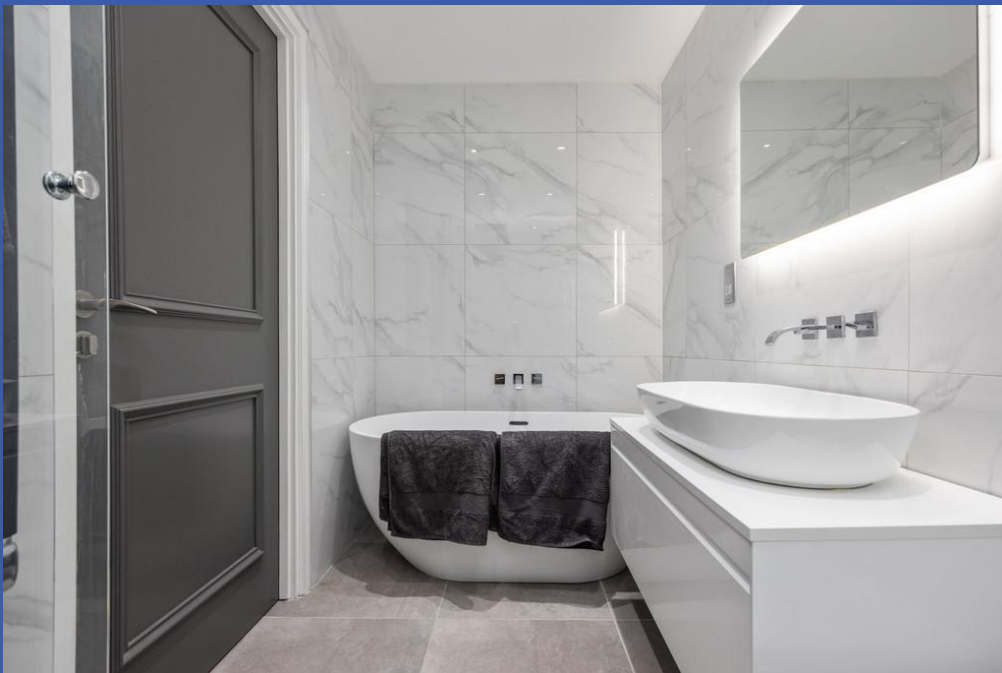
MASTER BEDROOM 17' 10" x 12' 5" (5.44m x 3.78m) (@ widest points)

WALK IN DRESSING AREA With built in bespoke storage shelving and hanging space, feature mirror.

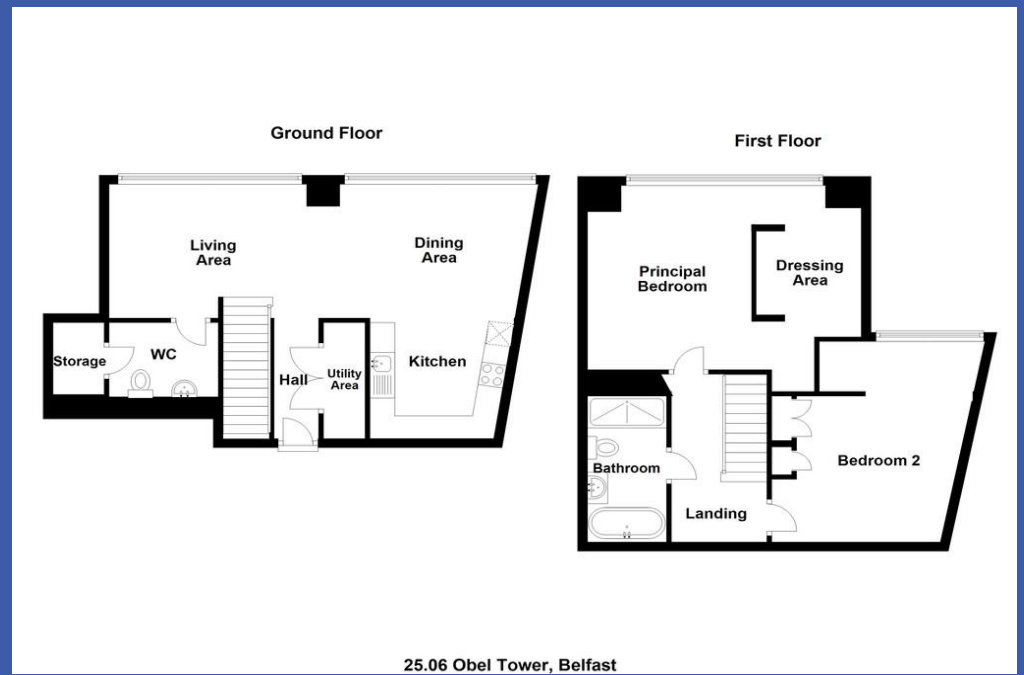
ALLOCATED CAR PARKING Secure gated underground car parking.



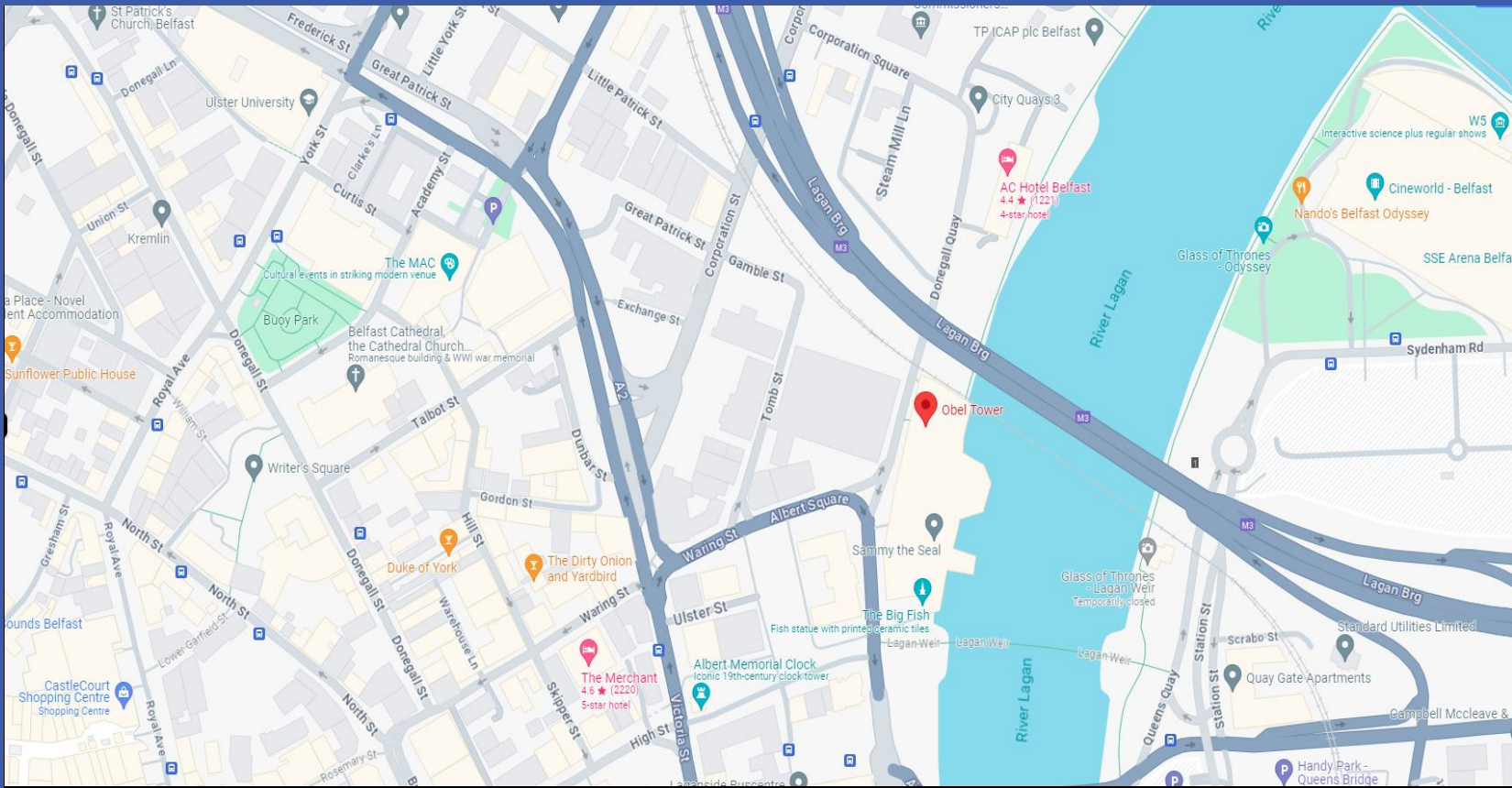








25.06 Obel Tower, Belfast



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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