



GARDINER SQUARE
BELFAST

**TURN-KEY HIGH SPECIFICATION HOMES
IN THE HEART OF BELFAST CITY CENTRE**



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BELFAST

SMALL CITY BIG ASPIRATIONS/



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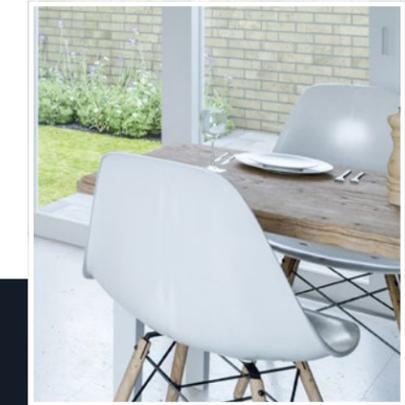
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BREATHE IN URBAN LIVING/

A STUNNING COLLECTION OF 2 & 3 BEDROOM APARTMENTS AND 3 BEDROOM TOWNHOUSES IN THE HEART OF THIS VIBRANT CITY/

Gardiner Square is an impressive new residential development comprising 9 modern apartments and 6 town-houses with associated car parking and amenity facilities situated close to the city centre of Belfast.

The development will feature two bedroom apartments as well as three bedroom

townhouses. Floor-to-ceiling windows offer views of this sought after area with iconic landmarks on your doorstep and major new investment developments in walking distance.

A short walk will take you to the highly anticipated Tribeca Project, which will create a new urban zone that combines the region's

heritage with cutting-edge design to create a dynamic mixed-use space for people to live and work.

The development site benefits easy access to the Westlink. All city centre amenities are close by to include schools, universities, shops, restaurants and public transport.



WHY BELFAST?/



HISTORICALLY THE VIBRANT BACKBONE OF THE INDUSTRIAL REVOLUTION, BELFAST FLOURISHED WITH THE TOBACCO AND TEXTILE INDUSTRIES AND WAS THE CRUCIBLE OF THE WORLD'S FINEST SHIPBUILDING. THE CITY'S JOURNEY HAS ENDURED TROUBLED TIMES BUT A CONSISTENT SURGE OF REGENERATION HAS SPARKED A NEW ERA. TODAY, NORTHERN IRELAND REGULARLY TOPS THE UK'S TABLES FOR WELL-BEING AND THE CAPITAL IS ON THE CREST OF A WAVE. THE CITY'S POPULATION (OF 626,760) REPORTS THE HIGHEST DEGREES OF LIFE SATISFACTION AND HAPPINESS.

In line with this burgeoning sense of optimism and opportunity, the city is developing the perfect conditions for continued business investment. The economy is growing, business start-ups are rapidly increasing, and there is a fizzing, palpable energy here – **Belfast is booming.**

In a recent report by *fDi Intelligence*, a division of the *Financial Times*, Belfast outperformed all contenders and was named the world's most business-friendly city of its size. On a global stage, Belfast is proving that it is amongst the very best for human capital and lifestyle, connectivity, cost effectiveness, and all round economic potential.

Belfast is also the second-fastest growing knowledge economy in the UK and a major hub for business and innovation in many fields, including financial technology, cyber security, research, education and more. With top-level digital infrastructure and clusters of prosperous and expanding companies, the city is recognised as an innovation hot spot. Evolving as a city of creators and inventors, surveys show that approximately one in every 16 adults aged 18-64, close to 74,000 individuals, are engaged in start-up entrepreneurial activity.

THE WORLD'S MOST BUSINESS-FRIENDLY SMALL CITY/

Essential to the success of the city is a growing pool of talent for investors across all sectors. The three main universities and the colleges in Belfast attract a wealth of students who actively contribute to the impression that the city is bursting with possibility and ambition.

Home to some of Northern Ireland's most iconic landmarks, Belfast is also making waves as a travel destination. The capital was named the best place to visit in 2018 by Lonely Planet and the recognition of the city's growing popularity on the world stage is only gathering momentum.

Highlight attractions include the award-winning museum, Titanic Belfast, which tells the story of the Titanic, covering her conception in Belfast, through to the construction, maiden voyage and her place in history.

The city and the surrounding area have also provided an unmistakable backdrop to a long list of movies and TV shows, such as Iron Island port on the Causeway Coast, which doubled as Ballintoy in the smash series Game of Thrones. Tourism enjoyed a record year in 2018 and with a new cruise ship dock soon opening to accommodate the growing number of passengers visiting the city, numbers will increase in 2019 and beyond.

Belfast is harnessing its merits, from its talented and ambitious workforce through to its world class technical infrastructure, to usher in a new age of pioneering growth and innovation. The city is ripe for investment as it develops 21st century solutions and secures its consistent future growth.





THE LOCATION

- Castlecourt Shopping Centre - 2 Minute Walk
- The Sixth Belfast - 5 Minute Walk
- Belfast City Hall - 10 Minute Walk
- Great Victoria Street Station - 10 Minute Walk
- Merchant Square - 15 Minute Walk
- Belfast Arena - 7 Minute Drive
- Royal Victoria Hospital - 5 Minute Drive
- Titanic Belfast - 9 Minute Drive
- City Airport - 7 Minute Drive
- International Airport - 10 Minute Drive



THE APARTMENTS/

Each apartment represents a well-appointed place to live offering a premium specification that includes real wood floors, feature windows throughout, premium fitted kitchens, luxury bathroom suites and stylish lighting. The design theme is focused on delivering stylish practicality.

THE APARTMENTS AT GARDINER SQUARE HAVE BEEN DESIGNED TO CREATE COMFORTABLE, SPACIOUS AND HIGH-END HOMES.



AVAILABILITY

2 BEDROOM APARTMENTS	7
3 BEDROOM APARTMENTS	2
3 BEDROOM TOWNHOUSE	6

APARTMENT SPECIFICATIONS

KITCHENS

- Solid 18mm hand made cabinetry, made to measure to your exact requirements. Fitted with either High Gloss / Matt finishes
- 32mm Siquastone fitted to all worktop surfaces.
- Full range of integrated stainless-steel appliances, to include Oven, Hob, Extractor fan, Microwave and fully integrated fridge freezer.
- LED feature strip lighting fitted at base and wall cabinets if requested.

BATHROOMS & EN-SUITES

- High quality white "insert product name" bathroom products fitted in all bathroom, ensuite and shower areas, complemented by top quality chrome furniture and fittings.
- Bathroom and ensuite fitted with thermostatic shower mixers with glazed screens.
- Contemporary tiling to bathroom and floor areas where required.
- Heated chrome towel radiators fitted bathroom and ensuite areas

WALLS, FLOORS, CEILINGS

- Luxury high quality timber floor or porcelain tiles to Kitchen and bathroom areas.
- Fully fitted luxury carpets to living room, hallways, bedrooms.
- All walls and ceiling painted in a neutral matt colour.
- All doors and wood work painted white.
- 1.8mtr strip panel fencing fitted where applicable between houses.

SECURITY & WARRANTIES

- CCTV intercom security entry system to all apartments.
- All doors and windows to be secured by design standard.
- 10-year NHBC warranties on all properties.
- Parking areas to be tarmac with turf laid in all green areas.



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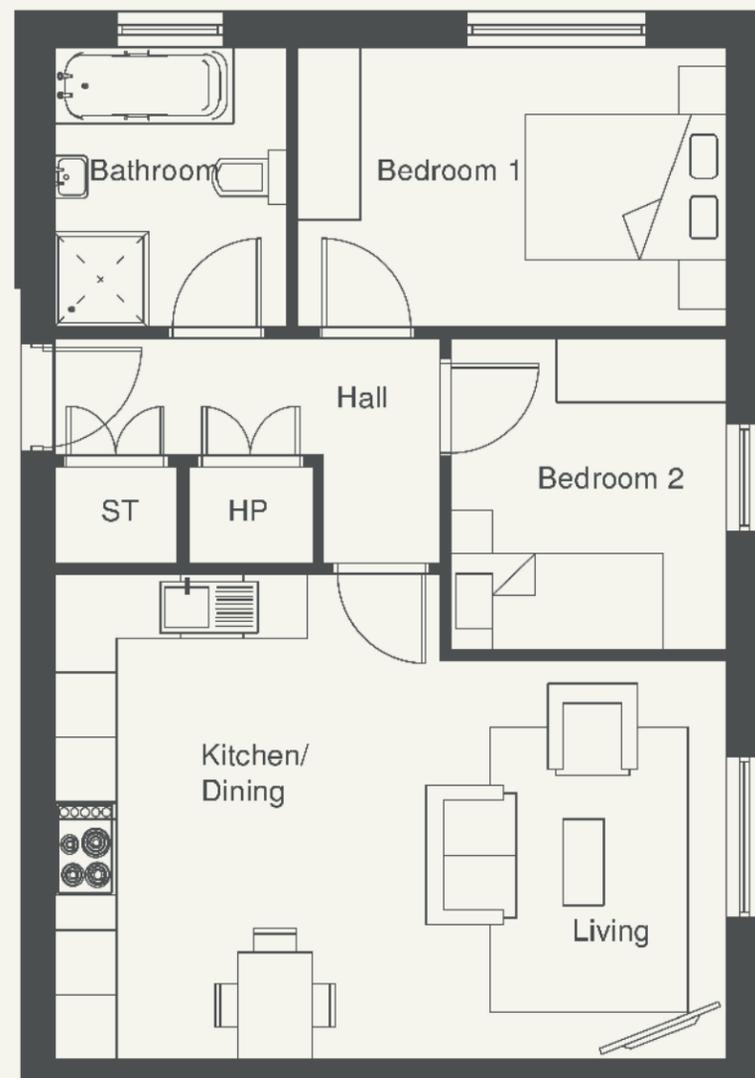
2 BEDROOM APARTMENTS

Two bed apartments have been designed to provide a stylish and practical home with a strong focus on creating a high-end experience. A light and airy feel combined with modern grey tones and hardwood flooring conveys a strong sense of quality and style.

Offering comfortable living for two/three people the these apartments feature high-specification materials throughout.

UNITS AVAILABLE	7
AVERAGE AREA	60m ² /645sq.ft
PRICE	FROM £145,000

EXAMPLE 2 BEDROOM APARTMENT FLOORPLAN



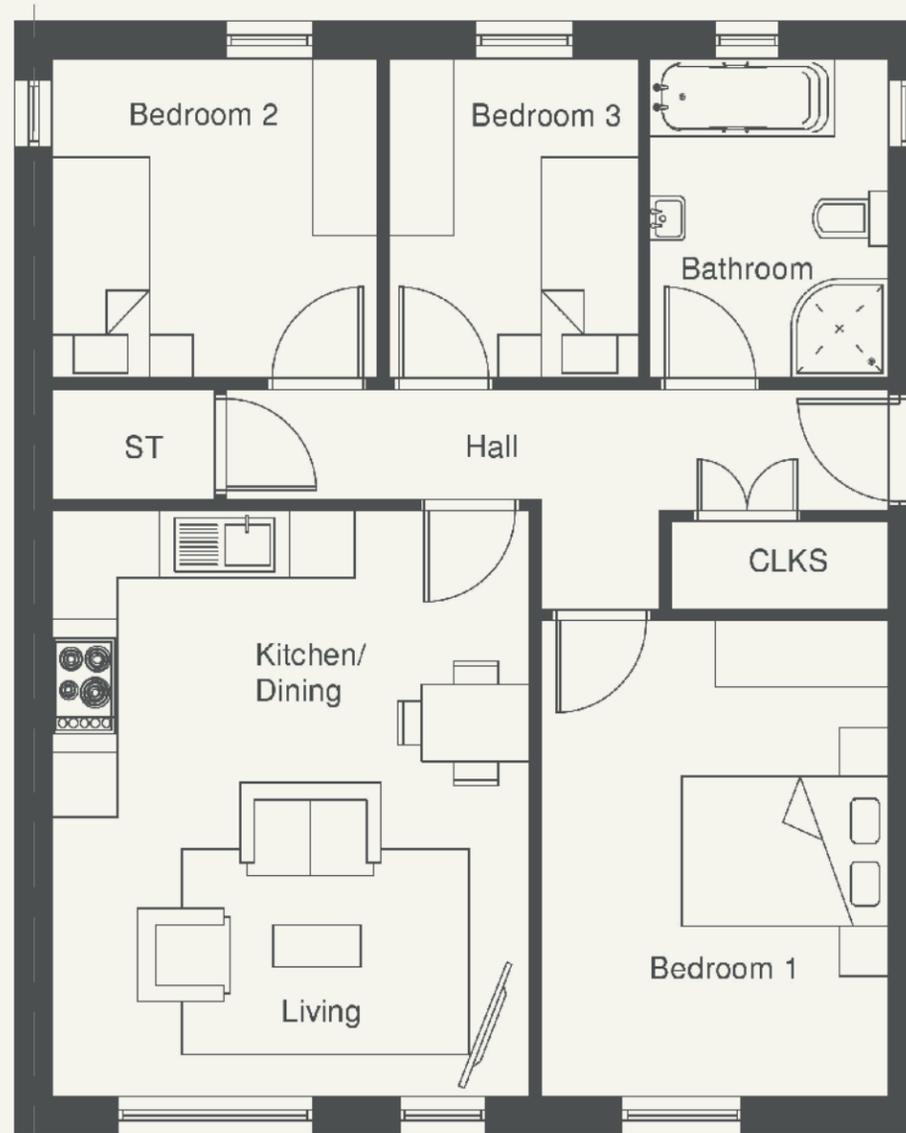
3 BEDROOM APARTMENTS

Three bed apartments have been designed to provide a stylish and practical home with a strong focus on creating a high-end experience. A light and airy feel combined with modern grey tones and hardwood flooring conveys a strong sense of quality and style.

Offering comfortable living for up to 4 people the these apartments feature high-specification materials throughout.

UNITS AVAILABLE	2
AVERAGE AREA	74m ² /800sq.ft
PRICE	FROM £170,000

EXAMPLE 3 BEDROOM APARTMENT FLOORPLAN



3 BEDROOM DUPLEX TOWNHOUSE

The Three bedroom duplex townhouses are designed to provide a spacious, stylish family home with a strong focus on creating a high-end experience. A light and airy feel combined with modern grey tones and hardwood flooring conveys a strong sense of quality and style.

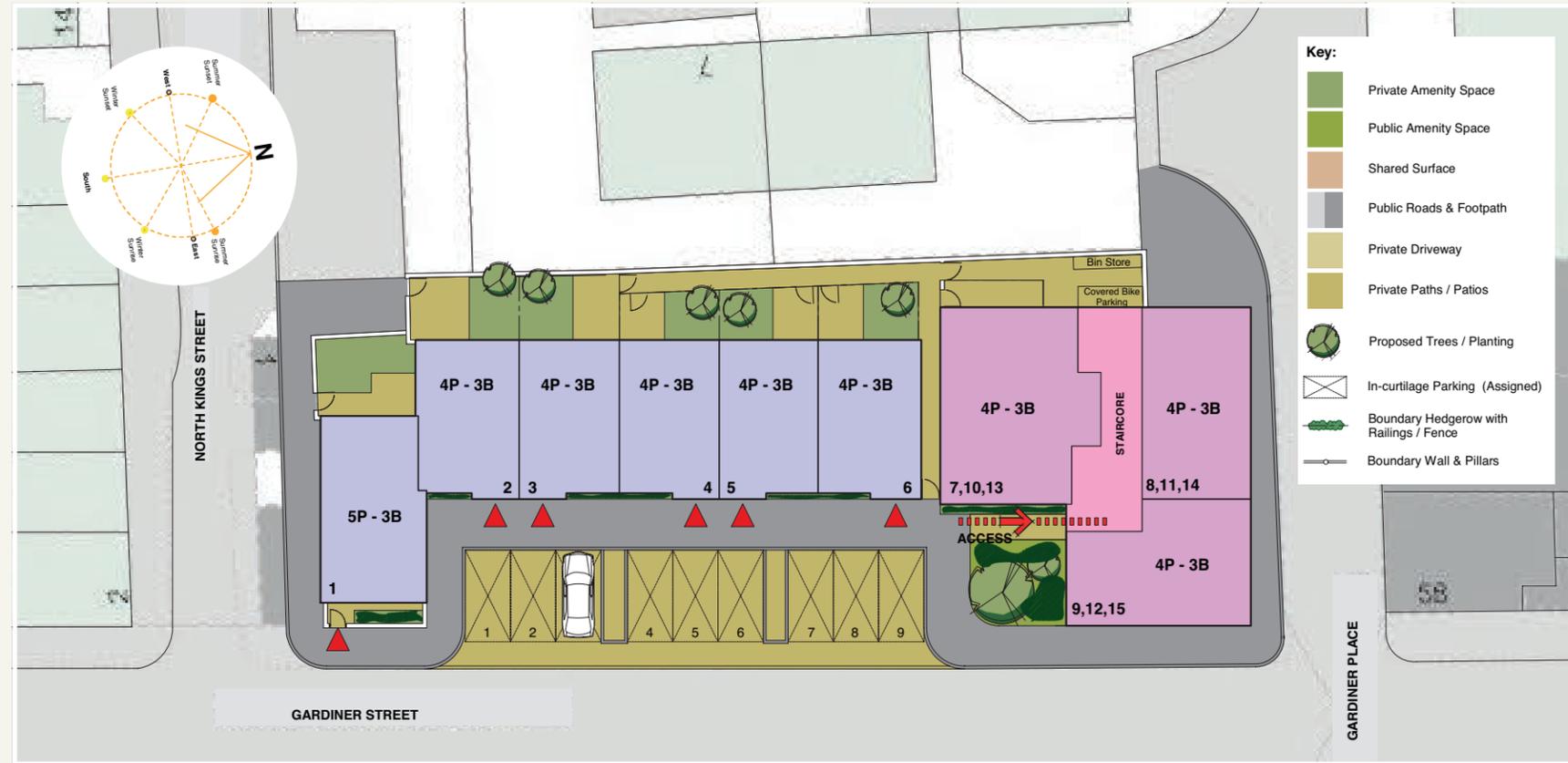
Offering comfortable living for 4-5 people the these townhouses feature high-specification materials throughout.

UNITS AVAILABLE	6
AVERAGE AREA	80m²/860sq.ft
PRICE	FROM £190,000

EXAMPLE 3 BEDROOM APARTMENT FLOORPLAN



PROPOSED SITE PLAN - SCALE 1:400



DEVELOPMENT MIX	Unit 1	Units 2-6	Units 7-9	Units 10-11	Unit 12	Units 13-14	Unit 15
	5P-3B 2 Storey Townhouse 90m ² /945sq.ft	4P-3B 2 Storey Townhouse 80m ² /860sq.ft	3P-2B Ground Floor Apartments 60m ² /645sq.ft	3P-2B First Floor Apartments 60m ² /645sq.ft	4P-3B First Floor Apartment 75m ² /800sq.ft	3P-2B Top Floor Apartments 60m ² /645sq.ft	4P-3B Top Floor Apartment 75m ² /800sq.ft

PROPOSED FLOOR PLAN - SCALE 1:400





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