





HOLYWOOD

*lives and
breathes with you.*

Situated on the grassy shores of Belfast Lough, the trendy town of Hollywood offers good vibes only.

Whether it's enjoying live music the award-winning Dirty Duck Ale House, relaxing at the well-known Culloden Estate and Spa, or taking a stroll through the woodland paths of Redburn Country Park, Hollywood is in a league of its own.



PERFECTLY POSITIONED

*at the heart
of everything
that matters.*

Thanks to its great train links and easy access to Belfast City Centre and Belfast City Airport, HWD is a prime location for commuters.

What's more, a five-minute drive will bring you to Hollywood Exchange Retail Park, where you can find a wide range of great shopping facilities.



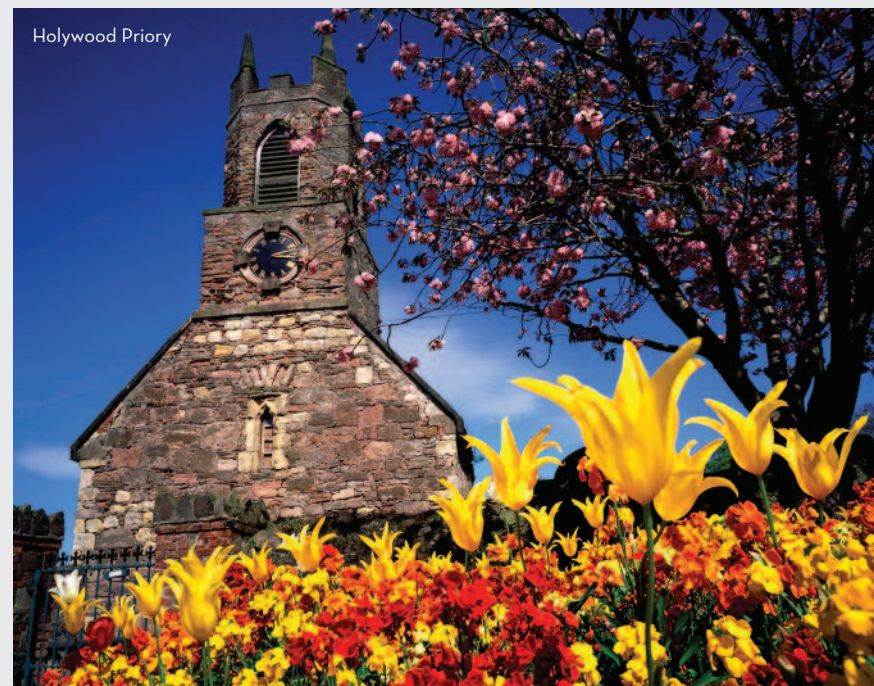
Belfast Lough



Corries Butchers, Hollywood



Hollywood Train Station



Hollywood Priory



Homebird Café



The Dirty Duck, Restaurant & Ale House

GO WITH THE FLOW

*feel the great vibe
of hollywood*

Dubbed as the jewel of North Down, Hollywood has become one of Northern Ireland's most sought-after places to live.

Not only does it have some of the most breath-taking scenery the country has to offer right on its doorstep, it also serves up a chic and stylish ambiance, allowing you to really feel at home.





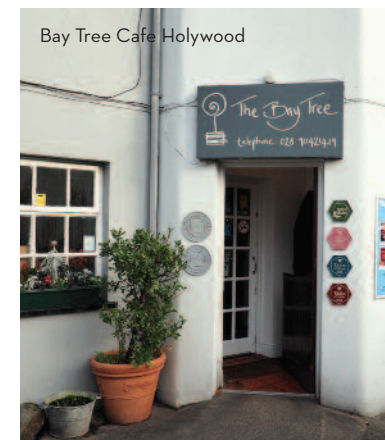
STRIKE A POSE

*designed with
stylish living spaces*

Located in the heart of Hollywood, HWD is home to eighteen apartments and one townhouse, in two contemporary apartment blocks and one listed block.

Characterised by spacious, fresh interiors, and with the additional benefit of a private parking space, these striking homes lend themselves to practical living and stress-free maintenance.

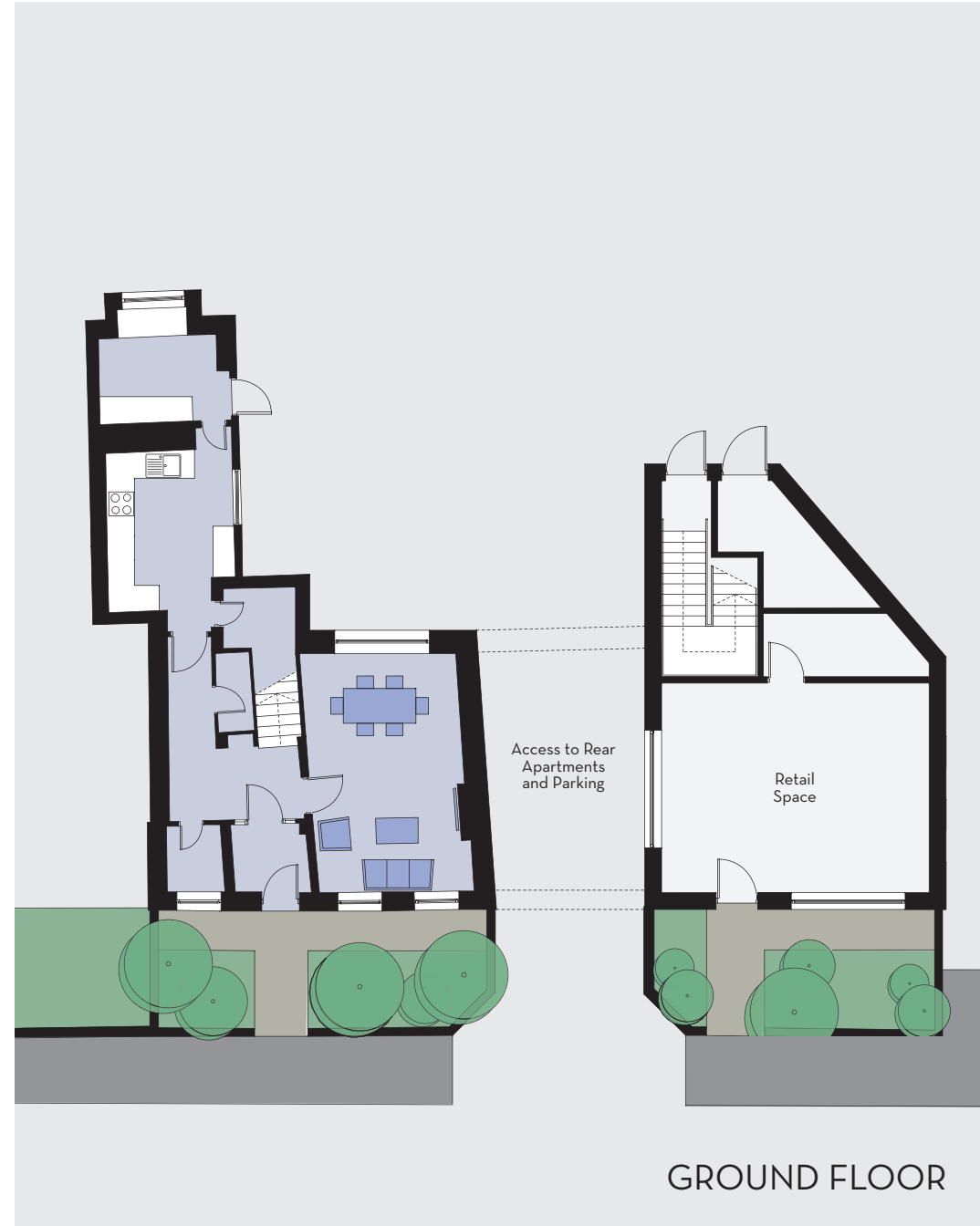
What's more, this location has every convenience you could possibly need just minutes from your front door: Hollywood boasts a wide variety of restaurants, cafés, pubs, supermarkets, sports teams and recreational facilities.



HWD

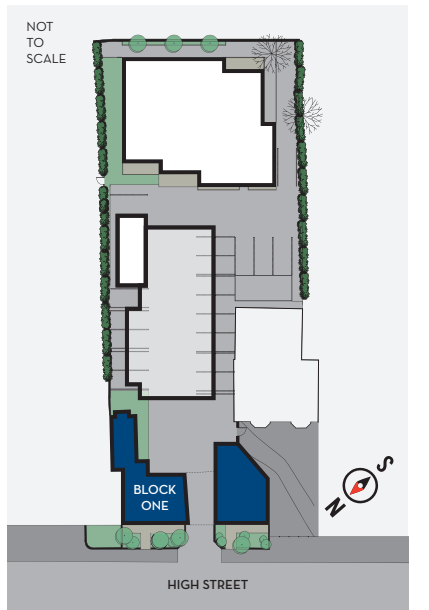
BLOCKS ONE, TWO & THREE





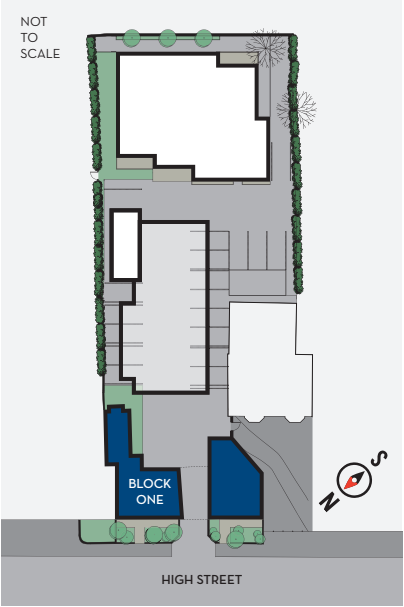
BLOCK ONE

floor plans



BLOCK ONE

floorplans



FIRST FLOOR

APTARTMENT 01 - 63 m² / 678 ft² approx.

- Living Area (Max)**
4.40m x 2.90m / 14'5" x 9'6"
- Kitchen / Dining (Max)**
3.10m x 2.65m / 10'2" x 8'8"
- Master Bedroom**
3.30m x 3.30m / 10'9" x 10'9"
- Ensuite**
2.30m x 1.00m / 7'6" x 3'3"
- Bedroom 2 (Max)**
3.40m x 2.37m / 11'1" x 7'9"
- Bathroom**
2.70m x 2.25m / 8'10" x 7'4"

SECOND FLOOR

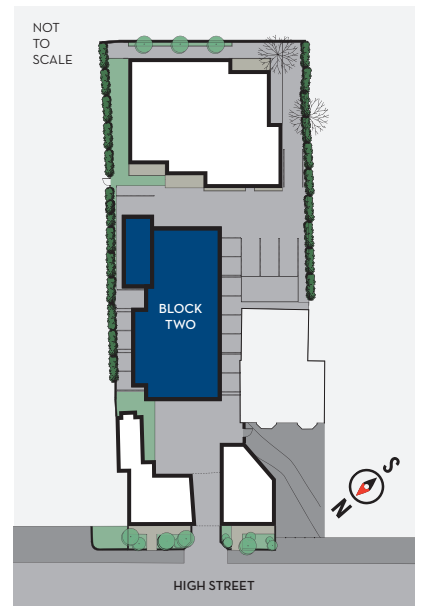
APTARTMENT 02 - 63 m² / 678 ft² approx.

- Living Area (Max)**
4.40m x 2.90m / 14'5" x 9'6"
- Kitchen / Dining (Max)**
3.10m x 2.65m / 10'2" x 8'8"
- Master Bedroom**
3.30m x 3.30m / 10'9" x 10'9"
- Ensuite**
2.30m x 1.00m / 7'6" x 3'3"
- Bedroom 2 (Max)**
3.40m x 2.37m / 11'1" x 7'9"
- Bathroom**
2.70m x 2.25m / 8'10" x 7'4"



BLOCK TWO

floorplans



BLOCK TWO

floor plans

FIRST FLOOR

APTARTMENT 03 - 79 m² / 850 ft² approx.

Living Area (Max)

4.40m x 2.80m / 14'5" x 9'2"

Kitchen / Dining (Max)

3.20m x 3.10m / 10'5" x 10'2"

Master Bedroom

4.50m x 2.80m / 14'9" x 9'2"

Ensuite

2.70m x 1.60m / 8'10" x 5'2"

Bedroom 2 (Max)

3.10m x 3.06m / 10'2" x 10'0"

Bathroom

2.60m x 1.70m / 8'6" x 5'6"

APTARTMENT 04 - 84 m² / 904 ft² approx.

Living Area (Max)

4.90m x 2.42m / 14'10" x 11'1"

Kitchen / Dining (Max)

4.54m x 3.40m / 16'1" x 7'11"

Master Bedroom

4.30m x 2.80m / 14'1" x 9'2"

Ensuite

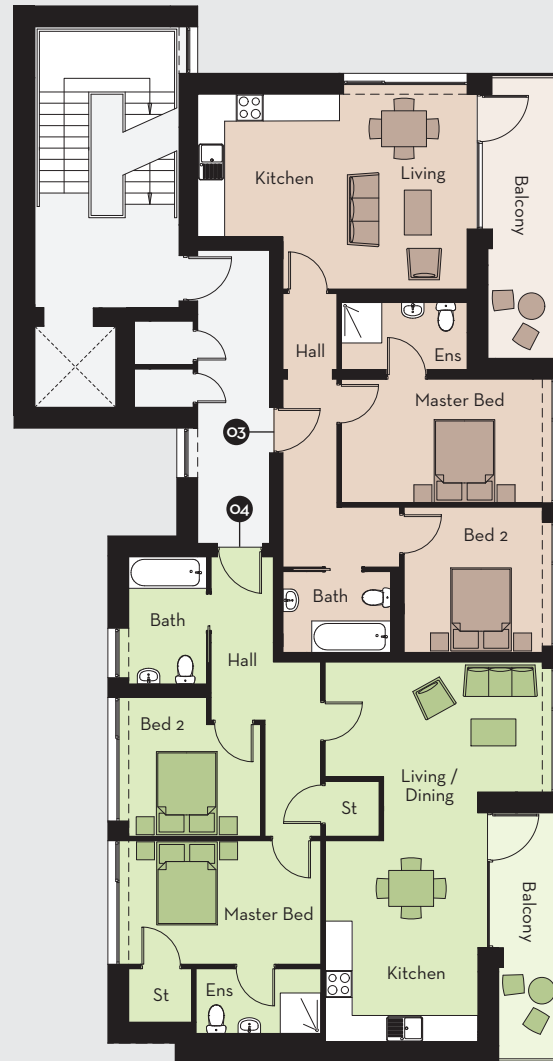
2.80m x 1.40m / 9'2" x 4'7"

Bedroom 2 (Max)

3.06m x 2.96m / 10'0" x 9'8"

Bathroom

3.06m x 1.75m / 10'0" x 5'8"



SECOND FLOOR

APTARTMENT 05 - 79 m² / 850 ft² approx.

Living Area (Max)

4.40m x 2.80m / 14'5" x 9'2"

Kitchen / Dining (Max)

3.20m x 3.10m / 10'5" x 10'2"

Master Bedroom

4.50m x 2.80m / 14'9" x 9'2"

Ensuite

2.70m x 1.60m / 8'10" x 5'2"

Bedroom 2 (Max)

3.10m x 3.06m / 10'2" x 10'0"

Bathroom

2.60m x 1.70m / 8'6" x 5'6"

APTARTMENT 06 - 84 m² / 904 ft² approx.

Living Area (Max)

4.90m x 2.42m / 14'10" x 11'1"

Kitchen / Dining (Max)

4.54m x 3.40m / 16'1" x 7'11"

Master Bedroom

4.30m x 2.80m / 14'1" x 9'2"

Ensuite

2.80m x 1.40m / 9'2" x 4'7"

Bedroom 2 (Max)

3.06m x 2.96m / 10'0" x 9'8"

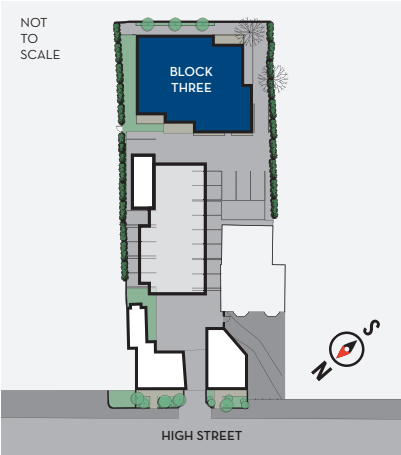
Bathroom

3.06m x 1.75m / 10'0" x 5'8"



BLOCK THREE

floor plans



GROUND FLOOR

APTARTMENT 07 - 65 m² / 700 ft² approx.

Living Area (Max)

4.77m x 4.21m / 15'7" x 13'9"

Kitchen / Dining (Max)

3.30m x 2.75m / 10'9" x 9'0"

Master Bedroom

3.97m x 2.80m / 13'0" x 9'2"

Ensuite

1.95m x 1.83m / 6'4" x 6'0"

Bedroom 2 (Max)

3.30m x 3.05m / 10'9" x 10'0"

Bathroom

2.60m x 1.95m / 8'6" x 6'4"

APTARTMENT 08 - 77 m² / 829 ft² approx.

Living Area (Max)

6.65m x 4.93m / 21'9" x 16'2"

Kitchen / Dining (Max)

3.70m x 2.20m / 12'1" x 7'2"

Master Bedroom

4.20m x 2.80m / 13'9" x 9'2"

Ensuite

2.80m x 1.49m / 9'2" x 4'10"

Bedroom 2 (Max)

3.10m x 3.06m / 10'2" x 10'0"

Bathroom

2.38m x 2.00m / 7'9" x 6'6"

APTARTMENT 09 - 68 m² / 732 ft² approx.

Living Area (Max)

4.52m x 3.06m / 14'9" x 10'0"

Kitchen / Dining (Max)

3.89m x 3.18m / 12'9" x 10'5"

Master Bedroom

3.30m x 2.96m / 10'9" x 9'8"

Ensuite

2.40m x 1.48m / 7'10" x 4'10"

Bedroom 2 (Max)

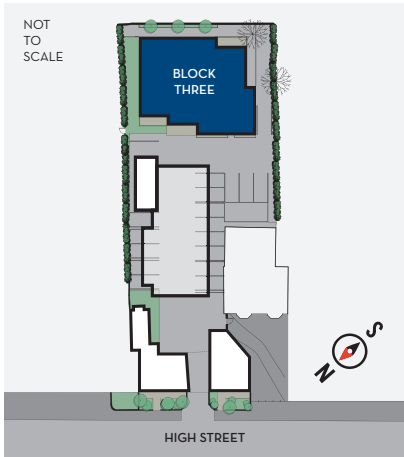
3.30m x 3.05m / 10'9" x 10'0"

Bathroom

3.05m x 1.96m / 10'0" x 6'5"

BLOCK THREE

floorplans



FIRST & SECOND FLOORS

APTARTMENT 10 + 13 - 72 m² / 775 ft² approx.

- Living Area (Max)**
4.20m x 3.38m / 13'9" x 11'1"
- Kitchen / Dining (Max)**
4.20m x 2.80m / 13'9" x 9'2"
- Master Bedroom**
4.25m x 3.05m / 13'11" x 10'0"
- Ensuite**
2.14m x 1.90m / 7'0" x 6'3"
- Bedroom 2 (Max)**
3.30m x 3.30m / 10'9" x 10'9"
- Bathroom**
2.30m x 1.96m / 7'6" x 6'5"

APTARTMENT 11 + 14 - 77 m² / 829 ft² approx.

- Living Area (Max)**
6.35m x 5.00m / 20'10" x 16'4"
- Kitchen / Dining (Max)**
3.77m x 2.60m / 12'4" x 8'6"
- Master Bedroom**
4.20m x 2.80m / 13'9" x 9'2"
- Ensuite**
2.66m x 1.35m / 8'8" x 4'5"
- Bedroom 2 (Max)**
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom**
2.35m x 2.00m / 7'8" x 6'6"

APTARTMENT 12 + 15 - 68 m² / 732 ft² approx.

- Living Area (Max)**
4.52m x 3.06m / 14'9" x 10'0"
- Kitchen / Dining (Max)**
3.89m x 3.18m / 12'9" x 10'5"
- Master Bedroom**
3.30m x 2.96m / 10'9" x 9'8"
- Ensuite**
2.66m x 1.50m / 8'8" x 4'11"
- Bedroom 2 (Max)**
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom**
2.35m x 2.00m / 7'8" x 6'6"

THIRD FLOOR

APTARTMENT 16 - 72 m² / 775 ft² approx.

- Living Area (Max)**
4.20m x 3.38m / 13'9" x 11'1"
- Kitchen / Dining (Max)**
4.20m x 2.80m / 13'9" x 9'2"
- Master Bedroom**
4.25m x 3.05m / 13'11" x 10'0"
- Ensuite**
2.14m x 1.90m / 7'0" x 6'3"
- Bedroom 2 (Max)**
3.30m x 3.30m / 10'9" x 10'9"
- Bathroom**
2.30m x 1.96m / 7'6" x 6'5"

APTARTMENT 17 - 77 m² / 829 ft² approx.

- Living Area (Max)**
6.35m x 5.00m / 20'10" x 16'4"
- Kitchen / Dining (Max)**
3.77m x 2.60m / 12'4" x 8'6"
- Master Bedroom**
4.20m x 2.80m / 13'9" x 9'2"
- Ensuite**
2.66m x 1.35m / 8'8" x 4'5"
- Bedroom 2 (Max)**
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom**
2.35m x 2.00m / 7'8" x 6'6"

APTARTMENT 18 - 68 m² / 732 ft² approx.

- Living Area (Max)**
4.52m x 3.06m / 14'9" x 10'0"
- Kitchen / Dining (Max)**
3.89m x 3.18m / 12'9" x 10'5"
- Master Bedroom**
3.30m x 2.96m / 10'9" x 9'8"
- Ensuite**
2.66m x 1.50m / 8'8" x 4'11"
- Bedroom 2 (Max)**
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom**
2.35m x 2.00m / 7'8" x 6'6"

SPECIFICATION

KITCHEN / UTILITY

- Contemporary kitchen with integrated electrical appliances to include gas hob and electric oven, extractor unit, fridge freezer, and dishwasher
- Concealed under unit lighting to kitchen units

BATHROOM / ENSUITE & WCS

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath with screen door
- Thermostatically controlled shower in ensuite
- Chrome heated towel radiators in bathroom and ensuite

FLOOR COVERING

- Fumed Oak laminate flooring throughout
- Full height tiling to bathrooms

HEATING

- Energy efficient natural gas fired central heating with combination boiler
- Thermostatically controlled radiators
- Zoned central heating system

INTERNAL FEATURES

- Internal Décor - walls and ceilings painted
- Painted moulded skirting and architrave
- Pre-finished internal doors with contemporary ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets throughout including TV and telephone points
- Recessed LED spotlights to kitchen /dining, ensuite and bathroom

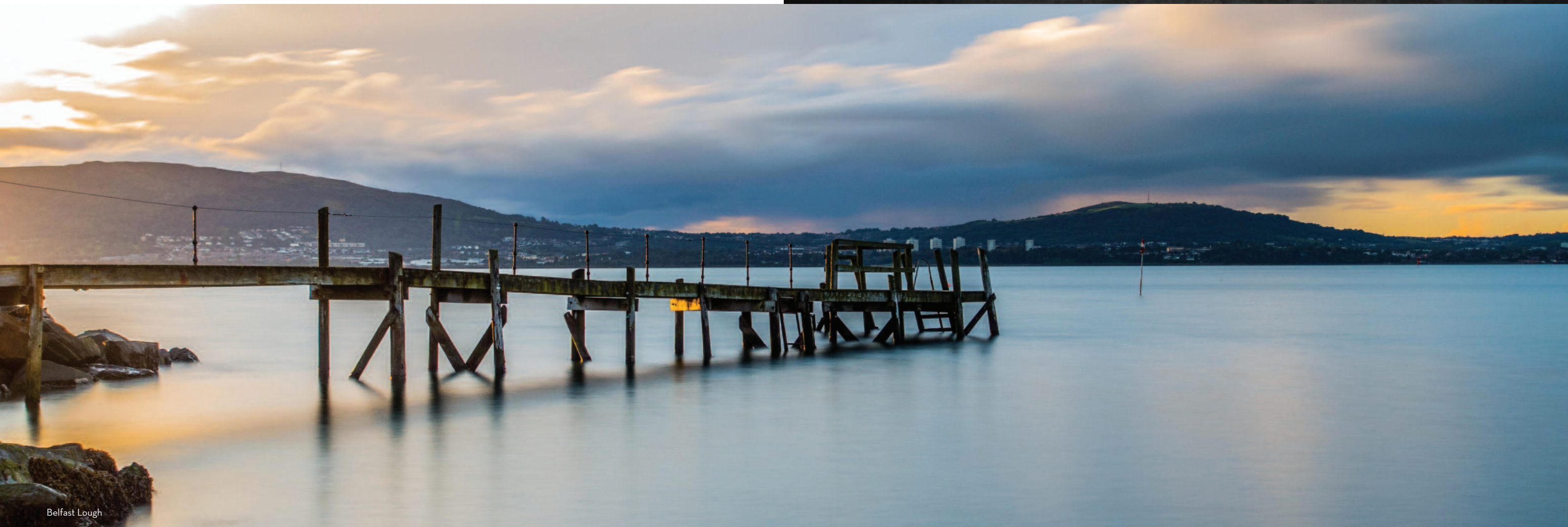
EXTERNAL FEATURES

- Traditional masonry construction with brickwork, painted render and architectural glazing
- High standard insulation throughout to ensure minimal heat loss
- Landscaping to common areas
- A management company will be formed to organise the upkeep and wellbeing of the development

WARRANTY

- 10 year structural warranty cover





Belfast Lough



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