



## *Pavilion No.4 at Belvoir Park*

Magnificent Edwardian pavilion sympathetically converted into  
a selection of 3 elegant townhouses and 6 exceptional apartments



# Welcome to Pavilion No.4 at Belvoir Park

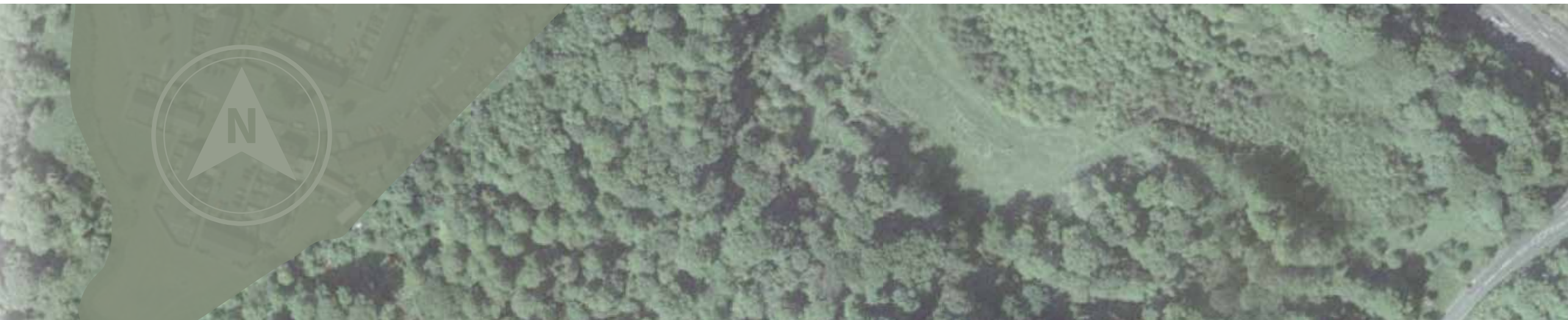
Set within 64 acres of one of the country's finest private woodland and countryside environments, Belvoir Park offers you a unique opportunity to make your home in one of the most inspiring and sought after locations in Northern Ireland.

Featuring some of the most remarkable examples of Edwardian architecture at its heart, enhanced by formal garden spaces and parkland walks, Belvoir Park is a truly unique place to live, offering homes of exceptional quality and character.

## Architectural heritage and contemporary living in perfect harmony.

Originally designed by renowned Belfast architects Young and Mackenzie who were responsible for many of the landmark buildings around the city of Belfast, the historic Edwardian Pavilions at Belvoir Park have been meticulously restored by listed building specialists Sutherland Architects, to create breath-taking living spaces perfectly designed to meet the needs of modern living.

Pavilion No.4 features 3 elegantly appointed townhouses and 6 apartments, ranging from 1 to 3 bedrooms. Each home is uniquely considered to achieve the perfect balance between contemporary design and period features, with high specification finishes throughout including 3.6m high ceilings; sash wooden frame windows; 10" deep moulded skirting boards; glazed panels above internal doors providing natural light throughout the ground and first floors; and private courtyard gardens for each townhouse, with estate railing to front gardens.







Pavilion No.4 .....



# Pavilion No.4

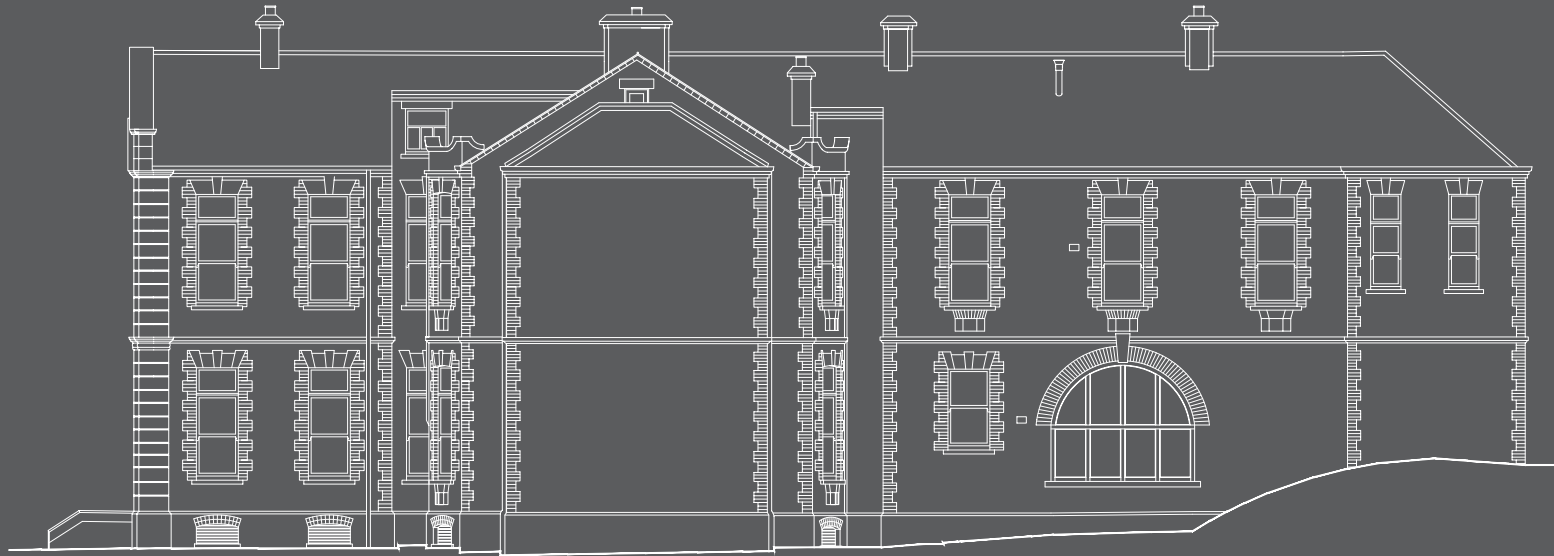


EAST ELEVATION

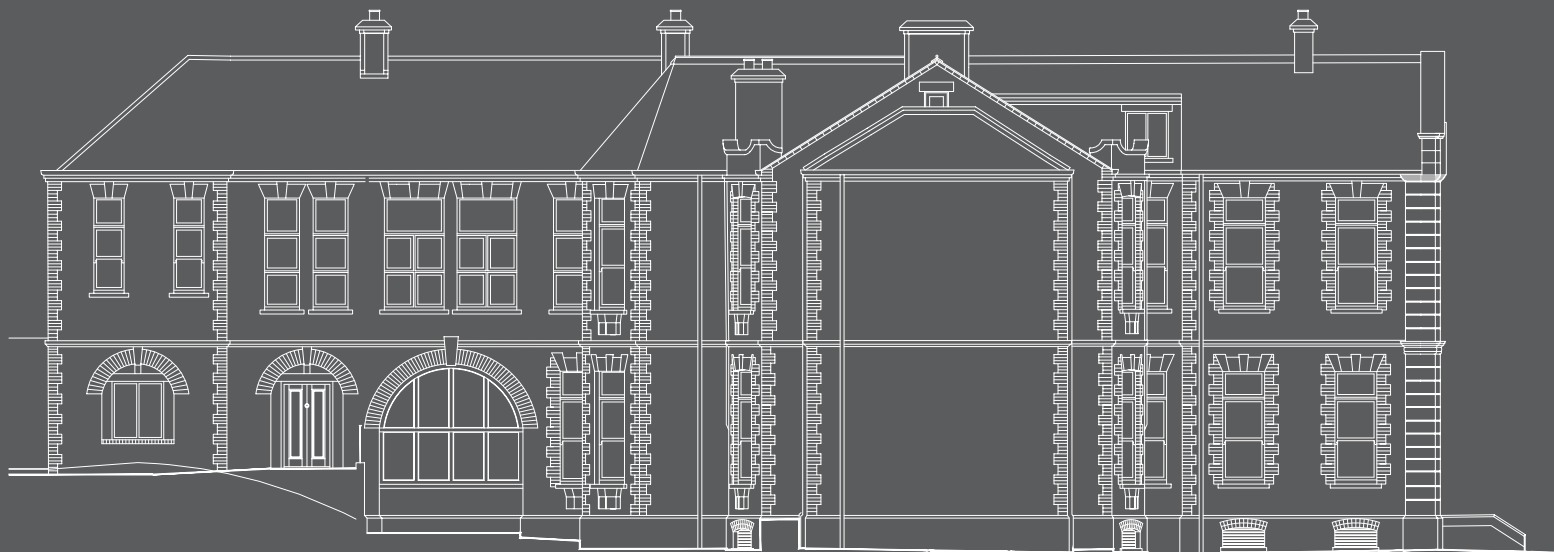


WEST ELEVATION



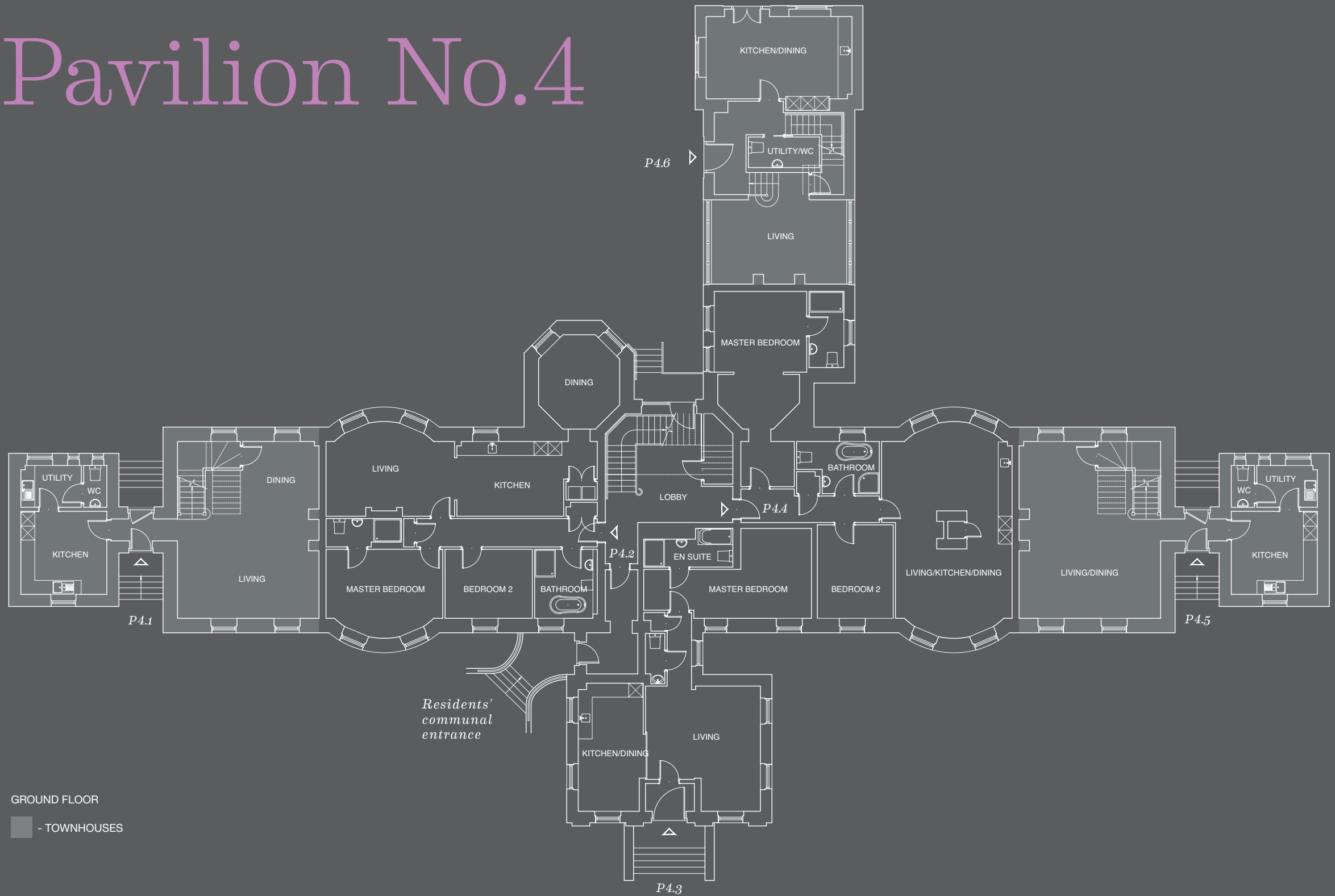


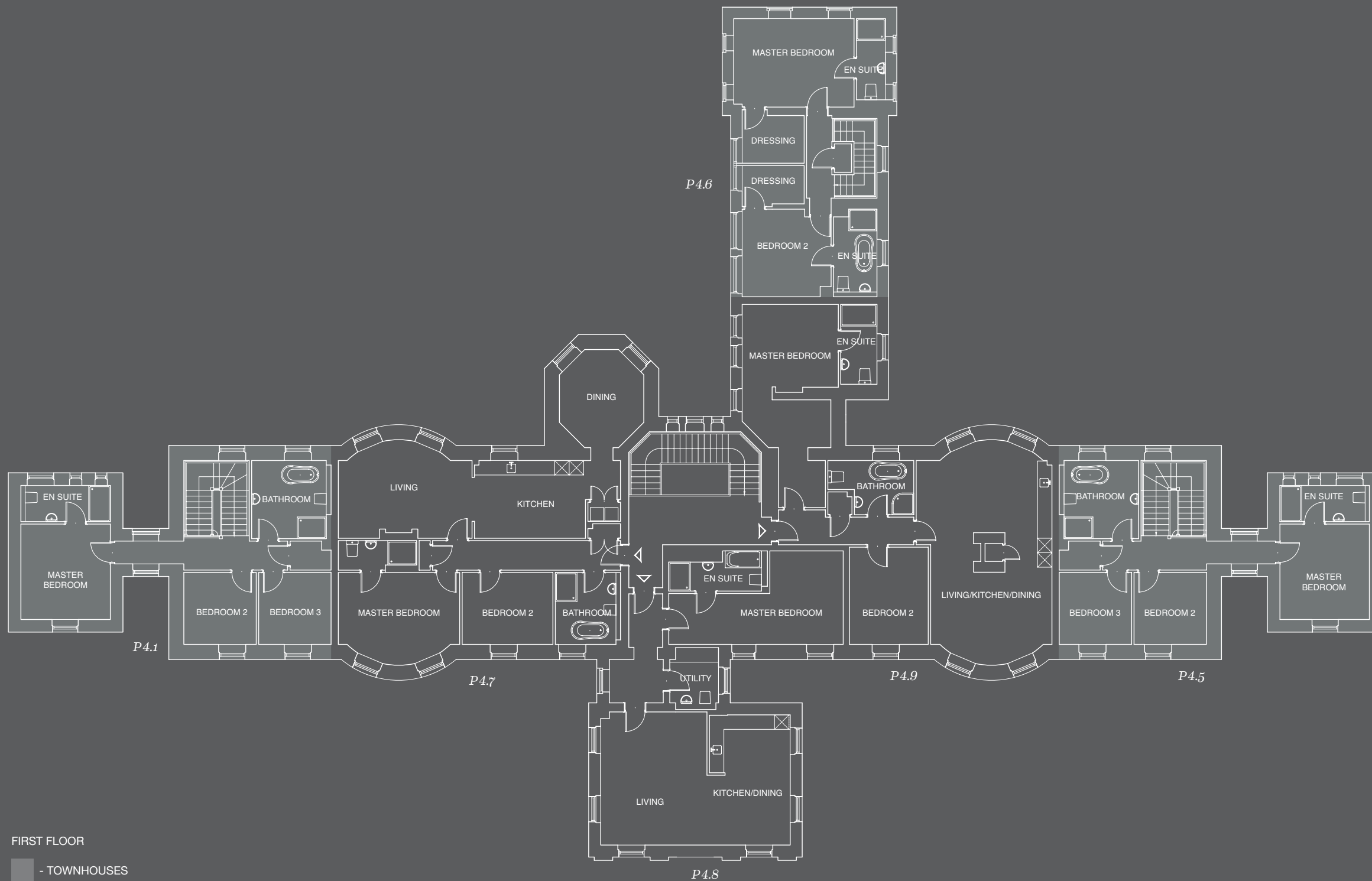
NORTH ELEVATION



SOUTH ELEVATION

# Pavilion No.4





TOWNHOUSE

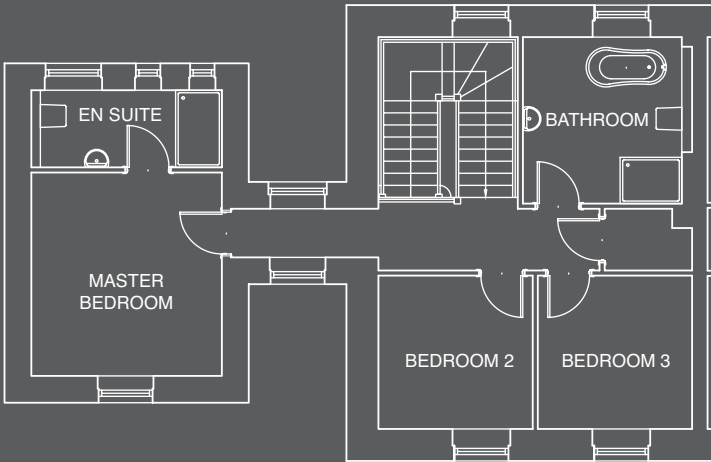
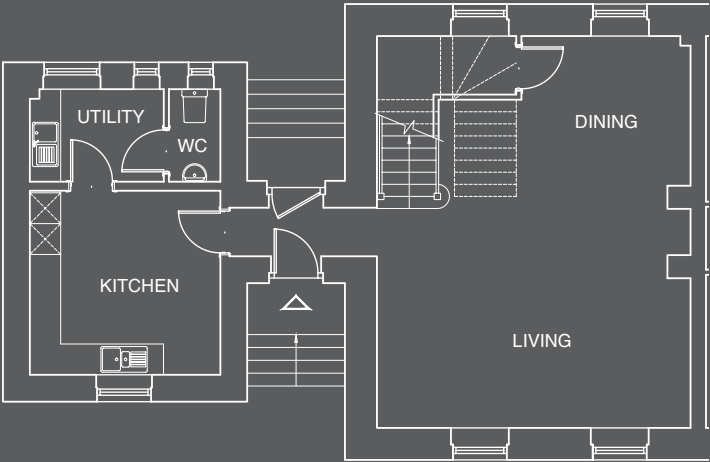
P4.1

1,497 sq.ft / 139 sq.m

- End townhouse
- Living room with dining area
- Kitchen
- Utility
- 3 bedrooms, master with en-suite

GROUND FLOOR		
Room	ft	m
Living/Dining	25'0" x 20'0"	7.62 x 6.10
Kitchen	12'1" x 11'8"	3.70 x 3.58
Utility	8'6" x 5'10"	2.60 x 1.80
WC		

FIRST FLOOR		
Room	ft	m
Master bedroom	12'11" x 12'1"	3.95 x 3.70
En suite	11'6" x 4'11"	3.53 x 1.50
Bedroom 2	10'6" x 10'1"	3.00 x 2.98
Bedroom 3	10'6" x 10'1"	3.00 x 2.98
Bathroom	10'7 x 10'2	3.23 x 3.10



Plans are not to scale and dimensions are approximate

\*Maximum measurement



TOWNHOUSE

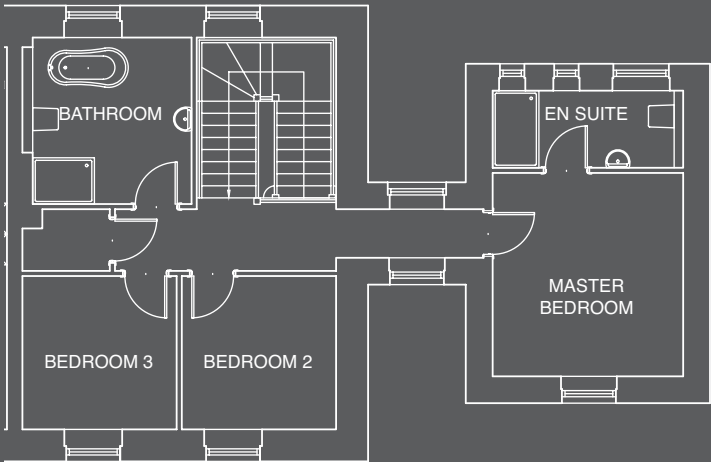
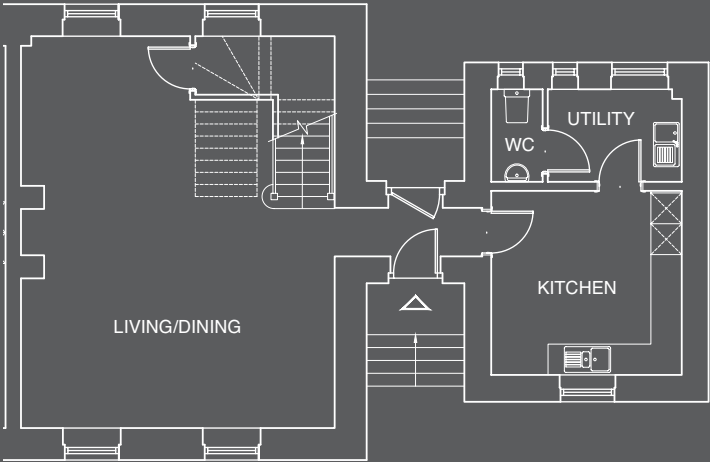
P4.5

- End townhouse
- Living room with dining area
- Kitchen
- Utility
- 3 bedrooms, master with en-suite

1,497 sq.ft / 139 sq.m

GROUND FLOOR		
Room	ft	m
Living/Dining	25'0" x 20'0"	7.62 x 6.10
Kitchen	12'1" x 11'8"	3.70 x 3.58
Utility	8'6" x 5'10"	2.60 x 1.80
WC		

FIRST FLOOR		
Room	ft	m
Master bedroom	12'11" x 12'1"	3.95 x 3.70
En suite	11'6" x 4'11"	3.53 x 1.50
Bedroom 2	10'6" x 10'1"	3.00 x 2.98
Bedroom 3	10'6" x 10'1"	3.00 x 2.98
Bathroom	10'7 x 10'2	3.23 x 3.10



Plans are not to scale and dimensions are approximate  
\*Maximum measurement

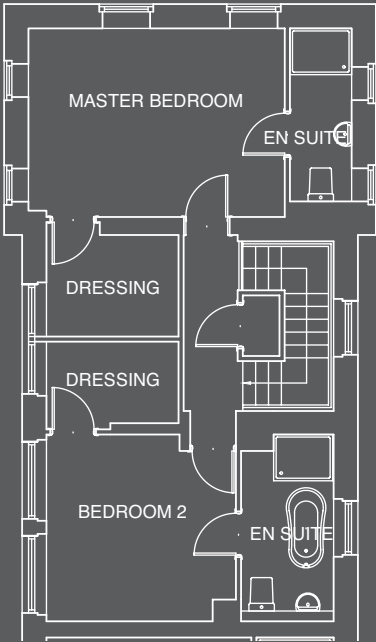
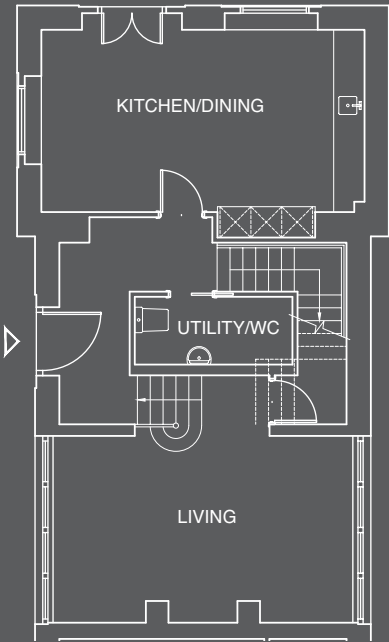
# P4.6

1,449 sqft / 135 sq m

- End townhouse
- Dual aspect living room with arched feature windows
- Spacious open plan kitchen/dining area
- 2 bedrooms both with en suites and separate dressing rooms

GROUND FLOOR		
Room	ft	m
Living	19'1" x 11'10"	5.83 x 3.63
Kitchen/Dining	20'7" x 11'7"	6.28 x 3.54
Utility/WC	10'0" x 4'3"	3.06 x 1.31

FIRST FLOOR		
Room	ft	m
Master bedroom	16'4" x 11'7"	4.98 x 3.54
Dressing	8'5" x 6'5"	2.57 x 1.97
En-suite	11'0" x 3'11"	3.36 x 1.20
Bedroom 2	11'10" x 12'1"	3.63 x 3.68
Dressing	8'5" x 5'2"	2.57 x 1.58
En suite	10'2" x 5'10"	3.10 x 1.80



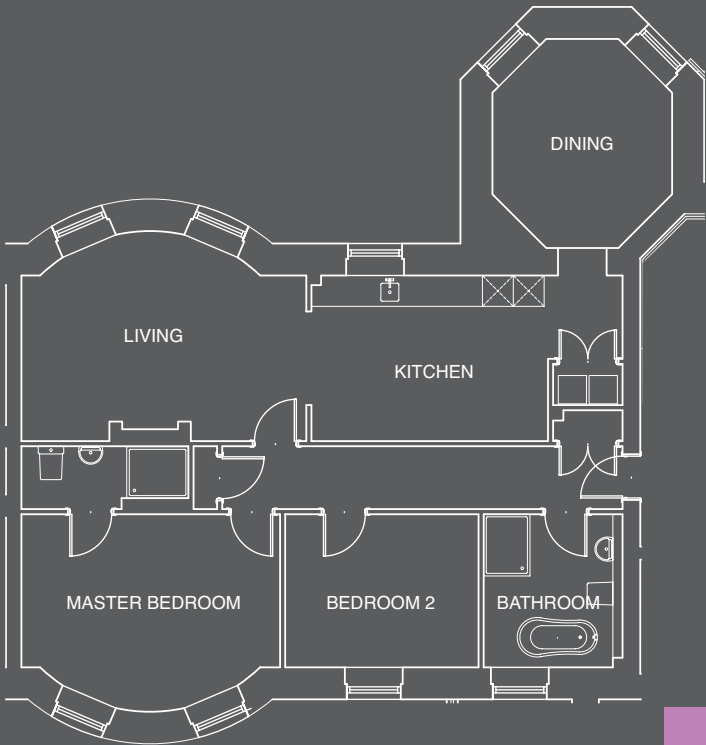
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\*Maximum measurement

APARTMENT

# P4.2

1,148sq.ft / 107 sq m

- Ground floor two bedroom apartment
- Spacious open plan living/kitchen area
- Dining room
- Utility cupboard
- 2 bedrooms, master with en-suite



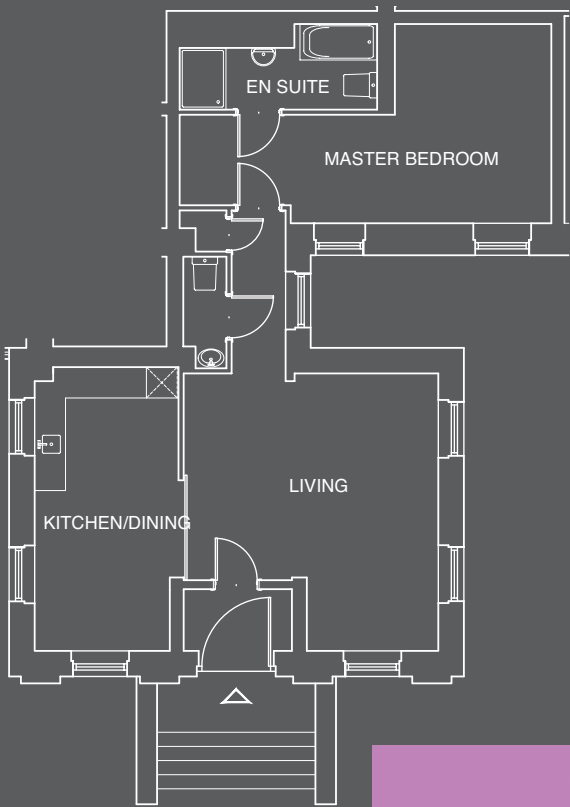
GROUND FLOOR		
Room	ft	m
Living	18'2" x 13'4"	5.54 x 4.08
Kitchen	15'1" x 10'6"	4.60 x 3.22
Dining	13'4" x 11'5"	4.06 x 3.49
Master bedroom	16'6" x 12'7"	5.03 x 3.84
En suite	10'7" x 4'0"	3.25 x 1.22
Bedroom 2	12'4" x 9'9"	3.76 x 2.98
Bathroom	9'9" x 8'2"	2.98 x 2.51

APARTMENT

# P4.3

881 sq.ft / 75 sq m

- Ground floor one bedroom apartment
- Private entrance
- Living room
- Spacious open plan kitchen/dining area
- Separate WC
- Bedroom with en-suite



GROUND FLOOR		
Room	ft	m
Living	17'8" x 16'2"	5.39 x 4.95
Kitchen/Dining	18'1" x 9'2"	5.51 x 2.80
Master bedroom	12'8" x 9'11"	3.87 x 3.04
En suite	12'7" x 5'5"	3.84 x 1.66

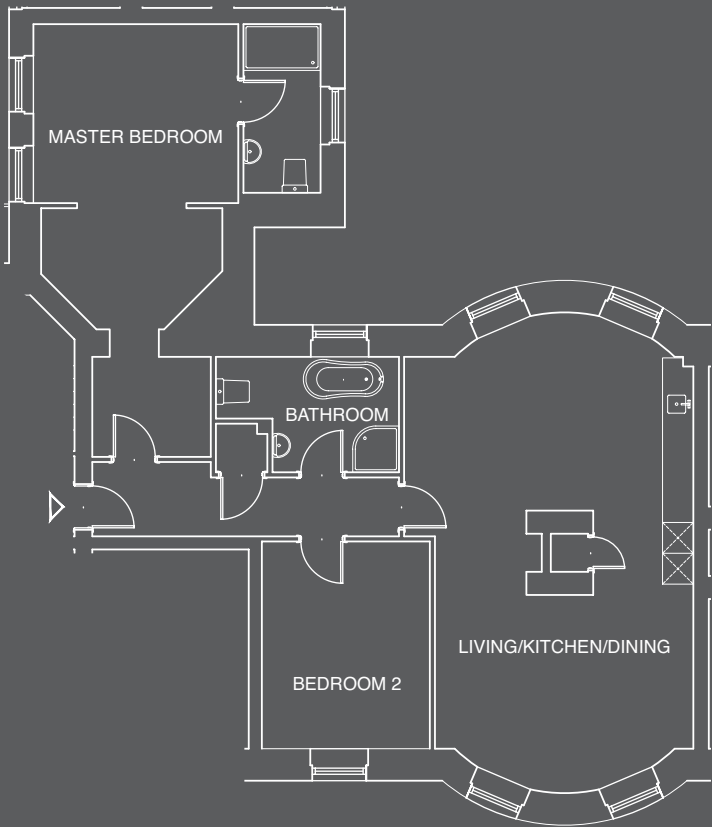
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\*Maximum measurement

APARTMENT

# P4.4

1,157 sq.ft / 107 sq m

- Ground floor two bedroom apartment
- Spacious open plan living/kitchen/dining area
- Master bedroom with en-suite



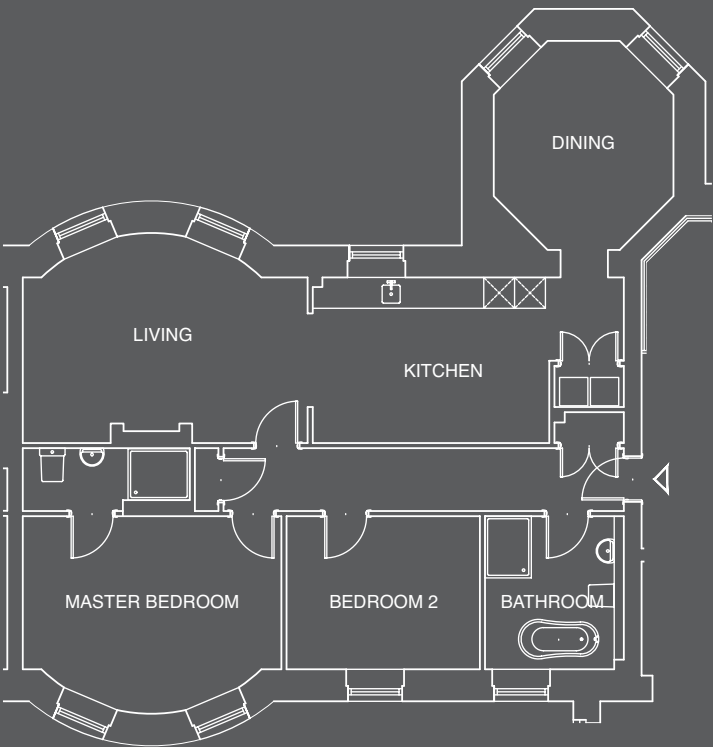
GROUND FLOOR		
Room	ft	m
Living/Kitchen/Dining	30'8" x 18'5"	9.35 x 5.62 (max)
Master bedroom	19'5" x 13'0"	5.93 x 3.98
En suite	10'9" x 4'11"	3.28 x 1.50
Bedroom 2	13'2" x 10'8"	4.03 x 3.27
Bathroom	11'8" x 7'4"	3.56 (max) x 2.24

APARTMENT

# P4.7

1,148 sq.ft / 106 sq m

- First floor two bedroom apartment
- Spacious open plan living/kitchen area
- Dining room
- Utility cupboard
- 2 bedrooms, master with en-suite



FIRST FLOOR		
Room	ft	m
Living	18'2" x 13'4"	5.54 x 4.08
Kitchen	15'1" x 10'6"	4.60 x 3.22
Dining	13'4" x 11'5"	4.06 x 3.49
Master bedroom	16'6" x 12'7"	5.03 x 3.84
En suite	10'7" x 4'0"	3.25 x 1.22
Bedroom 2	12'4" x 9'9"	3.76 x 2.98
Bathroom	9'9" x 8'2"	2.98 x 2.51

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\*Maximum measurement

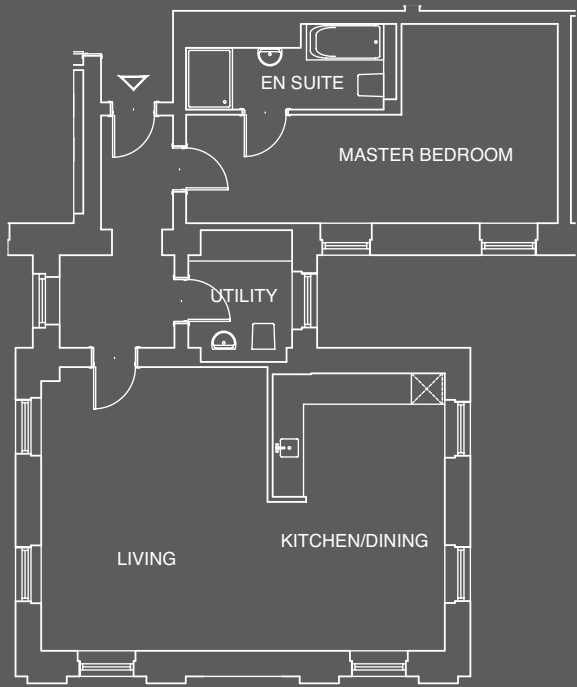


APARTMENT

# P4.8

920 sq.ft / 86 sq.m

- First floor one bedroom apartment
- Living room with dining area
- Separate utility with WC
- Kitchen
- Bedroom with en-suite



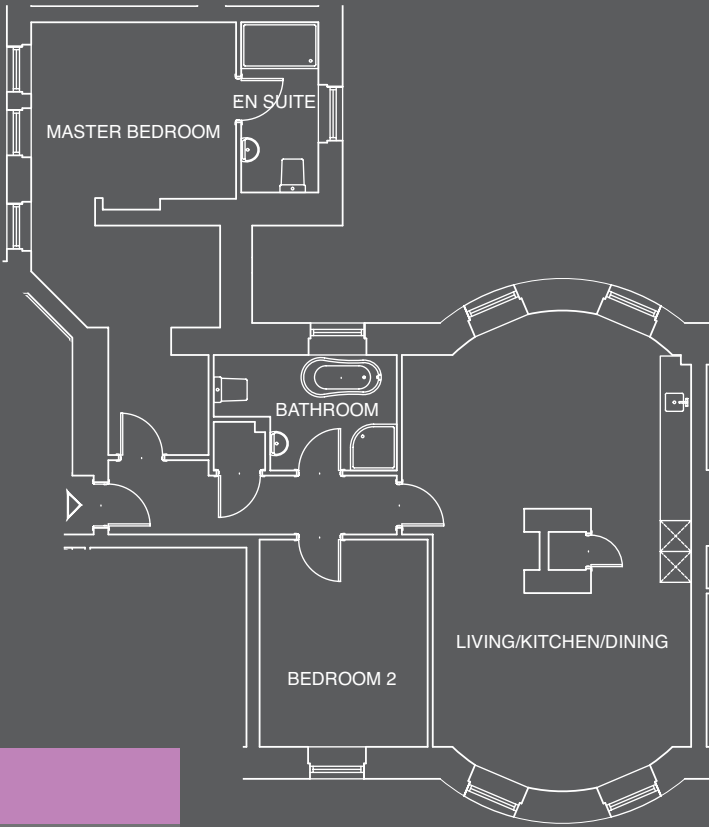
FIRST FLOOR		
Room	ft	m
Living	18'1" x 14'5"	5.52 x 4.40
Kitchen/Dining	17'8" x 10'11"	5.39 x 3.35
Utility/WC	7'6" x 6'7"	2.29 x 2.01
Master bedroom	12'8" x 9'11"	3.87 x 3.04
En suite	12'7" x 5'5"	3.84 x 1.66

APARTMENT

# P4.9

1,157 sq.ft / 108 sq.m

- First floor two bedroom apartment
- Spacious open plan living/kitchen/dining area
- Master bedroom with en-suite



FIRST FLOOR		
Room	ft	m
Living/Kitchen/Dining	30'8" x 18'5"	9.35 x 5.62 (max)
Master bedroom	19'5" x 13'0"	5.93 x 3.98
En suite	10'9" x 4'11"	3.28 x 1.50
Bedroom 2	13'2" x 10'8"	4.03 x 3.27
Bathroom	11'8" x 7'4"	3.56 (max) x 2.24

Plans are not to scale and dimensions are approximate  
\*Maximum measurement



# The Pavilions Specifications

Each Townhouse & Apartment features high quality finishes throughout, chosen by Claire Hammond Interiors

## Kitchen

- Bespoke high quality fitted kitchen with soft close doors & Silestone worktops
- Integrated appliances to include hob, electric oven, extractor fan, fridge/freezer and dishwasher
- Recessed down lighters

## Utility (Townhouses Only)

- High quality units and premium coloured worktops
- Sink unit
- Free standing washing machine/tumble dryer
- Recessed down lighters

## Utility Cupboard (Apartments)

- Freestanding washing machine/tumble dryer  
\*where there is no utility room, a combined washer dryer will be included within the kitchen

## Bathroom (where applicable)

- Traditional white sanitary ware with fittings
- Bath
- Anti steam, illuminated mirror with sensor switch
- Heated towel rails
- Recessed down lighters
- Underfloor heating (\*Not applicable in P4.8)
- En suite

## Flooring/Tiling

- High quality tiled flooring in kitchen, dining, living, hall, bathrooms & en suites
- Tiled showers and splashbacks in bathrooms and en suites
- Carpeted flooring to bedrooms

## Heating

- Gas fired central heating
- Energy efficient boiler providing instant hot water
- Underfloor heating throughout
- P4.8 has a traditional radiator heating system
- Mechanical ventilation system

## Internal Features

- Painted white woodwork details and ceilings
- White painted doors, architraves and skirting's
- High quality ironmongery
- Comprehensive range of white electrical sockets including USB points, switches, and phone points
- Pre-wired for security alarm
- BT Open Reach and Virgin Media enabled
- Wi Fi enabled
- Enabled Internal TV network within each home
- Smoke and carbon monoxide detectors

## External Features - Townhouses

- Private amenity space (Townhouses only)
- Paved patio and steps
- External lighting to front and rear
- Rear entrance door, providing another high-quality entrance into these unique properties

## External Features - Apartments

- External lighting to front and rear of common area
- Feature front door, onto the Belvoir Park gardens, with sandstone steps to common area
- Rear entrance door providing access to parking area and bin store from communal area

## Overall External Features

- 2 parking spaces, plus overflow for visitors
- Natural slate roof
- Traditional clay brick and stone finish
- High quality painted traditional hardwood sliding sash windows

## Entrance Lobby (apartments)

- Tiled flooring
- Carpeted stairwell

## Warranty

- 10-year warranty provided by Global Home Warranties

### Disclaimer

These particulars do not constitute any part of an offer or contract; they are for guidance purposes only. Measurements are approximate and may vary during the construction process and site plans are not drawn to scale. 3D illustrations and photographs are for illustration purposes only. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. Purchasers should satisfy themselves as to the current specification at the time of booking. Neither the developer or the selling agent, nor any person in their employment has any authority to make or give representation or warranty whatsoever in relation to any property.



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