



THE OBSERVATORY

MALONE, BT9

EXCLUSIVE, CONTEMPORARY DETACHED HOMES



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MALONE, BT9

The Observatory is an exclusive collection of contemporary, detached family homes with open-plan living spaces and striking exteriors within a small private secluded development.

Each home at The Observatory offers modern, convenient living within leafy Malone, in one of Belfast's most attractive locations.

BEAUTIFUL HOMES IN BT9

A FINE LOCATION

This green and leafy part of Belfast is highly sought after. An ideal location on the edge of beautiful open space yet within easy access to the city

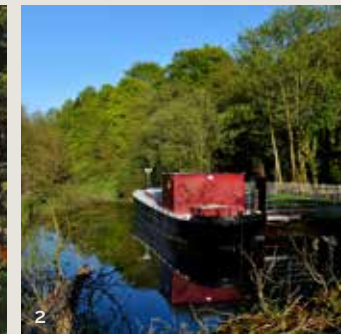


CAREFULLY CONSIDERED
ARCHITECTURE
IN A SMALL QUIET RESIDENTIAL
CORNER OF MALONE



THIS CHARMING AREA IS LAUDED FOR ITS BEAUTIFUL GREEN SPACES

MALONE,
BELFAST'S
GREENEST
& FINEST
SUBURB.



Located on the fringe of Barnett Demesne and The Lagan Valley Regional Park which features a particularly picturesque stretch of the river, Malone eclipses all others

Riverside walks, award winning golf courses, beautiful parks and historic buildings give the area a prevailing sense a peace.

1 | Malone House 2 | Lock Keepers Barge and Towpath 3 | Lagan Towpath 4 | Malone Golf Club

EDUCATION, ENTERTAINMENT, LEISURE & SHOPPING. BT9 HAS IT ALL



Education in BT9 is unrivalled and is host to a number of Belfast's finest schools, all within easy reach of The Observatory. The array of outstanding pre-schools, primary and post-primary schools will leave you spoilt for choice.

Lisburn Road is synonymous for its vibrant bars, award winning culture cafés, restaurants, coffee shops and delicatessens selling local artisan produce. It is also one of Belfast's main specialist retail areas with an interesting array of independent shops, high

end boutiques, inspiring interior design emporiums, galleries and almost everything else the serious shopper needs to indulge themselves.

For the sporting and leisure enthusiast there simply aren't enough hours in the day to enjoy every activity

on offer - athletics, tennis, rugby, hockey, gaelic, football, rowing, gyms, swimming and so many more it would make you tired just thinking about them! For a more relaxed pace, a stroll through the many parks is an idyllic way to pass the time and still stay active.

1 | Inchmarlo Prep School 2 | The Albany 3 | Barnett Demesne Trails & Jumps Park 4 | Rathmore Grammar School
5 | Victoria College 6 | Lyric Theatre 7 | Marks & Spencer 8 | Lock Keepers Cottage



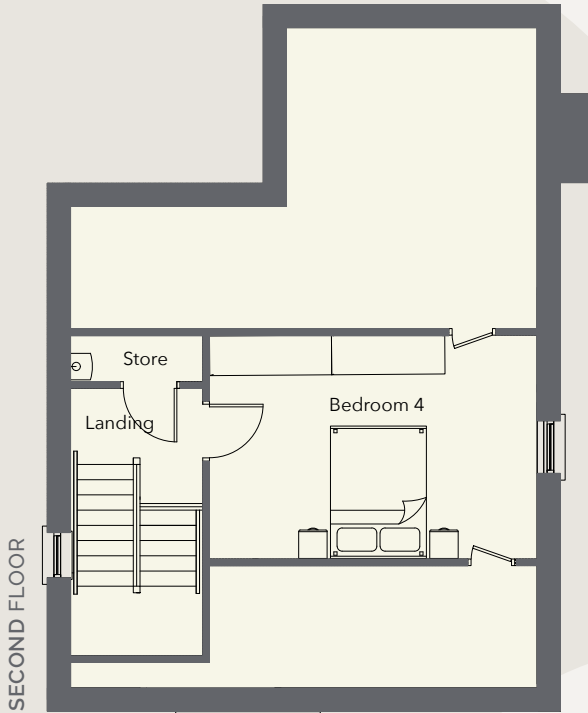
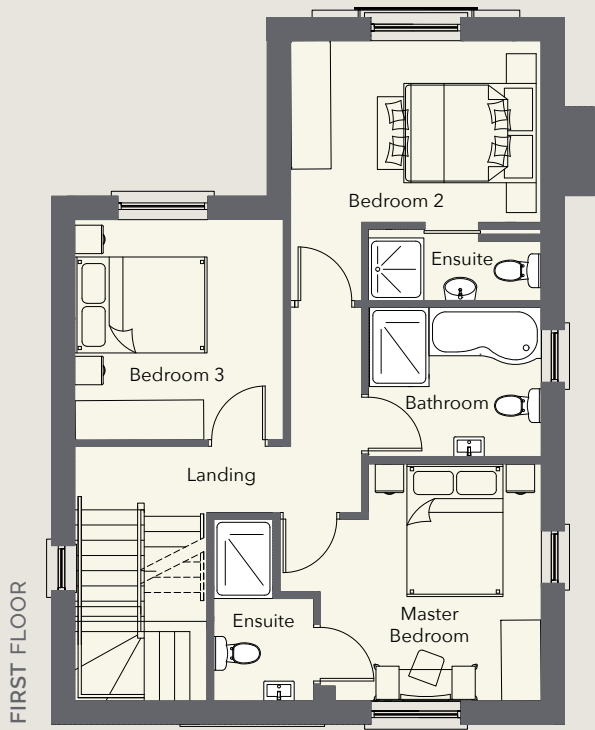
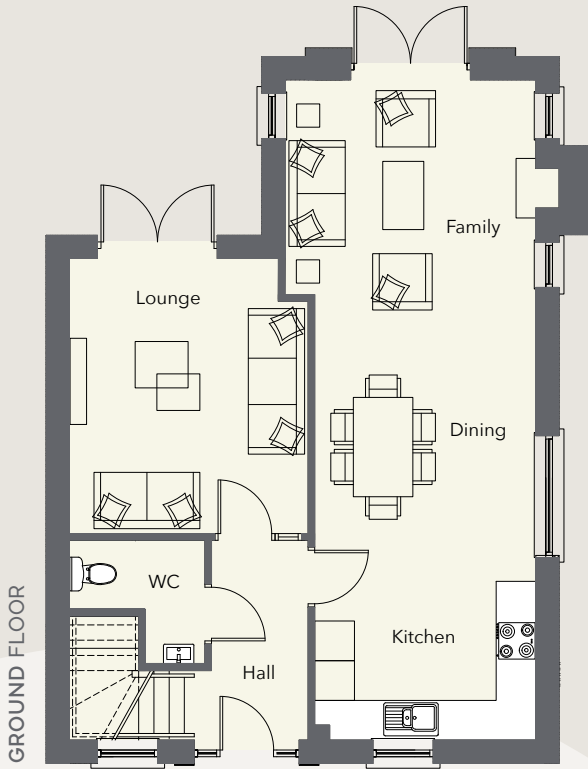
THE FLEMING SITE 1

4 bedroom, three storey, detached family home. Total floor area: c. 1585 sq ft
(Subject to planning)

Williamina Fleming catalogued thousands of stars and other astronomical phenomena. She openly promoted the hiring of female assistants in astronomy and is credited with the discovery of the first white dwarf.



CGI shown for illustration purposes only



GROUND FLOOR	Ft/Inch	Meters
Entrance Hall, separate WC		
Lounge	13'7" x 11'9"	4.15 x 3.61
Kitchen Dining	22'0" x 10'10"	6.73 x 3.34
Family	12'5" x 10'7"	3.79 x 3.24

FIRST FLOOR	Ft/Inch	Meters
Master Bedroom	11'8" x 10'11"	3.58 x 3.33
Ensuite	4'11" x 9'0"	1.51 x 2.75
Bedroom 2	12'4" x 8'11"	3.78 x 2.74
Ensuite	8'6" x 3'6"	2.61 x 1.08
Bedroom 3	10'7" x 10'4"	3.23 x 3.16
Bathroom	8'6" x 7'4"	2.61 x 2.26

SECOND FLOOR	Ft/Inch	Meters
Bedroom 4	16'2" x 11'1"	4.95 x 3.38
Store	6'6" x 2'3"	2.00 x 0.70

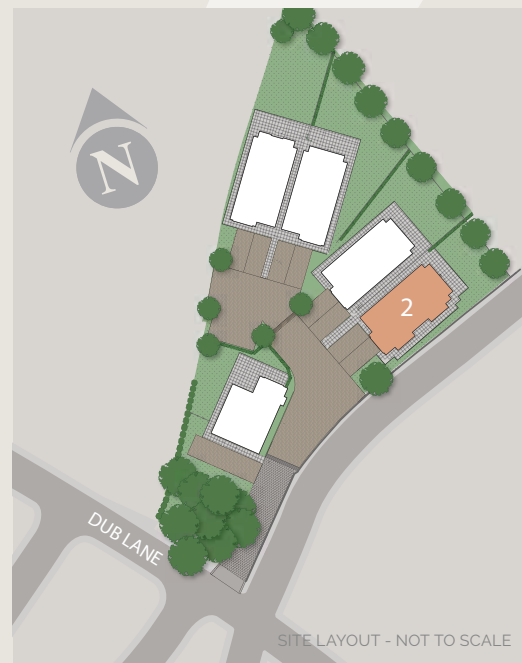
Floor plans are not to scale



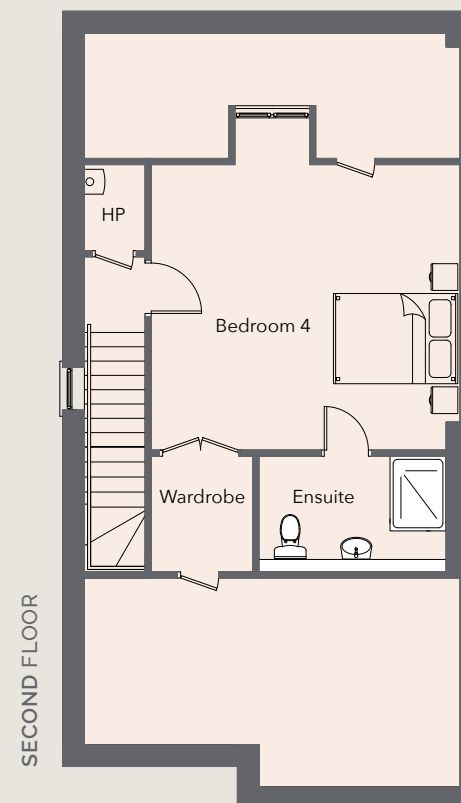
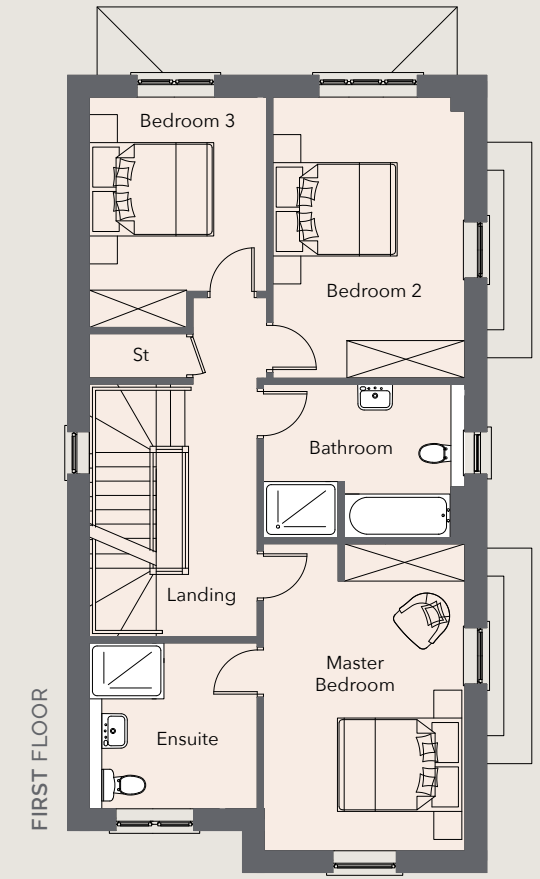
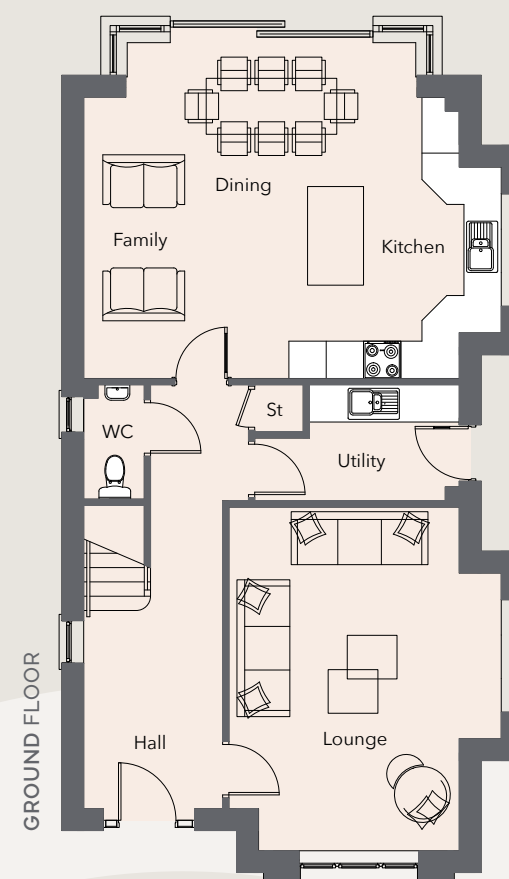
THE AITKEN SITE 2

4 bedroom, three storey, detached family home. Total floor area: c. 2002 sq ft

Robert Aitken was president of the Astronomical Society of the Pacific and discovered roughly 3,100 new binary stars. He was awarded the prestigious Bruce Medal in 1926 for his systematic study of double stars.



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GROUND FLOOR	Ft/Inch	Meters
Entrance Hall, separate WC		
Lounge	18'1" x 12'1"	5.52 x 3.70
Kitchen Dine Fam into bay	22'0" x 14'9"	6.71 x 4.52
Utility	10'9" x 6'1"	3.29 x 1.86

FIRST FLOOR	Ft/Inch	Meters
Master Bedroom	16'2" x 10'7"	4.93 x 3.24
Ensuite	8'10" x 8'8"	2.70 x 2.66
Bedroom 2	14'9" x 10'1"	4.51 x 3.09
Bedroom 3	12'5" x 9'4"	3.80 x 2.85
Bathroom	10'7" x 8'0"	3.24 x 2.46

SECOND FLOOR	Ft/Inch	Meters
Bedroom 4	16'3" x 15'0"	4.96 x 4.58
Ensuite	10'7" x 6'1"	3.23 x 1.86
Wardrobe	6'1" x 5'4"	1.86 x 1.63

Floor plans are not to scale



THE OBSERVATORY
MALONE, BT9

CAREFULLY
DESIGNED WITH
TODAY'S FAMILY
LIFESTYLES
IN MIND



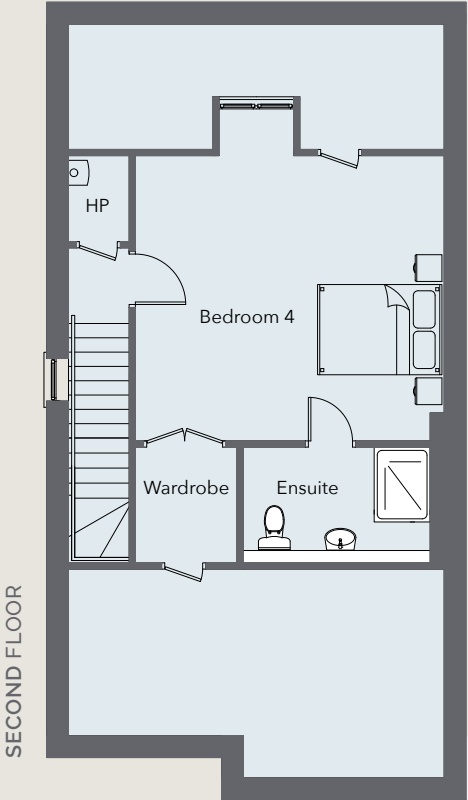
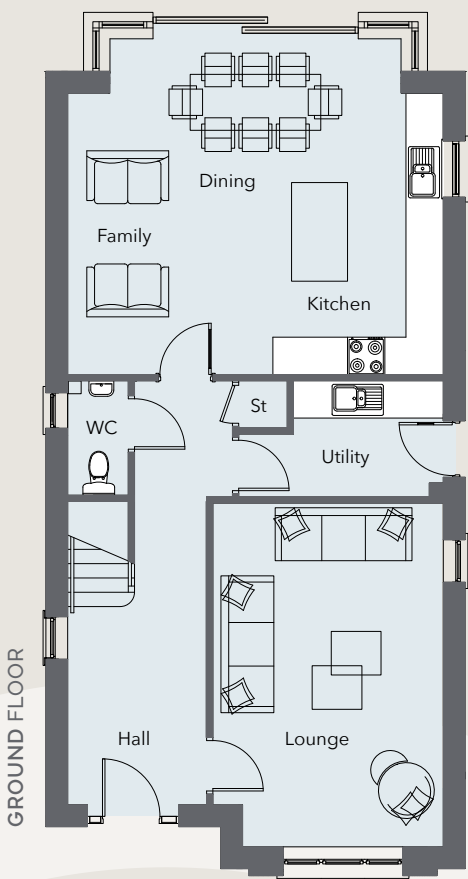
THE DAWSON SITE 3

4 bedroom, three storey, detached family home. Total floor area: c. 1963 sq ft

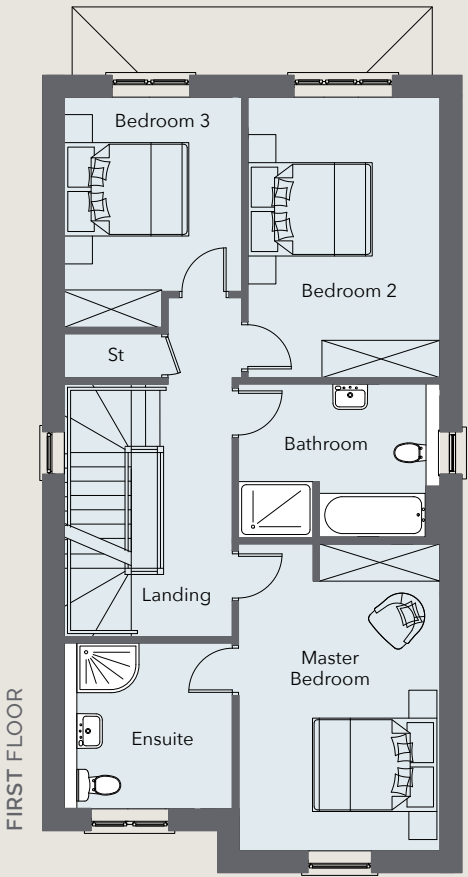
Bernhard Dawson studied variable stars, occultations, asteroids and comets and discovered Nova Puppis in 1942. The asteroid 1829 Dawson is named after him, as is the crater Dawson on the far side of the Moon.



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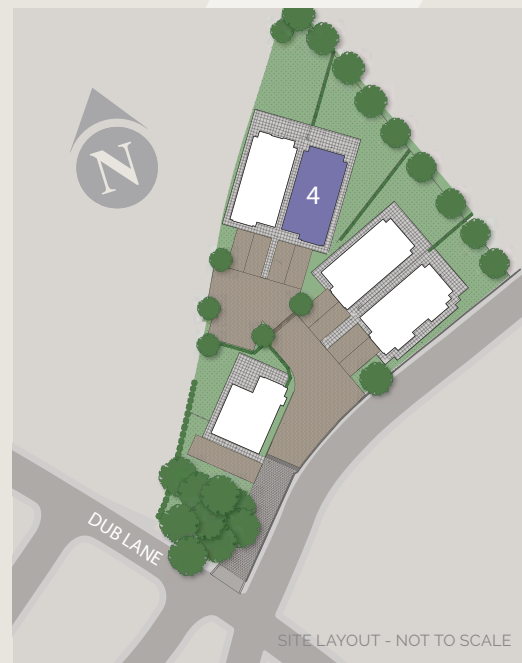
GROUND FLOOR	Ft/Inch	Meters
Entrance Hall, separate WC		
Lounge	18'1" x 12'1"	5.52 x 3.70
Kitchen Dining Family	19'9" x 14'9"	6.04 x 4.52
Utility	10'9" x 6'1"	3.29 x 1.86
FIRST FLOOR	Ft/Inch	Meters
Master Bedroom	16'2" x 10'7"	4.93 x 3.24
Ensuite	8'10" x 8'8"	2.70 x 2.66
Bedroom 2	14'9" x 10'1"	4.50 x 3.09
Bedroom 3	12'5" x 9'4"	3.80 x 2.85
Bathroom	10'7" x 8'0"	3.24 x 2.46
SECOND FLOOR	Ft/Inch	Meters
Bedroom 4	16'3" x 15'0"	4.96 x 4.58
Ensuite	10'7" x 6'1"	3.23 x 1.86
Wardrobe	6'1" x 5'4"	1.86 x 1.63



THE BROOKS SITE 4

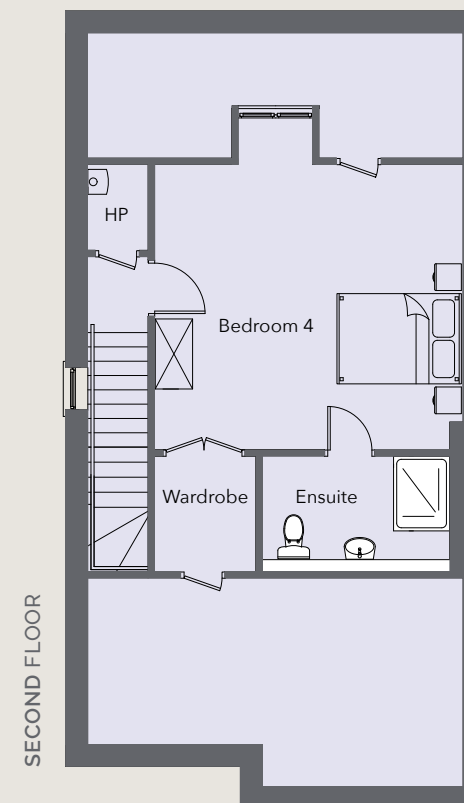
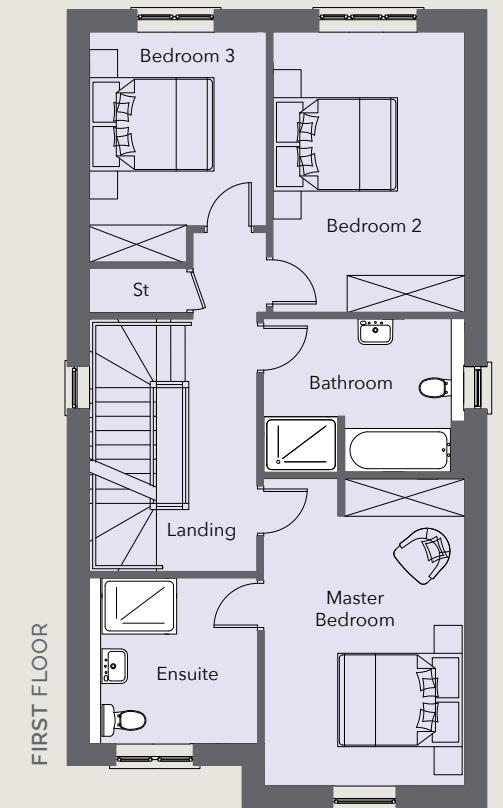
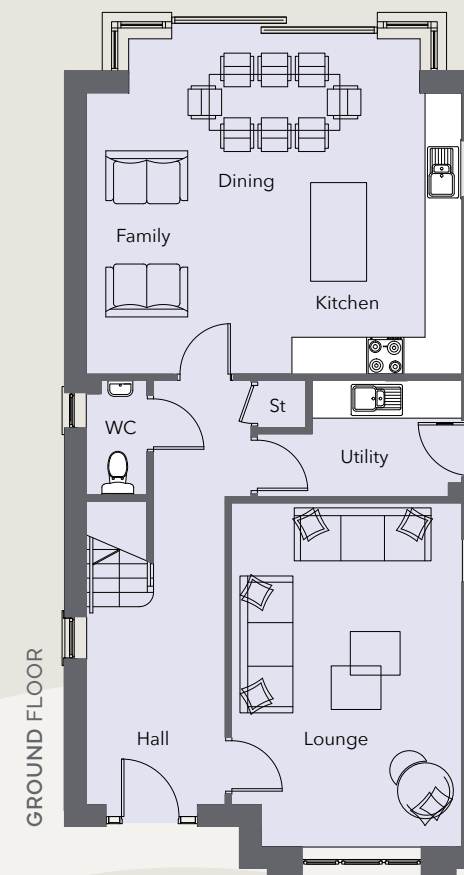
4 bedroom, three storey, detached family home. Total floor area: c. 1963 sq ft

William Robert Brooks was one of the most prolific discoverers of new comets of all time. His observations at the Smith Observatory, New York produced 16 new comets. He designed and made his own telescopes, taking a year to grind and polish the optics for his nine-inch reflector.



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THE OBSERVATORY



GROUND FLOOR	Ft/Inch	Meters
Entrance Hall, separate WC		
Lounge	18'1" x 12'1"	5.52 x 3.70
Kitchen Dining Family	19'9" x 14'9"	6.04 x 4.52
Utility	10'9" x 6'1"	3.29 x 1.86

FIRST FLOOR	Ft/Inch	Meters
Master Bedroom	16'2" x 10'7"	4.93 x 3.24
Ensuite	8'10" x 8'8"	2.70 x 2.66
Bedroom 2	14'9" x 10'1"	4.50 x 3.09
Bedroom 3	12'5" x 9'4"	3.80 x 2.85
Bathroom	10'7" x 8'0"	3.24 x 2.46

SECOND FLOOR	Ft/Inch	Meters
Bedroom 4	16'3" x 15'0"	4.96 x 4.58
Ensuite	10'7" x 6'1"	3.23 x 1.86
Wardrobe	6'1" x 5'4"	1.86 x 1.63

Floor plans are not to scale



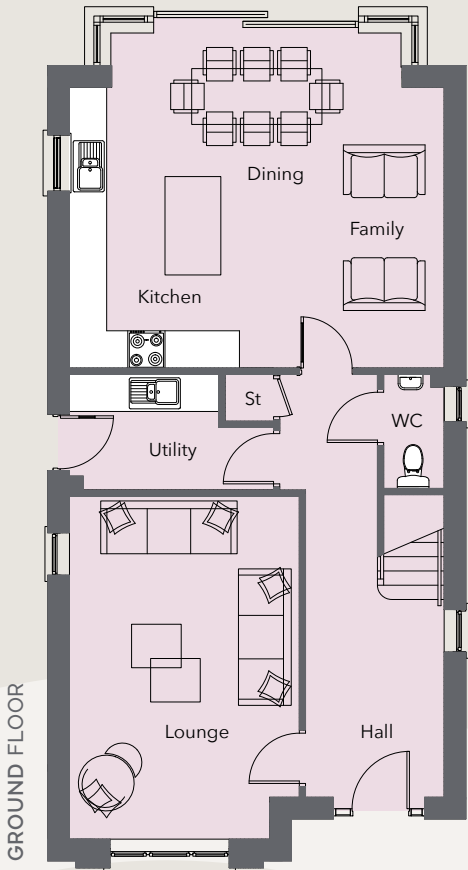
THE EDMONDSON SITE 5

4 bedroom, three storey, detached family home. Total floor area: c. 1830 sq ft

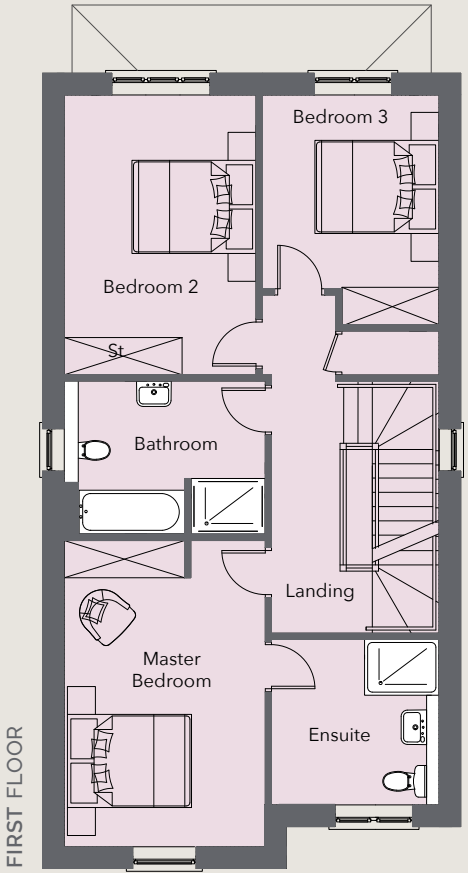
Edmondson was an American astronomer who created the Association of Universities for Research in Astronomy which directs research with the Hubble Space Telescope. An asteroid 1761 Edmondson is named after him.



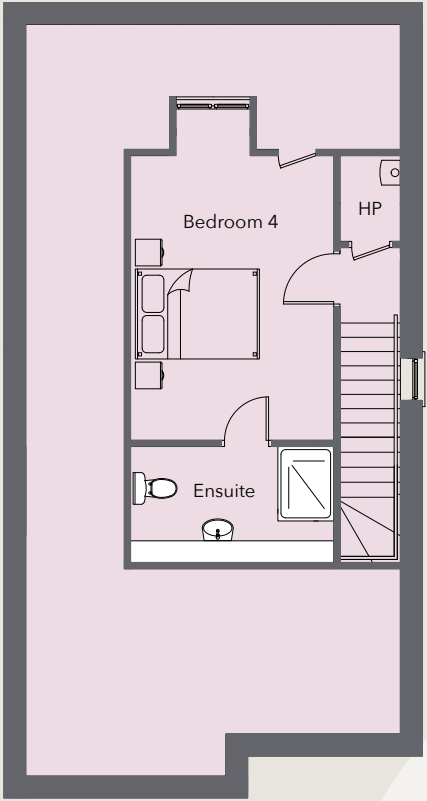
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR	Ft/Inch	Meters
Entrance Hall, separate WC		
Lounge	18'1" x 12'1"	5.52 x 3.70
Kitchen Dining Family	19'9" x 14'9"	6.04 x 4.52
Utility	10'9" x 6'1"	3.29 x 1.86
FIRST FLOOR	Ft/Inch	Meters
Master Bedroom	16'2" x 10'7"	4.93 x 3.24
Ensuite	8'10" x 8'8"	2.70 x 2.66
Bedroom 2	14'9" x 10'1"	4.50 x 3.09
Bedroom 3	12'5" x 9'4"	3.80 x 2.85
Bathroom	10'7" x 8'0"	3.24 x 2.46
SECOND FLOOR	Ft/Inch	Meters
Bedroom 4	15'0" x 10'8"	4.58 x 3.27
Ensuite	10'8" x 6'1"	3.27 x 1.87

Floor plans are not to scale

SPACE TO LIVE

Discover spacious light filled homes with large feature windows and modern open plan living areas



At Carvill Developments we provide an exacting specification as standard. We appreciate that buying a new home is a substantial investment and that the needs of every family are different. We welcome the opportunity to discuss individual requirements and assist our customers in adapting their new home to suit their needs. In addition to the comprehensive specification provided as standard we provide an extensive choice of finishes.

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AN EXACTING SPECIFICATION

KITCHEN & UTILITY

- Luxury kitchen featuring a range of doors and work-tops
- Granite stone work-top provided as standard
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge / freezer & dishwasher
- Under unit lighting to wall units
- Recessed LED down lights to kitchen ceilings
- Utility room with laminate work-top
- Utility room plumbed for washing machine

BATHROOMS, EN-SUITES & WC'S

- Modern white sanitary ware with contemporary taps
- Drench showers to bathroom and master bedroom ensuite
- Vanity units to bathroom and master bedroom ensuite
- Illuminated and heated mirrors to bathroom and ensuites
- Wall hung wc to bathroom and master bedroom ensuite
- Chrome heated towel rail to main bathroom and ensuites.
- All shower cubicles fitted with full height tiling and chrome finish shower door.
- Recessed LED light fittings to ceilings

CARPETS AND TILING

- Ceramic tiled floors to entrance hall, kitchen/family/dining room, utility room, WC, bathroom & ensuite
- Full height wall tiling around baths with splash back tiling to wash hand basins
- Full height wall tiling to shower cubicles
- Quality fitted carpet to lounge, stairs, landing and all bedrooms

INTERNAL FINISHES

- Feature dropped ceiling to lounge, kitchen and master bedroom
- Painted skirting boards and architraves
- Oak finish high quality internal doors with modern ironmongery
- Oak handrail to stairs with painted chamfered spindles and newel post
- Walls and ceiling painted in emulsion
- 9ft high ceilings on ground and first floor

ELECTRICAL SPECIFICATION

- Wired for TV points and Cat 6 cabling throughout, back to central point
- Comprehensive range of low profile electrical sockets
- 3 USB charging points
- Downlighters to kitchen/family/dining, bathrooms, hall and landing on first floor
- Pre-wired for fibre broadband with choice of BT or Virgin Media
- Intruder alarm fitted (non-monitored)
- Mains wired smoke and carbon monoxide detectors
- Satellite provision to lounge

HEATING

- Gas fired central heating with high energy efficiency boiler
- Underfloor heating on ground floor, radiators on upper floors

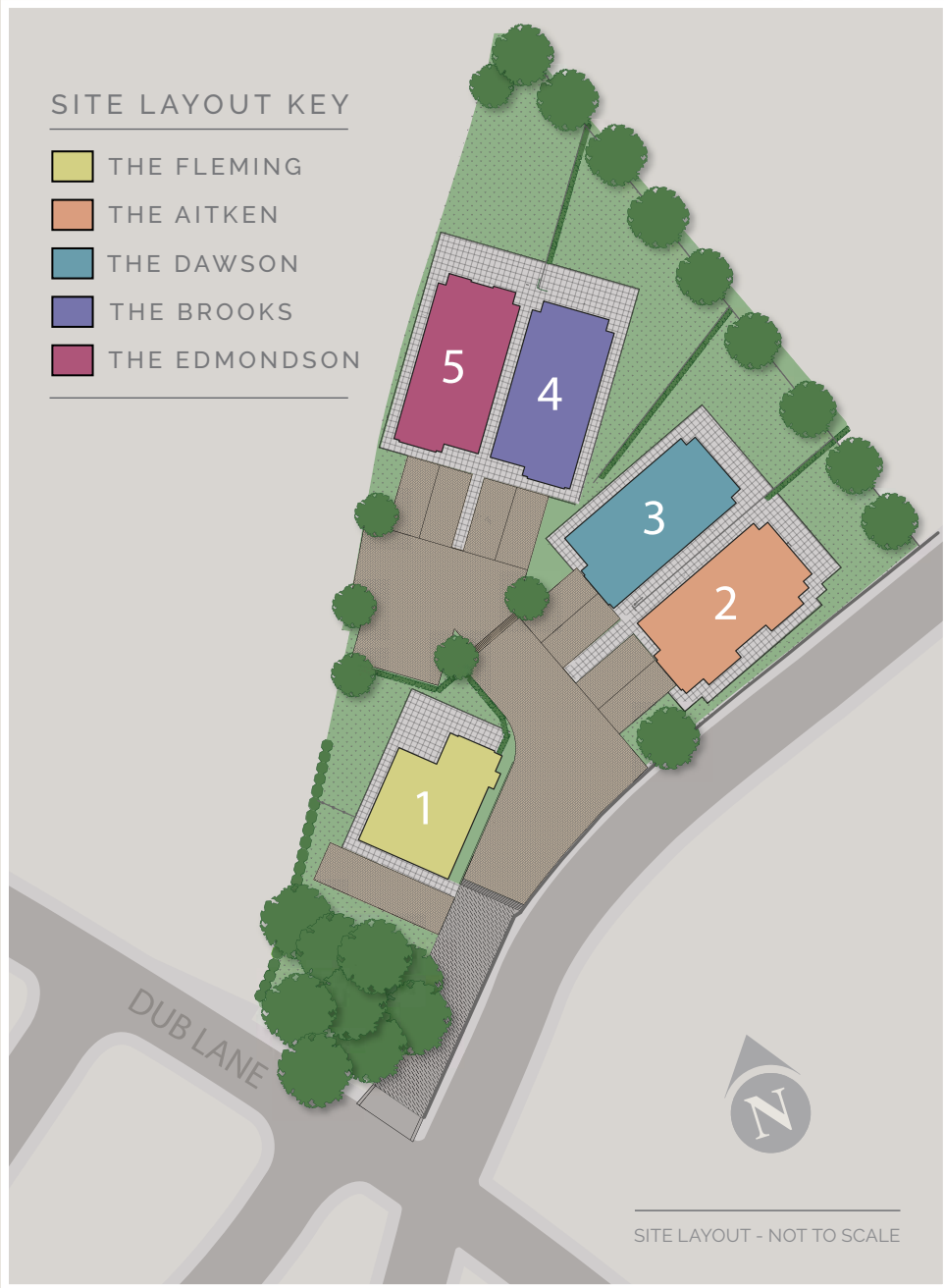
EXTERNAL FINISHES

- Outstanding elevations in brick and render finishes
- Cutting edge corten steel door surrounds and glass canopies
- Distinctive St Ives cream rustica facing brick to main elevation and bay window accents
- Highly insulated PVC-u triple glazed windows with grey finish
- Sliding aluminium doors to dining room
- Homes built to high insulation standards
- Fully landscaped areas with paved development road and parking bays
- Rear gardens levelled, turfed and planted with trees
- Rear paved patio area
- External light to front and rear entrance doors. Optional additional lights on request
- External tap

WARRANTY

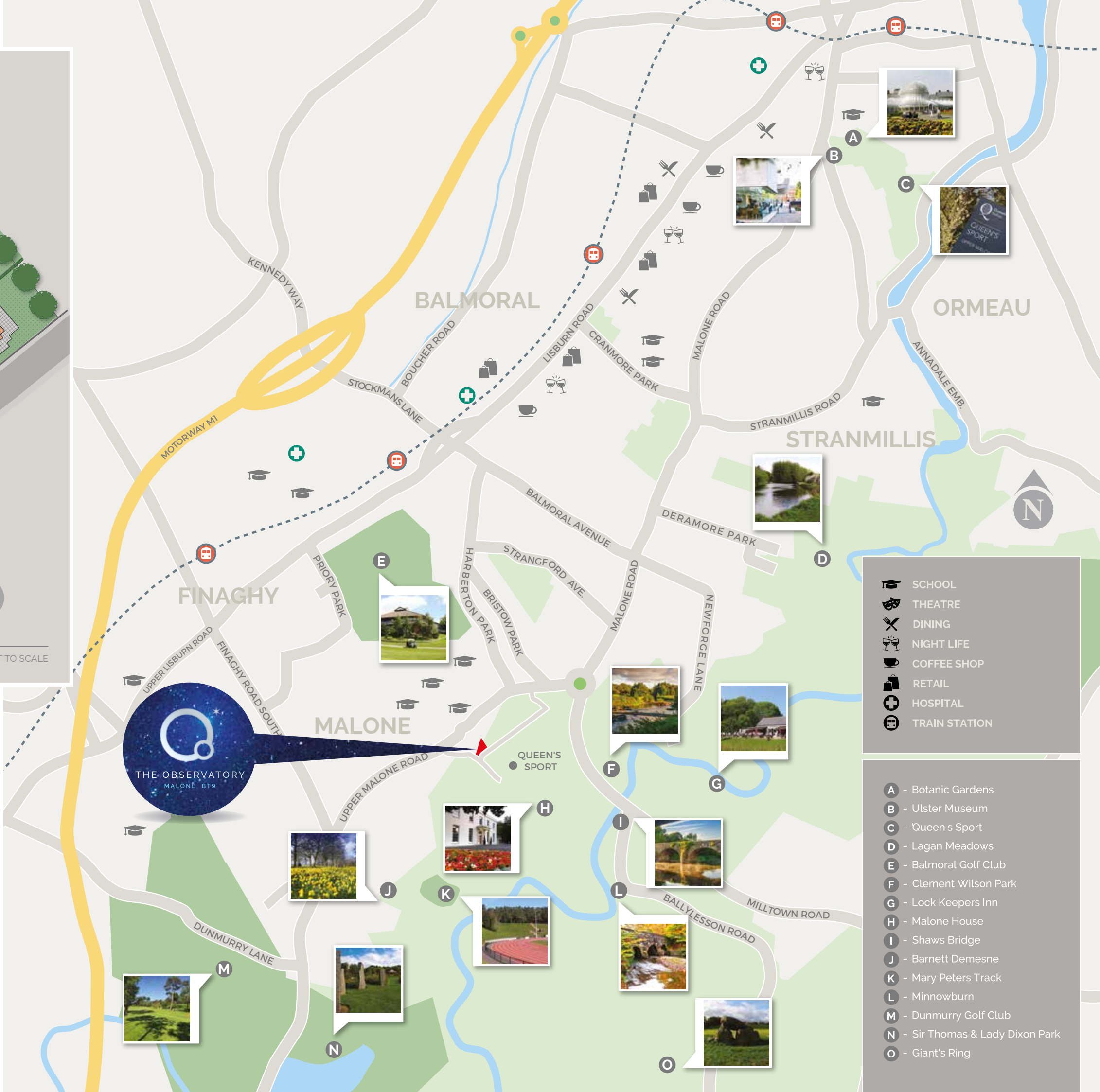
- All homes will benefit from 10 year Global Homes Warranty





WELL CONNECTED

Lagan Towpath.....	0.2 miles	1 min
Lisburn Road.....	0.4 miles	2 mins
Inchmarlo Preparatory school.....	1.8 miles	5 mins
Victoria Preparatory & College.....	1.8 miles	5 mins
Rathmore Grammar School.....	2.5 miles	8 mins
Stranmillis Village.....	2.5 miles	8 mins
Ormeau Road.....	3 miles	10 mins
City Centre.....	3.7 miles	14 mins



AN IRRESISTIBLE BLEND OF
SOPHISTICATED URBAN FAMILY LIVING
AND THE TRANQUILITY OF NATURE,
ALL WITHIN EASY REACH
OF THE CITY





THE OBSERVATORY
MALONE, BT9



SELLING AGENT



028 9066 8888
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DEVELOPED BY



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