



UPPER ROAD



FOX BURY



GREEN ISLAND

Nestled just off the Upper Road on the tranquil shores of Belfast Lough, the city-suburb area of Greenisland long remains one of Belfast's most sought-after places to live.

Providing peace and privacy, the exclusive new development of Foxbury is sure to appeal to a wide variety of buyers, especially those hoping to downsize to a comfortable home in an accessible area with a tight-knit community feel.

Immaculately designed with your needs in mind, these properties boast spacious interiors featuring high-quality fixtures and fittings throughout, promising their residents an unparalleled living experience.

Situated at the gateway to some of Belfast's most picturesque outdoor spaces, the stunning apartments at Foxbury are perfect for those wishing to soak up the serenity and stillness that the surrounding area has to offer. With the coastal paths of Loughshore Park, the array of trees at Woodburn Forest and the panoramic views from Knockagh Monument, all located just a short drive away, residents are spoilt for choice when it comes to experiencing the beauty of nature.

What's more, with Greenisland Golf Club positioned right on the doorstep, this outstanding location is the ideal choice for homeowners wishing to kick back and enjoy a relaxing round of golf on the lush fairways of an exceptional course.

Thanks to excellent rail links provided by the nearby Greenisland Train Station, this unique development also allows for easy access to Jordanstown, Whiteabbey, Belfast City Centre and beyond, guaranteeing that residents don't have far to travel to access the very best amenities.



A Special,
Peaceful
and Private
Place to Live



- 1 – Aerial Image of Greenisland Golf Club looking across Belfast Lough
- 2 – Loughshore Park, Jordanstown
- 3 – Woodburn Forest
- 4 – Hazelbank Park, Whiteabbey
- 5 – Greenisland Rail Halt
- 6 – Woodburn South Reservoir
- 7 – Hazelbank Park, Whiteabbey



Travelling Distances to;

Whiteabbey	3.6 miles	Antrim	15.8 miles
Carrickfergus	4.4 miles	Ballymena	24.8 miles
Whitehead	9.1 miles	George Best	
Belfast	9.0 miles	Belfast City Airport	12.0 miles
Larne	14.0 miles	Belfast	
Lisburn	17.3 miles	International Airport	16.1 miles

Beautiful Apartments Finished to an Unbridled Specification



GENERAL INTERIOR

- Contemporary finished solid interior doors
- Stylish satin chrome door furniture
- Walls and ceilings painted throughout
- White satin painted oversized skirting and architraves
- High level of insulation offering the benefit of low heating costs

KITCHEN

- Luxurious fitted kitchen with soft close doors and drawers
- Choice of door finishes complete with modern curved glass extractor canopy
- High finish granite or silostone worktops and up stands in choice of colours
- Branded integrated appliances to include hob, oven, fridge freezer, dishwasher and microwave
- Modern chrome effect recessed down lights

UTILITY

- High quality low level units below appliances for storage and ease of use
- Plumbed for Washing machine & Tumble drier
- Completed with modern thin edge worktops

BATHROOM & ENSUITE

- Luxury Laufen sanitary ware in both bathroom and ensuite complete with elegant wall mounted vanity units
- Hansgrohe basin mixers
- Thermostatic shower in ensuite
- Anti-steam illuminated mirror with sensor switch
- Recessed down lights
- Chrome heated towel radiators
- Mechanical Extract Ventilation system (MEV)

CARPET AND TILING

- Choice of luxury carpet with high quality underlay to all bedrooms
- Floor tiling to hall, kitchen / living / dining, utility, bathroom and ensuite
- Choice of realistic wood effect porcelain tiling or Italian stone effect tiling
- Wall tiling to all shower enclosures, and splash back to all wash hand basins

SECURITY

- Electrically operated main and pedestrian gates
- Advanced app / texted controlled gate opener
- Peace of mind with our security camera system
- Audio video interface for access control
- State of the art Kone Lift in each building
- Pre-wired for security alarm

HEATING & ELECTRICAL

- Gas fired central heating
- Underfloor heating throughout complete with digitally controlled, zoned heating
- Low running cost, high efficiency, condensing gas boiler
- Pre-wired for high speed internet with fibre optic broadband
- Wired for SKY TV, Freeview
- CAT 6 cabling to living area
- Generous provision of electrical sockets and lighting points
- USB charging port to living area and bedrooms
- Pre wired for security alarm
- Smoke detectors & Carbon Monoxide monitor fitted

GENERAL EXTERNAL

- Extensive landscaping with gardens to front and rear of the development.
- Generous patio areas for outdoor seating and paths
- External lighting around the development
- High quality, warm white uPVC framed doubled glazed windows
- Traditional cavity construction
- Traditional clay brick / render finish

WARRANTY

- 10 Year National House Building Council Warranty with every apartment
- 2 Year defect liability period with all GMG Homes



Future heritage
with timeless appeal



Images are taken from previous GMG Developments homes and reflect the style of finish at Foxbury.

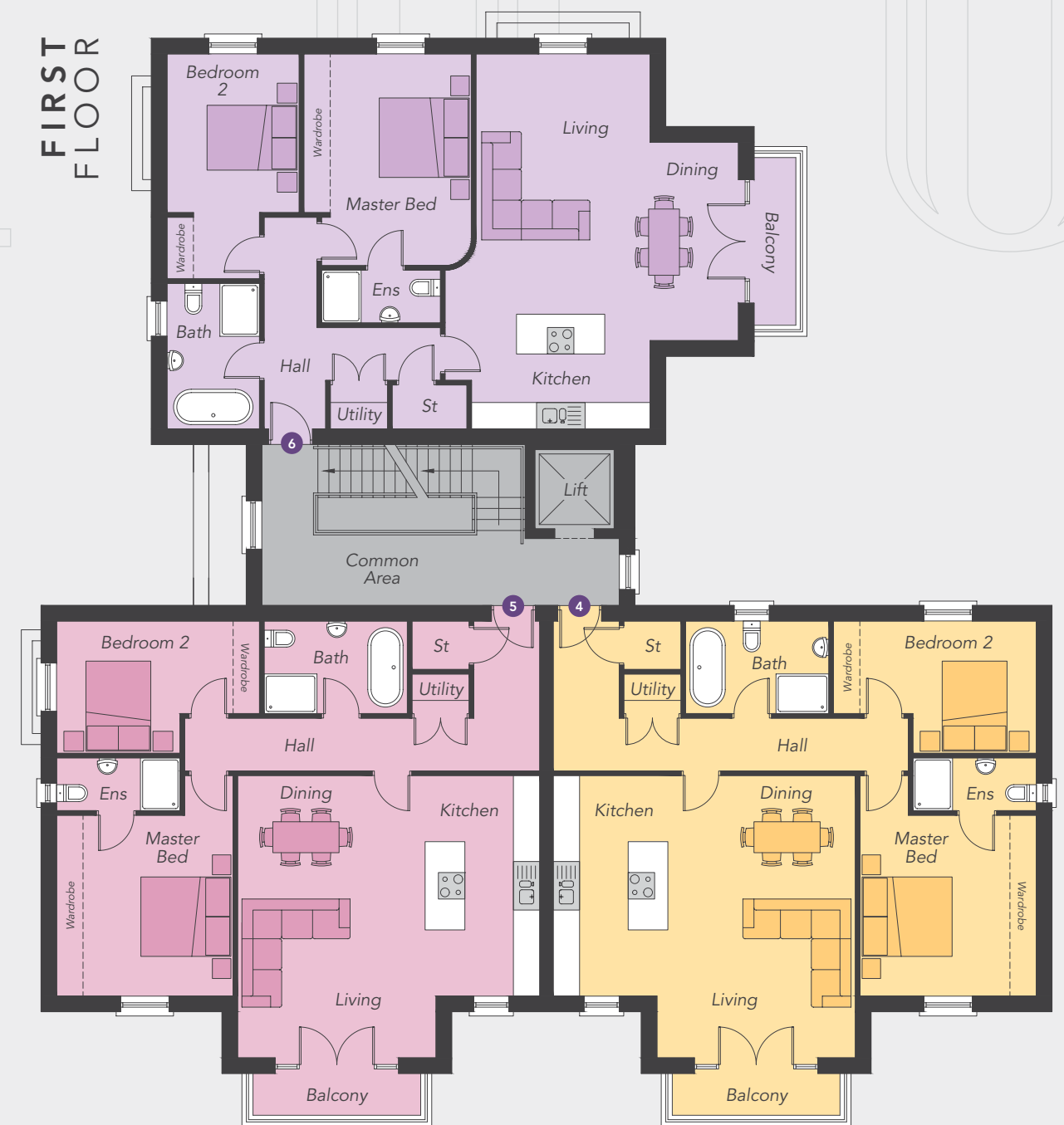
APARTMENTS
1-9



GROUND FLOOR



FIRST FLOOR



APARTMENTS 1 - 9

APARTMENT 1

Entrance Hall	
Living / Kitchen / Dining (max)	24'11" x 22'4"
Utility Area	4'3" x 2'11"
Master Bed (max)	16'5" x 12'11"
Ensuite	9'0" x 3'11"
Bedroom 2 (max)	14'11" x 9'10"
Bathroom	10'6" x 6'11"

Total Floor Area: 1115 sq ft approx.

APARTMENT 2

Entrance Hall	
Living / Kitchen / Dining (max)	24'11" x 22'4"
Utility Area	4'3" x 2'11"
Master Bed (max)	16'5" x 12'11"
Ensuite	9'0" x 3'11"
Bedroom 2 (max)	16'5" x 9'10"
Bathroom	10'6" x 6'11"

Total Floor Area: 1125 sq ft approx.

APARTMENT 3

Entrance Hall	
Living / Kitchen / Dining (max)	29'9" x 25'11"
Utility Area	4'3" x 3'3"
Master Bed (max)	15'10" x 12'6"
Ensuite	8'10" x 3'11"
Bedroom 2 (max)	16'10" x 14'9"
Bathroom	10'10" x 7'0"

Total Floor Area: 1170 sq ft approx.

APARTMENT 4

Entrance Hall	
Living / Kitchen / Dining (max)	22'4" x 20'11"
Utility Area	4'3" x 2'11"
Master Bed (max)	16'5" x 12'11"
Ensuite	9'0" x 3'11"
Bedroom 2 (max)	14'11" x 9'10"
Bathroom	10'6" x 6'11"

Total Floor Area: 1070 sq ft approx.

APARTMENT 5

Entrance Hall	
Living / Kitchen / Dining (max)	22'4" x 20'11"
Utility Area	4'3" x 2'11"
Master Bed (max)	16'5" x 12'11"
Ensuite	9'0" x 3'11"
Bedroom 2 (max)	14'11" x 9'10"
Bathroom	10'6" x 6'11"

Total Floor Area: 1070 sq ft approx.

APARTMENT 6

Entrance Hall	
Living / Kitchen / Dining (max)	27'11" x 21'11"
Utility Area	4'3" x 3'3"
Master Bed (max)	15'10" x 12'6"
Ensuite	8'10" x 3'11"
Bedroom 2 (max)	16'10" x 10'0"
Bathroom	10'10" x 7'0"

Total Floor Area: 1100 sq ft approx.

APARTMENTS 10 - 15

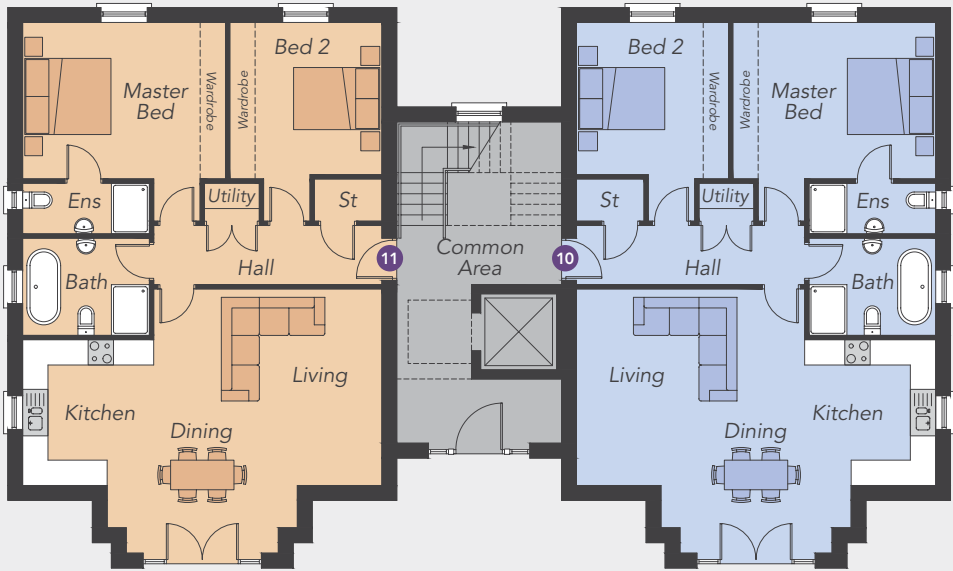


GROUND FLOOR

APARTMENTS 11 & 10

Entrance Hall	
Living / Kitchen / Dining (max)	27'11" x 20'0"
Utility Area	4'3" x 2'11"
Master Bed (max)	15'10" x 15'7"
Ensuite	9'11" x 3'6"
Bedroom 2 (max)	15'7" x 11'10"
Bathroom	9'11" x 7'7"

Total Floor Area: 1075 sq ft approx.

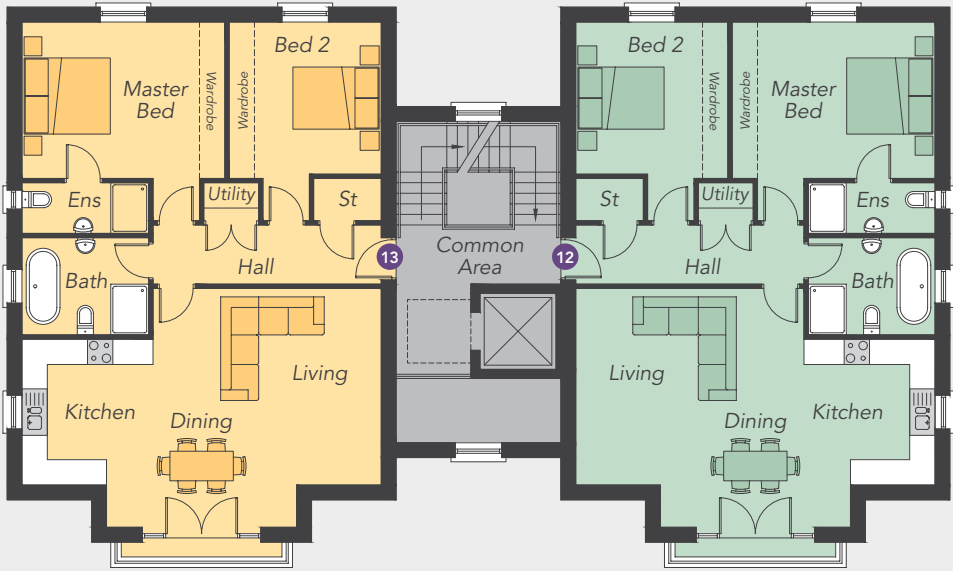


FIRST FLOOR

APARTMENTS 13 & 12

Entrance Hall	
Living / Kitchen / Dining (max)	27'11" x 18'2"
Utility Area	4'3" x 2'11"
Master Bed (max)	15'10" x 15'7"
Ensuite	9'11" x 3'6"
Bedroom 2 (max)	15'7" x 11'10"
Bathroom	9'11" x 7'7"

Total Floor Area: 1050 sq ft approx.

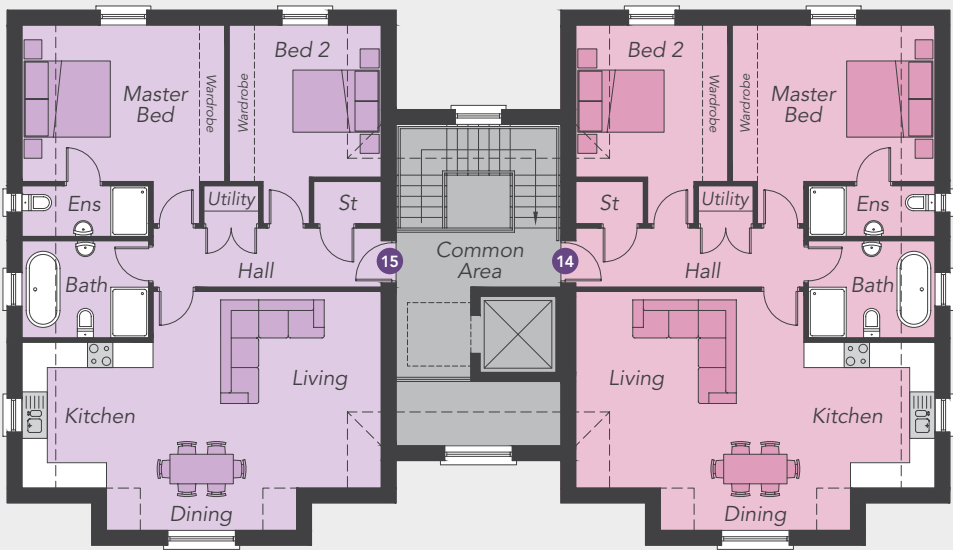


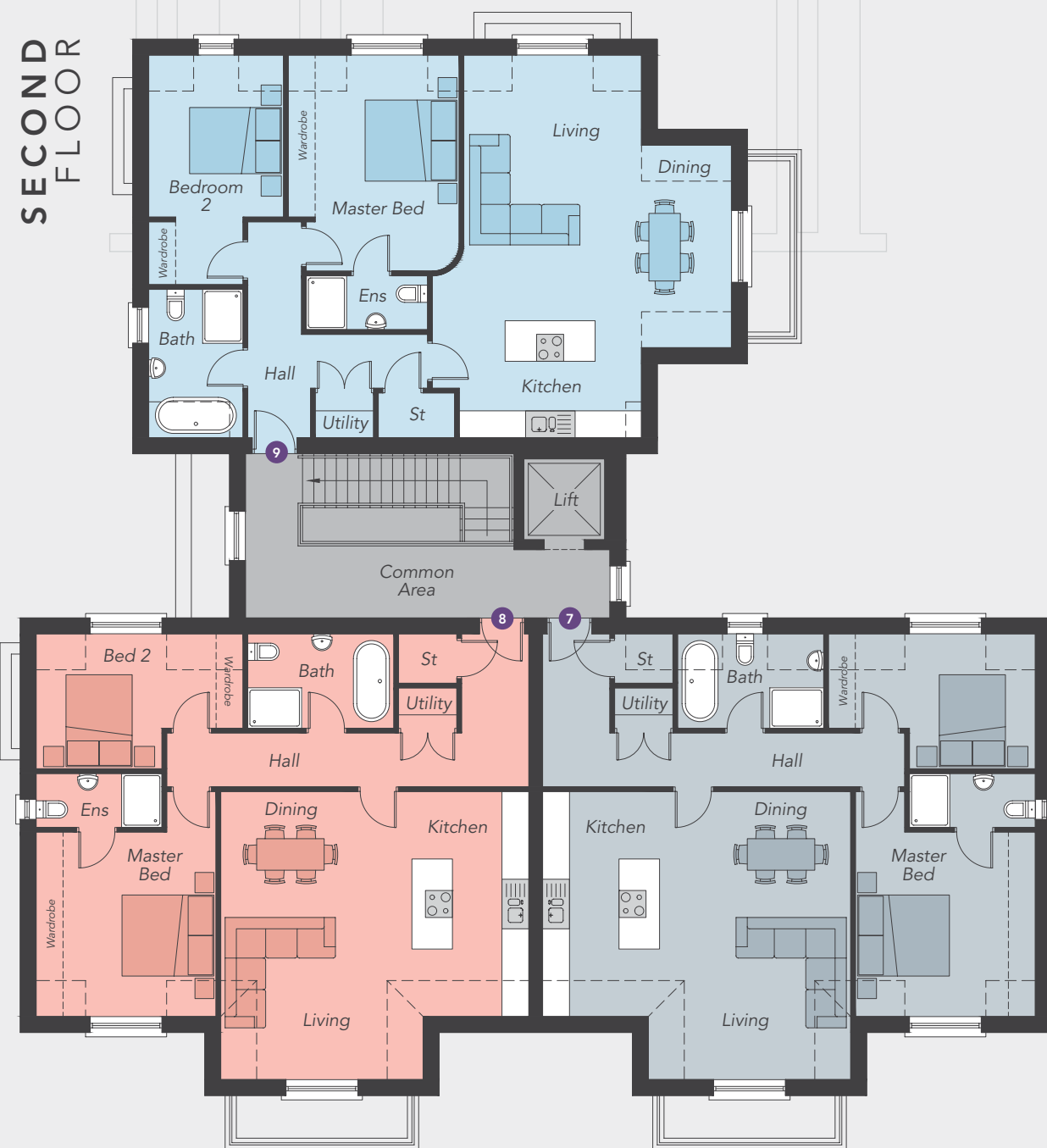
SECOND FLOOR

APARTMENTS 15 & 14

Entrance Hall	
Living / Kitchen / Dining (max)	27'11" x 18'7"
Utility Area	4'3" x 2'11"
Master Bed (max)	15'10" x 15'7"
Ensuite	9'11" x 3'11"
Bedroom 2 (max)	15'7" x 11'10"
Bathroom	9'11" x 7'7"

Total Floor Area: 1050 sq ft approx.

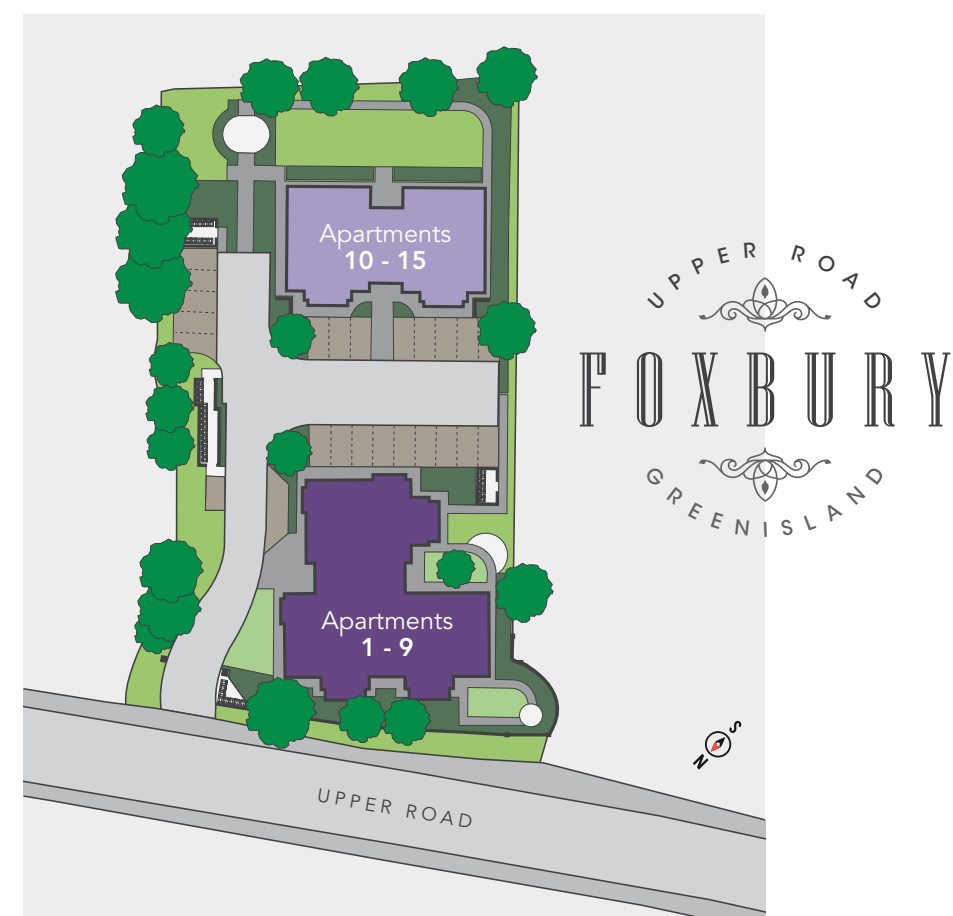




APARTMENT 7	
Entrance Hall	
Living / Kitchen / Dining (max)	22'4" x 20'11"
Utility Area	4'3" x 2'11"
Master Bed (max)	16'5" x 12'11"
Ensuite	9'0" x 3'11"
Bedroom 2 (max)	14'11" x 9'10"
Bathroom	10'6" x 6'11"
Total Floor Area: 1070 sq ft approx.	

APARTMENT 8	
Entrance Hall	
Living / Kitchen / Dining (max)	22'4" x 20'11"
Utility Area	4'3" x 2'11"
Master Bed (max)	16'5" x 12'11"
Ensuite	9'0" x 3'11"
Bedroom 2 (max)	14'11" x 9'10"
Bathroom	10'6" x 6'11"
Total Floor Area: 1070 sq ft approx.	

APARTMENT 9	
Entrance Hall	
Living / Kitchen / Dining (max)	27'11" x 21'11"
Utility Area	4'3" x 3'3"
Master Bed (max)	15'10" x 12'6"
Ensuite	8'10" x 3'11"
Bedroom 2 (max)	16'10" x 10'0"
Bathroom	10'10" x 7'0"
Total Floor Area: 1100 sq ft approx.	



Site Layout
Not to Scale

SELLING AGENT

McMillan

Always Moving

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Established in 1979 GMG Property Developments is a family-run company, who for many years have been helping homebuyers across Northern Ireland find their new home.

Not only are we a family business, we are a local business, committed to the highest standards of property development throughout Northern Ireland.

That is why our developments are characterised by high-quality craftsmanship and precision. We are dedicated to creating the perfect space for our buyers to call home. This has been, and always will be, the guiding principle to our business, and is what sets us apart from the rest.

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