

DIAMOND GVTE



DIAMOND GARDENS, BELFAST

REFINED CITY LIVING IN A PRIVATE EXCLUSIVE LOCATION



HOMES FOR YOUR WAY OF LIFE

Fraser Millar is committed to developing quality homes across Northern Ireland.

Our passion is to bring new, innovative properties that suit your way of life. The Fraser family has over 50 years' experience in the property industry and we remain focused on delivering and satisfying every customer need.'

DIAMOND GVTE



WELCOME TO DIAMOND GATE
REFINED CITY LIVING IN A PRIVATE **EXCLUSIVE LOCATION**

Diamond Gate, a brand new development very much in keeping with the traditional style, is a collection of beautifully detailed new homes conveniently nestled just off Upper Lisburn Road. Residents are a short walk from the local schools, eateries, boutiques and amenities of the Lisburn Road and BT9, with only a short drive into the city.



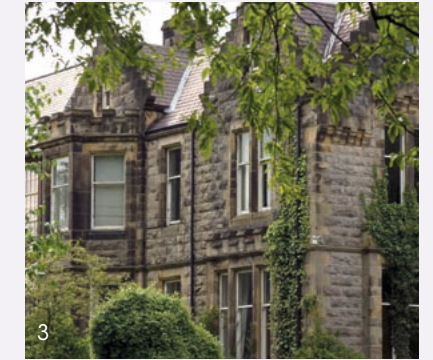
1



2



6



3



4







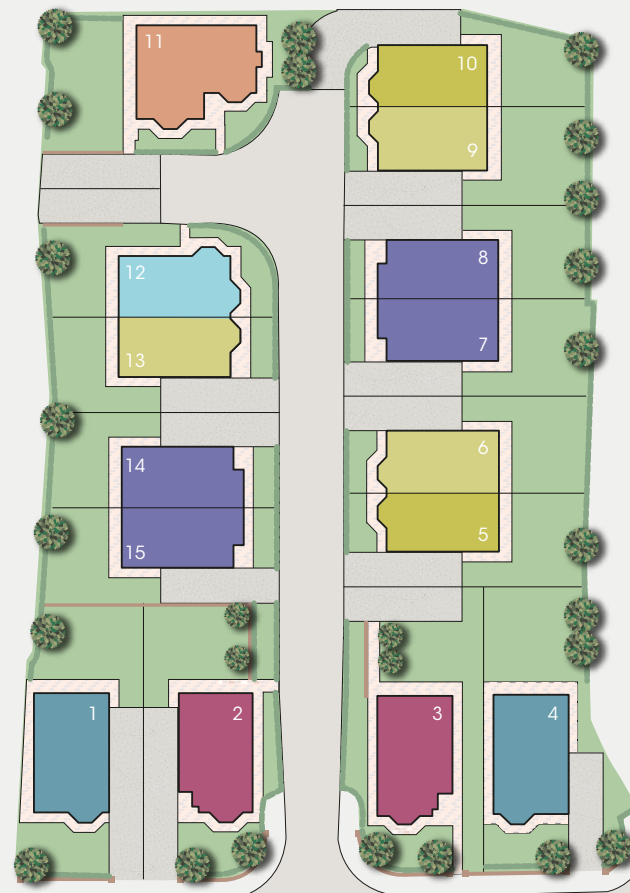
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- 1 | Lock Keepers Cottage
- 2 | Lagan Towpath
- 3 | Inchmarlo Prep School
- 4 | Lisburn Road Shopping
- 5 | Lyric Theatre
- 6 | Malone House

Representing the very essence of privacy yet convenience, Diamond Gate is the perfect place for those looking for the best of modern living. Situated off Upper Lisburn Road, just a short distance from the city centre, residents can enjoy all the amenities of Finaghy and the popular retail and entertainment hub of Lisburn Road within a small, peaceful, private development.

SITE LAYOUT KEY

- | | |
|---|--|
|  THE ASSCHER |  THE TRILLION |
|  THE EMERALD |  THE RADIANT |
|  THE ROUND (A) |  THE MARQUISE |
|  THE ROUND (B) | |











DIAMOND GARDENS

SITE LAYOUT - NOT TO SCALE

WELL CONNECTED

Lagan Valley Park.....	2.7 miles		6 mins
Lisburn Road	1.4 miles		4 mins
Inchmarlo Preparatory School...	1.7 miles		7 mins
Victoria Preparatory & College..	1.7 miles		7 mins
Rathmore Grammar School.....	1.2 miles		6 mins
Stranmillis Village.....	3.0 miles		9 mins
City Centre	5.0 miles		11 mins



-  SCHOOL
-  THEATRE
-  DINING
-  NIGHT LIFE
-  COFFEE SHOP
-  RETAIL
-  HOSPITAL
-  TRAIN STATION

- A - Botanic Gardens
- B - Ulster Museum
- C - Queens Sport
- D - Lagan Meadows
- E - Balmoral Golf Club
- F - Clement Wilson Park
- G - Lock Keepers Inn
- H - Malone House
- I - Shaws Bridge
- J - Barnett Demesne
- K - Mary Peters Track
- L - Minnowburn
- M - Dunmurry Golf Club
- N - Sir Thomas & Lady Dixon Park
- O - Giant's Ring





GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 17'3" x 13'4" m 5.25 x 4.06

Kitchen | Dining | Living

ft 20'10" x 13'11" m 6.36 x 4.24

Utility

ft 8'10" x 5'11" m 2.71 x 1.82



FIRST FLOOR

Master Bedroom

ft 14'3" x 10'10" m 4.36 x 3.30

Ensuite

ft 7'3" x 5'9" m 2.20 x 1.75

Bedroom 2

ft 12'3" x 9'9" m 3.75 x 2.69

Bedroom 3

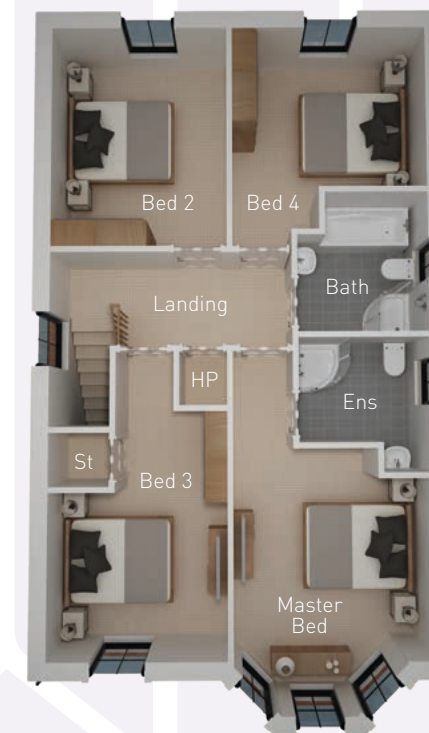
ft 13'6" x 9'9" m 4.10 x 2.96

Bedroom 4

ft 10'10" x 9'2" m 3.30 x 2.75

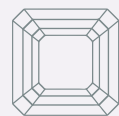
Bathroom

ft 8'1" x 7'3" m 2.46 x 2.20



THE ASSCHER

Nos. 1 | 4



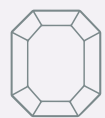
4 bedroom, detached family home.
Total floor area: 1498 sq ft



Site 3: Handed

THE EMERALD

Nos. 2 | 3



4 bedroom, detached family home.
Total floor area: 1432 sq ft

GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 17'6" x 16'6" m 5.32 x 5.01

Kitchen | Dining | Living

ft 20'10" x 12'6" m 6.36 x 3.80

Utility

ft 7'3" x 7'1" m 2.20 x 2.16



FIRST FLOOR

Master Bedroom

ft 14'7" x 12'1" m 4.44 x 3.66

Ensuite

ft 6'7" x 5'1" m 2.00 x 1.55

Bedroom 2

ft 9'4" x 8'7" m 2.84 x 2.60

Bedroom 3

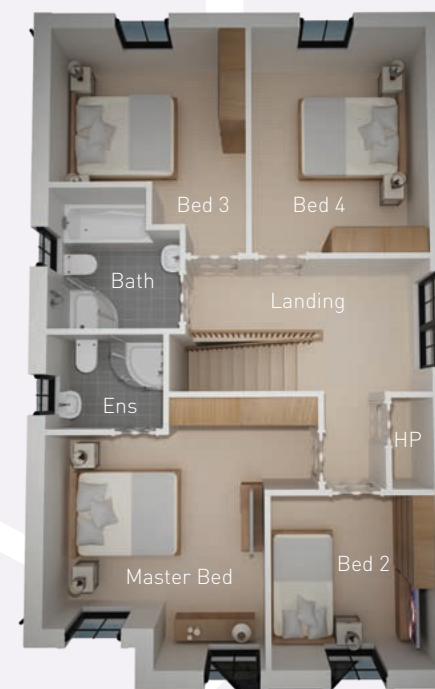
ft 11'1" x 8'5" m 3.36 x 2.57

Bedroom 4

ft 12'6" x 9'6" m 3.80 x 2.90

Bathroom

ft 7'10" x 7'6" m 2.38 x 2.26



Note: Site 3 is a handed version of these plans

Floor plans are not to scale

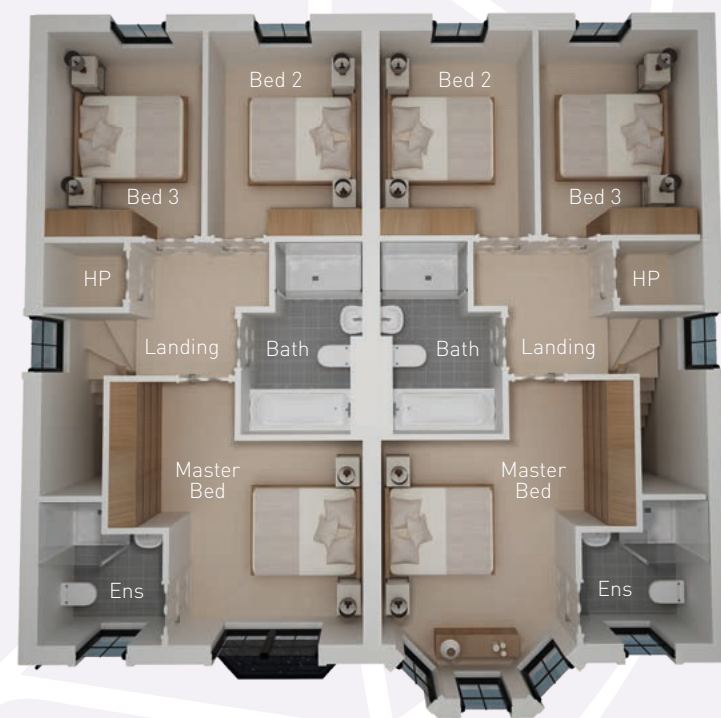


GROUND FLOOR

Entrance Hall with separate WC			
Lounge			
ft	18'8" x 10'1"	m	5.68 x 3.07
Kitchen Dining Living			
ft	16'11" x 16'3"	m	5.17 x 4.95

FIRST FLOOR

Master Bedroom			
ft	13'4" x 10'6"	m	4.04 x 3.19
Ensuite			
ft	7'4" x 6'7"	m	2.22 x 2.00
Bedroom 2			
ft	11'1" x 8'3"	m	3.36 x 2.50
Bedroom 3			
ft	11'1" x 8'5"	m	3.36 x 2.57
Bathroom			
ft	10'2" x 5'9"	m	3.10 x 1.74
HP			
ft	4'5" x 3'6"	m	1.32 x 1.05



THE ROUND

Nos. 5 | 6 | 9 | 10



3 bedroom, semi detached family home.
The Round (A): Total floor area sites 5 & 10: 1136 sq ft
The Round (B): Total floor area sites 6 & 9: 1114 sq ft





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THE TRILLION

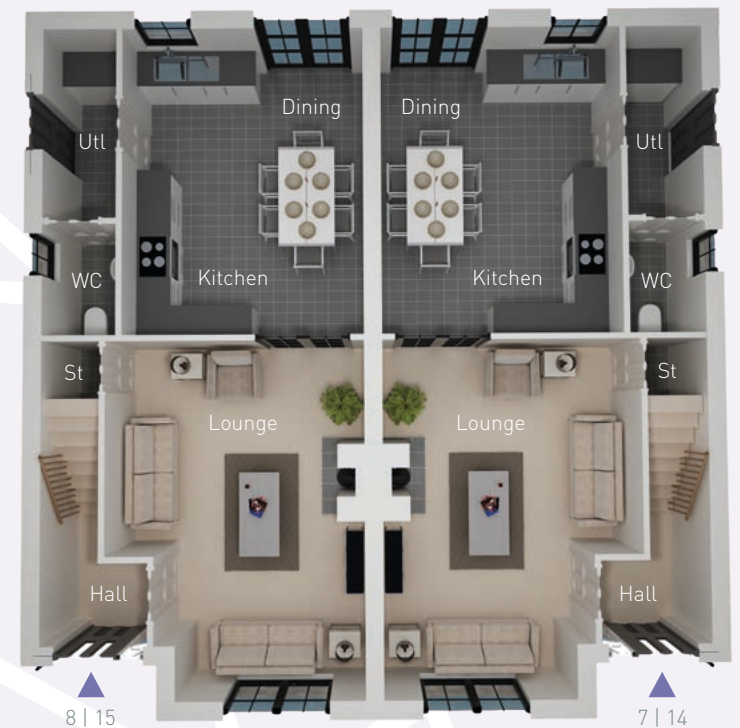
Nos. 7 | 8 | 14 | 15



3 bedroom, semi detached family home.
Total floor area: 1154 sq ft

GROUND FLOOR

Entrance Hall with separate WC			
Lounge			
ft	18'9" x 13'7"	m	5.70 x 4.14
Kitchen Dining			
ft	16'3" x 12'9"	m	4.95 x 3.87
Utility			
ft	10'0" x 3'11"	m	3.05 x 1.20



FIRST FLOOR

Master Bedroom			
ft	12'3" x 9'11"	m	3.71 x 3.03
Ensuite			
ft	9'10" x 5'8"	m	2.99 x 1.73
Bedroom 2			
ft	12'7" x 8'4"	m	3.84 x 2.53
Bedroom 3			
ft	12'7" x 8'4"	m	3.84 x 2.53
Bathroom			
ft	8'11" x 6'8"	m	2.70 x 2.03

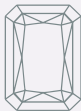


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THE RADIANT No. 11



4 bedroom, detached family home.
Total floor area: 1659 sq ft

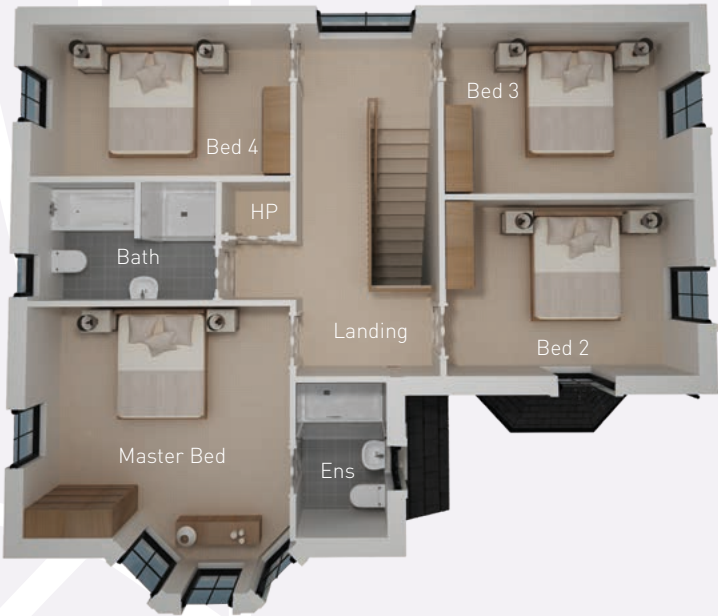
GROUND FLOOR

Entrance Hall with separate WC			
Lounge			
ft	21'7" x 12'11"	m	6.57 x 3.95
Kitchen Dining Living			
ft	23'11" x 13'10"	m	7.29 x 4.21
Utility			
ft	11'11" x 5'5"	m	3.61 x 1.65



FIRST FLOOR

Master Bedroom (into bay)			
ft	14'7" x 13'10"	m	4.44 x 4.21
Ensuite			
ft	7'10" x 4'6"	m	2.37 x 1.37
Bedroom 2			
ft	12'11" x 9'2"	m	3.95 x 2.79
Bedroom 3			
ft	12'11" x 9'2"	m	3.95 x 2.79
Bedroom 4			
ft	13'10" x 8'3"	m	4.21 x 2.50
Bathroom			
ft	9'10" x 6'3"	m	3.00 x 1.90



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THE ROUND(B) No.13
3 bedroom, semi detached family home.
Total floor area: 1114 sq ft



THE MARQUISE No.12
3 bedroom, semi detached family home.
Total floor area: 1150 sq ft



THE MARQUISE
GROUND FLOOR - Site 12

Entrance Hall with separate WC			
Lounge (into bay)			
ft	19'10"	x	15'6"
m	6.05	x	4.73
Kitchen Dining			
ft	15'9"	x	11'2"
m	4.80	x	3.42
Utility			
ft	7'11"	x	5'5"
m	2.40	x	1.65

THE ROUND (B)
GROUND FLOOR - No.13

Entrance Hall with separate WC			
Lounge (into bay)			
ft	18'8"	x	10'1"
m	5.68	x	3.07
Kitchen Dining Living			
ft	16'11"	x	16'3"
m	5.17	x	4.95

THE MARQUISE
FIRST FLOOR - Site 12

Master Bedroom (into bay)			
ft	17'0"	x	11'9"
m	5.17	x	3.60
Ensuite			
ft	6'9"	x	6'2"
m	2.07	x	1.87
Bedroom 2			
ft	12'5"	x	8'4"
m	3.80	x	2.53
Bedroom 3			
ft	12'5"	x	8'4"
m	3.80	x	2.53
Bathroom			
ft	9'10"	x	5'7"
m	3.00	x	1.70

THE ROUND (B)
FIRST FLOOR - Site 13

Master Bedroom			
ft	13'3"	x	10'5"
m	4.04	x	3.19
Ensuite			
ft	7'4"	x	6'7"
m	2.22	x	2.00
Bedroom 2			
ft	11'1"	x	8'3"
m	3.36	x	2.50
Bedroom 3			
ft	11'1"	x	8'5"
m	3.36	x	2.57
Bathroom			
ft	10'2"	x	5'9"
m	3.10	x	1.75



THESE **OUTSTANDING HOMES** FEATURE STREAMLINED
AND LIGHT FILLED INTERIORS WHICH **COMPLEMENT THE**
ELEGANT ARCHITECTURE AND SURROUNDINGS WITHOUT
COMPROMISING ON PRACTICALITY OR SACRIFICING **STYLE**

Diamond Gate's 15 exclusive turnkey homes feature traditional, beautifully detailed
exteriors very much in keeping with the Malone area, whilst the interiors are contemporary
and modern, offering residents bright and luxurious living spaces with substantial private
gardens and green space, ideal for barbecue and outdoor entertaining.





Images shown for illustration purposes only



KITCHEN

- Beautifully designed kitchen with a choice of gloss or Shaker style doors by KDC Kitchens
- All kitchen unit doors and drawers will feature "Blum" soft closing mechanisms
- Choice of quality handles for drawers and doors
- Kitchen worktop with feature 100mm upstand in a choice of colours
- Integrated NEFF appliances will include oven, hob, dishwasher and fridge freezer
- Integrated NEFF washer / drier will be fitted to the kitchen of The Round (sites 5, 6, 9, 10 and 13)

UTILITY ROOM

- High quality units with choice of door finishes, worktops and handles

BATHROOMS AND ENSUITES

- Branded contemporary white sanitary ware with chrome fittings
- Fully tiled shower enclosure with drencher shower head and retractable hand held shower
- Full height splashback tiling to wash hand basins
- Bespoke single drawer vanity unit and basin
- Chrome heated towel radiators

ELECTRICAL INSTALLATION

- Energy efficient LED fittings throughout
- Quality brushed steel sockets and switches to ground floor
- Mains supply smoke and carbon monoxide detectors with battery backup
- USB charging ports in double sockets to kitchen/family and bedrooms
- CAT 5 cabling to living, dining and master bedroom

DECORATION

- Painted internal walls and ceilings
- Oak finished doors throughout
- Quality brushed steel door handles
- Moulded architraves and skirtings
- Oak handrails and painted spindles to stairs

FLOORING

- Choice of tiled flooring to hall, kitchen, bathrooms downstairs WC and en-suite
- Choice of carpeted flooring with high quality underlay to bedrooms, stairs and landing

HEATING /HOT WATER

- High energy efficiency gas boiler
- Conventional white panel radiators to ground and first floor
- Hot water on demand from energy efficient combi gas boiler
- Mains pressure hot water
- Chrome heated towel radiators

GLAZING

- Heritage uPVC double glazed windows
- Window openings fitted with locking mechanisms

EXTERNAL FINISHES

- Bitmac driveway
- Gardens to front and rear
- Landscape plan incorporating planting and hedging throughout
- Flagged patio areas and paths
- Front and rear external lighting



UNSURPASSED QUALITY

OUR **STUNNING SPECIFICATION**
OFFERS THE PERFECT MIX OF
TRADITIONAL **ELEGANCE** AND A
LUXURIOUS MODERN FINISH

WARRANTY

- 10 year warranty provided by NHBC



A member of the KDC team will assist purchasers with their specific kitchen choices and requirements



These homes have been designed and carefully thought out by the developers - Fraser Millar - to over-deliver on every expectation and appeal to the design conscious. The exceptional features, finishes, and amenities in each residence are a reflection of their commitment to providing the best in modern living.

JOINT SELLING AGENTS

A NEW DEVELOPMENT BY:



028 9067 3777

www.ampmni.com



028 9030 8855

www.douganproperty.com



www.frasermillar.co.uk

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