



PAVILION

SEVEN





PAVILION

SEVEN



Full of charm
and Steeped
in History



Immersed in a wealth of rich culture and fascinating history, Pavilion Seven at Belvoir Park incorporates the classical appeal of striking Edwardian architecture into the perfect living environment for any modern homeowner.

Situated in the established Belvoir Park development and surrounded by some of South Belfast's most beautiful landscapes, Pavilion Seven is intended to reflect the traditional design and construction of the surrounding buildings, from which it takes its inspiration. Notably, Pavilion Seven combines the best of both worlds in its ability to replicate captivating elements of the past, all the while maintaining a sense of contemporary living.

First opened in the early 1900s, designed by the prolific Young and Mackenzie, their architectural firm was responsible for much of the city's significant buildings and notable landmarks - Young and Mackenzie have played a prominent role in the creation of the cultural and historic Belfast City which thrives today. Thanks to the spectacular new refurbishment of the Pavilion Seven, this listed building is truly an architectural marvel which has withstood the test of time for over one hundred years.

Throughout previous restoration works, the impeccable refurbishment of the original Edwardian Pavilions paved the way for the seamless incorporation of the old and the new into unique living spaces. Pavilion Seven offers the once-in-a-lifetime opportunity to connect with history. Boasting spacious accommodation and integrating high-quality, modern fixtures at every opportunity, these exceptional homes are the perfect choice when it comes to contemporary city living whilst encompassing significant features of the past.

Not only enabling residents of Belvoir Park to truly appreciate the beauty of momentous architecture, this exclusive site also imitates the natural attraction of the surrounding rural landscape. Residents of Pavilion Seven are guaranteed the experience of countryside living, all the while remaining a short distance from Belfast City Centre.



1. Victoria Square, Belfast City Centre
2. Shaws Bridge & Barnett Demesne
3. Belvoir Park Golf Course
4. Queen's University, Belfast
5. Forestside Shopping Centre
6. Barnett Demesne
7. Commercial Court, Belfast City Centre
8. The MAC, Belfast



Uncompromised living in an unparalleled location

Perched in a location which boasts a multitude of notable landmarks, exciting activities, and breath-taking scenery, residents of Pavilion Seven can rest assured that there is plenty to appreciate within the local area. From a wealth of high-street boutiques and convenience stores in the city centre, to an array of trendy cafés and restaurants dotted throughout the Lisburn Road and Ormeau area, residents of Pavilion Seven don't have far to travel in order to witness the appeal of city life. Located nearby, the thriving Queen's Quarter is host to a range

of prominent attractions, including Queen's University Belfast, Botanic Gardens and the Ulster Museum.

Surrounded by a variety of stunning outdoor spaces, it goes without saying that Pavilion Seven is perfectly positioned for those who love spending time in nature. With the notable Belvoir Park Forest, picturesque Lagan Meadows and stunning Sir Thomas and Lady Dixon Park all situated just a stone's throw away, residents of Pavilion Seven will find themselves with unparalleled access to the great

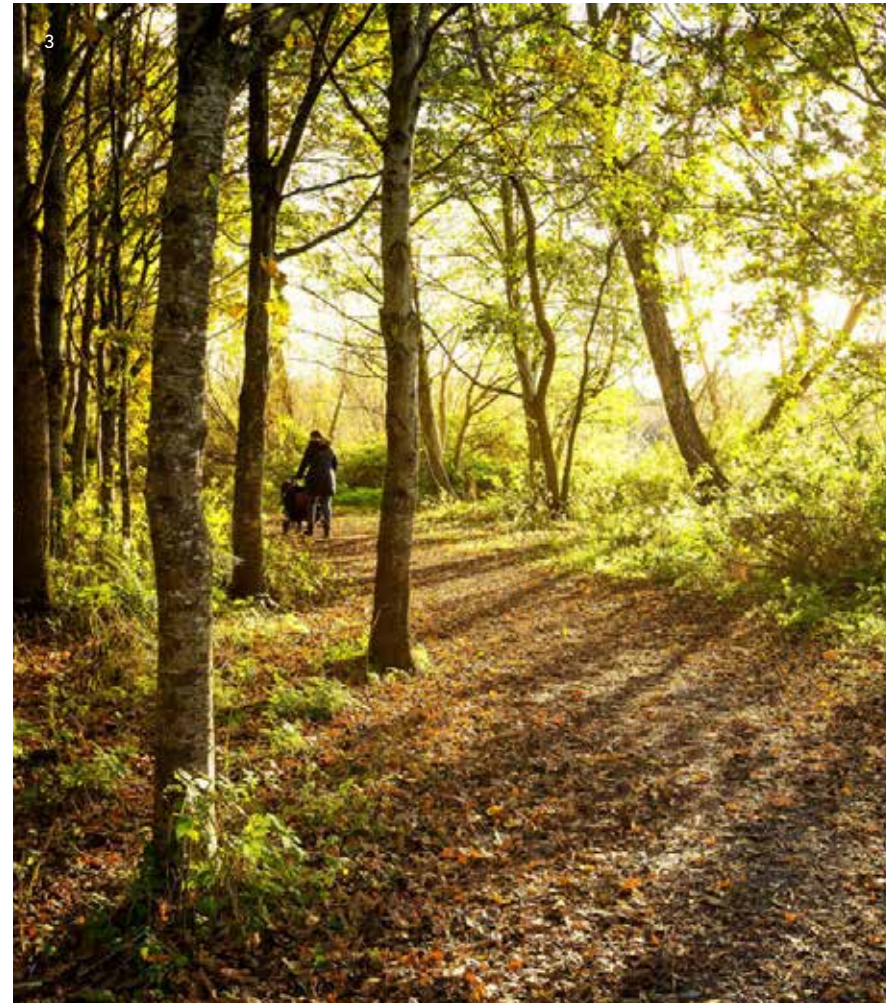
outdoors, right from their very own doorstep.

With an ideal location comes easy access to exceptional transportation links. Thanks to Belfast's excellent public transport network, and the convenience of the nearby motorway links, travel has never been easier for those making the daily commute into the city centre and beyond. For those travelling further afield, George Best City Airport can also be found just a short drive away.

Showcasing the very definition of stylish and elegant living in an accessible location, Pavilion Seven will undoubtedly appeal to a wide variety of buyers searching for the all-important balance between comfort and convenience.



Surrounded by a variety of stunning outdoor spaces, it goes without saying that Pavilion Seven is perfectly positioned for those who love spending time in nature



1. Malone Golf Club, Belfast
2. Belfast Boat Club - Multi Sport and Leisure Club in South Belfast
3. Belvoir Park Forest
4. Palm House , Botanic Gardens, Belfast

Multi Award Winning Home Builders

“We respect our clients and homebuyers, and it is our goal to hand them not just a new house, but a superbly built home they can be proud of.”

Martin Brannigan; MD & Founder of Alskea



With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since it's inception, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

What can you expect from your new home in Pavilion Seven?

Quality: A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

Security: With intruder alarms, locking windows and a multi-locking front door, homeowners can benefit from peace of mind.

Efficiency: High levels of thermal insulation and gas-fired central heating ensure warmth and efficiency.

Warranty: Ten-year structural warranty provided by ICW for Pavilion Seven.

After Sales: Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Our most recent developments include;

- Ben Eadan Wood – Belfast
- Pavilion Eight – Belvoir Park
- Cromlyn Wood – Royal Hillsborough
- Admin House – Belvoir Park
- West House – Belvoir Park
- Hazelbank House – Belvoir Park
- Oakfield Park – Jordanstown
- Demesne Mews – Holywood
- Demesne Manor – Holywood
- Seahill – Holywood
- Foxleigh Wood – Lurgan
- Balmoral Park Mews – Belfast
- Ferny Park Gardens – Donaghmore
- The Chapel – Belfast
- Eden Wood – Belfast
- Finaghy Park Gardens – Belfast
- Donegall Park Gardens – Belfast
- Forest Gate – Belfast
- Balmoral Park Gardens – Belfast



Admin House, Belvoir Park, Belfast

Our Awards



Supreme Award Winner 2023
Regional Award Winner 2020, 2022, 2023, 2024



NHBC Pride in the Job
2014, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024



Master Builder Awards including Medium & Small Renovation and Heritage
2012, 2015, 2017, 2019, 2021



Construction Excellence Award Private Housing Project of the Year 2022



Belfast Telegraph Property Awards
Winners 2019, 2022, 2023, 2024



Admin House, Belvoir Park, Belfast

West House, Belvoir Park, Belfast



The Chapel, Belfast

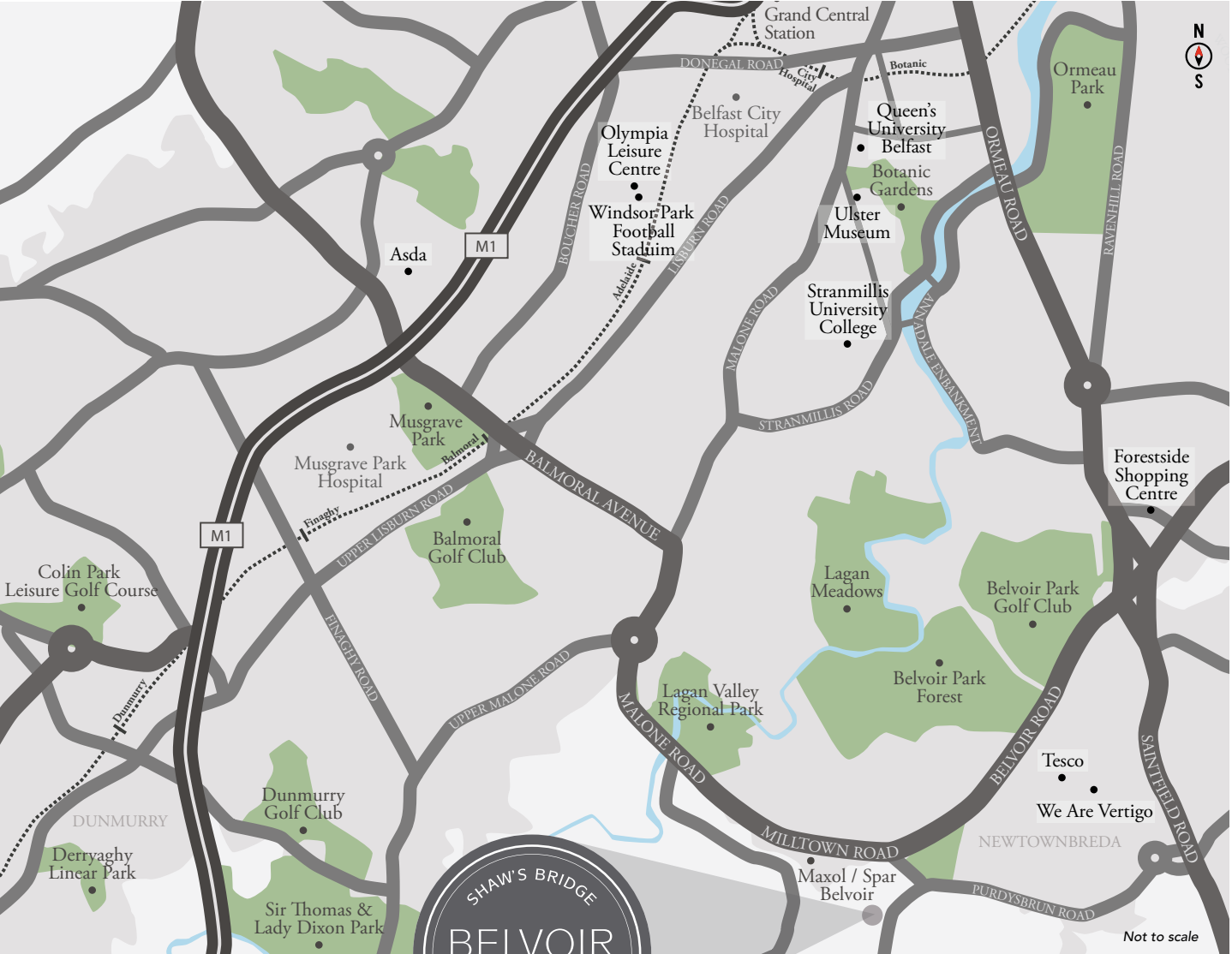




Aerial View of Belvoir Park - Computer Visual

Travelling Distances

Tesco Newtownbreda	0.7 miles
Shawsbridge	1.2 miles
Cooke RFC	1.2 miles
Belvoir Park Forest	1.3 miles
Forestside Shopping Centre	2.1 miles
Belvoir Park Golf Club	2.3 miles
Ormeau Road	2.5 miles
Ormeau Park	3.2 miles
Queens University	3.4 miles
Sir Thomas & Lady Dixon Park	3.5 miles
Lisburn Road, Belfast	3.5 miles
M1 Motorway	3.5 miles
Belfast Lanyon Place Train Station	4.4 miles
Carryduff	4 miles
Belfast City Centre	5 miles
Lisburn	7 miles
Hollywood	8 miles
George Best Belfast City Airport	8 miles
Belfast International Airport	18 miles

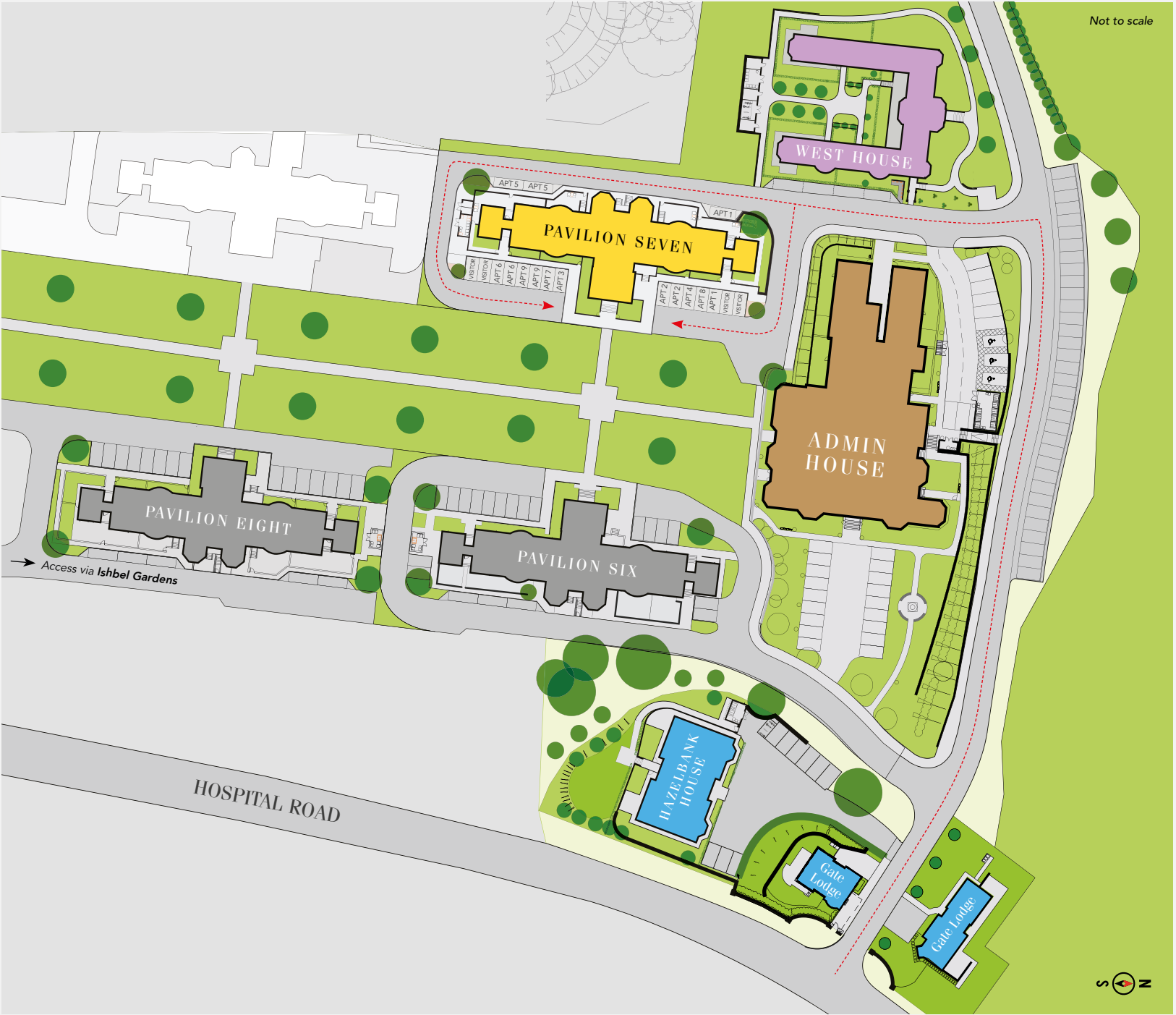


Location Map

Pavilion Seven (Front) - Computer Visual



Site
Layout



PAVILION
SEVEN

Ground Floor

Townhouse 6 – 1,417 ft² approx.

Ground Floor (Opposite)

Living / Kitchen / Dining (max)	24'8" x 18'8"
Utility Room	11'6" x 6'1"
Pantry	4'8" x 3'3"
Study	10'9" x 5'0"
WC	6'8" x 5'9"

First Floor (Next Page)

Principal Bed (max)	17'5" x 11'6"
Ensuite	6'4" x 5'9"
Bedroom 2 (max)	11'4" x 10'1"
Bedroom 3	10'5" x 10'0"
Bathroom	10'5" x 8'3"

Apartment 5 – 1,028 ft² approx.

Ground Floor

Living (max)	16'6" x 12'3"
Kitchen/Dining (max)	18'6" x 12'3"
Utility Room	7'5" x 2'3"
Store	8'5" x 2'4"
Bedroom 1 (max)	13'0" x 11'6"
Bedroom 2	12'7" x 9'8"
Bathroom	10'3" x 8'7"



Pavilion Seven - Computer Visual

Townhouse 2 – 1,457 ft² approx.

Ground Floor (Opposite)

Living (max)	18'7" x 12'2"
Kitchen/Dining (max)	18'7" x 12'3"
Utility Room	11'0" x 7'8"
WC	6'1" x 4'6"

First Floor (Next Page)

Principal Bed (max)	16'6" x 15'1"
Ensuite	9'9" x 6'0"
Bedroom 2 (max)	15'1" x 9'3"
Study	8'5" x 6'9"
Bathroom	9'8" x 6'8"

Apartment 4 – 723 ft² approx.

Ground Floor

Living / Kitchen / Dining (max)	18'0" x 15'3"
Utility Cupboard	6'8" x 3'4"
Bedroom 1 (max)	13'0" x 11'6"
Bedroom 2	12'0" x 11'6"
Bathroom	9'1" x 7'6"

Townhouse 1 – 1,364 ft² approx.

Ground Floor (Opposite)

Living / Kitchen / Dining (max)	24'7" x 18'8"
Utility Room	11'5" x 6'1"
Pantry	4'9" x 3'3"
Study	10'9" x 5'0"
WC	6'8" x 5'9"

First Floor (Next Page)

Principal Bed (max)	17'6" x 11'5"
Ensuite	6'6" x 5'9"
Bedroom 2 (max)	11'4" x 10'0"
Bedroom 3	10'5" x 10'0"
Bathroom	10'5" x 8'4"

Apartment 3 – 853 ft² approx.

Ground Floor

Living/Kitchen/ Dining (max)	25'0" x 17'4"
Utility Cupboard	8'3" x 2'1"
Bedroom	12'2" x 11'9"
Ensuite (min)	9'3" x 3'8"
WC	7'1" x 5'5"



PAVILION

SEVEN

First Floor

Apartment 9 – 1,096 ft² approx.

First Floor	
Living (max)	16'6" x 12'3"
Kitchen/Dining (max)	18'4" x 12'3"
Utility Cupboard	6'0" x 2'9"
Bedroom 1 (max)	13'0" x 11'5"
Dressing Area	6'0" x 5'7"
Bedroom 2	11'9" x 9'7"
Bathroom	8'8" x 8'6"

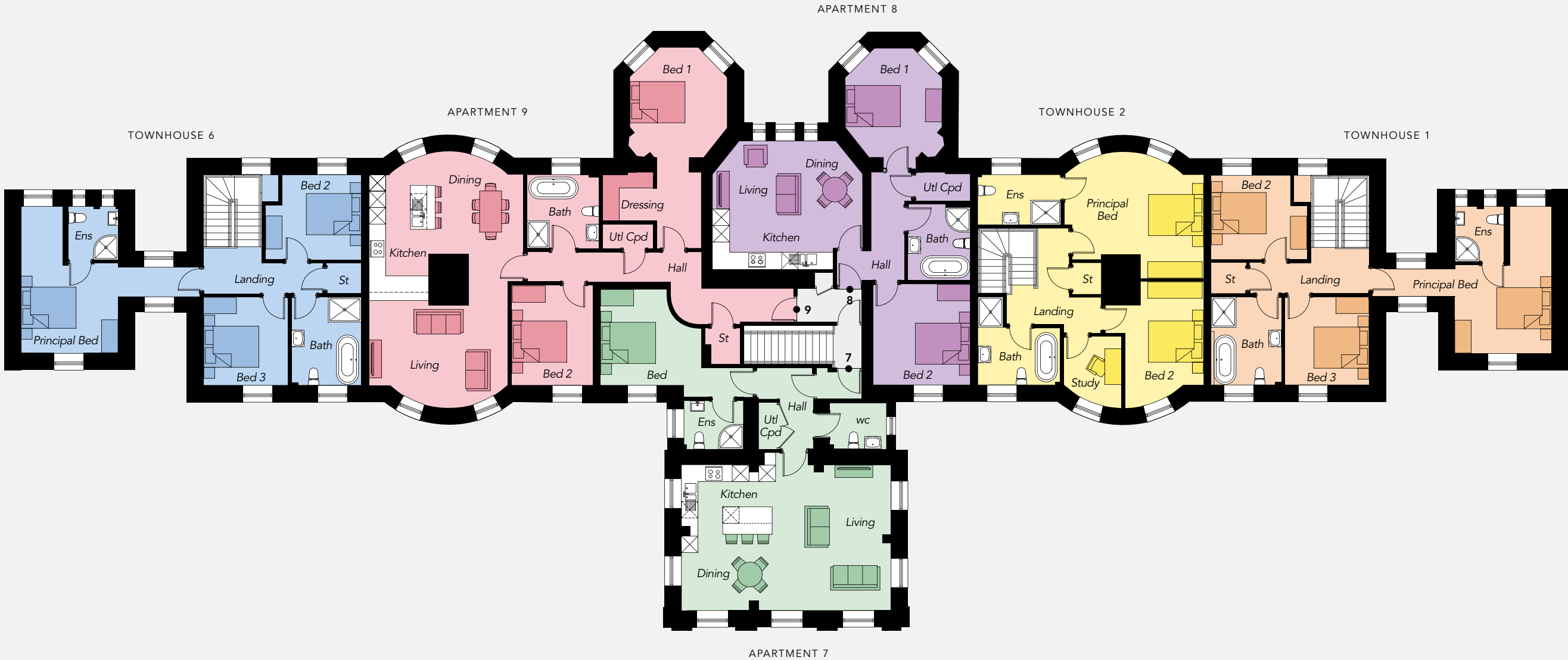
Apartment 8 – 738 ft² approx.

First Floor	
Living / Kitchen / Dining (max)	17'8" x 15'3"
Utility Cupboard	6'5" x 3'4"
Bedroom 1 (max)	13'0" x 11'6"
Bedroom 2	12'0" x 11'6"
Bathroom	9'1" x 7'4"

Apartment 7 – 780 ft² approx.

First Floor	
Living / Kitchen / Dining (max)	25'0" x 17'4"
Utility Cupboard	5'5" x 2'2"
Bedroom (max)	12'0" x 11'4"
Ensuite	7'1" x 5'7"
WC	6'8" x 5'6"

Pavilion Seven - Computer Visual (Rear)



All in the Detail - Luxury Specification

KITCHEN

- High quality units with choice of traditional / contemporary painted doors with a range of colours and stainless-steel handles
- Island units (Where applicable)
- Quartz worktop and upstand
- Soft closing drawers and doors
- Branded integrated appliances to include; 4 zone induction hob, eye level electric single oven, combination microwave oven, fridge / freezer, dishwasher and extractor
- Contemporary chrome monobloc tap
- 1.5 bowl low-profile stainless-steel sink

UTILITY ROOM (Where Applicable)

- High quality units with choice of traditional / contemporary doors with a range of colours and stainless-steel handles
- Quartz worktop and upstand (Where applicable)
- Range of low level and tall housing storage units (Where applicable)
- Single bowl stainless steel sink and taps (Where applicable)
- Free standing washing machine and tumble dryer

BATHROOMS & ENSUITES

- High quality contemporary white sanitary ware
- 4-piece contemporary bathroom suite (Where applicable)
- Feature black framed shower doors, shower fittings, wall hung vanity unit and taps to bathroom (Where applicable)
- Chrome fittings to ensuite sanitary ware
- Free standing bath (Where applicable)
- Back to wall WC
- Wall hung vanity units to Ensuite
- Large inset feature mirror above bath (Where applicable)
- Low profile shower trays, toughened glass doors and panels throughout

- Thermostatic bar showers with dual head: rain drench and separate hand-held fittings
- LED mirror light in Bathroom and Ensuite (Where applicable)

FLOORING & TILES

- Choice of premium quality ceramic floor tiles to Entrance Hall, open plan Kitchen / Dining / Living Area, Bathroom, Ensuite and Utility (Where applicable)
- Carpet to Stairs and Landing (Where applicable)
- Choice of premium quality wall tiles to shower enclosures and feature areas in Bathroom and Ensuite. (Where applicable)
- Choice of premium quality timber laminate or carpet to bedrooms

HEATING & VENTILATION

- Energy efficient natural gas fired central heating
- System boiler with hot water cylinder to townhouses
- Combi-boiler to apartments
- Matt black heated towel rail to Bathroom (Where applicable)
- Decorative radiator to Kitchen / Dining / Living area

INTERNAL

- All walls to be painted light grey matt emulsion
- Ceilings and woodwork to be painted white
- Classical coving to Kitchen / Dining / Living area (Where applicable)
- Classical moulded skirting boards, architrave with hockey stick and picture rail (Where applicable)
- Painted two panel raised mould internal doors with choice of lever or oval knob door handles
- White painted internal doors with quality brushed stainless-steel ironmongery.

- Comprehensive range of electrical light fittings and electrical sockets throughout (double socket with USB port to Living Area & Bedrooms) as well as TV points in Living Area and Bedrooms, data point in the Living Area for main BT connection
- Suspended bar track fitting with adjustable black spotlights to Kitchen
- Feature black drop pendant lighting above island units. (Where applicable)
- Black wall mounted lights in Bedrooms
- Black twisted flex pendants and wall mounted lights throughout (Where applicable)
- White frame recessed downlighters to Ensuite, Bathroom and Utility (Where applicable)
- Pre-wired for BT Fibre Optic and Sky Connection
- Mains operated smoke, heat and carbon monoxide detectors
- Automated access control to main communal entrance door
- Fully installed security alarm

EXTERNAL

- Pavilion Seven of the former Belvoir Park Hospital, (an extensive complex of Edwardian buildings in red brick and sandstone dressings with some detailing in English Renaissance style constructed between 1900 and 1919) is a fully refurbished and converted red clay brick listed building - Carefully restored with traditional and historic techniques to the approval of the Conservation Architect in Historic Environment Division of BCC
- Pavilion Seven is a two-storey building of symmetrical frontage, comprising a central gabled three-bay entrance block projecting to the front of a long rectangular block which extends to the North & South in the form of two six-bay wings
- White painted hardwood sliding sash window frames with double glazing

- Roofs are of Bangor blue slates in regular courses, with red ridge tiles -
- Three chimneys on the main block ridge, of red brick with sandstone caps
- Walls are of red brick with projecting brick eaves courses, a projecting brick plinth which contains a basement and moulded sandstone stringcourse at first floor level; in addition, the central entrance block has further dressed sandstone
- Black cast aluminium Ogee style guttering and heritage aluminium down pipes
- Resin bound gravel communal walkways (Where applicable)
- Cobble styled paving to private garden patio areas and walkways (Where applicable)
- Painted timber communal entrance doors
- Painted timber internal Apartment entrance doors with multi-lock system
- Feature block paving or bitmac parking bays (Where applicable)
- Lawns turfed and landscaped communal areas incorporating planting, hedging and shrubbery
- Designated car parking and visitor spaces
- 2 no. communal singular electric car charging points
- Bin store

COMMUNAL ENTRANCE, STAIRS & LANDINGS

- Walls, ceilings and woodwork painted white (Where applicable)
- Moulded skirting boards and architraves
- Feature lighting
- Feature floor tiling and wood panelling to entrance hall (Where applicable)
- Feature carpet to stairs and landings
- Feature electric anthracite designer radiator heating

WARRANTY

- 10 year structural warranty provided by ICW Building Warranties



Image from previous apartment at West House



Image from previous apartment at Admin House



Image from previous apartment at West House



Image from previous home at Oakfield Park



Image from previous apartment at Admin House

Images from
PAVILION EIGHT, Belvoir Park





External Images
from Belvoir Park





SALES REPRESENTATION BY

SimonBrien
NEW HOMES

South Belfast Office
525 Lisburn Road
Belfast BT9 7GQ
Telephone 028 9066 8888
Email southbelfast@simonbrien.com

www.simonbrien.com

Alskea 

alskea.com

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.

All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.