



# MOUNT OBER

Ballymaconaghy Road, Belfast

A stunning range of 2, 3, 4 & 5 bedroom detached  
& semi-detached homes & 2 bed apartments.





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## Superior Family Homes

Mount Ober is an exquisite residential development located on the prestigious Ballymaconaghy Road, Belfast which features semi-detached and detached homes with 2, 3, 4 and 5 bedrooms, in addition to 2-bedroom apartments, all boasting A-rated energy efficiency, meaning lower running costs.

Each property is meticulously designed to cater to modern family living, with thoughtfully designed floor plans, and high-quality finishes throughout. Many of the house types also offer the option of a spacious garden room, ideal for entertaining guests or enjoying additional living space with loved ones.



*Building a greener future with our A-rated Energy Efficient Homes!*



## Energy Efficient Homes

From superior internal and external finishes to the magnificent choice of quality bathrooms, kitchens, tiling and flooring, every Lotus home is built with comfort, style and elegance in mind. No two homes will be finished the same as you stay at the forefront of tailoring your new home to reflect your own style.

Discover the pinnacle of sustainable living at Lotus Homes' newest development, Mount Ober. Our commitment to excellence shines through in every detail, including our A-rated energy-efficient homes. Designed with the environment and your pocket in mind, our homes boast cutting-edge insulation, PV Solar Panels, and energy-efficient appliances, ensuring optimal comfort while significantly reducing your carbon footprint. From lower energy bills to a healthier indoor environment, our A-rated homes offer a multitude of benefits for both your family and the planet. Embrace a greener lifestyle without compromising on luxury or style. Welcome to a brighter future at Mount Ober with Lotus Homes.





## Life & Leisure

Mount Ober is an exquisite residential development located on the prestigious Ballymaconaghy Road in South East Belfast. With a prime location just 3 miles from Belfast City Centre, Mount Ober offers an unparalleled combination of convenience, luxury, and accessibility.

The area boasts a selection of schools, restaurants, cafes, independent retailers and leisure attractions. When it's time to relax and grab a bite to eat there is a great selection of local restaurants. Only a short ride away you will be spoilt for choice with coffee shops, trendy eateries and bars on the popular Ormeau Road.

Families with children will appreciate the proximity to a range of excellent primary, secondary, and grammar schools. Mount Ober ensures that education is always within reach, giving parents peace of mind and students the opportunity to thrive academically.

Excellent public transport links are also available, making it easy for residents to explore Belfast and beyond without the hassle of driving.



## Mount Ober is more than just a residence; it's a lifestyle.

The contemporary design and thoughtful planning of each home reflect the commitment to quality and comfort that defines Lotus Homes. With a variety of housing options to choose from, residents can find their perfect haven within this vibrant community.

Discover the natural wonders surrounding Mount Ober by taking a leisurely stroll along the Lagan Towpath, located within the enchanting Lagan Valley Regional Park. The Lagan Towpath offers a scenic escape, where the gentle flow of the river and lush greenery create a picturesque backdrop for your daily adventures. Whether you're seeking a peaceful retreat or an active outdoor experience, this idyllic setting provides the perfect opportunity to connect with nature and enjoy the serenity that comes with living at Mount Ober.

We invite you to explore the possibilities and make Mount Ober your new home. Welcome to a life of luxury, convenience, and community at Mount Ober.






**MOUNT OBER**  
Ballymacconaghy Road, Belfast

# Location Distances

## Retail Therapy

- 1.9 MILES Forestside Shopping Centre
- 2.4 MILES Tesco Extra
- 2.5 MILES Ormeau Road
- 4.9 MILES Lisburn Road

## Parks & Recreation

- 2.3 MILES Belvoir Park Golf Club
- 2.7 MILES Let's Go Hydro
- 2.7 MILES Bredagh G.A.C.
- 2.8 MILES Ormeau Park Golf Club
- 2.8 MILES Kingspan Stadium
- 3.1 MILES Carryduff GAC
- 3.4 MILES Instonians & Cooke RFC
- 3.7 MILES Lagan Valley Regional Park
- 6 MILES Rockmount Golf Club

## Socials & Eating Out

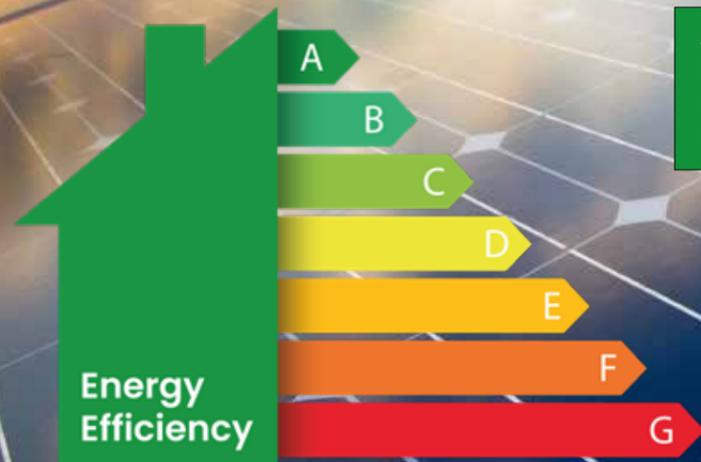
- 0.6 MILES The Four Winds
- 2.6 MILES Errigle Inn
- 2.6 MILES The Pavillion
- 2.7 MILES Shed Bistro
- 2.7 MILES Bengal Brasserie
- 2.7 MILES The Ivanhoe Hotel
- 2.8 MILES General Merchants

## The School Run

- 1.1 MILES Lagan College
- 1.3 MILES Cairnshill Primary School
- 2.5 MILES St. Bernards Primary School
- 2.5 MILES Lisnasharragh Primary School
- 2.5 MILES Knockbreda Primary School
- 2.5 MILES St. Joseph Primary School
- 2.6 MILES St. Joseph College
- 3.2 MILES Aquinas Grammar School
- 4.1 MILES Methodist College
- 4.1 MILES Our Lady & St. Patricks College
- 4.6 MILES RBAI
- 4.6 MILES Campbell College



# All homes at Mount Ober are A-rated Energy Efficient Homes!



Advantages of A-rated Homes:  
Environmentally Friendly  
Lower Running Costs  
Better Resale Value

## We are going greener as standard.

Benefits of solar panels:

### 1. Reduces your electricity bills:

Sunlight is free! Solar cells can even produce electricity on cloudy days. You could save on average up to £900 costs (Savings amount will be dependent on energy provider, tariff, house type and orientation).

### 2. Reduces your carbon footprint:

Solar power is a green, renewable source of energy and does not release any carbon dioxide into the environment.



\* Solar panels positioned according to orientation of house. Number of panels on images are indicative only.



## Electric Vehicle Charging Point.\*\*

Want to start each day with a 'full tank'?

Charging each night at home will provide all the daily driving range the average driver will need.

Charging at home is usually the most cost effective and convenient way to charge your EV.

Wired for future car charging port.

Optional Extra: Full installation

\*\* Further details available upon request.



## Specification

### External Features:

- › Energy efficient traditional masonry construction with a selection of brick, render & stone cladding
- › 10 Year structural warranty cover
- › Energy saving double glazed high performance lockable uPVC windows
- › GRP Composite front doors with a 5-point locking system
- › High standard floor, wall and loft insulation to ensure minimal heat loss and maximum efficiency
- › Front and rear gardens top soiled and seeded
- › Featured landscaping
- › Paved patio to rear
- › Tarmac driveway
- › Timber fencing to rear garden boundaries
- › Feature lighting to front and rear doors
- › Outside Tap
- › Wired for future car charging port

### Internal Features:

- › High speed broadband up to gigafast speeds (depending on provider and package chosen)
- › Comprehensive range of electrical sockets throughout, including TV and telephone points
- › Multifuel stove / electric focal fire on selected homes (see individual floor plans)
- › Painted internal doors with chrome ironmongery
- › Painted moulded skirting, architraves, stair handrails and balustrades
- › Smoke, Heat and CO2 detectors fitted as standard
- › Wired for security alarm



### Kitchen

- › A choice of fully fitted kitchens including doors, handles, worktops with matching upstands and glass splash back
- › Integrated appliances including built in oven, electric hob, extractor hood, dishwasher, fridge freezer and washer/dryer (free standing washing machine to utility where applicable)
- › Quartz worktop included in all 4 & 5 bed detached & semi-detached homes
- › Feature downlighters to kitchen
- › Eye level oven where applicable

### Bathrooms, Ensuites & WC's

- › Contemporary white sanitary ware and chrome fittings
- › Feature vanity unit in main bathroom & ensuite
- › Thermostatic rain shower to main bathroom & ensuite
- › Heated chrome towel rail in main bathroom & ensuite
- › Feature down lighters to main bathroom and ensuite

### Floor Coverings & Tiles

- › Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- › Ceramic wall tiling to shower enclosures and around bath
- › Splash back tiling to hand basins
- › Carpet and underlay to lounge, family room,\* stairs, landing and all bedrooms

\* where applicable



**THE CRAWFORD**

Lounge (with stove) & Family Room  
 Spacious Kitchen/Dining  
 Five Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

5 BED DETACHED 2120 SQ. FT.



**THE MULLIGAN**

Lounge (with stove) & Family Room  
 Spacious Kitchen/Dining  
 Four Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

4 BED DETACHED 1975 SQ. FT.



**THE LAUREL**

Lounge (with electric focal fire)  
 Spacious Kitchen/Dining  
 Three Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

3 BED DETACHED 1200 SQ. FT.



**THE MURLAND**

Lounge (with electric focal fire)  
 Spacious Kitchen/Dining  
 Four Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

4 BED SEMI-DETACHED 1310 SQ. FT.



**THE LINDSAY**

Lounge (with stove) & Family Room  
 Spacious Kitchen/Dining  
 Four Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

4 BED DETACHED 1750 SQ. FT.



**THE MCCLELLAND**

Lounge (with electric focal fire)  
 Spacious Kitchen/Dining  
 Four Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

4 BED DETACHED 1550 SQ. FT.



**THE FINLAY**

Lounge (with electric focal fire)  
 Spacious Kitchen/Dining  
 Four Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

4 BED SEMI-DETACHED 1300 SQ. FT.



**THE HUDSON**

Lounge (with electric focal fire)  
 Spacious Kitchen/Dining  
 Three Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

3 BED SEMI-DETACHED 1205 SQ. FT.



**THE MAGEE**

Lounge (with electric focal fire)  
 Spacious Kitchen/Dining  
 Four Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

4 BED DETACHED 1460 SQ. FT.



**THE WILLOW**

Lounge (with electric focal fire)  
 Spacious Kitchen/Dining  
 Three Bedrooms  
 Bedroom 1 with Ensuite  
 Bathroom & Separate W.C.

3 BED DETACHED BUNGALOW 1260 SQ. FT.



**THE WEIR**

Spacious Lounge/Kitchen/Dining  
 Two Bedrooms  
 Bathroom & Separate W.C.

2 BED SEMI-DETACHED 810 SQ. FT.



**THE APARTMENTS**

Spacious Lounge/Kitchen/Dining  
 Two Bedrooms  
 Bathroom

2 BED APARTMENTS 720 + 815 SQ. FT.



# Site Plan



## HOUSE TYPES:

- THE CRAWFORD  
5 BED - DETACHED, 2120 SQ FT
- THE MULLIGAN  
4 BED - DETACHED, 1975 SQ FT
- THE LINDSAY  
4 BED - DETACHED, 1750 SQ FT
- THE MCCLELLAND  
4 BED - DETACHED, 1550 SQ FT
- THE MAGEE  
4 BED - DETACHED, 1460 SQ FT
- THE WILLOW  
3 BED - DETACHED BUNGALOW, 1260 SQ FT
- THE LAUREL  
3 BED - DETACHED, 1200 SQ FT
- THE MURLAND  
4 BED - SEMI-DETACHED, 1310 SQ FT
- THE FINLAY  
4 BED - SEMI-DETACHED, 1300 SQ FT
- THE HUDSON  
3 BED - SEMI-DETACHED, 1205 SQ FT
- THE WEIR  
2 BED - SEMI-DETACHED, 810 SQ FT
- THE APARTMENTS  
2 BED - APARTMENTS, 720 + 815 SQ FT



Map not to scale. Image for illustrative purposes only.

# The Crawford

5 BEDROOM DETACHED - 2120 SQ.FT  
 GARDEN ROOM ADDITIONAL - 130 SQ.FT



Image for illustration purposes only



SITE: 130

## Ground Floor



### GROUND FLOOR

- LOUNGE \*  
18'4 x 12'10    5.6m x 3.9m
- KITCHEN / DINING / LIVING  
35'1 x 12'2    10.7m x 3.7m
- FAMILY ROOM  
12'2 x 11'10    3.7m x 3.6m
- UTILITY  
11'10 x 5'11    3.6m x 1.8m
- WC  
5'7 x 4'3    1.7m x 1.3m

### OPTIONAL EXTRAS

- GARDEN ROOM  
11'10 x 11'2    3.6m x 3.4m
- GARAGE  
Available on selected plots.

## First Floor



### FIRST FLOOR

- BEDROOM 1 \*  
13'5 x 12'10    4.1m x 3.9m
- ENSUITE  
7'3 x 5'11    2.2m x 1.8m
- DRESSING ROOM  
6'7 x 5'11    2.0m x 1.8m
- BEDROOM 2 \*  
14'9 x 10'6    4.5m x 3.2m
- BEDROOM 3  
10'2 x 9'6    3.1m x 2.9m
- BEDROOM 4  
11'6 x 9'6    3.5m x 2.9m
- BEDROOM 5  
11'10 x 10'2    3.6m x 3.1m
- BATHROOM  
10'2 x 7'3    3.1m x 2.2m

Plans are not to scale, dimensions are approximate. Imagery in this brochure is for illustrative purposes only.  
 \* All measurements are maximum measurements.

# The Mulligan

4 BEDROOM DETACHED - 1975 SQ.FT  
 GARDEN ROOM ADDITIONAL - 130 SQ.FT

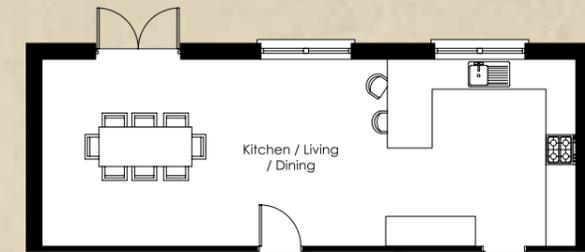


Image for illustration purposes only



SITES: 103 & 129

KITCHEN / DINING WITHOUT  
 GARDEN ROOM OPTION



## Ground Floor



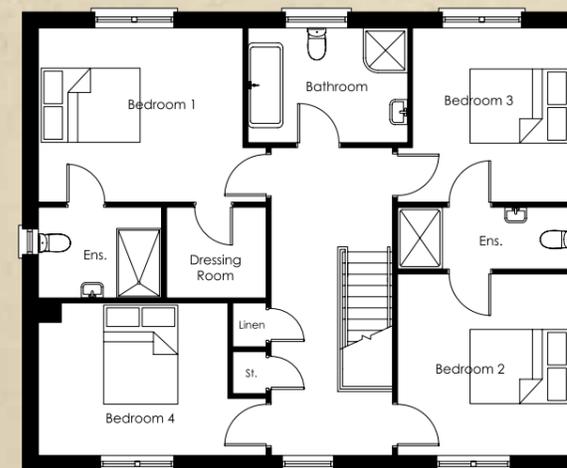
### GROUND FLOOR

LOUNGE	15'5 x 13'5	4.7m x 4.1m
KITCHEN / DINING	35'1 x 12'2	10.7m x 3.7m
FAMILY ROOM	11'6 x 9'2	3.5m x 2.8m
UTILITY	11'6 x 5'11	3.5m x 1.8m
WC	5'7 x 4'3	1.7m x 1.3m

### OPTIONAL EXTRAS

GARDEN ROOM	11'10 x 11'2	3.6m x 3.4m
GARAGE	Available on selected plots.	

## First Floor



### FIRST FLOOR

BEDROOM 1 *	14'9 x 11'2	4.5m x 3.4m
ENSUITE	7'10 x 5'11	2.4m x 1.8m
DRESSING ROOM	6'7 x 5'11	2.0m x 1.8m
BEDROOM 2	11'10 x 11'6	3.6m x 3.5m
BEDROOM 3 *	11'6 x 11'2	3.5m x 3.4m
ENSUITE	11'6 x 3'11	3.5m x 1.2m
BEDROOM 4 *	14'9 x 9'10	4.5m x 3.0m
BATHROOM	10'6 x 7'7	3.2m x 2.3m

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# The Lindsay

4 BEDROOM DETACHED - 1750 SQ.FT  
GARDEN ROOM ADDITIONAL - 145 SQ.FT



Image for illustration purposes only



SITES: 100, 115, 120, 127 & 128



## Ground Floor



### GROUND FLOOR

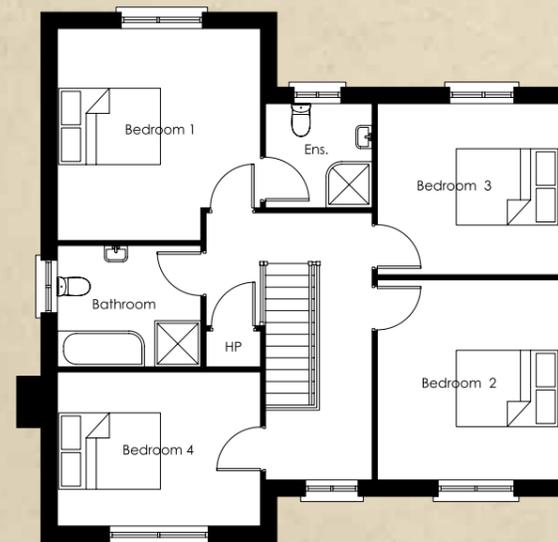
LOUNGE	13'5 x 12'10	4.1m x 3.9m
KITCHEN / DINING *	20'0 x 17'9	6.1m x 5.4m
FAMILY ROOM	13'5 x 11'6	4.1m x 3.5m
UTILITY	11'6 x 9'10	3.5m x 3.0m
WC	5'3 x 4'11	1.6m x 1.5m

### OPTIONAL EXTRAS

GARDEN ROOM	12'10 x 10'10	3.9m x 3.3m
GARAGE	Available on selected plots.	



## First Floor



### FIRST FLOOR

BEDROOM 1 *	13'5 x 12'10	4.1m x 3.9m
ENSUITE	6'7 x 6'7	2.0m x 2.0m
BEDROOM 2	14'5 x 11'6	4.4m x 3.5m
BEDROOM 3	11'6 x 8'9	3.5m x 2.7m
BEDROOM 4	12'10 x 9'10	3.9m x 3.0m
BATHROOM	9'2 x 7'7	2.8m x 2.3m

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# The McClelland

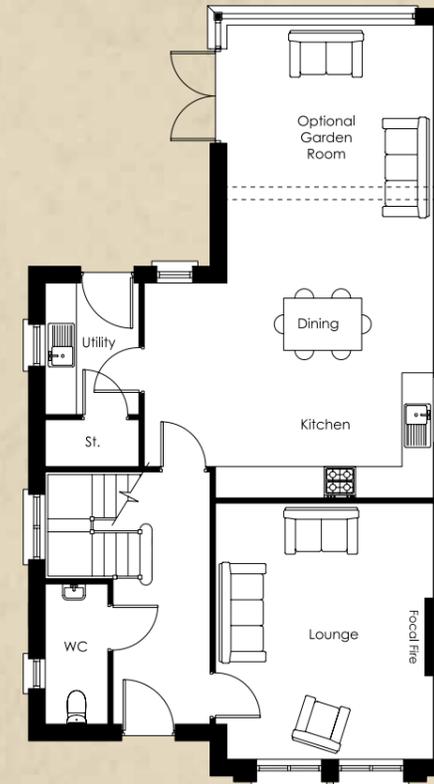
4 BEDROOM DETACHED - 1550 SQ.FT  
 GARDEN ROOM ADDITIONAL - 145 SQ.FT



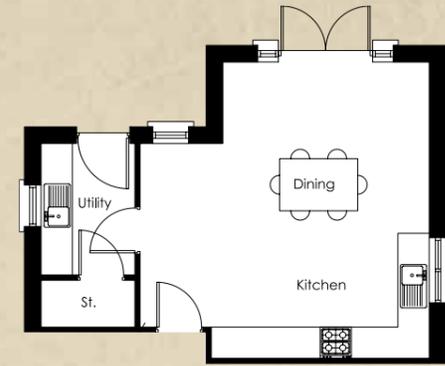
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## Ground Floor



KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



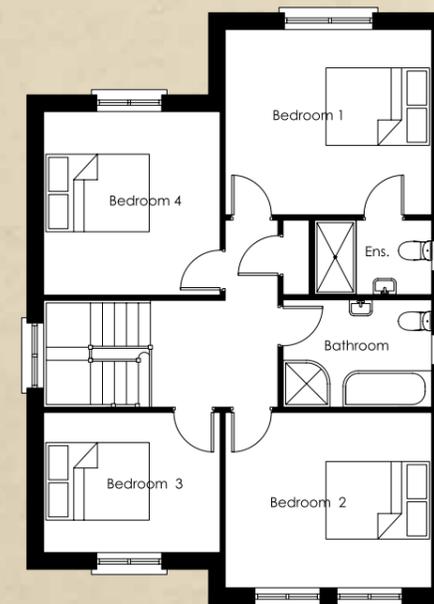
### GROUND FLOOR

LOUNGE	16'1" x 13'5"	4.9m x 4.1m
KITCHEN / DINING *	18'4" x 12'10"	5.6m x 3.9m
UTILITY	8'2" x 5'11"	2.5m x 1.8m
WC	8'6" x 3'11"	2.6m x 1.2m

### OPTIONAL EXTRAS

GARDEN ROOM	12'10" x 10'10"	3.9m x 3.3m
GARAGE	Available on selected plots.	

## First Floor



### FIRST FLOOR

BEDROOM 1	12'10" x 11'6"	3.9m x 3.5m
ENSUITE	7'3" x 4'7"	2.2m x 1.4m
BEDROOM 2	10'10" x 12'10"	3.9m x 3.3m
BEDROOM 3	10'10" x 8'6"	3.3m x 2.6m
BEDROOM 4	11'6" x 10'10"	3.5m x 3.3m
BATHROOM	9'2" x 6'7"	2.8m x 2.0m



### SITES:

STONE: 3, 113, 114, 121 & 126

BRICK: 101, 102, 111, 116 & 119



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 \* All measurements are maximum measurements.

# The Magee

4 BEDROOM DETACHED - 1460 SQ.FT  
GARDEN ROOM ADDITIONAL - 130 SQ.FT



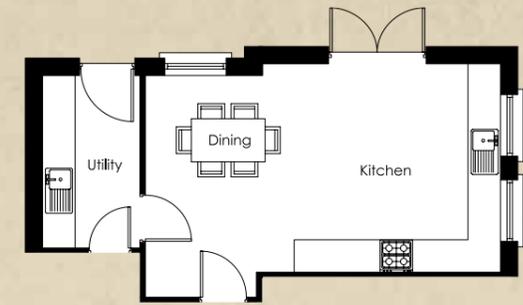
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SITE: 97

## Ground Floor

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



### GROUND FLOOR

LOUNGE	15'5 x 13'1	4.7m x 4.0m
KITCHEN / DINING *	21'8 x 12'6	6.6m x 3.8m
UTILITY	10'2 x 5'7	3.1m x 1.7m
WC	6'7 x 3'11	2.0m x 1.2m

### OPTIONAL EXTRAS

GARDEN ROOM	11'10 x 11'2	3.6m x 3.4m
GARAGE	Available on selected plots.	

## First Floor



### FIRST FLOOR

BEDROOM 1	13'1 x 9'10	4.0m x 3.0m
ENSUITE	7'3 x 4'11	2.2m x 1.5m
BEDROOM 2	10'2 x 8'10	3.1m x 2.7m
BEDROOM 3	12'6 x 10'6	3.8m x 3.2m
BEDROOM 4	12'10 x 7'3	3.9m x 2.2m
BATHROOM	9'6 x 7'3	2.9m x 2.2m

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# The Willow

3 BEDROOM DETACHED BUNGALOW - 1260 SQ.FT  
 GARDEN ROOM ADDITIONAL - 130 SQ.FT



Image for illustration purposes only



SITES: 135 & 136



## Ground Floor



KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



### GROUND FLOOR

LOUNGE	15'5 x 14'1	4.7m x 4.3m
KITCHEN / DINING	15'1 x 14'1	4.6m x 4.3m
UTILITY	14'1 x 5'11	4.3m x 1.8m
BEDROOM 1	14'5 x 13'1	4.1m x 3.6m
ENSUITE	10'10 x 3'11	3.3m x 1.2m
BEDROOM 2	11'6 x 11'2	3.5m x 3.4m
BEDROOM 3	11'2 x 8'6	3.4m x 2.6m
BATHROOM	7'10 x 7'7	2.4m x 2.3m
OPTIONAL EXTRAS		
GARDEN ROOM	11'10 x 11'2	3.6m x 3.4m
GARAGE Available on selected plots.		

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# The Laurel

3 BEDROOM DETACHED - 1200 SQ.FT  
 GARDEN ROOM ADDITIONAL - 130 SQ.FT

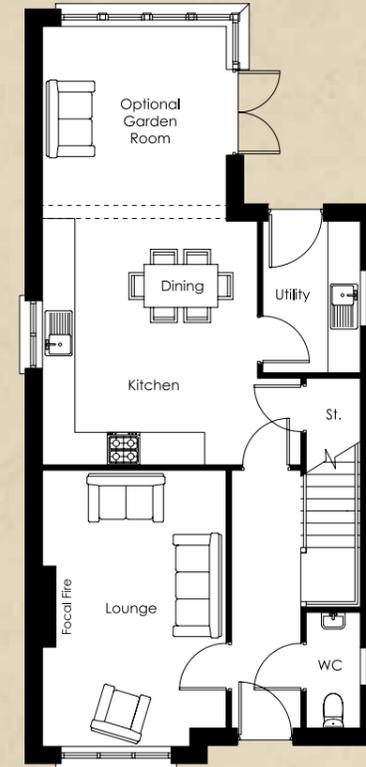


Image for illustration purposes only



SITE: 112

## Ground Floor



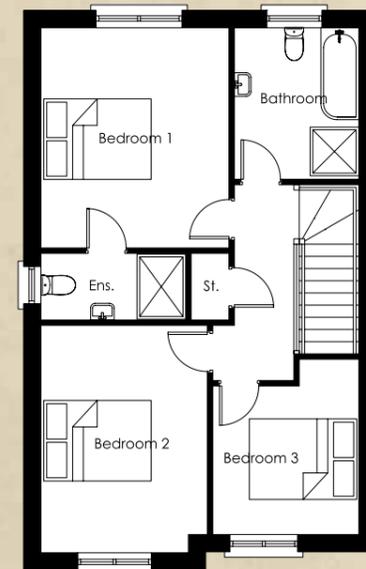
### GROUND FLOOR

LOUNGE	16'9 x 10'10	5.1m x 3.3m
KITCHEN / DINING *	14'9 x 12'10	4.5m x 3.9m
UTILITY	9'2 x 5'11	2.8m x 1.8m
WC	6'11 x 3'3	2.1m x 1.0m

### OPTIONAL EXTRAS

GARDEN ROOM	11'10 x 11'2	3.6m x 3.4m
GARAGE	Available on selected plots.	

## First Floor



### FIRST FLOOR

BEDROOM 1	13'1 x 11'2	4.0m x 3.4m
ENSUITE	8'6 x 3'11	2.6m x 1.2m
BEDROOM 2	13'9 x 9'10	4.2m x 3.0m
BEDROOM 3	10'6 x 8'10	3.2m x 2.7m
BATHROOM	7'7 x 3'11	2.8m x 2.3m

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# The Murland

4 BEDROOM SEMI-DETACHED - 1310 SQ.FT  
 GARDEN ROOM ADDITIONAL - 130 SQ.FT

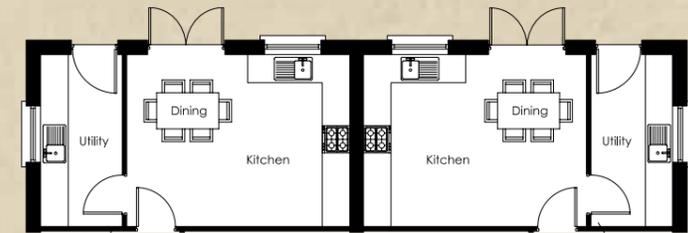


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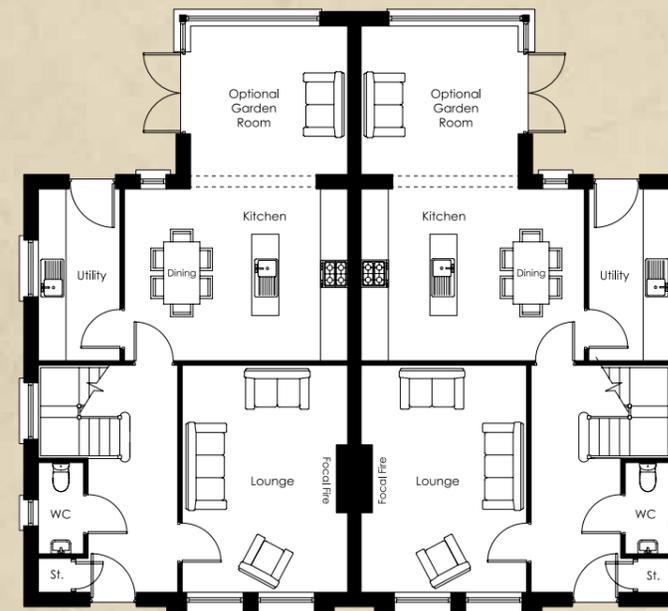


SITES: 117, 118, 133 & 134

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



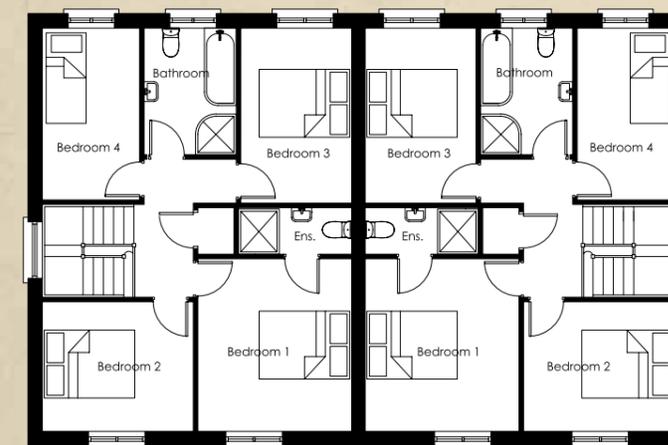
## Ground Floor



### GROUND FLOOR

- LOUNGE  
16'5 x 11'10     5.0m x 3.6m
- KITCHEN / DINING  
16'1 x 12'2     4.9m x 3.7m
- UTILITY  
12'2 x 5'11     3.7m x 1.8m
- WC  
6'7 x 3'3     2.0m x 1.0m
- OPTIONAL EXTRAS
- GARDEN ROOM  
11'10 x 11'2     3.6m x 3.4m
- GARAGE  
Available on selected plots.

## First Floor



### FIRST FLOOR

- BEDROOM 1  
12'6 x 11'2     3.8m x 3.4m
- ENSUITE  
8'2 x 3'3     2.5m x 1.0m
- BEDROOM 2  
10'6 x 9'2     3.2m x 2.8m
- BEDROOM 3  
12'6 x 7'10     3.8m x 2.4m
- BEDROOM 4  
12'2 x 6'11     3.7m x 2.1m
- BATHROOM  
9'2 x 6'7     2.8m x 2.0m

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# The Finlay

4 BEDROOM SEMI-DETACHED - 1300 SQ.FT  
 GARDEN ROOM ADDITIONAL - 130 SQ.FT



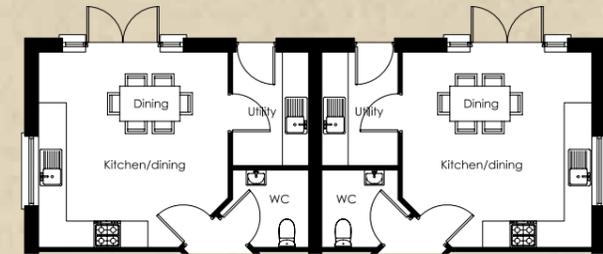
Image for illustration purposes only



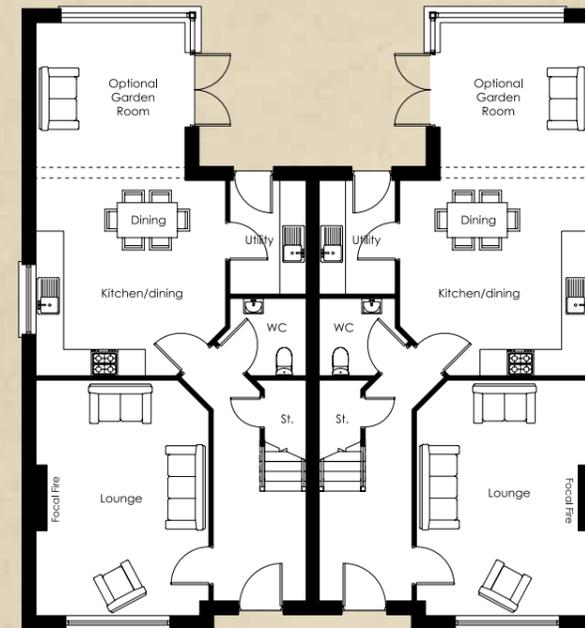
SITES: 131 & 132



KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



## Ground Floor



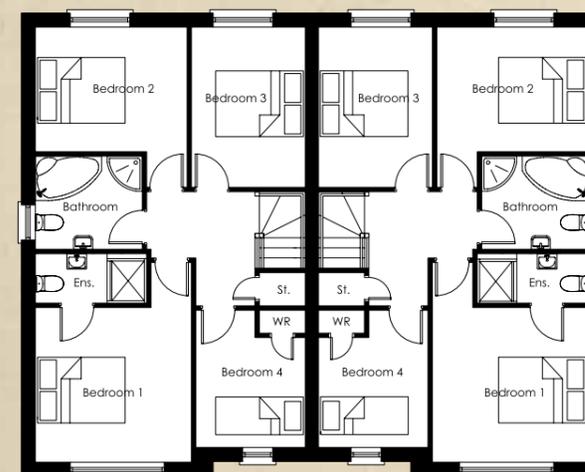
### GROUND FLOOR

LOUNGE	17'6 x 12'10	5.3m x 3.9m
KITCHEN / DINING *	14'5 x 14'1	4.4m x 4.3m
UTILITY	8'2 x 5'7	2.5m x 1.7m
WC	5'7 x 5'7	1.7m x 1.7m

### OPTIONAL EXTRAS

GARDEN ROOM	11'10 x 11'2	3.6m x 3.4m
GARAGE	Available on selected plots.	

## First Floor



### FIRST FLOOR

BEDROOM 1 *	14'9 x 11'6	4.5m x 3.5m
ENSUITE	8'2 x 3'7	2.5m x 1.1m
BEDROOM 2 *	11'10 x 11'2	3.6m x 3.4m
BEDROOM 3	11'10 x 8'6	3.6m x 2.6m
BEDROOM 4 *	10'2 x 8'2	3.1m x 2.5m
BATHROOM	7'10 x 6'11	2.4m x 2.1m

Plans are not to scale, dimensions are approximate. Imagery in this brochure is for illustrative purposes only.  
 \* All measurements are maximum measurements.

# The Hudson

3 BEDROOM SEMI-DETACHED - 1205 SQ.FT  
 GARDEN ROOM ADDITIONAL - 105 SQ.FT

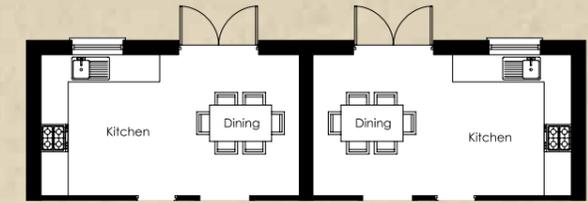


Image for illustration purposes only

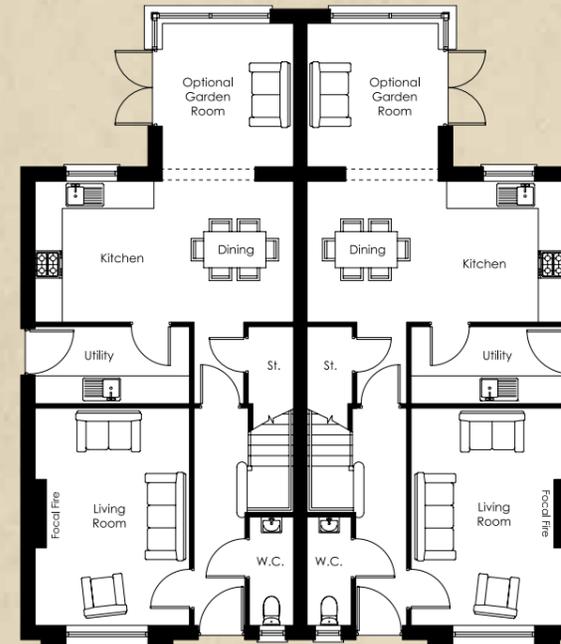


SITES: 98, 99, 104, 105

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



## Ground Floor



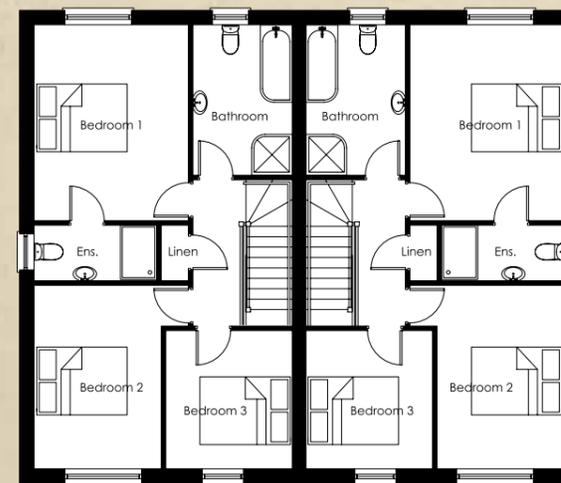
### GROUND FLOOR

LIVING ROOM  
 15'9 x 11'2      4.8m x 3.4m  
 KITCHEN / DINING  
 18'8 x 10'2      5.7m x 3.1m  
 UTILITY  
 11'2 x 5'7      3.4m x 1.7m  
 WC  
 7'7 x 2'11      2.3m x 0.9m

### OPTIONAL EXTRAS

GARDEN ROOM  
 11'2 x 9'6      3.4m x 2.9m  
 GARAGE  
 Available on selected plots.

## First Floor



### FIRST FLOOR

BEDROOM 1  
 14'1 x 11'2      4.3m x 3.4m  
 ENSUITE  
 8'10 x 3'11      2.7m x 1.2m  
 BEDROOM 2 \*  
 13'1 x 11'2      4.0m x 3.4m  
 BEDROOM 3  
 9'10 x 9'2      3.0m x 2.8m  
 BATHROOM  
 10'10 x 7'3      3.3m x 2.2m

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 \* All measurements are maximum measurements.

# The Weir

2 BEDROOM SEMI-DETACHED – 810 SQ.FT



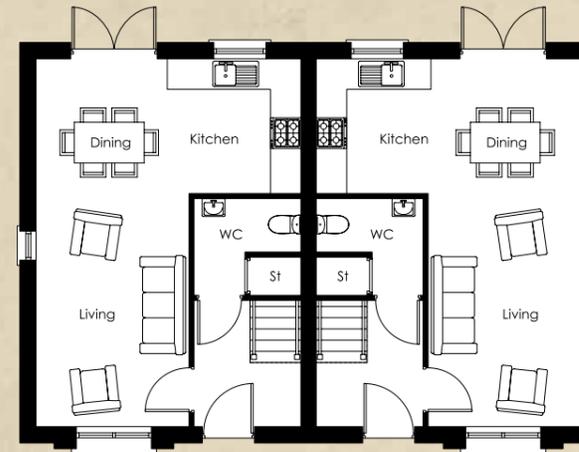
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SITES: 122 & 123



## Ground Floor

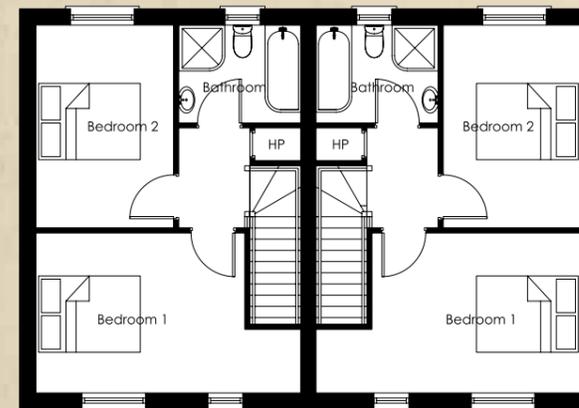


### GROUND FLOOR

KITCHEN / DINING / LIVING \*  
23'7 x 17'1      7.2m x 5.2m

WC  
6'10 x 6'3      2.1m x 1.9m

## First Floor



### FIRST FLOOR

BEDROOM 1 \*  
13'9 x 10'2      4.2m x 3.1m

BEDROOM 2  
12'10 x 8'10      3.9m x 2.7m

BATHROOM  
7'10 x 6'3      2.4m x 1.9m

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\* All measurements are maximum measurements.

# The Apartments

2 BEDROOM APARTMENTS - 720 + 815 SQ.FT



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SITES: 1, 2, 106, 107, 124 & 125

## Ground Floor - 720 SQ.FT.



### GROUND FLOOR

KITCHEN / DINING / LIVING *	22'0 x 12'10	7.0m x 3.9m
BEDROOM 1	11'10 x 9'10	3.6m x 3.0m
BEDROOM 2	12'10 x 10'6	3.9m x 3.2m
BATHROOM	9'6 x 5'11	2.9m x 1.8m

## First Floor - 815 SQ.FT.



### FIRST FLOOR

KITCHEN / DINING / LIVING	22'0 x 13'1	7.0m x 4.0m
BEDROOM 1 *	13'1 x 11'6	4.0m x 3.5m
BEDROOM 2 *	13'1 x 9'2	4.0m x 2.8m
BATHROOM	9'2 x 7'3	2.8m x 2.2m

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# Optional Extras



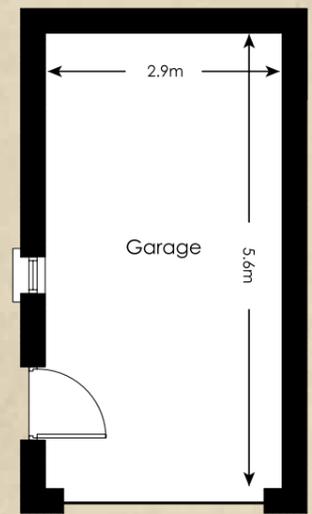
Add a beautiful garden room to create a larger open plan kitchen, living, dining area.\*

*PLEASE NOTE: Further details and prices available on request.  
\* Garden room plans & sizes are shown on each individual house type page.*

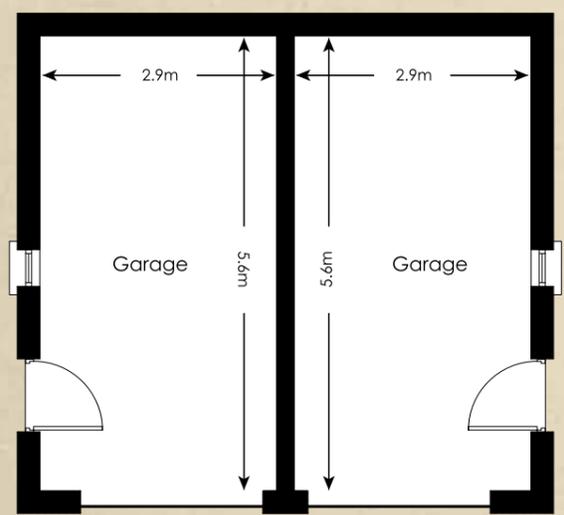
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# Garages

## SINGLE GARAGE



## PAIRED GARAGE



All garages will be finished in render. Images for illustration purposes only.



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