

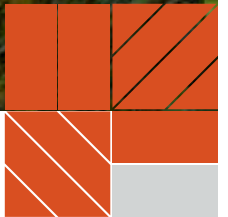


Lands opposite  
9 Hazelwood Avenue  
Prehen Park  
Derry City

# THE QUBE

at Prehen





# THE QUBE

Are you looking for a bright, warm, draft-free, fresh and airy house, with virtually no energy bills?

If so, **The Qube at Prehen**, a passive house built by Kilmoon Homes, is the ideal property for you.





**The Qube at Prehen** is one of the few passive houses under construction in Northern Ireland. It will be built to an exceptional standard of airtightness and is triple-glazed and super-insulated, with heat-exchange systems, so that it requires almost no heating and has cleaner air inside than out.

Rising from a mature and elevated acre site, this magnificent four-bedroom house has superb entertaining areas, private gardens, a stylish carport and attractive patio areas and is found on the Prehen Road – arguably one of County Londonderry's finest addresses.

Designed by architect Gerard McPeake, this remarkable home is c.2,500 sq ft and offers a rare position overlooking Lough Foyle. The house cuts a striking figure from the roadside, its 3 storeys of design focused, bright and versatile accommodation perfectly suited for down-sizers, families or those who just appreciate the finer things in life.

Despite its incredible and instantly recognisable architecture and generous dimensions, the house was designed to be energy efficient and easy to run. Natural ventilation through windows militates any risk of the house overheating in summer months, while the swathes of south-facing glazing maximise solar gain in cooler periods.



**The Qube** enjoys a quiet yet convenient location with an abundance of local amenities nearby, including the Everglades Hotel, City of Derry Golf and Boating Clubs and excellent schools.



## A unique home in a prime location

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- A remarkable, contemporary home overlooking the River Foyle
- Built to a Passive House standard
- Approximately 2500 sq ft of accommodation
- Smart home enabled from your phone or tablet for lighting, heating and even if you would like to open or close your blinds.
- 10 year Structural Warranty
- Very high level of specification throughout
- 2 or 3 reception rooms
- 4 or 5 bedrooms and study
- Master bedroom with ensuite shower room and dressing areas
- Open plan living dining kitchen space with access to large utility room and patio
- 1st and lower ground floors with access to outdoor entertaining and patio areas
- Stylish carport and private parking





# Ground floor

1084 sq ft / 100 sq m

	sq m	sq ft
Living/kitchen/dining	9.55 x 5.45	31' 6" x 18'
Bedroom 4/snug	3.45 x 4.25	11' x 14'
Utility/laundry/hotpress	4.15 x 2.88	14' x 9'
Car port	6.25 x 6.05	20' 6" x 19' 10"





First floor

891 sq ft / 82.7 sq m



	sq m	sq ft
Master bedroom	4.50 x 3.00	15' x 9' 10"
Dressing room	6.14 x 1.53	20' x 5'
Ensuite	2.13 x 3.00	7' x 9' 10"
Bedroom 2	2.82 x 3.45	9' x 11'
Bedroom 3	2.85 x 4.25	9' x 14'
Bathroom	2.35 x 3.00	7' 9" x 9' 10"



# Lower ground floor

542 sq ft / 50.35 sq m



	sq m	sq ft
Bedroom 4/snug	5.30 x 3.45	17' x 11'
Office/study	2.20 x 2.50	7' 3" x 8'

# Contact us

For more information on The Qube at Prehen  
or to arrange a meeting, contact:



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## Disclaimer:

These particulars do not constitute any part of an offer or contract, they are for guidance purposes only. Measurements are approximate and may vary during the construction process and site plans are not drawn to scale. 3D illustrations and photographs are for illustration purposes only. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. Purchasers should satisfy themselves as to the current specification at the time of booking. Neither the developer or the selling agent, nor any person in their employment has any authority to make or give representation or warranty whatsoever in relation to any property.