



4.08 Obel Tower 62 Donegall Quay

Belfast BT1 3NG

£1,350 Per month

Welcome to 4.08 Obel Tower!

A luxury 4th-floor apartment located in the landmark Obel Tower development on the bank of the River Lagan. At 27 stories and 279 feet high it is Ireland's tallest residential building and occupies a prime site in Belfast City Centre on Donegall Quay. The apartment is ideally located for those working in Belfast City Centre and offers easy access to a wide range of amenities including shops, bars and restaurants.

Internally the apartment comprises an entrance hall with utility cupboard for washer/dryer, a modern walnut fitted kitchen with built-in appliances open-plan to living/dining/kitchen area with stunning views over Belfast and the Titanic area, a master bedroom with an en-suite shower room, a further double bedroom and a modern bathroom with a white three-piece suite. Further benefits include electric heating & one secure underground parking space.

The building also benefits from a welcoming entrance lobby with lift access to all floors.

A deposit and the first month's rent are payable in advance. The property is part furnished and available from the 7th June 2024.

Call 02890 388383 to arrange your personal viewing today!

- **Luxury 4th Floor Apartment**
- **Walnut Fitted Kitchen With Integrated Appliances**
- **Kitchen Open Plan To Living Dining Area**
- **Two Double Bedrooms - Master with En-Suite Shower Room**
- **Separate White Three Piece Bathroom Suite**
- **Electric Heating**
- **One Secure Underground Parking Space**
- **Part Furnished**
- **Available 7th June 2024**
- **Stunning Views Over Belfast**

Viewing

Please contact our **Belfast Office** on **02890388383** if you wish to arrange a viewing appointment for this property or require further information.




Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
Northern Ireland	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: info@nicholasresidential.co.uk <https://www.nicholasresidential.co.uk>