

THE
GALLERY

DUBLIN ROAD, BELFAST

thegallerybelfast.com

MODERN LIVING IN THE HEART OF THE CITY

58 one & two
bedroom apartments,
with ground floor
& mezzanine
Cafe/Bar

LOCATION

Dublin Road, Belfast

PRICE RANGE

Starting from £115,000

PROJECT COMPLETION

Autumn 2016



THE GALLERY

THE GALLERY

107 FREDERICK STREET

THE GALLERY

THE GALLERY

D161 7AL

107 FREDERICK STREET



OVERVIEW



The Gallery is the first new build apartment block in Belfast City Centre in nearly a decade and presents 58 one and two bedroom contemporary apartments designed for city living.

Located at the midpoint of the Belfast art scene, halfway between the Cathedral Quarter and the Ulster Museum, for years the Dublin Road has been a meeting point for artists. From William Conor, Paul Henry and Gerard Dillon to the poetry of Richard Rowley, who was born and

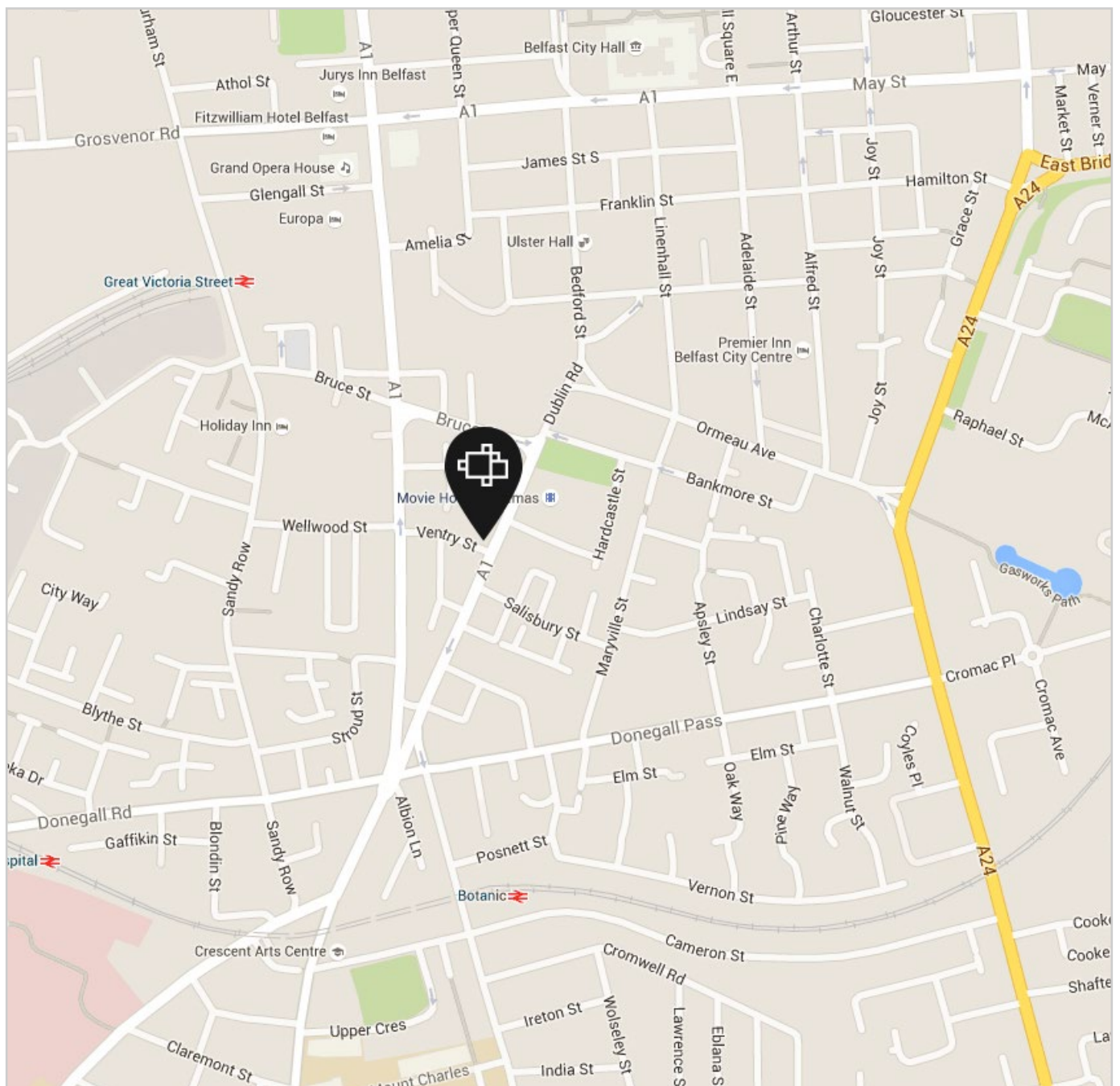
raised just a few doors down, art in all its forms played a large part in shaping this area.

The Gallery not only offers nine floors of modern, New York/Tokyo inspired living, but the public and common spaces will showcase art from the new wave of talent coming through Belfast. The 4,000 square foot ground floor space will be occupied by a bar-café with 6 metre high floor to ceiling windows and an outdoor seating area, providing a new meeting point for the artists of today.

The Gallery provides a contemporary living aesthetic accented by clean lines, reflective surfaces to maximise light with clever functional layout and design integrating services and storage.

LOCATION

Ideally situated in the heart of Belfast City Centre, the up-and-coming Dublin Road Quarter is central to all arterial routes, access to public transport and is within walking distance of award-winning restaurants and social destinations.





SPECIFICATION

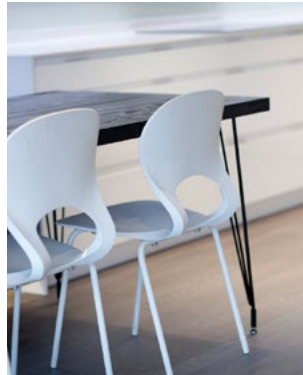


Presenting a new and modern concept in apartment design, The Gallery provides smart and exclusive modern styled apartments.

Sited on the buzzing Dublin Road a few minutes' walk from the heart of Belfast City Centre, the apartments have a front door onto the main street and side door access off Ventry Lane with direct access for those with bicycles.

The stately proportions of the lobby with full height glazed sections and contemporary artwork highlight the city and the environs of the development in colour and with style.

With lift access to the eight floors of apartments, lifts are large enough for bicycles and the mezzanine level provides dedicated bicycle storage and lockers, making urban living easier for cross-city travel. Each apartment is accessed from a



well-lit carpeted corridor with dedicated lighting at the individual apartment entrances.

The exterior is finished in high quality render and all windows and doors are made from powder-coated, double-glazed aluminum. The two-bedroom apartments on the 7th and 8th floors feature terraces with stainless steel and glass balustrades.

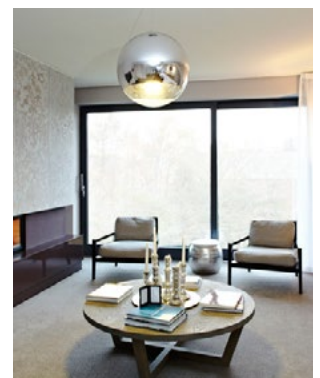
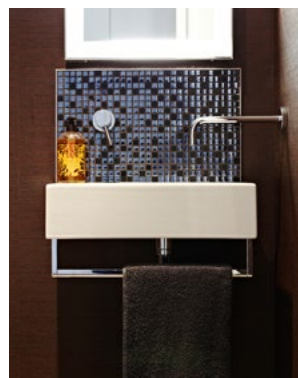
The contemporary door opens into each apartment where a stylish tiled floor leads to the main living space to overlook city life on the Dublin Road through the floor-to-ceiling picture window complete with integral blackout blinds for added privacy. Integrated lighting provides a range of mood light settings.

The kitchen area with sleek lines and proportions is surrounded with a tiled splash back, gloss finished doors, built-in oven, fridge freezer, dishwasher, hob and washing machine-tumble dryer. The designer 'high-diner' offers additional workspace or dining space for contemporary living and can be moved around the living space to operate as and when required to fulfil a variety of uses.



The one-bedroom apartments feature either a double bed with built-in headboard and lockers or a wall-to-wall superking option, each with built-in wardrobe. An opaque glazed backdrop to the bedspace will provide natural light through the adjoining living space.

The bathroom is fully tiled with a wall hung WC, wash hand basin and choice of a walk-in shower or shower over bath. A vanity top under a large mirror completes the bathroom package.





INCLUDED EXTRAS



BESPOKE FURNITURE PACKAGES

Suzanne Garuda has designed bespoke furniture packages which complement the internal specifications and effectively utilise the space to its maximum, starting from £2,500 per one bedroom apartment. Available to view Show Apartment Spring 2016.



CHAIN REACTION BIKE

£300 Chain Reaction gift vouchers per apartment to purchase a bicycle from a dedicated range and accessories.



PARKING OPTIONS

There are several areas to park in and around The Gallery for free. Parking permits are also available with NCP Dublin Road.



UNIQUE ART COLLECTION

Ulster University via a competition are commissioned to design the unique artwork for the building's common areas, specifically the glass walkways, walls outside lifts, windows to side and rear.



CORPORATE GYM MEMBERSHIP

We have negotiated a unique benefit health club scheme, including membership of participating gyms in the local area.



BESPOKE BICYCLE STORAGE

Dedicated first floor storage for over 60 bicycles – access via lift bicycle lift.



DEDICATED LOCKERS

Each apartment has its own dedicated locker in storage area for miscellaneous items.

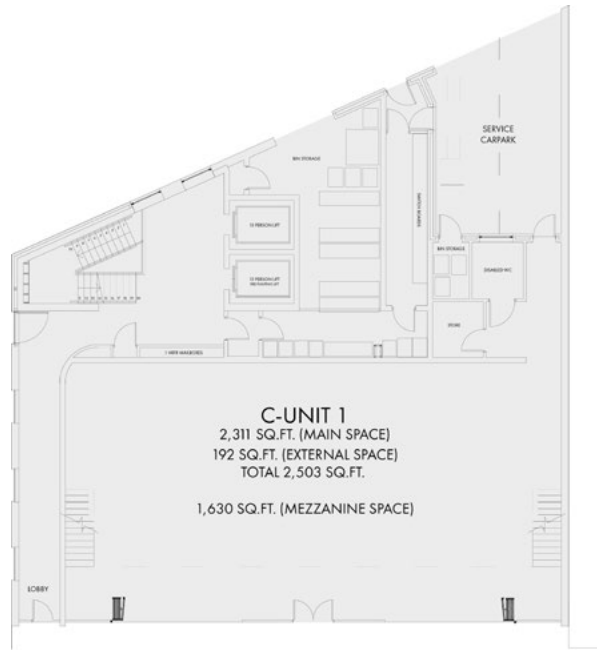


BLINDS & EXTRAS

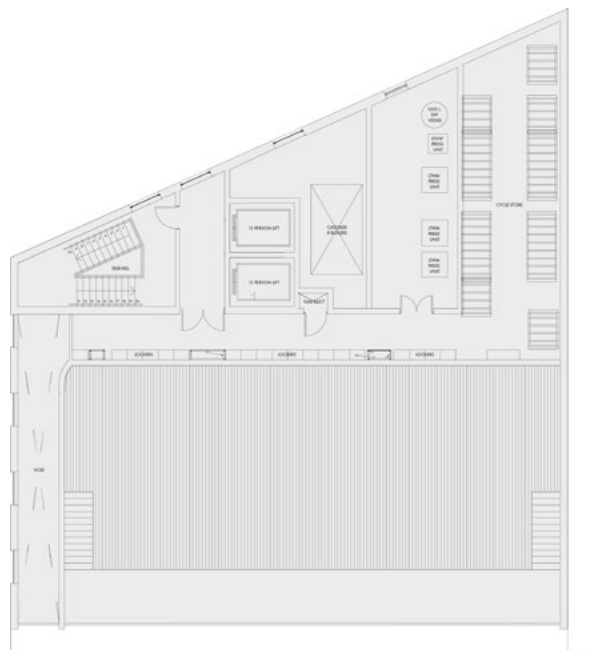
Blackout blinds, washer dryer, dishwasher and other accessories come as standard with all apartments.

FLOOR PLANS

GROUND & MEZZANINE



Ground Floor



Mezzanine

FLOORS 2 TO 5



Floor 2



Floor 3



Floor 4



Floor 5

FLOORS 6 TO 9



Floor 6



Floor 7



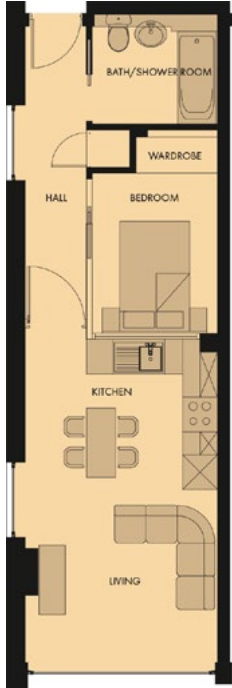
Floor 8



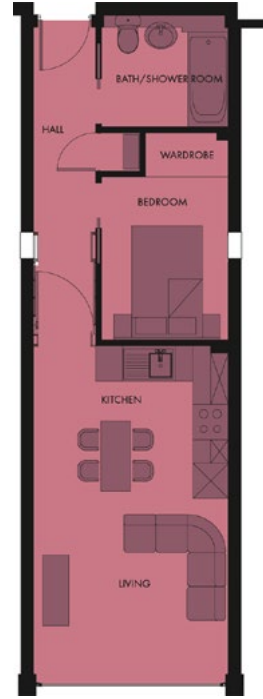
Floor 9

APARTMENT TYPES

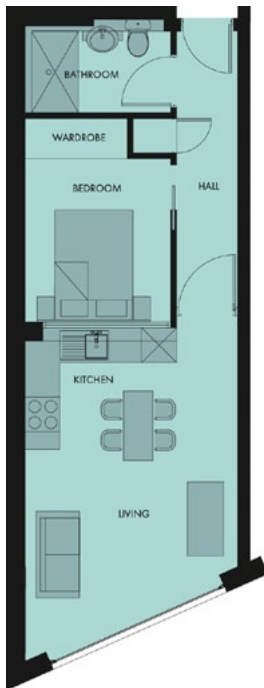
TYPES 1 TO 4



Apartment 1



Apartment 2



Apartment 3

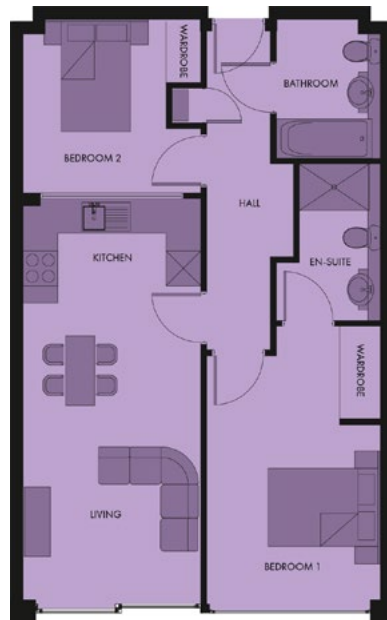


Apartment 4

TYPES 5 TO 8



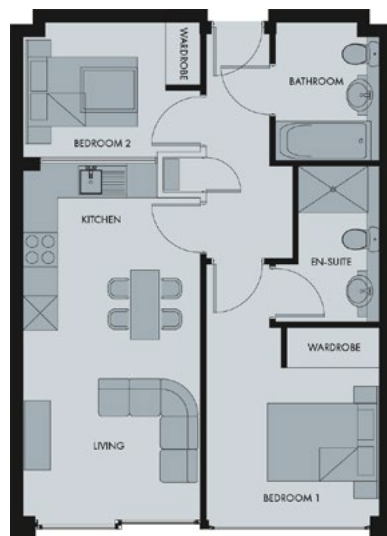
Apartment 5



Apartment 6



Apartment 7



Apartment 8

CONTACT

To find out more about The Gallery, please contact Templeton Robinson or Morton Pinpoint. For A3/Commercial Sales, contact Lisney.

RESIDENTIAL SALES



Templeton Robinson
www.templetonrobinson.co.uk
KeithMitchell@templetonrobinson.com
Tel. 02890 663030



Morton Pinpoint
www.mortonpinpoint.com
nick@mortonpinpoint.com
Tel. 02890 682777

A3/COMMERCIAL SALES



Lisney
www.lisney.com
Tel. 02890 501501

The right to change plans, specifications and materials is reserved. No liability can be accepted for errors arising therefrom. Sketches, renders, artist impressions and photographs are for illustration purposes only.



RICHLAND GROUP

PROPERTY DEVELOPMENT & INVESTMENT

thegallerybelfast.com