

BLACKROCK

HYDEPARK ROAD · MALLUSK

BLACKROCK

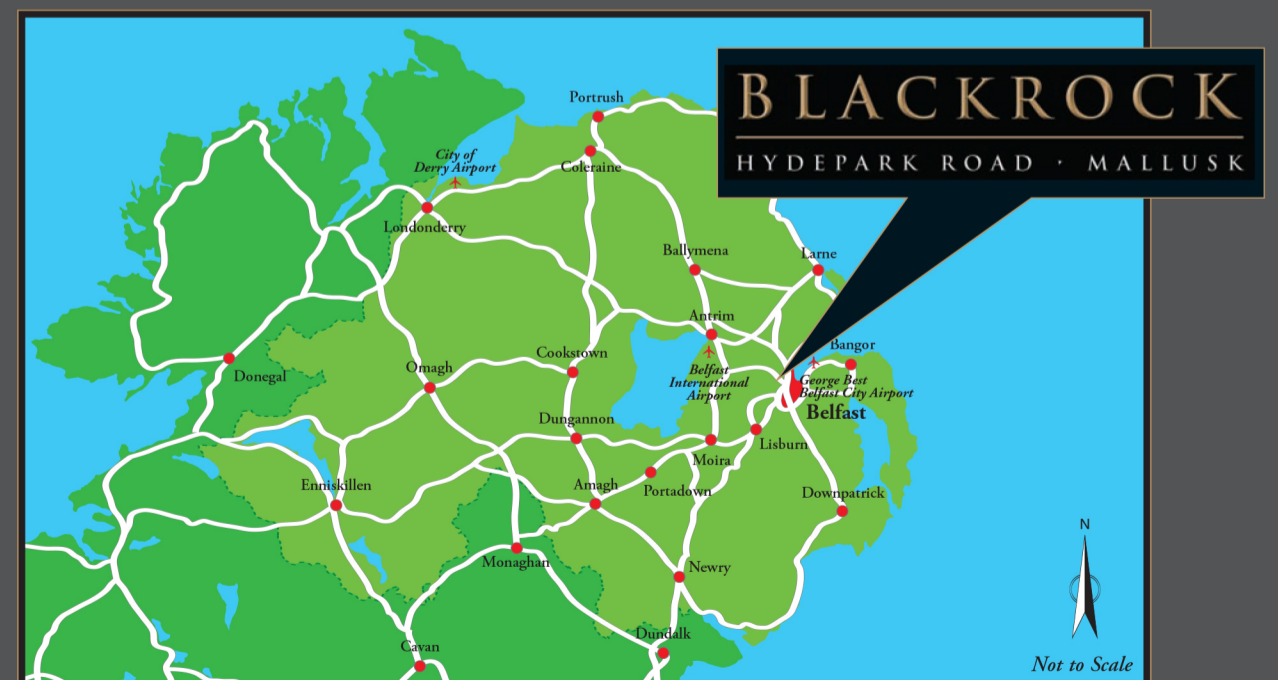
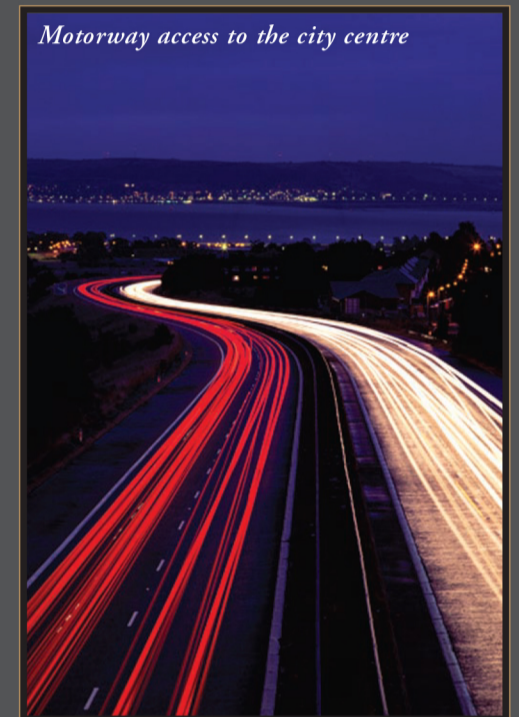
HYDEPARK ROAD · MALLUSK

Excellent
LOCATION



LIVE CLOSER TO THE ACTION...

Blackrock enjoys an enviable location a few minutes from Glengormley and Newtownabbey, and offers direct access to the city centre via the motorway. A Metro bus service will run through the site providing even easier access to the city and local shops including a Tesco at Mayfield Garden Village. The Abbeycentre and Longwood Retail Park with a Tesco superstore are also a short drive away.



House Types &
SITE LAYOUT



THE MALONE - TYPE A



THE SRANMILLIS - TYPE B



THE BRADBURY - TYPE C



THE GROSVENOR - TYPE D



THE RAVENHILL - TYPE E



THE COLLEGE - TYPE F



THE CAMDEN - TYPE G



THE BELGRAVIA - TYPE H



THE EGLANTINE - TYPE I



THE BALMORAL - TYPE LI



THE COLENZO - TYPE P





Apts
53 - 58

Apts
47 - 52

Apts
45 &
46

Apts 63 - 68

Apts
69 & 70

1

39

40

44

43

42

41

82

83

84

85

86

87

88

89

76

77

78

79

80

81

96

95

94

93

92

91

90

2

3

15

16

17

Apts 18 - 23

24

25

26

4

5

6

7

8

9

13

14

10

11

12

38

37

36

27

28

29

Apts 30 - 35

97

98

99

100

101

102

103

104

105

107

106

HYDEPARK ROAD

Potential
Future
Development





SITE PLAN

Realise what makes Blackrock special

THE COLENZO

The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. Plans are not to scale and all dimensions are approximate.



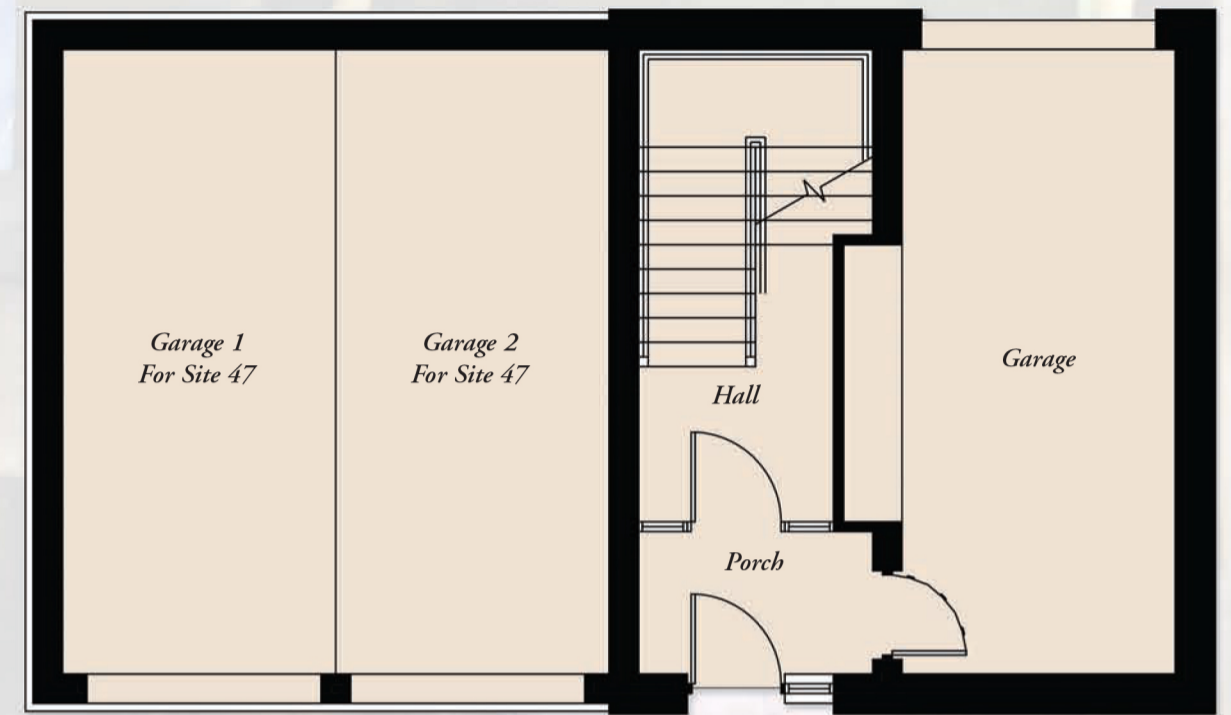
House Type P: An unusual home architecturally striking, combining classical Georgian features with a contemporary twist.

Site Number: 87

Approximate Total Floor Area: 1232 sq ft / 114 sq m

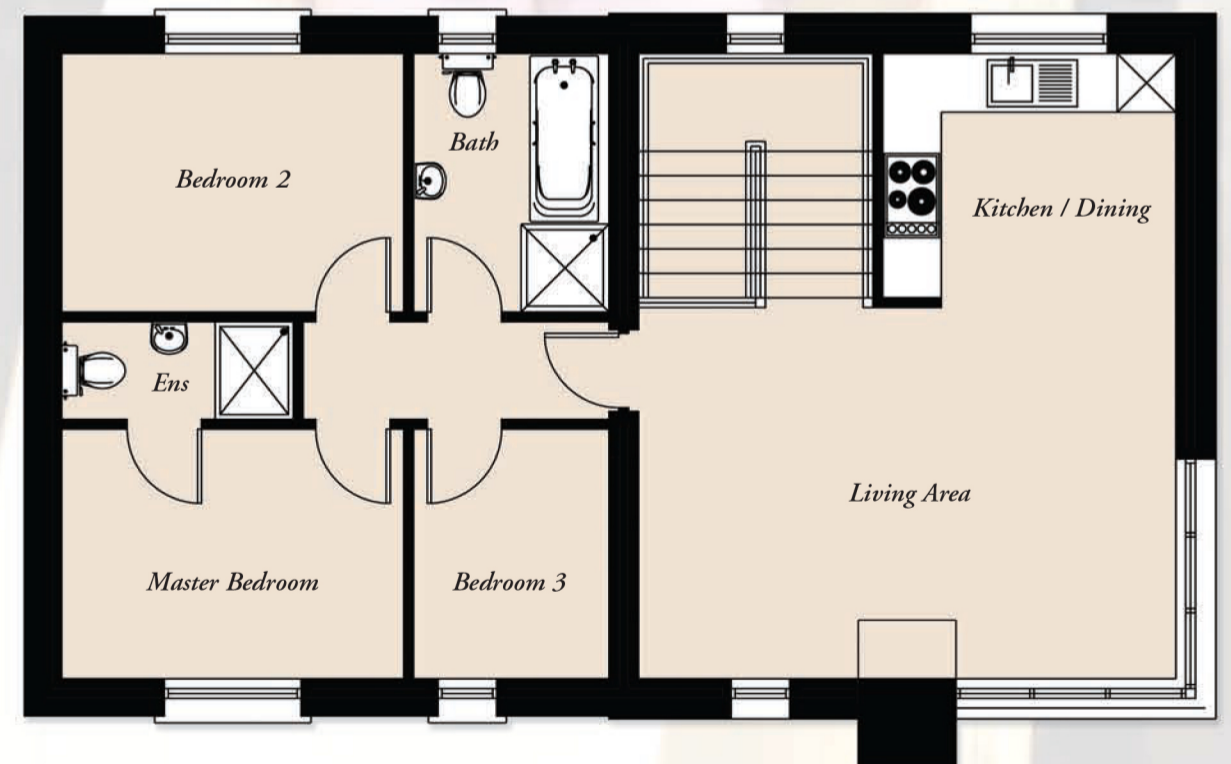
The Colenso an unusual home architecturally striking, combining classical Georgian features with a contemporary twist. The living space within this home occupies the first floor with entrance, utility and garage spaces on the ground floor.

First floor rooms have a contemporary appeal - the living areas have an attractive stairway rising to the open plan lounge / kitchen area with a striking corner bay window providing views of the townscape below. The sleeping areas include a master bedroom with its own en suite, a double bedroom, a single room and attractive family sized bathroom.



GROUND FLOOR

Porch through to Entrance Hall Garage.....3.00 x 2.70m 9'10" x 8'10"



FIRST FLOOR

Living.....5.40 x 2.80m 17'7" x 9'1"	Bedroom 2.....3.50 x 2.60m 11'6" x 8'6"
Kitchen / Dining.....3.60 x 3.30m 11'11" x 10'8"	Bedroom 3.....2.60 x 2.00m 8'6" x 6'7"
Master Bedroom.....3.40 x 2.60m 11'4" x 8'6"	Bathroom.....2.60 x 1.80m 8'6" x 5'11"
Ensuite	

THE BALMORAL

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House Type L1: 4 bedroom semi detached house.

Site Numbers: 91 - 96

Approximate Total Floor Area: 1332 sq ft / 124 sq m

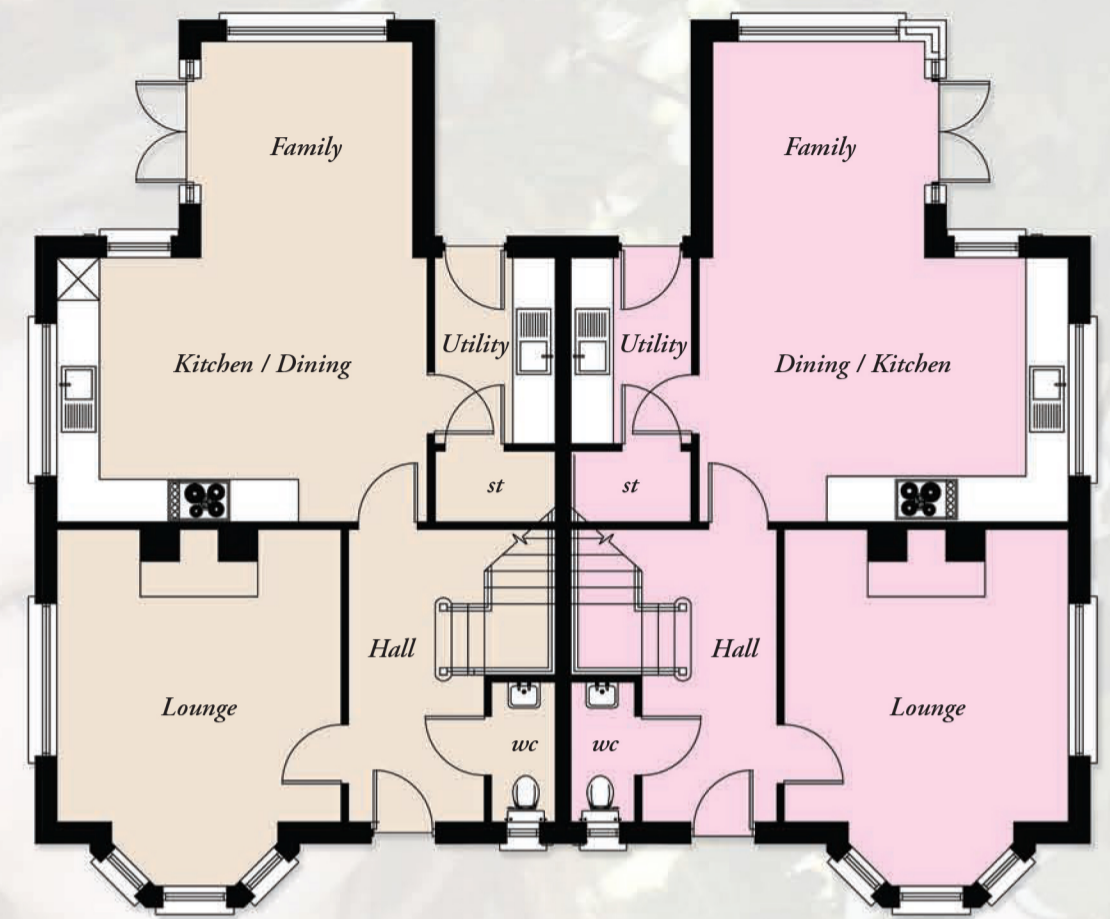
This charming home with brick and stucco façade offers ideal accommodation to meet the needs of the modern family. The lounge features an elegant fireplace. Georgian floor length polygonal bay and a picture window allow lots of natural light to penetrate. This light spacious room ticks all the boxes for true relaxation.

On the first floor this home offers a deluxe master suite with its own ensuite, 2 large double bedrooms, a single bedroom as well as a large family bathroom.

All Balmoral bathrooms come complete with stylish sanitary ware and a choice of tiling options.

The kitchen / dining area is central to this home and features a sun lounge with French doors opening onto the rear garden and patio for those al fresco family moments when life indoors is extended to the garden beyond.

As one would expect in a home of this type a separate utility room and wc are part of the ground floor accommodation.



GROUND FLOOR

Entrance Hall with separate wc		
Lounge.....	4.30 x 4.00m	14'1" x 13'1"
Kitchen / Dining.....	5.10 x 3.50m	16'7" x 11'5"
Family.....	3.10 x 3.00m	10'2" x 9'8"
Utility.....	3.50 x 1.60m	11'5" x 5'3"

GROUND FLOOR

Entrance Hall with separate wc		
Lounge.....	4.30 x 4.00m	14'1" x 13'1"
Dining / Kitchen.....	5.10 x 3.50m	16'7" x 11'5"
Family.....	3.10 x 3.00m	10'2" x 9'8"
Utility.....	3.50 x 1.60m	11'5" x 5'3"



FIRST FLOOR

Master Bedroom.....	4.40 x 3.40m	14'5" x 11'2"
Ensuite		
Bedroom 2.....	3.40 x 3.40m	11'2" x 11'1"
Bedroom 3.....	3.10 x 2.90m	10'1" x 9'5"
Bedroom 4.....	3.30 x 2.10m	10'8" x 6'9"
Bathroom.....	2.70 x 2.10m	8'8" x 6'7"

FIRST FLOOR

Master Bedroom.....	4.40 x 3.40m	14'5" x 11'2"
Ensuite		
Bedroom 2.....	3.40 x 3.40m	11'2" x 11'1"
Bedroom 3.....	3.10 x 2.90m	10'1" x 9'5"
Bedroom 4.....	3.30 x 2.10m	10'8" x 6'9"
Bathroom.....	2.70 x 2.10m	8'8" x 6'7"

THE EGLANTINE

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House Type L: Detached 4 bedroom 3 bay gentleman's residence with classical door and fan light.

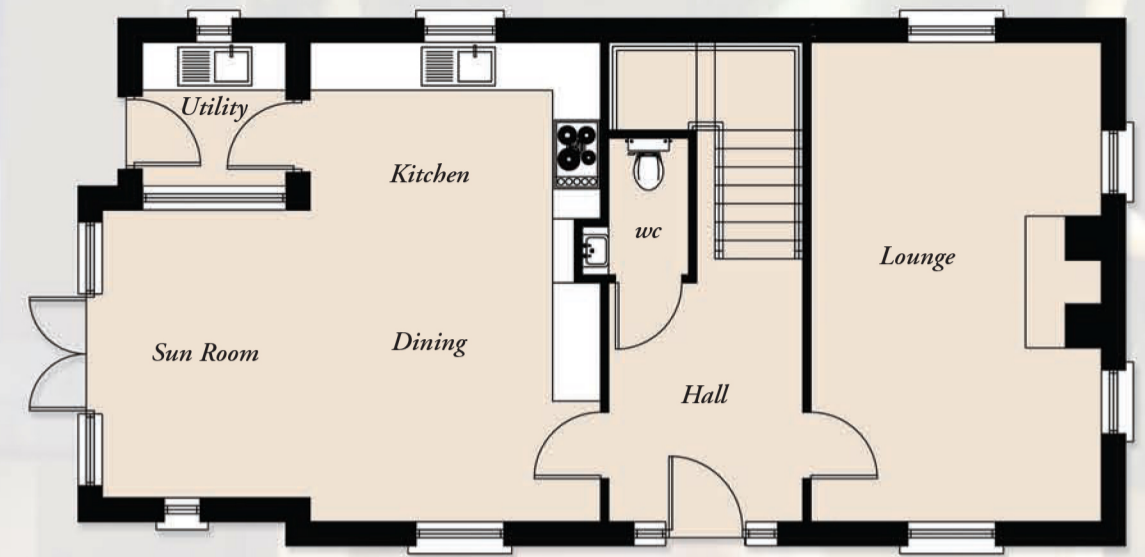
Site Numbers: 90 & 102

Approximate Total Floor Area: 1798 sq ft / 167 sq m

The Eglantine is a luxuriously stylish family home with accommodation over three floors. This spacious hallway with feature front door welcomes all to this magnificent home, with spacious formal lounge and period details, floor length windows and elegant fireplace adding to the ambient tone. To the right is an open plan kitchen / dining room with relaxing sunroom area, overlooking the garden and the patio for those less formal family gatherings. In addition this home has a separate utility room and under stairs wc - all features one would expect in this calibre of home.

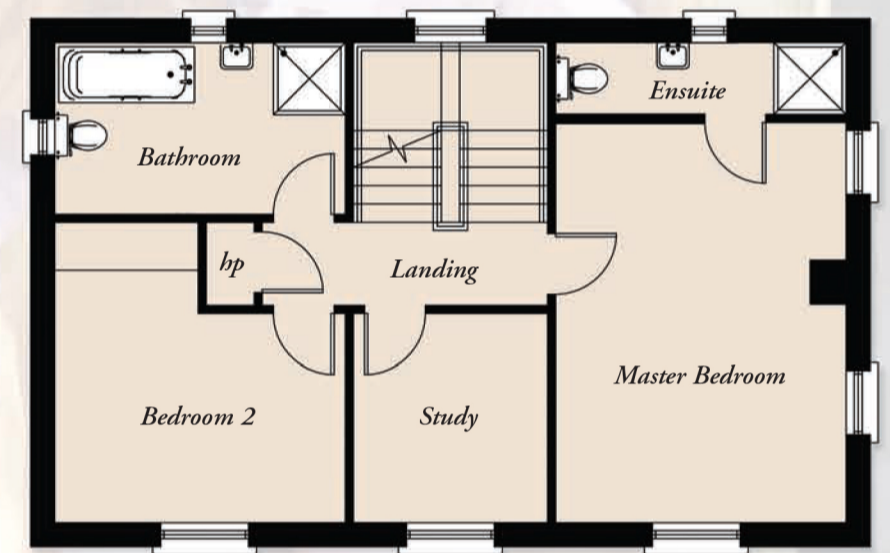
Second floor accommodation has 2 double bedrooms with feature windows either side of the chimney breasts and a roof light window for those wishing to gaze at the stars before falling asleep in this cosy space. A shared ensuite shower room completes the comfort aspects of this superb family home.

On the first floor there is a king sized master suite with private en suite, a study which is now an essential of the modern home, a large family bathroom, linen store and a spacious second bedroom.



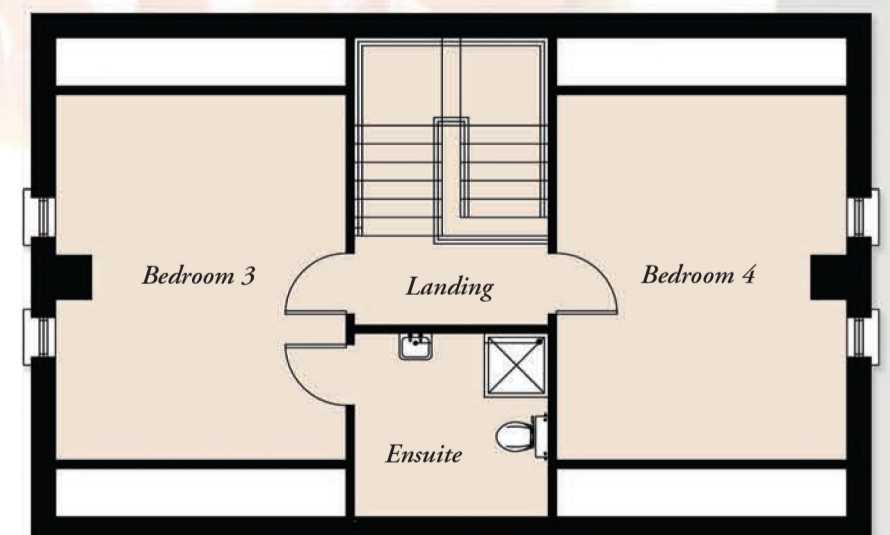
GROUND FLOOR

Entrance Hall with separate wc	Sunroom.....	3.60 x 2.60m	11'8" x 8'5"		
Lounge.....	6.00 x 3.70m	19'7" x 12'1"	Utility.....	1.80 x 1.80m	5'9" x 5'9"
Kitchen / Dining.....	6.00 x 3.80m	19'7" x 12'4"			



FIRST FLOOR

Master Bedroom.....	7.00 x 3.70m	19'7" x 12'1"	Study.....	2.60 x 2.20m	8'7" x 7'3"
Ensuite			Bathroom.....	4.00 x 2.10m	13'2" x 6'11"
Bedroom 2.....	3.90 x 3.80m	12'8" x 12'4"			



SECOND FLOOR

Bedroom 3.....	4.00 x 3.70m	13'1" x 12'1"	Bedroom 4.....	4.00 x 3.80m	13'1" x 12'4"
Ensuite					

THE BELGRAVIA

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The Belgravia Option B

The Camden Option A

House Type H: Traditional 3 storey 4 bedroom townhouse.

Option A - Render Exterior with brick detail - Site Numbers: 26, 27, 77 & 81

Option B - Brick Exterior with brick detail - Site Numbers: 98 & 100

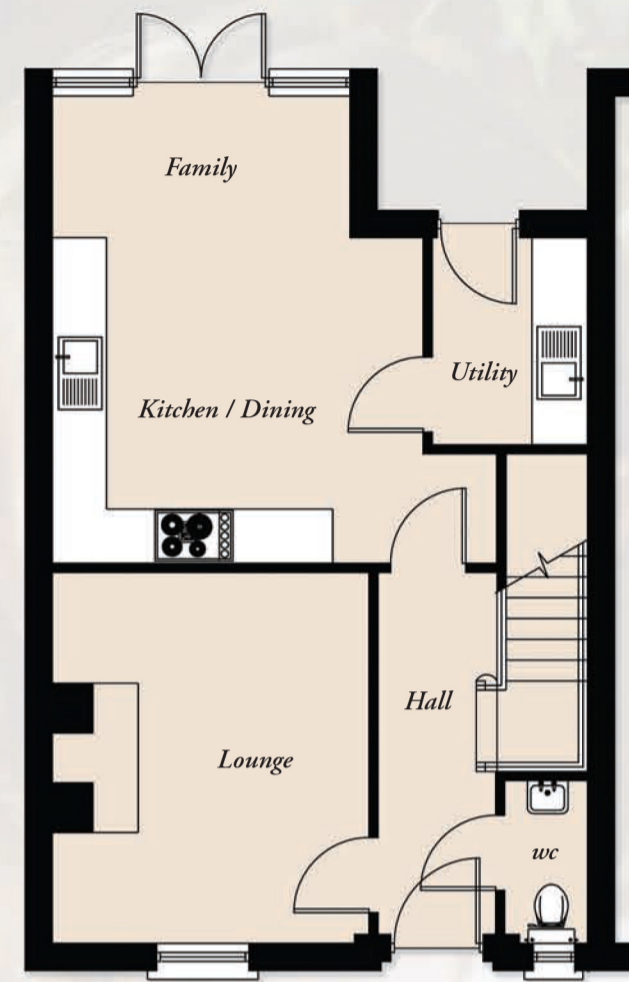
Approximate Total Floor Area: 1269 sq ft / 118 sq m

The Belgravia townhouse offers spacious contemporary accommodation within a traditional façade over three floors. The lounge is flooded by natural light from a traditional floor length Georgian window. The graciousness of this lounge is highlighted by the classical feature fireplace. To the rear of the property is the large kitchen / dining area, with separate utility area and catering for the needs of a more contemporary lifestyle. A snug living area overlooks the garden through French doors and extends the living space to the patio area outside.

The hall has a wc and feature staircase, taking you to the first floor, which features a large family bathroom, a large double bedroom with en suite facilities, a second double bedroom and a single bedroom.

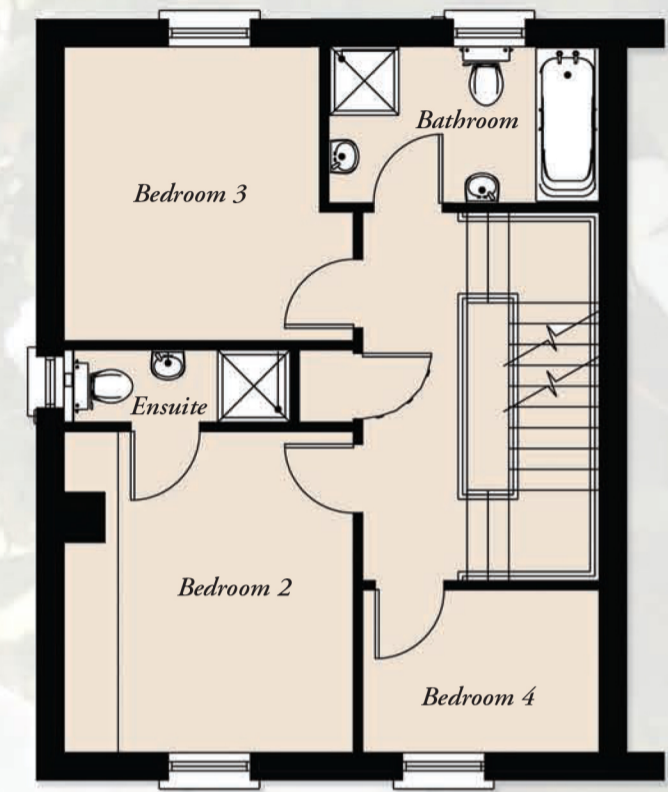
The second floor of this home is perhaps one of the most indulgent personal escapes from the hustle and bustle of family life. The indulgent master suite features its own dressing room and en suite, occupying the whole of the second floor of this truly luxurious home.

All bathrooms in the Belgravia townhouse come complete with stylish sanitary ware and a choice of tiling options.



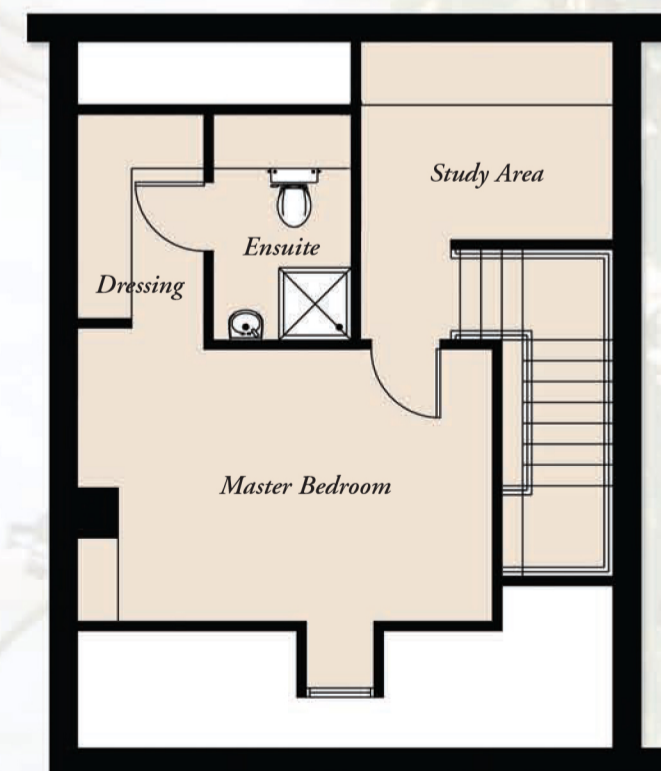
GROUND FLOOR

Entrance Hall with separate wc
 Lounge.....4.10 x 3.50m 13'6" x 11'6"
 Kitchen / Dining.....4.10 x 3.60m 13'5" x 11'10"
 Family.....3.30 x 1.50m 10'10" x 5'1"
 Utility.....2.30 x 1.70m 7'6" x 5'7"



FIRST FLOOR

Bedroom 2.....3.50 x 3.20m 11'8" x 10'6"
 Ensuite
 Bedroom 3.....3.20 x 3.20m 10'7" x 10'7"
 Bedroom 4.....2.60 x 1.80m 8'7" x 6'1"
 Bathroom.....2.90 x 1.70m 9'8" x 5'7"



SECOND FLOOR

Master Bedroom.....4.60 x 3.00m 15'1" x 9'10"
 Ensuite & Dressing

THE CAMDEN

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House Type G: Traditional 3 storey 4 bedroom townhouse.

Option A - Render Exterior with brick detail

Site Numbers: 16, 17, 24, 25, 28, 29, 36, 37, 76, 78 - 80, 82 & 83

Option B - Brick Exterior with brick detail - Site Numbers: 85 & 99

Option C - Brick and Regency style render - Site Numbers: 41 - 44, 60 - 62 & 71 - 74

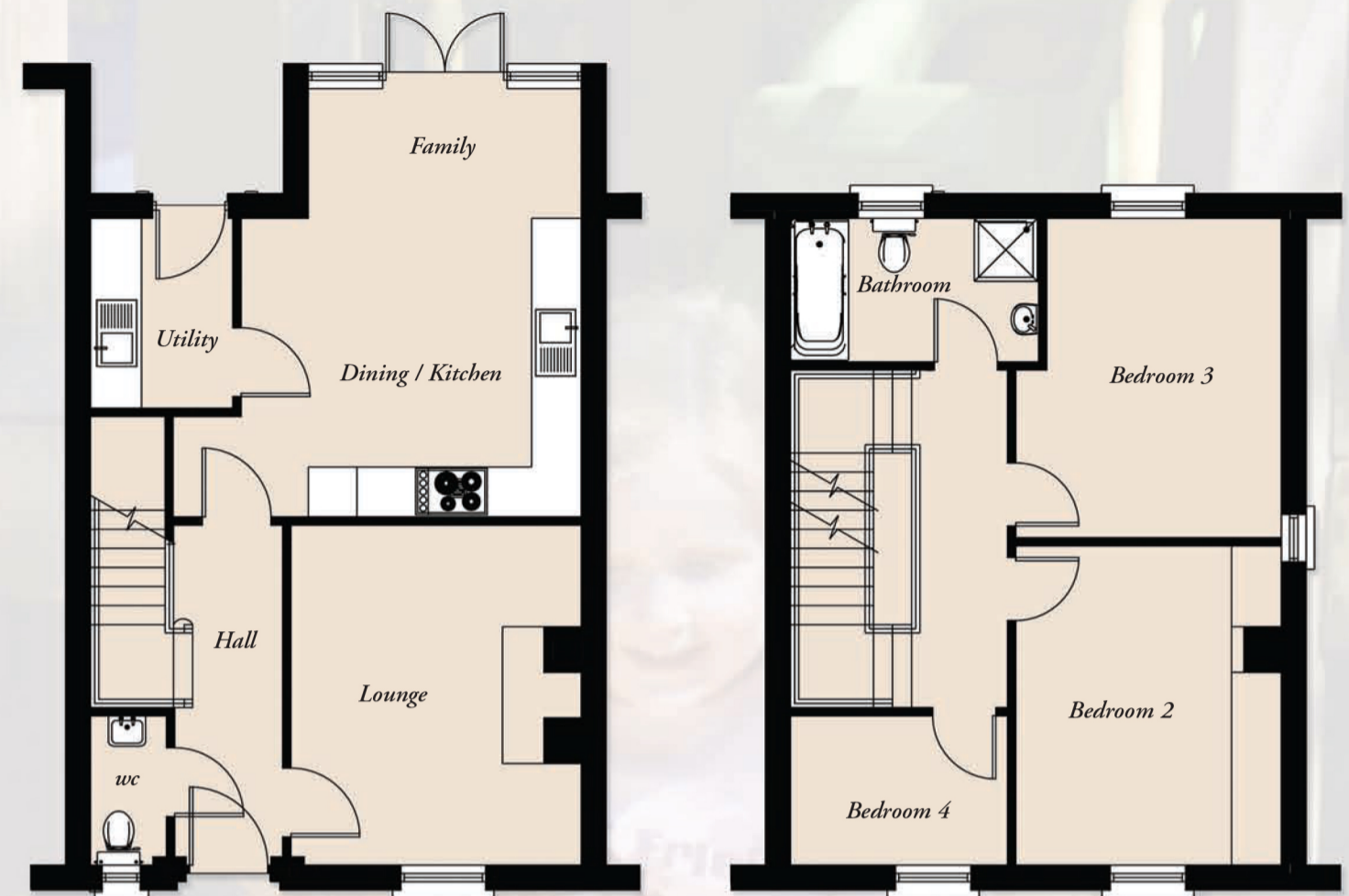
Approximate Total Floor Area: 1269 sq ft / 118 sq m

The Camden townhouse offers spacious contemporary accommodation within a traditional façade over three floors. The lounge is flooded by natural light from a traditional floor length Georgian window. The graciousness of this lounge is highlighted by the classical feature fireplace. To the rear of the property is the large kitchen / dining area, with separate utility area and catering for the needs of a more contemporary lifestyle. A snug living area overlooks the garden through French doors and extends the living space to the patio area outside.

The hall has a wc and feature staircase, taking you to the first floor, which features a large family bathroom, 2 large double bedrooms and a single bedroom.

The second floor of this home is perhaps one of the most indulgent personal escapes from the hustle and bustle of family life. The indulgent master suite features its own dressing room and en suite, occupying the whole of the second floor of this truly luxurious home.

All bathrooms in the Camden townhouse come complete with stylish sanitary ware and a choice of tiling options.

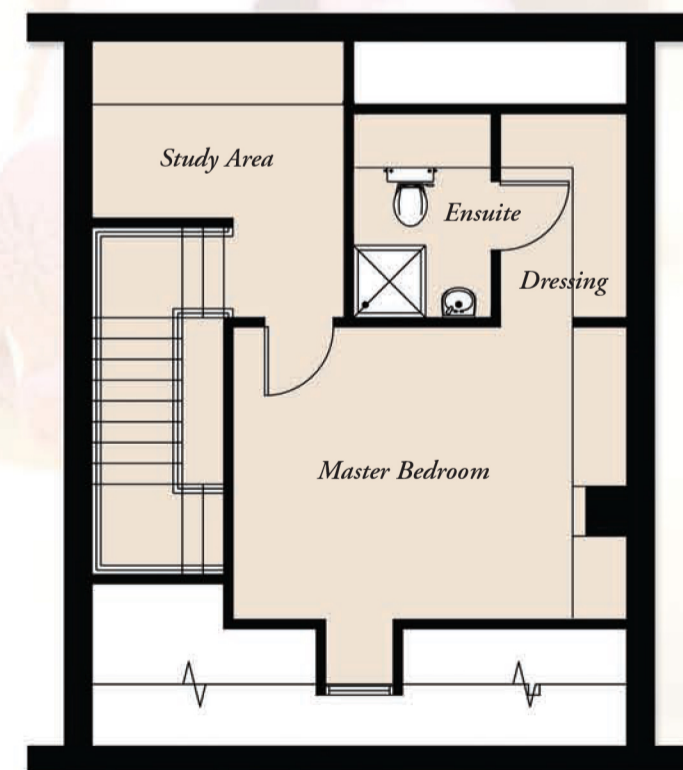


GROUND FLOOR

Entrance Hall with separate wc	
Lounge.....	4.10 x 3.50m 13'6" x 11'6"
Dining / Kitchen.....	4.10 x 3.60m 13'5" x 11'10"
Family.....	3.30 x 1.50m 10'10" x 5'1"
Utility.....	2.30 x 1.70m 7'6" x 5'7"

FIRST FLOOR

Bedroom 2.....	3.80 x 3.20m 12'8" x 10'6"
Bedroom 3.....	3.80 x 3.20m 12'8" x 10'6"
Bedroom 4.....	2.60 x 1.80m 8'7" x 5'11"
Bathroom.....	2.90 x 1.70m 9'8" x 5'7"



SECOND FLOOR

Master Bedroom.....	4.60 x 3.00m 15'1" x 9'10"
Ensuite & Dressing	

THE COLLEGE

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House Type F: Georgian style 4 bedroom house.

Site Numbers: 15, 38, 40, 59, 75 & 86

Approximate Total Floor Area: 2000 sq ft / 185 sq m

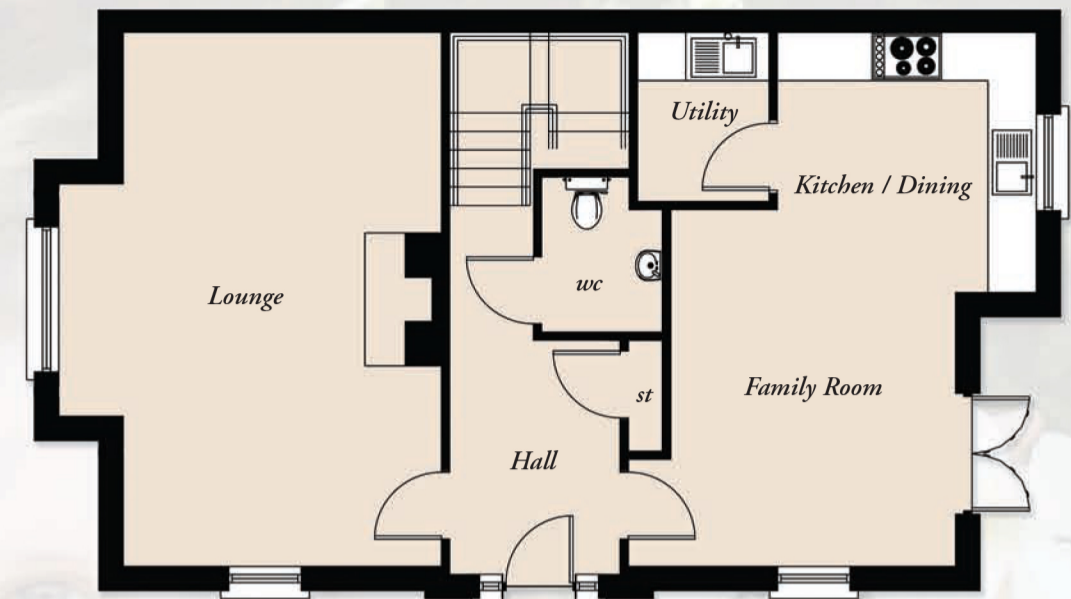
The College house follows the traditional rectangular floor plan of the Georgian era, having windows equal in size, flanking the pedimented front door which opens to a central hallway. Windows are full length and a decorative oculus window situated above the front door provides a focal point to this charming façade.

Inside is a grand lounge with bay windows and classical fireplace; across the hall on the right is a large kitchen / dining / living area with French doors looking through to the garden and beyond. Ground floor accommodation also includes a utility room and convenient wc under the stairs.

Within the main hallway is a feature staircase which leads you to the first floor with its king size master bedroom and en suite, a large family bathroom and double bedroom.

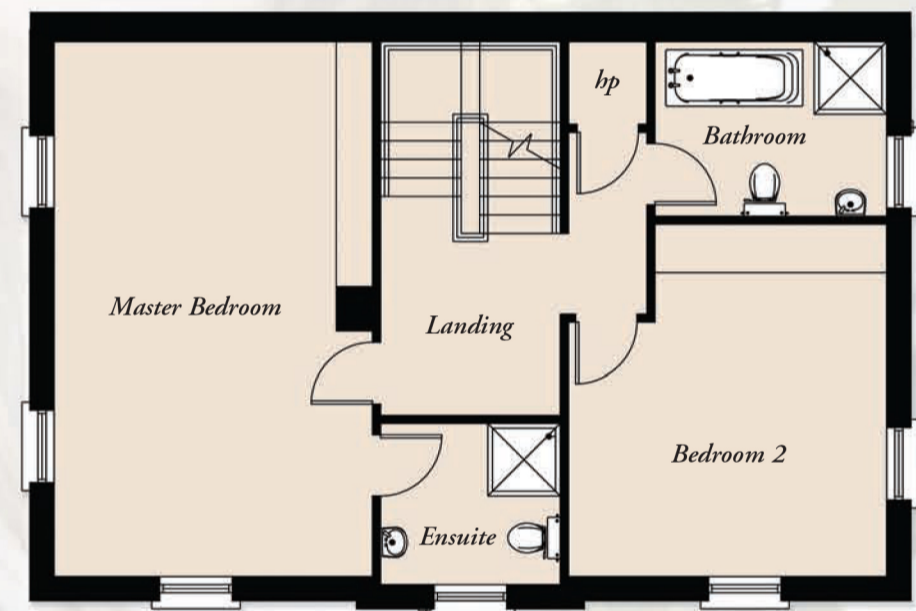
The second floor hallway is lit by a feature roof light. This allows light to flood in to the open space as you climb to the 2 spacious double bedrooms and shared wc at the top of this magnificent house.

All bathrooms come complete with stylish sanitary ware and a choice of tiling options.



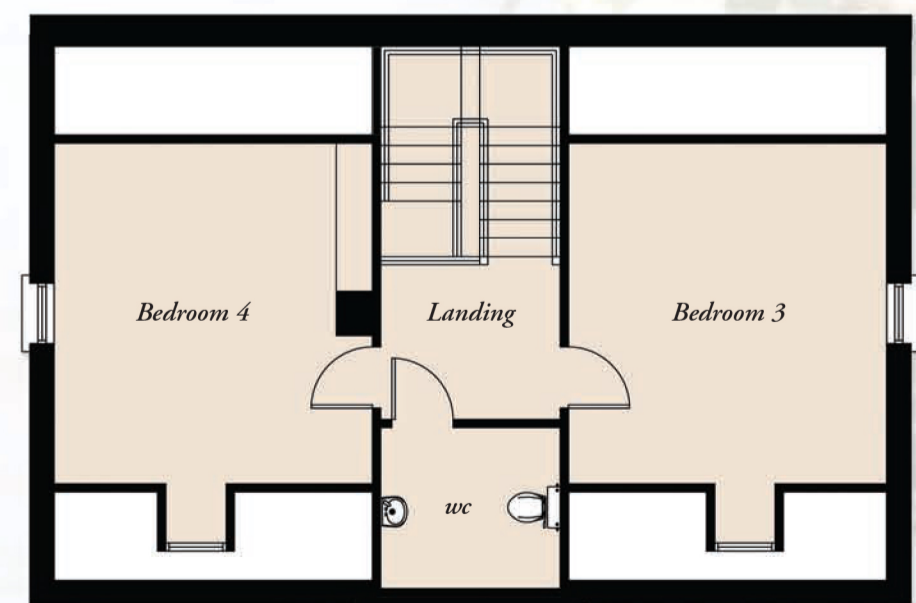
GROUND FLOOR

Entrance Hall with separate wc	Family Room..... 4.40 x 4.00m	14'6" x 13'2"	
Lounge..... 6.60 x 4.10m	21'9" x 13'6"	Utility..... 2.10 x 1.70m	6'11" x 5'7"
Kitchen / Dining..... 3.20 x 3.20m	10'6" x 10'6"		



FIRST FLOOR

Master Bedroom..... 6.60 x 4.00m	21'9" x 13'2"	Bedroom 2..... 4.40 x 4.00m	14'4" x 13'2"
Ensuite		Bathroom..... 4.00 x 2.10m	13'2" x 6'11"



SECOND FLOOR

Bedroom 3..... 4.20 x 4.00m	13'10" x 13'2"	Bedroom 3..... 4.20 x 4.00m	13'10" x 13'2"
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THE RAVENHILL

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House Type E: Detached 3 storey traditional Georgian Rectory Style Home.

Site Numbers : 3, 13, 14, 39, 84, 88 & 101

Approximate Total Floor Area: 1745 sq ft / 162 sq m

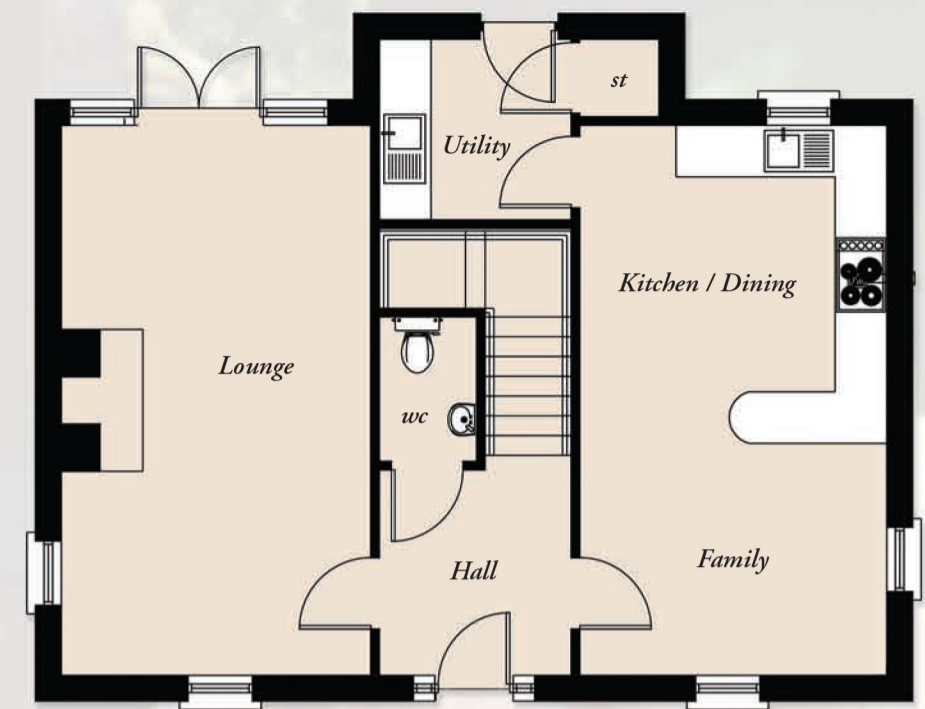
The Ravenhill is a delightful family home in the traditional Georgian style, which is full of character offering spacious living accommodation over three floors.

Enter the property through the front door into the impressive vaulted hallway with doors leading to the main rooms. To the left is the entertainment sized lounge with its wall of windows and feature French doors, which open to the garden at the rear. To the right is the spacious contemporary kitchen / dining / living room perfect for all the family's needs, right in the heart of the home. The ground floor accommodation is perfectly complemented with a utility room and separate wc.

As you ascend the stairs to the first floor, with its feature window and gallery landing, turn right into the Grand Style master suite with luxury en suite bathroom. This is complete with his and her wash basins providing essential standards of luxury, which one would expect in this style of family home.

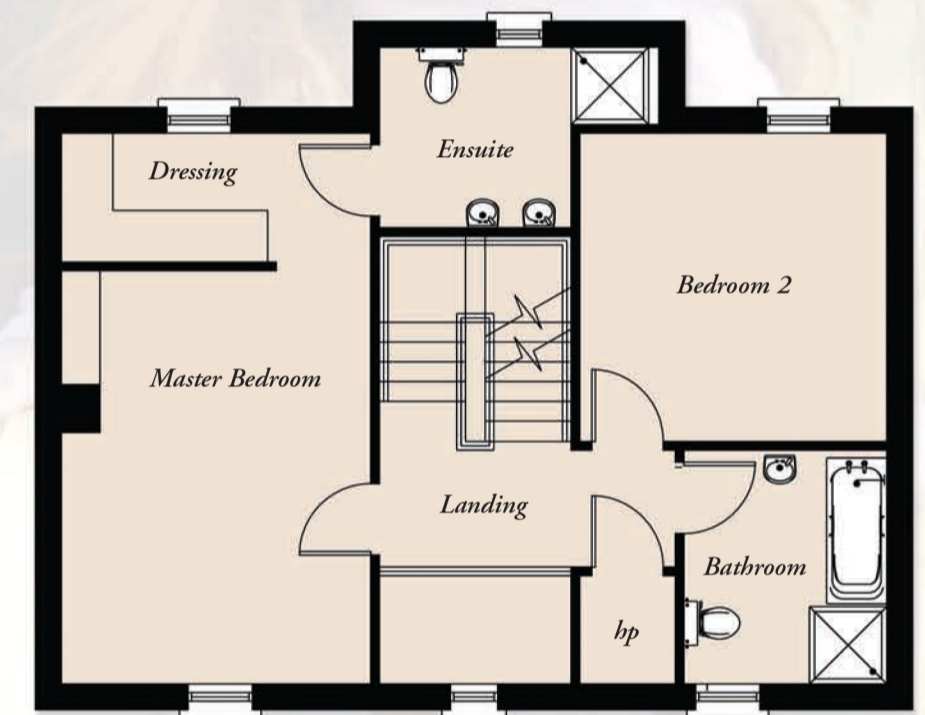
Accommodation on this level also includes a second double bedroom, a large family bathroom and a generous storage area for linens. This home also has a further 2 double bedrooms on the second floor with deluxe dormer windows, which add to the appeal of these spacious rooms.

All bathrooms in this Ravenhill home come complete with stylish sanitary ware and a choice of tiling options.



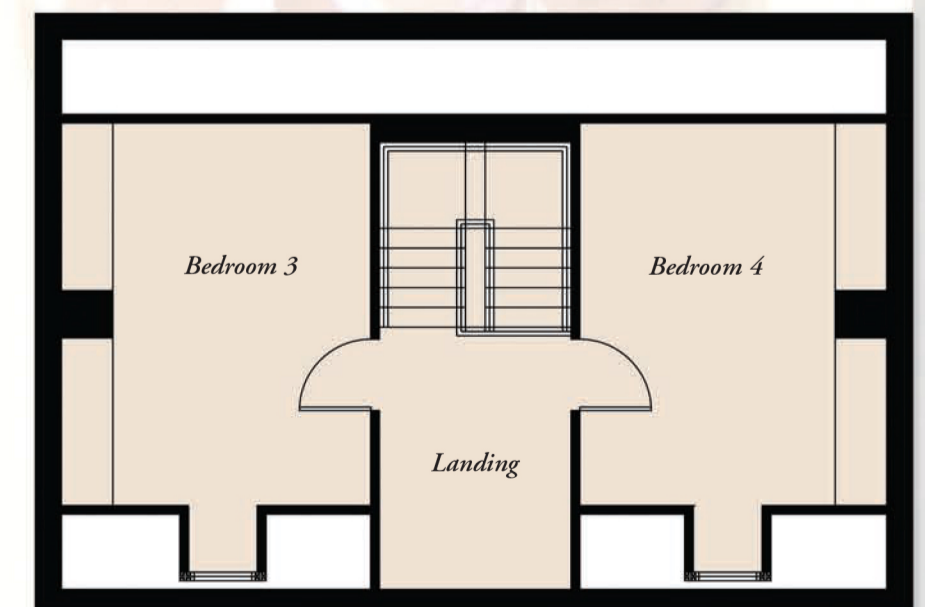
GROUND FLOOR

Entrance Hall with separate wc	Family Room.....	3.50 x 2.70m	11'6" x 9'0"		
Lounge.....	6.40 x 3.60m	21'0" x 11'10"	Utility.....	2.30 x 2.10m	7'6" x 5'6"
Kitchen / Dining.....	3.60 x 3.50m	11'11" x 11'6"			



FIRST FLOOR

Master Bedroom.....	6.40 x 3.60m	21'0" x 11'10"	Bedroom 2.....	3.60 x 3.50m	11'11" x 11'6"
Ensuite & Dressing			Bathroom.....	2.80 x 2.30m	9'1" x 7'6"



SECOND FLOOR

Bedroom 3.....	4.50 x 3.60m	14'7" x 11'10"	Bedroom 4.....	4.50 x 3.50m	14'7" x 11'6"
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THE GROSVENOR

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House Type D: Detached 4 bedroom, Ornamental Period Gate Lodge with open planned family through dining area and separate lounge.

Site Numbers: 1 & 2

Approximate Total Floor Area: 1712 sq ft / 159 sq m

The Grosvenor is a charming family home reflecting the grandness of past history, featuring magnificent gate lodges, which set the tone for the Estate that follows.

Enter this home through the impressive stone turret with its magnificent vaulted ceiling, bringing you into a spacious circular hallway, setting an ambient tone for this fabulous family home.

A door leads off to the main reception room with its floor length classical Georgian windows and classical fireplace.

The second living area is part of the open plan kitchen / dining / living area with two sets of impressive double French doors; one of which opens to the garden and patio area and the other opening onto the circular hallway. This easy living atmosphere is further enhanced by a separate wc and spacious utility room on the ground floor.

Upstairs in this character home are 4 bedrooms to include 2 double bedrooms, a spacious single bedroom and a luxurious master suite with its own en suite facilities and walk in wardrobe area. The hallway is distinctive with its feature window and viewing gallery overlooking the floor below. A large family bathroom completes the specification of this property; bathrooms in the Grosvenor feature stylish sanitary ware and a choice of tiling options.



THE BRADBURY

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House Type C: Detached 4 bedroom, 2 storey home with 2+ reception rooms.

Site Numbers: 12, 89, 97, 103 & 105

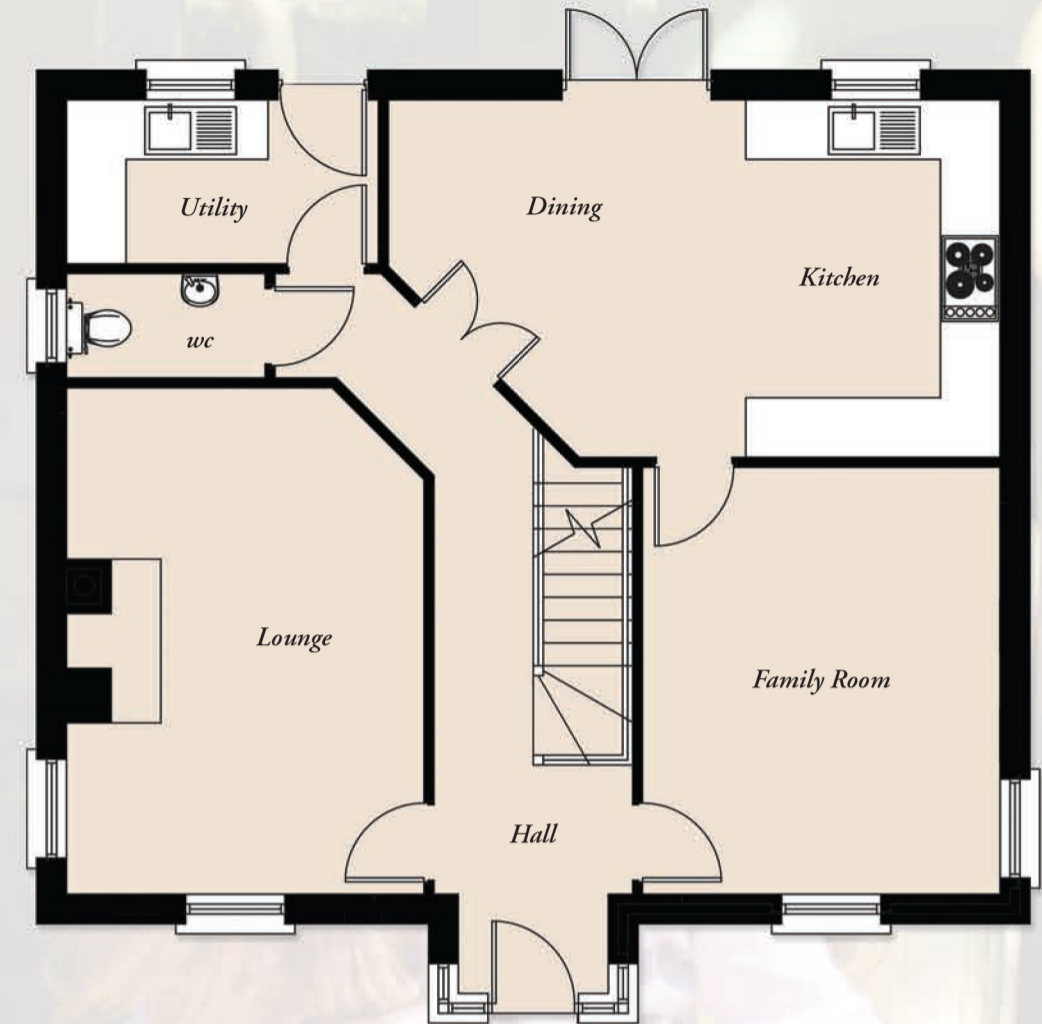
Approximate Total Floor Area: 1602 sq ft / 147.5 sq m

The Bradbury is a traditional 3 bay Gentleman's residence with ornamental glazed porch. A truly beautiful family home designed to balance the charm of the Georgian Period in history with the needs of modern day life.

This home has two spacious reception rooms, an open plan kitchen / dining room to the rear with delightful French doors opening onto the garden. This home also has a large utility room and wc on the ground floor

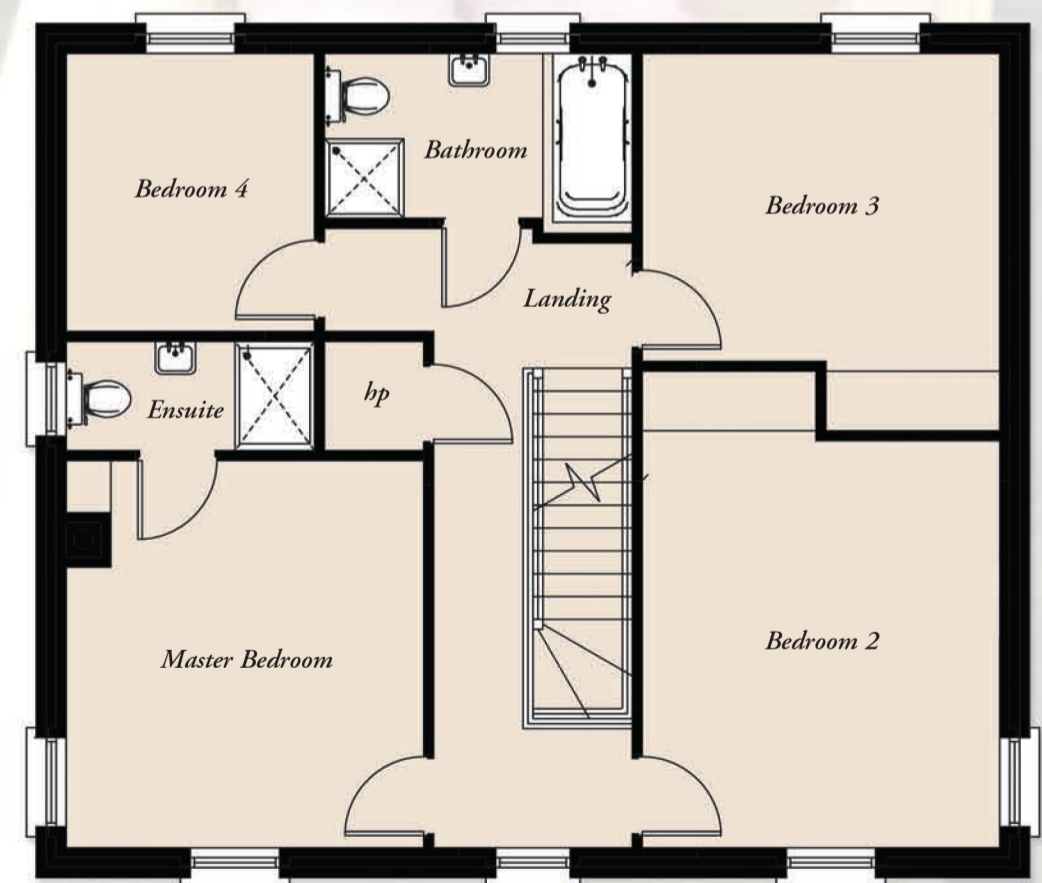
Situated upstairs are 4 bedrooms, which include a deluxe master bedroom with its own en suite facilities, 2 double bedrooms and a large single bedroom.

Bathrooms all come complete with stylish sanitary ware and a choice of tiling options.



GROUND FLOOR

Entrance Hall with separate wc	Dining.....	3.60 x 2.90m	11'6" x 9'6"		
Lounge.....	5.10 x 3.60m	16'9" x 11'10"	Family Room.....	4.30 x 3.60m	14'1" x 11'10"
Kitchen.....	3.60 x 3.20m	11'10" x 10'6"	Utility.....	3.10 x 1.70m	10'4" x 5'5"



FIRST FLOOR

Master Bedroom.....	3.90 x 3.60m	12'10" x 11'10"	Bedroom 3.....	3.60 x 3.10m	11'10" x 10'2"
Ensuite	2.80 x 2.50m	9'2" x 8'2"	Bedroom 4.....	2.80 x 2.50m	9'2" x 8'2"
Bedroom 2.....	4.10 x 3.60m	13'5" x 11'10"	Bathroom.....	3.00 x 1.70m	9'10" x 5'5"

THE STRANMILLIS

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House Type B: Detached 4 bedroom, 2 storey home with 3+ reception rooms to include an entertainment sized lounge.

Site Numbers: 4, 6, 9, 10, 104, 106 & 107

Approximate Total Floor Area: 1841 sq ft / 171 sq m

The Stranmillis, a spacious family home is designed with emphasis on maximising lifestyle options. It makes the best possible use of indoor living space and by extending it outdoors, it focuses on the garden, which is accessible by French doors from all the main living spaces.

With a gracious entrance hallway flooded by natural light, the tone is set for this magnificent family home.

Offering space and comfort the Stranmillis has an entertainment sized lounge with classic features which include a fireplace, floor length Georgian windows and French doors extending to the garden at the rear of this stylish home.

The kitchen is the heart of the home and this spacious open plan kitchen / dining / family room is located in the centre of it. Ideal for all aspects of modern family life, this living space

can be extended out into the garden through the French doors from the family room.

A large utility room, study and wc are also available on the ground floor.

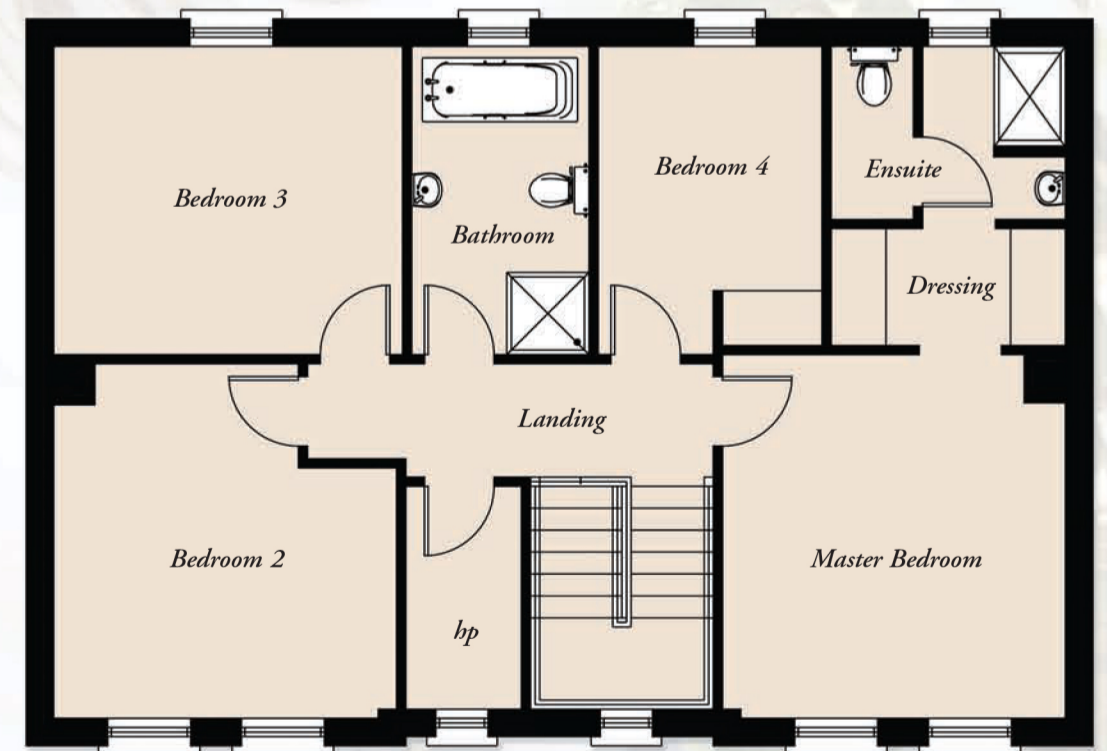
Upstairs there are 4 bedrooms, to include 2 large doubles, a single and a spacious master suite, featuring en suite facilities and dressing area.

All bathrooms come complete with stylish sanitary and a choice of tiling options.



GROUND FLOOR

Entrance Hall with separate wc	Family.....	4.00 x 3.20m	13'1" x 10'6"
Lounge.....	Utility.....	7.40 x 3.80m	24'1" x 12'4"
Kitchen / Dining.....	Study.....	7.20 x 2.70m	23'8" x 9'0"
		2.80 x 1.90m	9'0" x 6'3"
		3.80 x 2.50m	12'4" x 8'0"



FIRST FLOOR

Master Bedroom.....	Bedroom 3.....	4.00 x 3.80m	13'2" x 12'4"	3.80 x 3.40m	12'6" x 11'1"
Ensuite & Dressing	Bedroom 4.....	3.90 x 3.80m	12'9" x 12'4"	3.30 x 2.50m	10'9" x 8'0"
Bedroom 2.....	Bathroom.....	3.40 x 1.90m	11'1" x 6'4"		

THE MALONE

The architectural perspective is for illustration purposes only and as such, the elevation shown may vary from the actual finish on site. Plans are not to scale and all dimensions are approximate.



House Type A: Detached 4 bedroom, 2 storey home with 3 reception rooms

Site Numbers: 5, 7, 8 & 11

Approximate Total Floor Area: 2045 sq ft / 190 sq m

Open the door of The Malone, our flagship home and experience the ultimate in luxury and opulence.

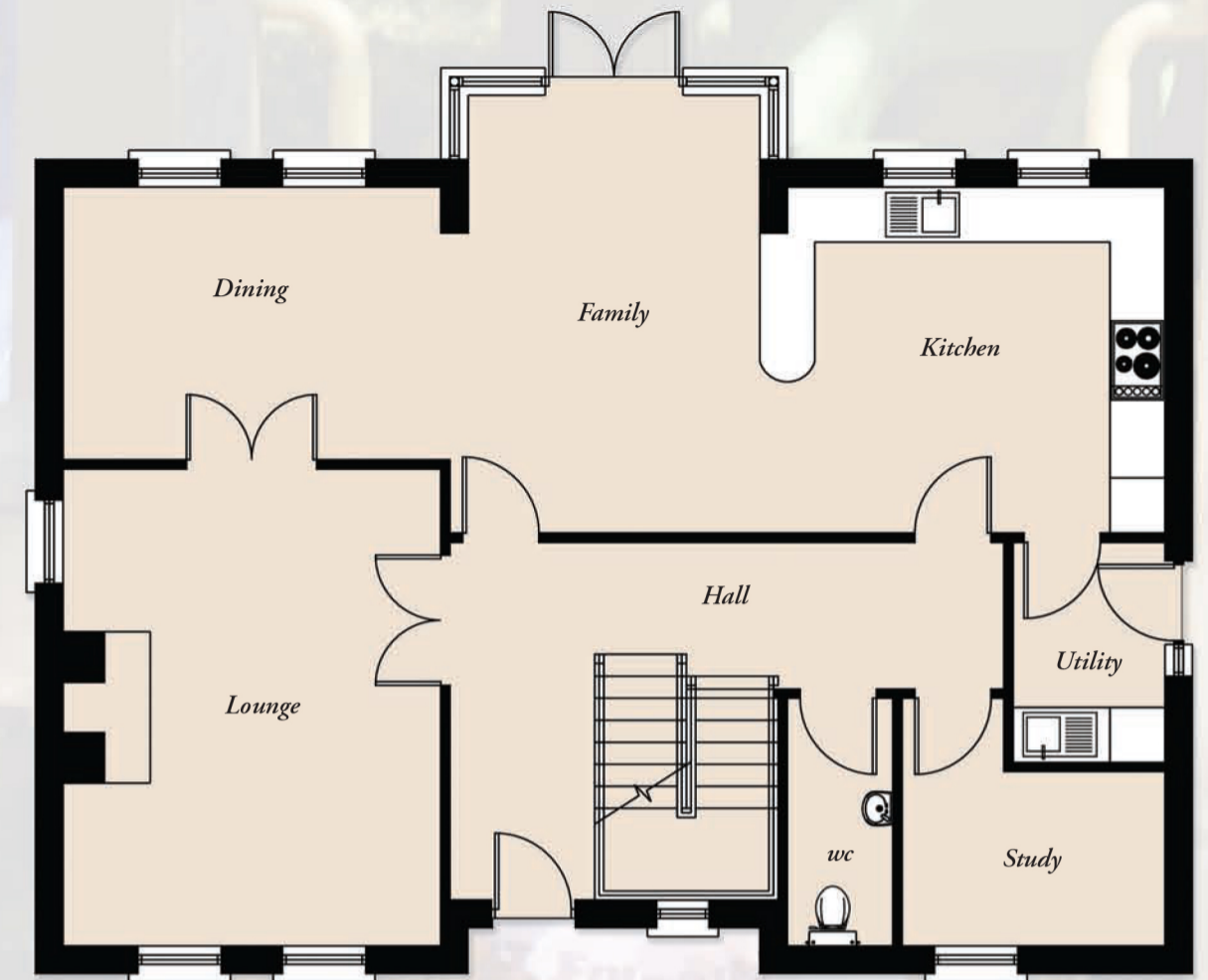
This home combines classic Georgian features on the exterior with contemporary lifestyle living spaces on the inside. Every emphasis has been put on creating a stylish ambient home, ceilings are high and doors to the main reception areas are double width allowing you to move gracefully into the large reception room. Other outstanding features include full length feature Georgian windows, a distinctive panelled front door, spacious hallway, feature staircase and classical fireplaces. The main lounge is a decadent space in which to entertain with its two sets of double doors, one leading from the hallway, the other into the dining area, which is sure to impress your guests.

The second living area is part of the open plan kitchen / dining, and family area of this home designed to maximise your lifestyle options indoors and allow you to make the most of your outdoor garden space overlooked by gracious Georgian windows and accessed by double French doors.

Other essential features to be expected in this calibre of home include a separate utility room, wc and study which extends the living spaces on the ground floor.

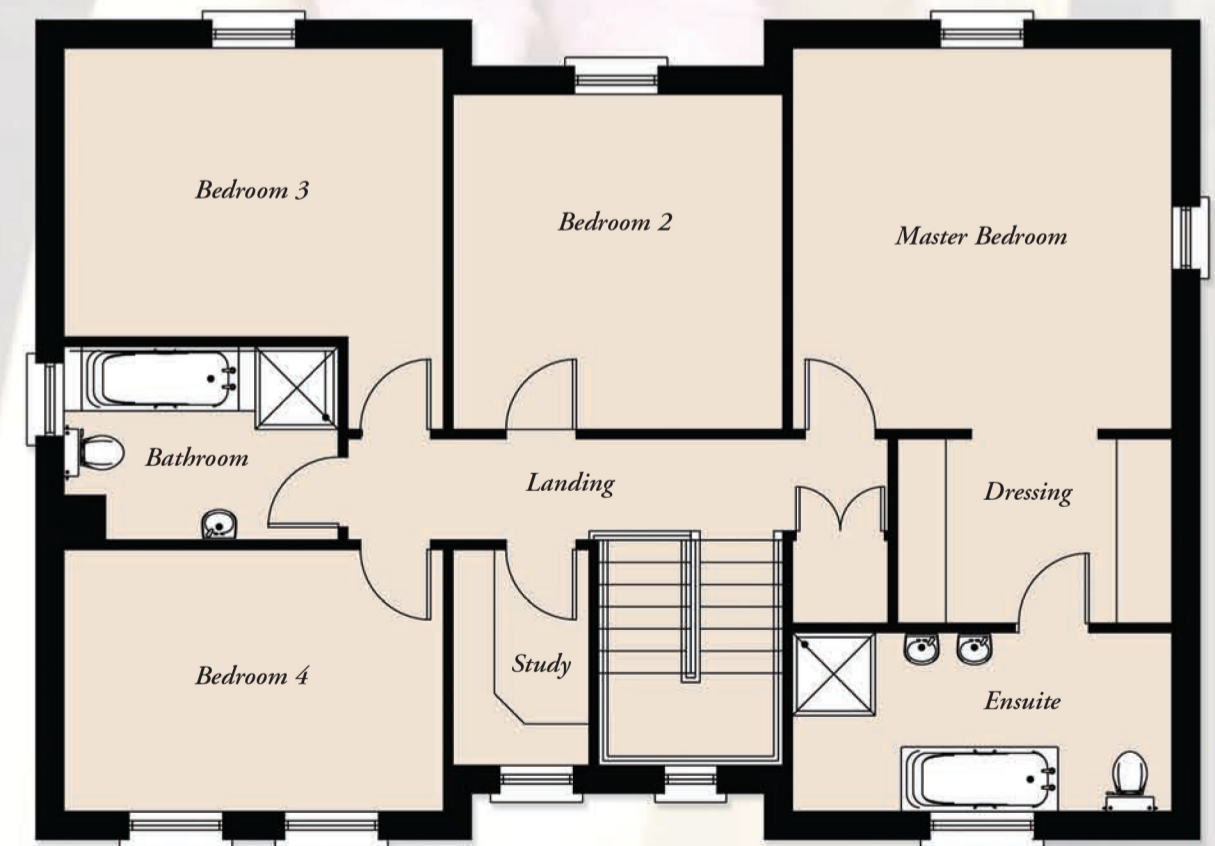
Upstairs in this home are 4 large double bedrooms which include a luxurious master bedroom suite complete with a large en suite bathroom featuring twin basins, a free standing bath and indulgent dressing room.

Accommodation also includes 3 double bedrooms, a family sized bathroom second study bedroom with an oculus feature window and separate linen store.



GROUND FLOOR

Entrance Hall with separate wc	Dining.....	4.10 x 3.00m	13'6" x 9'9"		
Lounge.....	5.10 x 4.10m	16'10" x 13'6"	Utility.....	2.40 x 1.70m	7'10" x 5'7"
Kitchen.....	4.00 x 3.70m	13'2" x 12'2"	Study.....	2.90 x 1.90m	9'5" x 6'3"
Family.....	4.80 x 3.20m	15'8" x 10'5"			



FIRST FLOOR

Master Bedroom.....	4.10 x 4.10m	13'7" x 13'7"	Bedroom 4.....	4.10 x 2.80m	13'6" x 9'4"
Ensuite & Dressing	3.60 x 3.60m	11'10" x 11'10"	Study.....	2.30 x 1.50m	7'8" x 4'10"
Bedroom 2.....	3.60 x 3.60m	11'10" x 11'10"	Bathroom.....	3.00 x 2.10m	9'5" x 6'11"
Bedroom 3.....	4.00 x 3.10m	13'2" x 10'3"			



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HOMES**

Blackrock homes are in a class of their own.
They reinvent the standards of luxury.
These homes are elegant, glamorous and super chic.

Completed in the same exacting standards as our prestigious apartments in Blackrock, these breathtaking homes boast premium features such as stunning bathrooms, luxurious fitted kitchens and a host of top of the range finishes, which set them apart from the ordinary.

*You really couldn't
choose a better place to live!*

Steeped in
HISTORY

Blackrock, taking its name from the characteristics of the majestic Cavehill Peak, which rises above the City of Belfast as one of its major landmarks.

Archaeology on the site itself, has uncovered a late Neolithic, early Bronze Age circular settlement, of a prehistoric community or village. Dating back to 1500 BC when the area was as desirable a place to live in then as it is now.

The Blackrock site is sheltered by Cavehill and nearby Belfast Lough, making it a prime location for housing, perhaps as much as 5000 years ago. Historically settlements were located in areas of “High Standing” for protection from invasion yet close to water as a source of food and transportation essential for the lively hood of the inhabitants of the time.

Today's needs for convenient location have changed little. The Blackrock development of today seeks to re-instate this site as a housing settlement of grand proportions.

