



OBEL

B E L F A S T

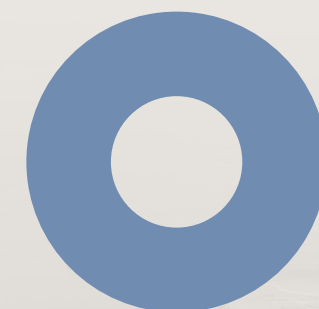
The Obel Residences
Donegall Quay
Belfast BT1
Northern Ireland, UK

WWW.OBELBELFAST.CO.UK

A BELFAST LANDMARK

Is there a more fruitful investment than that of a city skyline? We think not. This is your opportunity to purchase a part of Belfast's iconic landscape. The chance to reach your full potential in a cosmopolitan city of culture and have the freedom to thrive in a place where the quality of life is high, and the cost of living is low.

**This is the tallest building in Ireland.
This is the Obel.**



OBEL
B E L F A S T

**STANDING
TALL IN
STATUE AND
OPPORTUNITY**

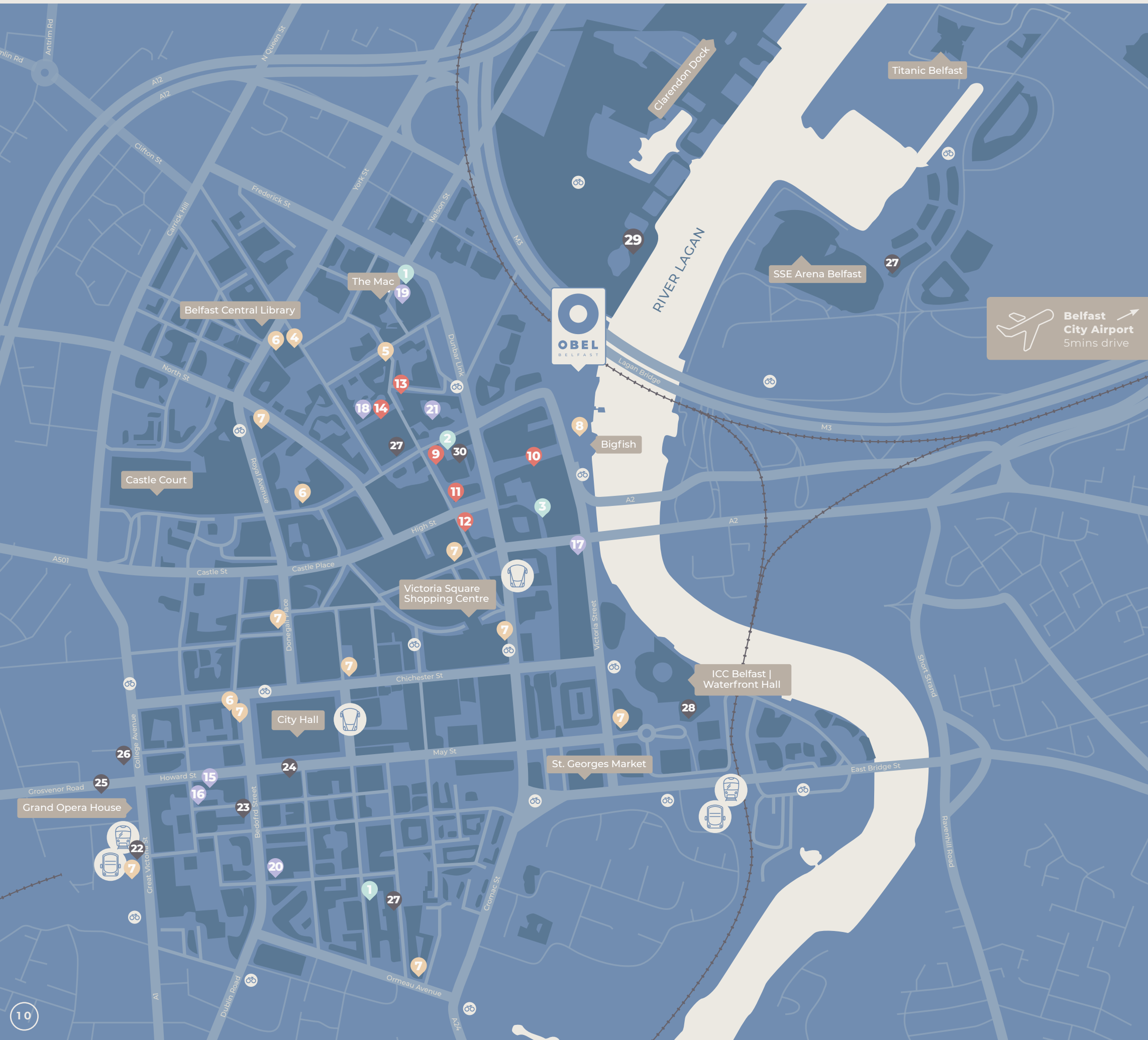
BELFAST





FROM MARKETS TO MICHELIN STARS

All of this is, of course, very impressive, but when you add it to the unrivalled location, you'll soon see why life is better in BT1. Situated just a stone's throw from the famous St George's Market, OX restaurant and many of Europe's finest businesses, this is the ideal location to work and relax. With the historic Cathedral Quarter on your doorstep, the abundance of bars, restaurants and many unique experiences will keep you entertained for years to come.



BELFAST HOT SPOTS

KEY INFORMATION FOR MAP



- ### TRANSPORT
- Weavers Cross
 - Belfast Lanyon Place
 - Glider Hub
 - City Hall
 - Custom House square
 - Lanyon Bus station
 - Belfast Bike stand



- ### GYMS
- 1 Puregym
 - 2 Merchant
 - 3 Better Gym



- ### CAFES
- 4 Curated Kitchen
 - 5 ESTD
 - 6 Clements
 - 7 Nero
 - 8 Fed & Watered



- ### BARS
- 9 Cloth Ear
 - 10 McHughs
 - 11 Berts
 - 12 Muriels
 - 13 Harp Bar
 - 14 Duke of York



- ### RESTAURANTS
- 15 Deanes
 - 16 James Street South
 - 17 Ox
 - 18 Hadskis
 - 19 Coppi
 - 20 Deanes Deli
 - 21 Muddlers Club



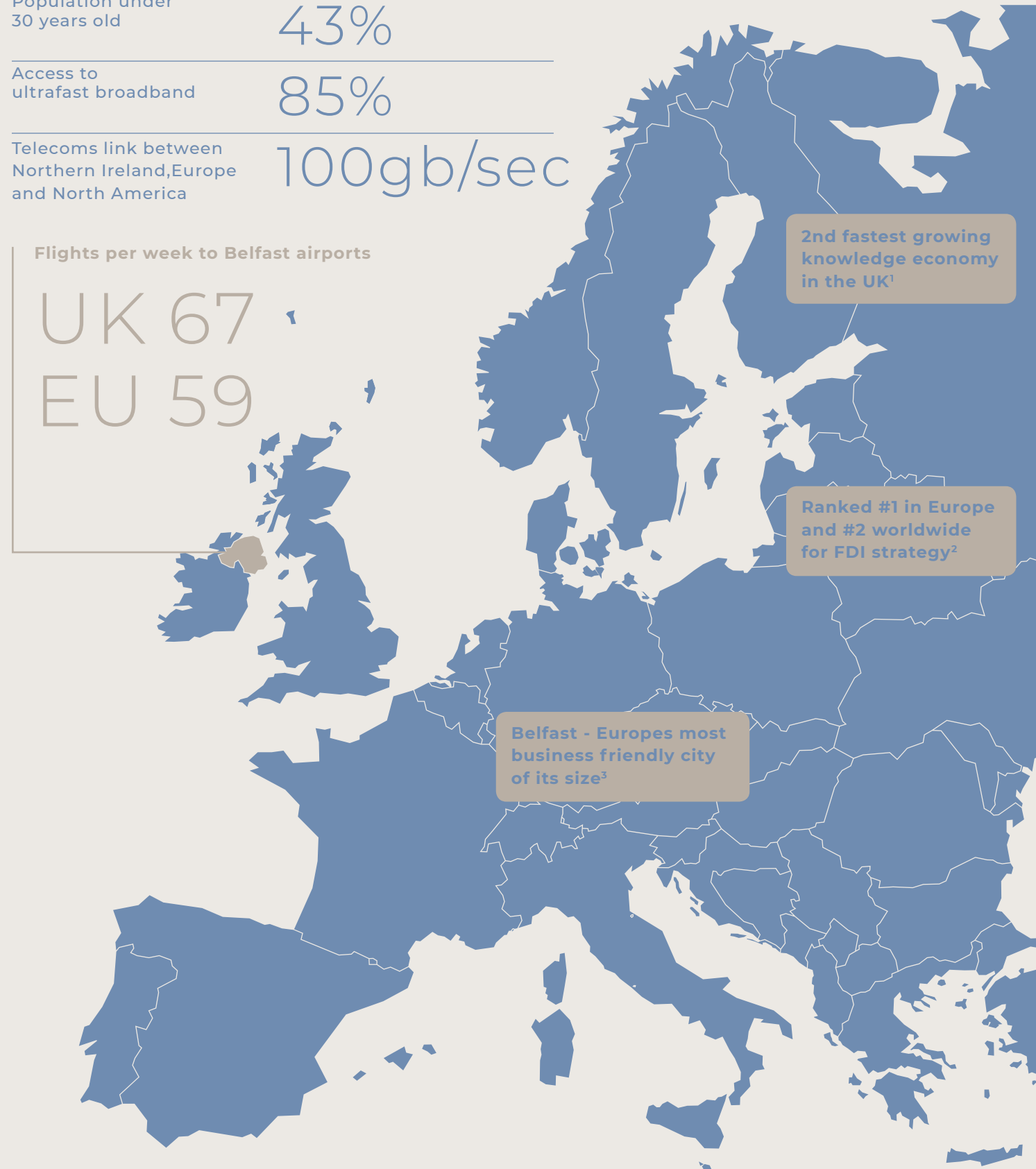
- ### HOTELS
- 22 Europa Hotel
 - 23 Grand Central Hotel
 - 24 Ten Square Hotel
 - 25 Fitzwilliam Hotel
 - 26 Jurys Hotel
 - 27 Premier Inn
 - 28 Hilton Hotel
 - 29 AC Marriot Hotel
 - 30 Merchant Hotel

BELFAST - Capital of Northern Ireland

City population	340,220
Belfast region population	1million
Population under 30 years old	43%
Access to ultrafast broadband	85%
Telecoms link between Northern Ireland, Europe and North America	100gb/sec

Flights per week to Belfast airports

UK 67
EU 59



BUY INTO BELFAST



LOCATION

Get connected to the rest of the world by road, rail, air or sea. Ideally situated between mainland Europe and the US, Northern Ireland is a great place to set up a business. You can reach London in 60 mins by air and Dublin in 90 mins by road or rail.



HIGH GROWTH CLUSTERS

Belfast is home to thriving clusters of high growth companies, with significant strengths in creative and digital, financial and professional services, technology and advanced engineering and manufacturing.



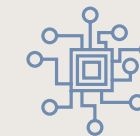
COST EFFECTIVENESS

Belfast is ranked as one of the most cost-effective cities in Europe. With office rentals costing half of those in Dublin and one third of those in London, this is a prime location for businesses to thrive. Salary costs are one third lower than other Western European capitals.



QUALITY OF LIFE

Voted the happiest region in the UK, it is no surprise that our capital city is ranked third in mid-sized and small cities for human capital and lifestyle. It's also ranked as one of the cities with the lowest costs of living in the world.



TECH AND INNOVATION

Belfast is the world's number one location for FinTech development investment projects and the second fastest growing knowledge economy in the UK. It is home to globally recognised research centres in secure information technologies, cognitive robotics, renewable technologies and cancer research.



TALENT

The talent pool in Northern Ireland is exceptional. As the top performing region in the UK for GCSEs in 2018 and with over 38,500 students across Belfast's two main universities, the possibilities are endless.



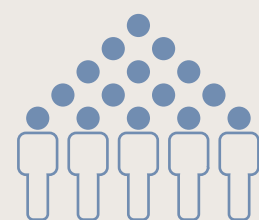
TRACK RECORD

Northern Ireland is home to 900 international companies, employing over 100,000 people. Business is thriving here and with 80% of new investors reinvesting, this is only the beginning.

BELFAST FACTS & FIGURES



Three airports within 90 minutes of the city centre with direct flights to over 180 destinations in 40 countries on four continents.



Belfast Agenda – by

2035

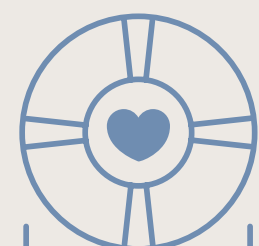
the city is home to an additional **66,000 people**



Capital of NI with population of **340,220**
(over one million in the Belfast region)

Investment in the city

- 26 completed projects and 19 under construction in the last year.



Excellent Quality of living

affordable high quality housing, easy access to natural assets, a renowned education system and diverse cultural offer.



44,625

full-time university students study in Belfast region.



Road & Rail

Dublin: 90 mins by car

Regular bus and train services



Overnight trips

to Belfast in 2017 contributing **£328million**

52% of NI's total overnight business trips were to Belfast.



World's best food destination 2018

International travel and tourism awards

BUSINESS



224,149
total jobs in the city



Office take-up increased

105%

from 2017-18



Highest productivity growth in UK (2013-2017)

Operating costs in NI are:

12% lower than other UK locations	33% lower than the USA	30% lower than France and Germany
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Major new company investments in 2018
Expected to create up to 1,300 new jobs.



1,025

International companies located in NI employing 999,955 people

Almost

75%

of new investors reinvest



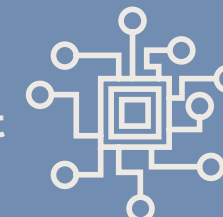
Ranked in TOP10

most cost effective small and mid-sized global cities



NI has the highest proportion of start ups reaching **£1million** revenues within three years

#1 DESTINATION for software development projects in Europe.



Number of schemes under construction

2

Education

2

Student Accommodation

3

Hotels

4

Residential

8

Offices



A NEW BUSINESS HUB

1.5m SQFT of New Office space
within 15mins walk.

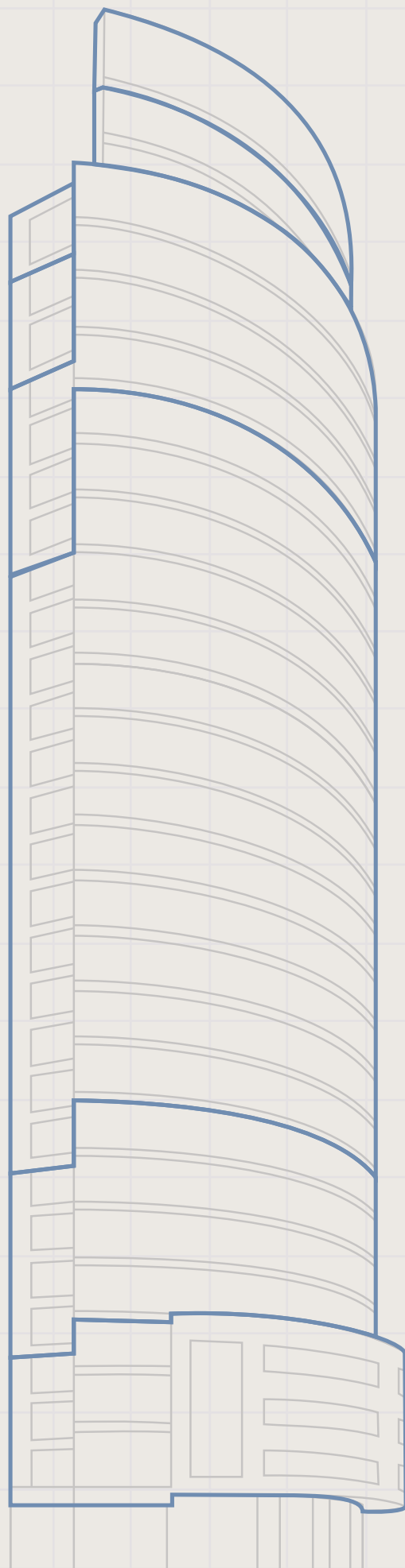
- 1** City Quays
- 2** Titanic Quarter
- 3** Belfast Waterside
- 4** Tribeca Belfast
- 5** The Sixth
- 6** Merchant Square
(PWC HQ)
- 7** Bedford Square
(Deloitte HQ)
- 8** Weavers Cross
(Transport Hub)

OBEL

BELFAST



City view



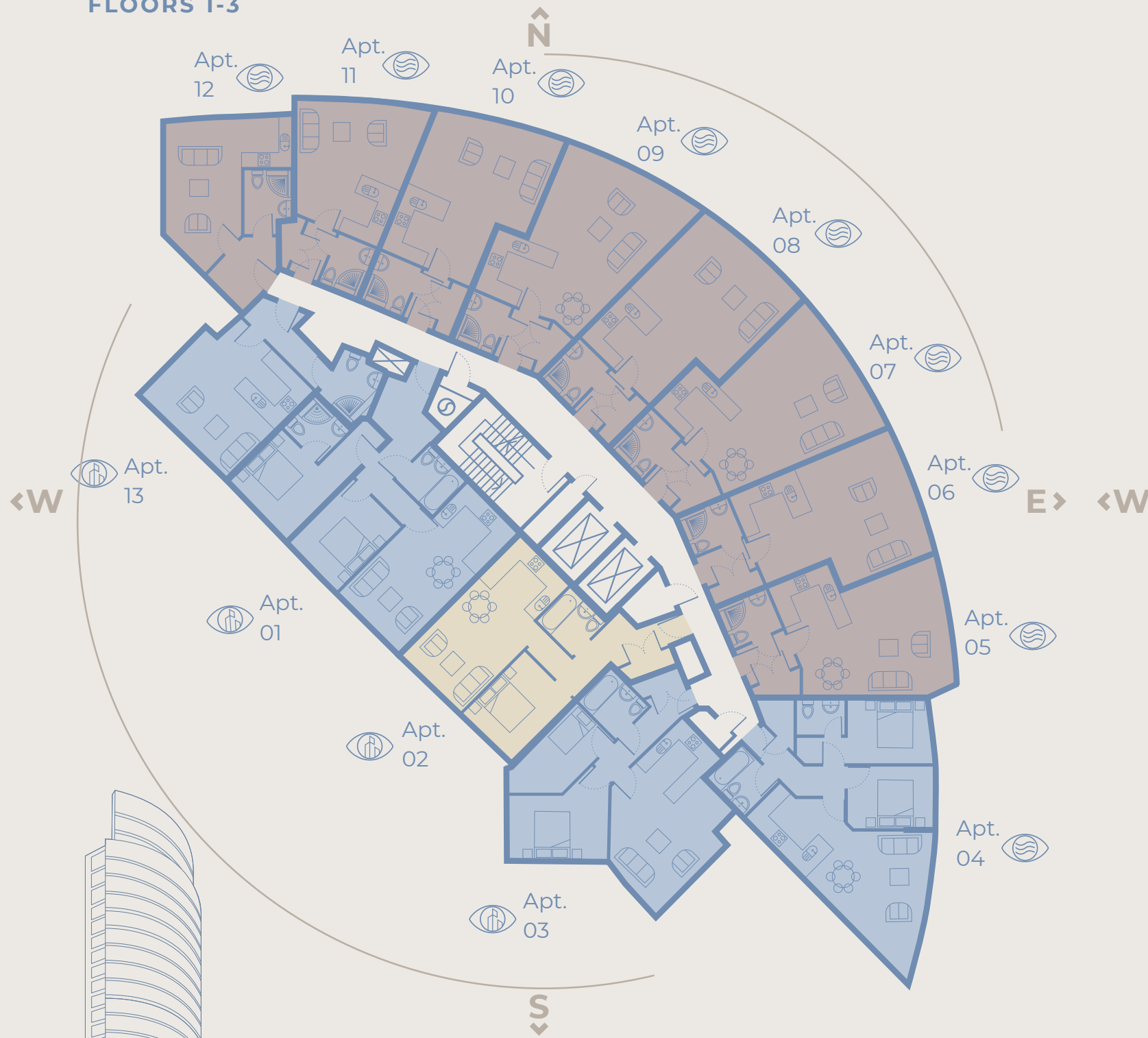
Lagan view



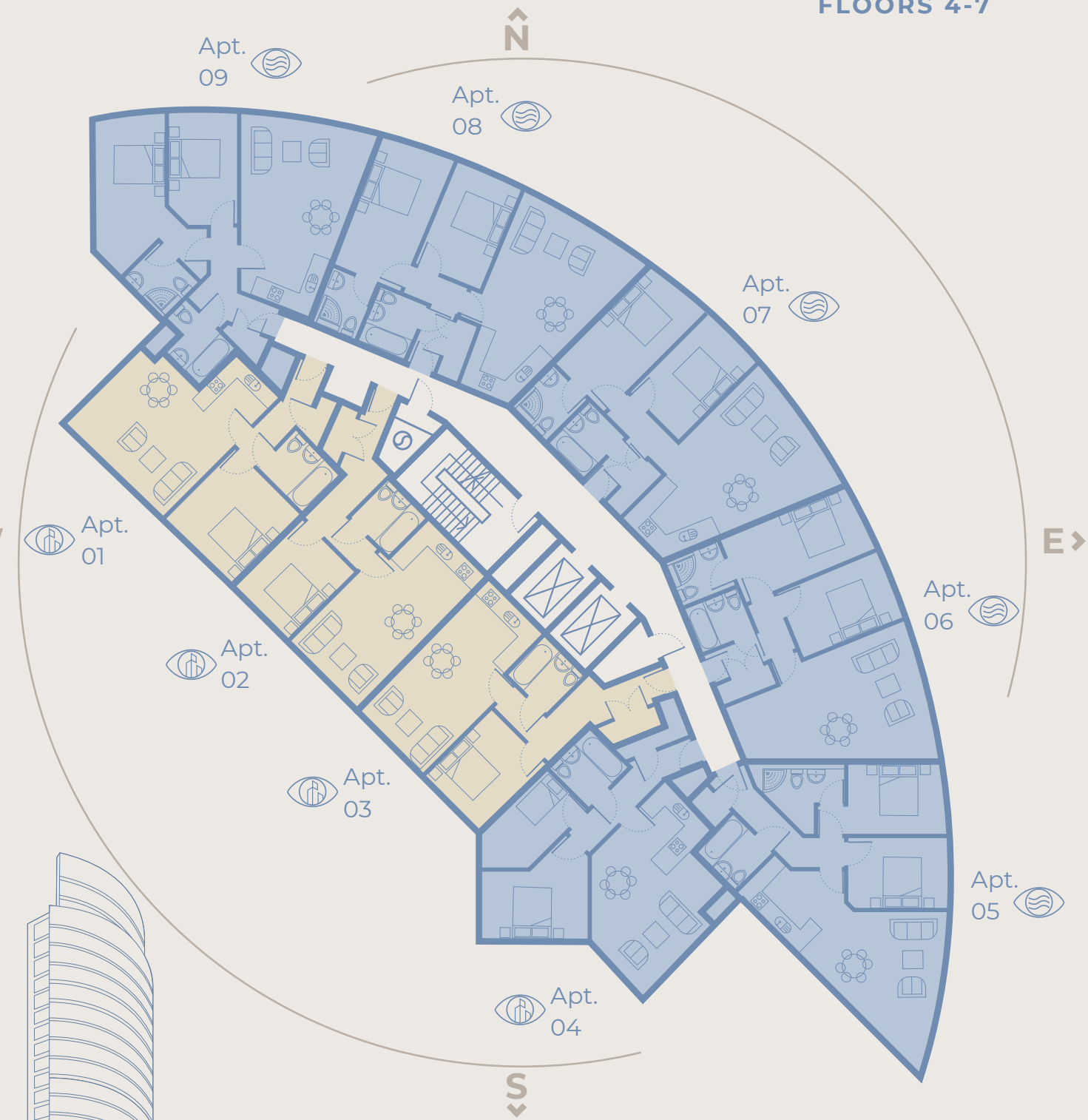
FLOORPLANS

F L O O R P L A N S

FLOORS 1-3



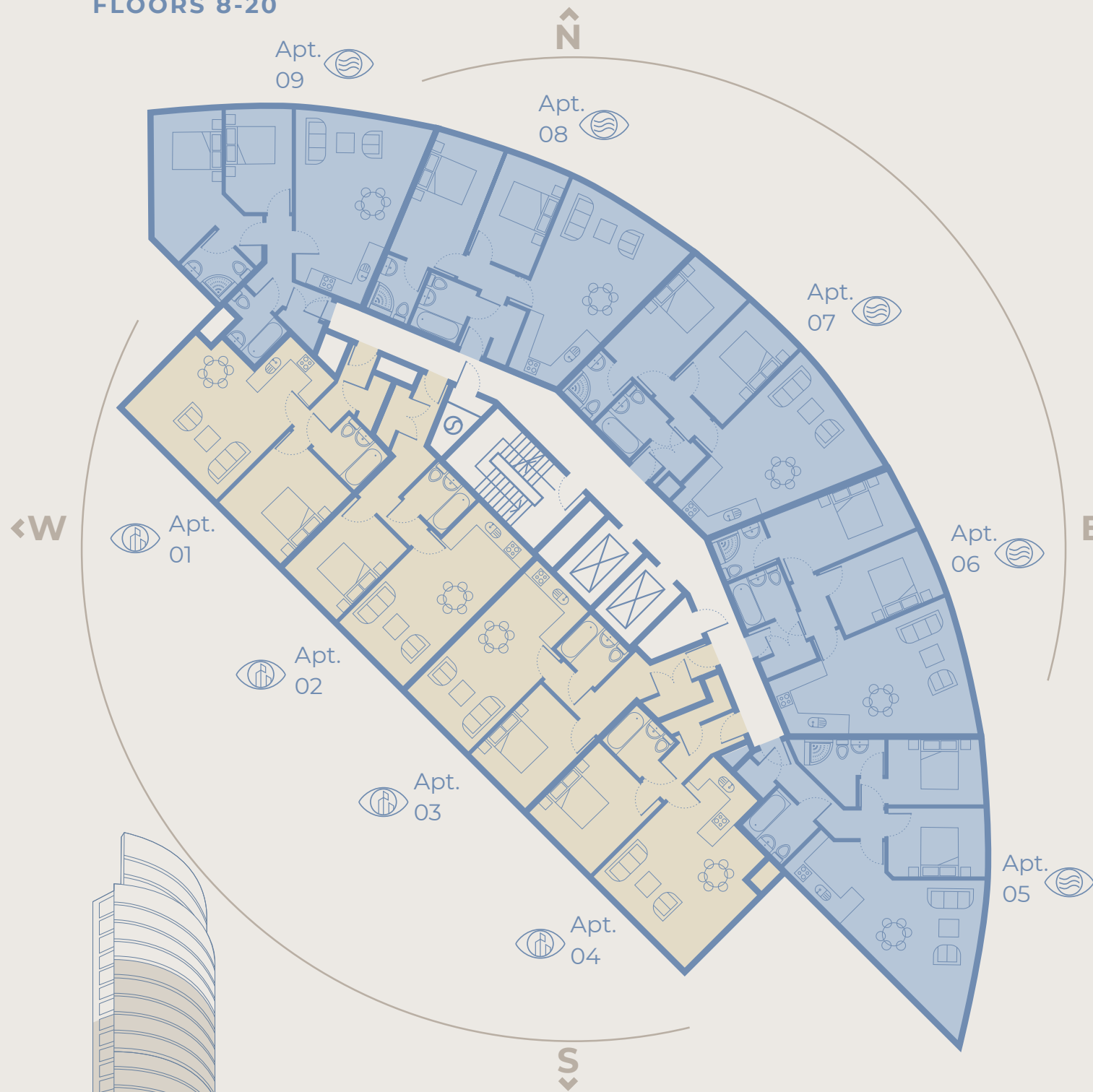
FLOORS 4-7



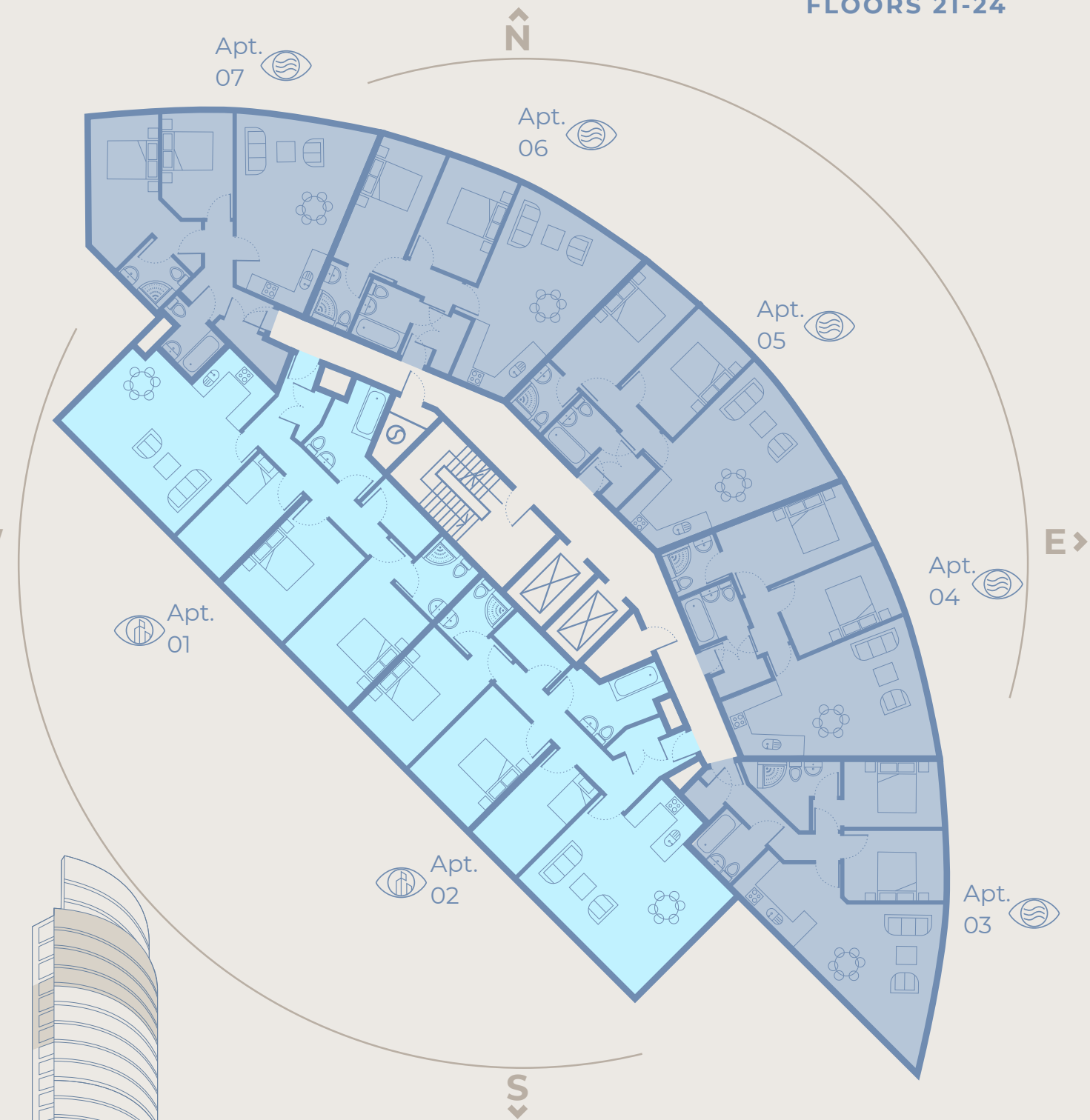
F L O O R P L A N S

FLOORS 8-20

FLOORS 21-24



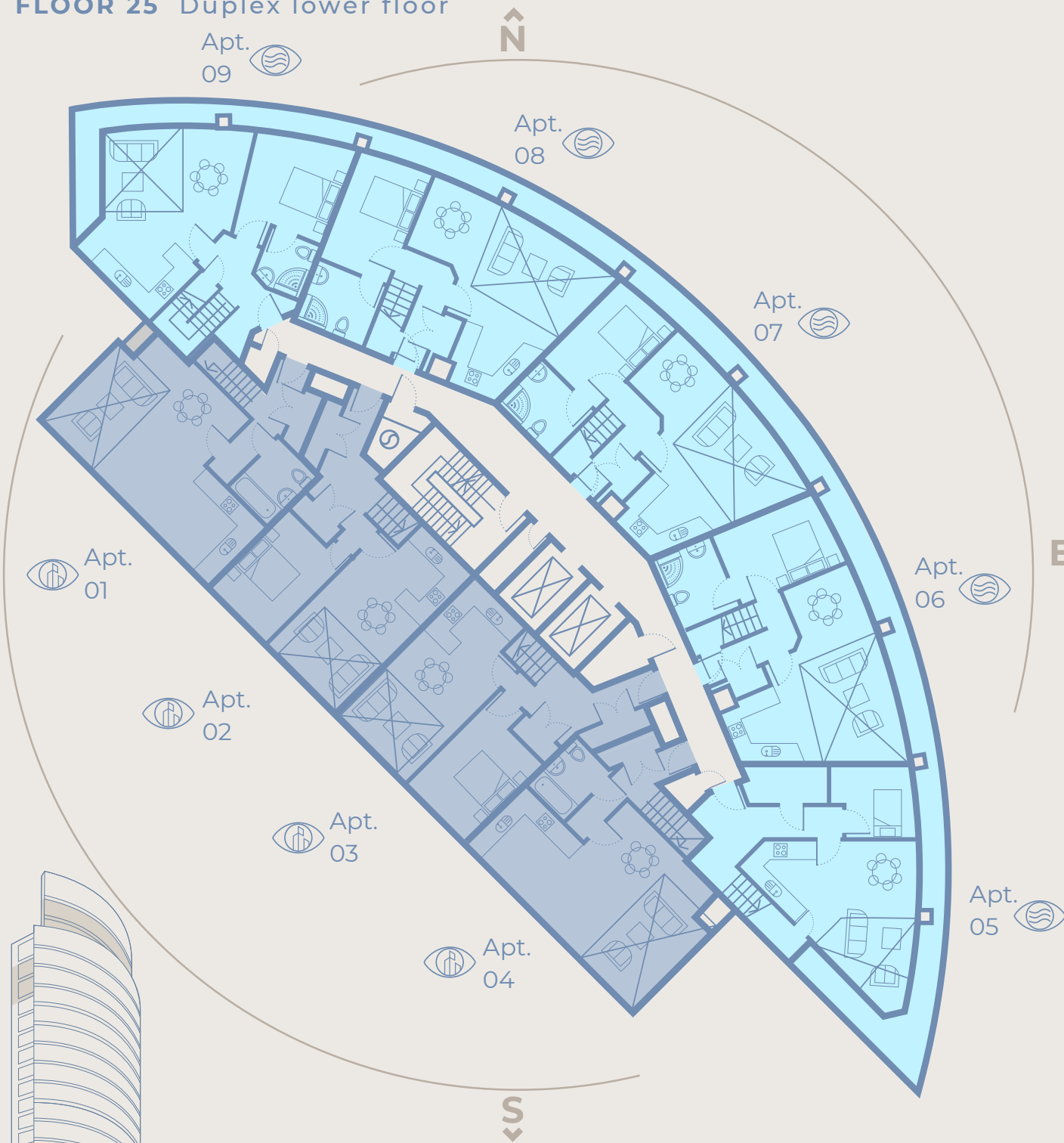
- 2 Bedroom
- 1 Bedroom
- Lagan view
- City view



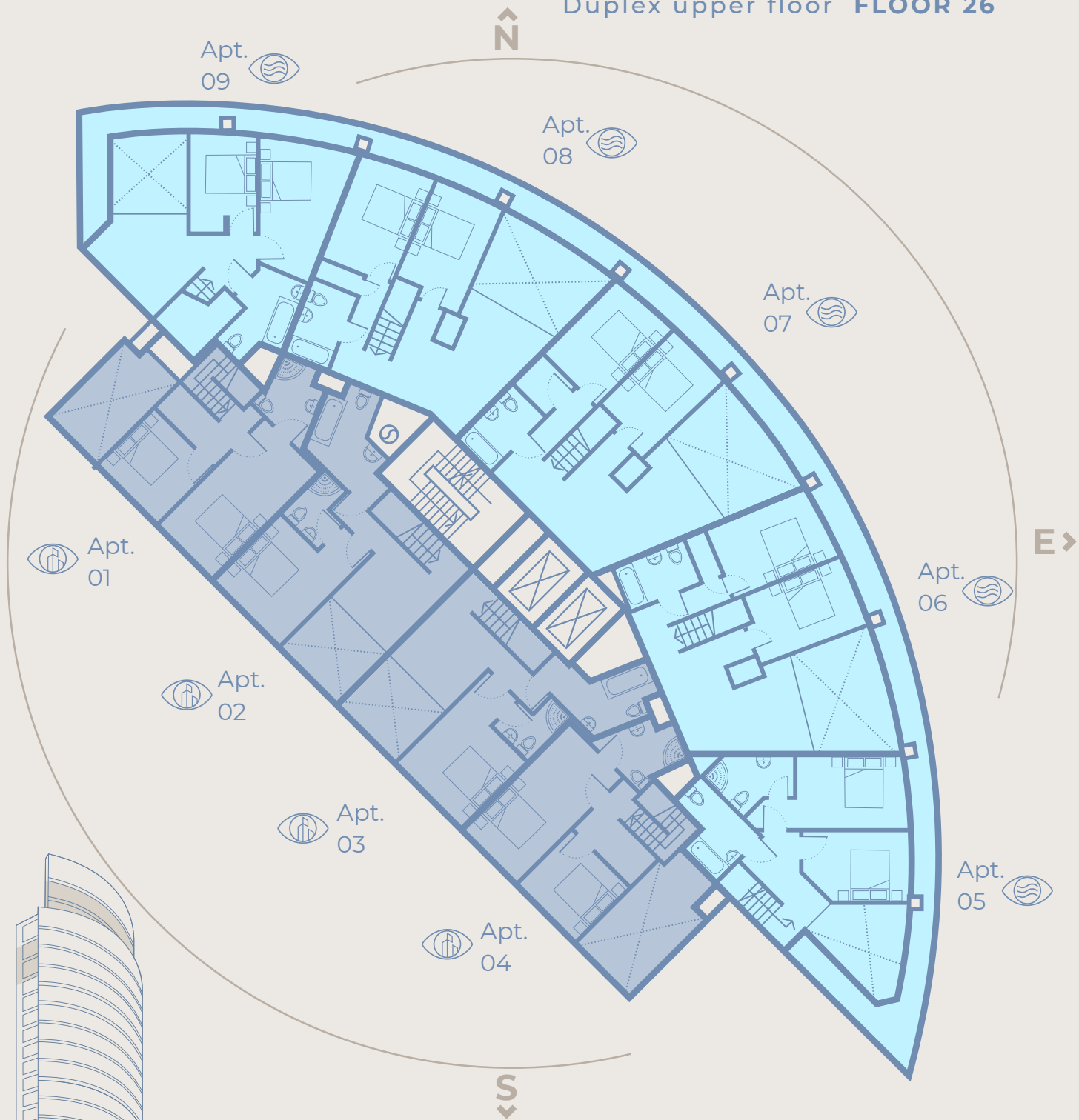
- 3 Bedroom
- 2 Bedroom
- Lagan view
- City view

F L O O R P L A N S

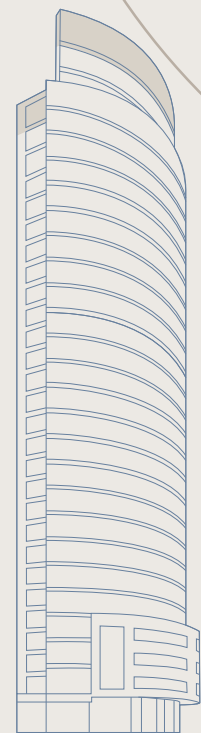
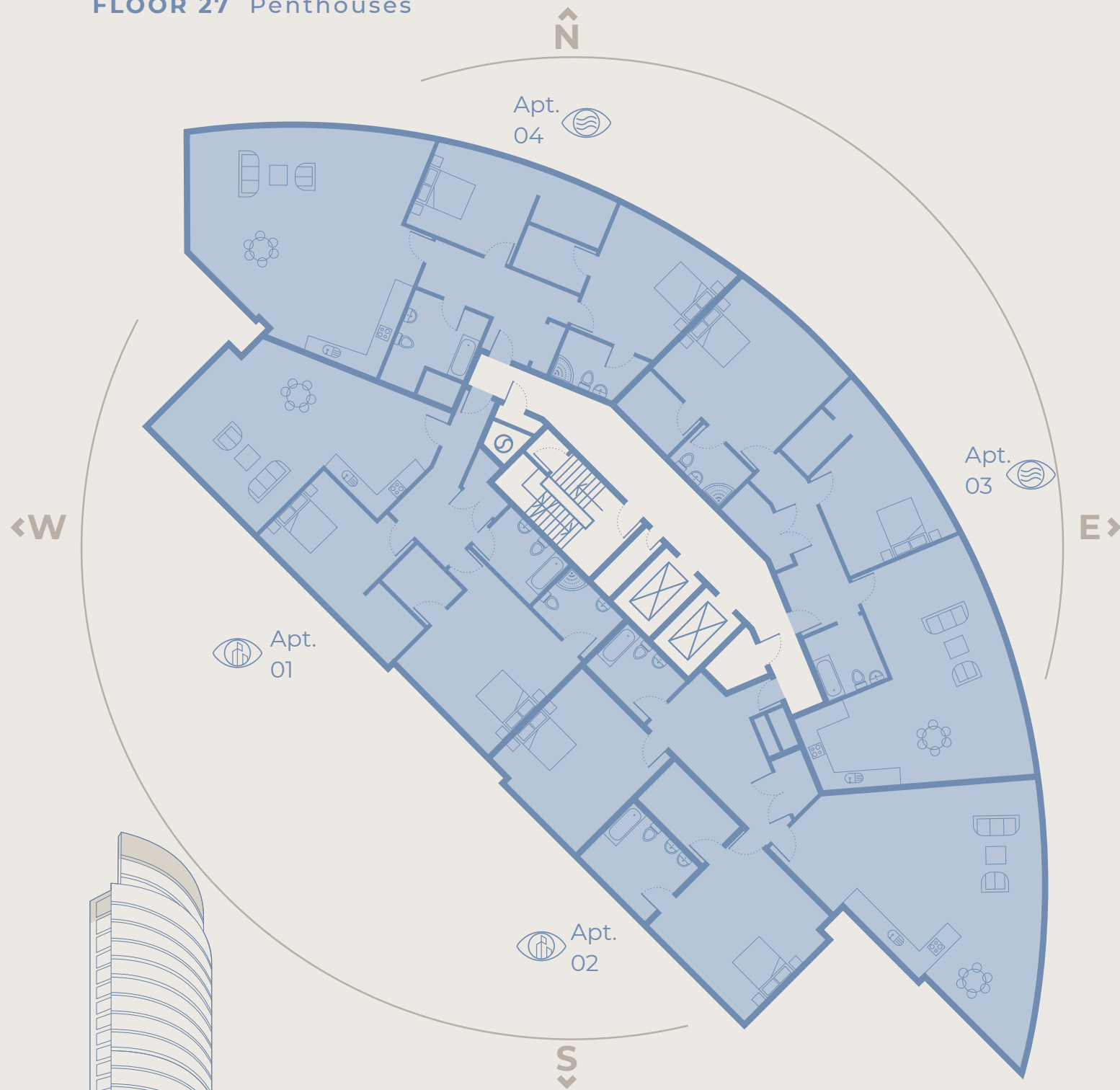
FLOOR 25 Duplex lower floor



Duplex upper floor **FLOOR 26**

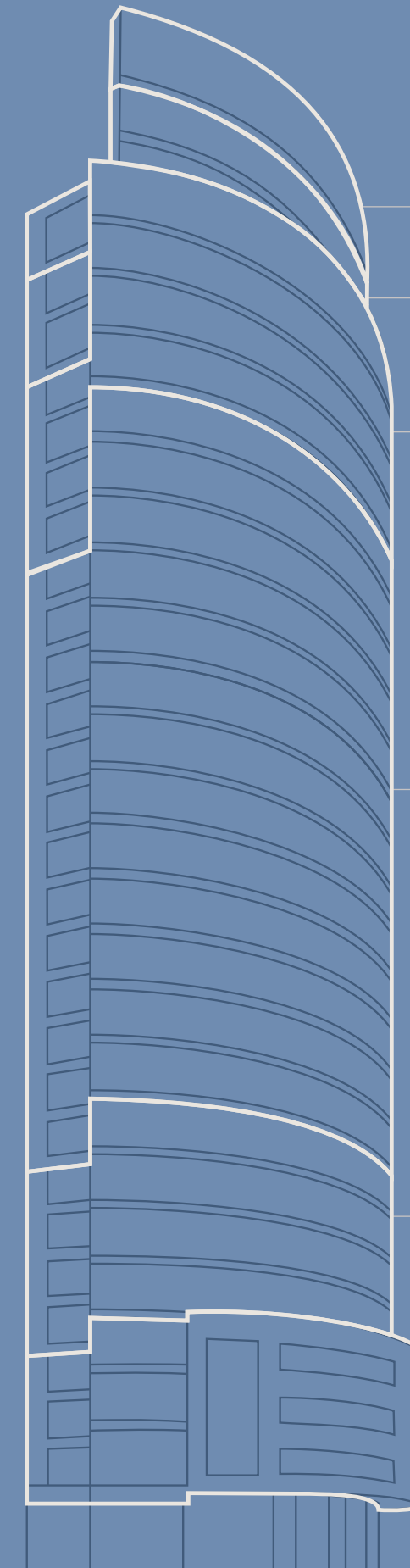


FLOOR 27 Penthouses



● 2 Bedroom

👁️ Lagan view
👁️ City view



FLOOR 27

FLOOR 25-26

FLOOR 21-24

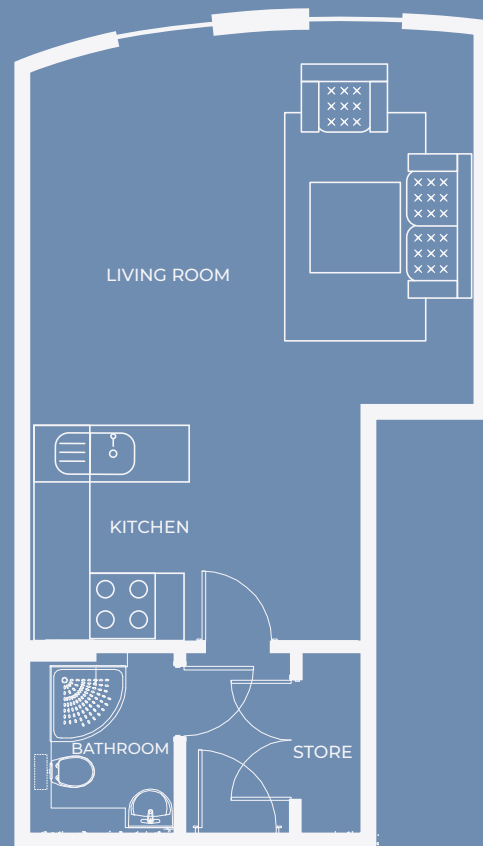
FLOOR 8-20

FLOOR 4-7

FLOOR 1-3

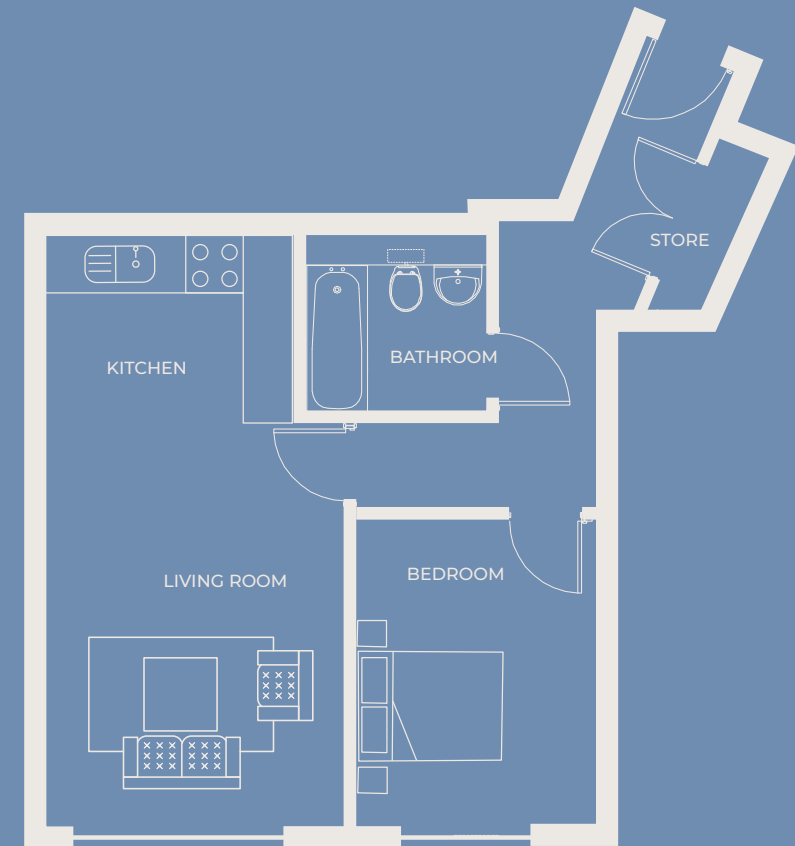
F L O O R P L A N S

FLOORS 1-3



TYPICAL STUDIO

FLOORS 1-20

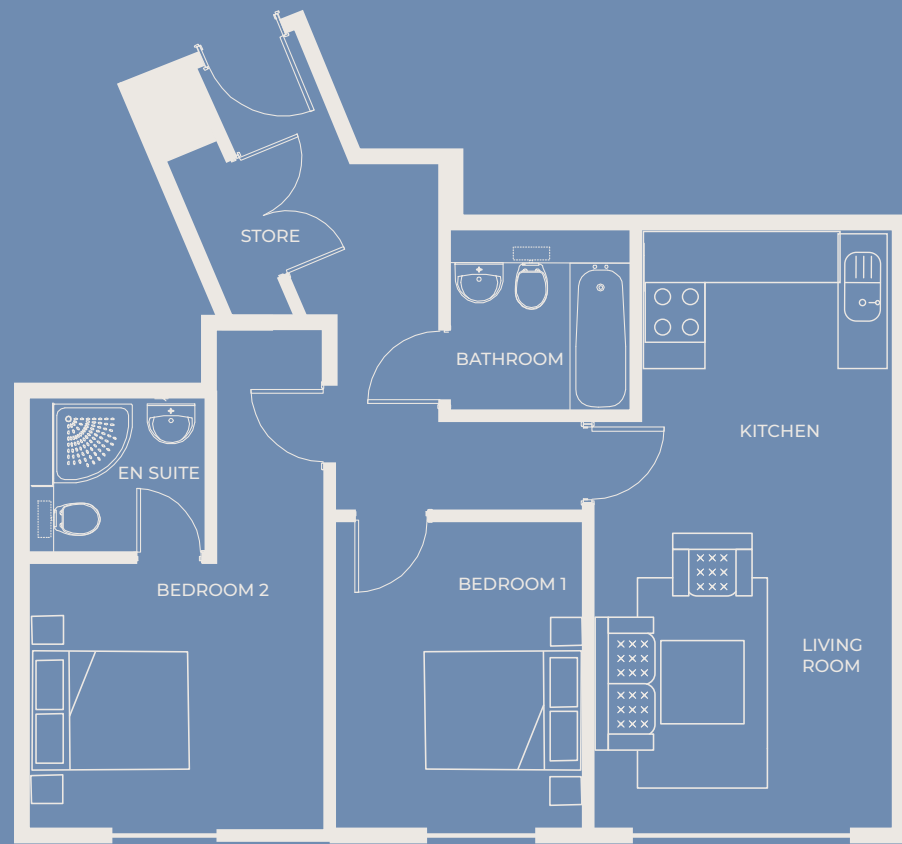


TYPICAL 1 BED APARTMENT

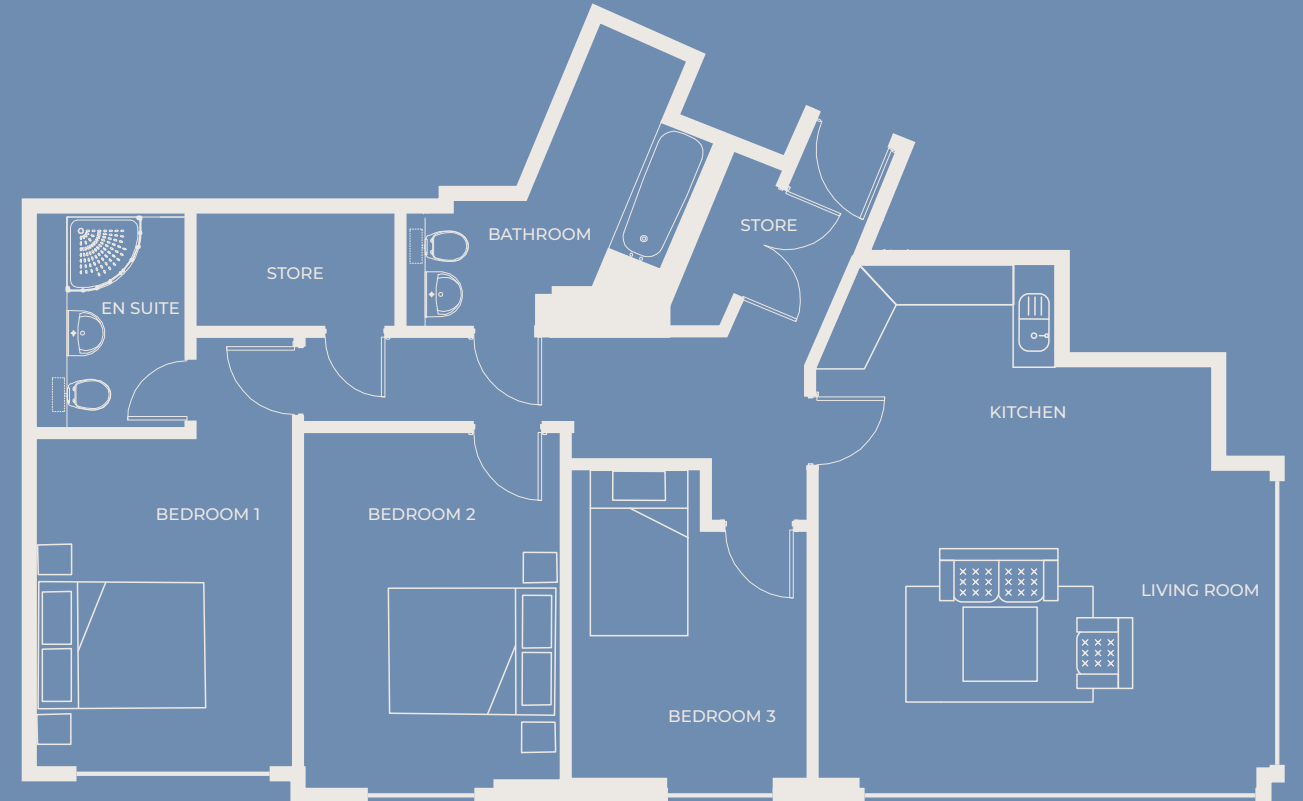
F L O O R P L A N S

FLOORS 1-24

FLOORS 21-24



TYPICAL 2 BED APARTMENT

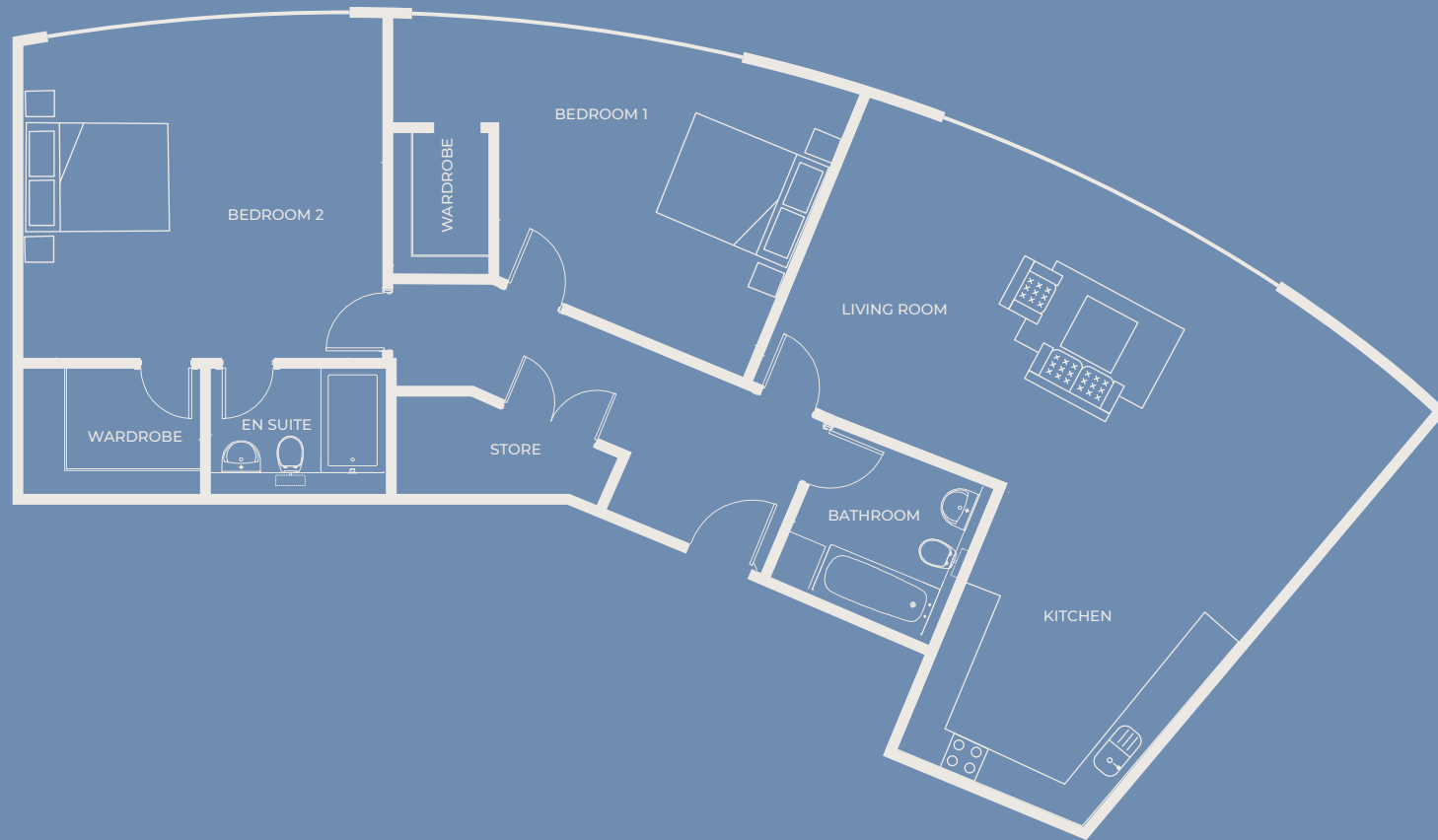


TYPICAL 3 BED APARTMENT

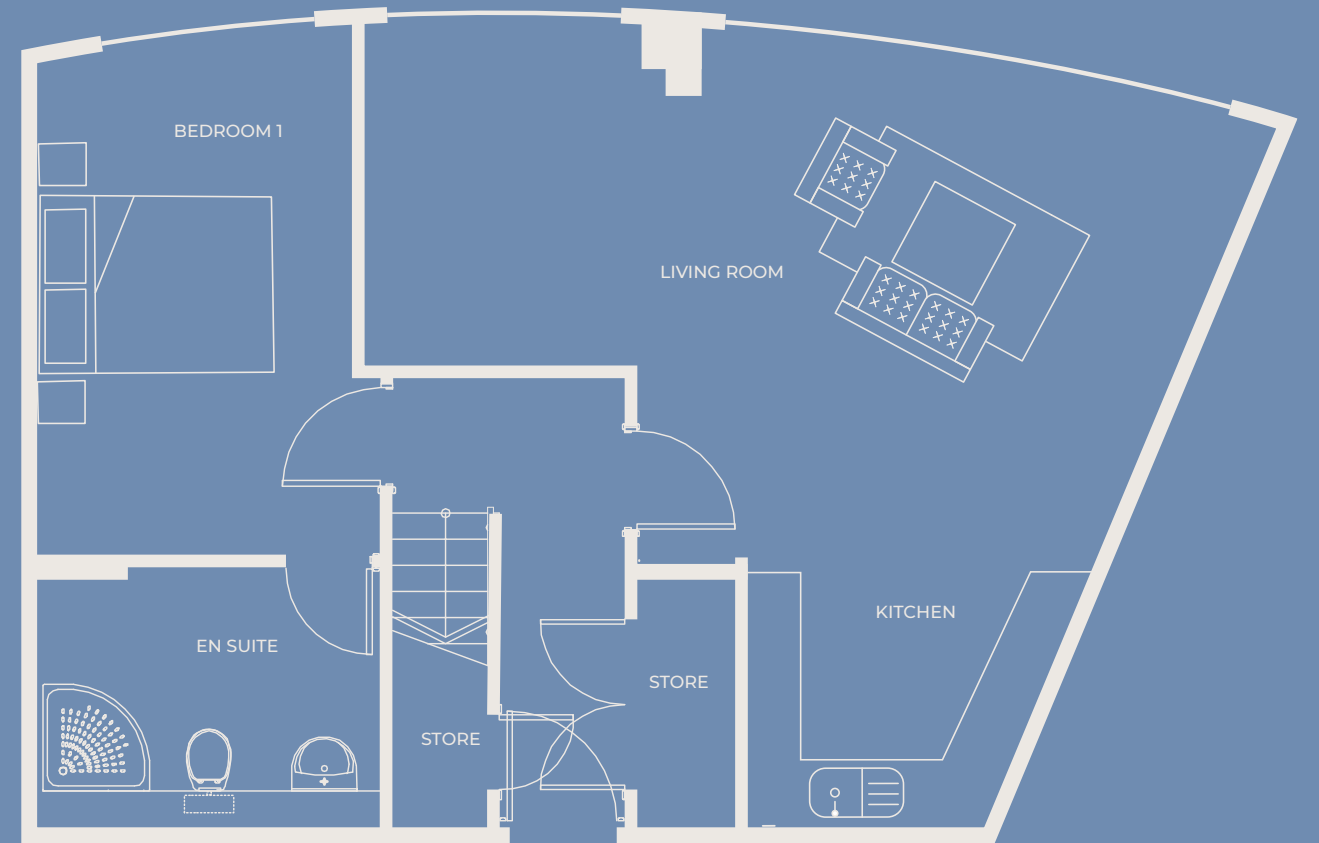
FLOOR PLANS

FLOOR 27

FLOORS 25-26



TYPICAL PENTHOUSE



TYPICAL DUPLEX - LOWER FLAT

FLOORS 25-26



TYPICAL DUPLEX - UPPER FLAT



INTERIOR FINISHES

- Horizontal veneered apartment entrance door
- Stylish satin chrome ironmongery
- Recessed down lighters to kitchen, bathroom and en-suite
- All walls, ceilings and woodwork to be hand painted



KITCHEN

- Custom designed contemporary fitted kitchen with soft close doors
- Bespoke modern work surfaces with matching upstand
- Integrated electrical appliances including oven, induction hob, fridge freezer and washer dryer (located in Utility Cupboard in most apartments)



BATHROOMS/EN-SUITES

- Contemporary white sanitary ware in bathrooms and en-suites (where applicable), complimented by chrome fittings
- Tiled walls
- Tiled floor
- Large wall mounted mirror
- Heated brushed chrome towel radiator



HEATING & ELECTRICAL

- Highly efficient stylish DIMPLEX electric heaters
- Each apartment will have wiring and infrastructure to accommodate broadband capabilities and satellite television
- Wired for TV and telephone points
- Generous electrical sockets and lighting points will be provided in each apartment
- Remotely operated door entry system that can be activated anywhere from a mobile phone
- Smoke detectors fitted to all apartments



ADDITIONAL FEATURES

- Double glazed throughout
- Landscaped Piazza to front
- Secure underground car parking



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