



OBEL

B E L F A S T

The Obel Residences
Donegall Quay
Belfast BT1
Northern Ireland, UK

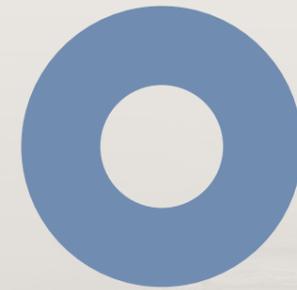
WWW.OBELBELFAST.CO.UK



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
BELFAST

**STANDING
TALL IN
STATURE AND
OPPORTUNITY**

BELFAST



Odyssey

Titanic Building

University of Ulster

Cathedral Quarter

Vic. Square

City Hall

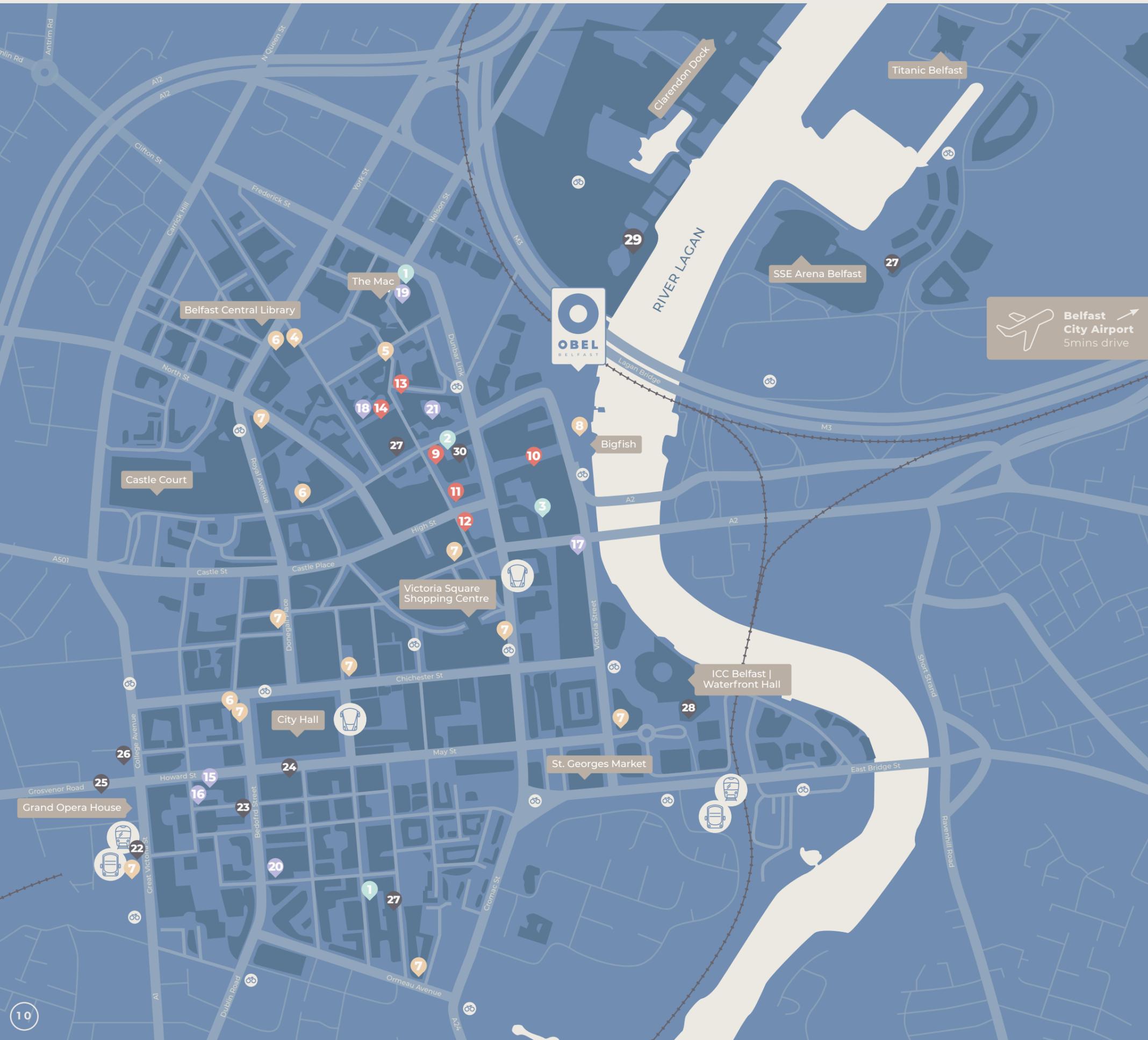
Water Front

Hilton



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



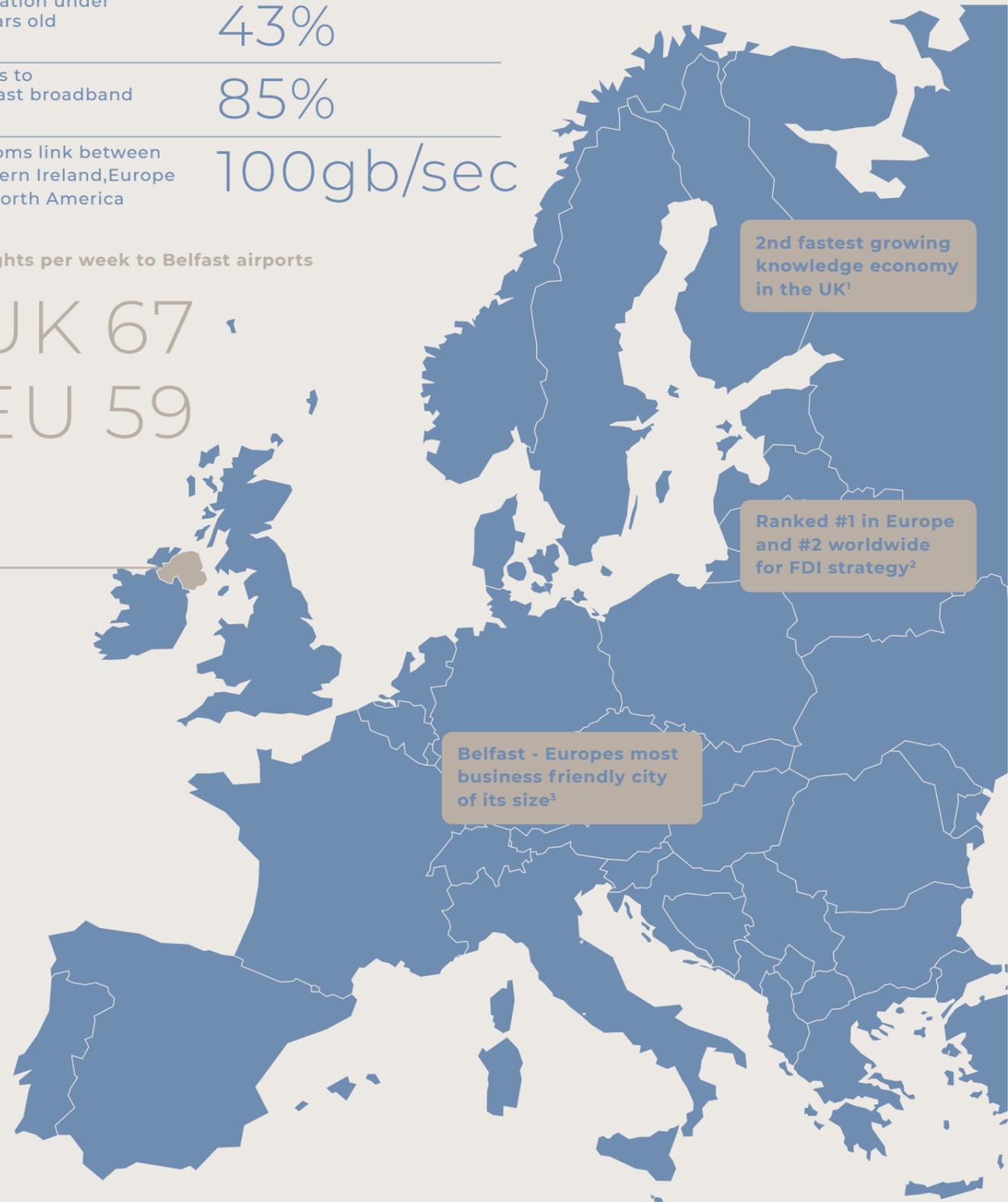
- HOTELS**
- 22 Europa Hotel
 - 23 Grand Central Hotel
 - 24 Ten Square Hotel
 - 25 Fitzwilliam Hotel
 - 26 Jurys Hotel
 - 27 Premier Inn
 - 28 Hilton Hotel
 - 29 AC Marriot Hotel
 - 30 Merchant Hotel

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.



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.



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.



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.



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.



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.



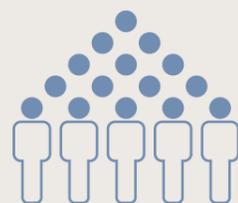
TRACK RECORD

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.



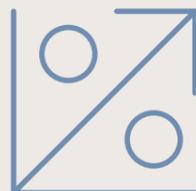
Belfast Agenda - by **2035** the city is home to an additional **66,000** people



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.



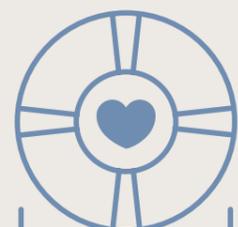
Young Population

43% of Belfast's population are aged 30 or younger



Ulster University campus move 10 minutes from Obel

15,000 students in the city.



Excellent Quality of living

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



World's best food destination 2018

International travel and tourism awards

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.

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
--	-------------------------------	--

23

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



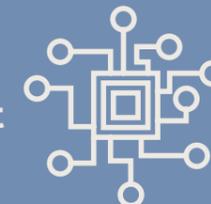
Ranked in TOP10

most cost effective small and mid-sized global cities



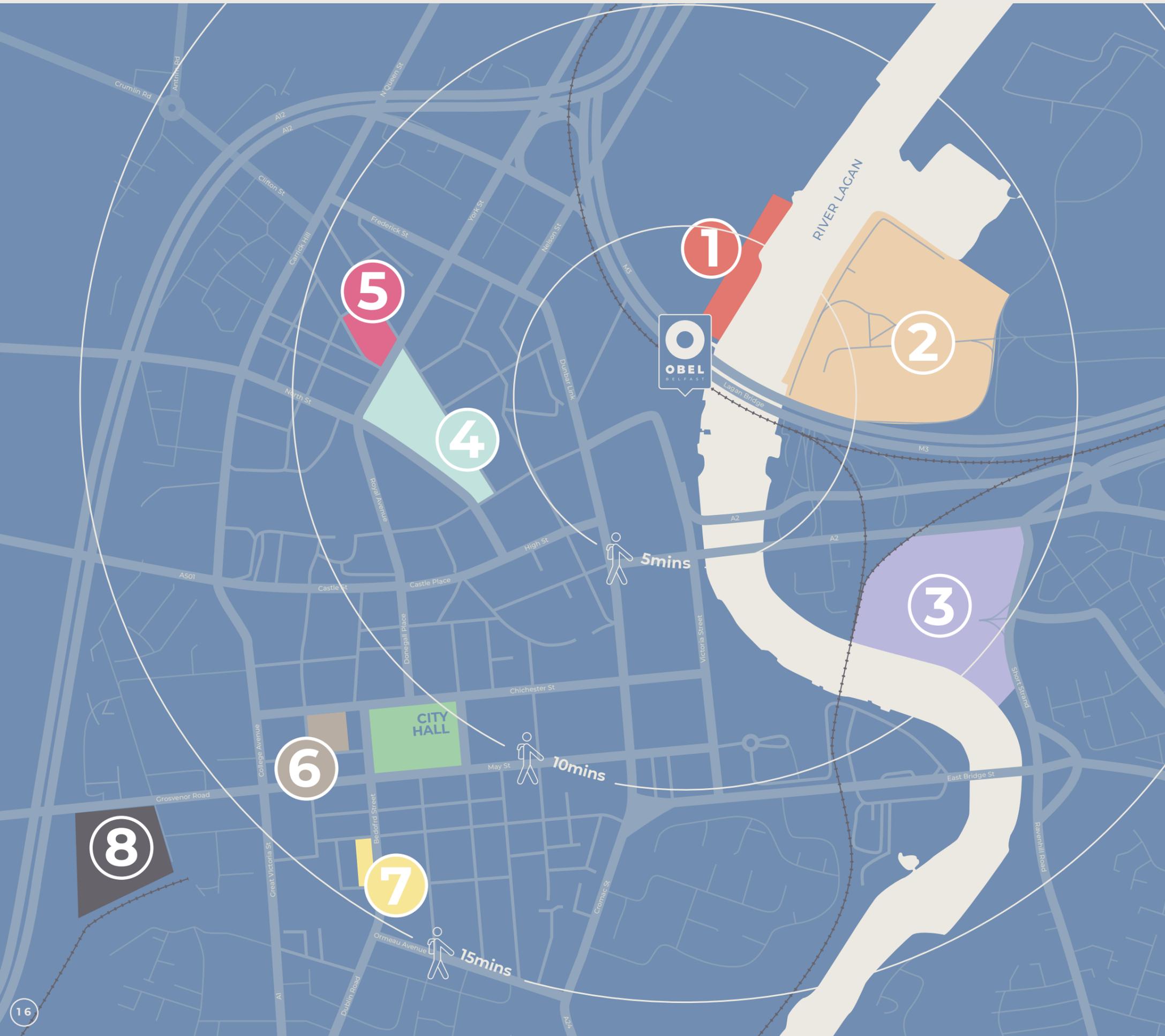
NI has the highest proportion of start ups reaching **£1million** revenues within three years

#1 DESTINATION for software development projects in Europe.



Number of schemes under construction





A NEW BUSINESS HUB

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

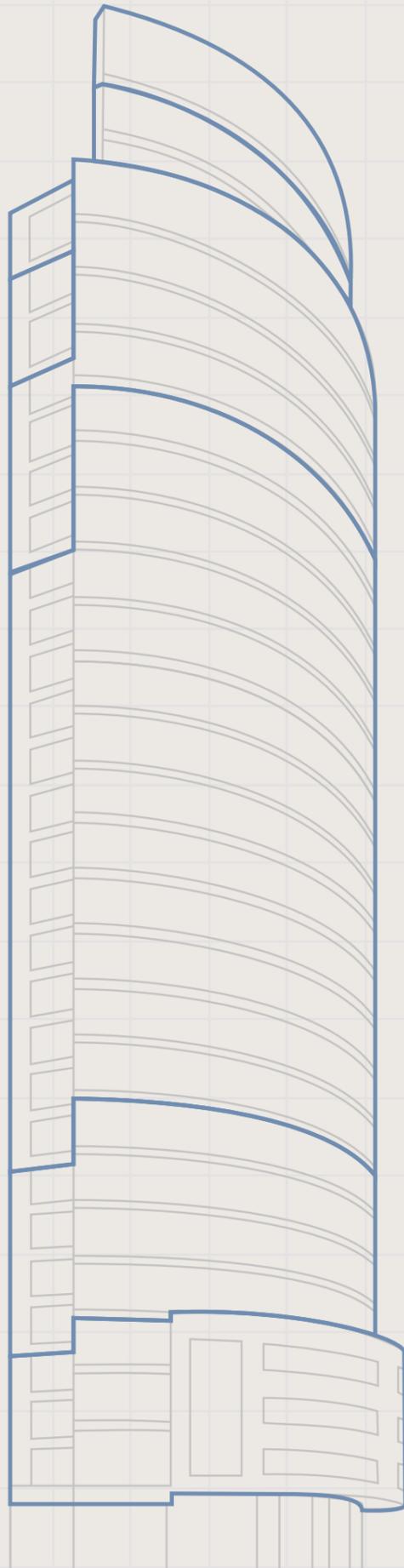
- 1** City Quays
- 2** Titanic Quarter
- 3** Belfast Waterside
- 4** Tribeca Belfast
- 5** The Sixth
- 6** Merchant Square (PWC HQ)
- 7** Bedford Square (Deloitte HQ)
- 8** Weavers Cross (Transport Hub)

OBEL

BELFAST



City view



Lagan view

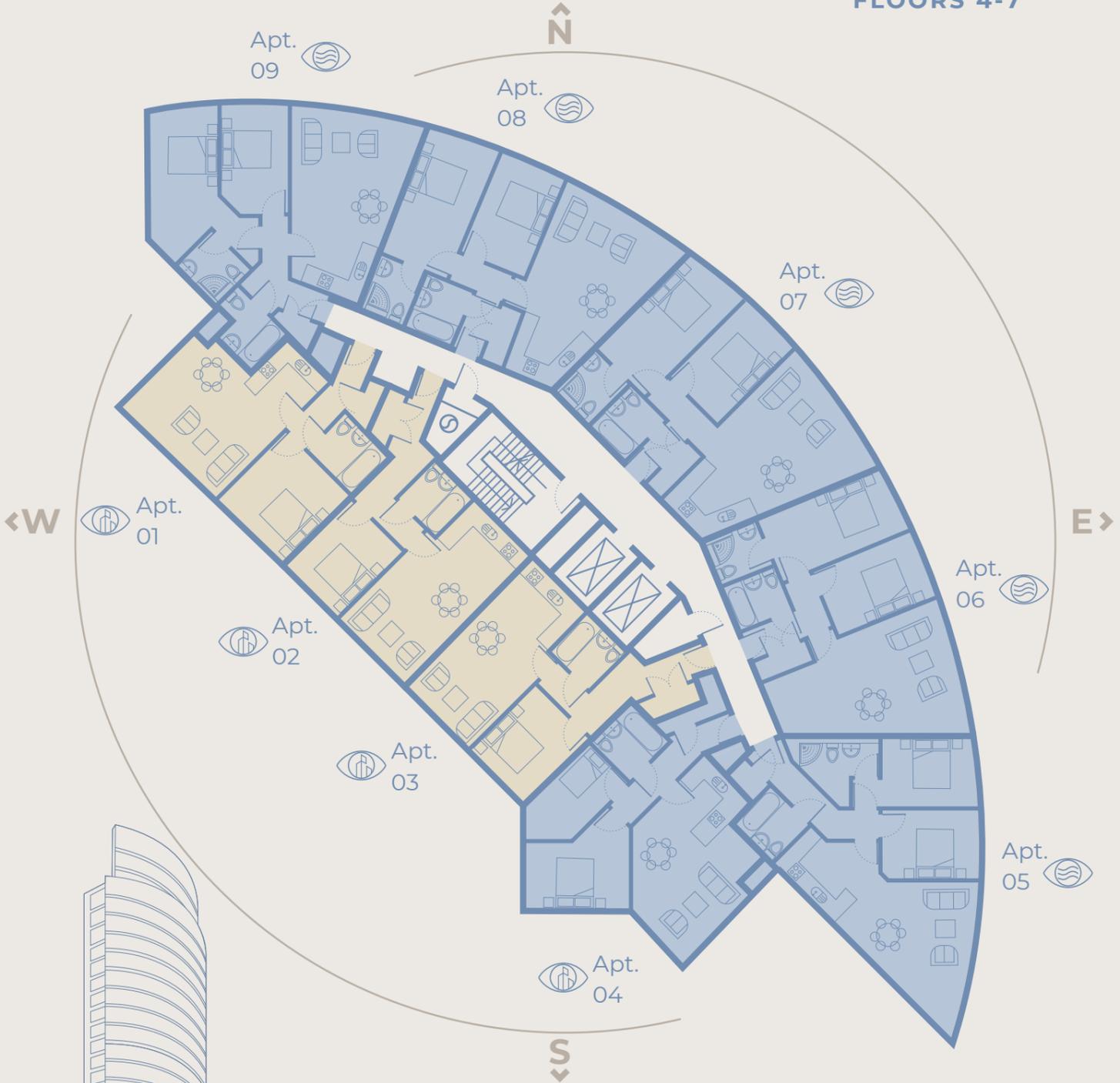
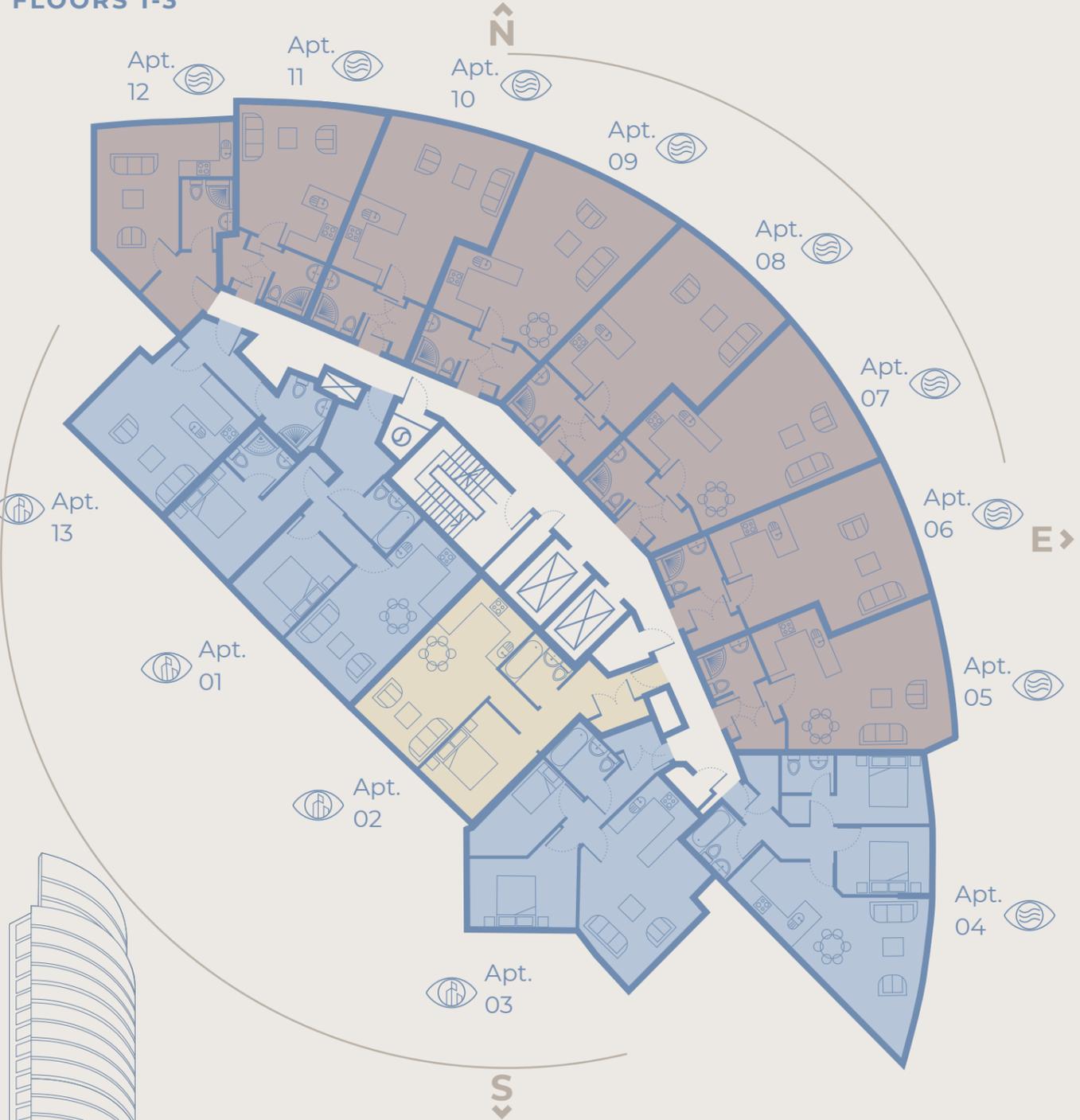


FLOORPLANS

F L O O R P L A N S

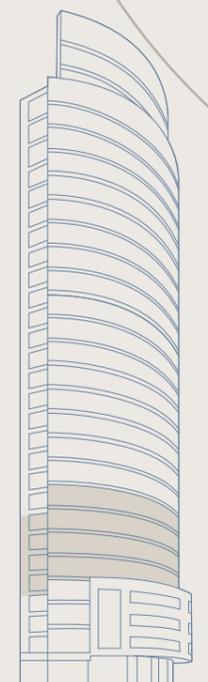
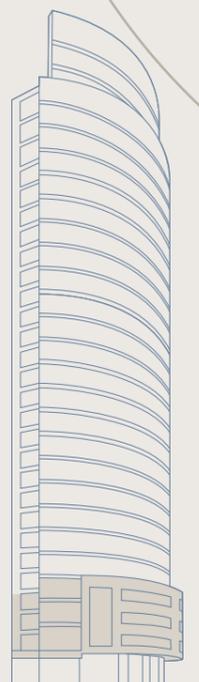
FLOORS 1-3

FLOORS 4-7



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

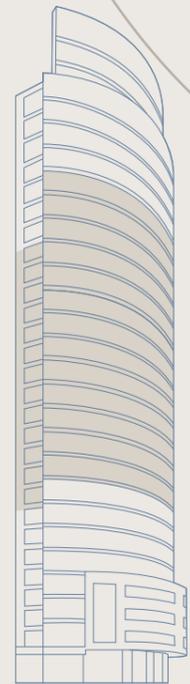
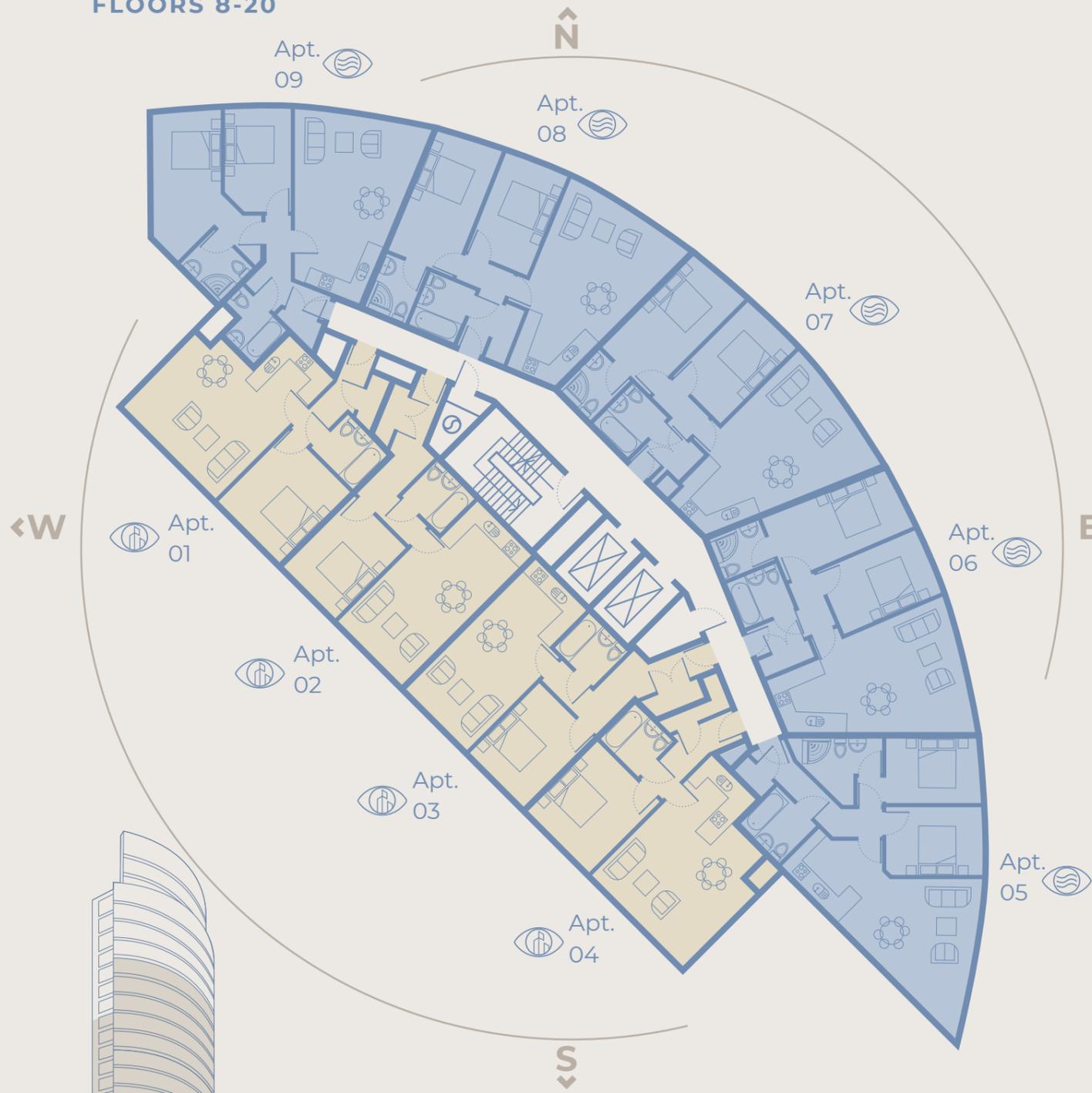
- 2 Bedroom
- 1 Bedroom
- Lagan view
- City view



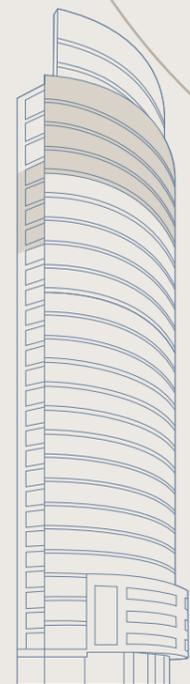
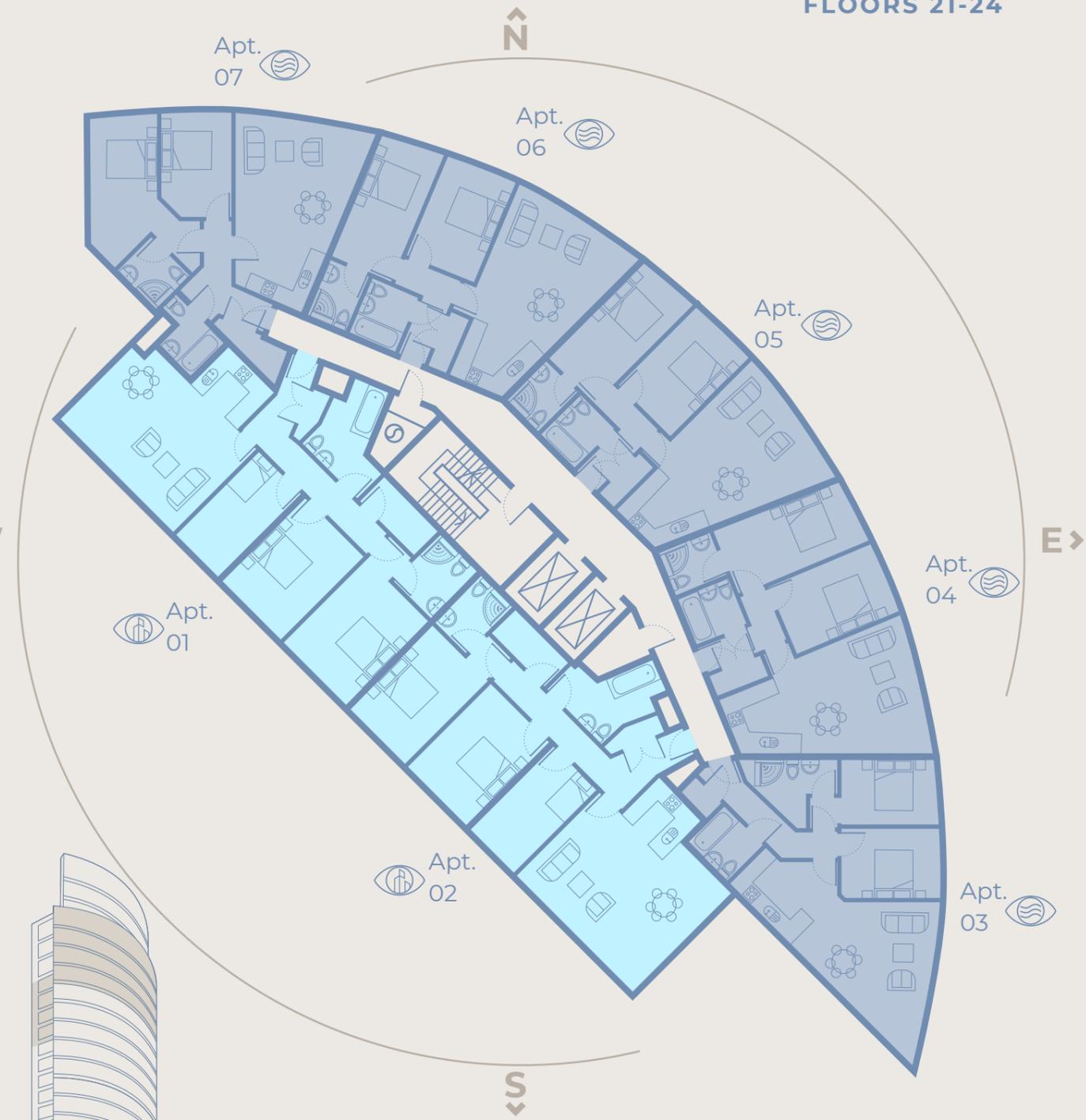
F L O O R P L A N S

FLOORS 8-20

FLOORS 21-24



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

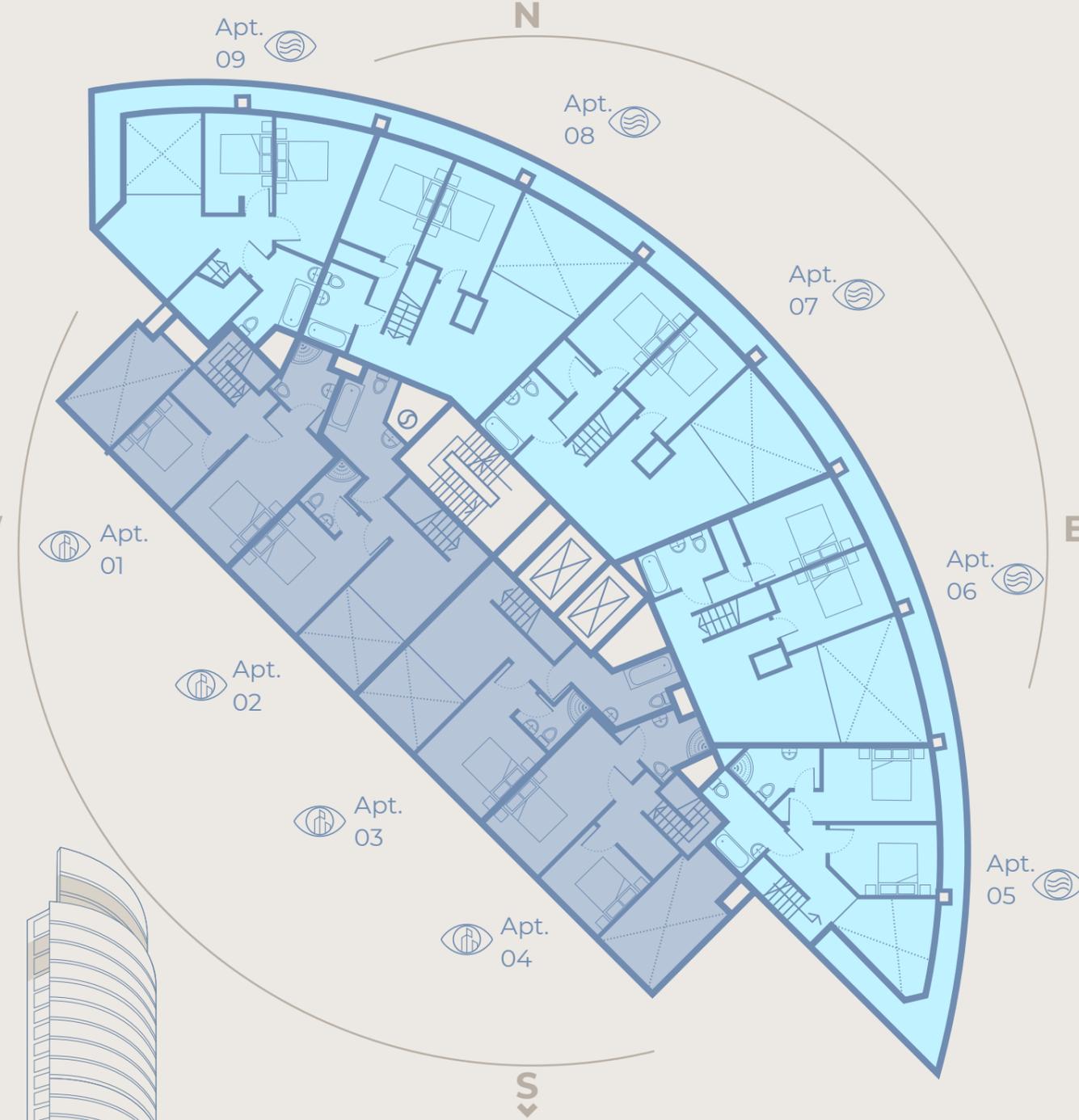
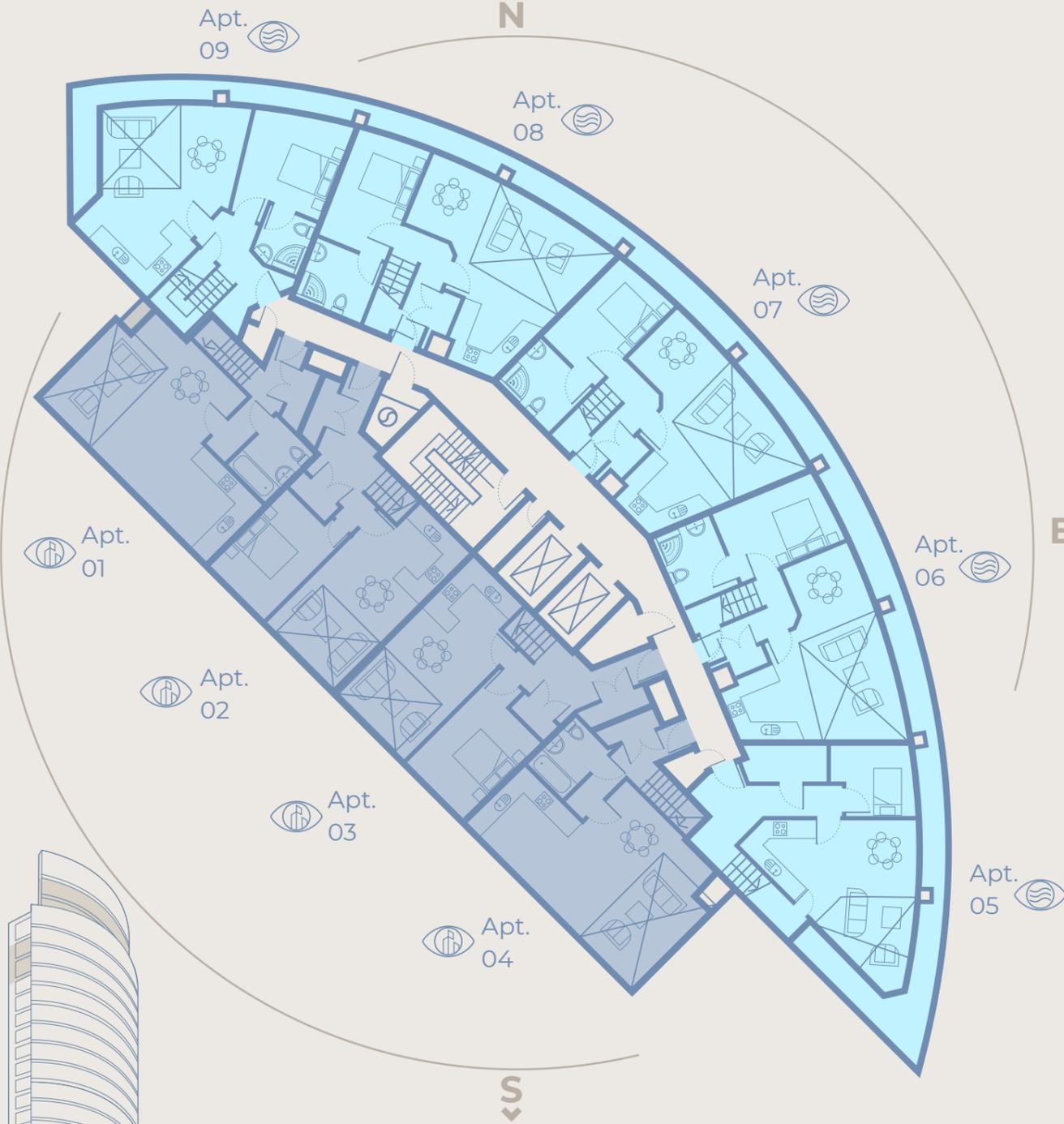


- 3 Bedroom
- 2 Bedroom
- Lagan view
- City view

F L O O R P L A N S

FLOOR 25 Duplex lower floor

Duplex upper floor FLOOR 26



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

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

FLOOR 27 Penthouses



Apt. 04

Apt. 03

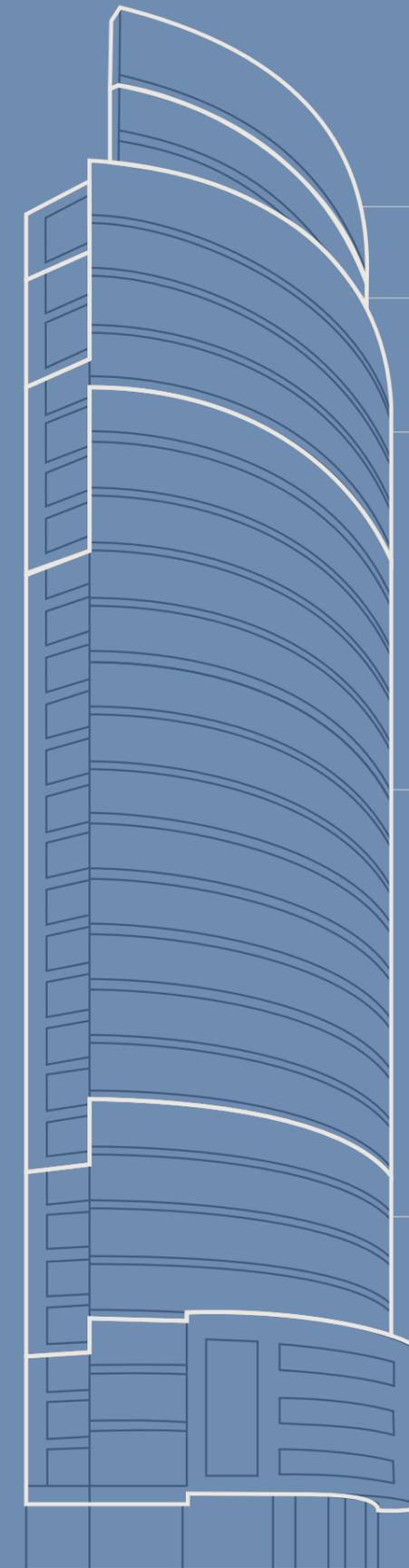
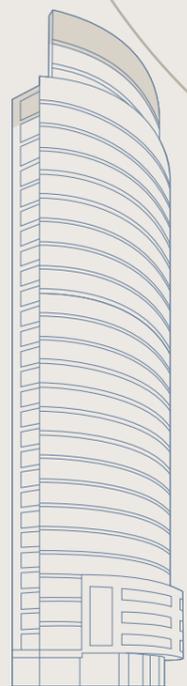
Apt. 01

Apt. 02

Lagan view

City view

2 Bedroom



FLOOR 27

FLOOR 25-26

FLOOR 21-24

FLOOR 8-20

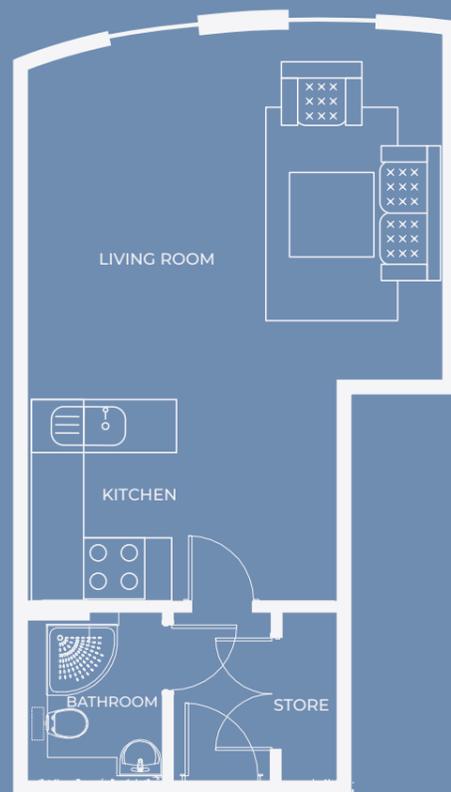
FLOOR 4-7

FLOOR 1-3

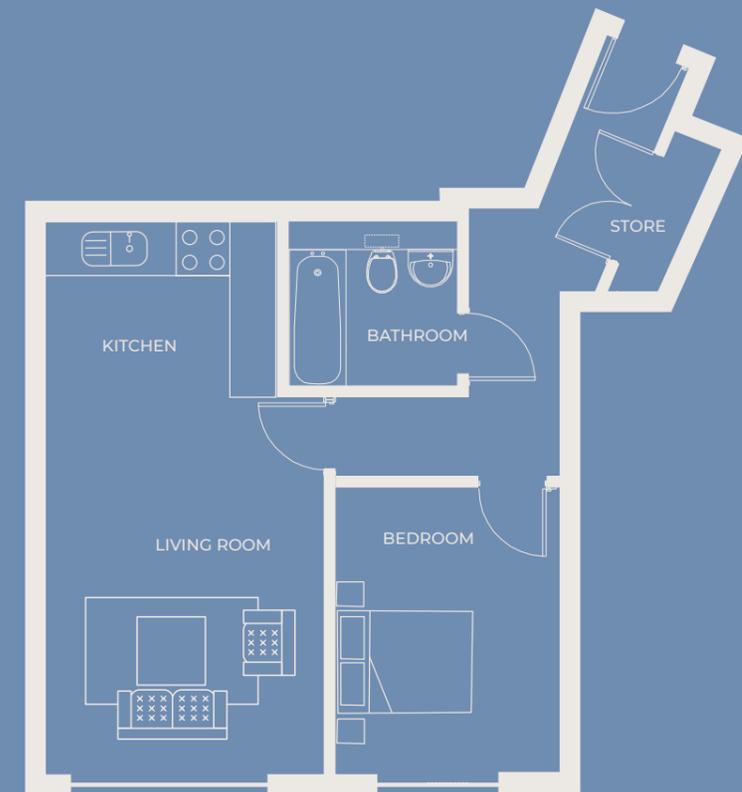
F L O O R P L A N S

FLOORS 1-3

FLOORS 1-20



TYPICAL STUDIO

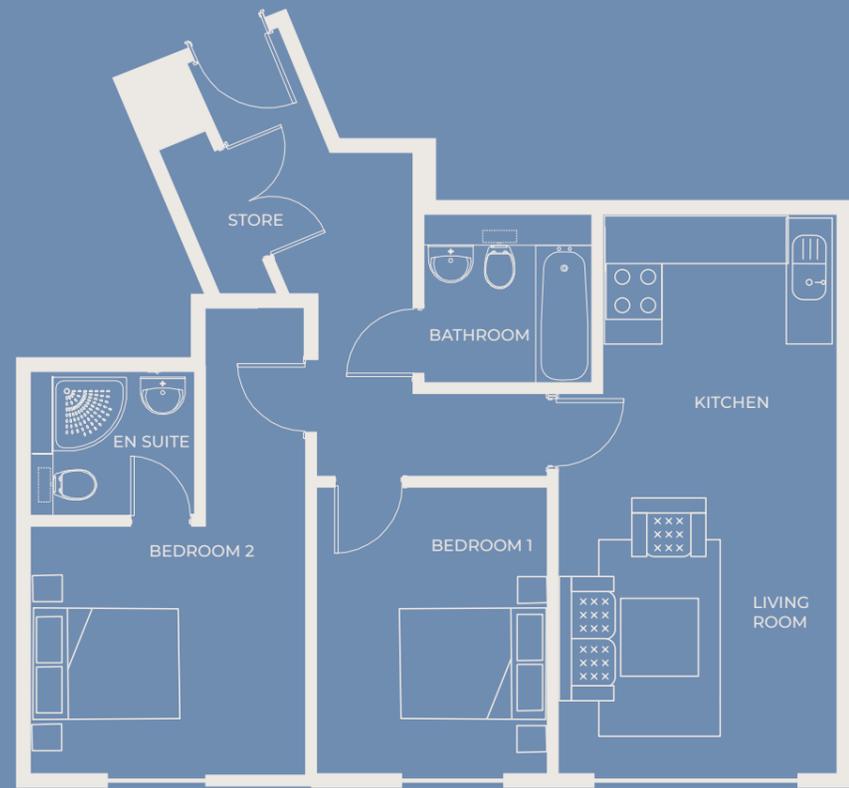


TYPICAL 1 BED APARTMENT

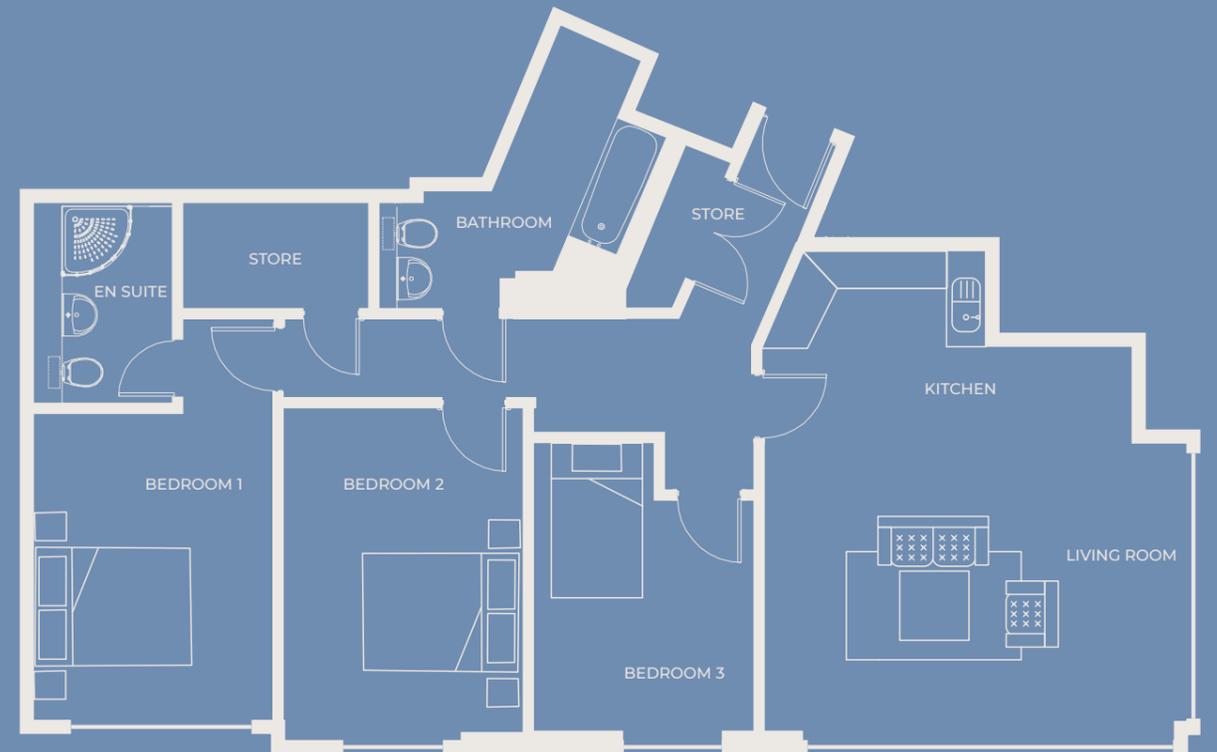
F L O O R P L A N S

FLOORS 1-24

FLOORS 21-24



TYPICAL 2 BED APARTMENT

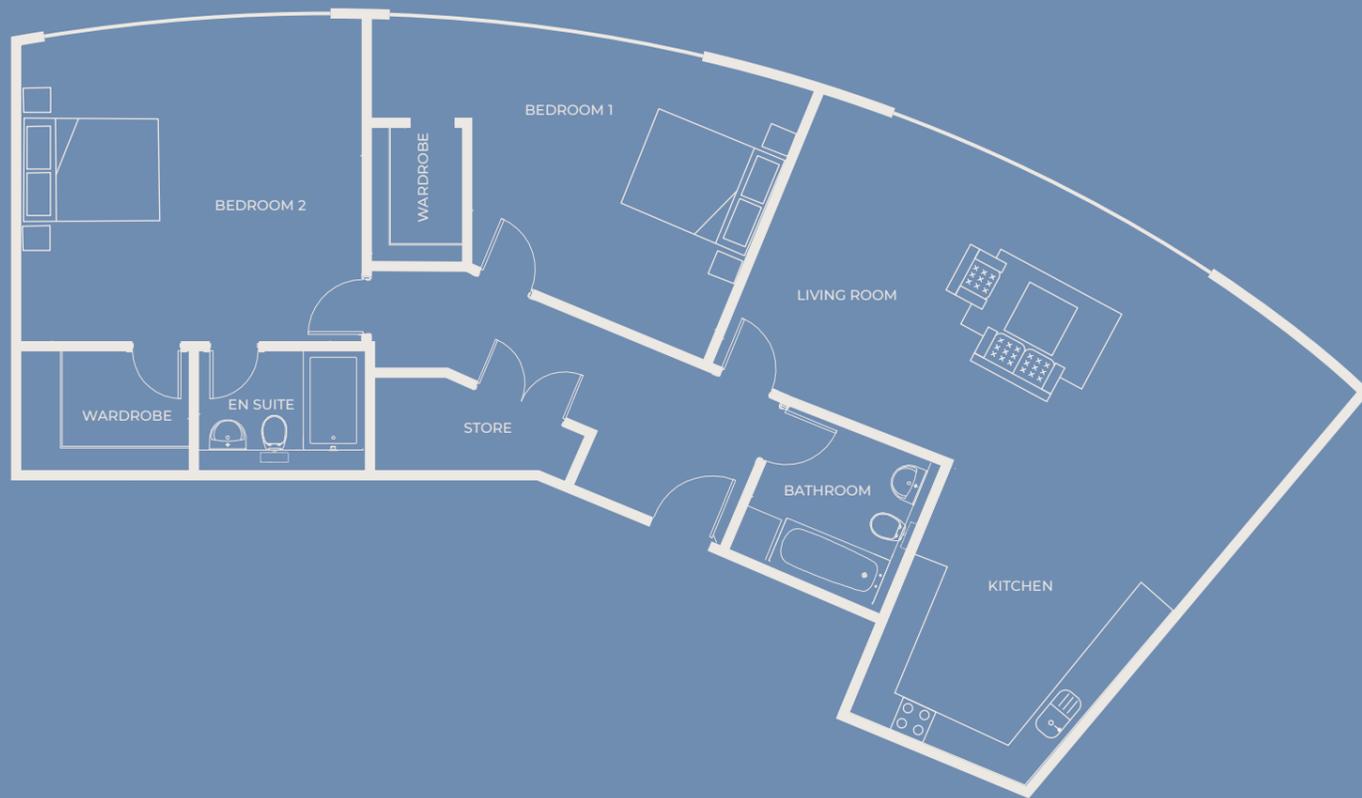


TYPICAL 3 BED APARTMENT

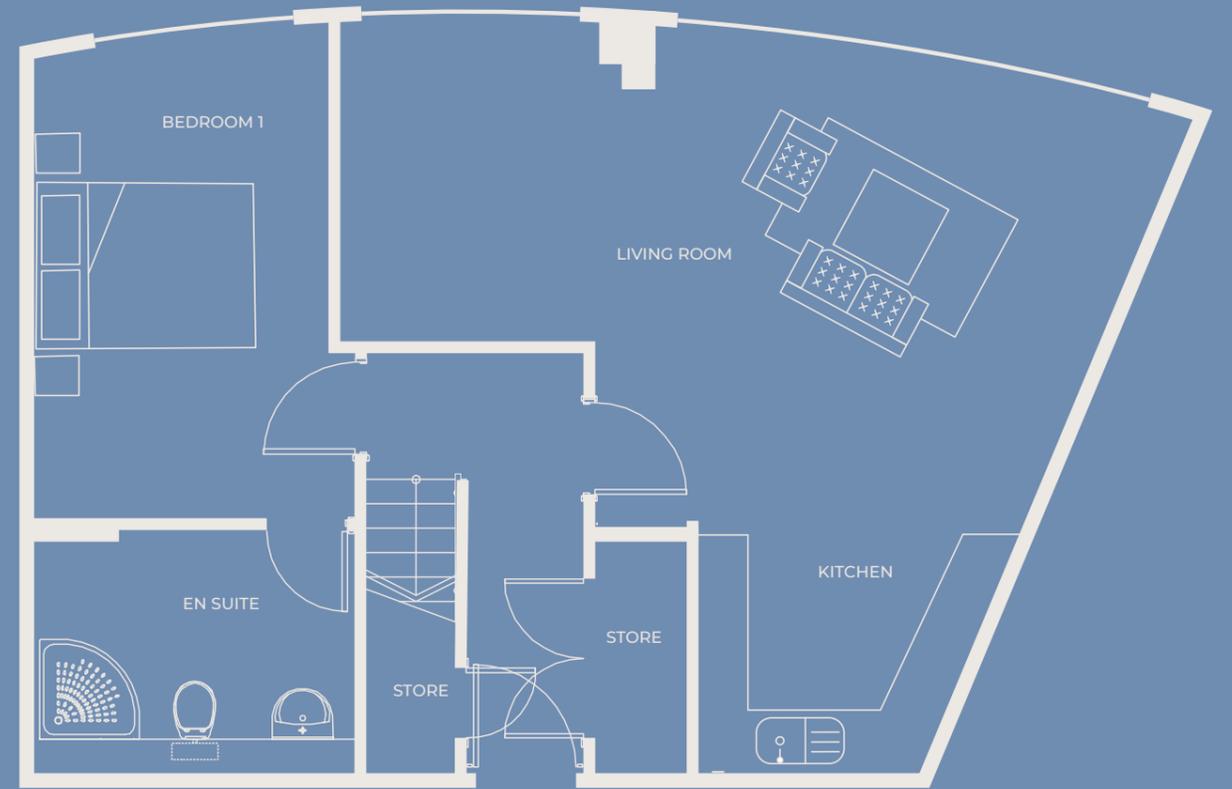
F L O O R P L A N S

FLOOR 27

FLOORS 25-26

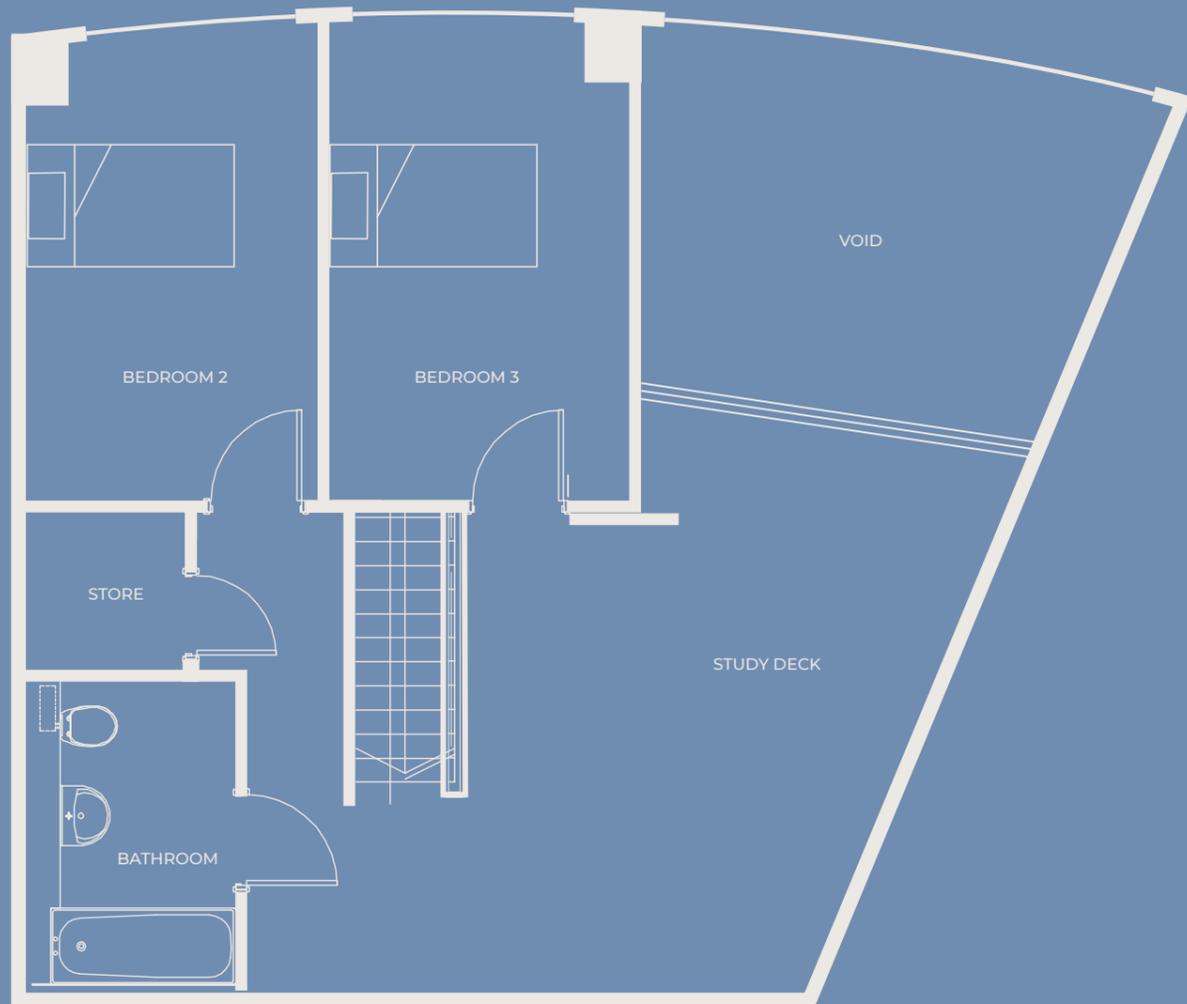


TYPICAL PENTHOUSE



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



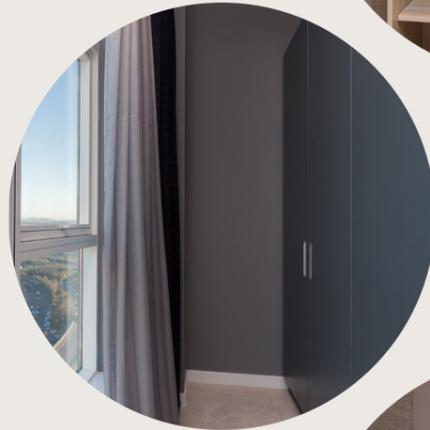
KITCHEN

- 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



RYAN DOUGAN

T: +44 28 9026 2739

M: +44 79 7663 2191

ryan.dougan@colliers.com

DAVID MENARY

T: +44 28 9026 2728

M: +44 77 7555 7090

david.menary@colliers.com



25 Talbot Street
Belfast
BT1 2LD
Tel: +44 28 9024 4000

DISCLAIMER GOES HERE la estibus que volesse disque aut fugit et et mo eosto debis volupis et laborerunt. Accae dem que aborum vit lamenet quatis eium quae vendam ne quaeNulliquantium fugit, sitatia que et eriam es mil in explaborem re core volorro consequ atquis dipsam harunt quo et excesseris eaquo ommodi delestrum que sus, ut in cor restistrum ium esequo volorum endae volor autendi am quiam est ad magnatendi ut occus num acepudicia volor recaten iassentus este voluptatquos dit di num hillaceati nobitesti doluptatur re eum quis quas ipsaepu daepudi dolupiendero dis dolupta tiossinverum reptur, saecte num numquat. Ovidignatur, cuptatas aut asimagnisti nosto maiosae velectium fuga. Epere et ex eatem adictempel eatem et labo. Et eossum verumque milit pe endanda ectorest, ipsam dolorumquas aut qui necabor itatior ectesti aspiat, sunt quos ped exernam net estis milloribusda quam acepudiae. Iqui dolore nim faccae optaspis repta dolut fugiam in nam essum quo dolorepudior seque et, to ernam harchil est, tempos vernam volor sin reiciisitate nihillia dolorecta vid qui ipsunt utende cus reptat. Assi odi ut lautem. Apedit am quament atus unt maio. Ignimin iscipsantis cum es quodi utaspedita qui veliquid molupta tecest renis dereni doloristis ipsa dolore volore por alibea samuscit faccusdae volendunt. Roribusam sum es aborererium faccum sum inum sumeni bea ne nes quunt dolesti bustio dita aut earum quis magnihic tet escit fuga. Nemqui tota debit pre laborpo restotataecta inihitat.