

PORTLAND 88

BELFAST





LUXURY APARTMENTS FASHIONED FOR CITY LIFE

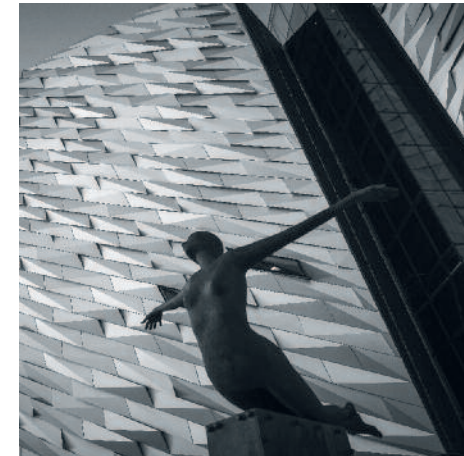


Situated opposite the historic Gasworks site in Belfast city centre, **Portland 88** is a landmark building comprising 88 luxury "smart" apartments.

With easy access and great transport links to Belfast's Financial Quarter, Ormeau Park, Botanic and Queen's University, choose an immaculate home and let the location speak for itself.

Inner City Beauty

Rich in history and steeped with culture, Belfast attracts visitors from near and far. From the vibrant MAC Theatre and St. George's Market to the iconic Belfast City Hall and Titanic Belfast, this is a city with a story to tell.





Neighbourhood

A neighbourhood has been defined as a geographically localised community within a larger city. **Portland 88** is entirely this – a place with it's own distinct identity – somewhere with everything you need to feel at home.

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Botanic & the Queen's Quarter

Located in South Belfast and named after Queen's University, the Queen's Quarter area is steeped in charm and culture. Whether it's enjoying a day out at the Ulster Museum, exploring Botanic gardens, or having a coffee in one of the many trendy cafés the area has to offer, there's plenty to see and do.

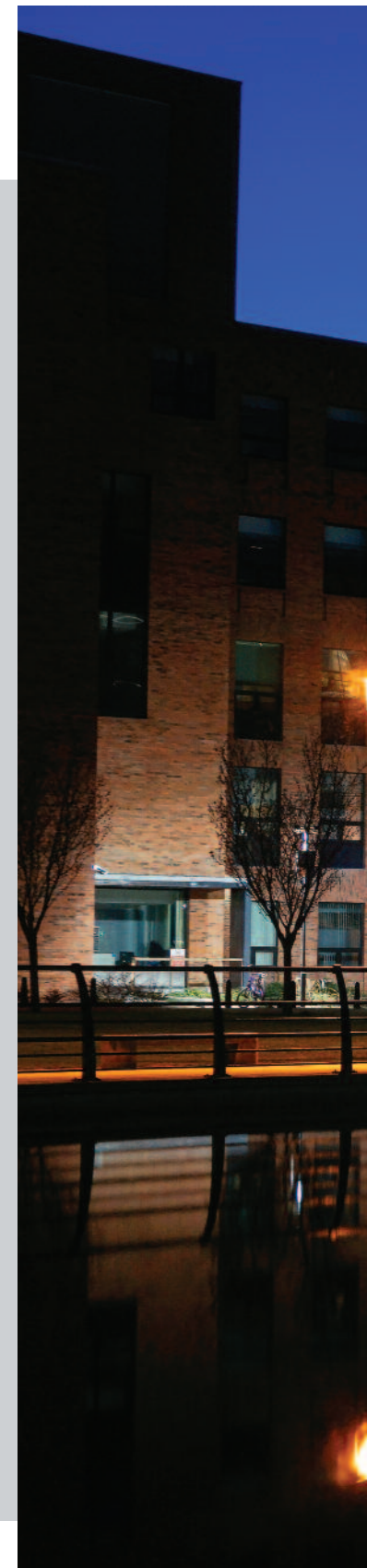
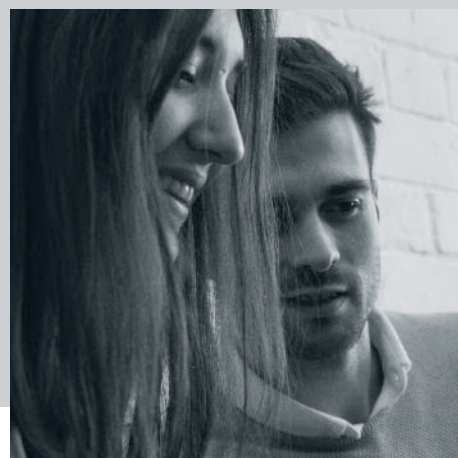
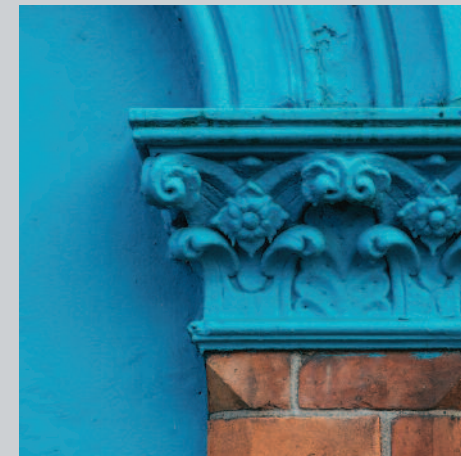
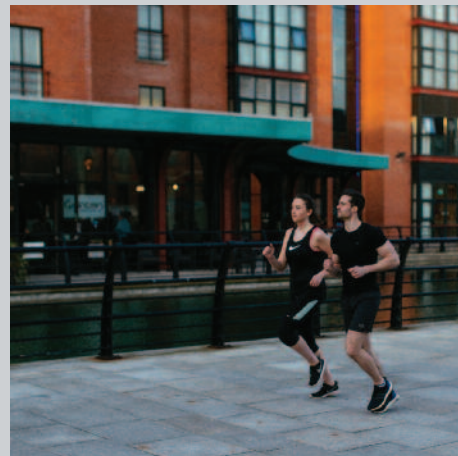
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Ormeau Road & the Financial Quarter

Considered to be one of Belfast's best-known thoroughfares, the Ormeau Road is brimming with a wide range of businesses and eateries. Yet the beauty of this location stretches even further to the wealth of outdoor spaces including Ormeau Park, River Lagan and the Lagan Towpath.



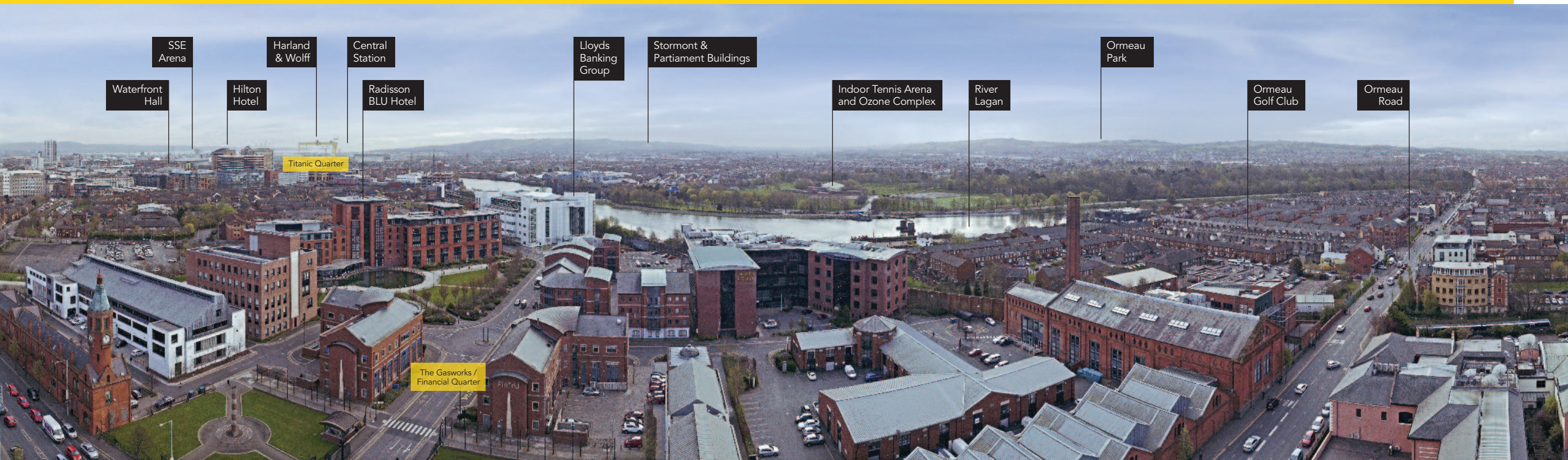




Take a moment to admire Belfast's beauty and it's easy to see why **Portland 88** is a great place to call home.

From an abundance of picturesque green spaces and every amenity you could possibly need just a stone's throw away, this unrivalled location has it all and more.

Unparalleled Position; A 360° view of Belfast from Portland 88





Portland 88 offers the very best of modern and convenient living. As Northern Ireland's largest city, Belfast offers a large variety of shopping centres, convenience stores, boutiques, cafés, restaurants, sports teams, primary and secondary schools and higher educational facilities – all just minutes from your front door.

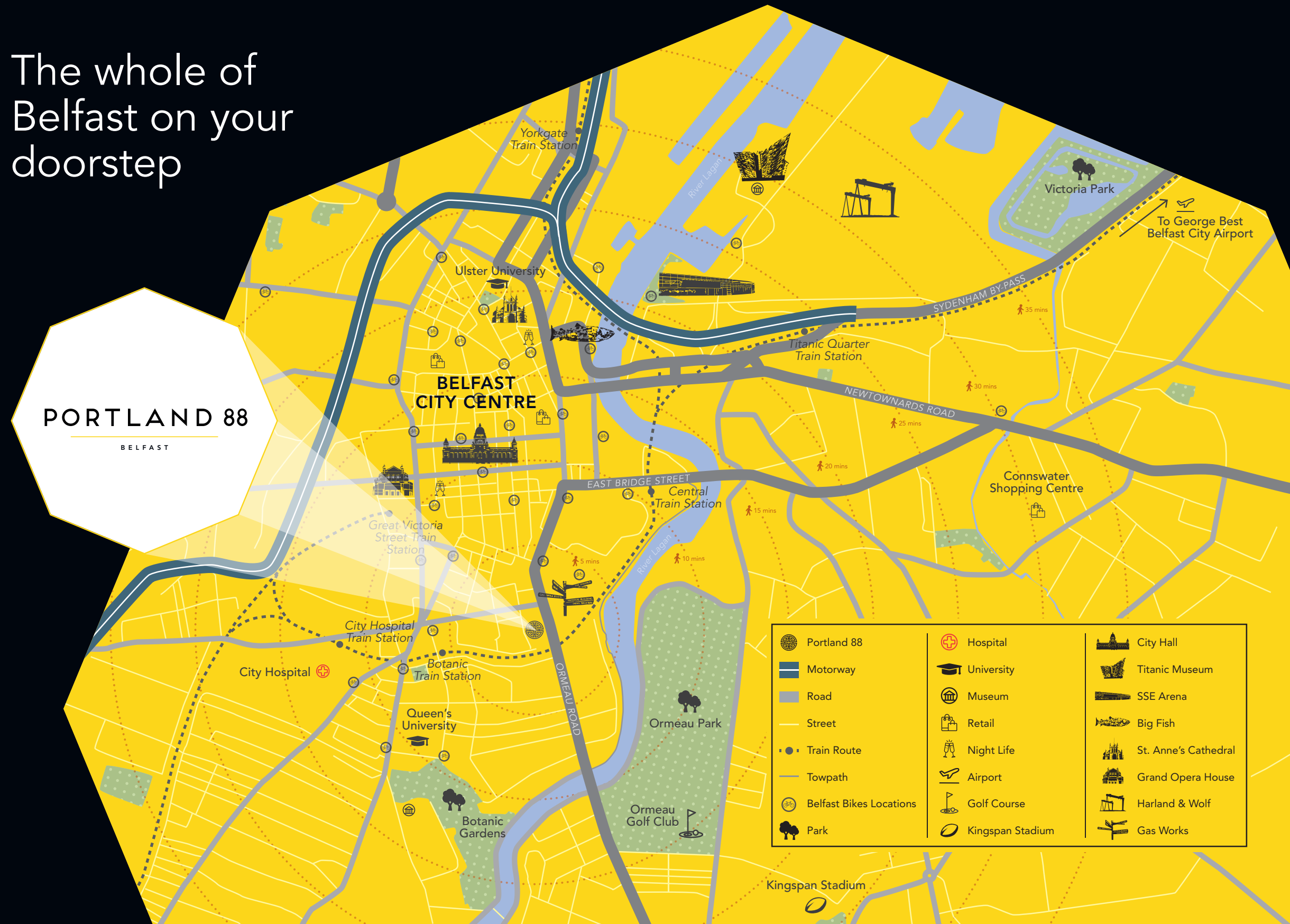
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The whole of
Belfast on your
doorstep

PORTLAND 88

BELFAST



	Portland 88		Hospital		City Hall
	Motorway		University		Titanic Museum
	Road		Museum		SSE Arena
	Street		Retail		Big Fish
	Train Route		Night Life		St. Anne's Cathedral
	Towpath		Airport		Grand Opera House
	Belfast Bikes Locations		Golf Course		Harland & Wolf
	Park		Kingspan Stadium		Gas Works



Stunning
Contemporary
Design



88 LUXURY APARTMENTS

IN AN ICONIC
LANDMARK BUILDING

Root & Branch
COFFEE ROASTERS & BREW BAR
COFFEE





Well Connected

Each apartment will have the option to add a smart home package, allowing you to control heating, lighting, entertainment and a number of other functions remotely from your phone and in the apartment.

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Architect Ian Butney
Gregory Architects RIBA



GROUND FLOOR LEVEL

Apartment G01

Ground Floor Level

Living Area (max)	20'8" x 18'7"
Kitchen	11'7" x 7'5"
WC	9'9" x 4'2"

Level 1

Master Bed	14'4" x 11'6"
Ensuite	6'5" x 5'8"
Bedroom 2 (min)	10'9" x 8'7"
Bedroom 3 (min)	9'1" x 6'8"
Bathroom	8'7" x 6'5"

Total Floor Area: 1,290 ft² approx

Apartment G02

Ground Floor Level

Living Area (max)	20'8" x 19'6"
Kitchen	12'0" x 7'5"
WC	9'9" x 3'10"

Level 1

Master Bed	14'4" x 12'0"
Ensuite	6'1" x 5'8"
Bedroom 2 (min)	10'9" x 9'0"
Bedroom 3 (min)	9'10" x 6'8"
Bathroom	9'2" x 5'7"

Total Floor Area: 1326 ft² approx

Apartment G03

Ground Floor Level

Living Area (max)	20'8" x 19'4"
Kitchen	12'0" x 7'5"
WC	9'9" x 3'10"

Level 1

Master Bed (min)	14'4" x 9'7"
Ensuite	6'5" x 5'9"
Bedroom 2 (min)	10'9" x 8'11"
Bedroom 3 (min)	10'4" x 6'8"
Bathroom	8'8" x 5'7"

Total Floor Area: 1321 ft² approx

Apartment G04

Ground Floor Level

Living Area (max)	20'8" x 19'4"
Kitchen	12'0" x 7'5"
WC	9'9" x 3'10"

Level 1

Master Bed (min)	14'4" x 9'7"
Ensuite	6'7" x 6'5"
Bedroom 2	11'3" x 10'9"
Bedroom 3 (min)	10'4" x 6'8"
Bathroom	8'8" x 5'7"

Total Floor Area: 1321 ft² approx

Apartment G05

Ground Floor Level

Living Area (max)	29'4" x 19'4"
Kitchen	12'0" x 11'1"
WC	9'9" x 3'10"

Level 1

Master Bed (min)	14'4" x 10'0"
Ensuite	6'1" x 5'8"
Bedroom 2 (min)	10'9" x 8'6"
Bedroom 3 (min)	10'2" x 6'8"
Bathroom	9'1" x 6'5"

Total Floor Area: 1511 ft² approx

Apartment G06

Ground Floor Level

Living Area (max)	29'8" x 17'7"
Kitchen	11'1" x 10'7"
WC	9'6" x 3'0"

Level 1

Master Bed (min)	17'7" x 9'11"
Ensuite	10'6" x 3'7"
Bedroom 2 (min)	10'6" x 8'0"
Bedroom 3 (min)	11'1" x 11'1"
Bathroom	7'3" x 5'8"

Total Floor Area: 1419 ft² approx

The Level 1 plan for all of these duplex apartments is shown on the following page.



GROUND FLOOR LEVEL



LEVEL 1

Apartment G01

Ground Floor Level

Living Area (max)	20'8" x 18'7"
Kitchen	11'7" x 7'5"
WC	9'9" x 4'2"

Level 1

Master Bed	14'4" x 11'6"
Ensuite	6'5" x 5'8"
Bedroom 2 (min)	10'9" x 8'7"
Bedroom 3 (min)	9'1" x 6'8"
Bathroom	8'7" x 6'5"

Total Floor Area: 1,290 ft² approx

Apartment G02

Ground Floor Level

Living Area (max)	20'8" x 19'6"
Kitchen	12'0" x 7'5"
WC	9'9" x 3'10"

Level 1

Master Bed	14'4" x 12'0"
Ensuite	6'1" x 5'8"
Bedroom 2 (min)	10'9" x 9'0"
Bedroom 3 (min)	9'10" x 6'8"
Bathroom	9'2" x 5'7"

Total Floor Area: 1326 ft² approx

Apartment G03

Ground Floor Level

Living Area (max)	20'8" x 19'4"
Kitchen	12'0" x 7'5"
WC	9'9" x 3'10"

Level 1

Master Bed (min)	14'4" x 9'7"
Ensuite	6'5" x 5'9"
Bedroom 2 (min)	10'9" x 8'11"
Bedroom 3 (min)	10'4" x 6'8"
Bathroom	8'8" x 5'7"

Total Floor Area: 1321 ft² approx

Apartment G04

Ground Floor Level

Living Area (max)	20'8" x 19'4"
Kitchen	12'0" x 7'5"
WC	9'9" x 3'10"

Level 1

Master Bed (min)	14'4" x 9'7"
Ensuite	6'7" x 6'5"
Bedroom 2	11'3" x 10'9"
Bedroom 3 (min)	10'4" x 6'8"
Bathroom	8'8" x 5'7"

Total Floor Area: 1321 ft² approx

Apartment G05

Ground Floor Level

Living Area (max)	29'4" x 19'4"
Kitchen	12'0" x 11'1"
WC	9'9" x 3'10"

Level 1

Master Bed (min)	14'4" x 10'0"
Ensuite	6'1" x 5'8"
Bedroom 2 (min)	10'9" x 8'6"
Bedroom 3 (min)	10'2" x 6'8"
Bathroom	9'1" x 6'5"

Total Floor Area: 1511 ft² approx

Apartment G06

Ground Floor Level

Living Area (max)	29'8" x 17'7"
Kitchen	11'1" x 10'7"
WC	9'6" x 3'0"

Level 1

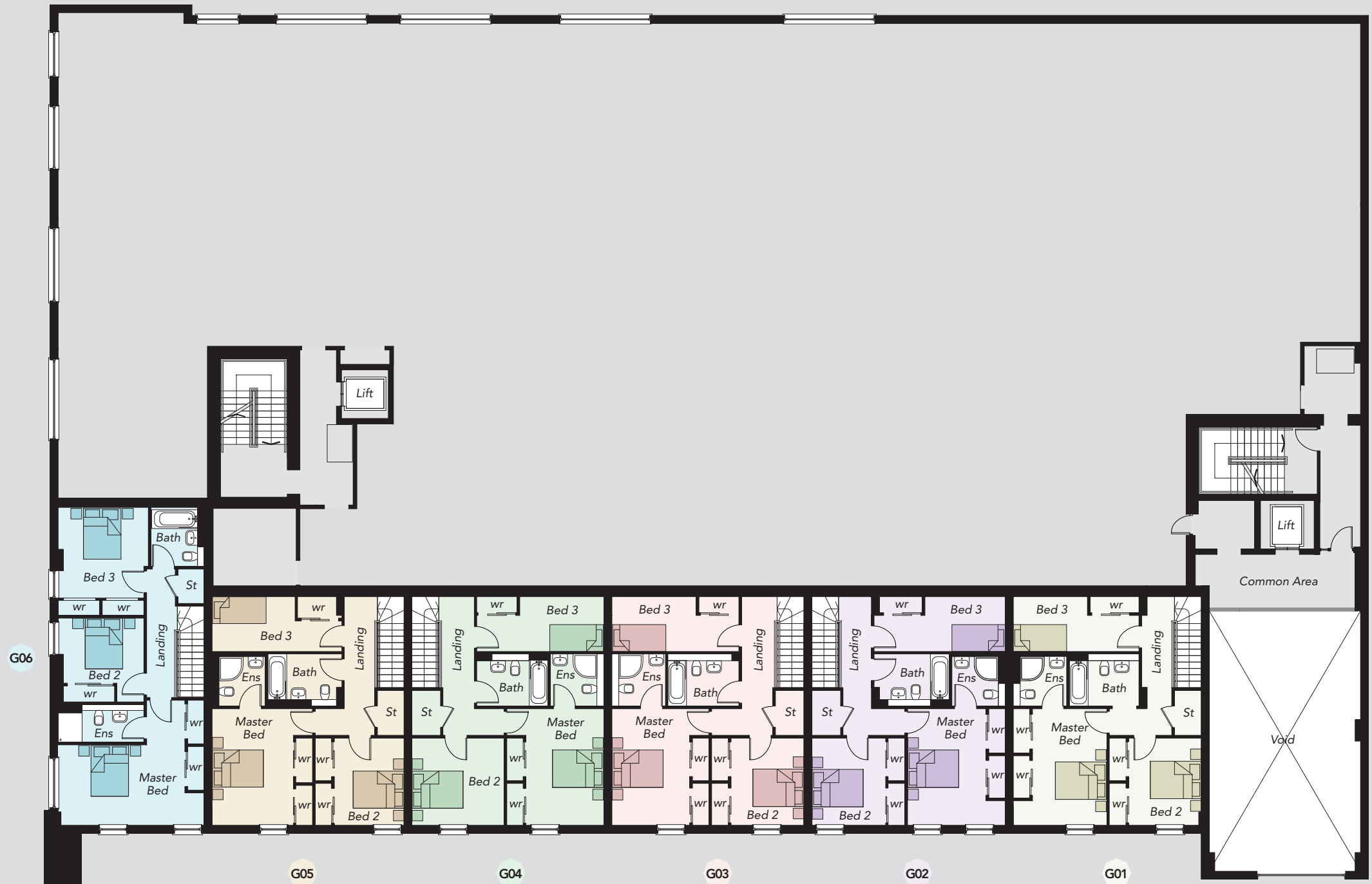
Master Bed (min)	17'7" x 9'11"
Ensuite	10'6" x 3'7"
Bedroom 2 (min)	10'6" x 8'0"
Bedroom 3 (min)	11'1" x 11'1"
Bathroom	7'3" x 5'8"

Total Floor Area: 1419 ft² approx



The Level 1 plan for all of these duplex apartments is shown on the following page.

COYLE STREET



ORMEAU ROAD

LEVEL 2

Apartment 201

Living Area	21'0" x 12'11"
Kitchen	9'8" x 5'10"
Master Bed (min)	9'11" x 9'3"
Ensuite	9'11" x 3'3"
Bedroom 2 (min)	9'3" x 8'11"
Bathroom	9'3" x 5'7"

Total Floor Area: 799 ft² approx

Apartment 202

Living Area (min)	13'8" x 9'6"
Kitchen (max)	16'8" x 7'0"
Master Bed (min)	10'10" x 9'0"
Ensuite	9'11" x 4'6"
Study	5'11" x 5'7"
Bathroom	8'3" x 6'5"

Total Floor Area: 631 ft² approx

Apartment 203

Living Area (max)	24'9" x 10'6"
Kitchen (max)	10'10" x 7'0"
Master Bed (min)	10'6" x 8'9"
Ensuite	8'1" x 5'6"
Bedroom 2	12'4" x 6'3"
Bathroom	10'10" x 5'7"

Total Floor Area: 786 ft² approx

Apartment 204

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'2"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 205

Living Area (min)	17'6" x 11'2"
Kitchen	15'7" x 7'3"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 206

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'1"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 207

Living Area (min)	17'9" x 11'2"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 208

Living Area	13'2" x 11'3"
Kitchen	15'7" x 10'11"
Master Bed (min)	11'2" x 8'10"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 8'8"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 209

Living Area (min)	17'9" x 11'10"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 8'10"
Bathroom	6'11" x 5'7"

Total Floor Area: 767 ft² approx

Apartment 210

Living Area	13'10" x 13'7"
Kitchen	16'1" x 10'11"
Master Bed (min)	13'7" x 8'8"
Ensuite (max)	10'11" x 3'8"
Bedroom 2 (min)	11'3" x 9'11"
Bathroom	6'11" x 6'6"

Total Floor Area: 869 ft² approx

Apartment 211

Living Area (max)	19'10" x 11'3"
Kitchen	11'11" x 8'10"
Master Bed (min)	13'8" x 7'11"
Ensuite (min)	8'10" x 4'4"
Bedroom 2	10'1" x 6'7"
Bathroom	8'10" x 5'9"

Total Floor Area: 695 ft² approx

Apartment 212

Living Area (min)	13'10" x 11'10"
Kitchen	11'10" x 6'0"
Master Bed (min)	16'3" x 5'10"
Ensuite	9'3" x 3'11"
Bedroom 2 (min)	11'0" x 8'9"
Bathroom	9'3" x 5'9"

Total Floor Area: 746 ft² approx

Apartment 214

Living Area (min)	16'11" x 11'3"
Kitchen (min)	10'2" x 7'10"
Master Bed (min)	12'7" x 8'5"
Ensuite	11'2" x 3'11"
Bedroom 2 (min)	10'9" x 8'5"
Bathroom	7'10" x 5'7"

Total Floor Area: 805 ft² approx

Apartment 215

Living Area (min)	14'6" x 14'6"
Kitchen (max)	14'6" x 6'1"
Master Bed (min)	10'11" x 8'10"
Ensuite	9'4" x 3'11"
Bedroom 2	10'11" x 8'9"
Bathroom	8'2" x 5'9"

Total Floor Area: 747 ft² approx



LEVEL 3

Apartment 301

Living Area	21'0" x 12'11"
Kitchen	9'8" x 5'10"
Master Bed (min)	9'11" x 9'3"
Ensuite	9'11" x 3'3"
Bedroom 2 (min)	9'3" x 8'11"
Bathroom	9'3" x 5'7"

Total Floor Area: 799 ft² approx

Apartment 302

Living Area (min)	13'8" x 9'6"
Kitchen (max)	16'8" x 7'0"
Master Bed (min)	10'10" x 9'0"
Ensuite	9'11" x 4'6"
Study	5'11" x 5'7"
Bathroom	8'3" x 6'5"

Total Floor Area: 633 ft² approx

Apartment 303

Living Area (min)	24'9" x 10'6"
Kitchen (max)	10'10" x 7'0"
Master Bed (max)	18'3" x 8'9"
Ensuite	8'1" x 4'9"
Bedroom 2	12'4" x 6'3"
Bathroom	10'10" x 5'7"

Total Floor Area: 786 ft² approx

Apartment 304

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'2"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 305

Living Area (min)	17'6" x 11'2"
Kitchen	15'7" x 7'3"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 306

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'1"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 307

Living Area (min)	17'9" x 11'2"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 308

Living Area	13'2" x 11'3"
Kitchen	15'7" x 10'11"
Master Bed (min)	11'2" x 8'10"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 8'8"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 309

Living Area (min)	17'9" x 11'10"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 8'10"
Bathroom	6'11" x 5'7"

Total Floor Area: 767 ft² approx

Apartment 310

Living Area	13'10" x 13'7"
Kitchen (min)	16'1" x 10'11"
Master Bed (min)	13'7" x 8'8"
Ensuite	10'11" x 3'8"
Bedroom 2 (min)	11'3" x 9'11"
Bathroom	6'11" x 6'6"

Total Floor Area: 870 ft² approx

Apartment 311

Living Area (max)	19'10" x 11'3"
Kitchen (max)	11'11" x 8'10"
Master Bed (min)	13'8" x 7'11"
Ensuite (min)	8'10" x 4'4"
Bedroom 2	10'1" x 6'7"
Bathroom	8'0" x 5'9"

Total Floor Area: 695 ft² approx

Apartment 312

Living Area (min)	13'10" x 11'10"
Kitchen	11'10" x 6'0"
Master Bed (min)	16'3" x 5'10"
Ensuite	9'3" x 3'11"
Bedroom 2 (min)	11'0" x 8'2"
Bathroom	9'3" x 5'9"

Total Floor Area: 746 ft² approx

Apartment 314

Living Area (min)	16'11" x 11'3"
Kitchen (min)	10'2" x 7'10"
Master Bed (min)	12'7" x 8'5"
Ensuite	11'2" x 3'11"
Bedroom 2 (min)	10'9" x 8'5"
Bathroom	7'10" x 5'7"

Total Floor Area: 807 ft² approx

Apartment 315

Living Area (min)	14'6" x 13'10"
Kitchen (max)	14'6" x 6'1"
Master Bed (min)	10'11" x 8'10"
Ensuite	9'4" x 3'11"
Bedroom 2	10'11" x 8'9"
Bathroom	8'2" x 5'9"

Total Floor Area: 747 ft² approx



LEVEL 4

Apartment 401

Living Area	21'0" x 12'11"
Kitchen	9'8" x 5'10"
Master Bed (min)	9'11" x 9'3"
Ensuite	9'11" x 3'3"
Bedroom 2 (min)	9'3" x 8'11"
Bathroom	9'3" x 5'7"

Total Floor Area: 799 ft² approx

Apartment 402

Living Area (min)	13'8" x 9'6"
Kitchen (max)	16'8" x 7'0"
Master Bed (min)	10'10" x 9'0"
Ensuite	9'11" x 4'6"
Study	5'11" x 5'7"
Bathroom	8'3" x 6'5"

Total Floor Area: 633 ft² approx

Apartment 403

Living Area (min)	24'9" x 10'6"
Kitchen (max)	10'10" x 7'0"
Master Bed (max)	18'3" x 8'9"
Ensuite	8'1" x 4'9"
Bedroom 2	12'4" x 6'3"
Bathroom	10'10" x 5'7"

Total Floor Area: 786 ft² approx

Apartment 404

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'2"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 405

Living Area (min)	17'6" x 11'2"
Kitchen	15'7" x 7'3"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 406

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'1"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 407

Living Area (min)	17'9" x 11'2"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 408

Living Area	13'2" x 11'3"
Kitchen	15'7" x 10'11"
Master Bed (min)	11'2" x 8'10"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 8'8"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 409

Living Area (min)	17'9" x 11'10"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 8'10"
Bathroom	6'11" x 5'7"

Total Floor Area: 767 ft² approx

Apartment 410

Living Area	13'10" x 13'7"
Kitchen (min)	16'1" x 10'11"
Master Bed (min)	13'7" x 8'8"
Ensuite	10'11" x 3'8"
Bedroom 2 (min)	11'3" x 9'11"
Bathroom	6'11" x 6'6"

Total Floor Area: 870 ft² approx

Apartment 411

Living Area (max)	19'10" x 11'3"
Kitchen (max)	11'11" x 8'10"
Master Bed (min)	13'8" x 7'11"
Ensuite (min)	8'10" x 4'4"
Bedroom 2	10'1" x 6'7"
Bathroom	8'0" x 5'9"

Total Floor Area: 695 ft² approx

Apartment 412

Living Area (min)	13'10" x 11'10"
Kitchen	11'10" x 6'0"
Master Bed (min)	16'3" x 5'10"
Ensuite	9'3" x 3'11"
Bedroom 2 (min)	11'0" x 8'2"
Bathroom	9'3" x 5'9"

Total Floor Area: 746 ft² approx

Apartment 414

Living Area (min)	16'11" x 11'3"
Kitchen (min)	10'2" x 7'10"
Master Bed (min)	12'7" x 8'5"
Ensuite	11'2" x 3'11"
Bedroom 2 (min)	10'9" x 8'5"
Bathroom	7'10" x 5'7"

Total Floor Area: 807 ft² approx

Apartment 415

Living Area (min)	14'6" x 13'10"
Kitchen (max)	14'6" x 6'1"
Master Bed (min)	10'11" x 8'10"
Ensuite	9'4" x 3'11"
Bedroom 2	10'11" x 8'9"
Bathroom	8'2" x 5'9"

Total Floor Area: 747 ft² approx



LEVEL 5

Apartment 501

Living Area	21'0" x 12'11"
Kitchen	9'8" x 5'10"
Master Bed (min)	9'11" x 9'3"
Ensuite	9'11" x 3'3"
Bedroom 2 (min)	9'3" x 8'11"
Bathroom	9'3" x 5'7"

Total Floor Area: 799 ft² approx

Apartment 502

Living Area (min)	13'8" x 9'6"
Kitchen (max)	16'8" x 7'0"
Master Bed (min)	10'10" x 9'0"
Ensuite	9'11" x 4'6"
Study	5'11" x 5'7"
Bathroom	8'3" x 6'5"

Total Floor Area: 633 ft² approx

Apartment 503

Living Area (min)	24'9" x 10'6"
Kitchen (max)	10'10" x 7'0"
Master Bed (max)	18'3" x 8'9"
Ensuite	8'1" x 4'9"
Bedroom 2	12'4" x 6'3"
Bathroom	10'10" x 5'7"

Total Floor Area: 786 ft² approx

Apartment 504

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'2"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 505

Living Area (min)	17'6" x 11'2"
Kitchen	15'7" x 7'3"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 506

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'1"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 507

Living Area (min)	17'9" x 11'2"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 508

Living Area	13'2" x 11'3"
Kitchen	15'7" x 10'11"
Master Bed (min)	11'2" x 8'10"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 8'8"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 509

Living Area (min)	17'9" x 11'10"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 8'10"
Bathroom	6'11" x 5'7"

Total Floor Area: 767 ft² approx

Apartment 510

Living Area	13'10" x 13'7"
Kitchen (min)	16'1" x 10'11"
Master Bed (min)	13'7" x 8'8"
Ensuite	10'11" x 3'8"
Bedroom 2 (min)	11'3" x 9'11"
Bathroom	6'11" x 6'6"

Total Floor Area: 870 ft² approx

Apartment 511

Living Area (max)	19'10" x 11'3"
Kitchen (max)	11'11" x 8'10"
Master Bed (min)	13'8" x 7'11"
Ensuite (min)	8'10" x 4'4"
Bedroom 2	10'1" x 6'7"
Bathroom	8'0" x 5'9"

Total Floor Area: 695 ft² approx

Apartment 512

Living Area (min)	13'10" x 11'10"
Kitchen	11'10" x 6'0"
Master Bed (min)	16'3" x 5'10"
Ensuite	9'3" x 3'11"
Bedroom 2 (min)	11'0" x 8'2"
Bathroom	9'3" x 5'9"

Total Floor Area: 746 ft² approx

Apartment 514

Living Area (min)	16'11" x 11'3"
Kitchen (min)	10'2" x 7'10"
Master Bed (min)	12'7" x 8'5"
Ensuite	11'2" x 3'11"
Bedroom 2 (min)	10'9" x 8'5"
Bathroom	7'10" x 5'7"

Total Floor Area: 807 ft² approx

Apartment 515

Living Area (min)	14'6" x 13'10"
Kitchen (max)	14'6" x 6'1"
Master Bed (min)	10'11" x 8'10"
Ensuite	9'4" x 3'11"
Bedroom 2	10'11" x 8'9"
Bathroom	8'2" x 5'9"

Total Floor Area: 747 ft² approx



LEVEL 6

Apartment 601

Living Area	21'0" x 12'11"
Kitchen	9'8" x 5'10"
Master Bed (min)	9'11" x 9'3"
Ensuite	9'11" x 3'3"
Bedroom 2 (min)	9'3" x 8'11"
Bathroom	9'3" x 5'7"

Total Floor Area: 799 ft² approx

Apartment 602

Living Area (min)	13'8" x 9'6"
Kitchen (max)	16'8" x 7'0"
Master Bed (min)	10'10" x 9'0"
Ensuite	9'11" x 4'6"
Study	5'11" x 5'7"
Bathroom	8'3" x 6'5"

Total Floor Area: 633 ft² approx

Apartment 603

Living Area (min)	24'9" x 10'6"
Kitchen (max)	10'10" x 7'0"
Master Bed (max)	18'3" x 8'9"
Ensuite	8'1" x 4'9"
Bedroom 2	12'4" x 6'3"
Bathroom	10'10" x 5'7"

Total Floor Area: 786 ft² approx

Apartment 604

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'2"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 605

Living Area (min)	17'6" x 11'2"
Kitchen	15'7" x 7'3"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 606

Living Area	13'2" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	11'2" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 9'1"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 607

Living Area (min)	17'9" x 11'2"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 9'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 766 ft² approx

Apartment 608

Living Area	13'2" x 11'3"
Kitchen	15'7" x 10'11"
Master Bed (min)	11'2" x 8'10"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'7" x 8'8"
Bathroom	6'11" x 5'7"

Total Floor Area: 763 ft² approx

Apartment 609

Living Area (min)	17'9" x 11'10"
Kitchen	15'7" x 7'0"
Master Bed (min)	10'9" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	10'2" x 8'10"
Bathroom	6'11" x 5'7"

Total Floor Area: 767 ft² approx

Apartment 610

Living Area	13'10" x 13'7"
Kitchen (min)	16'1" x 10'11"
Master Bed (min)	13'7" x 8'8"
Ensuite	10'11" x 3'8"
Bedroom 2 (min)	11'3" x 9'11"
Bathroom	6'11" x 6'6"

Total Floor Area: 870 ft² approx

Apartment 611

Living Area (max)	19'10" x 11'3"
Kitchen (max)	11'11" x 8'10"
Master Bed (min)	13'8" x 7'11"
Ensuite (min)	8'10" x 4'4"
Bedroom 2	10'1" x 6'7"
Bathroom	8'0" x 5'9"

Total Floor Area: 695 ft² approx

Apartment 612

Living Area (min)	13'10" x 11'10"
Kitchen	11'10" x 6'0"
Master Bed (min)	16'3" x 5'10"
Ensuite	9'3" x 3'11"
Bedroom 2 (min)	11'0" x 8'2"
Bathroom	9'3" x 5'9"

Total Floor Area: 746 ft² approx

Apartment 614

Living Area (min)	16'11" x 11'3"
Kitchen (min)	10'2" x 7'10"
Master Bed (min)	12'7" x 8'5"
Ensuite	11'2" x 3'11"
Bedroom 2 (min)	10'9" x 8'5"
Bathroom	7'10" x 5'7"

Total Floor Area: 807 ft² approx

Apartment 615

Living Area (min)	14'6" x 13'10"
Kitchen (max)	14'6" x 6'1"
Master Bed (min)	10'11" x 8'10"
Ensuite	9'4" x 3'11"
Bedroom 2	10'11" x 8'9"
Bathroom	8'2" x 5'9"

Total Floor Area: 747 ft² approx

COYLE STREET

615

601



ORMEAU ROAD

LEVEL 7

Apartment 701

Living Area (min)	17'6" x 13'4"
Kitchen	11'2" x 10'2"
Master Bed (min)	14'1" x 8'9"
Ensuite	8'0" x 4'1"
Bedroom 2 (min)	9'9" x 8'6"
Bedroom 3 (max)	10'7" x 10'4"
Study	7'5" x 5'9"
Bathroom (max)	7'4" x 5'7"

Total Floor Area: 1069 ft² approx

Apartment 702

Living Area (min)	23'1" x 10'6"
Kitchen (max)	10'10" x 7'0"
Master Bed (max)	13'5" x 8'1"
Ensuite (max)	8'9" x 4'10"
Bedroom 2	11'8" x 6'3"
Bathroom	10'10" x 5'7"

Total Floor Area: 739 ft² approx

Apartment 703

Living Area	12'6" x 11'3"
Kitchen	17'1" x 10'11"
Master Bed (min)	10'9" x 10'6"
Ensuite	6'1" x 5'7"
Bedroom 2 (min)	9'11" x 9'1"
Bathroom	6'11" x 5'7"

Total Floor Area: 745 ft² approx

Apartment 704

Living Area (min)	15'10" x 12'1"
Kitchen	15'7" x 7'3"
Master Bed (min)	10'2" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	9'6" x 8'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 733 ft² approx

Apartment 705

Living Area (min)	16'2" x 11'3"
Kitchen	17'1" x 7'3"
Master Bed (min)	10'6" x 8'4"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	9'11" x 9'2"
Bathroom	6'11" x 5'7"

Total Floor Area: 745 ft² approx

Apartment 706

Living Area (min)	15'4" x 12'1"
Kitchen	15'7" x 7'9"
Master Bed (min)	10'2" x 8'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	9'1" x 8'6"
Bathroom	6'11" x 5'7"

Total Floor Area: 733 ft² approx

Apartment 707

Living Area	12'6" x 11'3"
Kitchen	15'7" x 10'11"
Master Bed (min)	10'6" x 9'2"
Ensuite	6'1" x 5'11"
Bedroom 2 (min)	9'11" x 8'4"
Bathroom	6'11" x 5'7"

Total Floor Area: 745 ft² approx

Apartment 708

Living Area (min)	15'4" x 11'10"
Kitchen	15'7" x 7'9"
Master Bed (min)	10'2" x 8'2"
Ensuite	6'7" x 5'3"
Bedroom 2 (min)	9'1" x 8'10"
Bathroom	6'11" x 5'7"

Total Floor Area: 733 ft² approx

Apartment 709

Living Area (min)	15'5" x 12'10"
Kitchen	14'4" x 7'7"
Master Bed (min)	11'10" x 8'8"
Ensuite (max)	10'11" x 3'8"
Bedroom 2 (min)	9'6" x 8'11"
Bathroom	6'11" x 6'7"

Total Floor Area: 771 ft² approx

Apartment 710

Living Area	14'6" x 13'1"
Kitchen	11'1" x 8'10"
Master Bed (max)	14'10" x 10'1"
Ensuite	6'7" x 5'11"
Bedroom 2	14'6" x 8'11"
Bedroom 3 (min)	12'2" x 8'1"
Bathroom	9'1" x 5'7"

Total Floor Area: 935 ft² approx

Apartment 711

Living Area	13'10" x 13'2"
Kitchen	15'4" x 9'5"
Master Bed (min)	11'10" x 8'3"
Ensuite (min)	6'5" x 4'2"
Bedroom 2 (max)	13'6" x 8'7"
Bedroom 3	13'6" x 7'5"
Bathroom	9'6" x 5'9"

Total Floor Area: 913 ft² approx

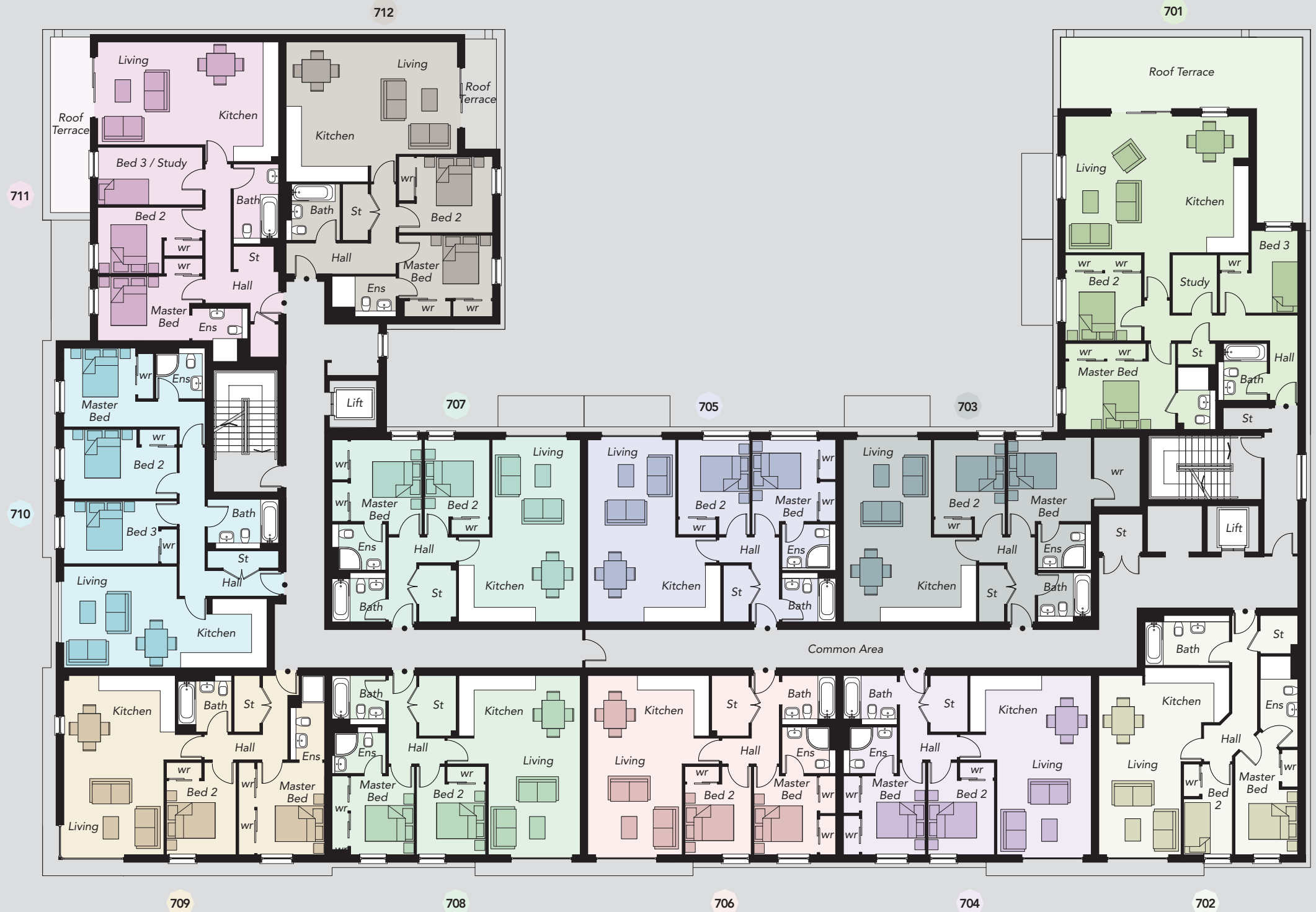
Apartment 712

Living Area (max)	22'0" x 14'5"
Kitchen (min)	10'6" x 3'6"
Master Bed (min)	12'0" x 8'1"
Ensuite (min)	8'3" x 3'11"
Bedroom 2 (min)	9'9" x 9'8"
Bathroom	7'3" x 6'2"

Total Floor Area: 835 ft² approx

COYLE STREET

LEVEL 7



The Height Of Luxury

Innovative design combined with meticulous attention to detail has set a new standard of opulence for contemporary Belfast living.

ENTRANCE HALLWAY

- Uniformed Concierge Service
- BeingMe 'Smart' parcel drop off/collection point
- Grand double height reception area elaborately decorated
- Tiled flooring
- Lighting
- Concierge desk
- Lift access to all levels
- Meet and greet reception area

COMMUNAL AREAS

- Carpeted throughout
- Extensive secure bike storage
- Undercroft secure Car Park

HALLWAYS

- Coir matting to apartment entrance
- Elegant walnut doors with aluminium trimming
- Brushed steel ironmongery and door furniture
- Video entry system handset
- Heating controls
- Downlights
- Utility cupboard with installed washing machine

KITCHENS

- State of the art kitchens, designed and manufactured in Northern Ireland
- Contemporary semi concealed handles
- Downlights positioned to underside of units
- Quartz stone work top and drainer
- Stainless 1.5 double sink
- Water filter tap
- Bosch hob, oven and microwave
- Integrated dish washer and fridge/freezer
- Extractor Fan

LIVING / DINING

- Floor to ceiling windows
- Connectivity to digital services (Sky & Freeview communal dishes and Openreach broadband)
- High quality luxury vinyl tiled flooring

BEDROOMS

- High quality Home Counties Cormar 80/20 wool mix carpet with underlay
- Pendant lighting
- Built-in wardrobe with hanging section & shelf. Motion sensor light activations as well as full length mirror

BATHROOMS

- Saneux sanitary ware with concealed cistern WC with soft close seat
- Wall and floor tiling
- Vado rain shower over bath with separate controls
- Shaver point
- Electric heated towel rail

ENSUITES

- Saneux sanitary ware with concealed cistern WC with soft close seat
- Wall and floor tiling
- Vado rain shower with hand attachment
- Large shower trays with glass screen in en-suites
- Shaver point
- Electric heated towel rail

SMART HOMES

- Amazon Echo with Alexa Smart Homes integration
- Option to include Fibaro Smart Homes integration to all apartments, allowing full control of heating, lighting, blinds and video and audio media systems

SECURITY

- CCTV to all public areas
- Video entry system



Fibaro is available at Portland 88 as an optional extra.

amazon
echo



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Home intelligence

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Images used are taken from previous schemes by Barnett Developments and represent the standard of finish at Portland 88.



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Barnett Developments is a growing property development company based in Bristol, UK.

The company is focussed on creating luxury, high specification apartments that owners are proud of and that reward investors with consistently high returns.

We're a family run company with a simple vision: we want to build homes that we would like to live in. We carefully design every apartment to provide style, space, practicality and warmth. This core principle underpins everything that we do.

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PROFESSIONAL TEAM

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