



**HWD**  
**APARTMENTS**  
*hollywood*

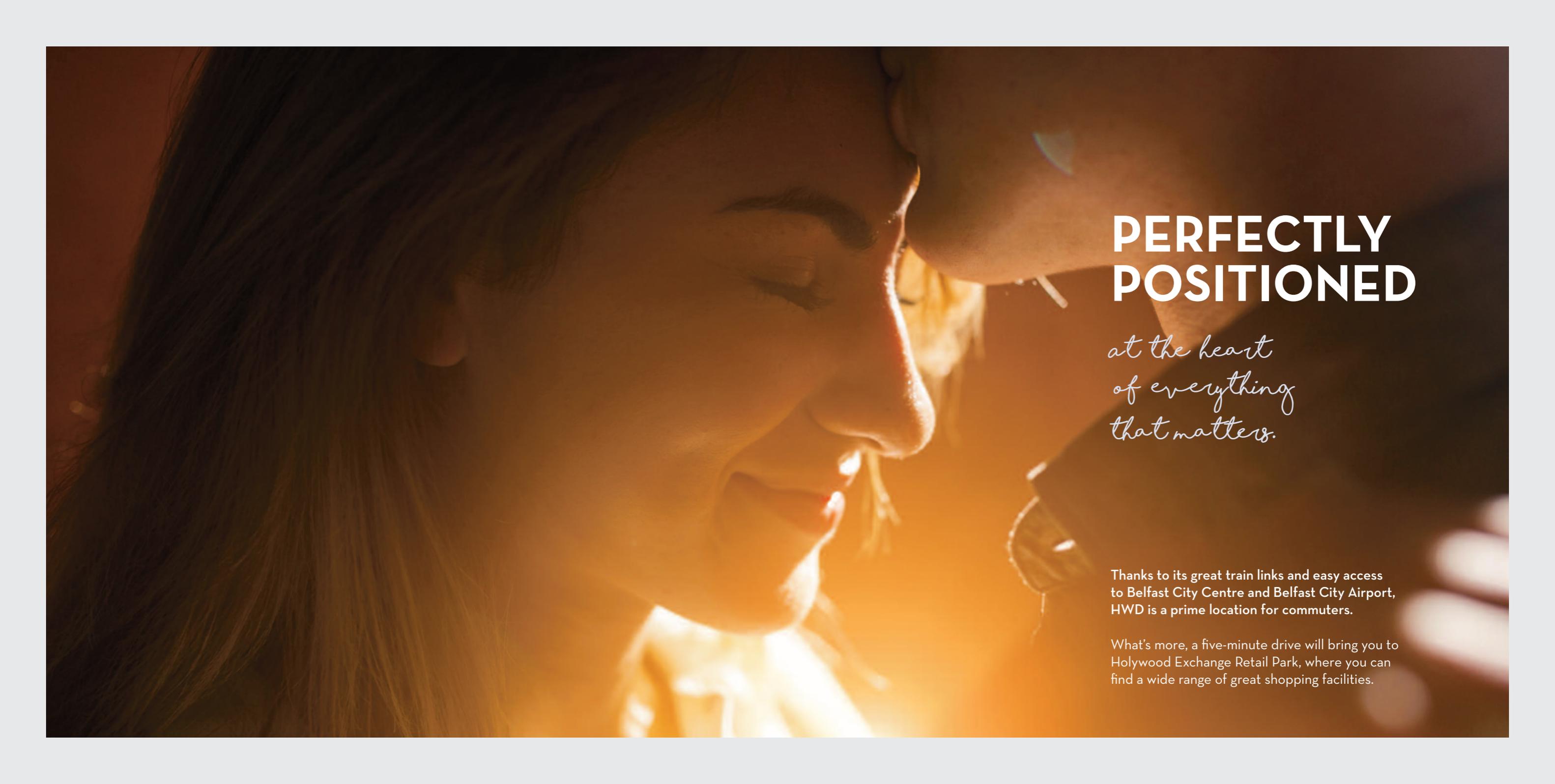


# HOLYWOOD

*lives and  
breathes with you.*

Situated on the grassy shores of Belfast Lough, the trendy town of Hollywood offers good vibes only.

Whether it's enjoying live music the award-winning Dirty Duck Ale House, relaxing at the well-known Culloden Estate and Spa, or taking a stroll through the woodland paths of Redburn Country Park, Hollywood is in a league of its own.



# PERFECTLY POSITIONED

*at the heart  
of everything  
that matters.*

Thanks to its great train links and easy access to Belfast City Centre and Belfast City Airport, HWD is a prime location for commuters.

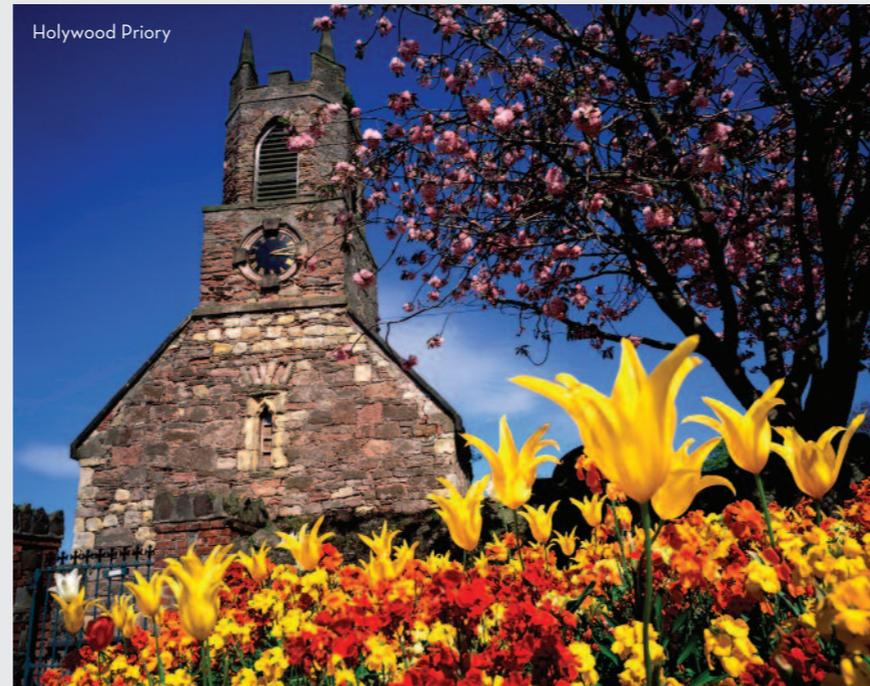
What's more, a five-minute drive will bring you to Hollywood Exchange Retail Park, where you can find a wide range of great shopping facilities.



Belfast Lough



Hollywood Train Station



Holywood Priory



Corries Butchers, Hollywood



COFFEE YARD



Homebird Café



The Dirty Duck, Restaurant & Ale House

# GO WITH THE FLOW

*feel the great vibe of holywood*

Dubbed as the jewel of North Down, Hollywood has become one of Northern Ireland's most sought-after places to live.

Not only does it have some of the most breath-taking scenery the country has to offer right on its doorstep, it also serves up a chic and stylish ambiance, allowing you to really feel at home.



Royal Belfast Golf Club



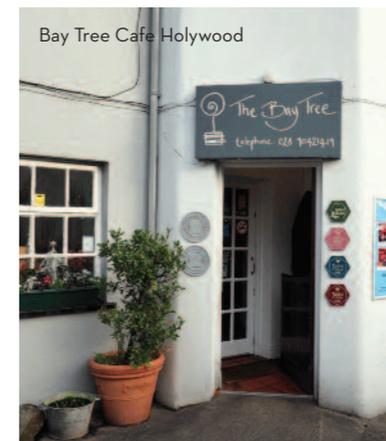
# STRIKE A POSE

*designed with  
stylish living spaces*

Located in the heart of Hollywood, HWD is home to eighteen apartments and one townhouse, in two contemporary apartment blocks and one listed block.

Characterised by spacious, fresh interiors, and with the additional benefit of a private parking space, these striking homes lend themselves to practical living and stress-free maintenance.

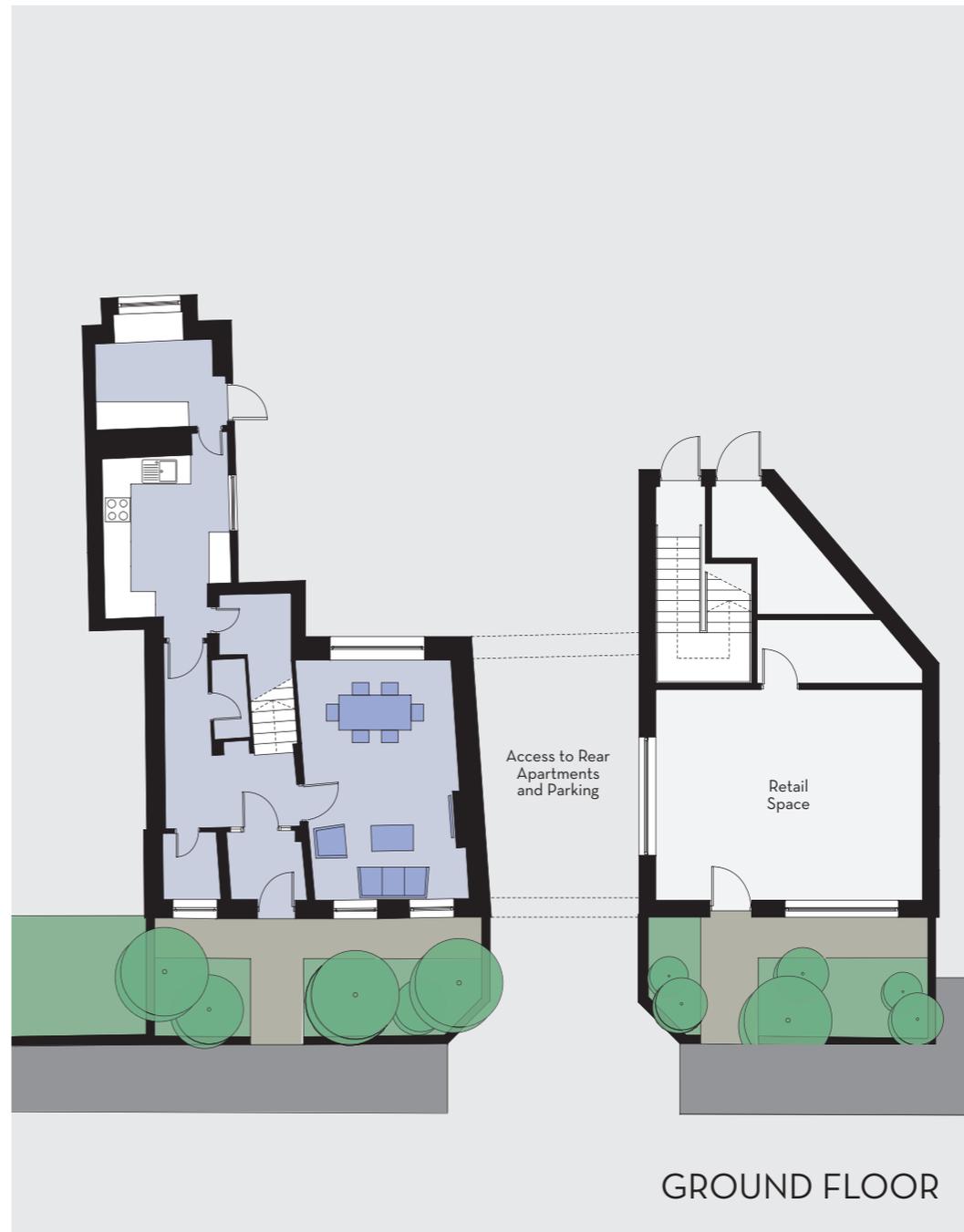
What's more, this location has every convenience you could possibly need just minutes from your front door: Hollywood boasts a wide variety of restaurants, cafés, pubs, supermarkets, sports teams and recreational facilities.



# HWD

## BLOCKS ONE, TWO & THREE





# BLOCK ONE

*floorplans*



# BLOCK ONE

*floorplans*



## FIRST FLOOR

**APTARTMENT 01** - 63 m<sup>2</sup> / 678 ft<sup>2</sup> approx.

**Living Area (Max)**  
4.40m x 2.90m / 14'5" x 9'6"

**Kitchen / Dining (Max)**  
3.10m x 2.65m / 10'2" x 8'8"

**Master Bedroom**  
3.30m x 3.30m / 10'9" x 10'9"

**Ensuite**  
2.30m x 1.00m / 7'6" x 3'3"

**Bedroom 2 (Max)**  
3.40m x 2.37m / 11'1" x 7'9"

**Bathroom**  
2.70m x 2.25m / 8'10" x 7'4"

## SECOND FLOOR

**APTARTMENT 02** - 63 m<sup>2</sup> / 678 ft<sup>2</sup> approx.

**Living Area (Max)**  
4.40m x 2.90m / 14'5" x 9'6"

**Kitchen / Dining (Max)**  
3.10m x 2.65m / 10'2" x 8'8"

**Master Bedroom**  
3.30m x 3.30m / 10'9" x 10'9"

**Ensuite**  
2.30m x 1.00m / 7'6" x 3'3"

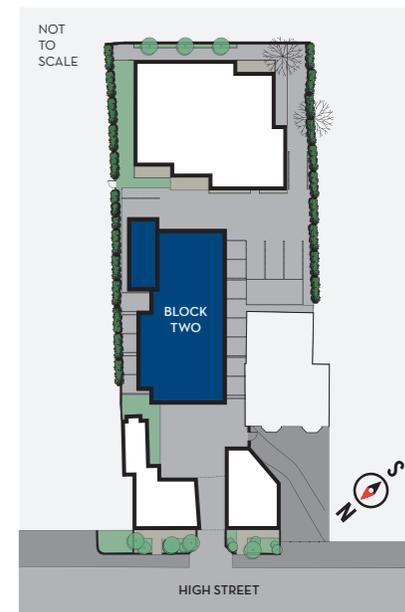
**Bedroom 2 (Max)**  
3.40m x 2.37m / 11'1" x 7'9"

**Bathroom**  
2.70m x 2.25m / 8'10" x 7'4"



# BLOCK TWO

*floorplans*



# BLOCK TWO

## floorplans

### FIRST FLOOR

**APTARTMENT 03** - 79 m<sup>2</sup> / 850 ft<sup>2</sup> approx.

**Living Area (Max)**  
4.40m x 2.80m / 14'5" x 9'2"

**Kitchen / Dining (Max)**  
3.20m x 3.10m / 10'5" x 10'2"

**Master Bedroom**  
4.50m x 2.80m / 14'9" x 9'2"

**Ensuite**  
2.70m x 1.60m / 8'10" x 5'2"

**Bedroom 2 (Max)**  
3.10m x 3.06m / 10'2" x 10'0"

**Bathroom**  
2.60m x 1.70m / 8'6" x 5'6"

**APTARTMENT 04** - 84 m<sup>2</sup> / 904 ft<sup>2</sup> approx.

**Living Area (Max)**  
4.90m x 2.42m / 14'10" x 11'1"

**Kitchen / Dining (Max)**  
4.54m x 3.40m / 16'1" x 7'11"

**Master Bedroom**  
4.30m x 2.80m / 14'1" x 9'2"

**Ensuite**  
2.80m x 1.40m / 9'2" x 4'7"

**Bedroom 2 (Max)**  
3.06m x 2.96m / 10'0" x 9'8"

**Bathroom**  
3.06m x 1.75m / 10'0" x 5'8"



### SECOND FLOOR

**APTARTMENT 05** - 79 m<sup>2</sup> / 850 ft<sup>2</sup> approx.

**Living Area (Max)**  
4.40m x 2.80m / 14'5" x 9'2"

**Kitchen / Dining (Max)**  
3.20m x 3.10m / 10'5" x 10'2"

**Master Bedroom**  
4.50m x 2.80m / 14'9" x 9'2"

**Ensuite**  
2.70m x 1.60m / 8'10" x 5'2"

**Bedroom 2 (Max)**  
3.10m x 3.06m / 10'2" x 10'0"

**Bathroom**  
2.60m x 1.70m / 8'6" x 5'6"

**APTARTMENT 06** - 84 m<sup>2</sup> / 904 ft<sup>2</sup> approx.

**Living Area (Max)**  
4.90m x 2.42m / 14'10" x 11'1"

**Kitchen / Dining (Max)**  
4.54m x 3.40m / 16'1" x 7'11"

**Master Bedroom**  
4.30m x 2.80m / 14'1" x 9'2"

**Ensuite**  
2.80m x 1.40m / 9'2" x 4'7"

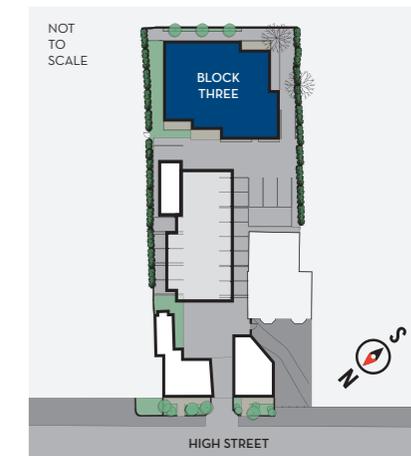
**Bedroom 2 (Max)**  
3.06m x 2.96m / 10'0" x 9'8"

**Bathroom**  
3.06m x 1.75m / 10'0" x 5'8"



# BLOCK THREE

*floor plans*



## GROUND FLOOR

**APTARTMENT 07** - 65 m<sup>2</sup> / 700 ft<sup>2</sup> approx.

- Living Area (Max)  
4.77m x 4.21m / 15'7" x 13'9"
- Kitchen / Dining (Max)  
3.30m x 2.75m / 10'9" x 9'0"
- Master Bedroom  
3.97m x 2.80m / 13'0" x 9'2"
- Ensuite  
1.95m x 1.83m / 6'4" x 6'0"
- Bedroom 2 (Max)  
3.30m x 3.05m / 10'9" x 10'0"
- Bathroom  
2.60m x 1.95m / 8'6" x 6'4"

**APTARTMENT 08** - 77 m<sup>2</sup> / 829 ft<sup>2</sup> approx.

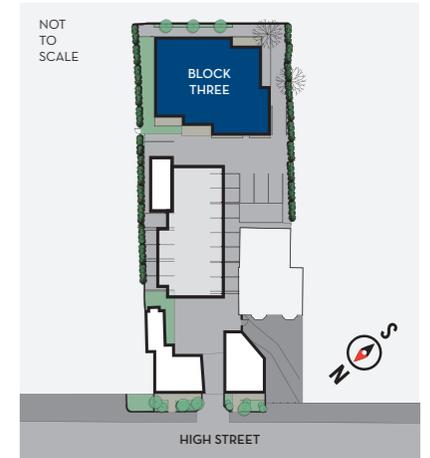
- Living Area (Max)  
6.65m x 4.93m / 21'9" x 16'2"
- Kitchen / Dining (Max)  
3.70m x 2.20m / 12'1" x 7'2"
- Master Bedroom  
4.20m x 2.80m / 13'9" x 9'2"
- Ensuite  
2.80m x 1.49m / 9'2" x 4'10"
- Bedroom 2 (Max)  
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom  
2.38m x 2.00m / 7'9" x 6'6"

**APTARTMENT 09** - 68 m<sup>2</sup> / 732 ft<sup>2</sup> approx.

- Living Area (Max)  
4.52m x 3.06m / 14'9" x 10'0"
- Kitchen / Dining (Max)  
3.89m x 3.18m / 12'9" x 10'5"
- Master Bedroom  
3.30m x 2.96m / 10'9" x 9'8"
- Ensuite  
2.40m x 1.48m / 7'10" x 4'10"
- Bedroom 2 (Max)  
3.30m x 3.05m / 10'9" x 10'0"
- Bathroom  
3.05m x 1.96m / 10'0" x 6'5"

# BLOCK THREE

*floorplans*



## FIRST & SECOND FLOORS

### APTARTMENT 10 + 13 - 72 m<sup>2</sup> / 775 ft<sup>2</sup> approx.

- Living Area (Max)**  
4.20m x 3.38m / 13'9" x 11'1"
- Kitchen / Dining (Max)**  
4.20m x 2.80m / 13'9" x 9'2"
- Master Bedroom**  
4.25m x 3.05m / 13'11" x 10'0"
- Ensuite**  
2.14m x 1.90m / 7'0" x 6'3"
- Bedroom 2 (Max)**  
3.30m x 3.30m / 10'9" x 10'9"
- Bathroom**  
2.30m x 1.96m / 7'6" x 6'5"

### APTARTMENT 11 + 14 - 77 m<sup>2</sup> / 829 ft<sup>2</sup> approx.

- Living Area (Max)**  
6.35m x 5.00m / 20'10" x 16'4"
- Kitchen / Dining (Max)**  
3.77m x 2.60m / 12'4" x 8'6"
- Master Bedroom**  
4.20m x 2.80m / 13'9" x 9'2"
- Ensuite**  
2.66m x 1.35m / 8'8" x 4'5"
- Bedroom 2 (Max)**  
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom**  
2.35m x 2.00m / 7'8" x 6'6"

### APTARTMENT 12 + 15 - 68 m<sup>2</sup> / 732 ft<sup>2</sup> approx.

- Living Area (Max)**  
4.52m x 3.06m / 14'9" x 10'0"
- Kitchen / Dining (Max)**  
3.89m x 3.18m / 12'9" x 10'5"
- Master Bedroom**  
3.30m x 2.96m / 10'9" x 9'8"
- Ensuite**  
2.66m x 1.50m / 8'8" x 4'11"
- Bedroom 2 (Max)**  
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom**  
2.35m x 2.00m / 7'8" x 6'6"

## THIRD FLOOR

### APTARTMENT 16 - 72 m<sup>2</sup> / 775 ft<sup>2</sup> approx.

- Living Area (Max)**  
4.20m x 3.38m / 13'9" x 11'1"
- Kitchen / Dining (Max)**  
4.20m x 2.80m / 13'9" x 9'2"
- Master Bedroom**  
4.25m x 3.05m / 13'11" x 10'0"
- Ensuite**  
2.14m x 1.90m / 7'0" x 6'3"
- Bedroom 2 (Max)**  
3.30m x 3.30m / 10'9" x 10'9"
- Bathroom**  
2.30m x 1.96m / 7'6" x 6'5"

### APTARTMENT 17 - 77 m<sup>2</sup> / 829 ft<sup>2</sup> approx.

- Living Area (Max)**  
6.35m x 5.00m / 20'10" x 16'4"
- Kitchen / Dining (Max)**  
3.77m x 2.60m / 12'4" x 8'6"
- Master Bedroom**  
4.20m x 2.80m / 13'9" x 9'2"
- Ensuite**  
2.66m x 1.35m / 8'8" x 4'5"
- Bedroom 2 (Max)**  
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom**  
2.35m x 2.00m / 7'8" x 6'6"

### APTARTMENT 18 - 68 m<sup>2</sup> / 732 ft<sup>2</sup> approx.

- Living Area (Max)**  
4.52m x 3.06m / 14'9" x 10'0"
- Kitchen / Dining (Max)**  
3.89m x 3.18m / 12'9" x 10'5"
- Master Bedroom**  
3.30m x 2.96m / 10'9" x 9'8"
- Ensuite**  
2.66m x 1.50m / 8'8" x 4'11"
- Bedroom 2 (Max)**  
3.10m x 3.06m / 10'2" x 10'0"
- Bathroom**  
2.35m x 2.00m / 7'8" x 6'6"

# SPECIFICATION

## KITCHEN / UTILITY

- Contemporary kitchen with integrated electrical appliances to include gas hob and electric oven, extractor unit, fridge freezer, and dishwasher
- Concealed under unit lighting to kitchen units

## BATHROOM / ENSUITE & WCS

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath with screen door
- Thermostatically controlled shower in ensuite
- Chrome heated towel radiators in bathroom and ensuite

## FLOOR COVERING

- Fumed Oak laminate flooring throughout
- Full height tiling to bathrooms

## HEATING

- Energy efficient natural gas fired central heating with combination boiler
- Thermostatically controlled radiators
- Zoned central heating system

## INTERNAL FEATURES

- Internal Décor - walls and ceilings painted
- Painted moulded skirting and architrave
- Pre-finished internal doors with contemporary ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets throughout including TV and telephone points
- Recessed LED spotlights to kitchen /dining, ensuite and bathroom

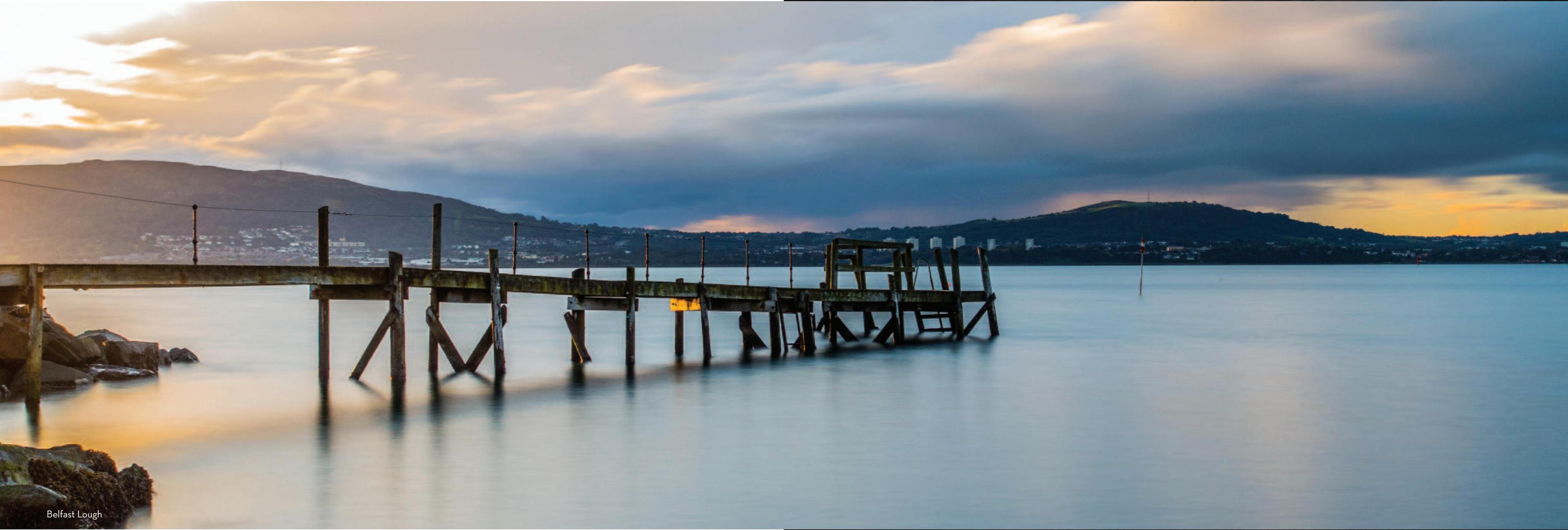
## EXTERNAL FEATURES

- Traditional masonry construction with brickwork, painted render and architectural glazing
- High standard insulation throughout to ensure minimal heat loss
- Landscaping to common areas
- A management company will be formed to organise the upkeep and wellbeing of the development

## WARRANTY

- 10 year structural warranty cover





Belfast Lough



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