

PAVILION APARTMENTS

# BLADON PARK

♦ MALONE - BT9 ♦

PAVILION APARTMENTS

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♦ MALONE - BT9 ♦

## AMONGST THE FINEST IN MALONE.



1. Sir Thomas and Lady Dixon Park  
Malone
2. Belfast Boat Club River Lagan
3. Malone Golf Club Malone
4. Shu Lisburn Road
5. French Village Lisburn Road
6. Queen's University Queen's Quarter

Photographs 1, 3, & 6 courtesy of  
Northern Ireland Tourist Board.



Nestled in the leafy suburbs  
of the charming Queen's  
Quarter, the highly  
sought-after Malone area  
of South Belfast is home  
to the exclusive collection  
of Pavilion Apartments.

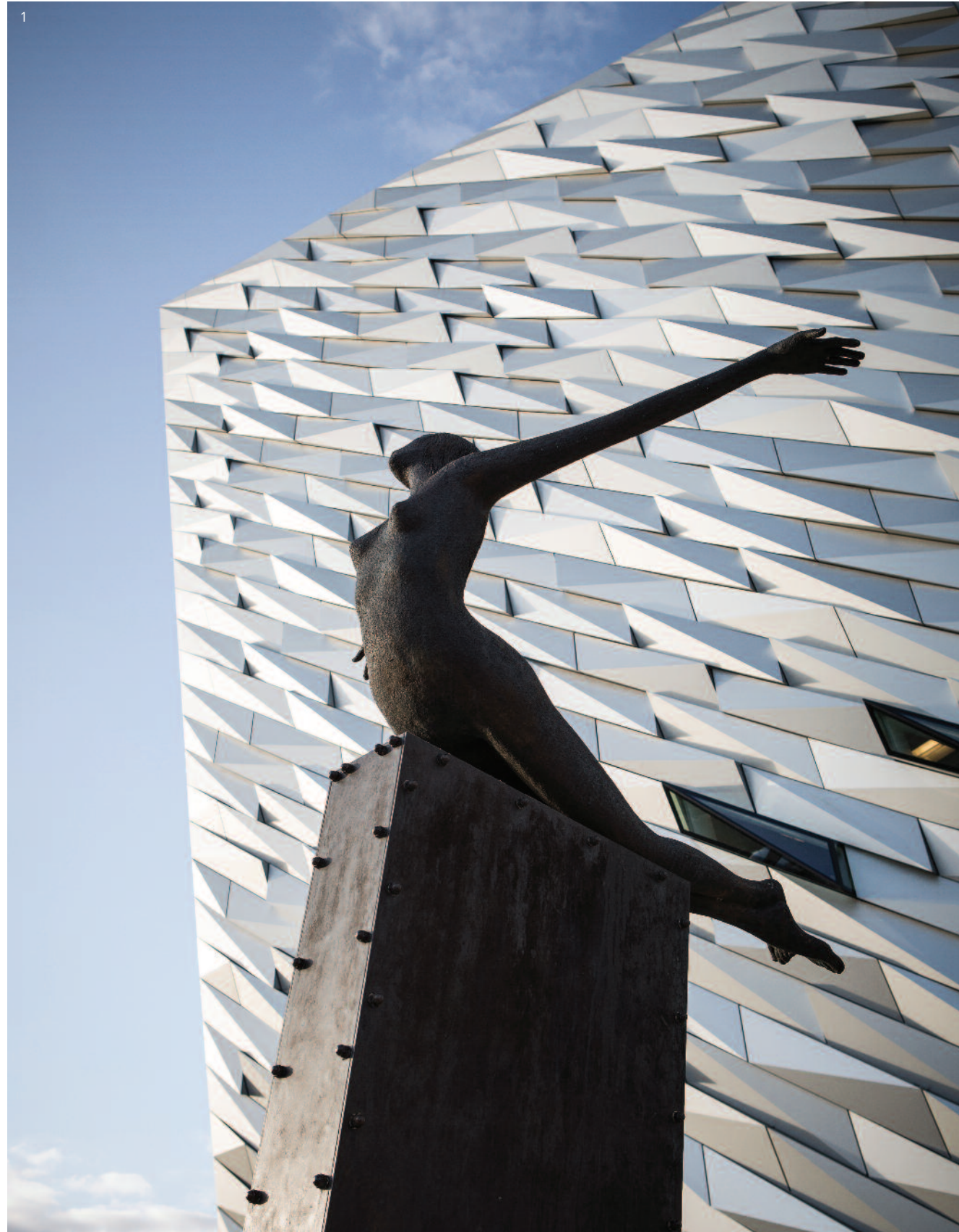
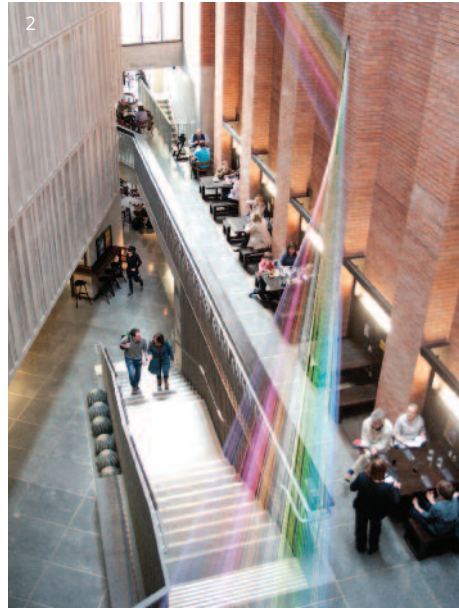
Whether it's browsing the local  
produce at the award-winning  
St. George's Market, spending an  
evening at the Lyric Theatre, or  
admiring the breath-taking beauty  
of the Georgian-style Malone House,  
homeowners can enjoy the very best  
of apartment living in one of Northern  
Ireland's most esteemed areas.

What's more, you don't have to travel  
far to find an abundance of beautiful  
green spaces. From a leisurely stroll  
through Botanic Gardens or Belvoir  
Forest Park to a round of golf at  
Malone Golf Club, take the time  
to embrace the great outdoors.



1. Titanic Belfast  
Titanic Quarter
2. The Mac  
Cathedral Quarter
3. Malone House  
Malone
4. The Lyric Theatre  
Queen's Quarter
5. Grand Opera House  
Great Victoria Street
6. Ulster Museum  
Queen's Quarter
7. Coppi Restaurant  
Cathedral Quarter

Photographs; 1, 2, 5, 6 & 7  
courtesy of Northern Ireland  
Tourist Board.



## BELFAST, A MOST DESIRABLE PLACE TO LIVE.

Located in the prestigious development of Bladon Park and named after the former Bladon Pavilion, this luxury collection of Pavilion Apartments lies in the heart of the desirable BT9 postcode.

Finished to an impeccable standard, each of the six apartments benefit from spacious, modern interiors with first-class fixtures and fittings throughout.

It goes without saying that the location of these apartments only adds to their beauty. With every amenity you could possibly need just a stone's throw from your front door, these apartments offer the perfect balance between convenience and relaxed, everyday living.

Not only do the vibrant Lisburn Road and Stranmillis areas of Belfast boast a wide range of restaurants, cafés and independent boutiques, the area is also teeming with supermarkets, museums, pubs, sports teams, leading schools and higher educational facilities.

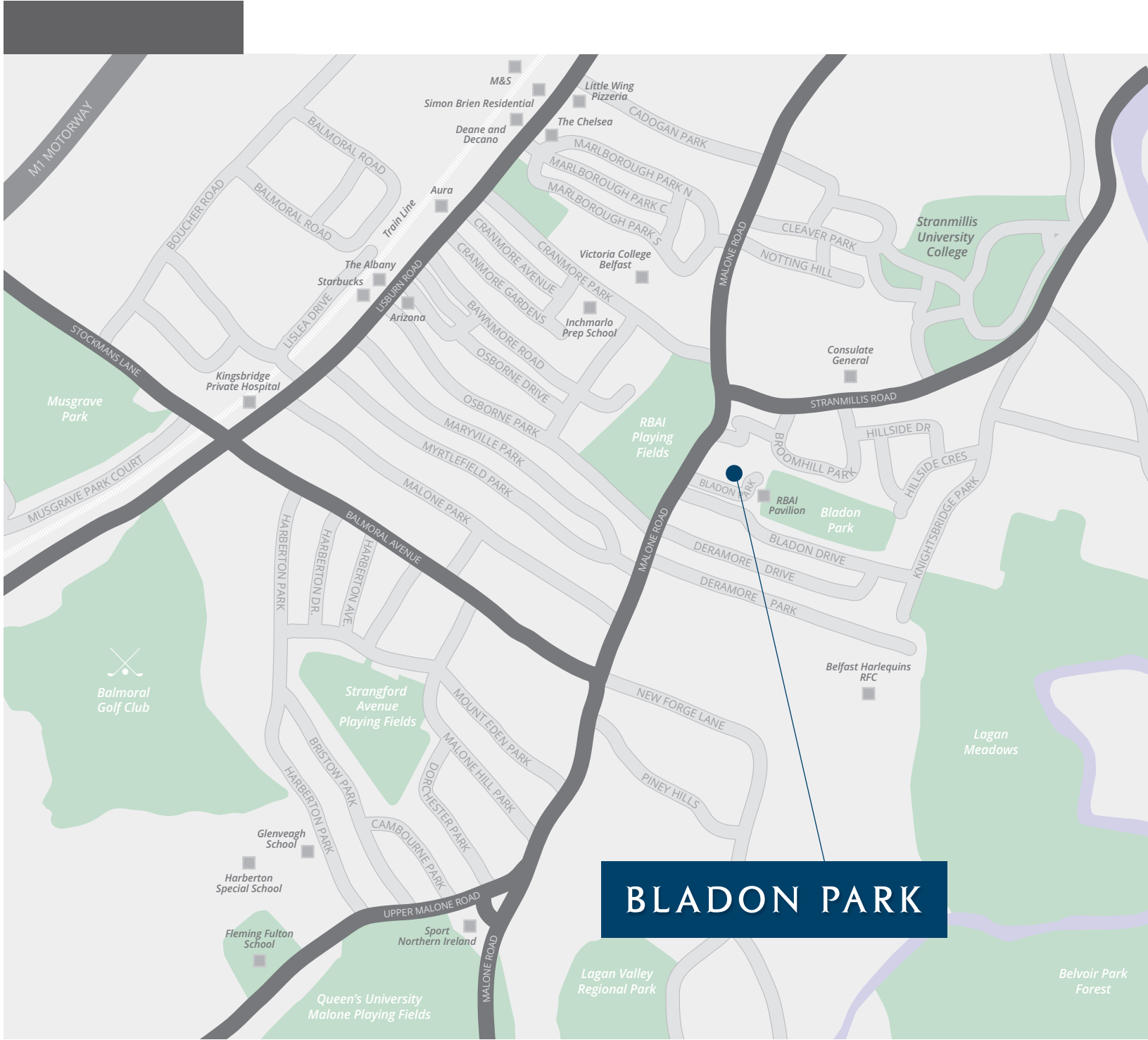
Pavilion Apartments have it all, and more.





PERFECTLY PLACED.

LOCATION MAP



OVERALL SITE LAYOUT



PAVILION APARTMENTS

Ground Floor

**APARTMENT ONE**  
TOTAL INTERNAL FLOOR AREA 1,582ft<sup>2</sup> / 147m<sup>2</sup>

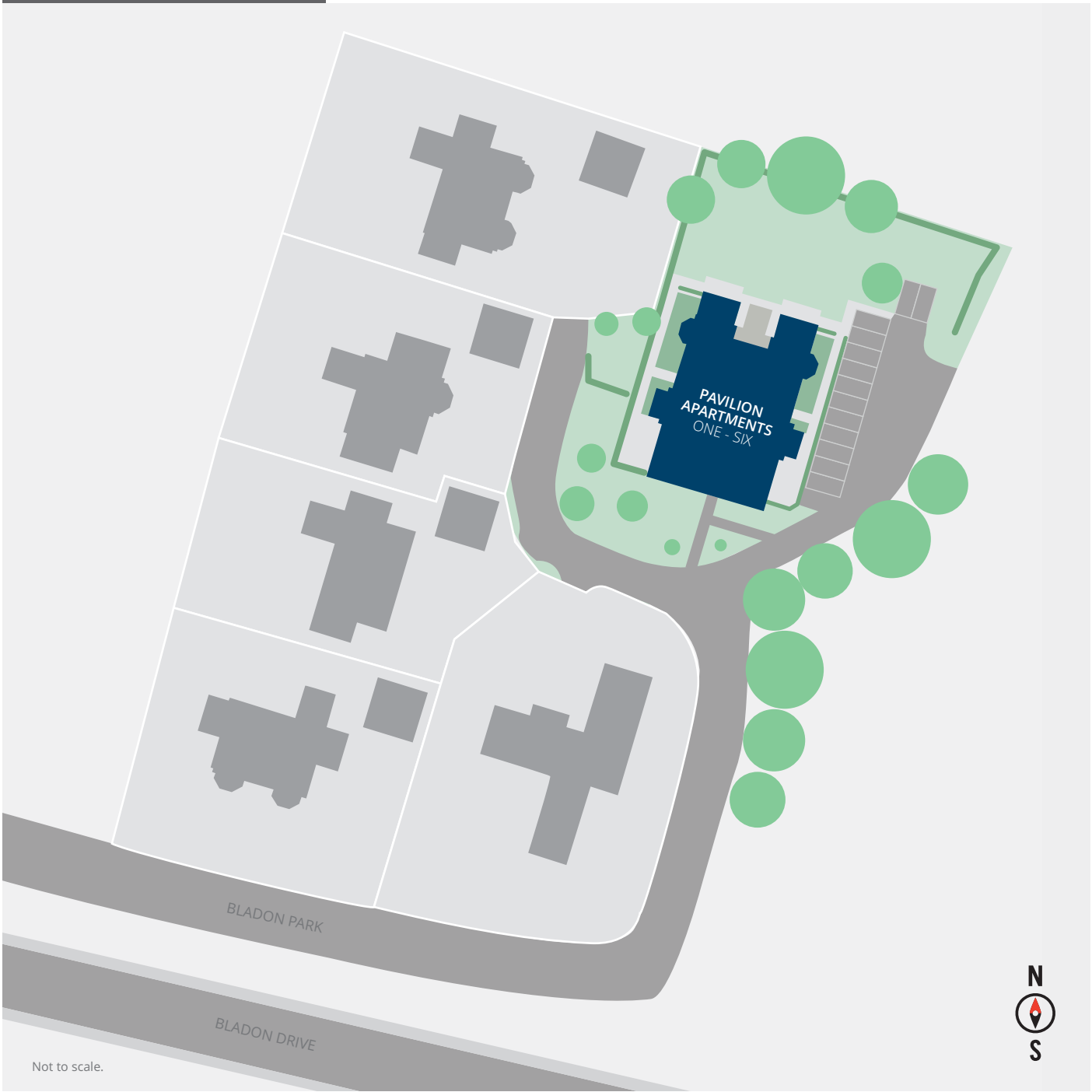
**APARTMENT TWO**  
TOTAL INTERNAL FLOOR AREA 1,582ft<sup>2</sup> / 147m<sup>2</sup>

**First Floor**  
**APARTMENT THREE**  
TOTAL INTERNAL FLOOR AREA 1,572 ft<sup>2</sup> / 146m<sup>2</sup>

**APARTMENT FOUR**  
TOTAL INTERNAL FLOOR AREA 1,572 ft<sup>2</sup> / 146m<sup>2</sup>

**Second Floor**  
**APARTMENT FIVE**  
TOTAL INTERNAL FLOOR AREA 1,572 ft<sup>2</sup> / 146m<sup>2</sup>

**APARTMENT SIX**  
TOTAL INTERNAL FLOOR AREA 1,572 ft<sup>2</sup> / 146m<sup>2</sup>





PAVILION APARTMENTS

OPULENT COMMUNAL ENTRANCE HALL  
LARGE RECEPTION ROOM  
GENEROUS SEPARATE KITCHEN  
UTILITY ROOM  
TWO SPACIOUS BEDROOMS  
EN SUITE TO MASTER BEDROOM  
PRIVATE OUTSIDE SPACE

TOTAL INTERNAL FLOOR AREA - APARTMENTS 1 & 2 - 1,582 FT<sup>2</sup> / 147 M<sup>2</sup>  
TOTAL INTERNAL FLOOR AREA - APARTMENTS 3 & 4 - 1,572 FT<sup>2</sup> / 146 M<sup>2</sup>  
TOTAL INTERNAL FLOOR AREA - APARTMENTS 5 & 6 - 1,572 FT<sup>2</sup> / 146 M<sup>2</sup> (ROOF TERRACE - 515 FT<sup>2</sup> / 48 M<sup>2</sup> )

PAVILION APARTMENTS



Composite image of Pavilion Apartments



# GROUND FLOOR

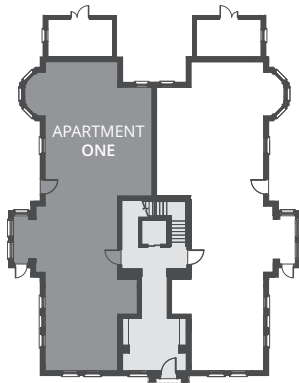
## APARTMENT ONE

TOTAL INTERNAL FLOOR AREA  
1,582 FT<sup>2</sup> / 147 M<sup>2</sup>

PRIVATE LANDSCAPED GARDEN & PATIO AREA - 1,200 FT<sup>2</sup> / 112 M<sup>2</sup>

MEASUREMENTS	IMPERIAL	METRIC
ENTRANCE HALL		
LIVING / DINING AREA (max)	22'6" x 21'5"	6.87 x 6.53m
KITCHEN (max)	17'3" x 15'4"	5.28 x 4.69m
UTILITY	12'7" x 7'7"	3.84 x 2.33m
MASTER BEDROOM (inc. bay)	21'7" x 12'10"	6.59 x 3.93m
EN SUITE	8'6" x 7'4"	2.60 x 2.24m
DRESSING	7'4" x 5'10"	2.24 x 1.80m
BEDROOM 2	12'7" x 12'0"	3.84 x 3.66m
BATHROOM	10'2" x 7'4"	3.10 x 2.24m
PRIVATE LANDSCAPED GARDEN AND PATIO AREA		

### APARTMENT KEY



The images on the opposite page are actual photographs from Apartment One at The Pavilion Apartments at Bladon Park



## GROUND FLOOR

## APARTMENT ONE





# GROUND FLOOR

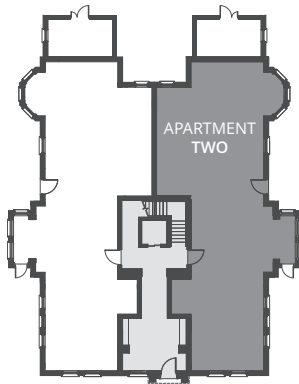
## APARTMENT TWO

TOTAL INTERNAL FLOOR AREA  
1,582 FT<sup>2</sup> / 147 M<sup>2</sup>

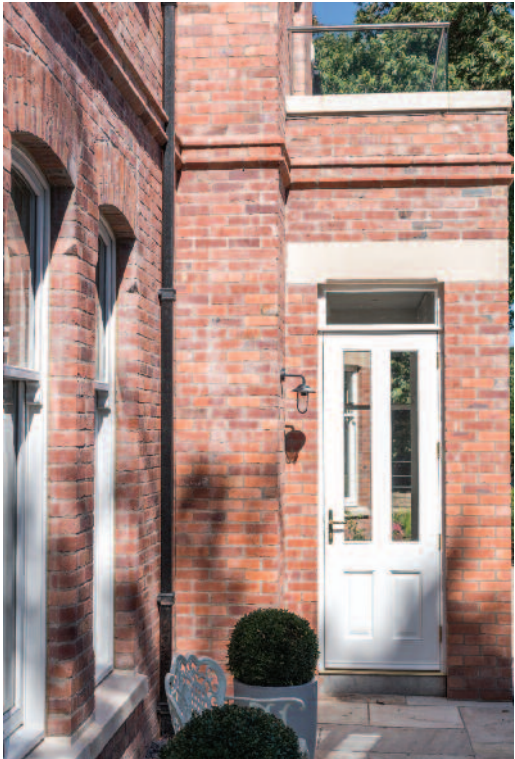
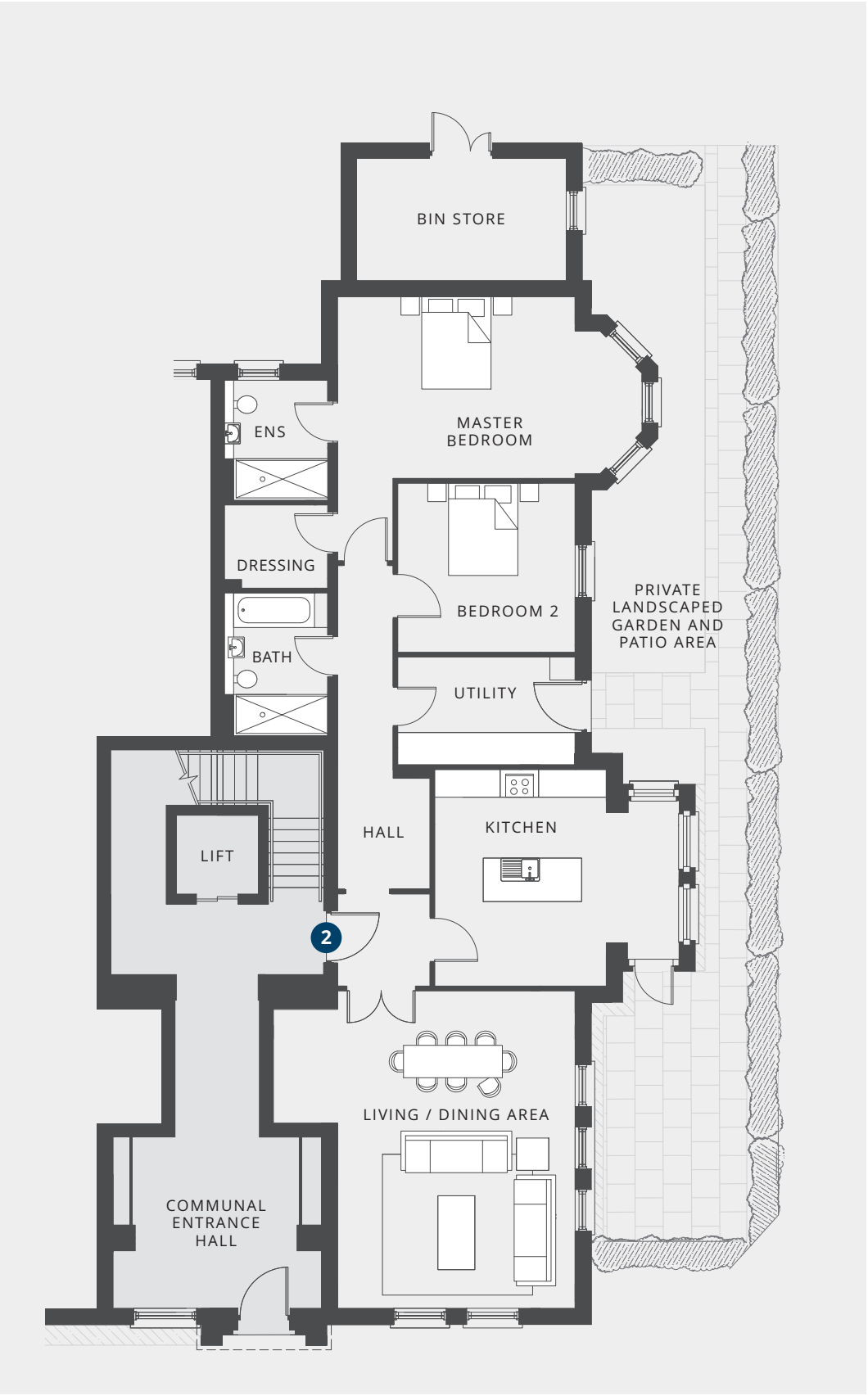
PRIVATE LANDSCAPED GARDEN & PATIO AREA - 900 FT<sup>2</sup> / 84 M<sup>2</sup>

MEASUREMENTS	IMPERIAL	METRIC
ENTRANCE HALL		
LIVING / DINING AREA (max)	22'6" x 21'5"	6.87 x 6.53m
KITCHEN (max)	17'3" x 15'4"	5.28 x 4.69m
UTILITY	12'7" x 7'7"	3.84 x 2.33m
MASTER BEDROOM (inc. bay)	21'7" x 12'10"	6.59 x 3.93m
EN SUITE	8'6" x 7'4"	2.60 x 2.24m
DRESSING	7'4" x 5'10"	2.24 x 1.80m
BEDROOM 2	12'7" x 12'0"	3.84 x 3.66m
BATHROOM	10'2" x 7'4"	3.10 x 2.24m
PRIVATE LANDSCAPED GARDEN AND PATIO AREA		

### APARTMENT KEY



The images on the opposite page are actual photographs from Apartment Two at The Pavilion Apartments at Bladon Park



## GROUND FLOOR

### APARTMENT TWO



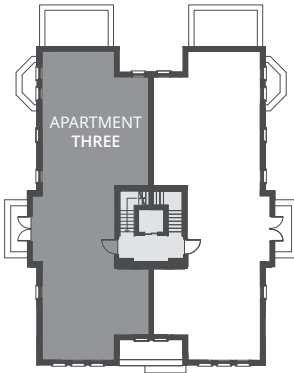
# FIRST FLOOR

## APARTMENT THREE

TOTAL INTERNAL FLOOR AREA  
1,572 FT<sup>2</sup> / 146 M<sup>2</sup>

MEASUREMENTS	IMPERIAL	METRIC
ENTRANCE HALL		
LIVING / DINING AREA	22'6" x 16'10"	6.87 x 5.14m
KITCHEN (max)	15'4" x 12'2"	4.69 x 3.71m
UTILITY	12'7" x 7'4"	3.84 x 2.25m
STUDY	9'5" x 7'4"	2.87 x 2.24m
STORE ROOM	7'4" x 5'7"	2.24 x 1.69m
MASTER BEDROOM	16'10" x 12'10"	5.14 x 3.93m
EN SUITE	8'6" x 7'4"	2.60 x 2.24m
DRESSING	7'4" x 5'10"	2.24 x 1.80m
BEDROOM 2	12'7" x 12'3"	3.84 x 3.75m
BATHROOM	10'2" x 7'4"	3.10 x 2.24m
TERRACE		

### APARTMENT KEY



The images on the opposite page are actual photographs from Apartment Three at The Pavilion Apartments at Bladon Park



## FIRST FLOOR

## APARTMENT THREE





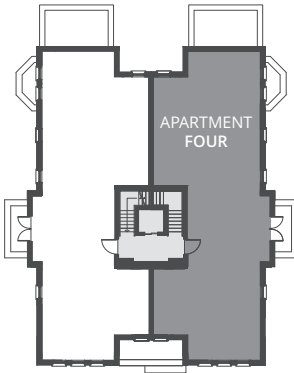
# FIRST FLOOR

## APARTMENT FOUR

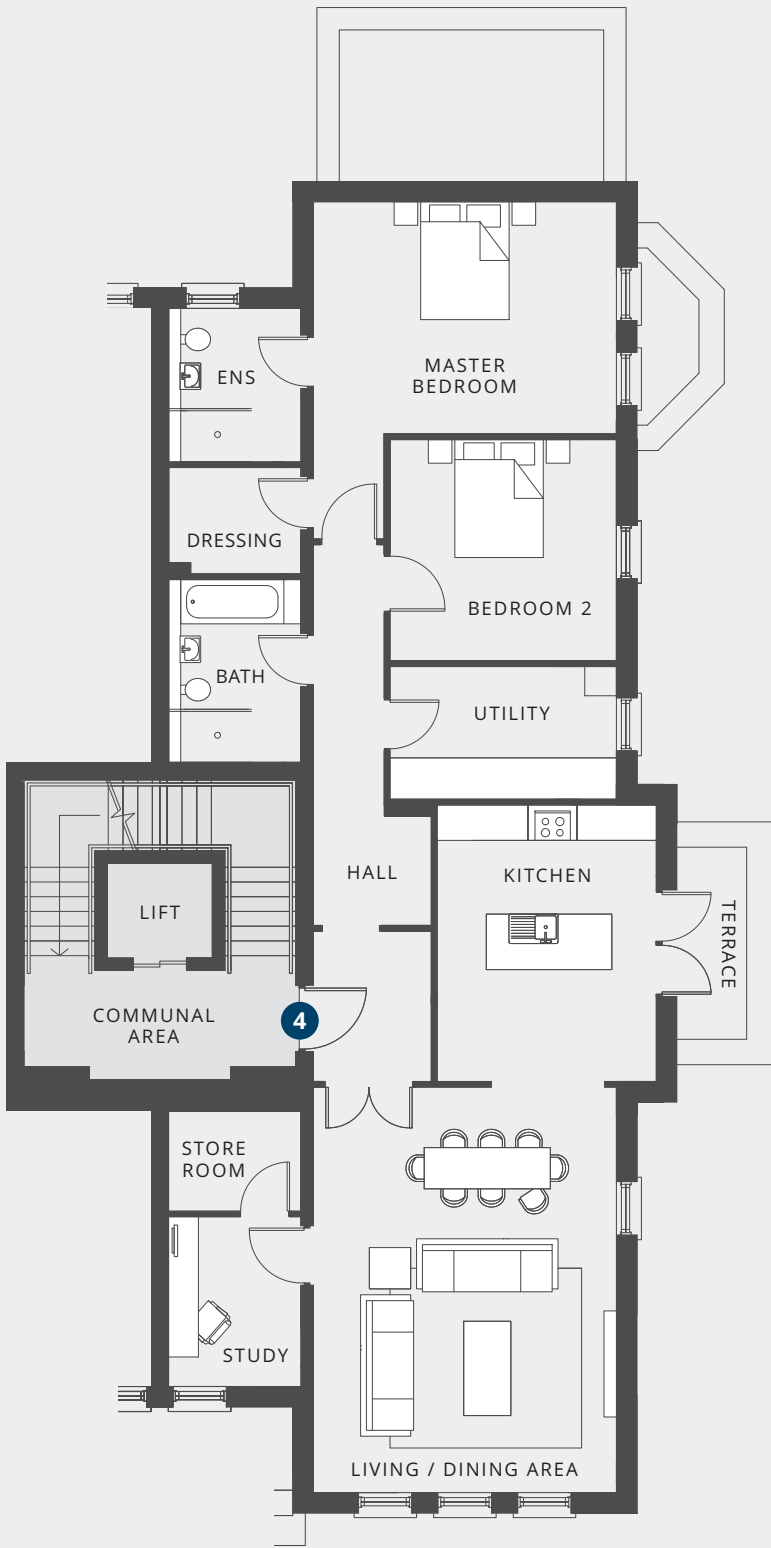
TOTAL INTERNAL FLOOR AREA  
1,572 FT<sup>2</sup> / 146 M<sup>2</sup>

MEASUREMENTS	IMPERIAL	METRIC
ENTRANCE HALL		
LIVING / DINING AREA	22'6" x 16'10"	6.87 x 5.14m
KITCHEN (max)	15'4" x 12'2"	4.69 x 3.71m
UTILITY	12'7" x 7'4"	3.84 x 2.25m
STUDY	9'5" x 7'4"	2.87 x 2.24m
STORE ROOM	7'4" x 5'7"	2.24 x 1.69m
MASTER BEDROOM	16'10" x 12'10"	5.14 x 3.93m
EN SUITE	8'6" x 7'4"	2.60 x 2.24m
DRESSING	7'4" x 5'10"	2.24 x 1.80m
BEDROOM 2	12'7" x 12'3"	3.84 x 3.75m
BATHROOM	10'2" x 7'4"	3.10 x 2.24m
TERRACE		

### APARTMENT KEY



The images on the opposite page are actual photographs from Apartment Four at The Pavilion Apartments at Bladon Park



### FIRST FLOOR

## APARTMENT FOUR





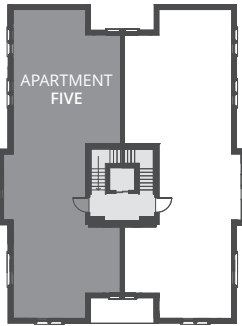
# SECOND FLOOR

## APARTMENT FIVE

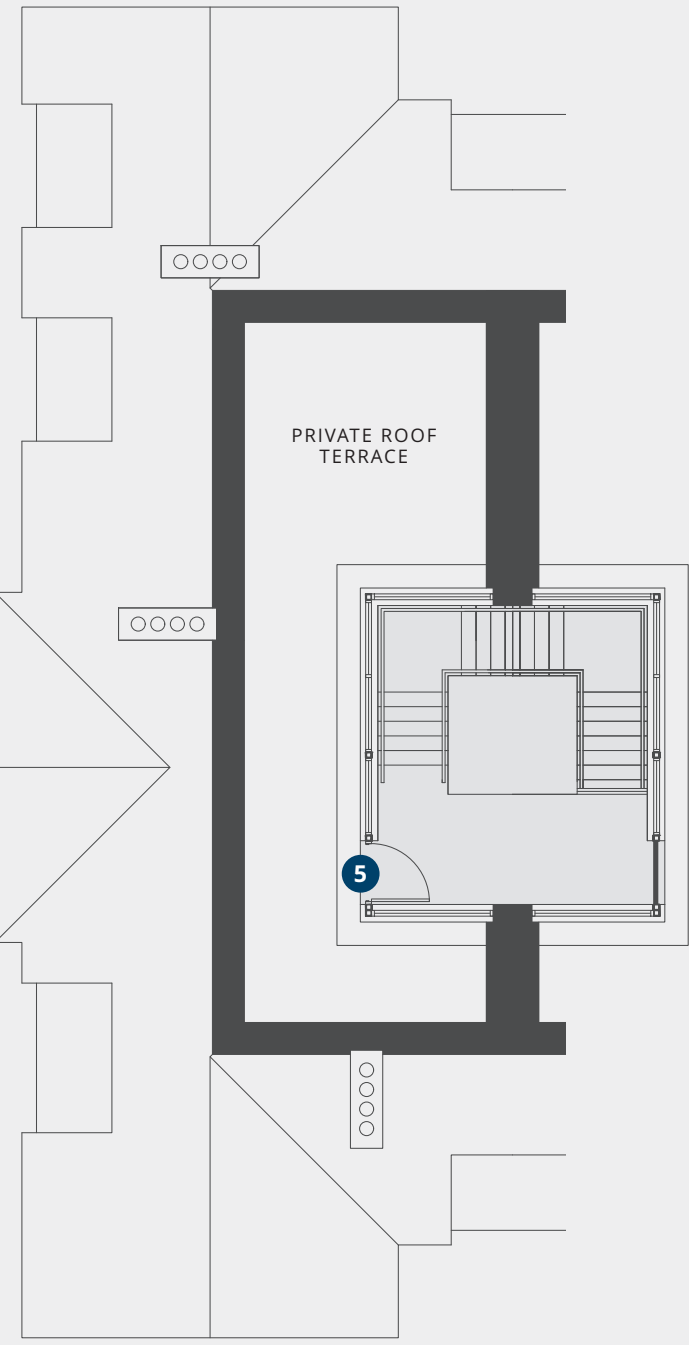
TOTAL INTERNAL FLOOR AREA  
1,572 FT<sup>2</sup> / 146 M<sup>2</sup>  
ROOF TERRACE - 515 FT<sup>2</sup> / 48 M<sup>2</sup>

MEASUREMENTS	IMPERIAL	METRIC
ENTRANCE HALL		
LIVING / DINING AREA	22'6" x 16'10"	6.87 x 5.14m
KITCHEN (max)	15'4" x 12'2"	4.69 x 3.71m
UTILITY	12'7" x 6'9"	3.84 x 2.08m
STUDY	9'5" x 7'4"	2.87 x 2.24m
STORE ROOM	7'4" x 5'7"	2.24 x 1.69m
MASTER BEDROOM	16'10" x 12'10"	5.14 x 3.93m
EN SUITE	8'6" x 7'4"	2.60 x 2.24m
DRESSING	7'4" x 5'10"	2.24 x 1.80m
BEDROOM 2	12'7" x 12'3"	3.84 x 3.75m
BATHROOM	10'2" x 7'4"	3.10 x 2.24m
ROOF TERRACE (max)	41'8" x 16'1"	12.7 x 4.90m

### APARTMENT KEY



The images on the opposite page are actual photographs from Apartment Five at The Pavilion Apartments at Bladon Park



# ROOF TERRACE

## APARTMENT FIVE



Images above are actual photographs from The Pavilion apartments at Bladon Park



These images are actual  
photographs from Apartment Five at  
The Pavilion Apartments at Bladon Park





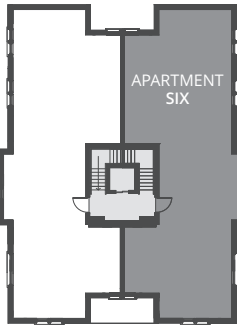
# SECOND FLOOR

## APARTMENT SIX

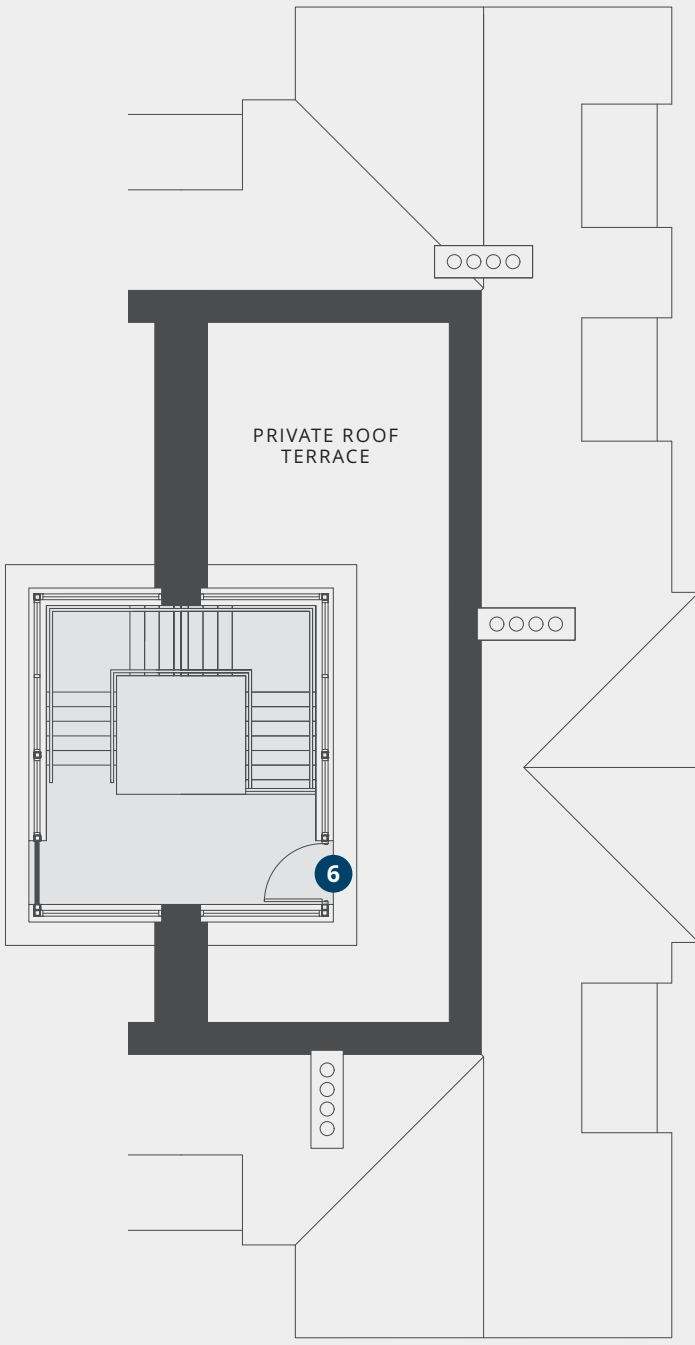
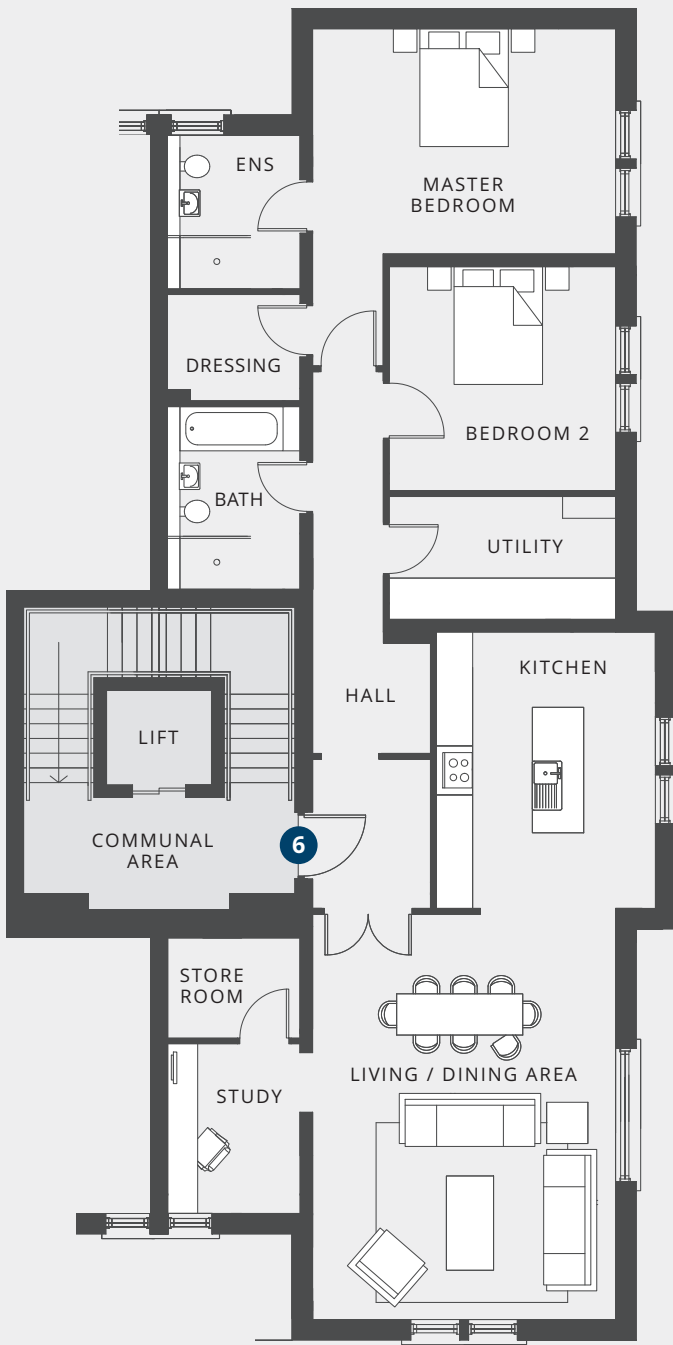
TOTAL INTERNAL FLOOR AREA  
1,572 FT<sup>2</sup> / 146 M<sup>2</sup>  
ROOF TERRACE - 515 FT<sup>2</sup> / 48 M<sup>2</sup>

MEASUREMENTS	IMPERIAL	METRIC
ENTRANCE HALL		
LIVING / DINING AREA	22'6" x 16'10"	6.87 x 5.14m
KITCHEN (max)	15'4" x 12'2"	4.69 x 3.71m
UTILITY	12'7" x 7'4"	3.84 x 2.25m
STUDY	9'5" x 7'4"	2.87 x 2.24m
STORE ROOM	7'4" x 5'7"	2.24 x 1.69m
MASTER BEDROOM	16'10" x 12'10"	5.14 x 3.93m
EN SUITE	8'6" x 7'4"	2.60 x 2.24m
DRESSING	7'4" x 5'10"	2.24 x 1.80m
BEDROOM 2	12'7" x 12'3"	3.84 x 3.75m
BATHROOM	10'2" x 7'4"	3.10 x 2.24m
ROOF TERRACE (max)	41'8" x 16'1"	12.7 x 4.90m

### APARTMENT KEY



The images on the opposite page are actual photographs from Apartment Six at The Pavilion Apartments at Bladon Park



# ROOF TERRACE

## APARTMENT SIX







These images are actual  
photographs from Apartment Six at  
The Pavilion Apartments at Bladon Park



SECOND FLOOR

APARTMENT  
SIX







These images are actual photographs from The Pavilion Apartments at Bladon Park



# LUXURY SPECIFICATION

## Internal Features

- Painted internal walls and ceilings
- Profiled architraves and skirting boards
- Cornicing to living and dining room, kitchen, hall and bedrooms
- Generous range of electrical sockets and switches
- Connection provisions for a range of internet and digital entertainment services
- 5 amp sockets in living room and bedrooms
- LED downlights throughout and feature pendant in kitchen
- Mains supply smoke, heat and carbon monoxide detectors with battery back up
- Security alarm
- High quality ironmongery
- Solid concrete flooring throughout

## Kitchen

- Luxury kitchen units with island feature, soft close doors, colour co-ordinated interiors and a stone worktop
- Branded appliances to include gas hob, electric oven, microwave, dishwasher and fridge / freezer

## Utility Room

- High quality units, doors, worktop and handles
- Sink unit
- Free-standing washing machine and tumble dryer

## Bathroom / En Suite

- Luxurious fixtures and fittings uniquely selected to suit individual bathroom design
- Wall hung toilet with soft close function
- Low profile shower tray
- Drench shower head and hand-held shower
- Glass shower screens
- Heated towel rails
- Tiled splashback or basin upstand to sinks and vanity units
- Main bathroom features built-in bath and separate walk-in shower
- En suites feature vanity unit with storage and walk-in shower

## Flooring

- Ground floor apartments have tiled flooring to hall, kitchen, utility, en suite and bathroom. Carpet to living, dining, bedrooms and dressing room.
- First and second floor apartments have engineered timber flooring to hall, living, dining and kitchen. Carpet to bedrooms and dressing room. Tiling to bathroom and en suite.

## Heating

- Underfloor heating throughout
- Gas-fired central heating
- Energy efficient combination boiler providing instant hot water
- Mechanical ventilation and heat recovery system throughout

## External Features

- Double glazed, painted, hardwood sliding sash windows
- Painted hardwood external door with glazed panels
- Ground floor apartments include private garden area with sandstone paving
- First floor apartments offer a private balcony
- Second floor apartments have access to a private roof garden
- Natural slate roof
- Landscaped communal gardens
- Two allocated car parking spaces per apartment

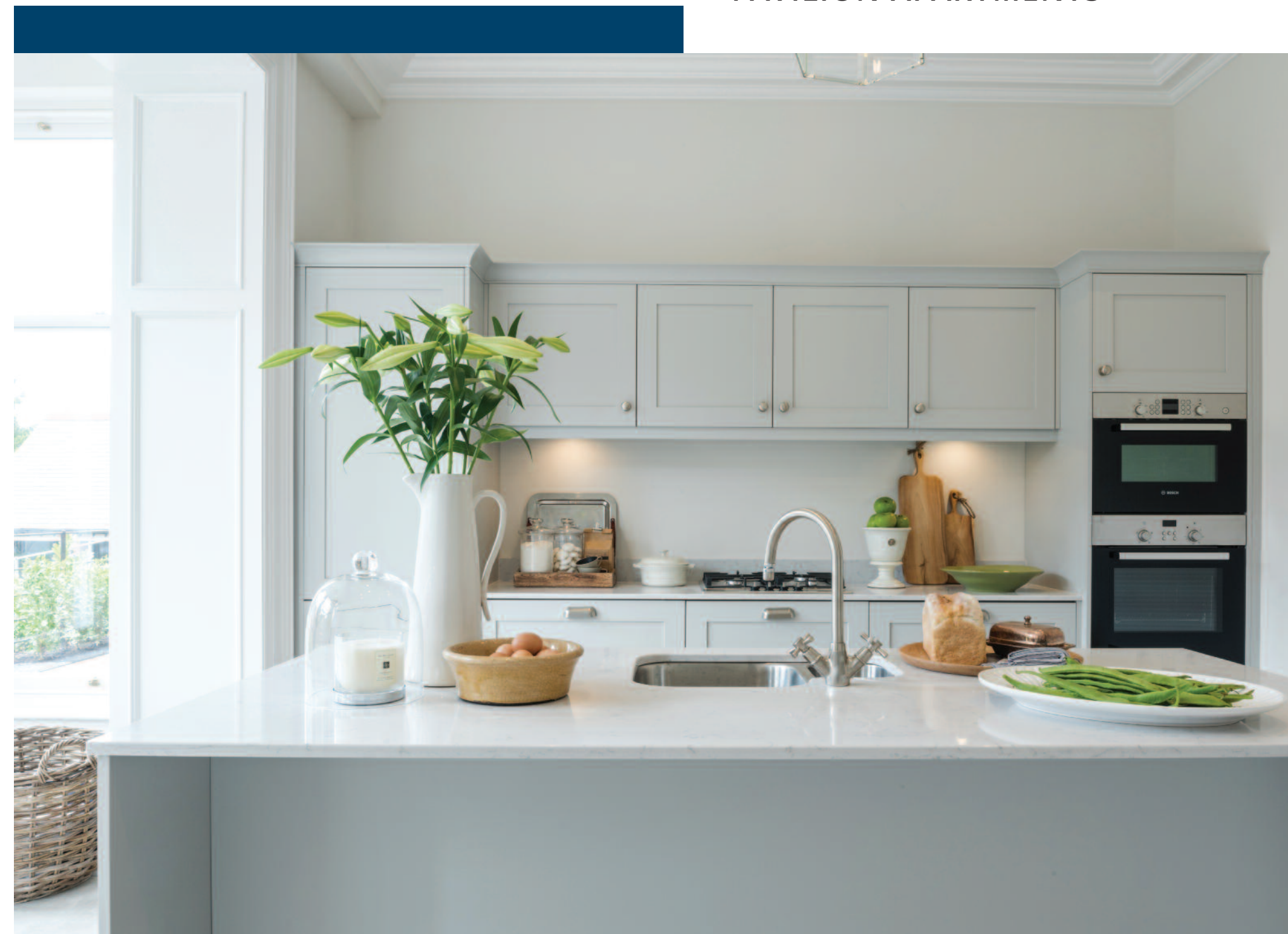
## Entrance Lobby

- Bright and spacious entrance lobby with feature pendant lighting
- Tiled floor and painted timber panelling
- Lift access to all apartments
- Secure, internal post boxes on ground floor
- Video and audio entry system

## Warranty

- 10 year warranty will be provided by Global Home Warranties

## PAVILION APARTMENTS





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