

edenderry *Lofts*
CRUMLIN ROAD

**a new vision
of city living**

living life with character & vision

Welcome to Edenderry Lofts, a development of exceptionally stylish apartments offering unique viewpoints over Belfast and towards the surrounding hills which gently frame the city. Beautifully restored, the historic Edenderry Mill provides a wealth of character and elegantly designed homes for modern city-based lifestyles. This five floor victorian era building comprises of 55 apartments, fusing together the best of traditional and contemporary architecture. Six luxury penthouses and the uniquely designed apartment 202 each enjoy individually designed landscaped terraces.

edenderryLofts







Edenderry Lofts: same character, new style

Maintaining an important part of Belfast's rich industrial heritage, Edenderry Mill has been beautifully restored into a stunning residential development.

The Crumlin Road and surrounding area was a prime location for the mills, and linen production swept through the area between 1850 and 1870. By 1861 a total of thirty-two linen mills had been built in Belfast and Edenderry Mill is one of the few still standing today.

The history of this prominent building is elegantly captured in the apartments entrance foyer where the restored water supply valves stand proudly on the reclaimed tiled floor next to original brickwork. Throughout the development, as many original features as possible have been retained and restored including the striking barrel vault ceilings, deep set windows and structural columns which add a unique twist to the shared hallways.

new style
same character, new style

Potential Future Development

Potential Future Development

Crumlin Road

edenderryLofts

RESIDENTS PARKING

ENTRANCE POINT TO
LOFT APARTMENTS





Welcoming regeneration for a new future

Edenderry Lofts is just the beginning of an overall regeneration scheme for the Crumlin Road and a revitalised Belfast by both government and private sectors.

Planned to complement the historic site of the Victorian mill area, the scheme will help to bring new businesses and apartments to this up and coming location within the city. Arthur Acheson of architectural practice The Boyd Partnership explains that this will assist in the re-creation of an Urban Village atmosphere, providing a wide range of choices for living, working, shopping and socialising within easy walking distance of the city centre.

He adds that a diverse mixture of new uses is transforming this area of former mills, gaol and courthouse into one of Belfast's most modern and attractive choices of accommodation, which respects and incorporates historic buildings, their surroundings and the stories they have to tell.



a new future
regeneration for a new future



Take comfort in a new home of luxury

Security and comfort at Edenderry Lofts has been fully considered from the video intercom system to the well lit hallways lined with the mill's refurbished columns.

The layout of each apartment has been designed to maximise space and is finished to the highest specification. The building's luxuriously large windows allow vast amounts of natural light into your home creating a space of refined elegance enhanced by the modern fittings.

Throughout the development, retained elements of pipework create a 'New York loft' style effect, while several apartments boast one-of-a kind restored features from the original mill offering a home that is truly unique.

A fresh approach to contemporary living, Edenderry Lofts charmingly fuses the old character of the mill with up-to-date interiors and now enjoys a new purpose as an outstanding ultramodern conversion.



a new home
a new home of luxury

a new vision

St Mary's Church

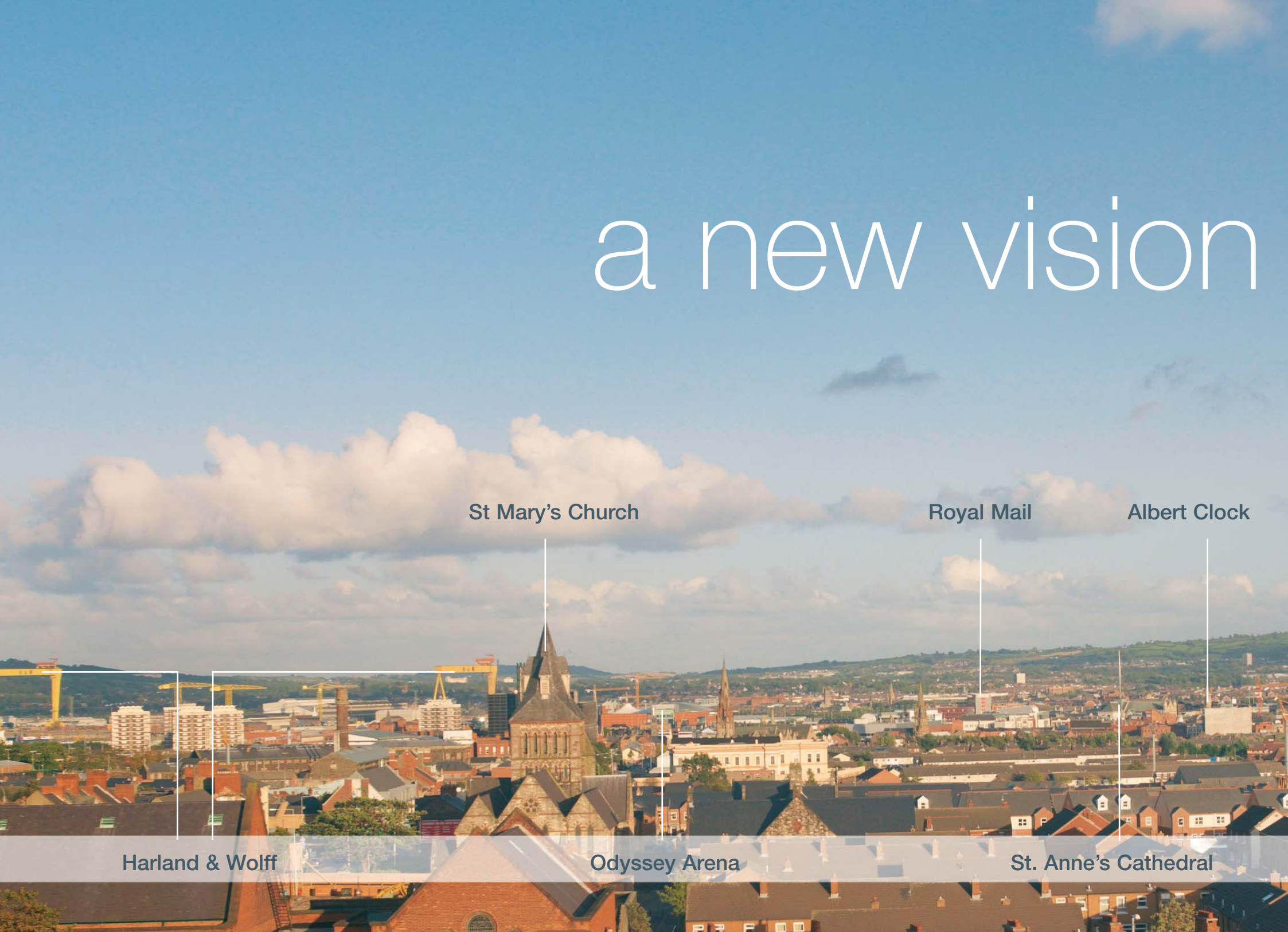
Royal Mail

Albert Clock

Harland & Wolff

Odyssey Arena

St. Anne's Cathedral



of city living

Victoria Square

City Hall

Waterfront Hall

Belfast Metropolitan College

Experience a new vision of city living...

Conveniently close to the city centre, Edenderry Lofts is the perfect dwelling for those seeking the active urban lifestyle. All upper floor apartments facing towards the east, can enjoy spectacular panoramic views of Belfast City and the bordering hills of Castlereagh. See the sun rise over the city as you begin your day and witness the different compositions of Belfast beautifully change from season to season throughout the year.

Alternatively, choose an apartment overlooking the west and you can revel in the beautiful scenery of the Antrim countryside and the picturesque Cave Hill.



Celebrate a new way of life

Edenderry Lofts provides beautiful homes for those with a busy cosmopolitan lifestyle. Situated moments from the emerging Cathedral Quarter, you are perfectly placed to benefit from Belfast's up and coming cultural hotspot and festival atmosphere.

The city centre boasts many leisure facilities including state-of-the-art gymnasiums, an array of galleries and museums and a variety of interesting places to visit like the City Hall, the Crown Bar and the Albert Clock to name but a few.

Enjoy retail therapy among Belfast City's diverse range of shops, from highstreet and large department stores to designer boutiques and cult classics. The eagerly anticipated Victoria Square - an impressive £320 million retail centre - brings even more choice and opportunities. Should you feel like an evening of entertainment, Yorkgate cinema and all the attractions at the Odyssey complex are nearby.



a new way
a new way of life

Belfast: where a new adventure awaits...

Over the last decade, Belfast has triumphantly transformed itself into a thriving and diverse city. Edenderry Lofts represents a small part of this continually evolving, rejuvenated Belfast.

Revel in a mixture of music, theatre and entertainment in such world-class venues as the Waterfront Hall, Grand Opera House and the Odyssey. Or indulge yourself with a visit to one of the many Award Winning restaurants, relaxing cafés or lively bars and nightclubs Northern Ireland's bustling Capital has to offer.

where a



new adventure awaits





SO

Savour the taste of something new

Relish in a custom designed kitchen fitted with the latest high-spec units in cherry, oak or walnut. An elegant but bold design, it is contemporary and attractive while also meeting the practical needs for cooking up a tasty feast. With high quality semi-solid wood floor and under unit lighting, its fresh style compliments the stunning historic features, creating a unique environment.

The quality of finish continues into your living space with unique wire suspended down-lighters nestled in the barrelled ceilings of all 1st, 2nd and 3rd floor apartments. The 4th floor enjoys a more traditional, streamline look with classic, straight high ceilings and wire suspended down-lighters.

Moving to the penthouse level, your kitchen and living area boast tall ceilings which slope up to meet the unique, full-height windows. Access your landscaped private terrace area from your living room and all bedrooms via grand double doors.

something new
the taste of something new



exterior

- Elegantly refurbished red-brick mill with detailed panelling
- Beautiful large windows throughout
- New York loft style conversion
- Secure controlled car-parking

foyer & communal areas

- Decorative painted architrave to all internal doors
- All internal timberwork painted throughout
- All walls and ceilings painted one colour throughout
- Quality carpet to hallways with oak trim
- Oak veneered doors to communal areas

security

- Video intercom system to main entrance from each apartment
- PIR security lighting system to hallways

kitchen

- Selected custom-designed kitchen and eye-level units with feature brushed steel handles and stainless steel extractor canopy
- Under unit lighting
- Contemporary mixer taps to sink unit
- Integrated electrical appliances - Smeg oven and electric hob, Bosch dishwasher, CDA washer/dryer machine and fridge/freezer
- High quality ceramic partial wall tiling
- High quality Kahrs engineered Corsica oak flooring

bathroom / ensuite

- Quality ceramic tiles, fully tiled shower and partial wall tiling elsewhere
- Contemporary white sanitary ware by Shires
- Chrome finished fittings
- Mixer taps to baths and sinks
- Down-lighters to bathrooms and ensuites
- All baths include telephone shower
- Quality ceramic tiled flooring

electrical installation

- Each apartment will have the wiring infrastructure to accommodate Broadband capabilities and satellite television
- Wired for TV and telephone points in living area and all bedrooms
- Generous electrical sockets and lighting points will be provided in each apartment



internal specifications

- Stain finish doors internally with solid oak veneer door to entrance of apartment
- Stylish satin chrome ironmongery on all internal doors with architrave detail
- Recessed down-lighters to bathroom and ensuite
- LV down-lighters to living room and kitchen
- Quality engineered timber flooring fitted to hall, living room, kitchen and bedrooms

facilities

- Covered by CRL 10-year building warranty
- Lift serving all floors
- Car parking space provided with some covered

heating

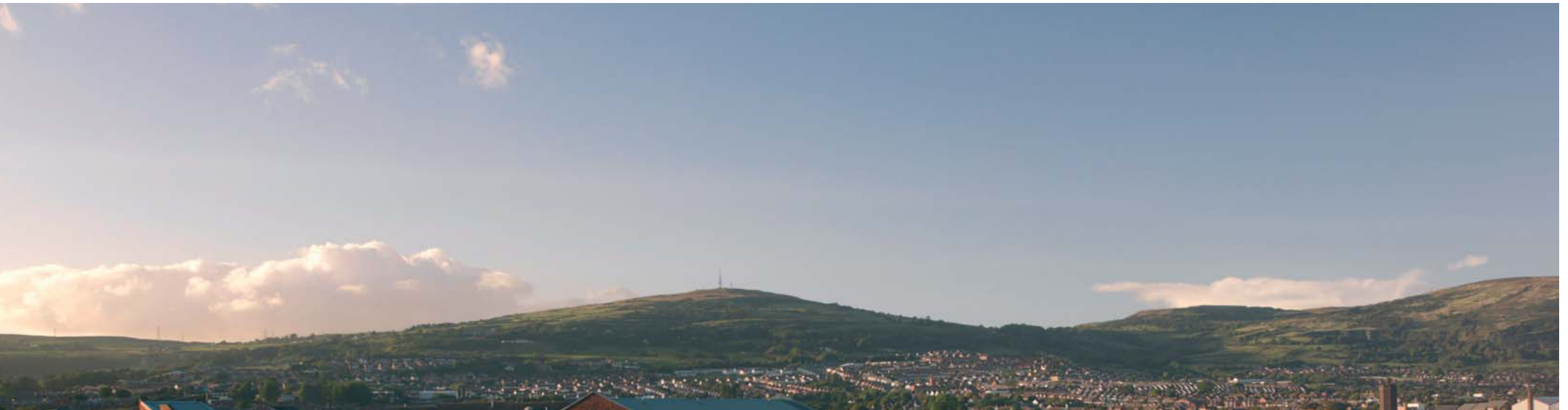
- Phoenix Natural Gas central heating

features

- High barrelled ceilings to living area and bedrooms to 1st, 2nd and 3rd floor apartments
- Exposed brickwork to common areas
- Original mill features are retained in many areas of the building including some apartments, such as restored brickwork and ceiling features
- Exposed elements of pipework giving 'loft' style effect to apartments
- Contemporary lighting to hallways
- The mill's restored water supply valves are on display in the entrance foyer

penthouses & apt 202

- High quality granite worktop to kitchens with solid oak doors and island units (No Island 501)
- Double doors and full height windows to penthouse terraces
- Unique high sloping ceiling
- Security restricted access to penthouses from lift
- Penthouse apartments provide spectacular views over the city of Belfast and beyond
- Satin chrome switches and sockets
- Waste compactors included
- Glass box terrace to Apartment 202 with tiled floor finish (subject to planning permission)

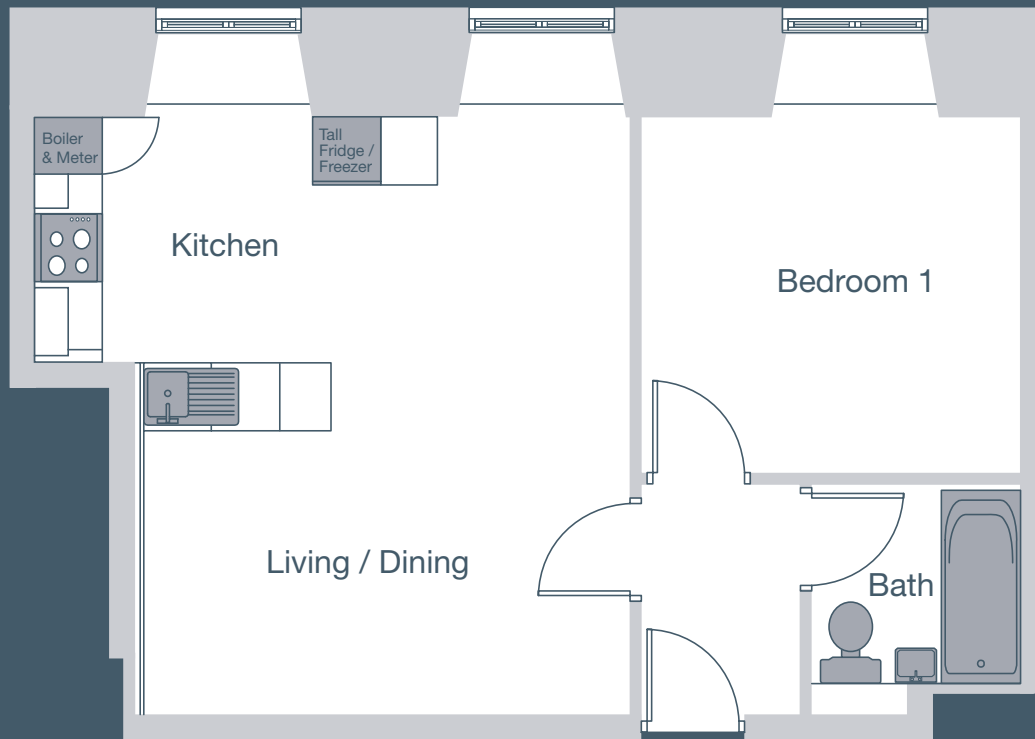


Apartments with westerly facing viewpoints can enjoy a stunning landscape of Cave Hill and look forward to the evening view when the sun sets over the mountains. Reside in a luxurious penthouse apartment and you can revel in the privilege of natural sunlight seeping into your home through the beautifully large windows.

Loft floorplans

floorplans

apartment type 1 | one bedroom apartment



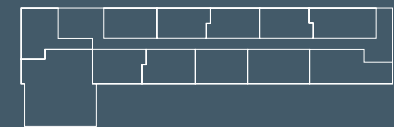
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2



1

Kitchen / Living Room (max)
5.32m x 5.00m 17'4" x 16'4"

Bedroom 1 (max)
3.41m x 3.07m 11'1" x 10'0"

Apt 107: Area 452 sq.ft / 42 sq.m

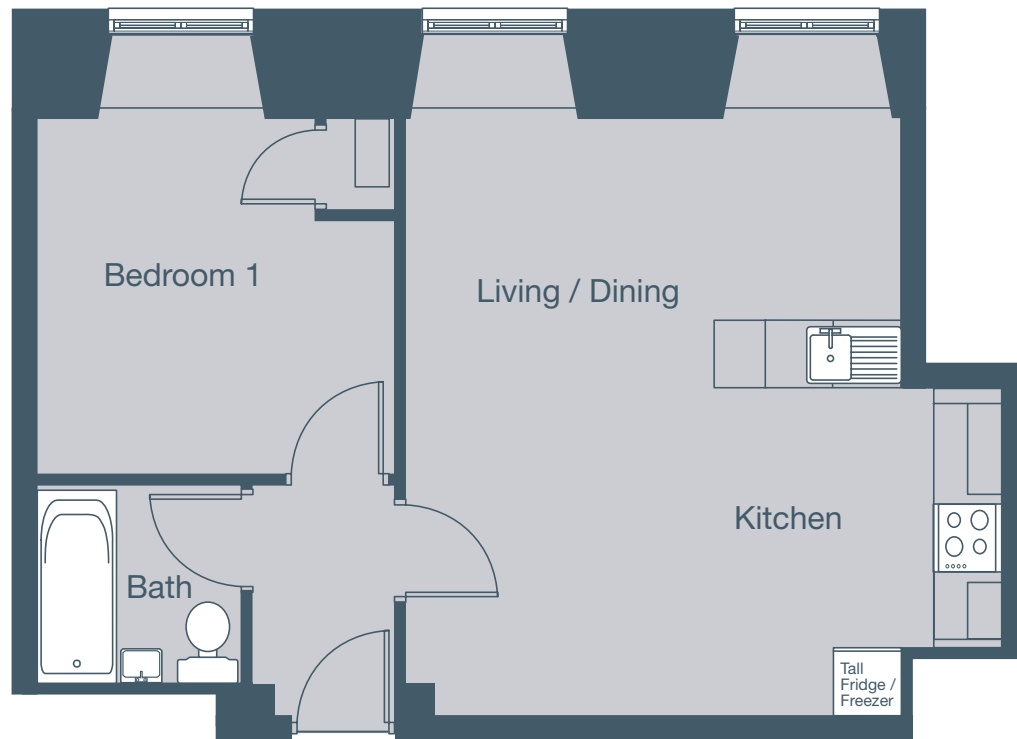
Apt 110: Area 452 sq.ft / 42 sq.m

Apt 111: Area 452 sq.ft / 42 sq.m

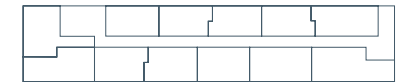
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floorplans

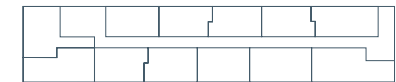
apartment type 2 | one bedroom apartment



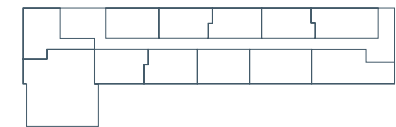
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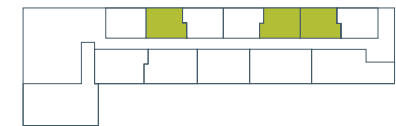
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1

Kitchen / Living Room (max)
5.35m x 4.90m 17'5" x 16'0"

Bedroom 1 (max)
3.00m x 3.14m 9'8" x 10'3"

Apt 108: Area 452 sq.ft / 42 sq.m

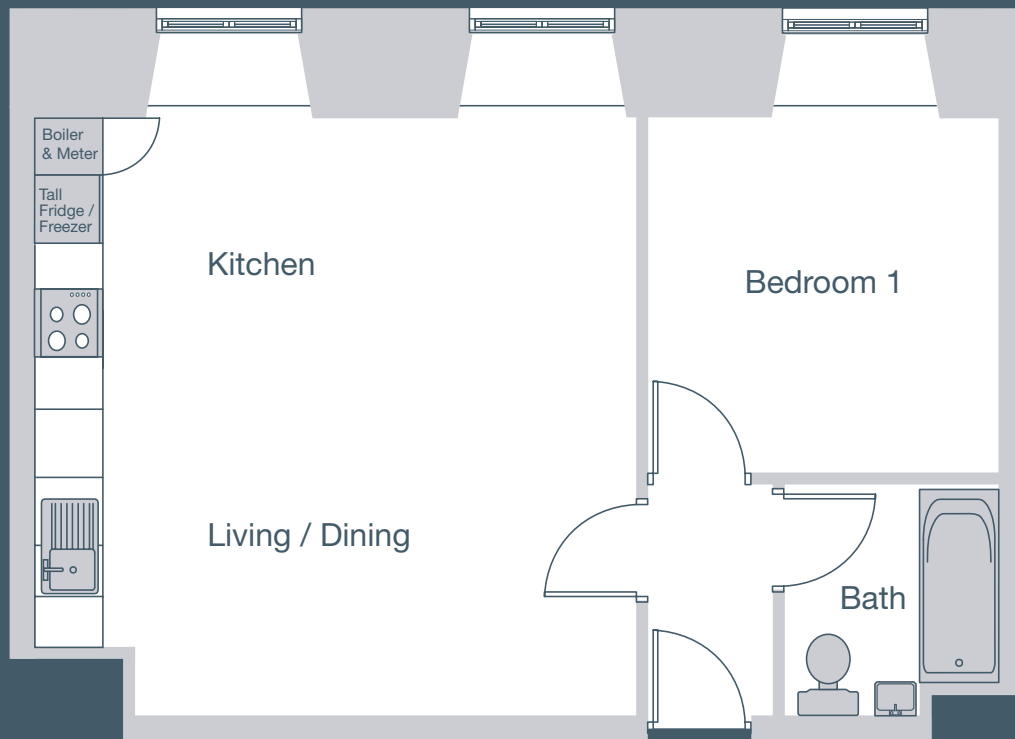
Apt 109: Area 452 sq.ft / 42 sq.m

Apt 112: Area 452 sq.ft / 42 sq.m

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floorplans

apartment type 3 | one bedroom apartment



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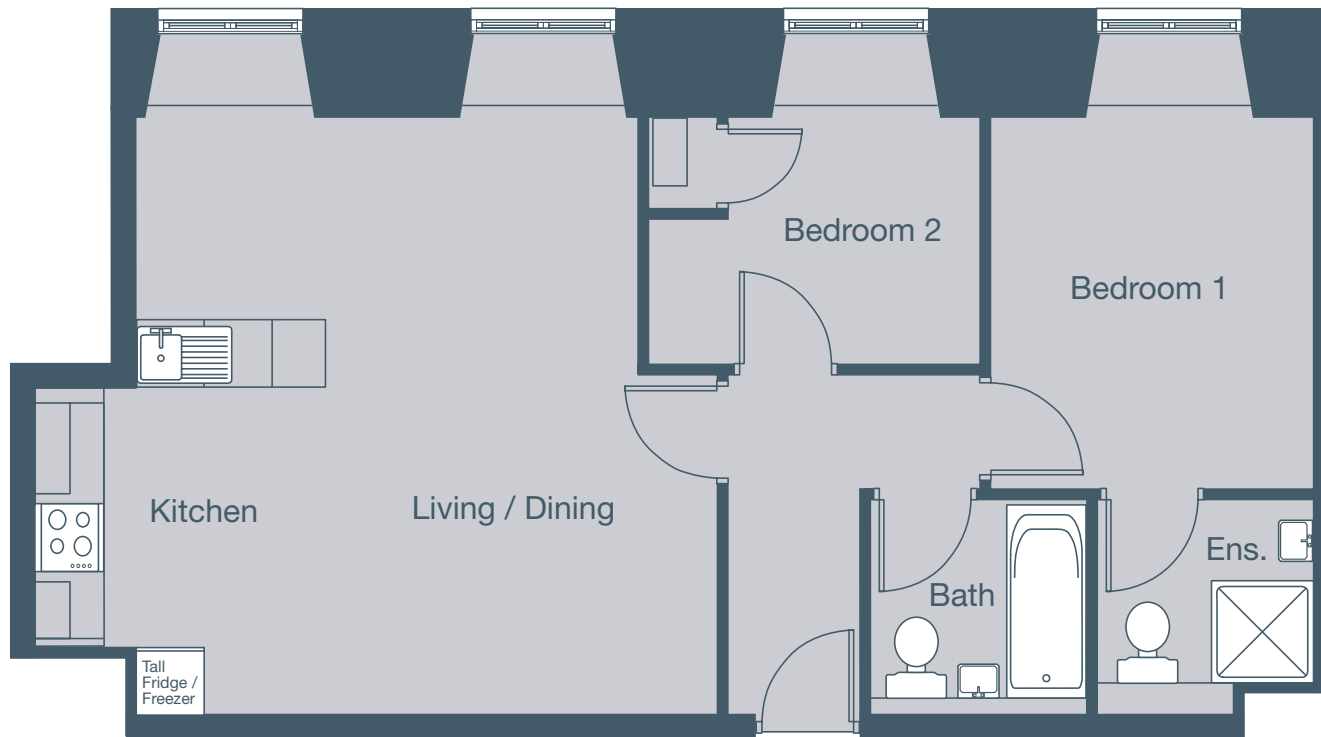
Kitchen / Living Room (max)
5.30m x 5.00m 17'3" x 16'4"

Bedroom 1 (max)
3.15m x 3.00m 10'3" x 9'8"

Apt 113: Area 473 sq.ft / 44 sq.m

floorplans

apartment type 4 | two bedroom apartment



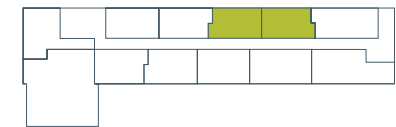
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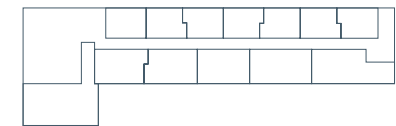
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1

Kitchen / Living Room (max)
5.72m x 5.39m 18'7" x 17'6"

Bedroom 1 (max)
2.83m x 3.30m 9'2" x 10'8"

Bedroom 2 (max)
2.90m x 2.20m 9'5" x 7'2"

Apt 209: Area 603 sq.ft / 56 sq.m

Apt 309: Area 603 sq.ft / 56 sq.m

Apt 409: Area 603 sq.ft / 56 sq.m

Apt 210: Area 603 sq.ft / 56 sq.m

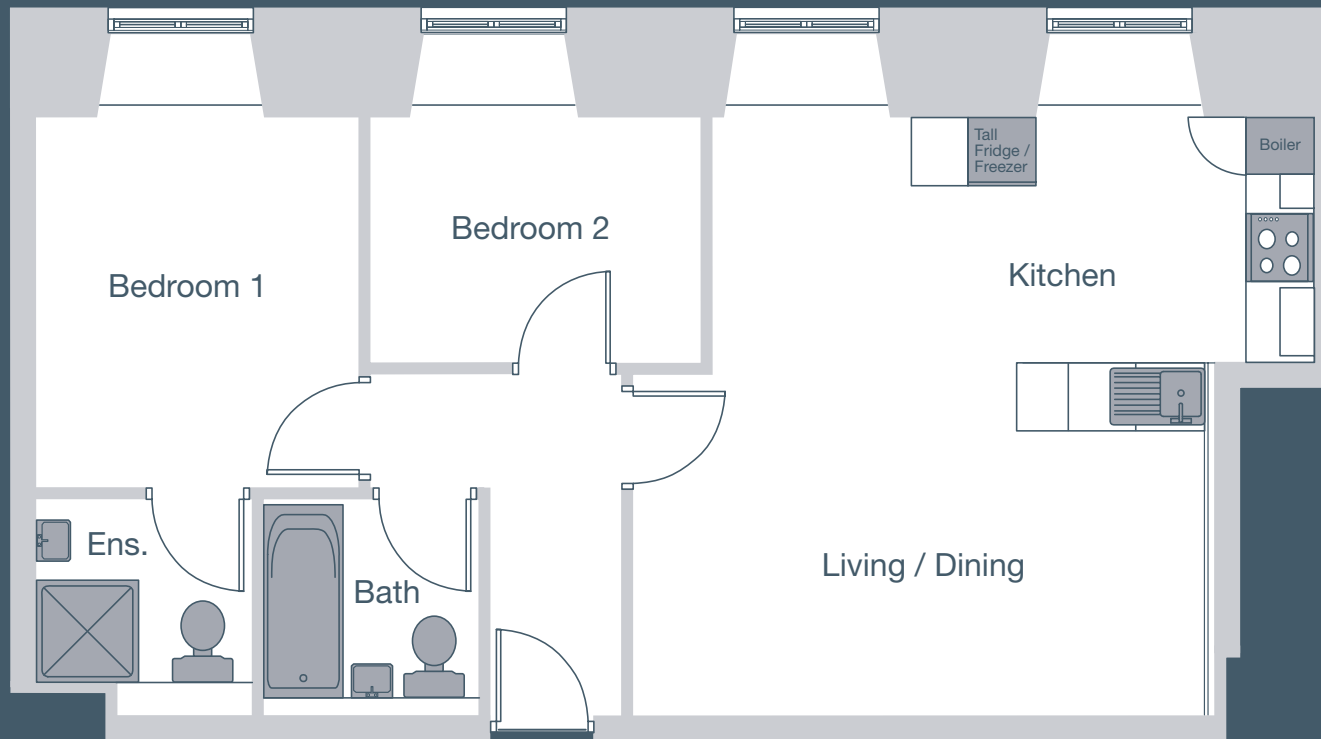
Apt 310: Area 603 sq.ft / 56 sq.m

Apt 410: Area 603 sq.ft / 56 sq.m

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floorplans

apartment type 5 | two bedroom apartment



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2



1

Kitchen / Living Room (max)
4.77m x 5.34m 15'6" x 17'5"

Bedroom 1 (max)
2.86m x 3.31m 9'3" x 10'8"

Bedroom 2 (max)
2.89m x 2.19m 9'4" x 7'1"

Apt 211: Area 603 sq.ft / 56 sq.m

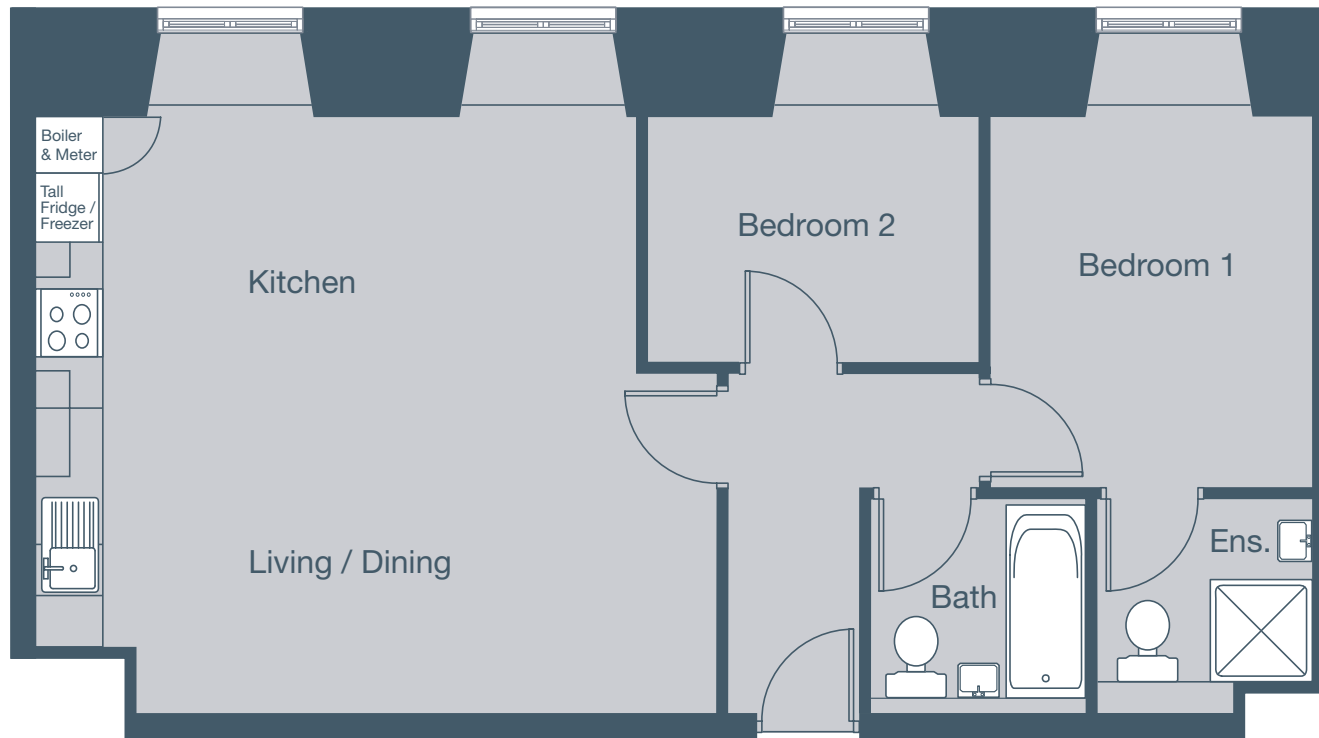
Apt 311: Area 603 sq.ft / 56 sq.m

Apt 411: Area 603 sq.ft / 56 sq.m

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floorplans

apartment type 6 | two bedroom apartment



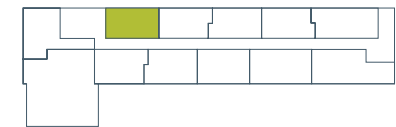
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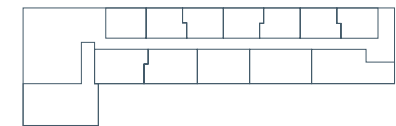
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2



1

Kitchen / Living Room (max)
5.05m x 5.36m 16'5" x 17'5"

Bedroom 1 (max)
2.83m x 3.32m 9'2" x 10'8"

Bedroom 2 (max)
2.20m x 2.86m 7'2" x 9'3"

Apt 212: Area 635 sq.ft / 59 sq.m

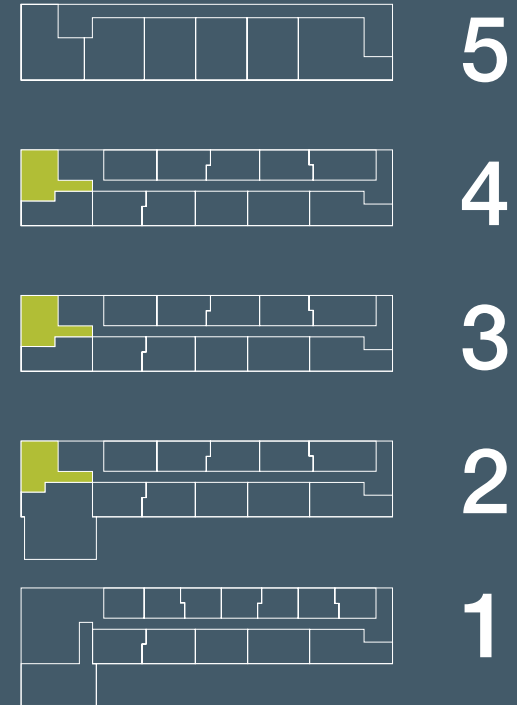
Apt 312: Area 635 sq.ft / 59 sq.m

Apt 412: Area 635 sq.ft / 59 sq.m

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floorplans

apartment type 7 | two bedroom apartment



Kitchen / Living Room (max)
 6.30m x 6.50m 20'6" x 21'3"
Bedroom 1 (max)
 3.73m x 3.39m 12'2" x 11'1"
Bedroom 2 (max)
 3.00m x 2.53m 9'8" x 8'3"

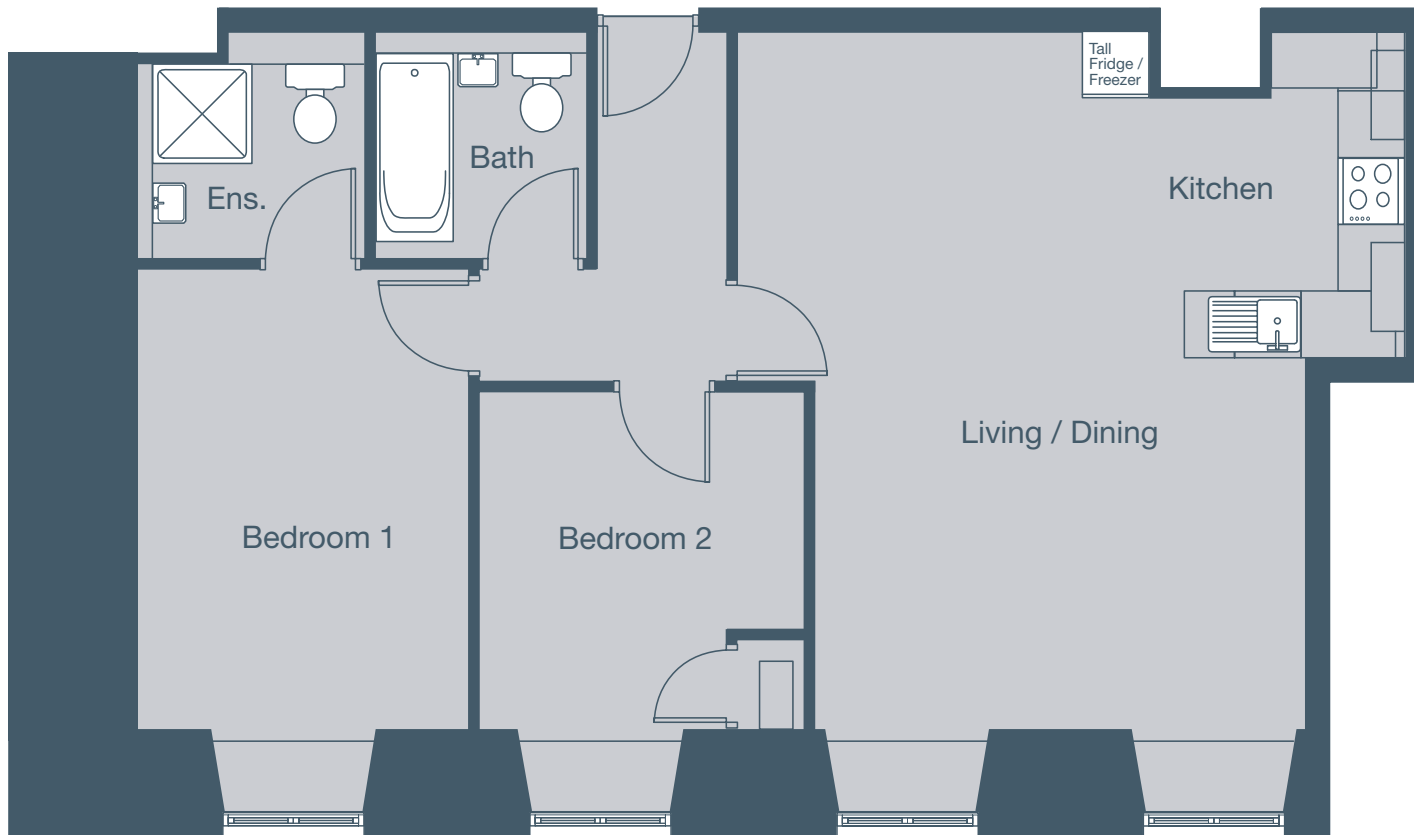
Apt 201: Area 688 sq.ft / 64 sq.m*
Apt 301: Area 732 sq.ft / 68 sq.m
Apt 401: Area 732 sq.ft / 68 sq.m

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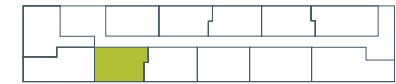
*Apt 201 has a split level layout & therefore room measurements differ slightly from typical apartment illustrated.

floorplans

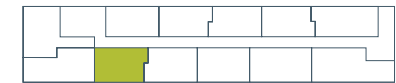
apartment type 8 | two bedroom apartment



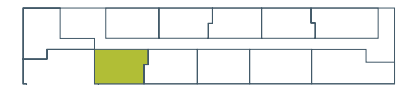
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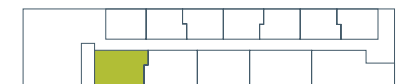
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2



1

Kitchen / Living Room (max)
6.26m x 5.80m 20'5" x 19'0"

Bedroom 1 (max)
2.80m x 4.00m 9'1" x 13'1"

Bedroom 2 (max)
2.90m x 2.97m 9'5" x 9'7"

Apt 102: Area 732 sq.ft / 68 sq.m

Apt 203: Area 732 sq.ft / 68 sq.m

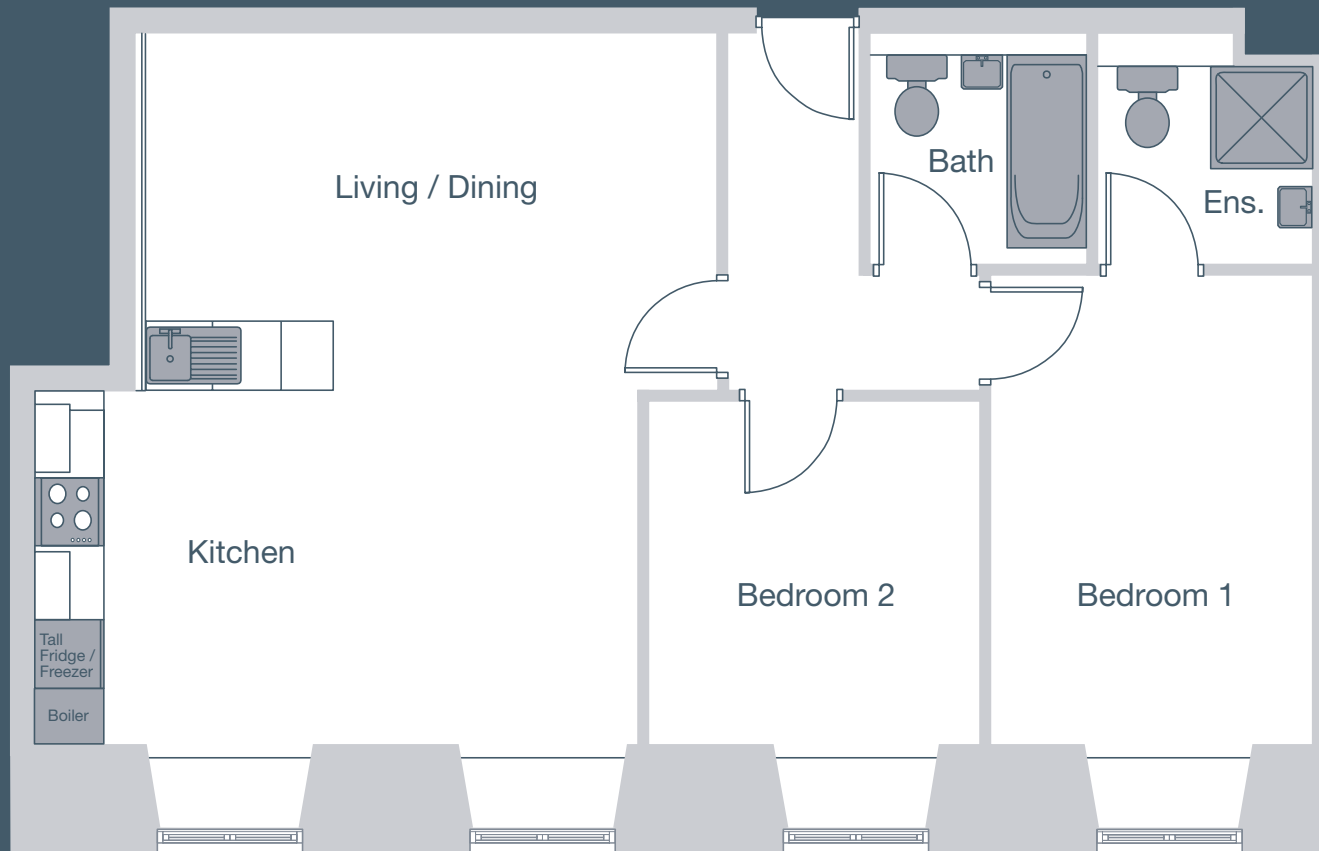
Apt 303: Area 732 sq.ft / 68 sq.m

Apt 403: Area 732 sq.ft / 68 sq.m

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floorplans

apartment type 9 | two bedroom apartment



5



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2



1

Kitchen / Living Room (max)
5.30m x 6.25m 17'3" x 20'5"

Bedroom 1 (max)
4.10m x 2.85m 13'4" x 9'3"

Bedroom 2 (max)
2.90m x 3.00m 9'5" x 9'8"

Apt 103: Area 721 sq.ft / 67 sq.m

Apt 204: Area 721 sq.ft / 67 sq.m

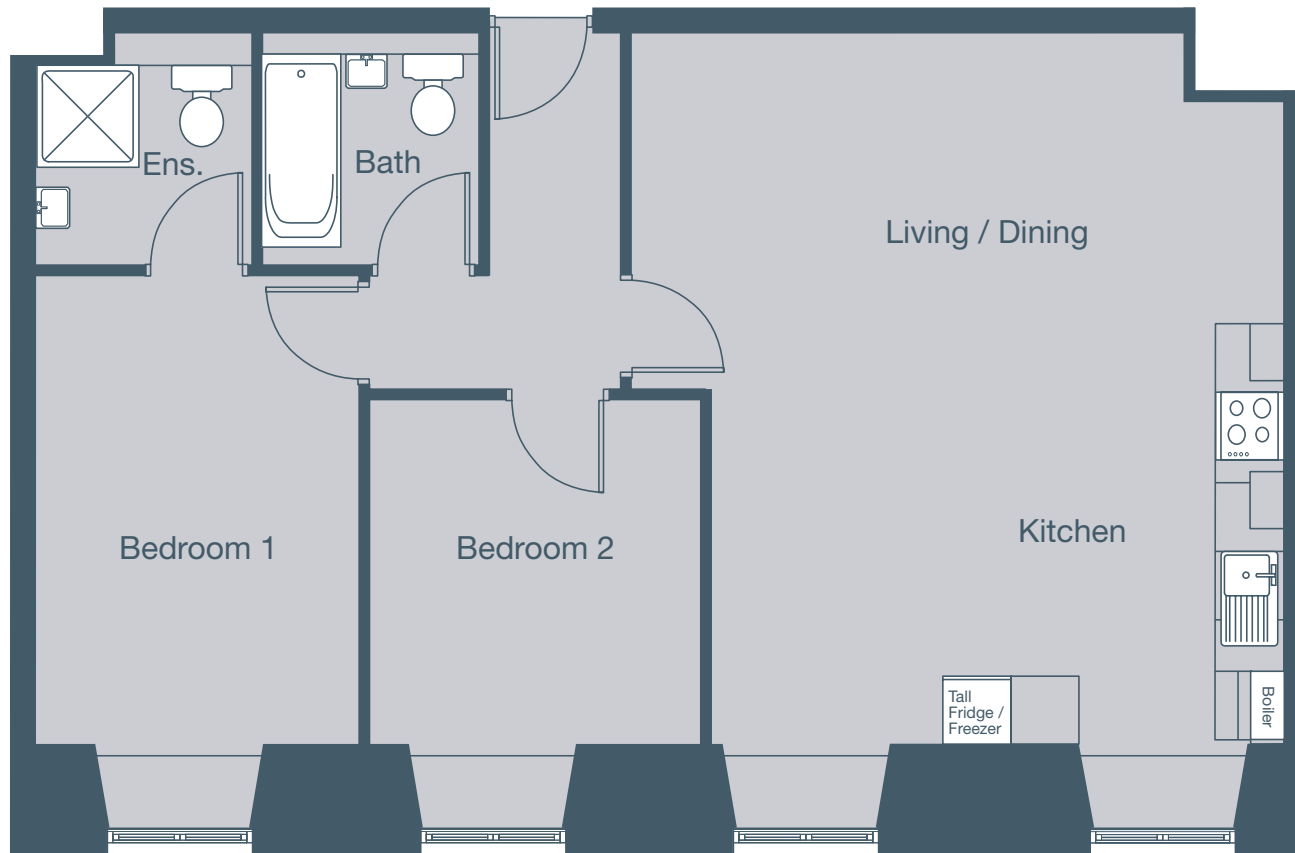
Apt 304: Area 721 sq.ft / 67 sq.m

Apt 404: Area 721 sq.ft / 67 sq.m

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floorplans

apartment type 10 | two bedroom apartment



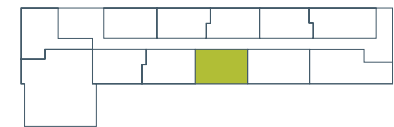
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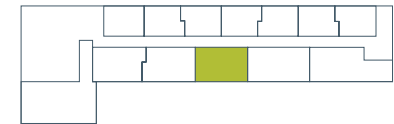
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1

Kitchen / Living Room (max)
5.17m x 6.25m 16'9" x 20'5"

Bedroom 1 (max)
2.84m x 4.10m 9'3" x 13'4"

Bedroom 2 (max)
2.90m x 2.90m 9'5" x 9'5"

Apt 104: Area 732 sq.ft / 68 sq.m

Apt 205: Area 732 sq.ft / 68 sq.m

Apt 305: Area 732 sq.ft / 68 sq.m

Apt 405: Area 732 sq.ft / 68 sq.m

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floorplans

apartment type 11 | two bedroom apartment



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2



1

Kitchen / Living Room (max)
5.83m x 5.34m 19'1" x 17'5"

Bedroom 1 (max)
5.10m x 3.30m 16'7" x 10'8"

Bedroom 2 (max)
2.83m x 3.30m 9'2" x 10'8"

Apt 208: Area 775 sq.ft / 72 sq.m

Apt 308: Area 775 sq.ft / 72 sq.m

Apt 408: Area 775 sq.ft / 72 sq.m

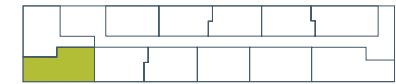
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floorplans

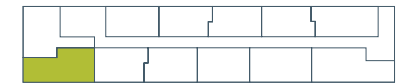
apartment type 12 | two bedroom apartment



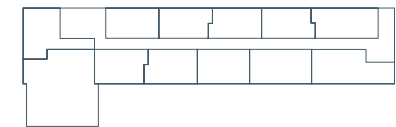
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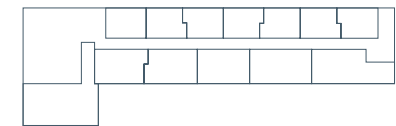
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1

Kitchen / Living Room (max)
6.49m x 4.35m 21'2" x 14'2"

Bedroom 1 (max)
3.91m x 3.81m 12'8" x 12'5"

Bedroom 2 (max)
3.20m x 2.79m 10'5" x 9'1"

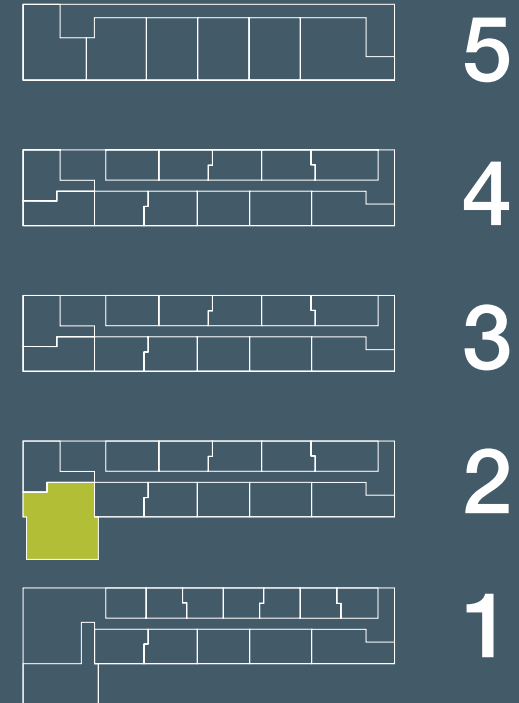
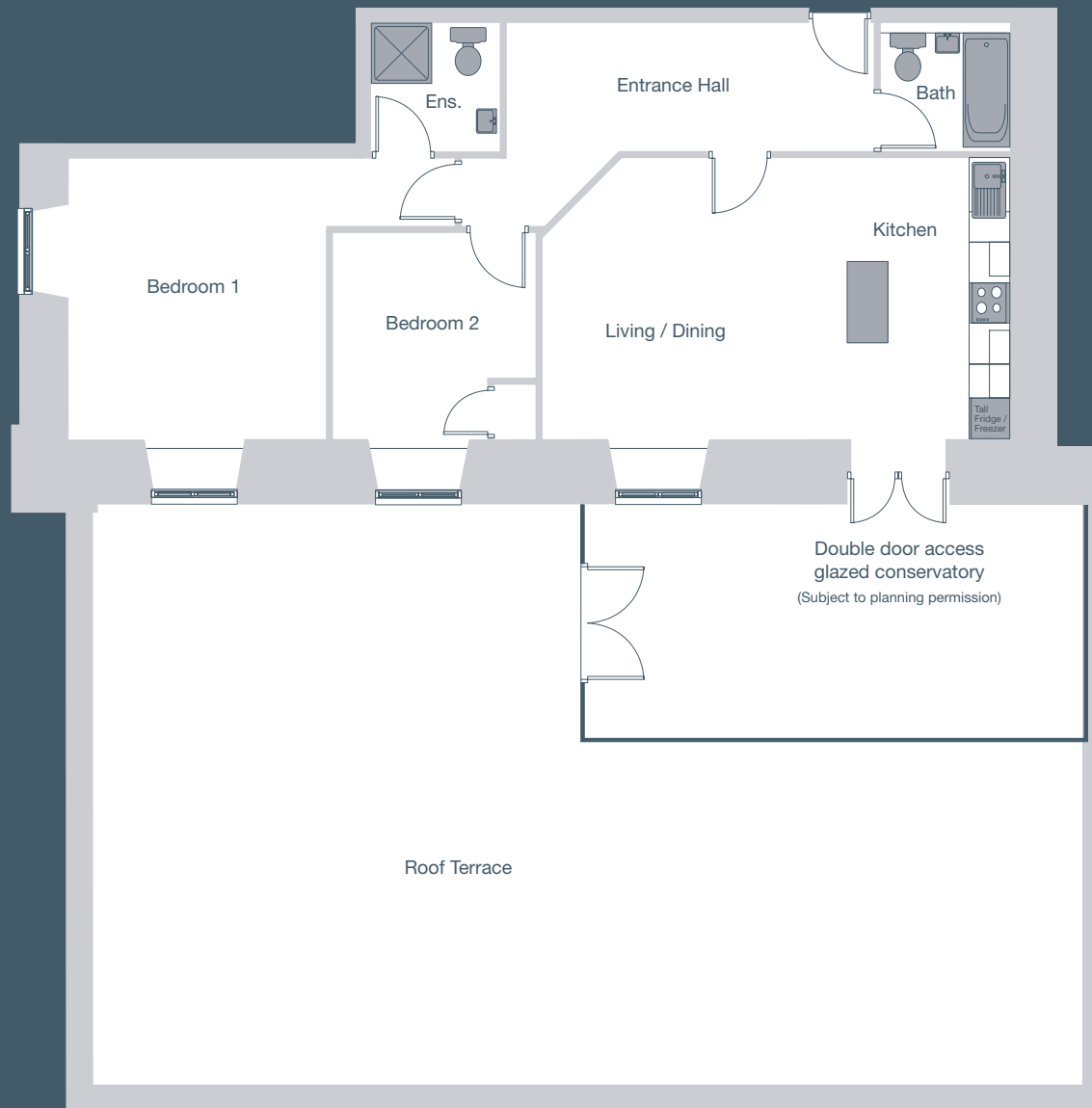
Apt 302: Area 775 sq.ft / 72 sq.m

Apt 402: Area 775 sq.ft / 72 sq.m

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floorplans

apartment type 13 | two bedroom apartment



Kitchen / Living Room (max)
6.49m x 4.35m 21'2" x 14'2"

Bedroom 1 (max)
3.91m x 3.81m 12'8" x 12'5"

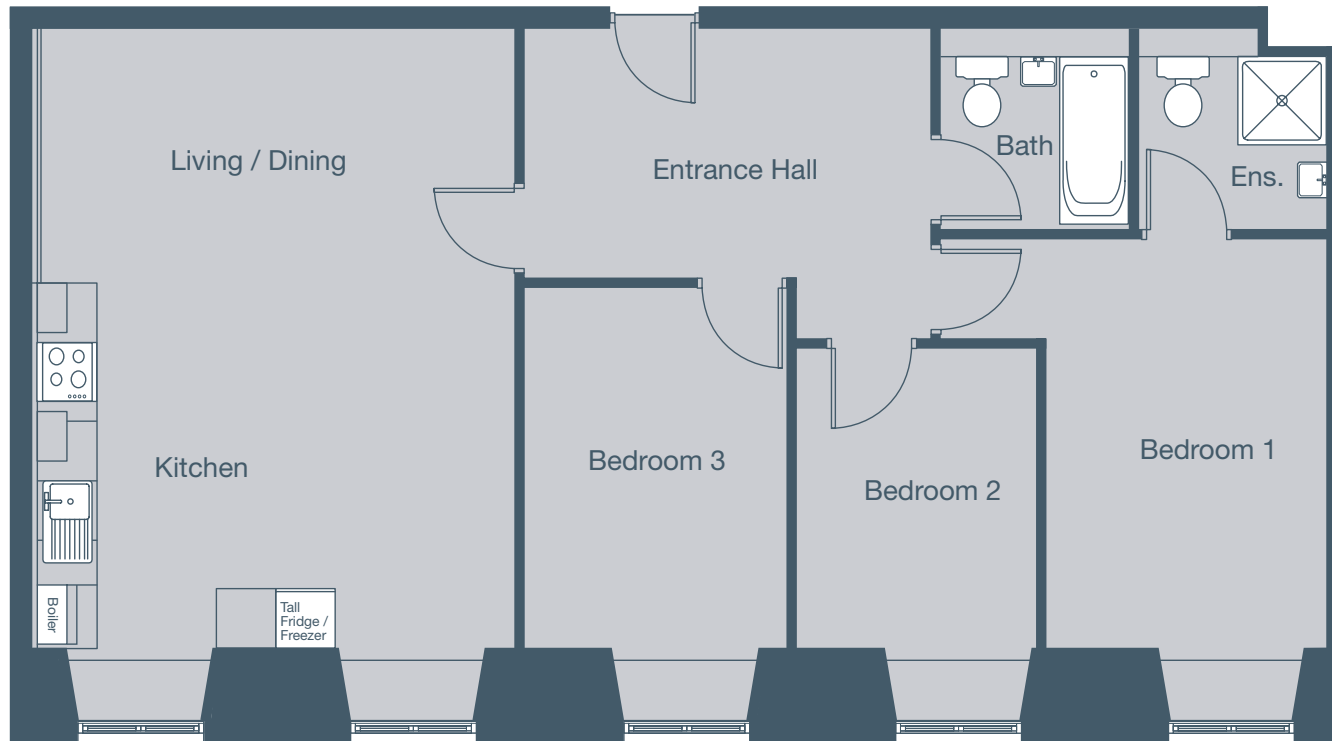
Bedroom 2 (max)
3.20m x 2.79m 10'5" x 9'1"

Apt 202: Area 775 sq.ft / 72 sq.m
Roof Terrace: Area 1345 sq.ft / 125 sq.m

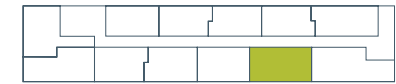
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floorplans

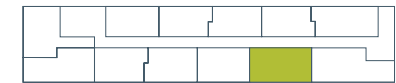
apartment type 14 | three bedroom apartment



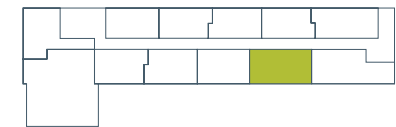
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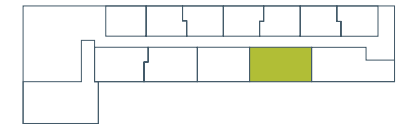
4



3



2



1

Kitchen / Living Room (max)
6.27m x 4.80m 20'5" x 15'7"

Bedroom 1 (max)
3.96m x 4.12m 12'9" x 13'5"

Bedroom 2 (max)
2.48m x 3.00m 8'1" x 9'8"

Bedroom 3 (max)
2.65m x 3.70m 8'6" x 12'1"

Apt 105: Area 882 sq.ft / 82 sq.m

Apt 206: Area 882 sq.ft / 82 sq.m

Apt 306: Area 882 sq.ft / 82 sq.m

Apt 406: Area 882 sq.ft / 82 sq.m

PLEASE NOTE: Floorplans are not to scale and all dimensions are approximate, allowance should be made for any variation. All measurements are based on a typical layout per apartment type and should not be used for floor cover measurements, or positioning of appliances or furniture.

floorplans

apartment type 15 | three bedroom apartment



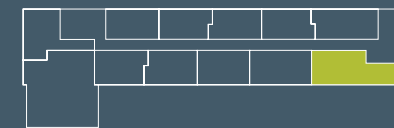
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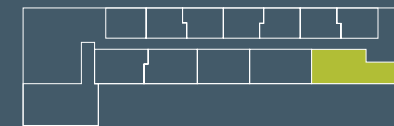
4



3



2



1

Kitchen / Living Room (max)

8.60m x 6.20m 28'2" x 20'3"

Bedroom 1 (max)

4.20m x 2.85m 13'7" x 9'3"

Bedroom 2 (max)

3.10m x 2.70m 10'1" x 8'8"

Bedroom 3 (max)

2.36m x 3.10m 7'7" x 10'1"

Apt 106: Area 968 sq.ft / 90 sq.m

Apt 207: Area 968 sq.ft / 90 sq.m

Apt 307: Area 968 sq.ft / 90 sq.m

Apt 407: Area 968 sq.ft / 90 sq.m

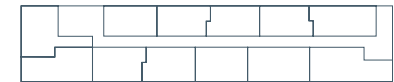
PLEASE NOTE: Floorplans are not to scale and all dimensions are approximate, allowance should be made for any variation. All measurements are based on a typical layout per apartment type and should not be used for floor cover measurements, or positioning of appliances or furniture.

floorplans

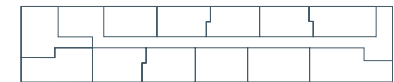
apartment type 16 | three bedroom apartment



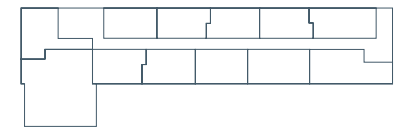
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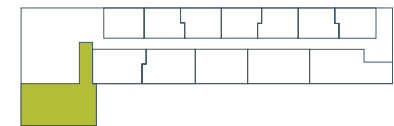
4



3



2



1

Kitchen / Living Room (max)
6.91m x 4.20m 22'6" x 13'7"

Bedroom 1 (max)
5.54m x 4.10m 18'1" x 13'4"

Bedroom 2 (max)
4.21m x 2.90m 13'8" x 9'5"

Bedroom 3 (max)
5.60m x 2.70m 18'3" x 8'8"

Apt 101: Area 1367 sq.ft / 127 sq.m

PLEASE NOTE: Floorplans are not to scale and all dimensions are approximate, allowance should be made for any variation. All measurements are based on a typical layout per apartment type and should not be used for floor cover measurements, or positioning of appliances or furniture.

floorplans

apartment type 17 | two bedroom penthouse apartment



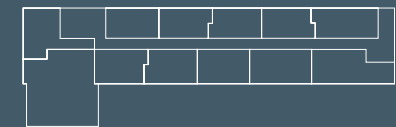
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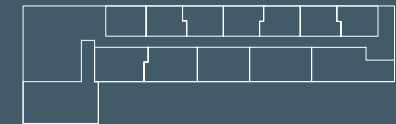
4



3



2



1

Kitchen / Living Room (max)
6.47m x 10.19m 21'2" x 33'4"

Bedroom 1 (max)
3.17m x 3.19m 10'4" x 10'4"

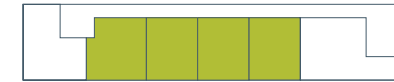
Bedroom 2 (max)
3.17m x 3.67m 10'4" x 12'0"

Apt 501: Area 958 sq.ft / 89 sq.m

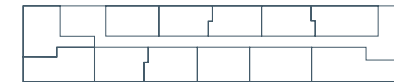
PLEASE NOTE: Floorplans are not to scale and all dimensions are approximate, allowance should be made for any variation. All measurements are based on a typical layout per apartment type and should not be used for floor cover measurements, or positioning of appliances or furniture.

floorplans

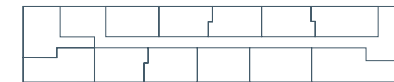
apartment type 18 | two bedroom penthouse apartment



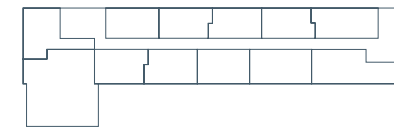
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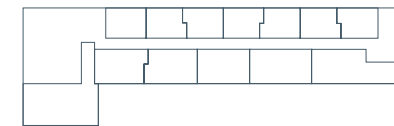
4



3



2



1

Kitchen / Living Room (max)
7.92m x 5.30m 25'9" x 17'3"

Bedroom 1 (max)
2.85m x 4.40m 9'3" x 14'4"

Bedroom 2 (max)
2.45m x 3.30m 8'0" x 10'8"

Apt 502: Area 872 sq.ft / 81 sq.m

Apt 503: Area 796 sq.ft / 74 sq.m

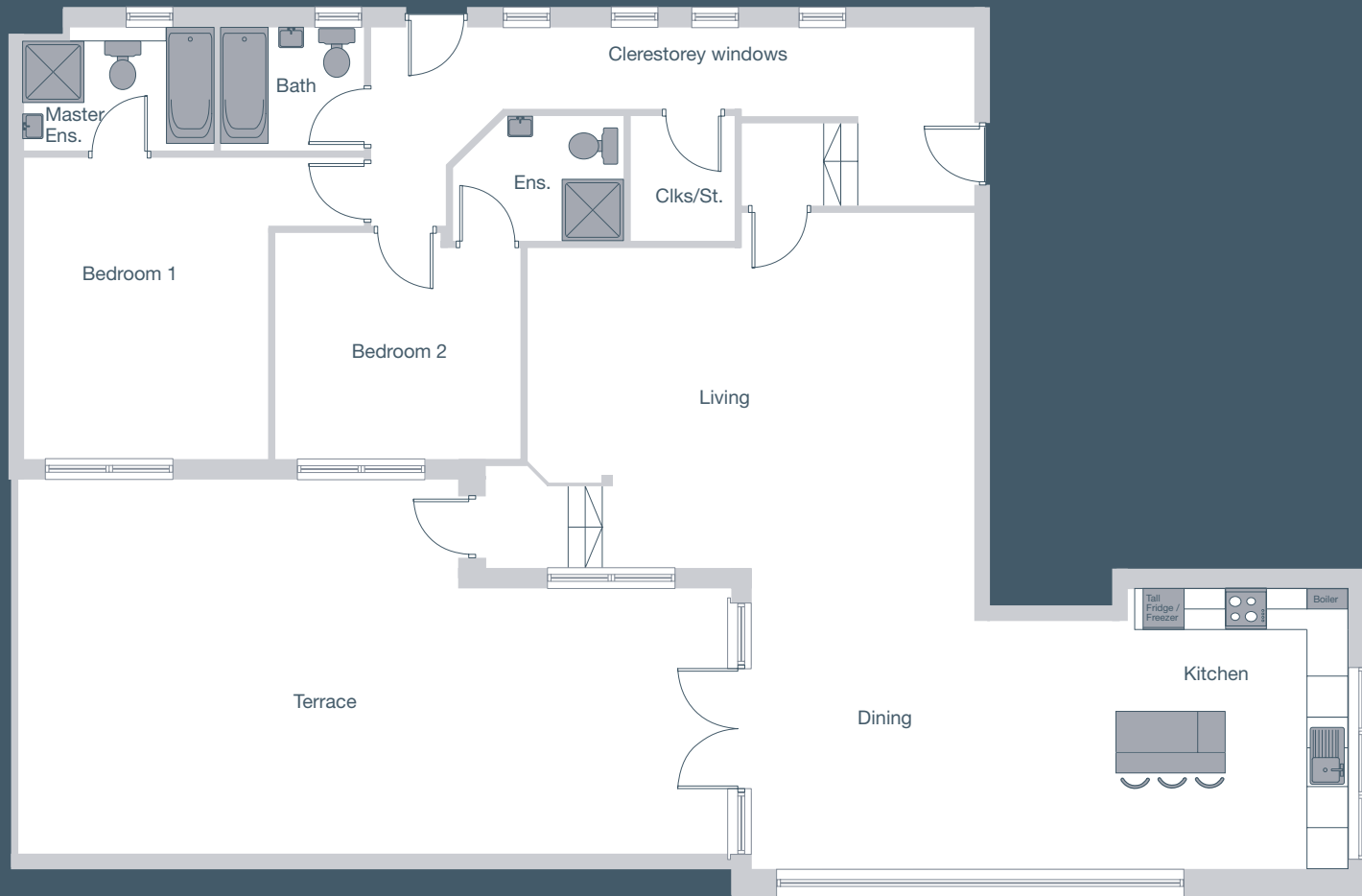
Apt 504: Area 807 sq.ft / 75 sq.m

Apt 505: Area 818 sq.ft / 76 sq.m

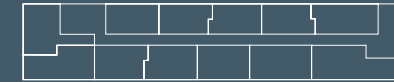
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floorplans

apartment type 19 | two bedroom penthouse apartment



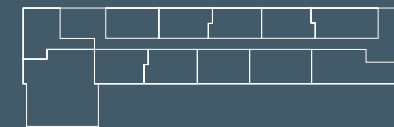
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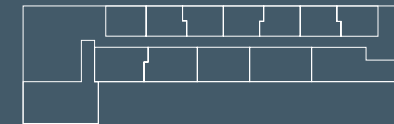
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3



2



1

Kitchen / Living Room (max)
3.53m x 8.70m 11'5" x 28'5"

Bedroom 1 (max)
4.70m x 6.55m 15'4" x 21'4"

Bedroom 2 (max)
3.60m x 4.40m 11'8" x 14'4"

Apt 506: Area 1464 sq.ft / 136 sq.m
(Split Level)

PLEASE NOTE: Floorplans are not to scale and all dimensions are approximate, allowance should be made for any variation. All measurements are based on a typical layout per apartment type and should not be used for floor cover measurements, or positioning of appliances or furniture.

Be enticed by the private exterior terraces featuring patio and lawned areas, enjoyed by the six Penthouse apartments and Apartment 202. The landscaped terrace is designed to be an extension of your living space offering the bright lights of the city as your own personal backdrop.



A prime location

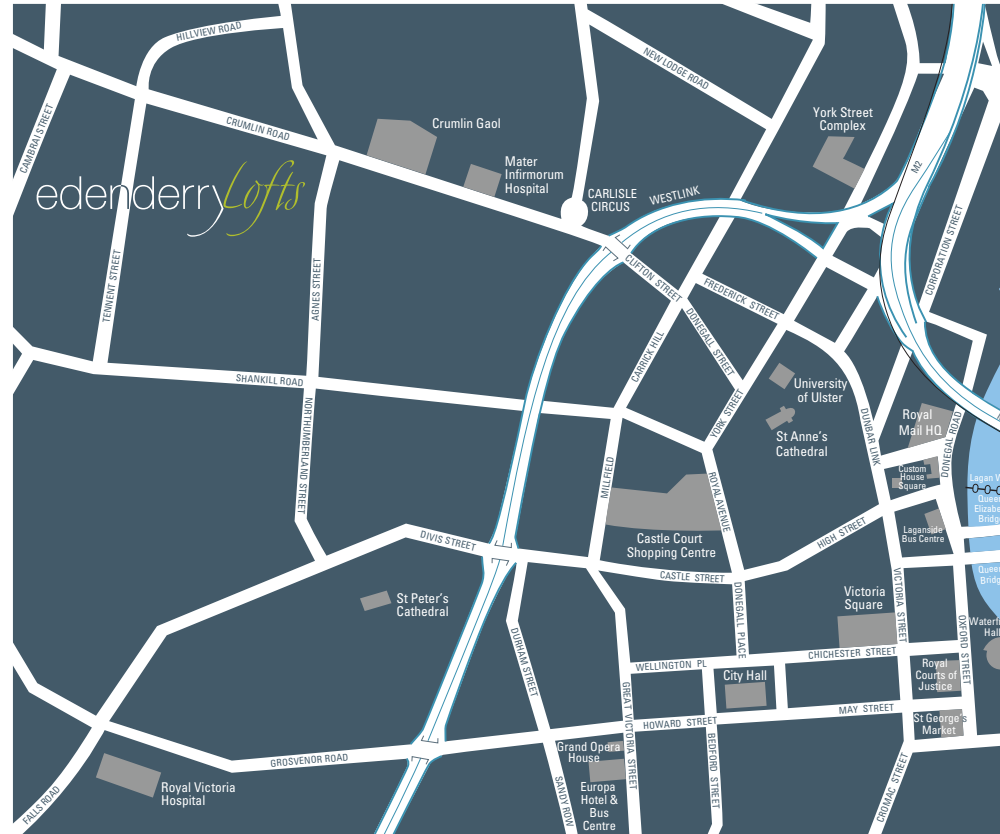
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Waterfront Hall	3.1 miles
Odyssey	4.2 miles
Victoria Square	3.2 miles
City Hall	2.4 miles



Albert Clock



City Hall



Custom Square



location

location

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