



THE COURTYARD

ARDAVON ESTATE
CULTRA



VALOR
HOMES

ARDAVON





THE COURTYARD

ARDAVON ESTATE
CULTRA



VALOR
HOMES



Belfast Lough from Hollywood



Royal Belfast Golf Club, Cultra

UNPARALLELED LOCATION

Located just a short distance from a multitude of activities, eateries and open green spaces, the esteemed Holywood area guarantees that there is certainly no shortage of things to see and do.



Royal North of Ireland Yacht Club



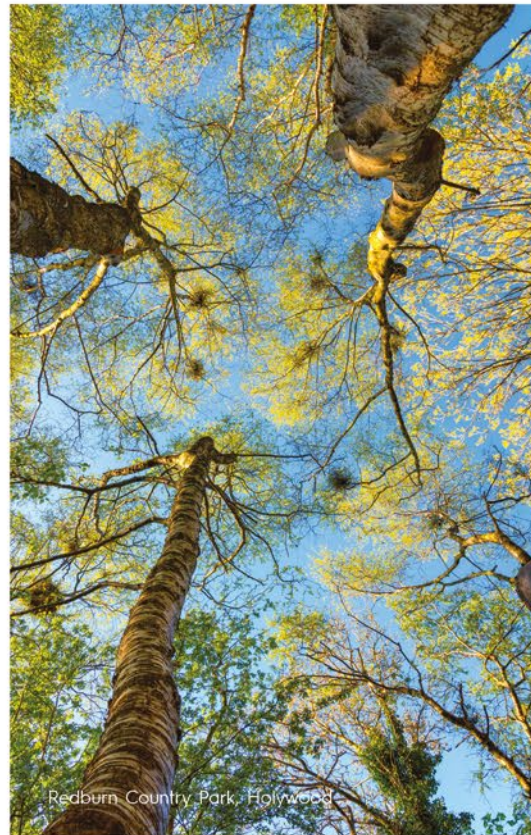
Culloden Estate & Spa

Whether it's enjoying a game of golf on the lush fairways of the Royal Belfast Golf Club, kicking back and relaxing at the luxurious Culloden Estate and Spa or taking a stroll through the serene Redburn Country Park, Ardavon Park provides an exceptional selection of nearby amenities. Thanks to Holywood's notable collection of chic cafés and outstanding restaurants, residents also have the opportunity to experience some of the country's finest cuisine.

What's more, with the renowned Royal North of Ireland Yacht Club's impressive premises situated just a stone's throw away, this unparalleled location is perfect for those seeking tranquillity on the waters of Belfast Lough.

Providing direct rail links from Cultra to Bangor, Belfast and beyond, and situated only a short drive away from George Best City Airport, it goes without saying The Courtyard is perfectly placed for commuters.

TAKE A LOOK AROUND





Royal Belfast Golf Club, Cultra

BETTER CONNECTED LIVING



BY TRAIN

- Dublin
2 Hours 37 Minutes
- Derry / Londonderry
2 Hours 16 Minutes
- Portrush
1 Hour 47 Minutes
- Coleraine
1 Hour 35 Minutes
- Ballymena
54 Minutes
- Great Victoria Street
25 Minutes
- Lanyon Place
15 Minutes
- Hollywood
4 Minutes
- **Cultra**
- Helen's Bay
6 Minutes
- Bangor West
13 Minutes
- Bangor
16 Minutes



BY CAR

- **Cultra**
- Hollywood
3 Miles
- Bangor
6 Miles
- Belfast
7.5 Miles
- Newtownards
8 Miles
- Lisburn
16.5 Miles
- Ballymena
34 Miles
- Newcastle
41.5 Miles
- Portrush
65 Miles
- Dublin
111 Miles
- George Best Belfast City Airport
4.5 Miles
- Belfast International Airport
29 Miles



BY FOOT

- **Cultra**
- Transport Museum
6 Minutes
- Culloden Estate & Spa
10 Minutes
- Folk Museum
11 Minutes
- Cultra Rail Halt
12 Minutes
- Royal Belfast Golf Club
20 Minutes
- Royal North of Ireland Yacht Club
26 Minutes
- Seapark
32 Minutes
- Hollywood
54 Minutes

Whether you are looking for a quick commute into Belfast, access to the North Coast, a stroll to the museum or easy links to airports, The Courtyard is in the ideal location.



SHOPPING IN BELFAST ONLY

15 minutes away
on the train



CULTRA RAIL HALT ONLY

12 minutes away
by foot



LUNCH IN THE CULLODEN ESTATE ONLY

10 minutes away
by foot

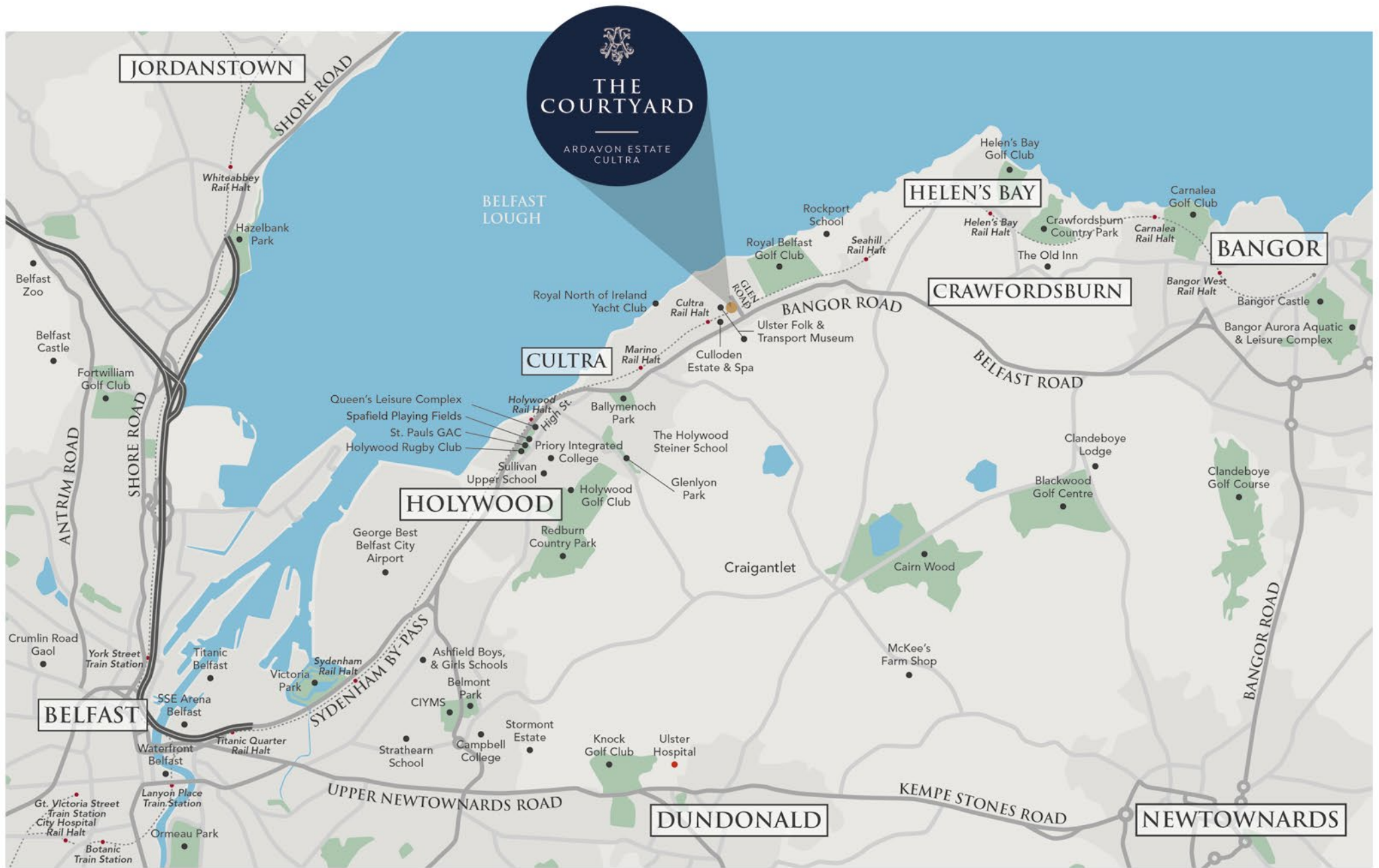


RELAX IN THE NORTH COAST ONLY

107 minutes away
on the train



Belfast Lough from Cultra



A PLACE TO CALL HOME

Established in 2000 Warwick Architects is a multi-award winning practice located in Templepatrick, Co Antrim, Northern Ireland. Warwick Architects specialise in traditional and contemporary architecture and are renowned for some of the most exclusive homes in Northern Ireland.

The design of Ardavon House as a luxury apartment building has been carefully considered with detailing to reflect the history and style of the original building. The apartment layouts are designed to take advantage of their orientation in terms of the sun and view and provide a high quality accommodation. The scale and proportion of the elevations and the choice of materials for the scheme all make for an exceptionally high quality building.

To complement the luxury apartments and provide a different building tenure, a courtyard of townhouses has been designed as a converted stable courtyard. Brick and natural stone chosen for the materials in the courtyard are reflective of buildings of this type and create a very distinct identity for this building. High specification of materials, hardscape, landscaping and lighting to the courtyard creates a community space for residents to enjoy.

The Gate-lodge at the entrance to the site had been designed using proportions and detailing also found in the main apartment building. This gives a flavour of the quality of finish and detail on entering the site. The overall scheme is extremely successful in offering luxury apartments, townhouses and detached houses across the site as well as retaining the existing mature vegetation to complement the setting for the newly constructed properties.





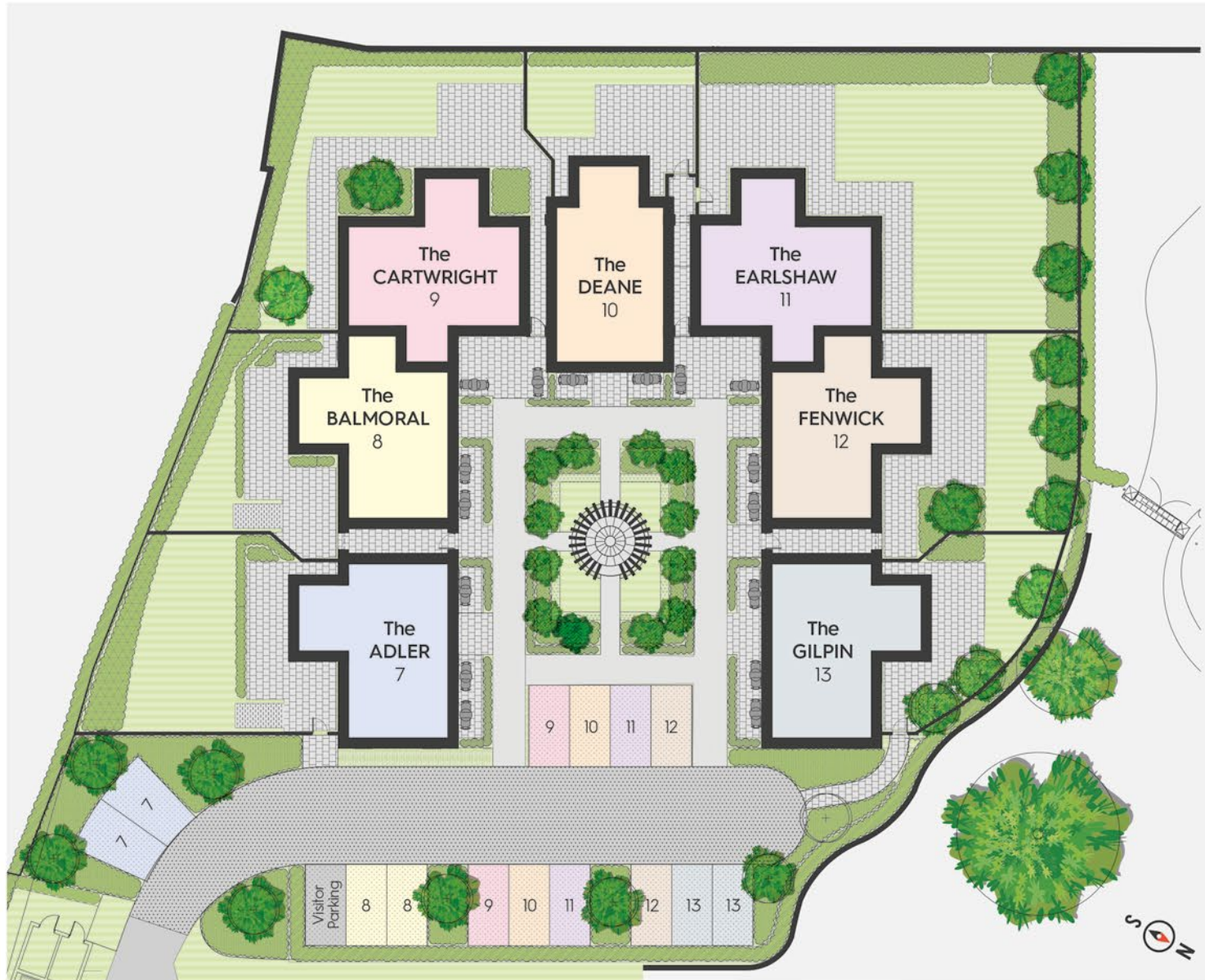
Site Layout Key

- 1 - 6 The Houses
- 7 - 13 The Courtyard
- 14 - 18 Ardavon House Apartments
- 19 The Gatelodge



Not to scale

THE COURTYARD SITE LAYOUT



Not to scale



THE ADLER

GROUND FLOOR

Entrance Hall		
Lounge	6.45 x 4.30m	21'1" x 14'1"
Kitchen/Dining max	6.53 x 6.20m	21'5" x 20'4"
Utility	2.30 x 1.60m	7'6" x 5'2"
WC		



SITE LAYOUT

Not to scale



FIRST FLOOR

Master Bed max	5.35 x 3.10m	17'6" x 10'2"
Ensuite	3.00 x 1.50m	9'10" x 4'11"
Dressing Area	3.30 x 1.60m	10'9" x 5'2"
Bedroom 2	4.30 x 3.20m	14'1" x 10'5"
Bedroom 3	4.30 x 3.20m	14'1" x 10'5"
Bathroom max	3.60 x 2.20m	11'9" x 7'2"



TOTAL FLOOR AREA

1,775 FT²
APPROX.





THE BALMORAL

SITE LAYOUT Not to scale



GROUND FLOOR

Entrance Hall		
Lounge	6.45 x 4.25m	21'1" x 13'11"
Kitchen/Dining max	6.30 x 5.35m	20'8" x 17'6"
Utility	3.15 x 1.55m	10'4" x 5'1"
WC		



FIRST FLOOR

Master Bedroom	3.90 x 3.20m	12'9" x 10'5"
Ensuite max	3.20 x 2.00m	10'5" x 6'6"
Bedroom 2	4.25 x 3.20m	13'11" x 10'5"
Bedroom 3	4.45 x 3.20m	14'7" x 10'5"
Ensuite	3.05 x 1.50m	10'0" x 4'11"
Bathroom max	3.86 x 2.11m	12'7" x 6'11"



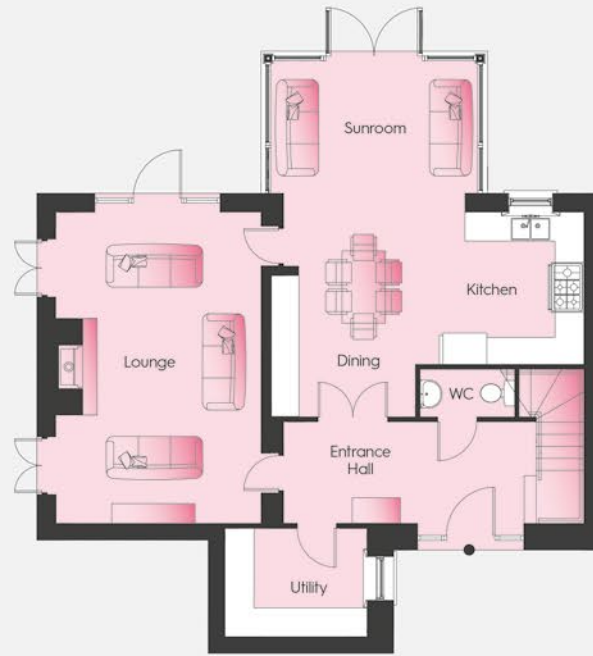
TOTAL FLOOR AREA

1,690 FT²
APPROX.

THE CARTWRIGHT

GROUND FLOOR

Entrance Hall		
Lounge	6.45 x 4.25m	21'1" x 13'11"
Kitchen/Dining/ Living max	7.35 x 6.45m	24'1" x 21'1"
Utility	2.95 x 2.25m	9'8" x 7'4"
WC		



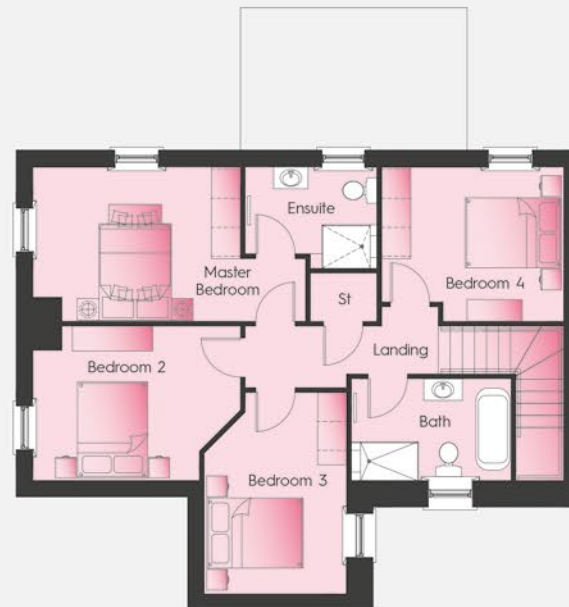
SITE LAYOUT

Not to scale



FIRST FLOOR

Master Bedroom	4.30 x 3.20m	14'1" x 10'5"
Ensuite		
Bedroom 2 max	4.30 x 3.20m	14'1" x 10'5"
Bedroom 3 max	4.15 x 2.95m	13'7" x 9'8"
Bedroom 4 max	3.95 x 3.20m	12'11" x 10'5"
Bathroom	3.30 x 2.10m	10'9" x 6'10"



TOTAL
FLOOR
AREA

1,830 FT²
APPROX.



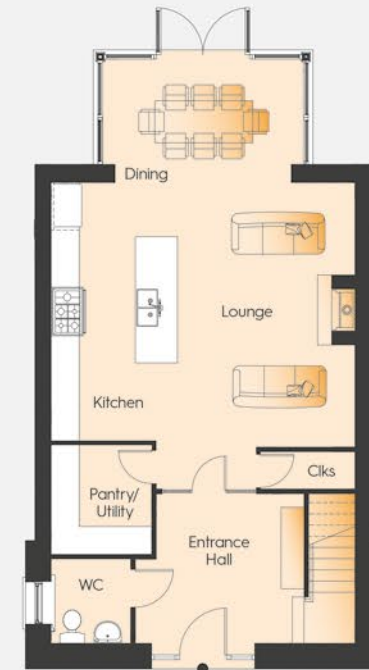


SITE LAYOUT Not to scale



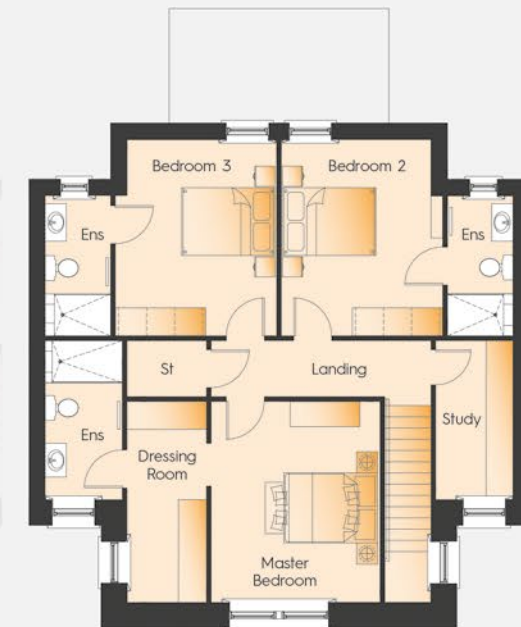
GROUND FLOOR

Entrance Hall		
Kitchen/Dining/		
Living max	8.35 x 6.50m	27'4" x 21'3"
Pantry/Utility max	3.10 x 2.15m	10'2" x 7'0"
Cloakrom		
WC		



FIRST FLOOR

Master Bedroom	3.60 x 4.30m	11'9" x 14'1"
Dressing	4.30 x 1.70m	14'1" x 5'6"
Ensuite	3.25 x 1.65m	10'7" x 5'4"
Bedroom 2	4.20 x 3.20m	13'9" x 10'5"
Ensuite	3.00 x 1.40m	9'10" x 4'7"
Bedroom 3	4.20 x 3.20m	13'9" x 10'5"
Ensuite	3.00 x 1.40m	9'10" x 4'7"
Study	3.40 x 1.65m	11'1" x 5'4"



TOTAL FLOOR AREA

1,755 FT²
APPROX.

THE EARLSHAW

GROUND FLOOR

Entrance Hall		
Lounge	6.45 x 4.25m	21'1" x 13'11"
Kitchen/Dining/ Living max	7.35 x 6.45m	24'1" x 21'1"
Utility	2.95 x 2.25m	9'8" x 7'4"
WC		



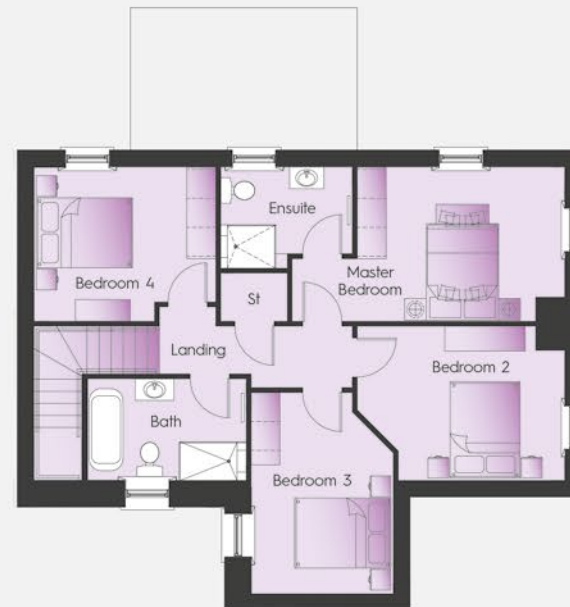
SITE LAYOUT

Not to scale



FIRST FLOOR

Master Bedroom	4.30 x 3.20m	14'1" x 10'5"
Ensuite		
Bedroom 2 max	4.30 x 3.20m	14'1" x 10'5"
Bedroom 3 max	4.15 x 2.95m	13'7" x 9'8"
Bedroom 4 max	3.95 x 3.20m	12'11" x 10'5"
Bathroom	3.30 x 2.10m	10'9" x 6'10"



TOTAL FLOOR AREA

1,830 FT²
APPROX.





SITE LAYOUT Not to scale



GROUND FLOOR

Entrance Hall		
Lounge	6.45 x 4.25m	21'1" x 13'11"
Kitchen/Dining max	6.30 x 5.35m	20'8" x 17'6"
Utility	3.15 x 1.55m	10'4" x 5'1"
WC		



FIRST FLOOR

Master Bedroom	3.90 x 3.20m	12'9" x 10'5"
Ensuite max	3.20 x 2.00m	10'5" x 6'6"
Bedroom 2	4.25 x 3.20m	13'11" x 10'5"
Bedroom 3	4.45 x 3.20m	14'7" x 10'5"
Ensuite	3.05 x 1.50m	10'0" x 4'11"
Bathroom max	3.86 x 2.11m	12'7" x 6'11"

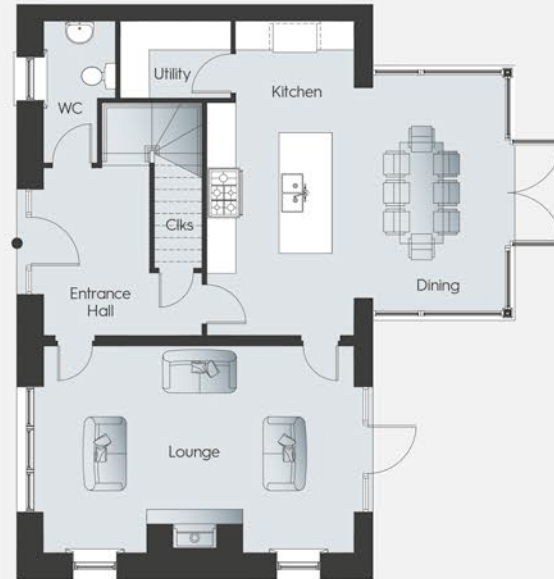


TOTAL FLOOR AREA
1,690 FT²
APPROX.

THE GILPIN

GROUND FLOOR

Entrance Hall		
Lounge	6.45 x 4.30m	21'1" x 14'1"
Kitchen/Dining max	6.53 x 6.20m	21'5" x 20'4"
Utility	2.30 x 1.60m	7'6" x 5'2"
WC		



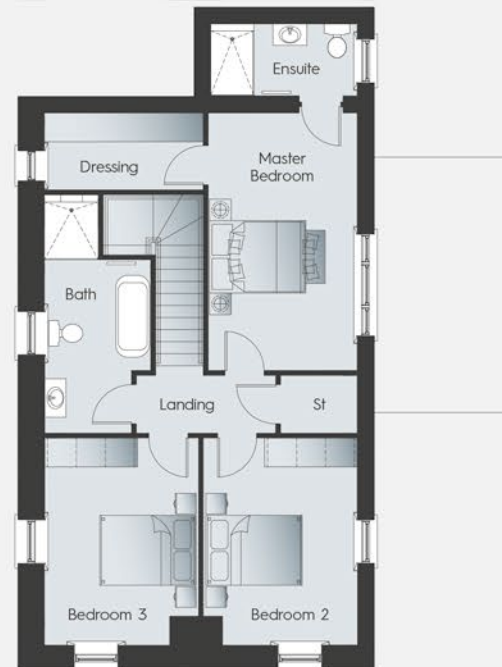
SITE LAYOUT

Not to scale



FIRST FLOOR

Master Bed max	5.35 x 3.10m	17'6" x 10'2"
Ensuite	3.00 x 1.50m	9'10" x 4'11"
Dressing Area	3.30 x 1.60m	10'9" x 5'2"
Bedroom 2	4.30 x 3.20m	14'1" x 10'5"
Bedroom 3	4.30 x 3.20m	14'1" x 10'5"
Bathroom max	3.60 x 2.20m	11'9" x 7'2"



TOTAL FLOOR AREA

1,775 FT²
APPROX.



SPECIFICATION

Timeless Quality

Valor Homes strive to create beautiful homes of exceptional quality that stand the test of time for our purchasers as well as enhancing their location.

Innovative Design

With an emphasis on innovative design, using only the very best materials and experienced local tradesmen, ensuring meticulous attention to detail in each and every new home.

Customer Care

Focussed on customer care we work with our customers to ensure their new home is tailored to their desire.

Years of Experience

With many years' experience in the delivery homes of the highest quality.



Internal Features

- Painted internal walls and ceilings
- Solid timber 2 panel internal doors in eggshell finish
- Crittall style doors to kitchen and lounge finished to RAL 7033
- Timber painted profiled architraves and skirting boards in eggshell finish
- Painted Timber lining and architraves to all windows and doors in eggshell finish
- Fire surround and hearth with recessed gas fire to main lounge areas
- Solid oak staircase and handrails.
- Recessed curtain track detailing to main lounge, kitchen and dining rooms
- Ceilings detailed to allow for concealing floor to ceiling window dressings in the living room, kitchen and dining
- Built in Wardrobes and Dressing areas
- Metal finish to electrical sockets and switches
- Lighting to combine a mix of recessed LED, spot lighting, pendant lighting, and wall lighting (As outlined on electrical drawings)
- Mains supply smoke, heat, and carbon monoxide detectors with battery backup
- Cabling for recessed speakers in main areas and master bedroom wired to central point.
- High quality ironmongery
- Solid timber 2 panel doors painted
- Solid concrete flooring throughout
- Security alarm

Kitchen (From Nominated Suppliers)

- Luxury kitchens with feature island where applicable, soft close doors and drawers
- Stone surfacing

- Branded appliances to include gas or electric hob, electric ovens, dishwasher, fridge / freezer and wine fridge

Utility Rooms

- High quality units, doors, worktop, & handles
- Stone surfacing
- Sink unit
- Washing machine and condenser dryer

Bathroom / Ensuites

- Luxurious fixtures and fittings from nominated suppliers' ranges
- Wall hung / Back to wall toilets with soft close function on seat
- Walk in showers with shower trays with fixed glazed screen or pivot style shower doors
- Thermostatic shower valves with drench shower head and handheld shower fittings to all showers
- Heated towel rails
- Tiled splash-back or basin upstand to sinks and vanity units
- Freestanding Bath
- Brassware available in a range of finishes

Flooring (From Nominated Suppliers)

- Porcelain tiles to entrance hall, WC, kitchen dining, utility, bathroom and ensuite floors
- Wall tiling within shower areas and over sinks
- Quality carpets and underlay to all bedrooms wardrobes, dressing areas and landing area
- Engineered timber flooring to main lounge areas

Heating

- Underfloor heating to ground floor areas
- Panel radiators to first floor rooms
- Gas fired central heating
- App controlled heating
- Energy efficient combination boiler
- Mechanical ventilation / PIV

External Features

- Natural slate roofs
- Black period style guttering and rainwater goods
- Stone façades with brickwork detailing, or painted render facades with brickwork detailing
- Double glazed uPVC sliding sash windows finished to RAL 7033
- Painted hardwood external doors with glazed panels finished to RAL 7033
- Hardwood front door finished to RAL 7031
- Aluminum bifold doors to kitchen / dining finished to RAL 7033
- Ironmongery to external doors and windows in Brass finish
- External power to rear garden
- External hot and cold water taps to rear garden
- External gas supply to rear garden private patio area overlooking communal gardens to front of all houses
- Landscaped rear gardens finished in turf with large patio areas external lighting, power, gas supply entertainment space
- Landscaped communal courtyard garden with external lighting
- Power extended from house to designated parking left ready for fitting single phase car charging points

Warranty

- NHBC 10 year warranty will be provided with all Homes.



Raising Standards. Protecting Homeowners

10 Year NHBC Buildmark Warranty with all Valor Homes.



Computer visual from the Kitchen / Dining of The Adler - Site 7



Computer visual from the Lounge of The Gilpin - Site 13



Computer visual from the Lounge of The Adler - Site 7

A PLACE TO FEEL AT HOME

Garuda Design was formed in 1996 by Suzanne Garuda. An Interior Design Practice that has created some of the most beautiful and varied residential, hotel and public space interiors in Ireland and internationally. They offer a complete Interior Design service from concept to completion.

The Belfast based studio has a team of interior architects, designers and architectural technicians. We create a seamless transition from 2D plans through to spatial layouts, selection of all hard finishes, kitchens and bathrooms, architectural joinery, and finishes. Finally, bringing together beautiful, unique spaces that are personal - reflecting the user, the location and the architecture.

In the elegant surroundings of Ardavon Estate, Garuda have looked carefully at the individual styles and layouts of each of the dwellings to create an interior character that is sympathetic to the architecture. Each house or apartment has individually designed doors, architraves, skirtings, high quality sanitaryware, carefully considered furniture and electrical layouts. The style of kitchen and utility room compliment the overall scheme, with tiles and timber floor selected to work in harmony with all of the elements and create the perfect foundation on which to build a home. It was important to get the 'bones' of the interior finishes correct to add interest and detailing so the interiors could be natural, effortlessly stylish and a pleasure to be in.



GARUDA
DESIGN



Computer visual from the Master Bedroom of The Adler - Site 7



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VALOR

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Building Timeless Quality

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