

ADMIN  
HOUSE





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HOUSE



Full of charm  
and Steeped  
in History



Immersed in a wealth of rich culture and fascinating history, Admin House at Belvoir Park incorporates the classical appeal of striking Edwardian architecture into the perfect living environment for any modern homeowner.

Situated in the established Belvoir Park development and surrounded by some of South Belfast's most beautiful landscapes, Admin House is intended to reflect the traditional design and construction of the surrounding buildings, from which it takes its inspiration. Notably, Admin House combines the best of both worlds in its ability to replicate captivating elements of the past, all the while maintaining a sense of contemporary living.

First opened in 1906, by John Campbell Gordon, the Lord Lieutenant, Lord Aberdeen and Viceroy of Ireland. Designed by the renowned John Mackenzie, the Administration Building is just one of the many outstanding buildings erected by the prolific Young and Mackenzie architectural firm. Responsible for much of the city's significant buildings and notable landmarks, Young and Mackenzie have played a prominent role in the creation of the cultural and historic Belfast city which thrives today. Thanks to the spectacular new refurbishment of the Administration Building, this listed building is truly an architectural marvel which has withstood the test of time for over one hundred years.

Throughout previous restoration works, the impeccable refurbishment of the original Edwardian Pavilions paved the way for the seamless incorporation of the old and the new into unique living spaces. Admin House offers the once-in-a-lifetime opportunity to connect with history. Boasting spacious accommodation and integrating high-quality, modern fixtures at every opportunity, these exceptional homes are the perfect choice when it comes to contemporary city living whilst encompassing significant features of the past.

Not only enabling residents of Belvoir Park to truly appreciate the beauty of momentous architecture, this exclusive site also imitates the natural attraction of the surrounding rural landscape. Residents of Admin House are guaranteed the experience of countryside living, all the while remaining a short distance from Belfast City Centre.



Photograph  
of the opening  
of the  
Administration  
Building in 1906



- 1. Victoria Square, Belfast City Centre
- 2. Shaws Bridge & Barnett Demesne
- 3. Belvoir Park Golf Course
- 4. Queen's University, Belfast
- 5. Forestside Shopping Centre
- 6. Barnett Demesne
- 7. Commercial Court, Belfast City Centre
- 8. The MAC, Belfast



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## Uncompromised living in an unparalleled location

Perched in a location which boasts a multitude of notable landmarks, exciting activities, and breath-taking scenery, residents of Admin House can rest assured that there is plenty to appreciate within the local area. From a wealth of high-street boutiques and convenience stores in the city centre, to an array of trendy cafés and restaurants dotted throughout the Lisburn Road and Ormeau area, residents of Admin House don't have far to travel in order to witness the appeal of city life. Located nearby, the thriving Queen's Quarter is host to a range

of prominent attractions, including Queen's University Belfast, Botanic Gardens and the Ulster Museum.

Surrounded by a variety of stunning outdoor spaces, it goes without saying that Admin House is perfectly positioned for those who love spending time in nature. With the notable Belvoir Park Forest, picturesque Lagan Meadows and stunning Sir Thomas and Lady Dixon Park all situated just a stone's throw away, residents of Admin House will find themselves with unparalleled access to the great

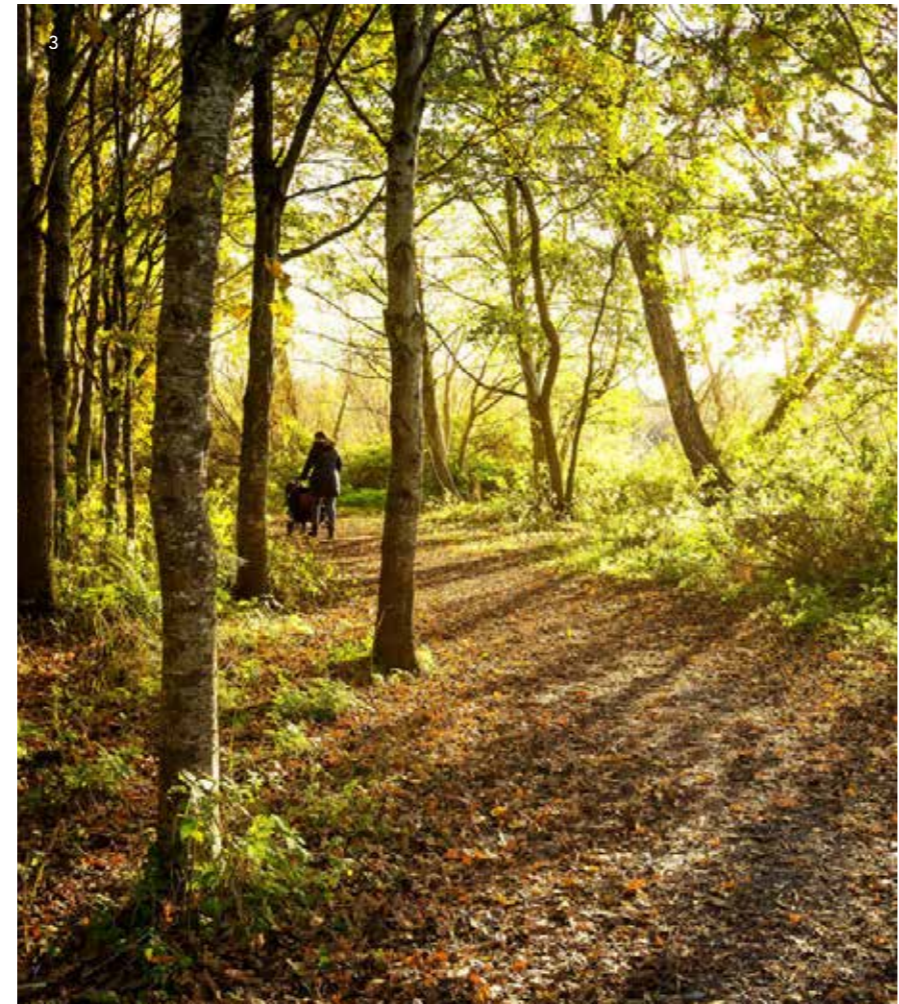
Showcasing the very definition of stylish and elegant living in an accessible location, Admin House will undoubtedly appeal to a wide variety of buyers searching for the all-important balance between comfort and convenience.

outdoors, right from their very own doorstep.

With an ideal location comes easy access to exceptional transportation links. Thanks to Belfast's excellent public transport network, and the convenience of the nearby motorway links, travel has never been easier for those making the daily commute into the city centre and beyond. For those travelling further afield, George Best City Airport can also be found just a short drive away.



Surrounded by a variety of stunning outdoor spaces, it goes without saying that Admin House is perfectly positioned for those who love spending time in nature



1. Malone Golf Club, Belfast
2. Belfast Boat Club - Multi Sport and Leisure Club in South Belfast
3. Belvoir Park Forest
4. Palm House , Botanic Gardens, Belfast

# Multi Award Winning Home Builders

“We respect our clients and homebuyers, and it is our goal to hand them not just a new house, but a superbly built home they can be proud of.”

Martin Brannigan; MD & Founder of Alskea



With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since its inception, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

## What can you expect from your new home in Admin House?

**Quality:** A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

**Security:** With intruder alarms, locking windows and a multi-locking front door, homeowners can benefit from peace of mind.

**Efficiency:** High levels of thermal insulation and gas-fired central heating ensure warmth and efficiency.

**Warranty:** Ten-year structural warranty provided by ICW for Admin House.

**After Sales:** Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Our most recent developments include;

- West House – Belvoir Park
- Hazelbank House – Belvoir Park
- Oakfield Park – Jordanstown
- Demesne Mews – Holywood
- Demesne Manor – Holywood
- Seahill – Holywood
- Foxleigh Wood – Lurgan
- Balmoral Park Mews – Belfast
- Ferry Park Gardens – Donaghmore
- The Chapel – Belfast
- Eden Wood – Belfast
- Finaghy Park Gardens – Belfast
- Donegall Park Gardens – Belfast
- Forest Gate – Belfast
- Balmoral Park Gardens – Belfast



Foxleigh Wood, Lurgan

## Our Awards



Regional Award Winner  
2020, 2022, 2023



NHBC Pride in the Job  
2014, 2016, 2017, 2018,  
2019, 2020, 2021, 2022, 2023



Master Builder Awards  
including Medium & Small  
Renovation and Heritage  
2012, 2015, 2017, 2019, 2021



Construction Excellence Award  
Private Housing Project  
of the Year 2022



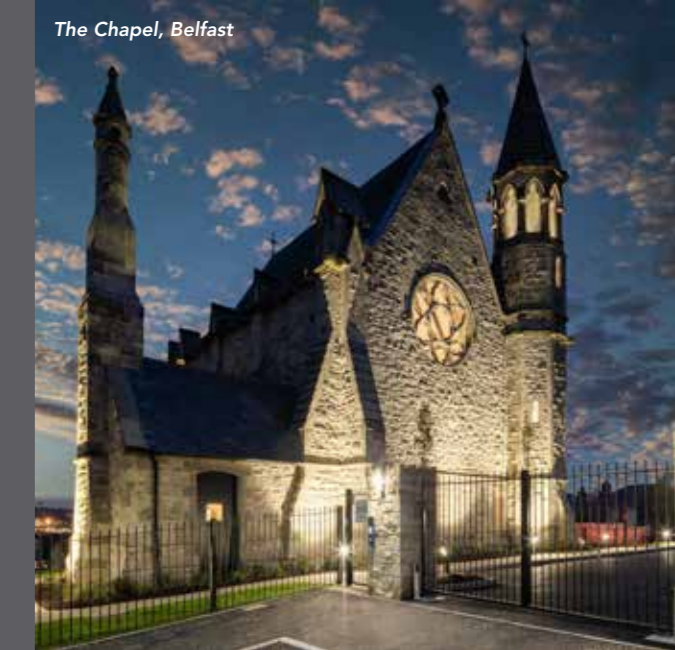
Belfast Telegraph  
Property Awards  
Winners 2019, 2022, 2023  
Highly Commended 2019



West House, Belvoir Park, Belfast



Hazelbank House, Belvoir Park, Belfast



The Chapel, Belfast



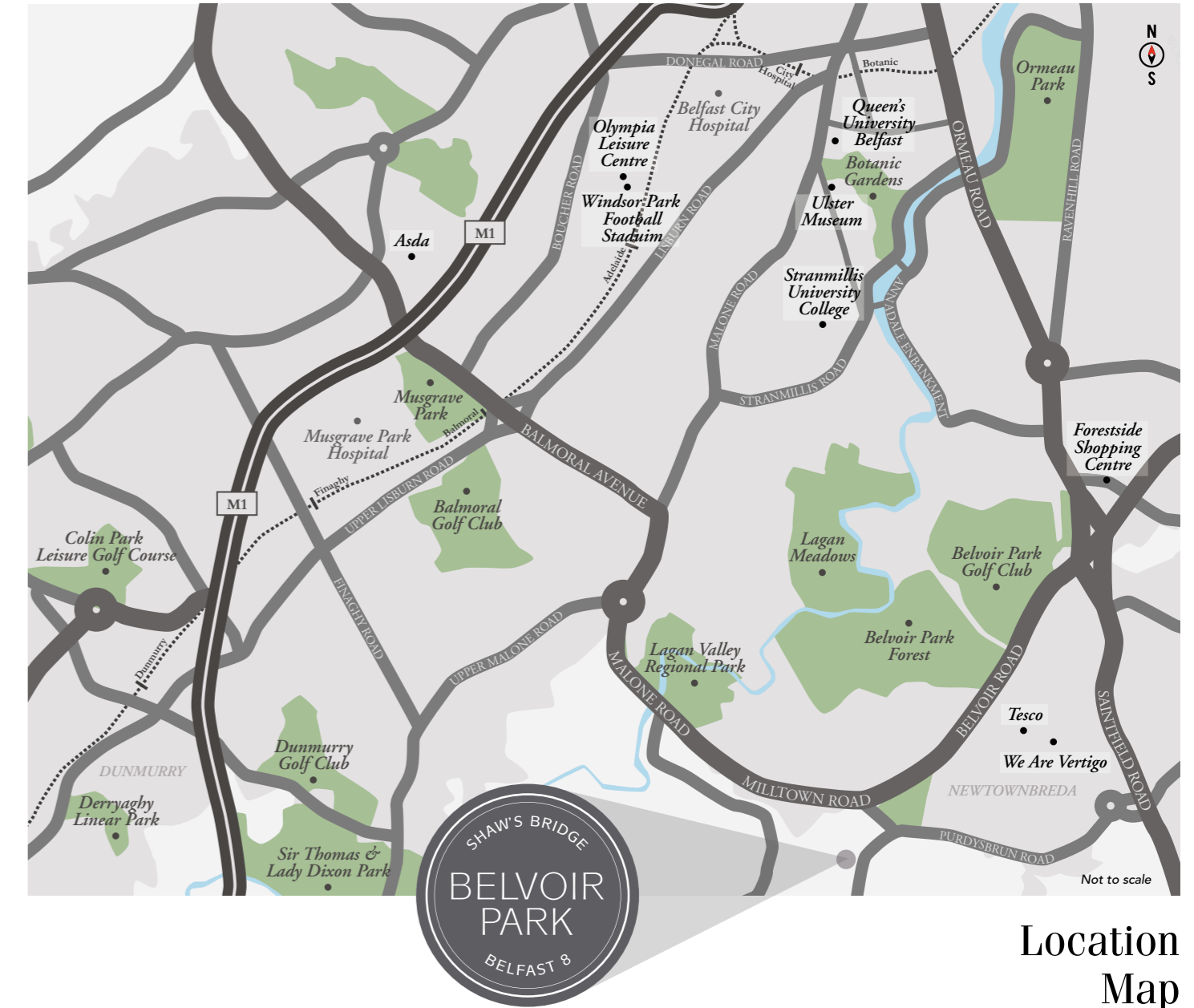
Oakfield Park - Jordanstown



Aerial View of Belvoir Park - Computer Visual

## Travelling Distances

Tesco Newtownbreda	0.7 miles
Shawsbridge	1.2 miles
Cooke RFC	1.2 miles
Belvoir Park Forest	1.3 miles
Forestsides Shopping Centre	2.1 miles
Belvoir Park Golf Club	2.3 miles
Ormeau Road	2.5 miles
Ormeau Park	3.2 miles
Queens University	3.4 miles
Sir Thomas & Lady Dixon Park	3.5 miles
Lisburn Road, Belfast	3.5 miles
M1 Motorway	3.5 miles
Belfast Lanyon Place Train Station	4.4 miles
Carryduff	4 miles
Belfast City Centre	5 miles
Lisburn	7 miles
Hollywood	8 miles
George Best Belfast City Airport	8 miles
Belfast International Airport	18 miles



Admin House (Front) - Computer Visual



# Site Layout





# ADMIN HOUSE



## Lower Ground Floor

### 8 Lady Ishbel Boulevard – 872 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	18'5" x 18'1"
Utility	5'3" x 2'9"
Principal Bed (min)	14'1" x 10'9"
Ensuite	10'3" x 3'6"
Bedroom 2 (min)	12'1" x 10'8"
Bathroom (max)	12'3" x 7'8"

### 10 Lady Ishbel Boulevard – 944 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining	18'3" x 17'8"
Utility	5'2" x 2'9"
Principal Bed (max)	20'2" x 11'5"
Ensuite (max)	10'7" x 8'3"
Bedroom 2 (max)	14'0" x 11'9"
Bathroom (max)	10'5" x 7'9"

### Apartment 4 – 926 ft<sup>2</sup> approx.

Entrance Hall	
Living/Dining (max)	18'9" x 11'8"
Kitchen (max)	14'0" x 8'8"
Utility (max)	5'1" x 3'9"
Principal Bed (max)	12'6" x 10'9"
Dressing	8'2" x 6'1"
Ensuite	6'9" x 4'4"
Bedroom 2	12'4" x 8'4"
Bathroom (max)	9'0" x 8'4"

### Apartment 3 – 1201 ft<sup>2</sup> approx.

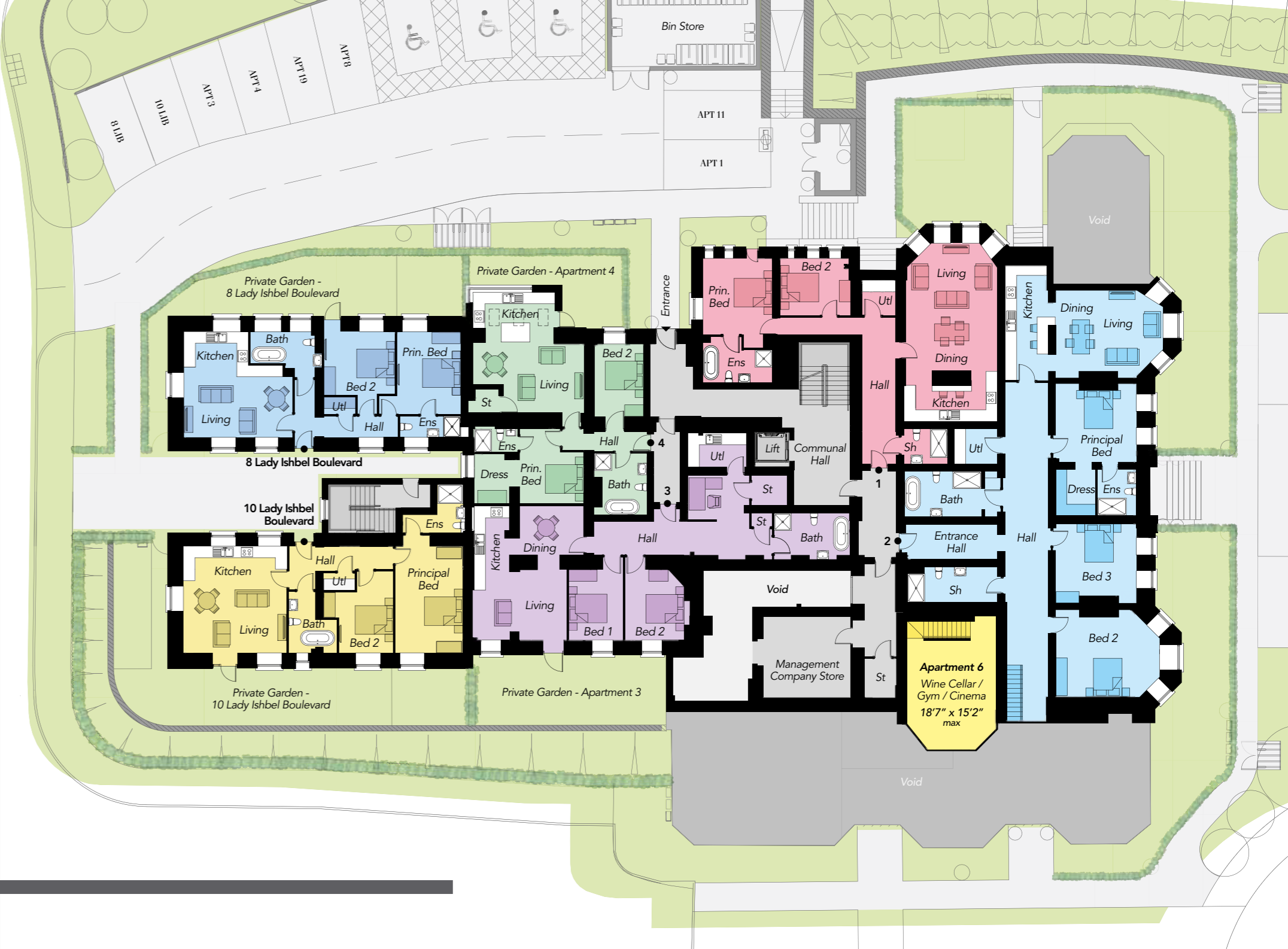
Entrance Hall	
Living	16'1" x 12'0"
Kitchen/Dining	18'8" x 7'6"
Utility (max)	10'0" x 5'7"
Bedroom 1 (max)	14'2" x 9'2"
Bedroom 2 (max)	14'2" x 10'1"
Bathroom	12'9" x 8'3"

### Apartment 1 – 1208 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	30'6" x 15'7"
Utility	6'0" x 5'6"
Principal Bed	13'0" x 11'9"
Ensuite (max)	11'9" x 7'9"
Bedroom 2	11'7" x 9'7"
Shower Room	7'4" x 6'0"

### Apartment 2 – 2232 ft<sup>2</sup> approx.

Entrance Hall	
Living/Dining (max)	18'4" x 14'6"
Kitchen (max)	19'6" x 7'3"
Utility	7'4" x 6'0"
Principal Bed	13'8" x 12'4"
Ensuite	7'7" x 6'6"
Bedroom 2 (max)	17'8" x 14'9"
Bedroom 3 (max)	13'8" x 13'5"
Shower Room	15'4" x 6'0"
Bathroom	16'4" x 7'7"



# ADMIN HOUSE



## Upper Ground Floor

### Apartment 10 – 991 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	19'2" x 17'9"
Utility	5'2" x 4'4"
Principal Bed (max)	15'6" x 12'7"
Ensuite	9'6" x 4'4"
Bedroom 2 (min)	10'9" x 10'8"
Bathroom (max)	14'7" x 9'9"

### Apartment 9 – 981 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	19'3" x 18'4"
Utility	7'6" x 4'9"
Principal Bed (max)	15'7" x 13'3"
Ensuite (max)	9'3" x 4'8"
Bedroom 2 (max)	15'7" x 10'1"
Bathroom (max)	14'3" x 9'9"

### Apartment 11 – 1189 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	25'0" x 22'8"
Utility	7'4" x 6'1"
Principal Bed	13'2" x 12'6"
Dressing	10'7" x 7'5"
Ensuite	7'5" x 5'3"
Bedroom 2	16'5" x 9'0"
Bathroom	9'9" x 6'8"

### Apartment 8 – 1032 ft<sup>2</sup> approx.

Entrance Hall	
Living/Dining (max)	16'1" x 14'5"
Kitchen	9'9" x 9'0"
Utility	11'2" x 7'8"
Principal Bed (max)	12'6" x 9'0"
Dressing	6'2" x 4'8"
Ensuite	7'0" x 6'2"
Bedroom 2 (max)	9'6" x 9'0"
Bathroom (max)	16'1" x 10'1"

### Apartment 5 – 1801 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	24'8" x 21'9"
Utility	15'6" x 6'4"
Principal Bed (max)	14'0" x 12'9"
Ensuite	7'8" x 7'2"
Bedroom 2 (max)	15'0" x 13'8"
Bedroom 3 (max)	14'0" x 13'8"
Bathroom	15'6" x 6'6"

### Apartment 7 – 1017 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen (max)	22'6" x 14'7"
Dining	12'0" x 6'4"
Utility	6'4" x 5'9"
Bedroom 1	13'5" x 10'2"
Bedroom 2 (max)	15'4" x 13'9"
Bathroom (max)	12'3" x 7'8"

Note: The Wine Cellar / Gym / Cinema for Apartment 6 is found on the Lower Ground Floor

### Apartment 6 – 2285 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	33'5" x 15'6"
Utility	15'6" x 6'9"
Principal Bed (max)	14'0" x 12'4"
Ensuite	8'1" x 7'2"
Bedroom 2 (max)	18'4" x 15'4"
Bedroom 3 (max)	13'8" x 13'5"
Bathroom	15'6" x 7'4"
Wine Cellar / Gym / Cinema (max)	18'7" x 15'2"



# ADMIN HOUSE

## First Floor



### Apartment 17 – 931 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	19'2" x 17'9"
Utility	5'2" x 3'6"
Principal Bed (max)	15'6" x 13'0"
Ensuite	7'4" x 4'4"
Bedroom 2 (max)	15'6" x 10'0"
Bathroom (max)	14'4" x 10'1"

### Apartment 16 – 940 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	19'1" x 18'4"
Utility	6'2" x 3'3"
Principal Bed (max)	15'7" x 14'6"
Ensuite	9'1" x 3'9"
Bedroom 2 (max)	15'7" x 10'5"
Bathroom	12'1" x 9'8"

### Apartment 18 – 616 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining	22'8" x 12'9"
Utility	8'3" x 4'1"
Bedroom	14'2" x 9'1"
Bathroom	9'5" x 7'9"

### Apartment 15 – 614 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining	22'2" x 12'7"
Utility	9'8" x 4'1"
Bedroom	14'3" x 9'0"
Bathroom	9'6" x 7'6"

### Apartment 19 – 1277 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	26'2" x 20'3"
Utility	8'5" x 5'3"
WC	6'8" x 6'1"
Stairs to SECOND FLOOR	
Principal Bed (max)	15'2" x 12'8"
Ensuite (max)	8'1" x 6'9"
Bedroom 2 (min)	12'8" x 10'6"
Bathroom (max)	10'2" x 10'0"

### Apartment 14 – 914 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining	24'8" x 12'9"
Utility	6'8" x 5'0"
Principal Bed (max)	19'0" x 8'7"
Ensuite	7'8" x 4'4"
Bedroom 2	14'7" x 9'3"
Bathroom	8'8" x 8'6"

### Apartment 12 – 1747 ft<sup>2</sup> approx.

Entrance Hall	
Living / Kitchen / Dining (max)	24'5" x 21'9"
Utility	15'4" x 6'6"
Principal Bed (max)	14'0" x 13'0"
Ensuite	7'9" x 7'2"
Bedroom 2 (max)	15'0" x 13'8"
Bedroom 3 (max)	14'0" x 13'8"
Bathroom (max)	15'4" x 10'7"

### Apartment 13 – 1873 ft<sup>2</sup> approx.

Entrance Hall	
Living / Kitchen (max) Dining	21'8" x 15'4"
Utility	15'4" x 6'8"
Study	12'1" x 7'7"
Principal Bed (max)	32'0" x 14'2"
Ensuite	8'1" x 7'6"
Bedroom 2 (max)	15'4" x 14'4"
Bedroom 3 (max)	13'8" x 13'5"
Bathroom	15'4" x 6'5"



# ADMIN HOUSE

## Second Floor



### Apartment 25 – 982 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	20'2" x 16'9"
Utility	5'4" x 3'3"
Principal Bed	16'5" x 9'1"
Dressing	8'0" x 4'9"
Ensuite	8'2" x 4'9"
Bedroom 2 (max)	16'6" x 9'6"
Bathroom (max)	16'4" x 7'4"

### Apartment 24 – 978 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	20'1" x 16'9"
Utility	5'4" x 3'3"
Principal Bed	16'5" x 9'4"
Dressing	8'0" x 4'9"
Ensuite	8'0" x 4'9"
Bedroom 2 (max)	16'5" x 9'4"
Bathroom (max)	16'2" x 7'5"

### Apartment 26 – 648 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	23'1" x 13'3"
Utility	8'3" x 4'4"
Bedroom (max)	14'2" x 9'1"
Bathroom	9'5" x 8'5"

### Apartment 23 – 629 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining (max)	22'5" x 12'9"
Utility	9'8" x 4'4"
Bedroom (max)	14'3" x 9'1"
Bathroom	10'5" x 8'1"

### Apartment 20 – 1437 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen (max)	21'9" x 15'4"
Dining	14'5" x 7'2"
Utility	15'4" x 5'8"
Principal Bed (max)	15'2" x 11'2"
Ensuite	7'2" x 6'7"
Bedroom 2 (max)	14'6" x 14'0"
Bathroom	15'4" x 8'5"

### Apartment 22 – 912 ft<sup>2</sup> approx.

Entrance Hall	
Living/Kitchen/ Dining	24'7" x 12'9"
Utility	6'7" x 5'1"
Principal Bed (max)	18'9" x 8'8"
Ensuite	8'1" x 4'4"
Bedroom 2	14'7" x 9'3"
Bathroom	8'8" x 8'6"

### Apartment 21 – 1420 ft<sup>2</sup> approx.

Entrance Hall	
Living / Kitchen (max)	21'8" x 15'2"
Dining (max)	22'7" x 15'4"
Utility	15'4" x 6'5"
Principal Bed (max)	15'2" x 11'3"
Ensuite	7'2" x 6'7"
Bedroom 2 (max)	13'8" x 13'5"
Bathroom	13'9" x 7'3"



# All in the Detail - Luxury Specification

## KITCHEN

- High quality units with choice of traditional / contemporary doors with a range of colours and stainless steel handles.
- Island units (Where applicable)
- Quartz worktop and upstand.
- Soft closing drawers and doors.
- Branded integrated appliances to include; 4 zone ceramic hob, eye level electric single oven, combination microwave oven, fridge / freezer, dishwasher and extractor.
- Contemporary chrome monoblock tap.
- 1.5 bowl low profile stainless steel sink.

## UTILITY ROOM *(Where Applicable)*

- High quality units with choice of traditional / contemporary doors with a range of colours and stainless steel handles.
- Quartz worktop and upstand (Where applicable).
- Range of low level and tall housing storage units (Where applicable).
- Single bowl stainless steel sink and taps (Where applicable).
- Free standing washing machine and tumble dryer.

## BATHROOMS & ENSUITES

- High quality contemporary white sanitary ware.
- 4 piece contemporary bathroom suite.
- Feature black framed shower doors, shower fittings, wall hung vanity unit and taps to bathroom.
- Free standing bath (Where applicable).
- Back to wall WC.
- Wall hung vanity units to Ensuite.
- Large inset feature mirror above bath (Where applicable).
- Low profile shower trays & toughened glass doors and panels throughout.
- Thermostatic bar showers with dual head: rain drench and separate hand-held fittings.
- LED mirror light in Bathroom and Ensuite (Where applicable).

## FLOORING & TILES

- Choice of high quality ceramic floor tiles to Entrance Hall, open plan Kitchen / Dining / Living Area, Bathroom, Ensuite and Utility.
- Carefully restored or new terrazzo flooring to match existing in selected areas.
- Carpet to stairs (Where applicable).
- Choice of high quality wall tiles to feature areas in Bathroom and Ensuite.
- Choice of full height tiling to shower enclosures.
- Choice of high quality timber laminate or carpet to bedrooms.

## HEATING & VENTILATION

- Energy efficient natural gas fired central heating combi boiler with high output radiators.
- Matt black heated towel rail to Bathroom and Ensuite.
- Anthracite vertical designer radiator to Kitchen / Dining / Living area.

## INTERNAL

- All walls to be painted light grey matt emulsion.
- Ceilings and woodwork to be painted white.
- Classical coving to Kitchen / Dining / Living area (Where applicable).
- Classical moulded skirting boards, architrave and picture rail (Where applicable).
- White painted internal doors with quality brushed stainless-steel ironmongery.
- Comprehensive range of electrical light fittings and electrical sockets throughout (double socket with USB port to Living Area & Bedrooms) as well as TV points in Living Area and Bedrooms, data point in the Living Area for main BT connection.
- Suspended bar track fitting with adjustable black spotlights to Kitchen.
- Feature black drop pendant lighting above island units.

- Black frame recessed downlighters to Bathroom.
- Black wall mounted lights in Bedrooms.
- Black twisted flex pendants and wall mounted lights throughout (Where applicable).
- White frame recessed downlighters to Ensuite and Utility.
- Pre-wired for BT Fibre Optic and Sky Connection.
- Mains operated smoke, heat and carbon monoxide detectors.
- Automated access control to main communal entrance door.
- Fully installed security alarm.

## EXTERNAL

- Fully refurbished red clay brick listed building carefully restored with traditional and historic techniques to the approval of the Conservation Architect in Historic Environment Division of BCC. Featuring the stand out central projecting main entrance bay which is highly decorated and carefully repaired and refurbished to its former glory including the rusticated sandstone cladding and quoins carrying a broken curvilinear pediment with modillion cornice and richly ornamented keystone surmounted by a clock face set in a carved sandstone laurel wreath surround. Above the rusticated chimney at top contains a recessed semi-circular panel inscribed 1904 in raised sandstone numbers; six pots to top of stack.
- White painted hardwood sliding sash window frames with slimline double glazing.
- Black cast aluminum Ogee style guttering and heritage aluminum down pipes.
- Resin bound gravel communal walkways (Where applicable).

- Roof of historic Bangor blue slates in regular courses; chimneys on main ridge, red brick with sandstone caps, and original open-sided pots. All sympathetically repaired and refurbished with traditional & historic techniques to the approval of the Conservation Architect in Historic Environment Division of BCC.
- Cobble styled paving to private garden patio areas and walkways (Where applicable)
- Painted timber communal entrance doors. Painted timber internal Apartment entrance doors with multi-lock system.
- Feature block paving or bitmac parking bays (Where applicable).
- Lawns turfed and landscaped communal areas incorporating planting, hedging and shrubbery.
- Designated car parking and visitor spaces.
- 3 no. communal dual electric car charging points.
- Bike and bin store.

## COMMUNAL ENTRANCE, STAIRS & LANDINGS

- Walls, ceilings and woodwork painted white (Where applicable).
- Moulded skirting boards and architraves.
- Feature lighting.
- Feature floor tiling and wood paneling to entrance hall.
- Feature carpet to stairs and landings.
- Feature electric anthracite designer radiator heating.

## WARRANTY

- 10 year structural warranty provided by ICW Building Warranties.



Image from previous show apartment at West House

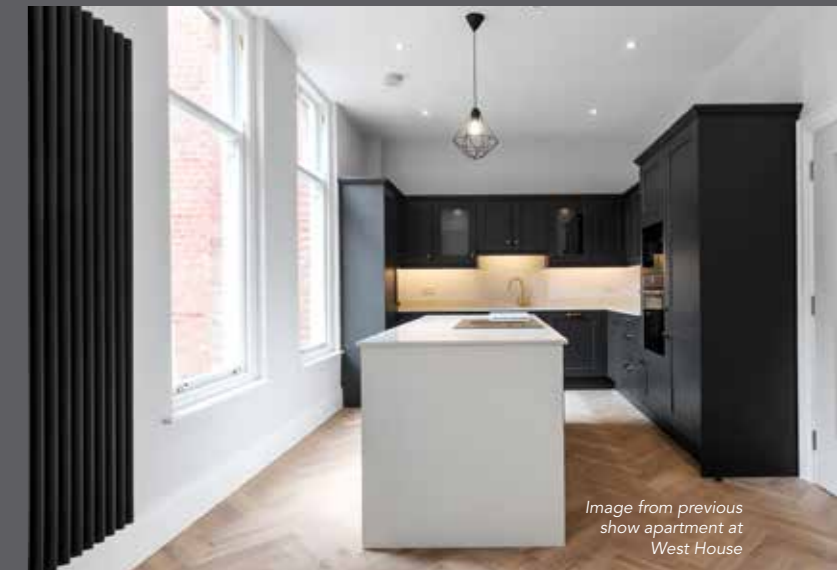


Image from previous show apartment at West House

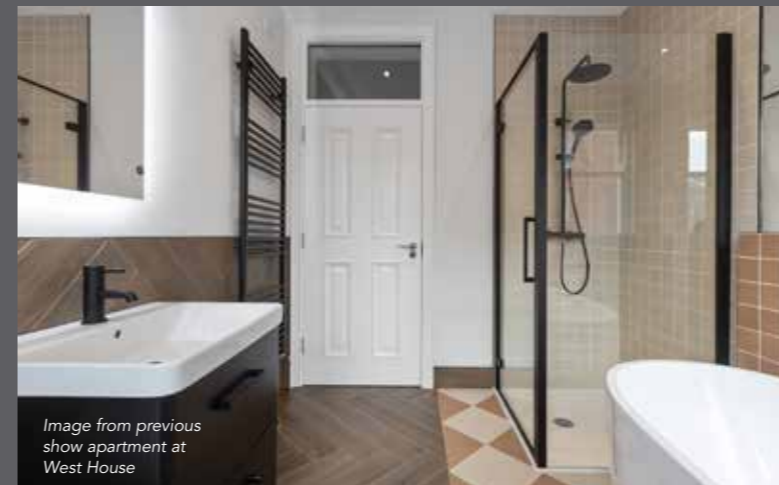


Image from previous show apartment at West House



Image from previous show home at Oakfield Park



Image from previous show apartment at West House

Actual Images  
from Admin House





External Images  
from Belvoir Park



Entrance to Belvoir Park - Computer Visual



Alskea 

alskea.com



SALES REPRESENTATION BY



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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