



MOUNT OBER

Ballymaconaghy Road, Belfast

PHASE 3

A stunning range of 2, 3, 4 & 5 bedroom detached
& semi-detached homes & 2 bed apartments.





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Superior Family Homes

Mount Ober is an exquisite residential development located on the prestigious Ballymaconaghy Road, Belfast which features semi-detached and detached homes with 2, 3, 4 and 5 bedrooms, in addition to 2-bedroom apartments, all boasting A-rated energy efficiency, meaning lower running costs.

Each property is meticulously designed to cater to modern family living, with thoughtfully designed floor plans, and high-quality finishes throughout. Many of the house types also offer the option of a spacious garden room, ideal for entertaining guests or enjoying additional living space with loved ones.



Building a greener future with our A-rated Energy Efficient Homes!



Energy Efficient Homes

From superior internal and external finishes to the magnificent choice of quality bathrooms, kitchens, tiling and flooring, every Lotus home is built with comfort, style and elegance in mind. No two homes will be finished the same as you stay at the forefront of tailoring your new home to reflect your own style.

Discover the pinnacle of sustainable living at Lotus Homes' newest development, Mount Ober. Our commitment to excellence shines through in every detail, including our A-rated energy-efficient homes. Designed with the environment and your pocket in mind, our homes boast cutting-edge insulation, PV Solar Panels, and energy-efficient appliances, ensuring optimal comfort while significantly reducing your carbon footprint. From lower energy bills to a healthier indoor environment, our A-rated homes offer a multitude of benefits for both your family and the planet. Embrace a greener lifestyle without compromising on luxury or style. Welcome to a brighter future at Mount Ober with Lotus Homes.





Life & Leisure

Mount Ober is an exquisite residential development located on the prestigious Ballymaconaghy Road in South East Belfast. With a prime location just 3 miles from Belfast City Centre, Mount Ober offers an unparalleled combination of convenience, luxury, and accessibility.

The area boasts a selection of schools, restaurants, cafes, independent retailers and leisure attractions. When it's time to relax and grab a bite to eat there is a great selection of local restaurants. Only a short ride away you will be spoilt for choice with coffee shops, trendy eateries and bars on the popular Ormeau Road.

Families with children will appreciate the proximity to a range of excellent primary, secondary, and grammar schools. Mount Ober ensures that education is always within reach, giving parents peace of mind and students the opportunity to thrive academically.

Excellent public transport links are also available, making it easy for residents to explore Belfast and beyond without the hassle of driving.



Mount Ober is more than just a residence; it's a lifestyle.

The contemporary design and thoughtful planning of each home reflect the commitment to quality and comfort that defines Lotus Homes. With a variety of housing options to choose from, residents can find their perfect haven within this vibrant community.

Discover the natural wonders surrounding Mount Ober by taking a leisurely stroll along the Lagan Towpath, located within the enchanting Lagan Valley Regional Park. The Lagan Towpath offers a scenic escape, where the gentle flow of the river and lush greenery create a picturesque backdrop for your daily adventures. Whether you're seeking a peaceful retreat or an active outdoor experience, this idyllic setting provides the perfect opportunity to connect with nature and enjoy the serenity that comes with living at Mount Ober.

We invite you to explore the possibilities and make Mount Ober your new home. Welcome to a life of luxury, convenience, and community at Mount Ober.





Location Distances

Retail Therapy

- 1.9 MILES Forestside Shopping Centre
- 2.4 MILES Tesco Extra
- 2.5 MILES Ormeau Road
- 4.9 MILES Lisburn Road

Parks & Recreation

- 2.3 MILES Belvoir Park Golf Club
- 2.7 MILES Let's Go Hydro
- 2.7 MILES Bredagh G.A.C.
- 2.8 MILES Ormeau Park Golf Club
- 2.8 MILES Kingspan Stadium
- 3.1 MILES Carryduff GAC
- 3.4 MILES Instonians & Cooke RFC
- 3.7 MILES Lagan Valley Regional Park
- 6 MILES Rockmount Golf Club

Socials & Eating Out

- 0.6 MILES The Four Winds
- 2.6 MILES Errigle Inn
- 2.6 MILES The Pavillion
- 2.7 MILES Shed Bistro
- 2.7 MILES Bengal Brasserie
- 2.7 MILES The Ivanhoe Hotel
- 2.8 MILES General Merchants

The School Run

- 1.1 MILES Lagan College
- 1.3 MILES Cairnshill Primary School
- 2.5 MILES St. Bernards Primary School
- 2.5 MILES Lisnasharragh Primary School
- 2.5 MILES Knockbreda Primary School
- 2.5 MILES St. Joseph Primary School
- 2.6 MILES St. Joseph College
- 3.2 MILES Aquinas Grammar School
- 4.1 MILES Methodist College
- 4.1 MILES Our Lady & St. Patricks College
- 4.6 MILES RBAI
- 4.6 MILES Campbell College

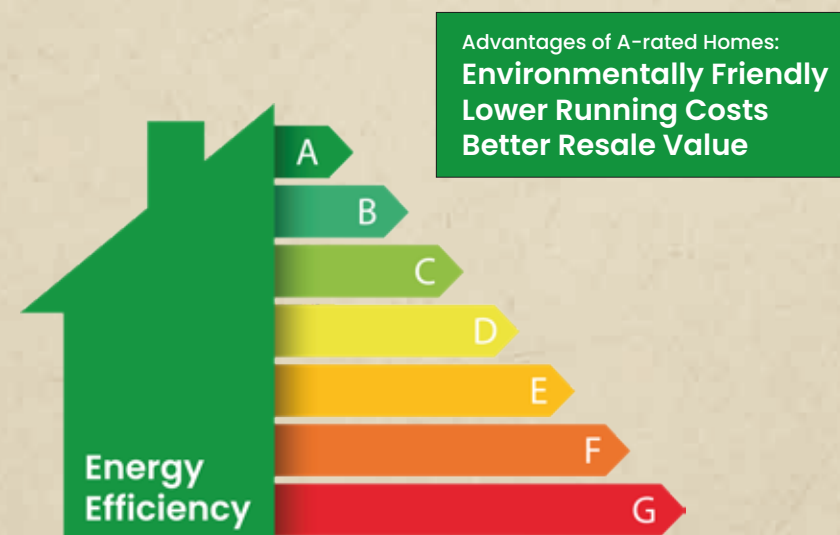


Discover A-rated energy efficient homes at Mount Ober.

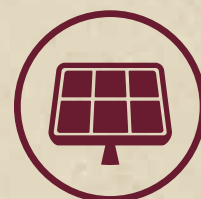
Substantial savings through reduced maintenance and lower running costs.

At Mount Ober we offer A-rated energy-efficient homes designed to significantly cut your utility bills. With state-of-the-art insulation, energy-efficient appliances, and sustainable features like solar panels, living here will lead to significant annual savings on your utility costs.

Our commitment to sustainability and environmental responsibility is evident in every home we build. Each detail is meticulously crafted to minimise energy waste and reduce expenses for our homeowners. At Mount Ober we take pride in the quality of our turnkey homes ensuring each one meets the highest standards. For your peace of mind, all our homes come with a 10-year structural warranty.



Floor & Wall Insulation



Solar Panels



Car Charging Upgrade



Energy Efficient Appliances



Solar PV Panels

Every home at Mount Ober comes equipped with Solar PV panels as a standard feature. The placement and quantity of panels are tailored to each home's orientation, ensuring maximum energy output while also reducing your carbon footprint. (Savings will be dependent on energy provider, tariff, house type and orientation).

Energy Efficiency

At Mount Ober each property has been constructed to achieve a minimum A-rating on the BER scale, incorporating the highest standards of insulation. Our dedication to building sustainable homes extends beyond minimising environmental impact - Lotus Homes are designed with energy efficiency in mind offering substantial cost savings for you as the homeowner.

Green Mortgages

Equipped with features like standard solar panels - all our homes at Mount Ober qualify for green mortgages making these properties even more appealing. On top of your monthly energy savings, green mortgages offer attractive benefits like cashback and better interest rates. Consult your financial advisor to check your eligibility and see how you can benefit.

* Solar panels positioned according to orientation of house. Number of panels on images are indicative only.



Specification

Each home in Mount Ober comes with a premium turnkey package, allowing you to move into your dream home after purchase. A dedicated New Homes Co-ordinator will also guide you through the homebuying journey and assist with personalising your home.

External Features:

- › Energy efficient traditional masonry construction with a selection of brick, render & stone cladding
- › 10 Year structural warranty cover
- › Energy saving double glazed high performance lockable uPVC windows
- › GRP Composite front doors with a 5-point locking system
- › High standard floor, wall and loft insulation to ensure minimal heat loss and maximum efficiency
- › Front gardens beautifully top-soiled and turfed, while back gardens are top-soiled and seeded for a natural finish
- › Featured landscaping
- › Paved patio to rear
- › Tarmac driveway
- › Timber fencing to rear garden boundaries
- › Feature lighting to front and rear doors
- › Outside tap (Houses Only)
- › Wired for future car charging port

Internal Features:

- › High speed broadband up to gigafast speeds (depending on provider and package chosen)
- › Comprehensive range of electrical sockets throughout, including TV and BT point in lounge
- › Electric focal fire
- › Painted internal doors with chrome ironmongery
- › Painted moulded skirting, architraves, stair handrails and balustrades
- › Smoke, heat and CO2 detectors fitted as standard
- › Wired for security alarm



Kitchen

- › A choice of fully fitted kitchens including doors, handles, worktops with matching upstands and glass splash back
- › Integrated appliances including built in oven, electric hob, extractor hood, dishwasher, fridge freezer and washer/dryer (free standing washing machine to utility where applicable)
- › Quartz worktop included in all 4 & 5 bed detached and semi-detached homes, with upstands and undermount sink
- › Feature downlighters to kitchen
- › Eye level oven where applicable

Bathrooms, Ensuites & WC's

- › Contemporary white sanitary ware and chrome fittings
- › Feature vanity unit in main bathroom and ensuite
- › Thermostatic rain shower to main bathroom and ensuite
- › Heated chrome towel rail in main bathroom and ensuite
- › Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles

- › Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- › Ceramic wall tiling to shower enclosures and around bath
- › Splash back tiling to hand basins
- › Carpet and underlay to lounge, family room,* stairs, landing and all bedrooms

* where applicable



Elevate Your Living Experience

Customise Your Home

At Lotus Homes we understand our customers and take pride in delivering a high-quality turnkey experience. However, for those desiring extra luxury we offer a selection of bespoke upgrades allowing you to tailor your home to your individual style and preferences. From elegant finishes to cutting-edge features, why not indulge in the opportunity to make your Lotus Home truly your own.

Kitchen Options

Quartz Worktops: Available in various colour designs including quartz upstands, splashback surfaces and a bespoke sink selection. *(available in 2 & 3 bed homes and 2 bed apartments – standard on all other homes).*

High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalistic aesthetic.

Door Selection: Explore our extensive range of solid and painted doors in various colours, with a variety of door handles available.

Optimise Your Space: Fully customise your kitchen layout and add extra units such as a larder or an elegant island *(where applicable).*

Carpet Options

Elevate the quality and comfort of your home with our luxurious carpet range. Choose from a wide selection of colours and styles to suit your personal taste and ensure every room feels welcoming.

Tiling Options

Choose from our superior floor and wall tiling options to add elegance to any room. Our collection features uniquely crafted designs and high-quality materials to enhance your home.

Electrical Options*

Why not personalise your home with a range of customisable electrical features including additional sockets and TV / HDMI points, extra lights including spotlights to create the perfect ambiance, and external outlets for outdoor convenience.

Alarm System

Build upon your pre-wired setup by installing an enhanced alarm system for added protection and greater peace of mind.

Bathroom Options

Customise your bathroom with our high-spec sanitary ware, adding value, functionality, and sophistication to your home.

Garden Room

Expand your living space with a beautiful garden room to create a more spacious open plan kitchen, living, or dining area *(see Page 42).*

Garage*

Our garages are designed to seamlessly integrate and blend into your home. Whether you're seeking extra storage space, safeguarding of vehicles, or simply expanding your home *(see Page 43).*

Car Charging Port

Start each day with a full charge using our EV charging port options providing cost-effective and convenient charging at home. Speak to your New Home Co-ordinator to discuss.

Solar Panel Battery*

Unlock the potential of solar energy for extended use day and night. With a battery pack upgrade you can maximise your solar investment and provide uninterrupted power regardless of the weather.

* Where applicable

MOUNT OBER

Ballymaconaghy Road, Belfast

PHASE 3



THE MCCLELLAND

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1550 SQ. FT.



THE FINLAY

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED SEMI-DETACHED 1300 SQ. FT.



THE HUDSON

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED SEMI-DETACHED 1205 SQ. FT.



THE OAK

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1540 SQ. FT.



THE MAGEE

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1460 SQ. FT.



THE WEIR

Spacious Lounge/Kitchen/Dining
Two Bedrooms
Bathroom & Separate W.C.

2 BED SEMI-DETACHED 810 SQ. FT.



THE APARTMENTS

Spacious Lounge/Kitchen/Dining
Two Bedrooms
Bathroom

2 BED APARTMENTS 720 + 815 SQ. FT.





HOUSE TYPES:

- **THE MCCLELLAND**
4 BED - DETACHED, 1550 SQ. FT.
- **THE OAK**
4 BED - DETACHED, 1540 SQ. FT.
- **THE MAGEE**
4 BED - DETACHED, 1460 SQ. FT.
- **THE FINLAY**
4 BED - SEMI-DETACHED, 1300 SQ. FT.
- **THE HUDSON**
3 BED - SEMI-DETACHED, 1205 SQ. FT.
- **THE WEIR**
2 BED - SEMI-DETACHED, 810 SQ. FT.
- **THE APARTMENTS**
2 BED - APARTMENTS, 720 + 815 SQ. FT.


**MOUNT
OBER**
Ballymacanaghy Road, Belfast

Site Plan

PHASE 3



Map not to scale.
Image for illustrative purposes only.

The McClelland

4 BEDROOM DETACHED - 1550 SQ. FT.
GARDEN ROOM ADDITIONAL - 145 SQ. FT.



Image for illustration purposes only



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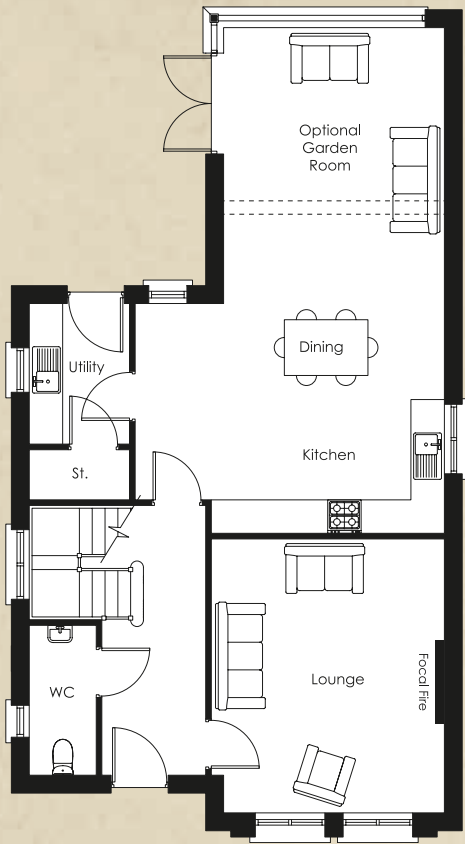
BRICK

23 24

STONE

22

Ground Floor



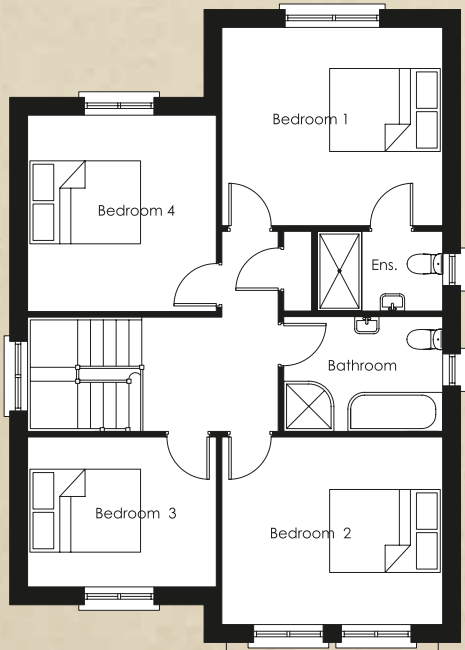
GROUND FLOOR

LOUNGE	16'1 x 13'5	4.9m x 4.1m
KITCHEN / DINING *	18'4 x 18'1	5.6m x 5.5m
UTILITY	8'2 x 5'11	2.5m x 1.8m
WC	8'6 x 3'11	2.6m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM	12'10 x 10'10	3.9m x 3.3m
GARAGE	Available on selected plots.	

First Floor



FIRST FLOOR

BEDROOM 1	12'10 x 11'6	3.9m x 3.5m
ENSUITE	7'3 x 4'7	2.2m x 1.4m
BEDROOM 2	10'10 x 12'10	3.9m x 3.3m
BEDROOM 3	10'10 x 8'6	3.3m x 2.6m
BEDROOM 4	11'6 x 10'10	3.5m x 3.3m
BATHROOM	9'2 x 6'7	2.8m x 2.0m

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* All measurements are maximum measurements.

The Oak

4 BEDROOM DETACHED - 1540 SQ. FT.
GARDEN ROOM ADDITIONAL - 130 SQ. FT.



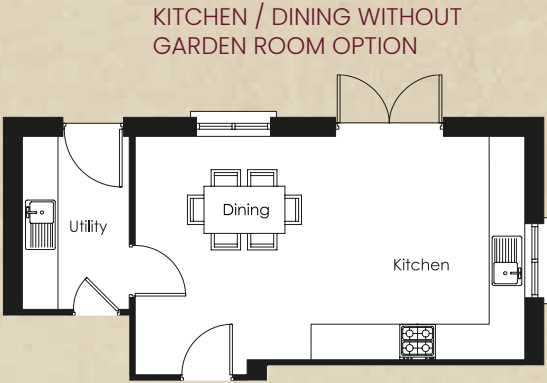
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PLOT
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13 20

Ground Floor

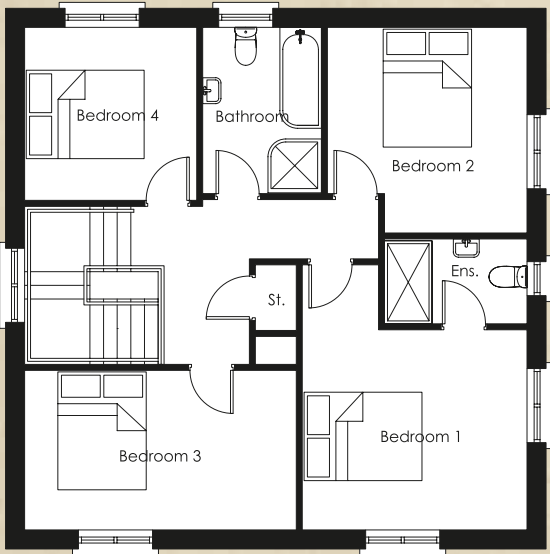


GROUND FLOOR

LOUNGE *
15'1 x 14'1 4.6m x 4.3m
KITCHEN / DINING / LIVING
21'4 x 13'1 6.5m x 4.0m
UTILITY
9'6 x 5'11 2.9m x 1.8m
WC
6'7 x 4'7 2.0m x 1.4m

OPTIONAL EXTRAS
GARDEN ROOM
11'10 x 11'2 3.6m x 3.4m
GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1 *
14'5 x 12'2 4.4m x 3.7m
ENSUITE
7'10 x 4'7 2.4m x 1.4m
BEDROOM 2 *
11'2 x 10'10 3.4m x 3.3m
BEDROOM 3
14'9 x 8'6 4.5m x 2.6m
BEDROOM 4
9'6 x 9'6 2.9m x 2.9m
BATHROOM
9'2 x 6'7 2.8m x 2.0m

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The Magee

4 BEDROOM DETACHED - 1460 SQ. FT.
GARDEN ROOM ADDITIONAL - 130 SQ. FT.



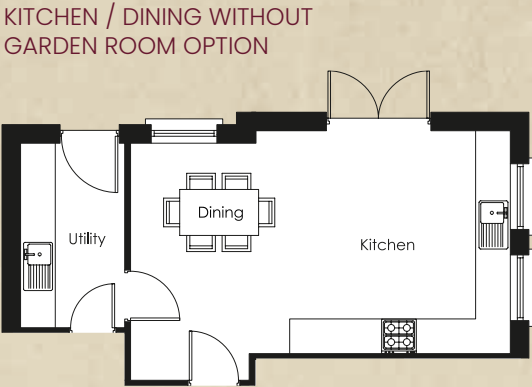
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21 25

Ground Floor



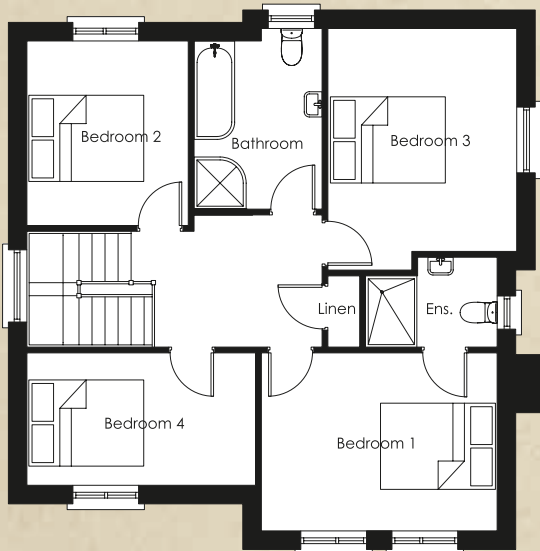
GROUND FLOOR

LOUNGE	15'5 x 13'1	4.7m x 4.0m
KITCHEN / DINING *	21'8 x 12'6	6.6m x 3.8m
UTILITY	10'2 x 5'7	3.1m x 1.7m
WC	6'7 x 3'11	2.0m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM	11'10 x 11'2	3.6m x 3.4m
GARAGE	Available on selected plots.	

First Floor



FIRST FLOOR

BEDROOM 1	13'1 x 9'10	4.0m x 3.0m
ENSUITE	7'3 x 4'11	2.2m x 1.5m
BEDROOM 2	10'2 x 8'10	3.1m x 2.7m
BEDROOM 3	13'5 x 10'6	4.1m x 3.2m
BEDROOM 4	12'10 x 7'3	3.9m x 2.2m
BATHROOM	9'6 x 7'3	2.9m x 2.2m

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The Finlay

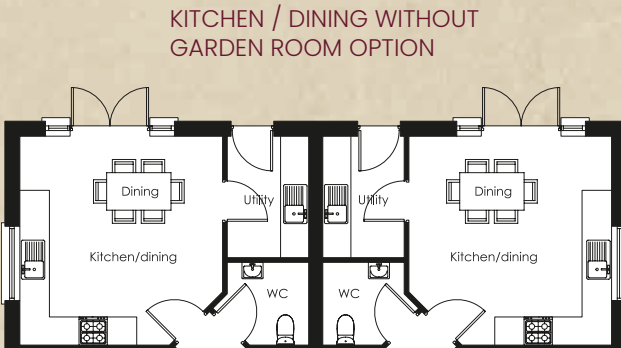
4 BEDROOM SEMI-DETACHED – 1300 SQ. FT.
GARDEN ROOM ADDITIONAL – 130 SQ. FT.



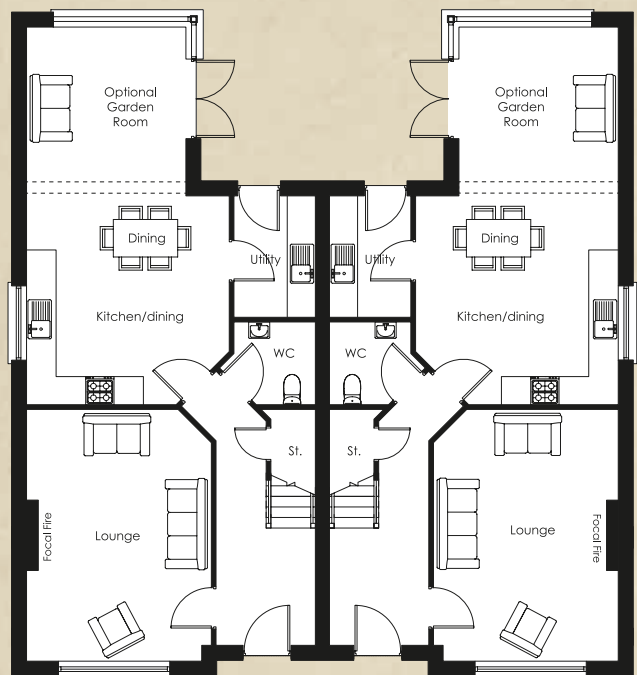
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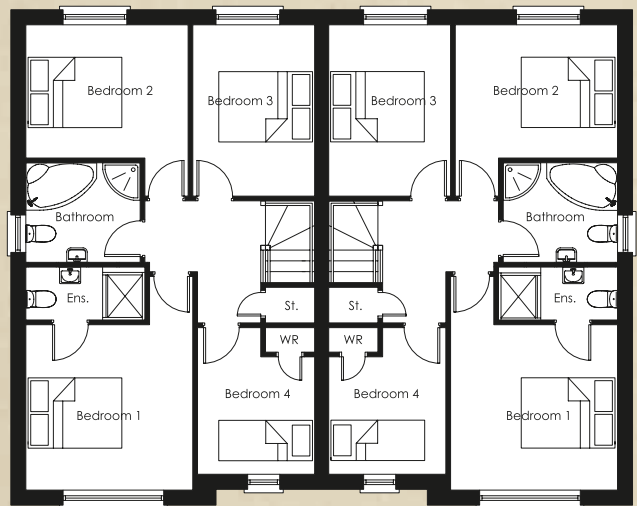
Ground Floor



GROUND FLOOR

- LOUNGE
17'6 x 12'10 5.3m x 3.9m
- KITCHEN / DINING *
14'5 x 14'1 4.4m x 4.3m
- UTILITY
8'2 x 5'7 2.5m x 1.7m
- WC
5'7 x 5'7 1.7m x 1.7m
- OPTIONAL EXTRAS
GARDEN ROOM
11'10 x 11'2 3.6m x 3.4m
GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

- BEDROOM 1 *
14'9 x 11'6 4.5m x 3.5m
- ENSUITE
8'2 x 3'7 2.5m x 1.1m
- BEDROOM 2 *
11'10 x 11'2 3.6m x 3.4m
- BEDROOM 3
11'10 x 8'6 3.6m x 2.6m
- BEDROOM 4 *
10'2 x 8'2 3.1m x 2.5m
- BATHROOM
7'10 x 6'11 2.4m x 2.1m

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The Hudson

3 BEDROOM SEMI-DETACHED - 1205 SQ. FT.
GARDEN ROOM ADDITIONAL - 105 SQ. FT.

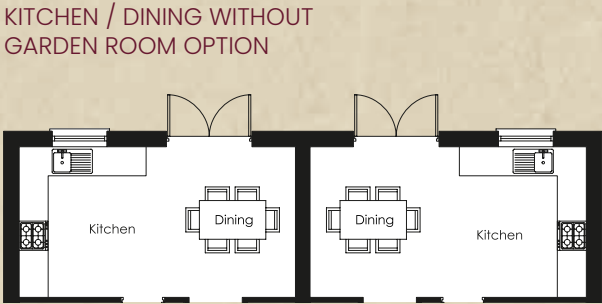


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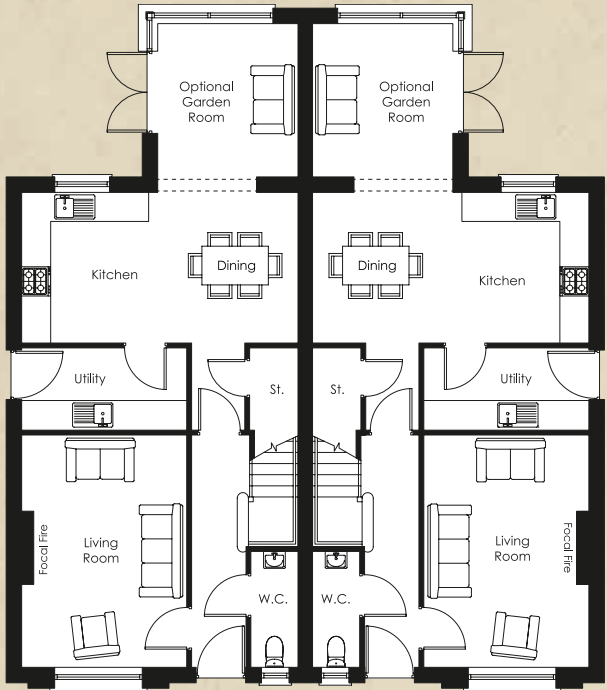


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18 19



Ground Floor



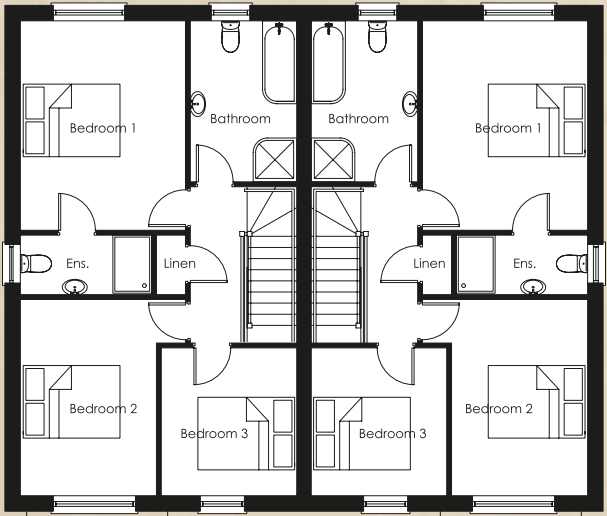
GROUND FLOOR

LIVING ROOM
15'9 x 11'2 4.8m x 3.4m
KITCHEN / DINING
18'8 x 10'2 5.7m x 3.1m
UTILITY
11'2 x 5'7 3.4m x 1.7m
WC
7'7 x 2'11 2.3m x 0.9m

OPTIONAL EXTRAS

GARDEN ROOM
11'2 x 9'6 3.4m x 2.9m
GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
14'1 x 11'2 4.3m x 3.4m
ENSUITE
8'10 x 3'11 2.7m x 1.2m
BEDROOM 2 *
13'1 x 9'2 4.0m x 2.8m
BEDROOM 3
9'10 x 9'2 3.0m x 2.8m
BATHROOM
10'10 x 7'3 3.3m x 2.2m

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The Weir

2 BEDROOM SEMI-DETACHED – 810 SQ. FT.



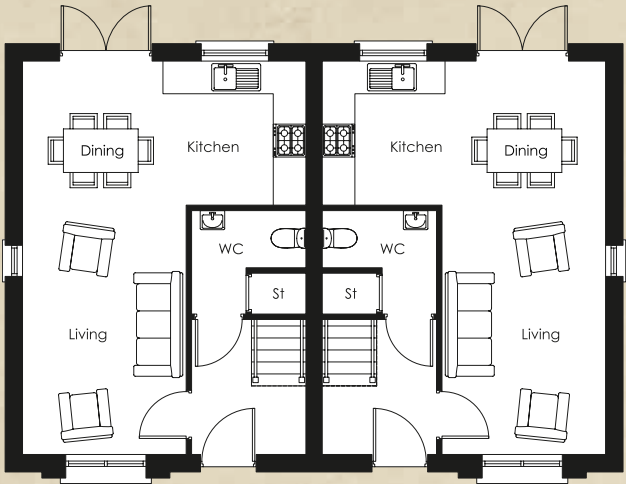
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PLOT
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- 17

Ground Floor

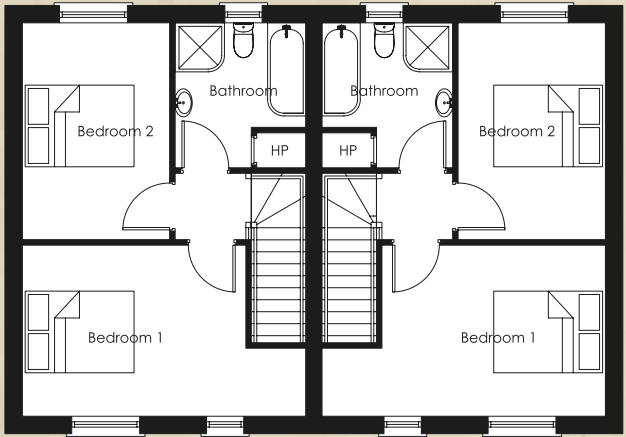


GROUND FLOOR

KITCHEN / DINING / LIVING *
23'7 x 17'1 7.2m x 5.2m

WC
6'10 x 6'3 2.1m x 1.9m

First Floor



FIRST FLOOR

BEDROOM 1 *
13'9 x 10'2 4.2m x 3.1m

BEDROOM 2
12'10 x 8'10 3.9m x 2.7m

BATHROOM
7'10 x 6'3 2.4m x 1.9m

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The Apartments

2 BEDROOM APARTMENTS – 720 + 815 SQ. FT.



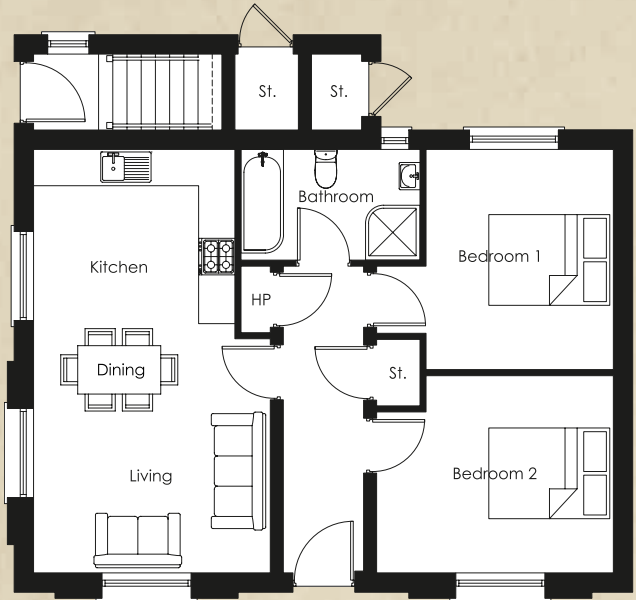
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15

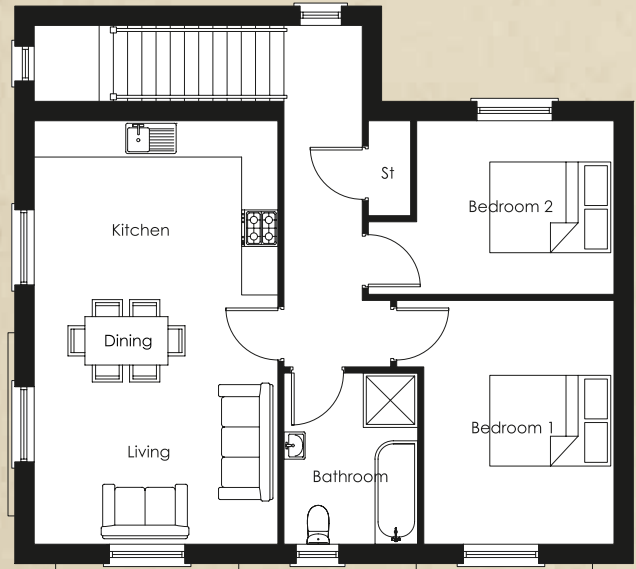
Ground Floor – 722 SQ.FT.



GROUND FLOOR

KITCHEN / DINING / LIVING *	22'0 x 12'10	7.0m x 3.9m
BEDROOM 1	11'10 x 9'10	3.6m x 3.0m
BEDROOM 2	12'10 x 10'6	3.9m x 3.2m
BATHROOM	9'6 x 5'11	2.9m x 1.8m

First Floor – 814 SQ.FT.



FIRST FLOOR

KITCHEN / DINING / LIVING	22'0 x 13'1	7.0m x 4.0m
BEDROOM 1 *	13'1 x 11'6	4.0m x 3.5m
BEDROOM 2 *	13'1 x 9'2	4.0m x 2.8m
BATHROOM	9'2 x 7'3	2.8m x 2.2m

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Garden Room



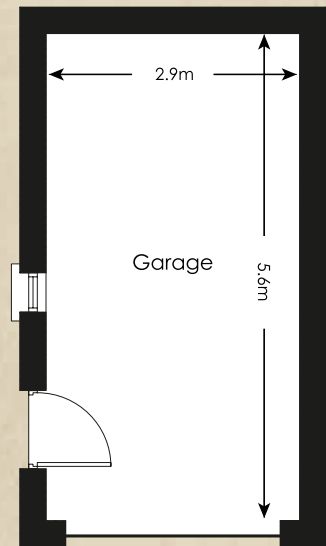
Add a beautiful garden room to create a larger open plan kitchen, living, dining area.*

PLEASE NOTE: Further details and prices available on request.
* Garden room plans & sizes are shown on each individual house type page.

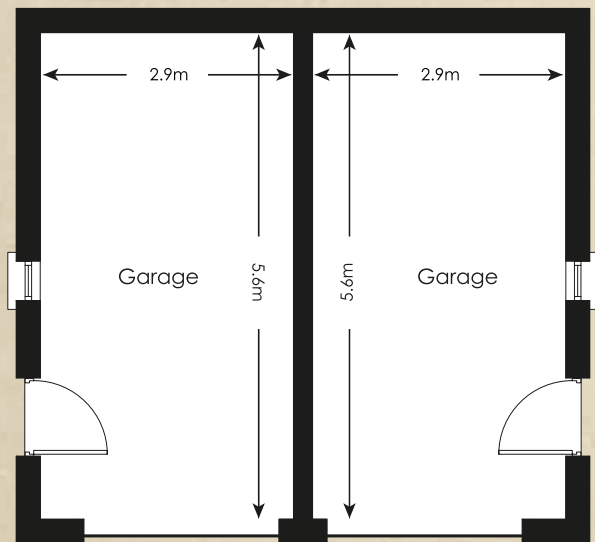
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Garages

SINGLE GARAGE



PAIRED GARAGE



All garages will be finished in render. Images for illustration purposes only.



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by award winning developer

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