



NICHOLAS  
RESIDENTIAL



## 9.07 Obel Tower Donegall Quay

Belfast BT1 3NH

£1,350 Per month

A luxury 9th-floor apartment located in the landmark Obel Tower development on the bank of the River Lagan. At 27 stories and 279 feet high, it is Ireland's tallest residential building and occupies a prime site in Belfast City Centre on Donegall Quay. The apartment is ideally located for those working in Belfast City Centre and offers easy access to many amenities, including shops, bars and restaurants.

Internally, the apartment comprises an entrance hall with a utility cupboard, an open-plan living/dining/kitchen area with stunning views over Belfast and the Titanic area, a modern walnut fitted kitchen with built-in appliances, a master bedroom with an ensuite shower room, a further double bedroom and a modern bathroom with a white three-piece suite.

The building also benefits from a welcoming entrance lobby with lift access to all floors and an on-site janitor.

The property comes furnished from the 7th of September.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

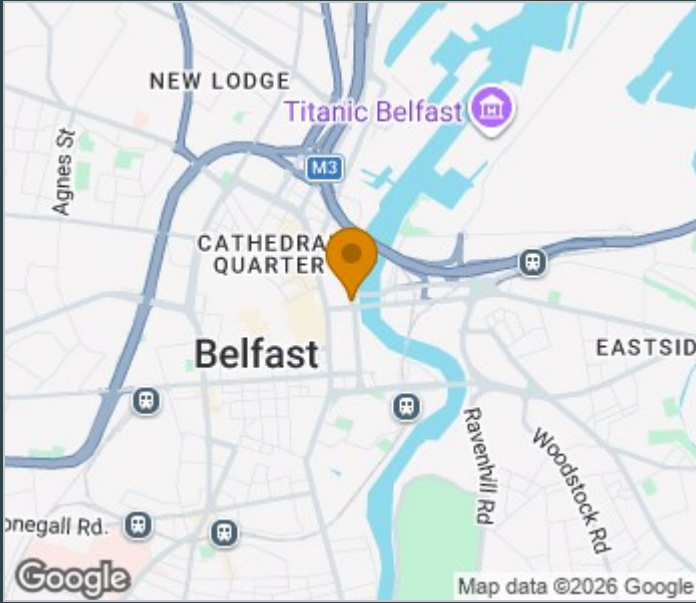
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Luxury 9th Floor Apartment in the Desirable Obel Tower Development
- Open Plan Living/Dining/Kitchen
- Modern Walnut Fitted Kitchen with Appliances
- Two Double Bedrooms (Master with an Ensuite Shower Room)
- Main Bathroom with White Three Piece Suite
- Programable Electric Heating
- Fully Furnished
- Stunning Views Over Belfast
- Prime City Centre Location
- Available from the 7th of September



## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) <https://www.nicholasresidential.co.uk>