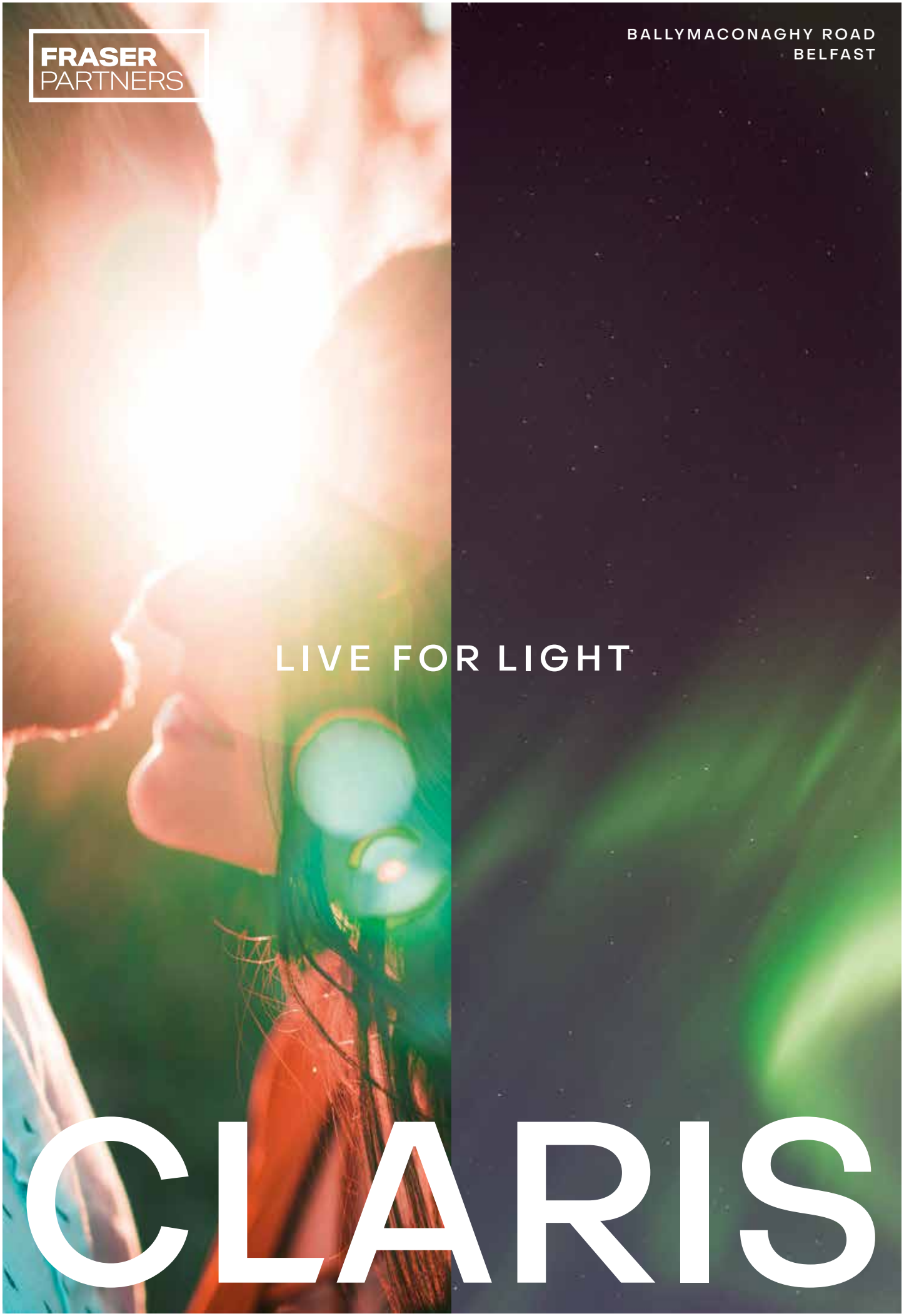

FRASER
PARTNERS
BALLYMACONAGHY ROAD
BELFAST
LIVE FOR LIGHT
CLARIS







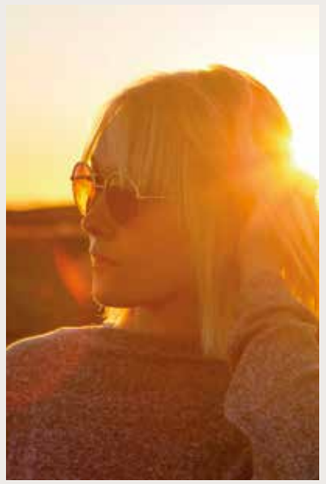
LIVE FOR MOMENTS THAT MATTER



CLARIS

BELFAST BT8











LIVE FOR SOMETHING DIFFERENT





Home isn't simply where you arrive at the end of the day. It's where life unfolds.

Claris has been carefully created for those seeking something quieter, more intentional and ultimately more rewarding. A collection of contemporary homes, thoughtfully placed within one of Belfast's most desirable settings.

This is a place where everyday routines feel calmer, spaces feel brighter, and coming home never feels ordinary.

A place to settle, to grow and to belong.
A place designed around life, not just living.





LIVE FOR LIGHT

Light changes everything.

It softens spaces, lifts moods and creates a sense of calm that transforms the way a home feels. At Claris, feature double-height glazing and carefully considered layouts invite natural light deep into every room, creating interiors that feel open, warm and welcoming throughout the day. Because the simplest luxury is often the one you notice most.







LIVE FOR CONSIDERED DESIGN





At Claris, every home begins with a simple principle: good design should make life easier.

Designed from the inside out, each home has been carefully planned around the way people truly live, creating a natural flow between spaces and a greater sense of openness throughout.

The result is a collection of homes that feel calm, balanced and effortless. Spaces that adapt to modern family life and provide the foundations for years of memories still to come.









LIVE FOR EVERY DETAIL





The difference is often found in the details.

That's why we've partnered with the team at Lee Austin Interior Design to help shape every Claris home. From beautifully considered kitchens by Life Kitchens and the timeless elegance of David Scott Tiles, to bathrooms by Beggs & Partners and quality flooring from Martin Phillips Carpets, every finish has been chosen to complement the Claris vision.

Together, they create homes that feel complete from the moment you walk through the door, with exceptional quality, thoughtful design and lasting comfort in every room.





LIVE FOR BOTH WORLDS

There are very few places that offer this balance.

The energy of Belfast on one side. The calm of open space on the other. Ballymaconaghy Road sits comfortably between the two, giving you the freedom to enjoy both without compromising on either.

Close enough to feel connected. Far enough to properly switch off.



LIVE FOR MORE CHOICE



Forestside Shopping Centre, Newtownbreda, South Belfast



Ormeau Park, Ormeau Road

Living at Claris gives you something increasingly rare: options.

With Belfast city centre just 15 minutes away and the Ormeau and Lisburn Roads right on your doorstep, some of the city's best places to eat, meet, shop and spend time are all within easy reach.

Yet there's plenty to enjoy closer to home too. Woodland walks, green spaces and everyday conveniences create a setting that feels calmer and more removed from the pace of the city.

A favourite restaurant. An evening with friends. A quiet Saturday morning. Living here gives you the freedom to choose how you want your day to unfold.



The Arcadia Delicatessen, Lisburn Road



Canoeing on the Lagan, Shaw's Bridge

The Wing Society, Lisburn Road





General Merchants Coffee, Ormeau Road



Rose Gardens at Lady Dixon Park



Forestside Shopping Centre,
Newtownbreda, South Belfast



Lisnasharragh Leisure Centre, Castlereagh



The Bowery, Lisburn Road, South Belfast



Power your home day and night





LIVE FOR TOMORROW

Every Fraser Partners home is designed with energy efficiency and modern living in mind. Each house is fitted with an Air Source Heat Pump and a Solar PV System, designed to work together to provide a more efficient, low-carbon way to power and heat your home.

During the day, your solar panels generate free electricity to help with the costs of running your heating system. Add optional battery storage to save surplus energy for later, reducing your reliance on the grid and helping lower running costs.





ONE SYSTEM, WORKING TOGETHER

Your solar PV system and air source heat pump complement one another. Electricity generated by your solar panels can help power your heat pump during daylight hours, providing heating and hot water while helping to reduce running costs.

Underfloor heating on the ground floor works seamlessly with the system, providing efficient, even warmth without the need for radiators.

Together, they offer a more considered approach to energy, combining renewable electricity with efficient, low-carbon heating.

MORE ENERGY, MORE INDEPENDENCE

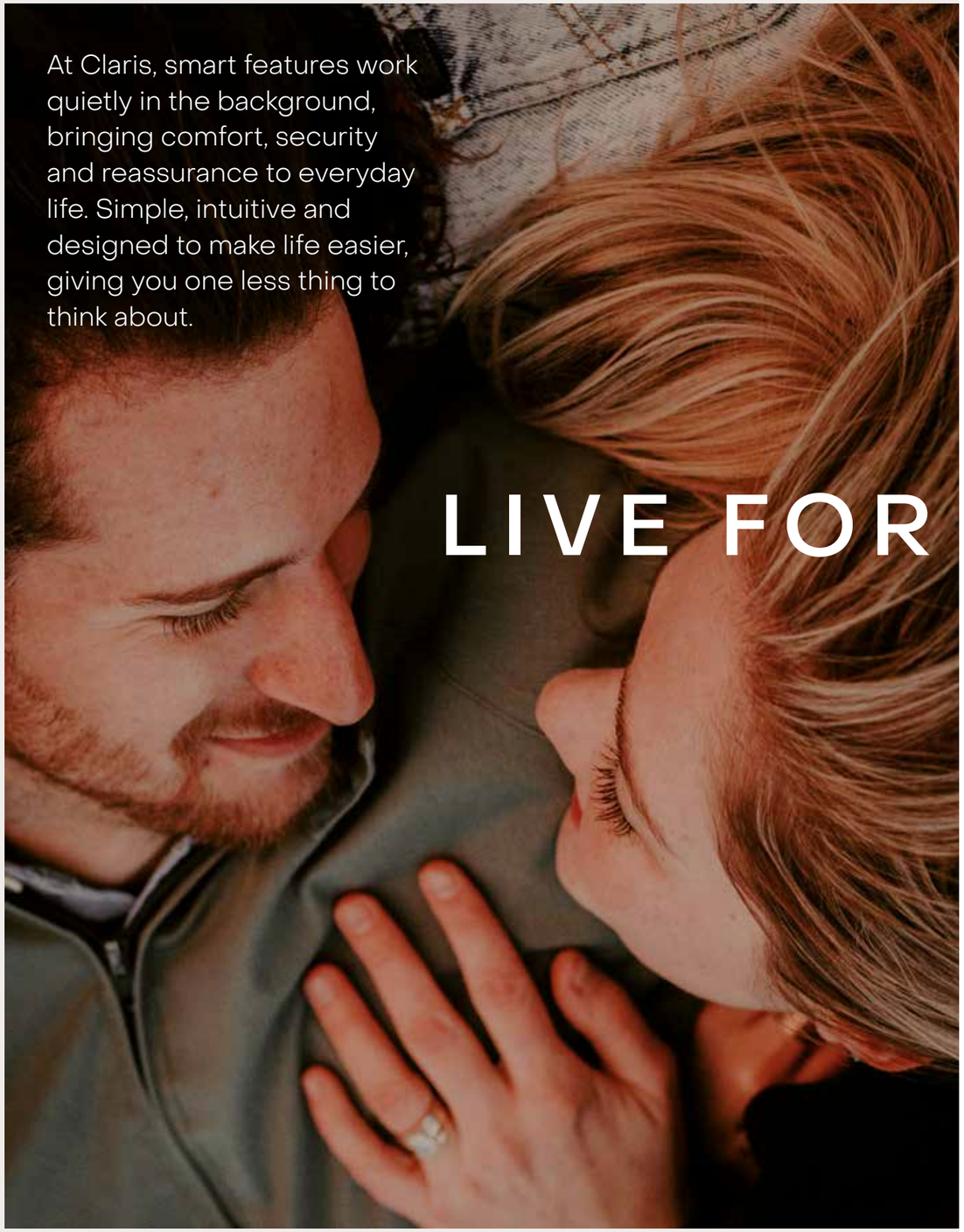
Optional battery storage allows you to store surplus solar electricity during the day, ready to use in the evening.

During winter, when solar generation is lower, your battery can also be charged using cheaper overnight electricity, helping you make the most of off-peak tariffs.

GREATER CONTROL OVER RUNNING COSTS

With no reliance on gas or oil for heating, your home makes better use of the energy you generate and the electricity you buy.

Combining solar power, efficient heating and optional battery storage can reduce your dependence on the grid and help protect against rising energy costs.



At Claris, smart features work quietly in the background, bringing comfort, security and reassurance to everyday life. Simple, intuitive and designed to make life easier, giving you one less thing to think about.

LIVE FOR SIMPLICITY

SMART SECURITY

So you can protect what matters most, we're installing Ring video doorbells in every home. See, hear and speak to visitors from anywhere with this Video Doorbell. Get instant notifications on your phone and tablet, customise your motion settings and conveniently stay connected to home, no matter where you are.





SMART ENERGY EFFICIENCY

You don't have to be home to have control. As standard in every home, we are installing smart phone compatible digital thermostats **. Smart profiles enable you to program time and temperature settings and then apply them to a number of zones, automatically turning the heating off when you leave and back on when you return.

CO2 emissions are much less too.
A range of active energy management measures have been incorporated to improve your home's energy efficiency. With a high level of insulation and increased air tightness, our homes prevent heat loss and ensure that the heat generated remains in the property.

**Smart hub not fitted as standard.

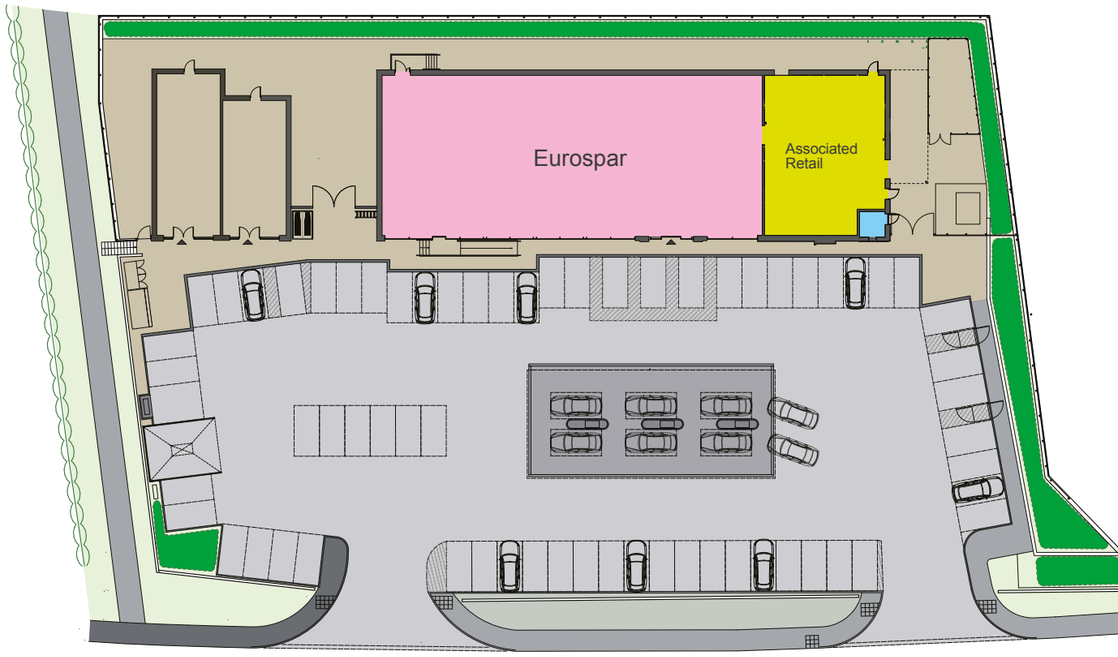


LIVE FOR CONVENIENCE

Life is easier when the things you need are close by.

Plans for a new neighbourhood hub will create a welcoming destination at the heart of the community, bringing together spaces to meet, eat and enjoy everyday life. Whether it's a morning coffee, a relaxed lunch with friends or simply picking up the essentials, everything has been considered to make daily routines that little bit easier.






LIVE FOR COMING HOME
CLARIS
CLARIS

SITE PLAN



F4
4 Bedroom Detached
1,561 sq ft



F5
4 Bedroom Detached
1,426 sq ft



F6
4 Bedroom Semi-Detached
1,386 sq ft



F16
4 Bedroom Detached
1,700 sq ft



F20
5 Bedroom Detached
2,427 sq ft (including garage)



Claris homes are thoughtfully positioned, their architecture composed with light, proportion and materiality in mind. This is a place where mornings begin in calm and evenings close in comfort; where space is generous, details are crafted, and every element feels considered.

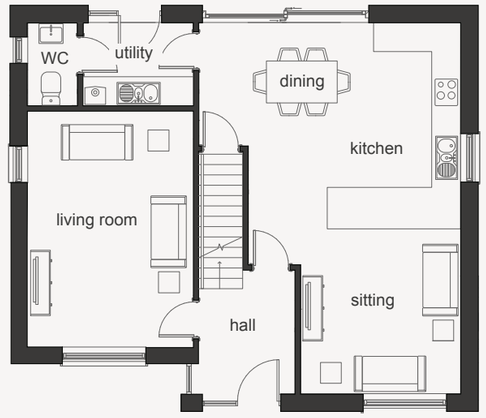


F 4

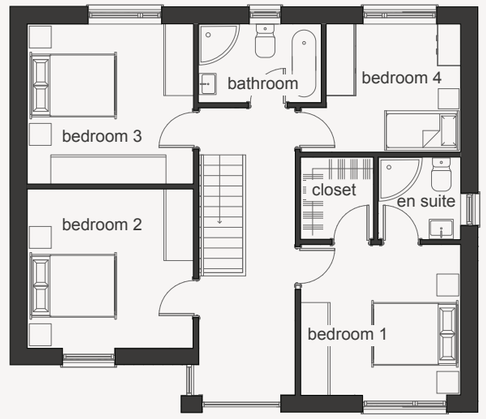
4 Bedroom Detached House

1,561 sq ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	
Kitchen / Dining	5.7x 4.5m
Sitting	3.6x 3.5m
Utility	2.4 x 1.8m
WC	1.8 x 1.1m
Living Room	5.1 x 3.6m

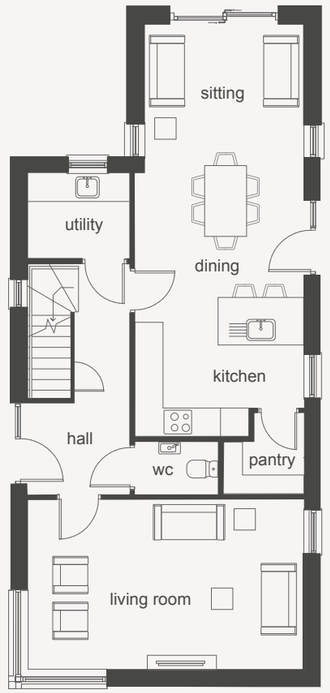
FIRST FLOOR	
Bedroom 1	3.5 x 3.1m
En-suite	1.8 x 1.8m
Walk-in Wardrobe	1.8 x 1.6m
Bedroom 2	3.6 x 3.5m
Bedroom 3	3.0 x 3.0m
Bedroom 4	3.6 x 3.5m
Bathroom	2.7 x 1.9m



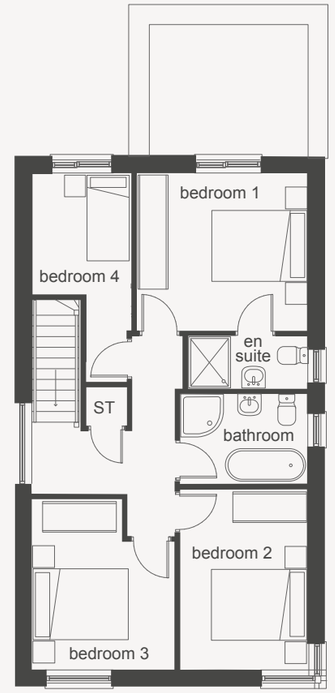
F 5

4 Bedroom Detached House

1,426 sq ft



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	
Kitchen / Dining	5.5 x 3.5m
Sitting	3.4 x 3.1m
Living Room	5.8 x 3.6m
Utility	2.2 x 1.8m
WC	1.8 x 1.1m
Pantry	1.7 x 1.7m

FIRST FLOOR	
Bedroom 1	3.6 x 3.3m
En-suite	2.5 x 1.1m
Bedroom 2	3.8 x 2.7m
Bedroom 3	3.6 x 3.0m
Bedroom 4	2.5 x 2.4m
Bathroom	2.7 x 1.9m

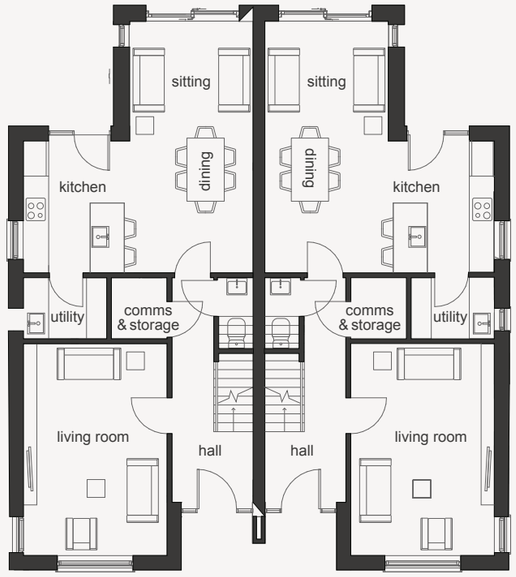


F 6

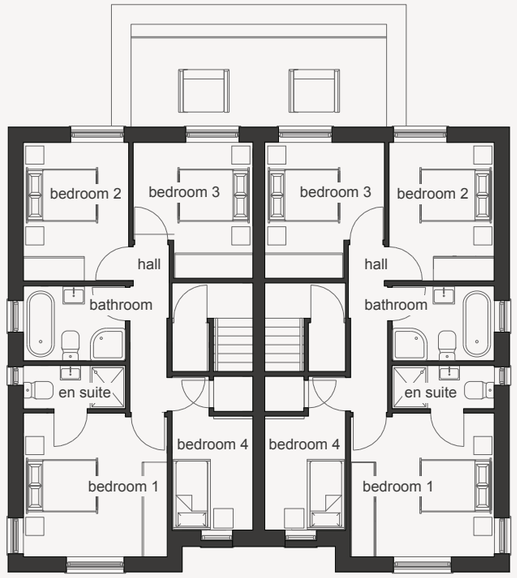
4 Bedroom Semi-Detached House

1,386 sq ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Dining	5.8 x 3.7m
Sitting	3.1 x 3.0m
Living Room	5.1 x 3.7m
Utility	2.2 x 1.6m
WC	1.8 x 0.9m
Comms	1.6 x 1.2m

FIRST FLOOR

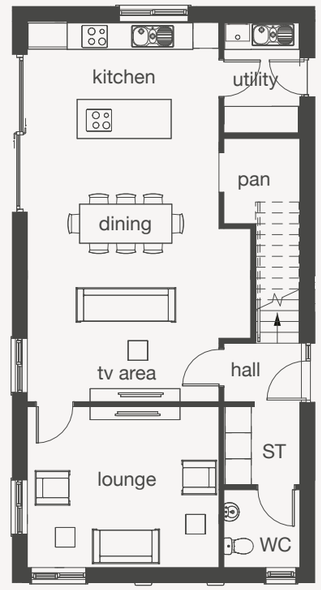
Bedroom 1	3.7 x 3.7m
En-suite	2.6 x 1.1m
Bedroom 2	3.5 x 2.7m
Bedroom 3	3.4 x 3.0m
Bedroom 4	2.7 x 2.0m
Bathroom	2.6 x 1.9m



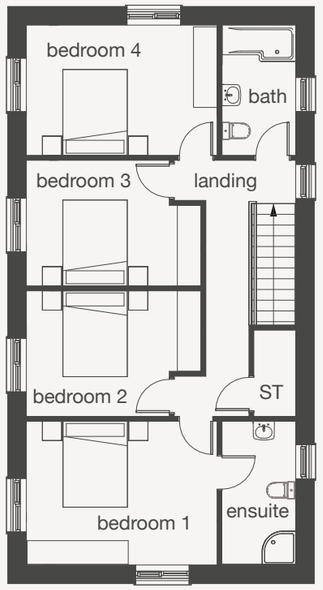
F16

4 Bedroom Detached House

1,700 sq ft



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen / Dining / TV Area	8.8 x 4.4m
Lounge	4.4 x 3.8m
Utility	2.6 x 1.7m
WC	1.8 x 1.7m
Pantry	2.0 x 1.7m

FIRST FLOOR

Bedroom 1	4.5 x 3.4m
Bedroom 2	4.1 x 2.9m
Bedroom 3	4.1 x 3.0m
Bedroom 4	4.5 x 3.0m
Bathroom	3.0 x 1.7m
En-Suite	3.4 x 1.7m

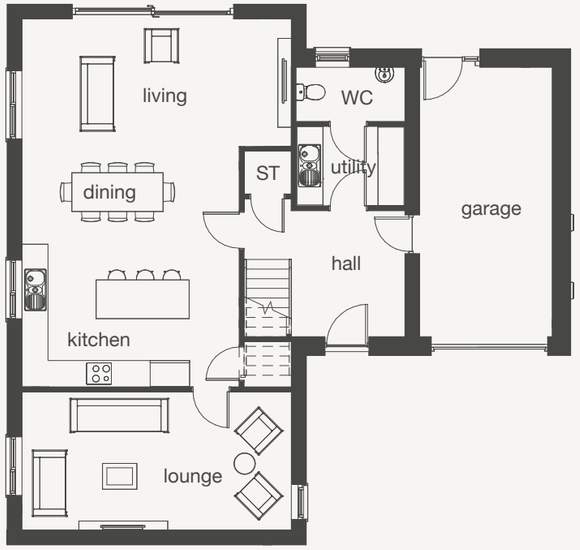


F20

5 Bedroom Detached House

2,427 sq ft

*Includes integral garage 208 sq ft



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	
Living	6.3 x 3.2m
Kitchen / Dining	6.3 x 3.2m
Lounge	6.3 x 3.2m
Utility	2.5 x 1.9m
WC	2.5 x 1.3m
Garage	6.3 x 3.1m

FIRST FLOOR	
Bedroom 1	3.8 x 3.2m
Walk-in Wardrobe	3.8 x 1.4m
Bedroom 2	3.8 x 3.0m
Bedroom 3	3.9 x 3.8m
Bedroom 4	4.5 x 3.1m
Bedroom 5	3.3 x 3.1m
Wardrobe	3.8 x 1.4m
En-suite (mb)	2.4 x 2.1m
En-suite 1	3.1 x 2.4m
Bathroom	2.7 x 2.4m

Making turnkey simple

This turnkey development allows you to be in control of the design of your home. You decide your desired floor type, tile choice, kitchen and bathroom detailing, making your home unique to you.

CREATE SOMETHING BEAUTIFUL

The contemporary luxury kitchen is the heart of the home. Make it a space you love by choosing from a range of colours for your units and worktops.

STEP BY STEP

Be proud of every inch of your interior. Pick the flooring and tiling style that suits you from our preselected range.

TURNKEY SPECIFICATIONS

KITCHEN

Contemporary kitchens.
—
Choice of kitchen colour.
—
Quartz worktops as standard.
—
Electrical appliances to include Bosch induction hob, Bosch microwave and Bosch electric oven. With Integrated extractor unit, fridge/freezer and dishwasher.
—
Boiling water tap will be standard in all detached houses.

UTILITY

High quality units with choice of door finishes, laminate worktops and handles.
—
Combination washer/dryer.
—
Separate washing machine and tumble dryer in detached houses.

BATHROOMS

Free standing bath.
—
Contemporary white sanitary ware.
—
Heated towel rail in bathroom and en suite.
—
Full height tiling to shower enclosures. Splash back tiling to bathroom, en suite and downstairs cloakroom basins.

SMART TECHNOLOGY

Smart phone enabled heating system with digital thermostats.
—
Ring video doorbells.
—
Wiring for EV car charger.

HEATING

Grant Aerona R290
Air Source Heat Pump.
—
Underfloor heating on ground floor.

ELECTRICAL

Superfast Fibreoptic Broadband, FTTP with speeds of up to 900mbps.
—
Smoke, heat and carbon monoxide detectors.
—
Comprehensive range of electrical sockets.
—
Connection sockets for BT and TV.
—
Cabling for digital and SKY TV.
—
Zoned security alarm.

FLOORING

Carpet to lounge, hall/stairs/landing and all bedrooms.
—
Tiling to entrance hall, kitchen/living/dining, cloakroom, utility floors and bathrooms.

EXTERNAL FEATURES

A mixture of white brick and timber effect maintenance free cladding.
—
Maintenance free PVC energy efficient double glazing with lockable system.
—
Bitmac driveways.
—
Landscaped gardens with paved patio area.
—
Timber fencing to rear boundaries where appropriate.
—
Feature external lighting to front door and rear patio.
—
Outdoor tap.
—
Outdoor socket as standard.

ENERGY EFFICIENCY

6 inset solar panels installed flush with the roof tiles.
—
Solis Cloud app for monitoring solar performance.
—
Grant Aerona R290 Air Source Heat Pump meaning no reliance on oil or gas.
—
High level of insulation incorporated in floors, walls and roofs.
—
All houses are constructed to provide a high level of air tightness in order to retain heat.

SELECTIONS

All selections to be made from the builder's nominated suppliers only.
—
All selections are from a pre-selected range and are subject to change.

WARRANTY

NHBC 10 year buildmark warranty.

Grant Aerona R290 Heat Pump:
5 year warranty

Grant Wave Cylinders:
10 year warranty on cylinder shell
1 year warranty on components

Grant UFlex underfloor:
Pipe 25 year warranty
M&E components 2 year warranty

FRASER PARTNERS

Our fascination with considered house building design isn't something new. We've always been intrigued by how even the simplest idea can positively influence daily routine. By remaining curious about how people live their lives, we are using the same approach to help people live better.

fraser.co.uk

We're now in our third generation of family ownership. Longevity like that doesn't just happen, in fact it's rare. What makes it possible is the trust we create and the reputation we build. From the first home our grandfather built to our 5000th, high levels of finish and the best locations have always been our bedrock. We're now adding intelligent, innovative design to further enhance our reputation.





Natural light has a significant influence on how we experience the spaces around us. Brighter, more open interiors can contribute to our sense of wellbeing, while creating homes that feel warmer, calmer and more inviting.

That thinking has influenced the design of every Claris home. Larger windows and generous glazing allow more natural light to reach deep into the living spaces, enhancing the sense of openness and creating bright, comfortable interiors throughout the day.

It's a simple principle, but an important one: better access to natural light can make a meaningful difference to how a home looks, feels and is enjoyed every day.

FRASER PARTNERS

fraser.co.uk

For further details or to enquire about a property please contact the team at:

SimonBrien NEW HOMES

028 90 668 888
www.simonbrien.com

Colliers

028 90 244 000
www.colliersni.com

Fraser Partners Limited is a NHBC registered company with a history of over 5000 award winning new homes completed province wide.

The Vendors and their Agents give notice that these particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise the correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and exteriors etc, may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to current specification at time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to this property. Artist's impression and photographs are for illustration purposes only. Plans are not to scale and all dimensions shown are approximate.