

FOR SALE OFF-PLAN

Off-Grid Luxury Home with Spacious Survival Shelter



For sale off-plan (with full planning approval, ready to start) in a rural setting in Northern Ireland close to the border, this is a specially designed luxury home featuring a spacious subterranean shelter that can be used as a “safe room” or as a nuclear fallout shelter.

Key features:

- Located away from large urban areas yet a mere 15 minute drive from the main dual carriageway leading to Belfast and 15 minutes from the border with Co. Monaghan.
- Spring water available via borehole (if required).
- Highly efficient solar energy system included using lithium iron phosphate battery banks, plus backup emergency dual fuel generator (with noise attenuator) for electricity independence. Solar panels would be mounted on the roof of the garage block, away from habitable areas of the home so as to minimise the risk of any impact on health from the low level radiation emitted by substantial solar panel arrays.
- Total aboveground habitable floor area of ca. 4,800 sqft (446 m²), incorporating large vaulted hallway with mezzanine landing, mezzanine study, ground floor master bedroom suite opening onto patio, upstairs bedroom with en suite, two additional downstairs bedrooms, large bathroom, vaulted lounge, formal dining room, open plan kitchen-living area with informal dining area, utility room and double garage of 400 sq ft (37 m²).
- Underground shelter “Octabunker” of ca. 1,375 sqft (128 sq m) designed to protect against radioactive fallout and incorporating an open plan lounge + kitchen area, master bedroom with en suite, four bunk bedrooms, bathroom, pantry, storage space, secure hidden entrance and Swiss-made full NBC air filtration.



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

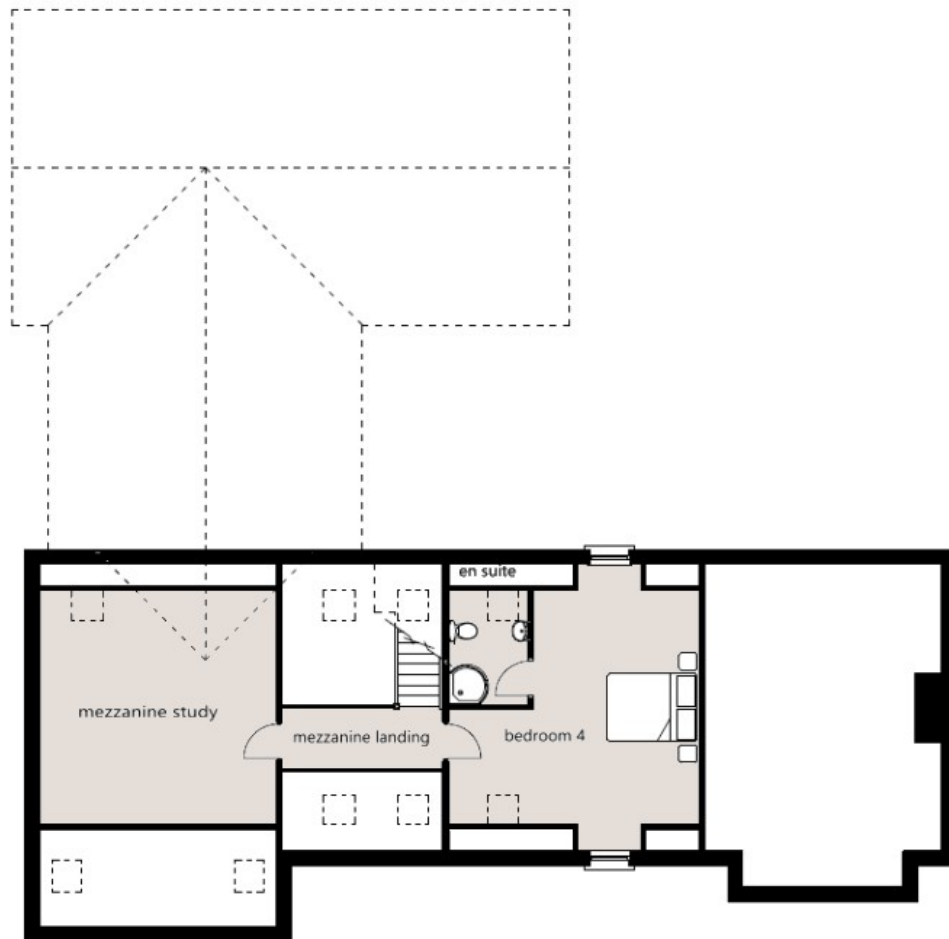


SIDE ELEVATION

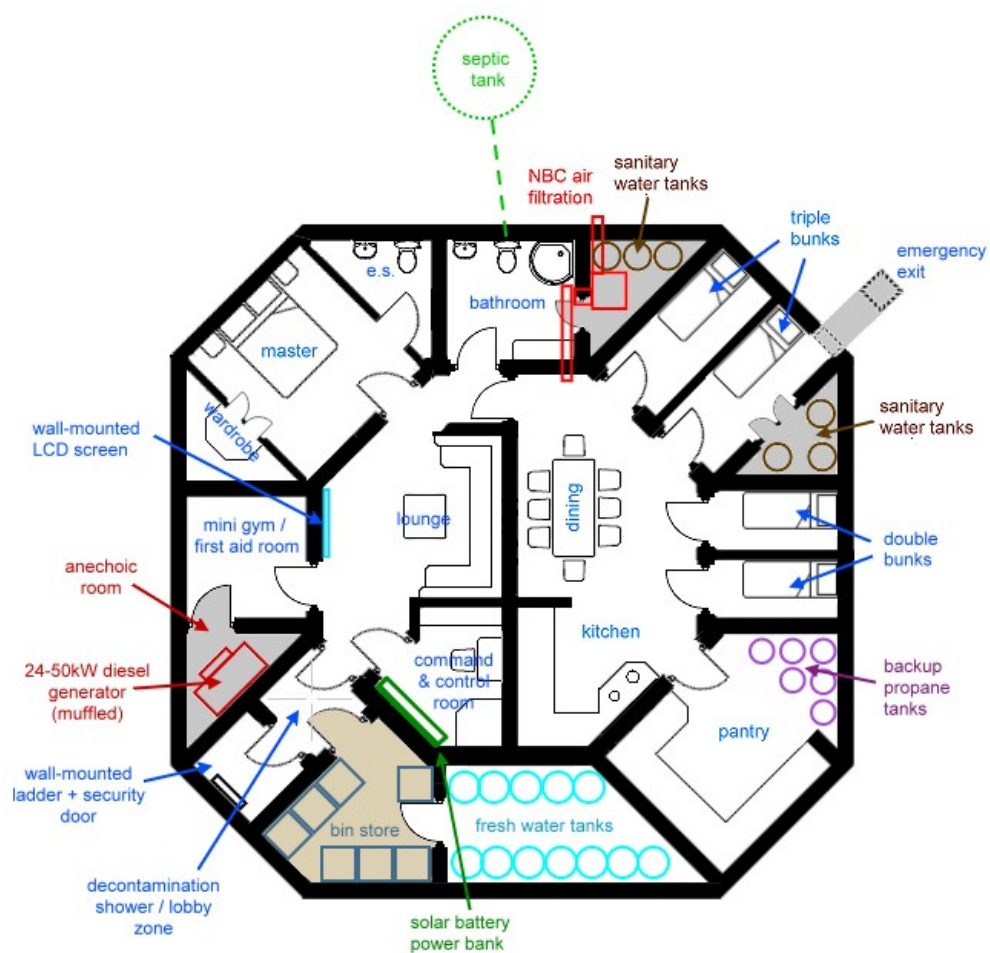


GROUND FLOOR PLAN





FIRST FLOOR PLAN



Map of Ireland showing projected primary & secondary nuclear war targets

(Based on OSINT materials and known Russian nuclear war doctrine concerning the need to prevent NATO appropriation of Irish ports and airports).

