

# Malago

Bristol

An exciting collection of new 2, 3 & 4 bedroom homes and apartments in a vibrant part of Bristol



In up-and-coming Bedminster, Malago is a carefully designed selection of apartments and homes offering something for everyone – singles, couples, young families – everyone who enjoys the lively, cultural scene and the friendly communities of Bristol. There are parks, local convenience stores, supermarkets, a post office, a doctors’

surgery and a pharmacy, all within walking distance. North Street has restaurants and bars to suit all tastes, while the Cabot Circus shopping centre is just a couple of miles away.

Families will find schools for all ages on the doorstep, including the Oasis Academy and Victoria Park Primary School.

Getting around is easy, with Bristol Temple Meads station 1.3 miles away, and the M4, M5 and M32 for fast road links.

With the delights of Bristol city centre, and the vibrant local neighbourhood around Malago, this is a great place to live.

## Malago

Oakhill Drive, Marksbury Road, Bristol BS3 5JL

A collection of 1, 2, 3 & 4 bedroom homes

  
**Linden**  
HOMES

*All journey times and distances are approximate.*





- The Breeze  
4 bedroom home
- The Winston  
4 bedroom home
- The Jazz  
3 bedroom home
- The Rozela  
3 bedroom home
- The Zestar  
3 bedroom home
- The Braeburn  
2 bedroom home
- The Pippin Apartments  
1 & 2 bedroom home
  
- 4 bedroom home
- 4 bedroom home
- 3 bedroom home
- 3 bedroom home
- 3 bedroom home
- 2 bedroom home
- 1 & 2 bedroom home
  
- \*Affordable housing
  
- Garage Entrance
- ▾ Visitors Parking Space
- c Commerical Parking Space
- BS Bin Store Area
- † Proposed
- ‡ Potential future phase

*Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.*



—  
**Malago**

Bristol  
—

## The Braeburn

2 bedroom home

Plots 74 & 75



### Malago

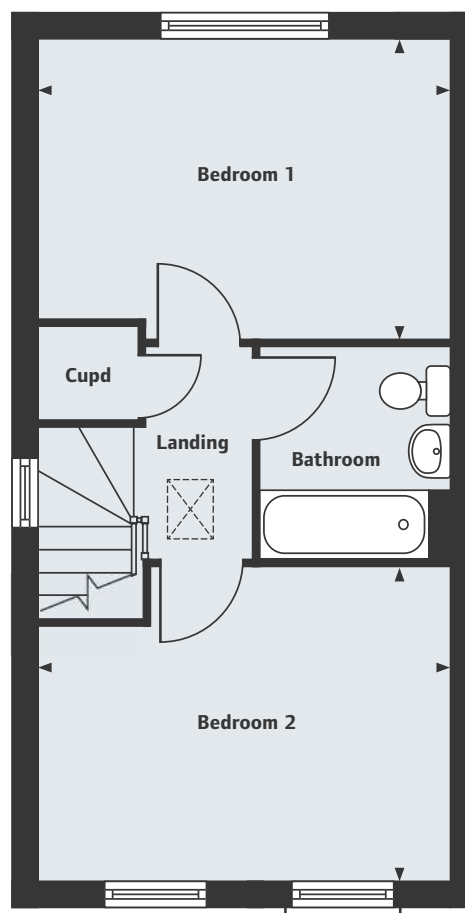
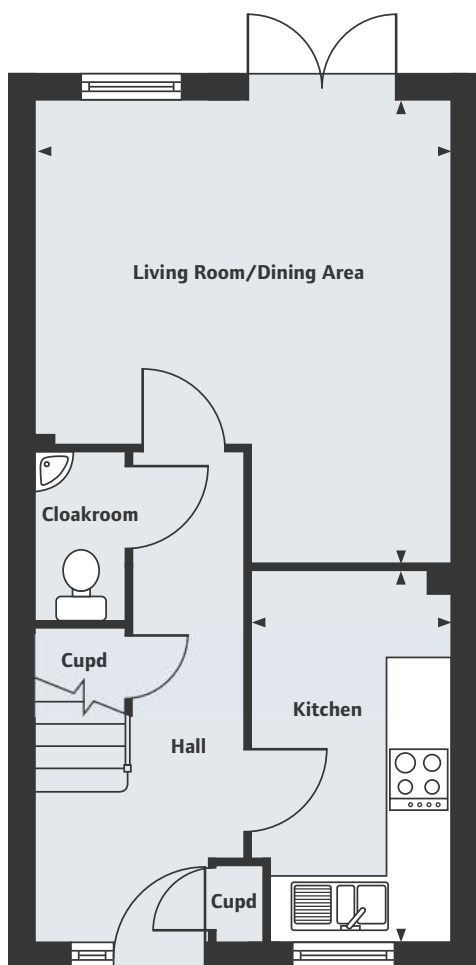
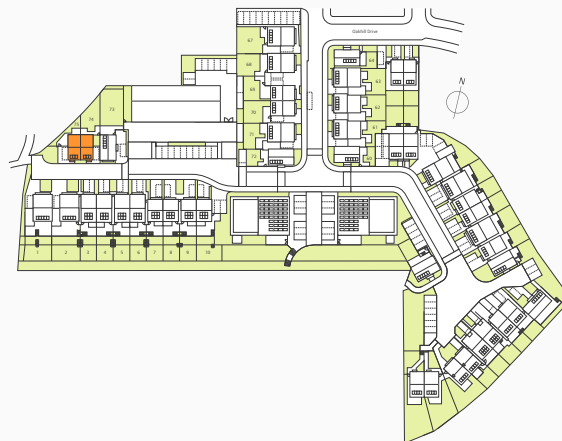
Oakhill Drive, Marksbury Road, Bristol BS3 5JL

2, 3 & 4 bedroom homes

  
**Linden**  
HOMES

Malago  
Bristol

The Braeburn  
2 bedroom home



Ground Floor

Living Room/Dining Area	4.67m x 4.15m	15'4" x 13'7"
Kitchen	3.74m x 2.00m	12'3" x 6'7"

First Floor

Bedroom 1	4.15m x 3.00m	13'7" x 9'10"
Bedroom 2	4.15m x 3.17m	13'7" x 10'5"



Loft hatch

For all sales enquiries please call  
**01173 216 521**  
[lindenhomes.co.uk/malago](http://lindenhomes.co.uk/malago)

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.  
XGTW01/October 2017.

**Linden**  
HOMES



—  
**Malago**

Bristol  
—

## The Jazz

3 bedroom home

Plots 60, 64, 72 & 73



### **Malago**

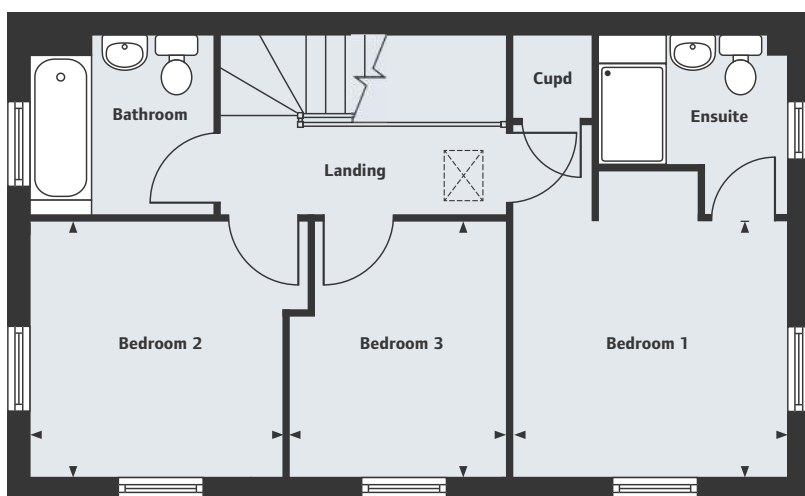
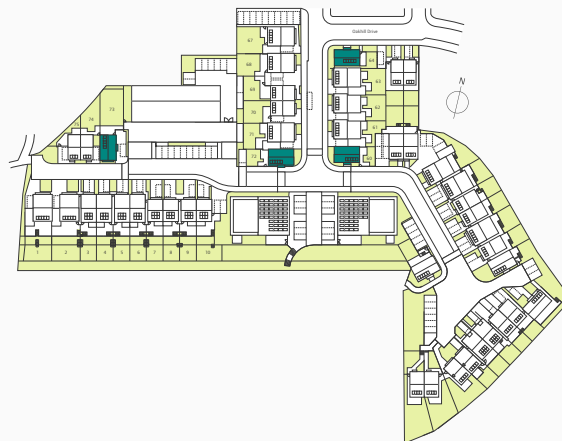
Oakhill Drive, Marksbury Road, Bristol BS3 5JL

2, 3 & 4 bedroom homes

  
**Linden**  
HOMES

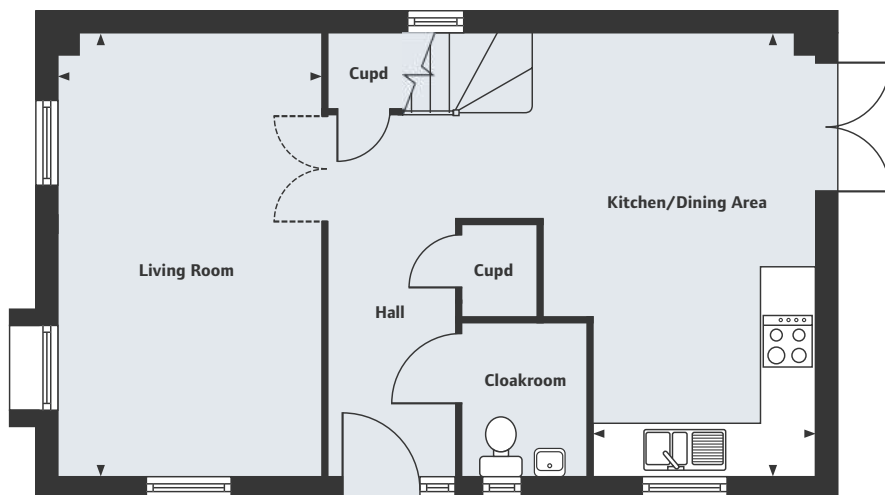
Malago  
Bristol

The Jazz  
3 bedroom home



First Floor

Bedroom 1	3.21m x 3.04m	10'6" x 10'0"
Bedroom 2	3.04m x 2.96m	10'0" x 9'9"
Bedroom 3	3.04m x 2.56m	10'0" x 8'5"



Ground Floor

Kitchen/Dining Area	5.25m x 2.56m	17'3" x 8'5"
Living Room	5.25m x 3.09m	17'3" x 10'2"



Loft hatch

For all sales enquiries please call  
**01173 216 521**  
[lindenhomes.co.uk/malago](http://lindenhomes.co.uk/malago)

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.  
XGTW01/October 2017.

**Linden**  
HOMES



—  
**Malago**

Bristol  
—

## The Zestar

3 bedroom home

Plot 69 & 70



### Malago

Oakhill Drive, Marksbury Road, Bristol BS3 5JL

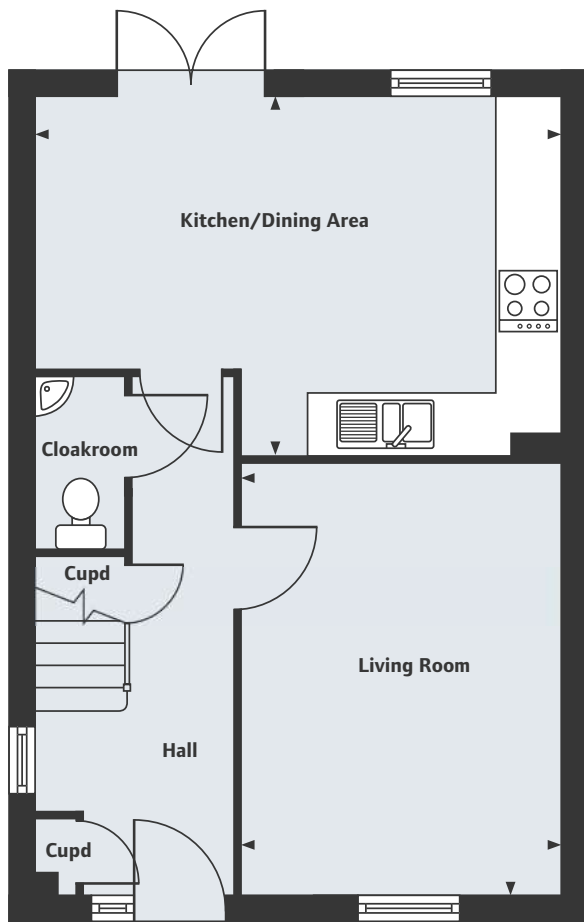
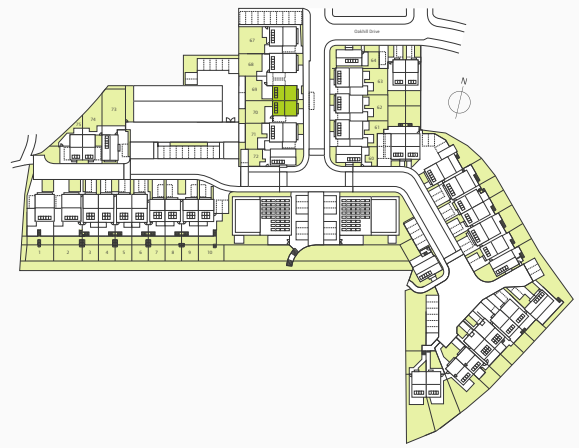
2, 3 & 4 bedroom homes

  
**Linden**  
HOMES



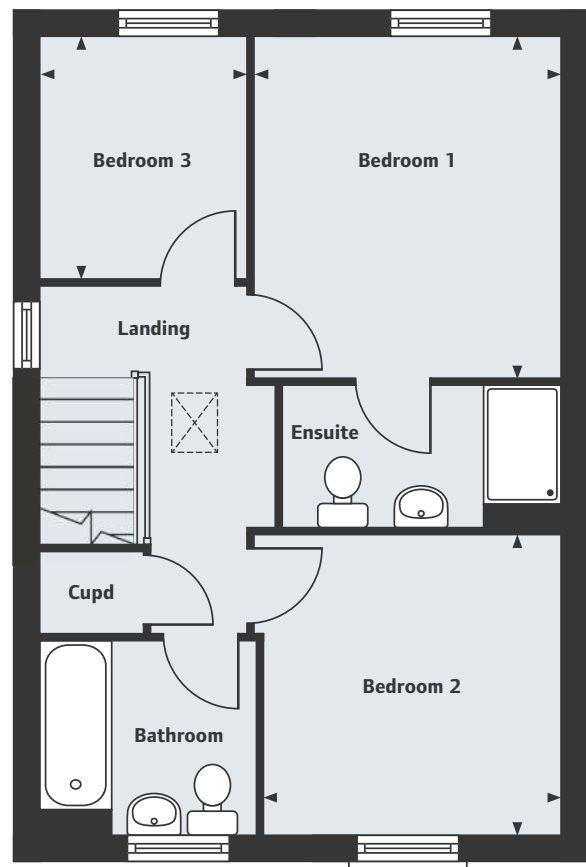
Malago  
Bristol

The Zestar  
3 bedroom home



Ground Floor

Kitchen/Dining Area	5.27m x 3.59m	17'3" x 11'9"
Living Room	4.32m x 3.17m	14'2" x 10'5"



First Floor

Bedroom 1	3.44m x 3.13m	11'3" x 10'3"
Bedroom 2	3.03m x 3.00m	9'11" x 9'10"
Bedroom 3	2.45m x 2.05m	8'0" x 6'9"



Loft hatch

For all sales enquiries please call  
**01173 216 521**  
[lindenhomes.co.uk/malago](http://lindenhomes.co.uk/malago)

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.  
XGTW01/October 2017.



—  
**Malago**

Bristol  
—

## The Rozela

3 bedroom home

Plots 7, 8, 9 & 10



**Malago**

Oakhill Drive, Marksbury Road, Bristol BS3 5JL

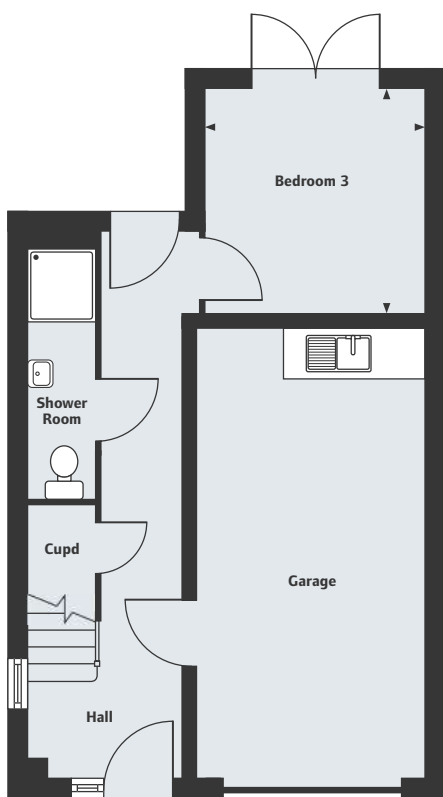
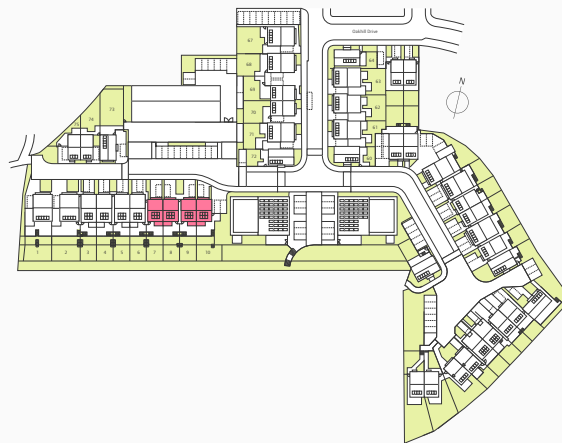
2, 3 & 4 bedroom homes

  
**Linden**  
HOMES



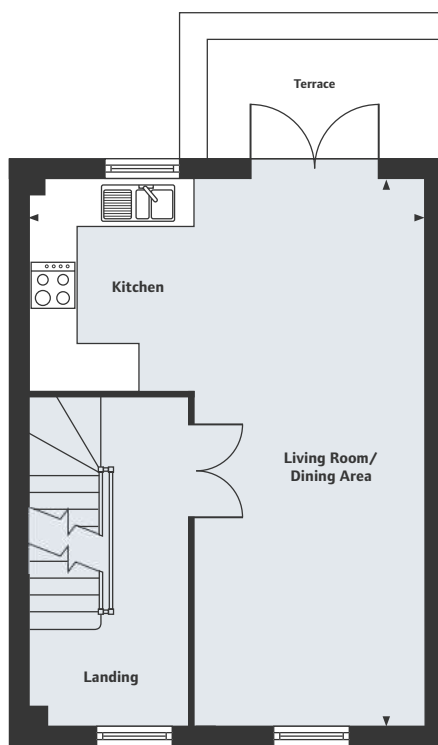
Malago  
Bristol

The Rozela  
3 bedroom home



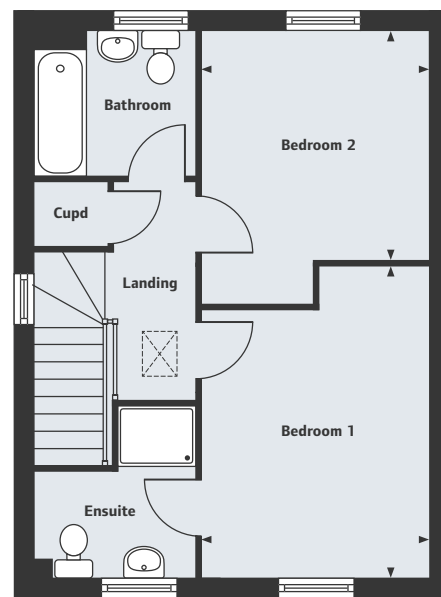
Ground Floor

Bedroom 3  
2.99m x 2.91m      9'10" x 9'7"



First Floor

Kitchen/Living Room/Dining Area  
7.27m x 3.04m      23'10" x 10'0"



Second Floor

Bedroom 1  
4.13m x 3.03m      13'7" x 9'11"

Bedroom 2  
3.05m x 3.03m      10'0" x 9'11"



Loft hatch

For all sales enquiries please call  
**01173 216 521**  
[lindenhomes.co.uk/malago](http://lindenhomes.co.uk/malago)

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.  
XGTW01/October 2017.

**Linden**  
HOMES

—  
**Malago**

Bristol  
—

## The Breeze

4 bedroom home

Plots 1, 2, 61, 62, 63, 67, 68 & 71



### Malago

Oakhill Drive, Marksbury Road, Bristol BS3 5JL

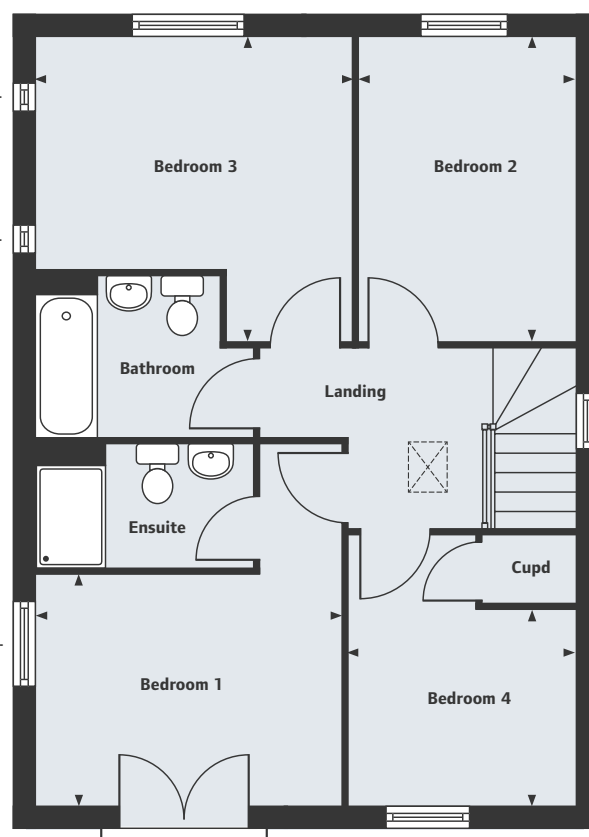
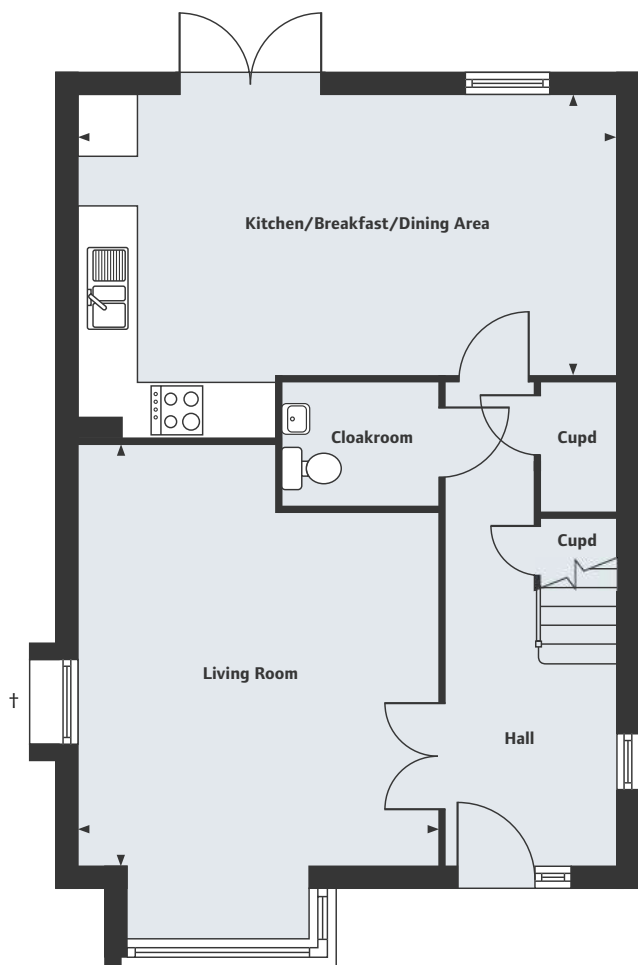
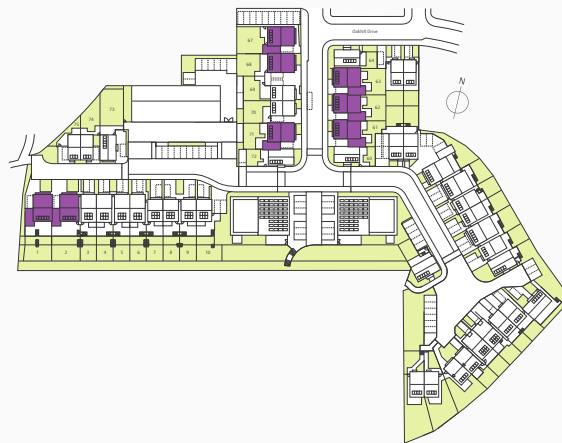
2, 3 & 4 bedroom homes

  
**Linden**  
HOMES



Malago  
Bristol

The Breeze  
4 bedroom home



Ground Floor

Kitchen/Breakfast/Dining Area	
6.37m x 3.30m	20'11" x 10'10"
Living Room	
4.99m x 4.22m	16'4" x 13'10"

First Floor

Bedroom 1	
3.63m x 2.75m	11'11" x 9'0"
Bedroom 2	
3.63m x 2.55m	11'11" x 8'4"
Bedroom 3	
3.73m x 3.64m	12'3" x 11'11"
Bedroom 4	
2.65m x 2.33m	8'8" x 7'8"



Loft hatch

†Windows omitted to plots 1, 2, 61, 62, 63, 68 & 71.

For all sales enquiries please call  
**01173 216 521**  
[lindenhomes.co.uk/malago](http://lindenhomes.co.uk/malago)

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.  
XCTW01/October 2017.

**Linden**  
HOMES

—  
**Malago**

Bristol  
—

## The Winston

4 bedroom home

Plots 3, 4, 5 & 6



### **Malago**

Oakhill Drive, Marksbury Road, Bristol BS3 5JL

2, 3 & 4 bedroom homes

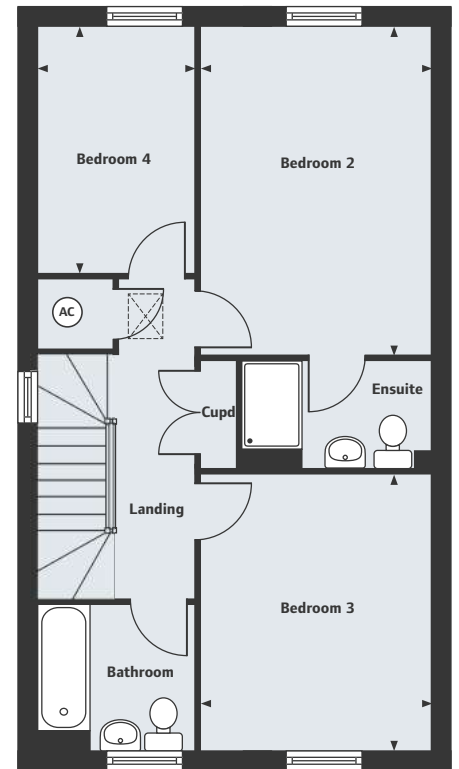
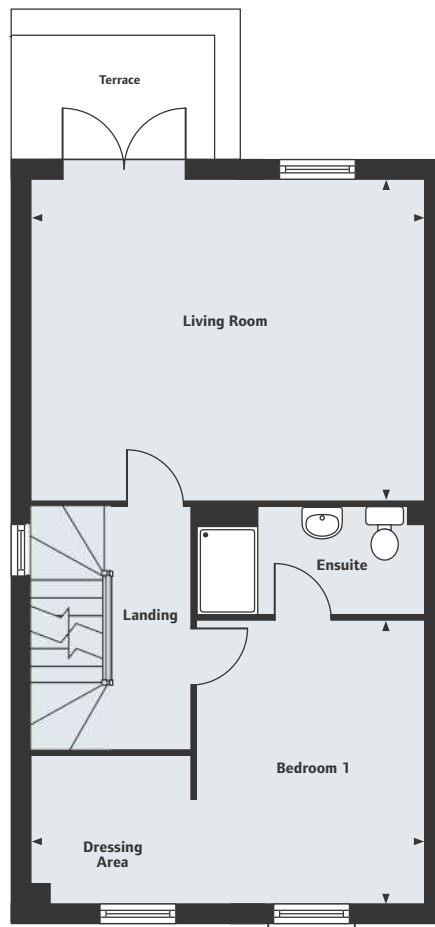
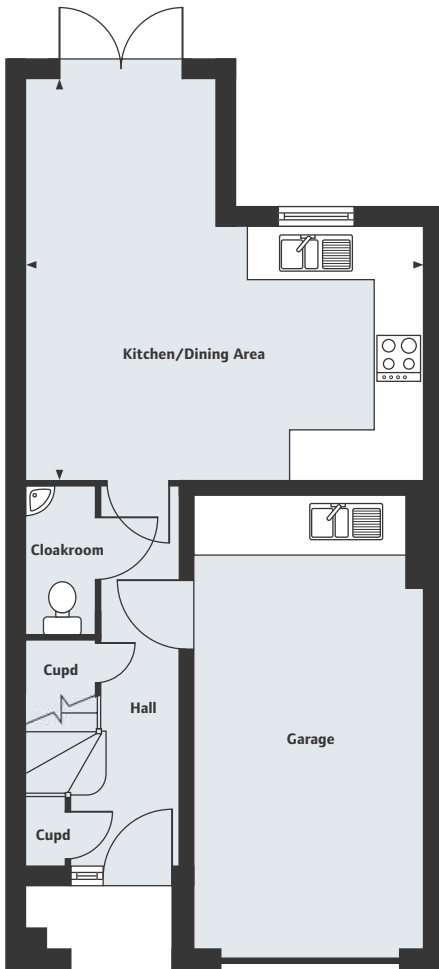
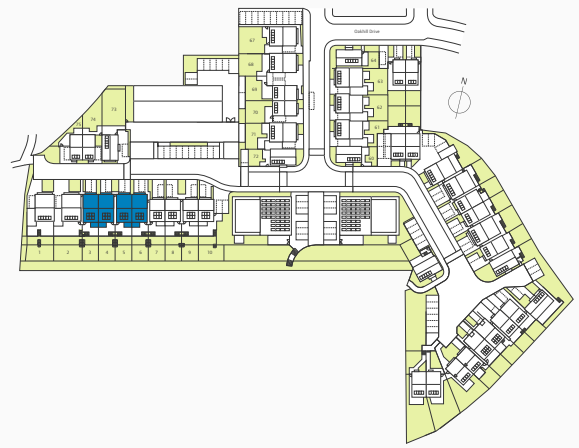


**Linden**  
HOMES



Malago  
Bristol

The Winston  
4 bedroom home



Ground Floor

Kitchen/Dining Area  
5.35m x 5.27m      17'7" x 17'3"

First Floor

Living Room  
5.27m x 4.22m      17'3" x 13'10"  
Bedroom 1  
5.27m x 3.74m      17'3" x 12'3"

Second Floor

Bedroom 2  
4.31m x 3.09m      14'2" x 10'2"  
Bedroom 3  
3.69m x 3.09m      12'1" x 10'2"  
Bedroom 4  
3.22m x 2.08m      10'7" x 6'10"



Loft hatch

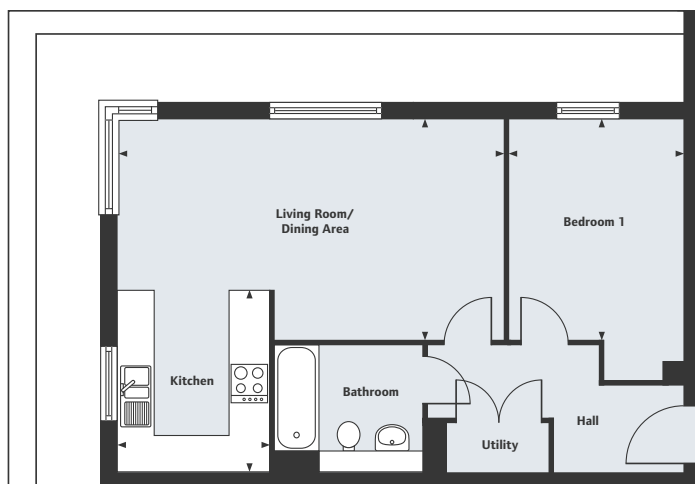
For all sales enquiries please call  
**01173 216 521**  
[lindenhomes.co.uk/malago](http://lindenhomes.co.uk/malago)

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.  
XGTW01/October 2017.



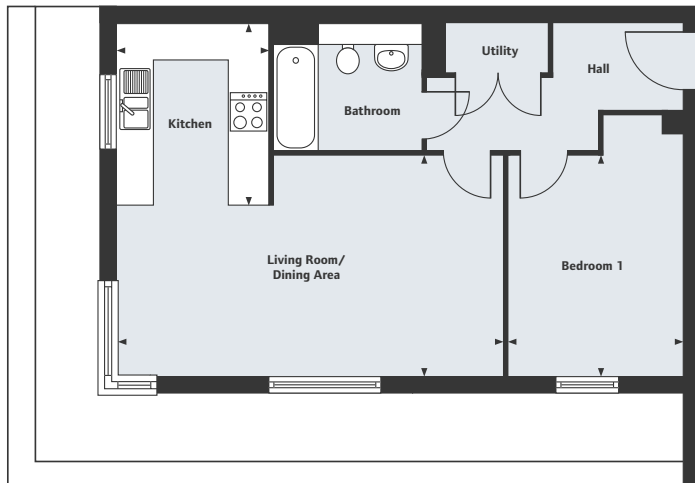
# Malago

Bristol



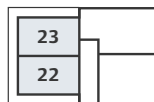
## APARTMENT 6 – Home 23

Living Room/Dining Area	20'6" x 11'9"
6.24m x 3.57m	
Bedroom 1	11'9" x 9'3"
3.57m x 2.81m	
Kitchen	9'6" x 8'1"
2.90m x 2.47m	

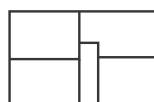


## APARTMENT 7 – Home 22

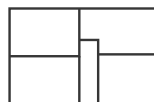
Living Room/Dining Area	20'6" x 18'11"
6.24m x 5.76m	
Bedroom 1	11'9" x 9'3"
3.57m x 2.81m	
Kitchen	9'6" x 8'1"
2.90m x 2.47m	



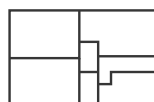
Third Floor



Second Floor



First Floor



Ground Floor

For all sales enquiries please call

**01173 216 521**

[lindenhomes.co.uk/malago](http://lindenhomes.co.uk/malago)

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. XGTW01/October 2017.



—  
**Malago**

Bristol  
—

## The Pippin Apartments

A collection of 1 & 2 bedroom apartments



**Malago**

Oakhill Drive, Marksbury Road, Bristol BS3 5JL

1 & 2 bedroom apartments

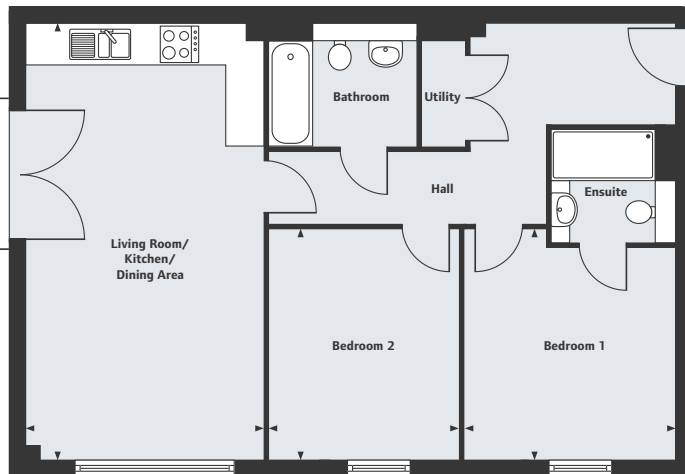
  
**Linden**  
HOMES

# Malago

Bristol

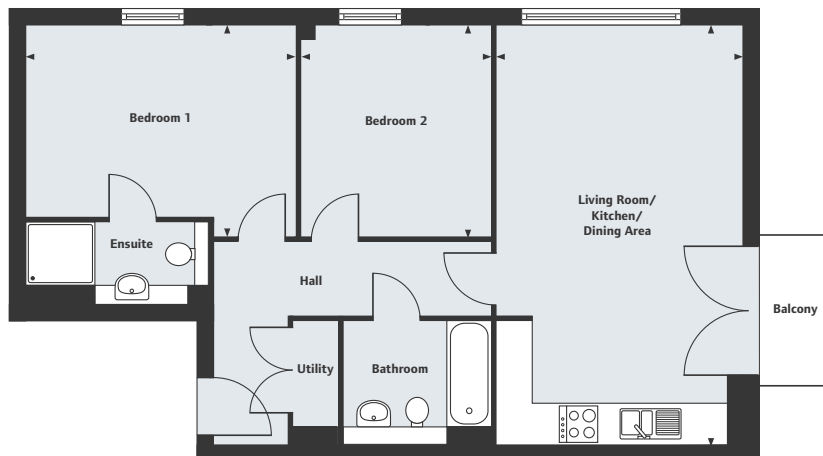
## The Pippin Apartments

A collection of 1 & 2 bedroom apartments



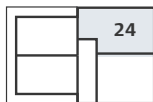
### APARTMENT 1 – Homes 14, 15, 18 & 19

Living Room/Kitchen/Dining Area	7.03m x 3.82m	23'1" x 12'6"
Bedroom 1	3.67m x 3.41m	12'0" x 11'2"
Bedroom 2	3.67m x 3.06m	12'0" x 10'0"

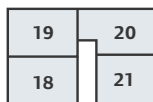


### APARTMENT 2 – Homes 16, 20 & 24

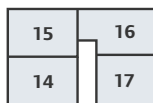
Living Room/Kitchen/Dining Area	6.75m x 3.97m	22'2" x 13'0"
Bedroom 1	4.31m x 3.36m	14'2" x 11'0"
Bedroom 2	3.36m x 3.06m	11'0" x 10'0"



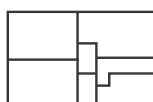
Third Floor



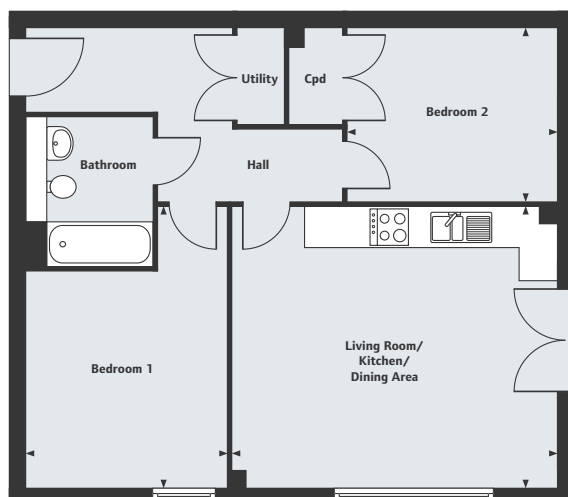
Second Floor



First Floor



Ground Floor

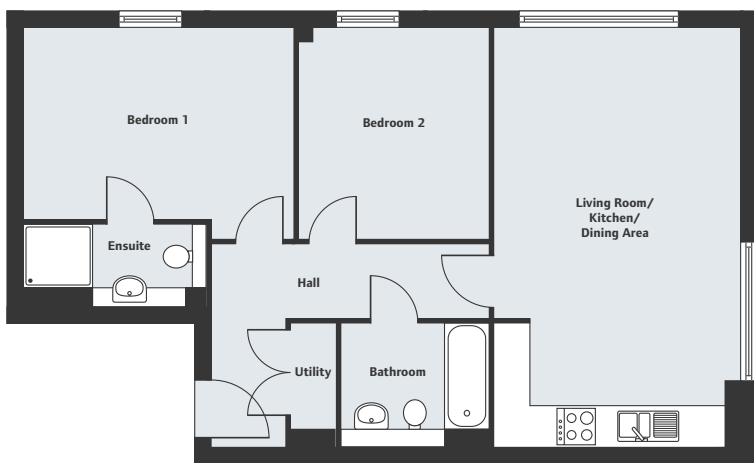
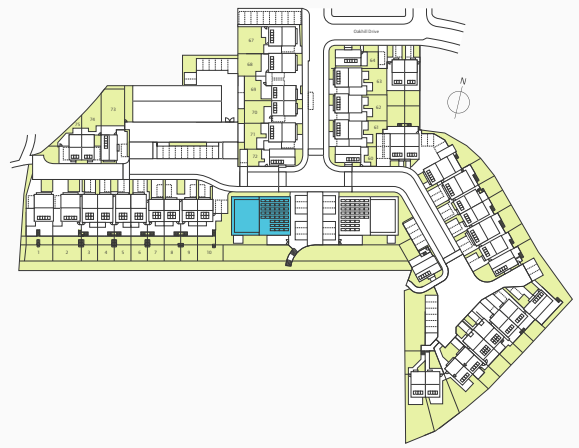


### APARTMENT 3 – Homes 17 & 21

Living Room/Kitchen/Dining Area	5.24m x 4.47m	17'2" x 14'8"
Bedroom 1	4.47m x 3.23m	14'8" x 10'7"
Bedroom 2	3.38m x 2.75m	11'1" x 9'0"

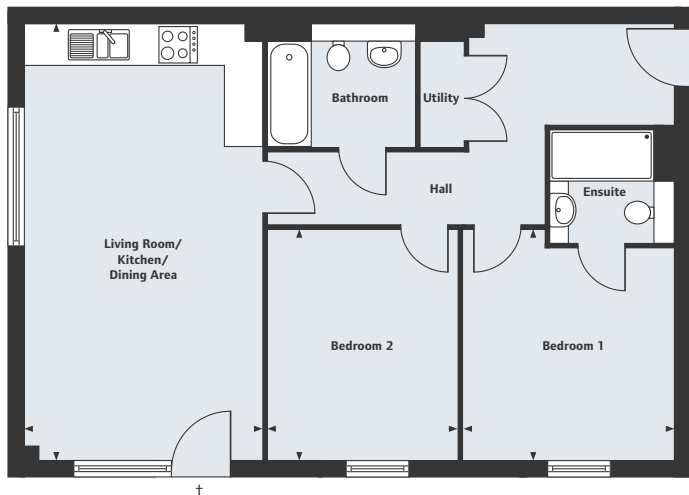
\*Indicates larger balcony to homes 15 & 19 which are also handed.





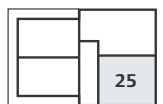
#### APARTMENT 4 – Homes 13 & 25

.....	
Living Room/Kitchen/Dining Area	6.71m x 3.93m      22'0" x 12'11"
Bedroom 1	4.31m x 3.36m      14'2" x 11'0"
Bedroom 2	3.36m x 3.06m      11'0" x 10'0"

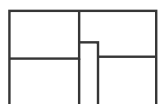


#### APARTMENT 5 – Home 11 & 12

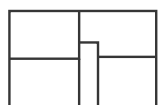
.....	
Living Room/Kitchen/Dining Area	7.00m x 3.78m      23'0" x 12'5"
Bedroom 1	3.67m x 3.37m      12'0" x 11'1"
Bedroom 2	3.67m x 3.06m      12'0" x 10'0"



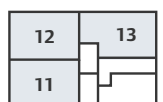
Third Floor



Second Floor



First Floor



Ground Floor

†Home 12 is a handed version of that shown and does not have a garden door.

# Malago

Bristol

## Specification



### Kitchen

	Apartments and 2 bedroom homes	3 bedroom homes	4 bedroom homes
'Symphony' fitted kitchen with laminate worktop and upstand	•	•	
'Woodbury' fitted kitchen with laminate worktop and upstand			•
Whirlpool/Indesit stainless steel single oven	•	•	
Whirlpool/Indesit stainless steel double oven			•
Gas hob (ceramic hob to Apartments)	•	•	•
Chimney hood	•	•	
Integrated chimney hood			•
Space for fridge freezer with electrical supply	•	•	•
Space for dishwasher with plumbing and electrical supply	•	•	•
Space for washer/dryer with plumbing and electrical supply	•	•	•
1½ bowl stainless steel sink with mixer tap to kitchen		•	•
Single bowl stainless steel sink with mixer tap to kitchen	•		
Track lighting with spotlights	•	•	•
Multigrad appliance switching with USB double socket	•	•	•
Vinyl flooring	•	•	•

### Bathroom and ensuite (where applicable)

Contemporary white sanitaryware and chrome fittings	•	•	•
Downlights			•
Heated chrome towel rail			•
Half height tiling to walls around bath	•	•	•
Tiled splashback to basin	•	•	•
Full height tiling to shower area	•	•	•
Shaver socket	•	•	•

### Electrical

TV point in kitchen, living room and bedroom 1			•
TV point in living room and bedroom 1	•	•	
Telephone BT points to living room and bedroom 1	•	•	•
BT Fibre enabled network (houses only)	•	•	•
Pendant fittings to other rooms including low energy fittings	•	•	•
White plastic switchplates and sockets	•	•	•

### Other

Walls in gardenia emulsion	•	•	•
Ceilings – flush smooth finish in matt white emulsion	•	•	•
Internal woodwork in gloss white	•	•	•
Light oak veneer doors with chrome ironmongery	•	•	•
Timber staircase with painted handrails and painted balustrades	•	•	
Timber staircase with oak finish handrails and painted balustrades			•
Gas fired condensing boiler	•	•	
Gas boiler with hot water cylinder			•
External Doors have multilocking system with doorbell*	•	•	•
Low energy external light to front door	•	•	•
External tap to rear garden (houses only)	•	•	•
Underfloor heating throughout†	•		

### Peace of mind

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

### Malago

Oakhill Drive, Marksbury Road, Bristol BS3 5JL  
A collection of 1, 2, 3 & 4 bedroom homes

**01173 216 521**

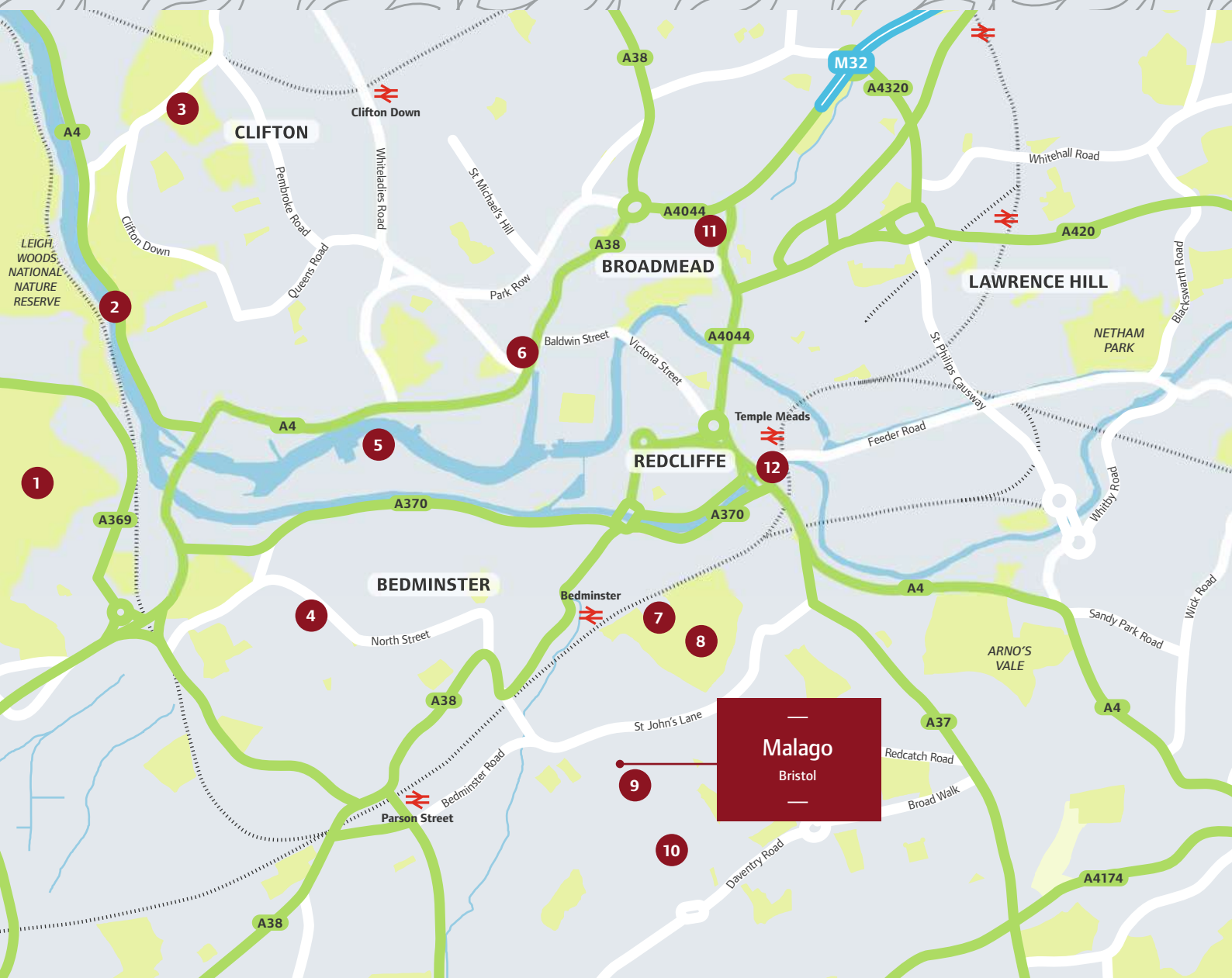
\*Apartments have entry system instead of doorbell. †Apartments only. Please refer to the Sales Executive for details. Specification may be amended at any time without notice. Photography is for illustrative purposes only and may include upgrades and extras available at additional cost. XGTW01/October 2017.

  
**Linden**  
HOMES



Malago  
Bristol

Around the neighbourhood



- |                             |                             |                                     |                    |
|-----------------------------|-----------------------------|-------------------------------------|--------------------|
| 1 ASHTON COURT ESTATE       | 4 NORTH STREET              | 7 ST. MARY REDCLIFFE PRIMARY SCHOOL | 10 NORTHERN SLOPES |
| 2 CLIFTON SUSPENSION BRIDGE | 5 BRUNEL'S SS GREAT BRITAIN | 8 VICTORIA PARK                     | 11 CABOT CIRCUS    |
| 3 BRISTOL ZOO GARDENS       | 6 BRISTOL HIPPODROME        | 9 OASIS ACADEMY                     | 12 TEMPLE MEADS    |

For all sales enquiries please call  
**01173 216 521**  
[lindenhomes.co.uk/malago](http://lindenhomes.co.uk/malago)

  
**Linden**  
HOMES

XGTW01/October 2017.