



A ATLANTIC
POINT
APARTMENTS

THE CRESCENT ~ PORTSTEWART



Portstewart Promenade



**ATLANTIC
POINT**
APARTMENTS

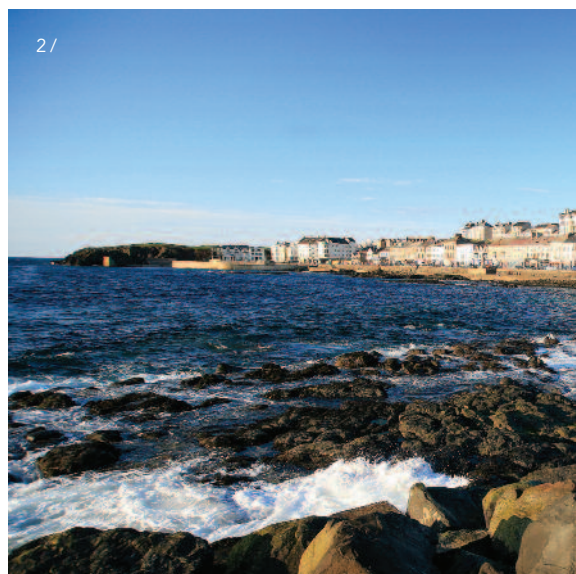
THE GREAT ESCAPE

Take a deep breath of fresh seaside air while sinking your feet into the golden sands of Portstewart Strand, and it's easy to see why the quaint town of Portstewart has been hailed as one of Northern Ireland's most prized beauty spots.

Whether it's exploring the ever-famous Giant's Causeway, visiting the ruins of the medieval Dunluce Castle or enjoying the view from Mussenden Temple, this location has it all, and more.

What's more, the area is a mecca for sports enthusiasts with the Atlantic Ocean playing host to surfing, Portstewart Golf Club and the world-renowned Royal Portrush Golf Club offering the perfect place to hit a ball.

Situated at the start of the spectacular Atlantic Cliff Walk, just a stone's throw away from Portstewart town centre and Portstewart Promenade, these new apartments are also within easy reach of a variety of local recreational facilities, schools, cafés, restaurants, pubs and boutiques.



- 1 / Panoramic view from Atlantic Point Apartments
- 2 / Portstewart Promenade
- 3 / Mussenden Temple
- 3 / Atlantic Cliff Walk





- 1/ Portstewart Strand
- 2/ Giant's Causeway Visitor Centre
- 3/ Dunluce Castle
- 4/ Royal Portrush Golf Club
- 5/ Bushmills Distillery
- 6/ Giant's Causeway





THE SPECTACULAR NORTH COAST



Located in the heart of Portstewart on The Crescent, the new development of Atlantic Point Apartments is home to 24 two and three bedroom apartments, including 6 penthouses, spread over three apartment blocks, 2 of which will have uninterrupted Atlantic Ocean views.

Not only are the apartments characterised by spacious, modern architecture with bright and airy rooms to let the outside in, these new homes are also finished to turnkey specification and are intended for easy, practical living.

There is an outdoor terrace attached to each ground floor apartment and all apartments on the first floor and up will have the additional benefit of a balcony.

It goes without saying that the apartments at Atlantic Point would be ideal for those looking for 'a home away from home' or for those wishing to lay down more permanent roots in a tight-knit community surrounded by miles of golden beaches and beautiful coastal paths.



BLOCK A

APARTMENTS 1 - 8

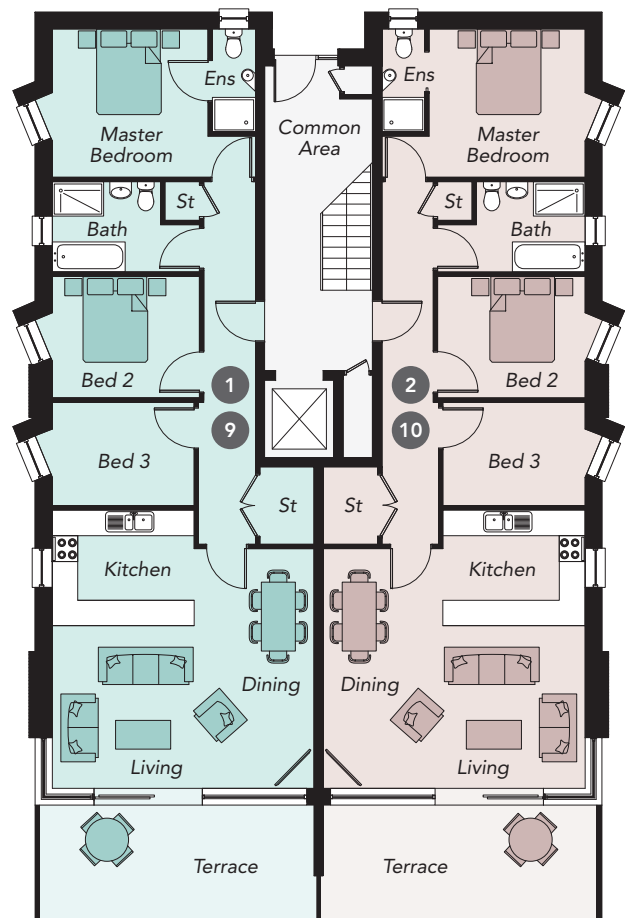
BLOCK B

APARTMENTS 9 - 16

SITE LAYOUT - Not to scale



GROUND Floor



GROUND Floor

Apartments 1 & 9

Living / Dining /	
Kitchen (max)	21'3" x 19'9"
Master Bedroom (min)	11'7" x 11'4"
Ensuite	
Bedroom 2 (min)	10'11" x 9'3"
Bedroom 3 (min)	10'6" x 7'10"
Bathroom (max)	10'11" x 6'10"
Terrace	

Apartments 2 & 10

Living / Dining /	
Kitchen (max)	21'3" x 19'9"
Master Bedroom (min)	11'7" x 11'4"
Ensuite	
Bedroom 2 (min)	10'11" x 9'3"
Bedroom 3 (min)	10'6" x 7'10"
Bathroom (max)	10'11" x 6'10"
Terrace	

FIRST & SECOND Floor

Apartments 3, 5, 11 & 13

Living / Dining /	
Kitchen (max)	21'3" x 19'9"
Master Bedroom (min)	11'7" x 11'4"
Ensuite	
Bedroom 2 (min)	10'11" x 9'3"
Bedroom 3 (min)	10'6" x 7'10"
Bathroom (max)	10'11" x 6'10"
Balcony	

Apartments 4, 6, 12 & 14

Living / Dining /	
Kitchen (max)	21'3" x 19'9"
Master Bedroom (min)	11'7" x 11'4"
Ensuite	
Bedroom 2 (min)	10'11" x 9'3"
Bedroom 3 (min)	10'6" x 7'10"
Bathroom (max)	10'11" x 6'10"
Balcony	

PENTHOUSES

Apartments 7 & 15

Living / Dining /	
Kitchen (max)	19'9" x 18'3"
Master Bedroom (min)	11'7" x 11'4"
Ensuite	
Bedroom 2 (min)	10'11" x 9'3"
Bedroom 3 (min)	10'6" x 7'10"
Bathroom (max)	10'11" x 6'10"
Balcony	

Apartments 8 & 16

Living / Dining /	
Kitchen (max)	19'9" x 18'3"
Master Bedroom (min)	11'7" x 11'4"
Ensuite	
Bedroom 2 (min)	10'11" x 9'3"
Bedroom 3 (min)	10'6" x 7'10"
Bathroom (max)	10'11" x 6'10"
Balcony	

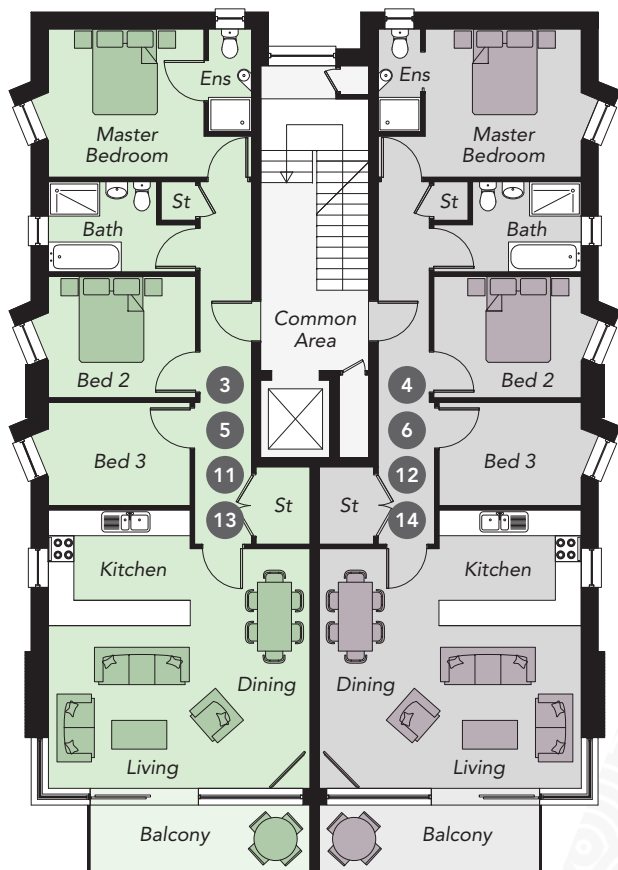
TOTAL FLOOR AREAS

Ground Floor: **1,005 sq ft approx.** (excluding terrace)

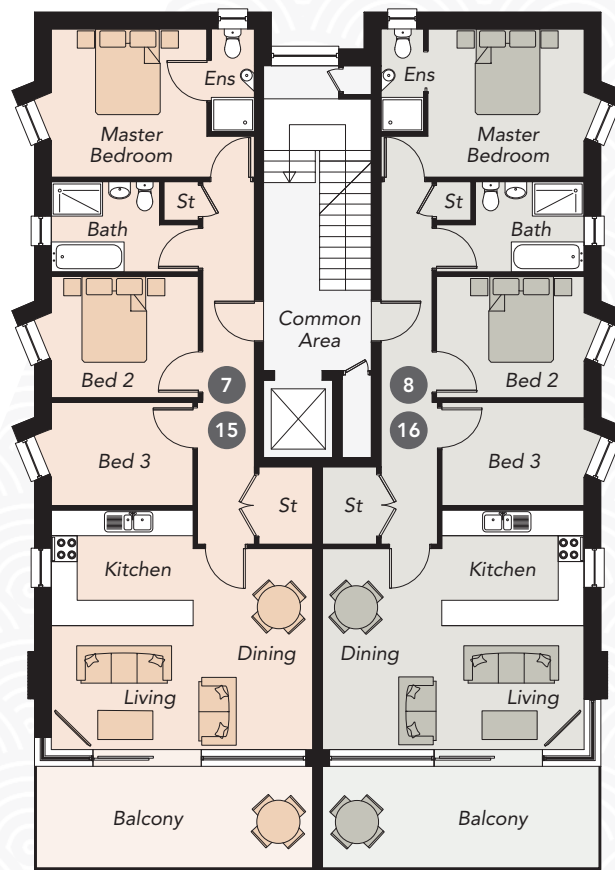
First & Second Floors: **1,105 sq ft approx.** (including balcony)

Penthouses: **1,130 sq ft approx.** (including balcony)

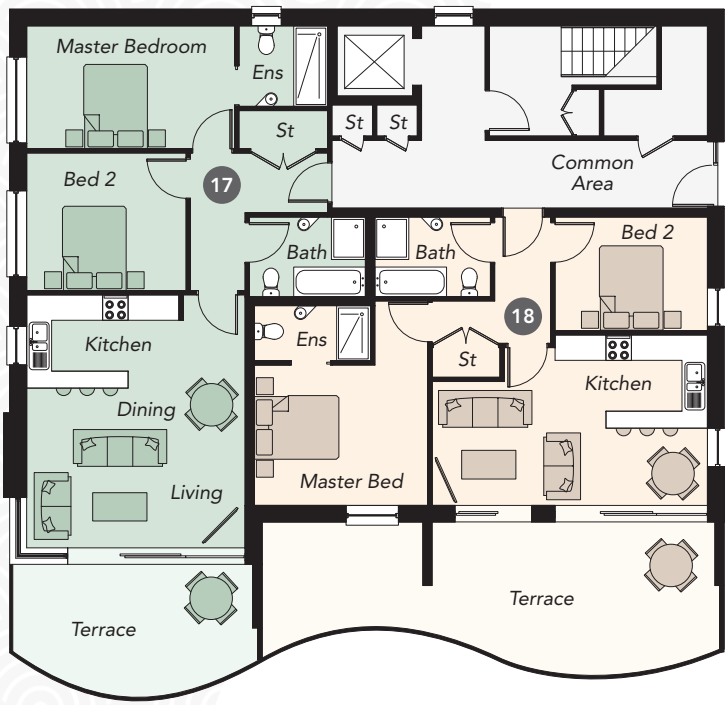
FIRST & SECOND Floor



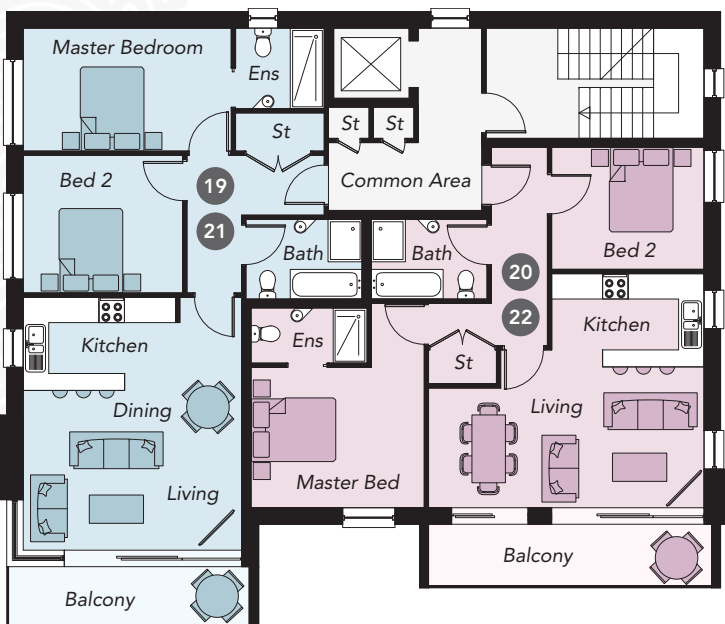
PENTHOUSES



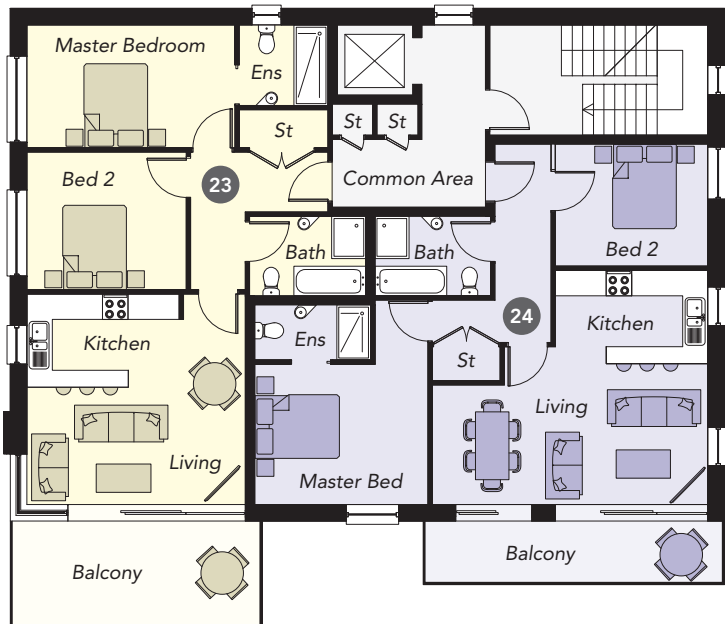
GROUND FLOOR



FIRST & SECOND FLOOR



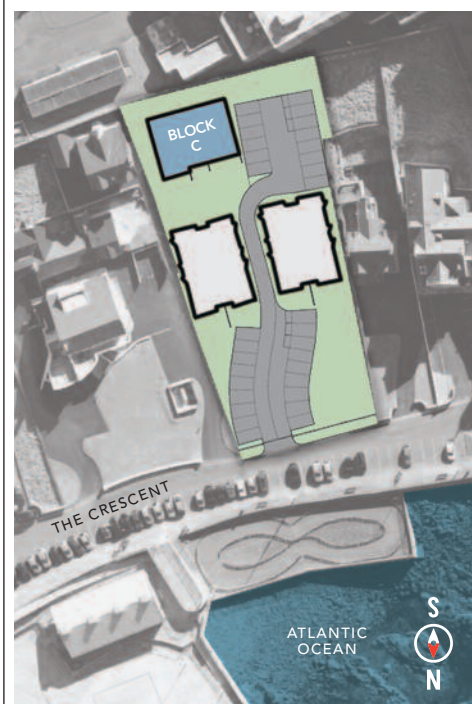
PENTHOUSES



Computer visual showing the internal layout for Apartment Blocks A & B.

BLOCK C
APARTMENTS 17 - 24

SITE LAYOUT - Not to scale





TOTAL FLOOR AREAS

Apartment 17: **830 sq ft approx.** (excluding terrace)

Apartment 18: **720 sq ft approx.** (excluding terrace)

Apartments 19, 21 & 23: **945 sq ft approx.** (including balcony)

Apartments 20, 22 & 24: **930 sq ft approx.** (including balcony)

GROUND Floor

Apartment 17

Living / Dining /	
Kitchen	19'6" x 16'11"
Master Bedroom	16'1" x 9'6"
Ensuite	
Bedroom 2	12'4" x 10'8"
Bathroom	8'10" x 6'2"

Apartment 18

Living / Dining /	
Kitchen (max)	21'3" x 13'3"
Master Bedroom (min)	13'1" x 10'7"
Ensuite	
Bedroom 2	11'9" x 8'9"
Bathroom	8'9" x 6'2"

FIRST & SECOND Floor

Apartments 19 & 21

Living / Dining /	
Kitchen	19'6" x 16'11"
Master Bedroom	16'1" x 9'6"
Ensuite	
Bedroom 2	12'4" x 10'8"
Bathroom	8'10" x 6'2"
Balcony	18'9" x 5'10"

Apartments 20 & 22

Living / Dining /	
Kitchen (max)	21'3" x 17'10"
Master Bedroom (min)	13'1" x 10'7"
Ensuite	
Bedroom 2	11'9" x 9'5"
Bathroom	8'9" x 6'2"
Balcony	21'3" x 5'10"

PENTHOUSES

Apartment 23

Living / Dining /	
Kitchen	16'11" x 16'8"
Master Bedroom	16'1" x 9'6"
Ensuite	
Bedroom 2	12'4" x 10'8"
Bathroom	8'10" x 6'2"
Balcony	18'9" x 9'1"

Apartment 24

Living / Dining /	
Kitchen (max)	21'3" x 17'10"
Master Bedroom (min)	13'1" x 10'7"
Ensuite	
Bedroom 2	11'9" x 9'5"
Bathroom	8'9" x 6'2"
Balcony	22'0" x 5'10"



Computer Visuals show the kitchen / living / dining area in Apartment Blocks A & B.

SPECIFICATION

Careful attention to detail in every element of the design and construction gives these apartments their distinctive charm. The use of natural materials alongside ample internal accommodation offers bright and contemporary living.

Kitchen

- A choice of quality kitchen doors, work top finishes and handles will be available
- Integrated appliances to include gas hob, electric oven, extractor unit, fridge/freezer and dishwasher
- Concealed underlighting in kitchen
- Energy efficient lighting to ceilings

Internal Features

- Internal walls and ceilings painted
- Chamfered timber skirtings and architraves
- Shaker style veneered doors with brushed stainless steel contemporary ironmongery
- CAT 5 wiring to living area, bedrooms and all TV positions
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Smoke, heat and carbon monoxide detectors
- High efficiency gas boiler with thermostat controlled zones
- Video camera entry security system

Bathroom & Ensuite

- Contemporary white designer sanitary ware with chrome fittings
- Contemporary shower with both drench shower head and hand held hose
- Chrome heated towel radiators
- Fully tiled shower enclosure and bath

Floor Covering

- Choice of ceramic tiled floor / wooden floor to kitchen/ dining areas
- Ceramic tiled floor in bathroom and ensembles along with partial wall tiling
- Carpeted flooring with high quality underlay to bedrooms and hall

Communal & External Features

- High quality powder coated aluminium framed double glazed windows with sliding patio door to balconies and terraces
- Piped gas supply on balconies for barbeques
- Power supply on balconies
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Security access system with video to main entrance doors
- High specification interior decoration to entrance lobby
- High specification lift installation
- Allocated external storage huts for each apartment
- Landscaped communal garden
- Secure allocated car parking with automated entrance gates and lighting

Warranty

- 10 year builders warranty



LOCATION



DISTANCES TO

Antrim	45 miles
Ballymena	32 miles
Belfast	61 miles
Coleraine	5 miles
Derry/Londonderry	36 miles
Portrush	4 miles
George Best Belfast City Airport	62 miles
International Airport	48 miles



1 /



2 /



3 /

- 1 / White Rocks, Portrush
- 2 / Giant's Causeway
- 3 / Cliffs overlooking Portrush
- 4 / Alive Surf School, Portrush



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