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DEVELOPER



THE CRESCENT ~ PORTSTEWART



Portstewart Promenade



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





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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.

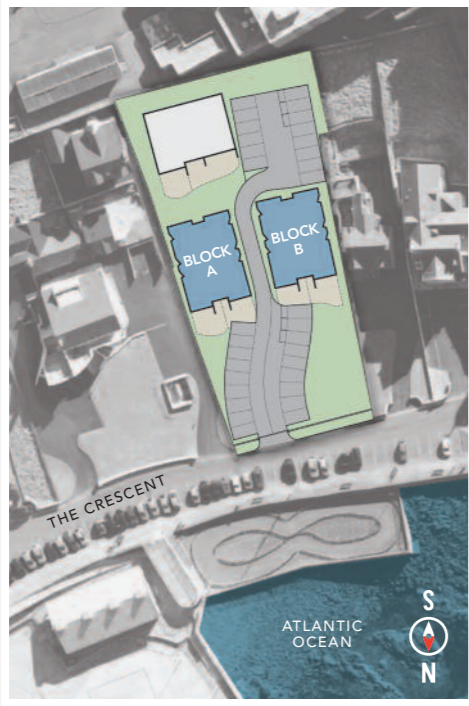
- 1/ Portstewart Strand
- 2/ Giant's Causeway Visitor Centre
- 3/ Dunluce Castle
- 4/ Royal Portrush Golf Club
- 5/ Bushmills Distillery
- 6/ Giant's Causeway



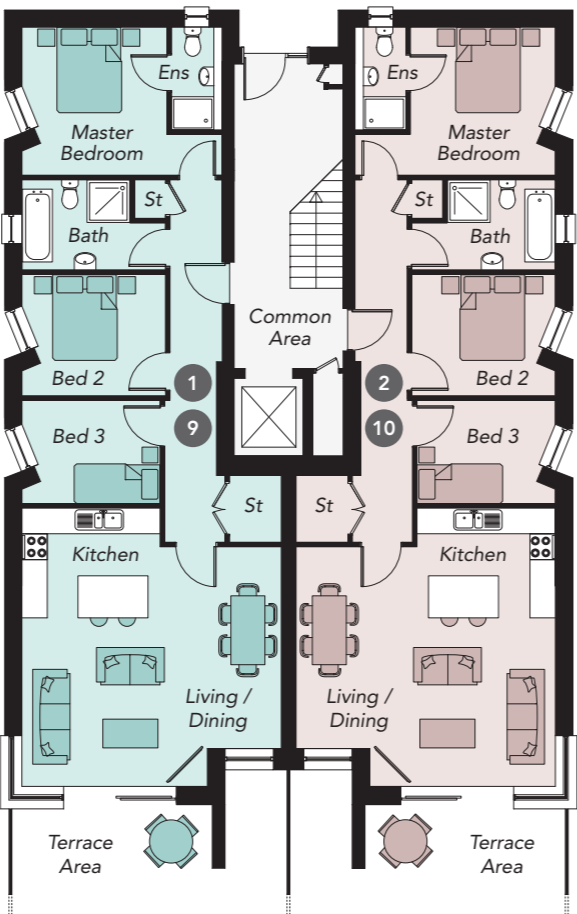
BLOCK A
APARTMENTS 1 - 8

BLOCK B
APARTMENTS 9 - 16

SITE LAYOUT - Not to scale



GROUND Floor



GROUND Floor

Apartments 1 & 9

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

Apartments 2 & 10

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

FIRST & SECOND Floor

Apartments 3, 5, 11 & 13

Living / Dining /	
Kitchen	21'3" x 19'9"
Master Bedroom	11'7" x 11'4"
Ensuite	7'11" x 3'11"
Bedroom 2	10'11" x 9'3"
Bedroom 3	10'6" x 7'10"
Bathroom	10'11" x 6'10"
Balcony	16'8" x 5'10"

Apartments 4, 6, 12 & 14

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

PENTHOUSES

Apartments 7 & 15

Living / Dining /	
Kitchen	19'9" x 18'3"
Master Bedroom	11'7" x 11'4"
Ensuite	7'11" x 3'11"
Bedroom 2	10'11" x 9'3"
Bedroom 3	10'6" x 7'10"
Bathroom	10'11" x 6'10"
Balcony	16'9" x 7'11"

Apartments 8 & 16

Living / Dining /	
Kitchen	19'9" x 18'3"
Master Bedroom	11'7" x 11'4"
Ensuite	7'11" x 3'11"
Bedroom 2	10'11" x 9'3"
Bedroom 3	10'6" x 7'10"
Bathroom	10'11" x 6'10"
Balcony	16'9" x 7'11"

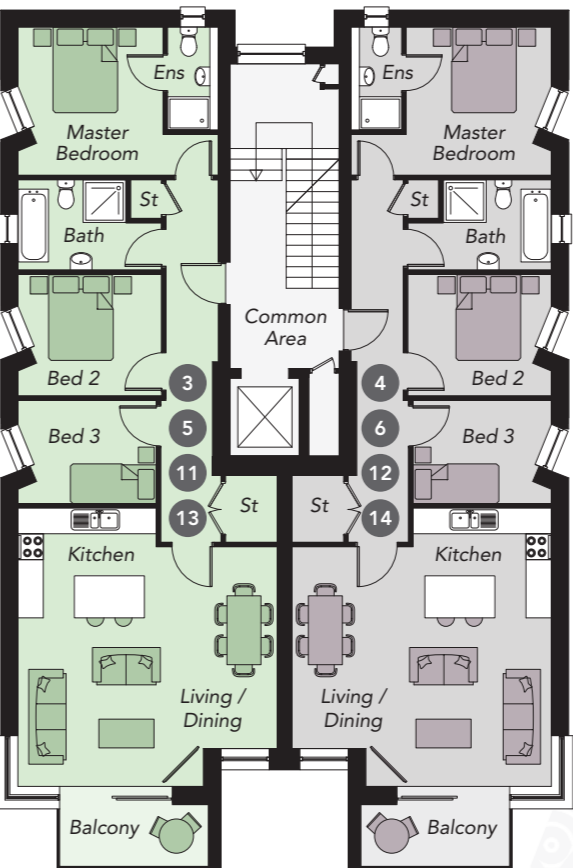
TOTAL FLOOR AREAS

Ground Floor: **990 sq ft approx.** (excluding terrace)

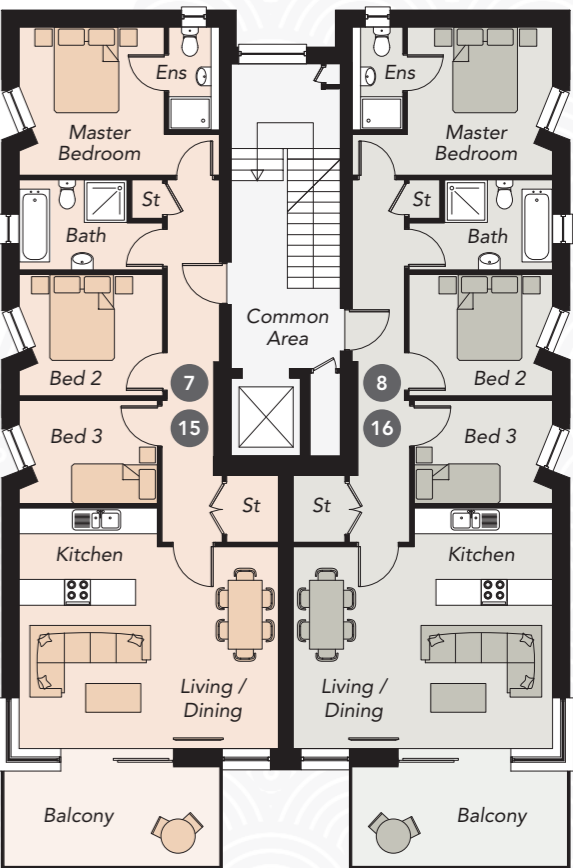
First & Second Floors: **1,045 sq ft approx.** (including balcony)

Penthouses: **1,070 sq ft approx.** (including balcony)

FIRST & SECOND Floor



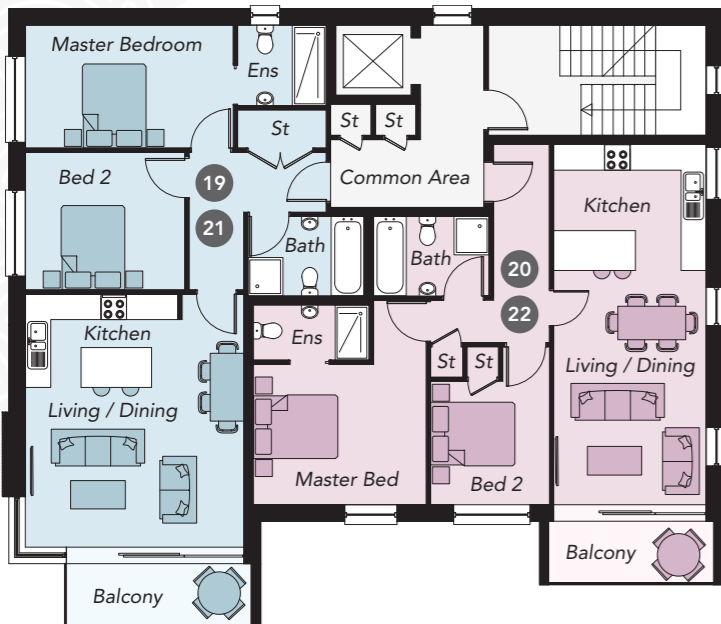
PENTHOUSES



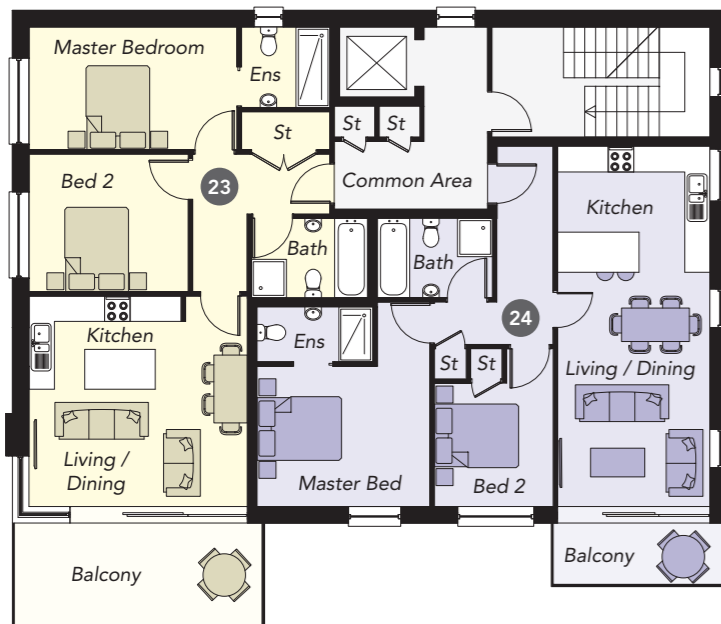
GROUND Floor



FIRST & SECOND Floor



PENTHOUSES



BLOCK C

APARTMENTS 17 - 24

TOTAL FLOOR AREAS

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

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

Apartments 19 & 21: **900 sq ft approx.** (inc. balcony)

Apartments 20, 22 & 24: **875 sq ft approx.** (inc. balcony)

Apartment 23: **920 sq ft approx.** (inc. balcony)

SITE LAYOUT - Not to scale



GROUND Floor

Apartment 17

Living / Dining /	
Kitchen	19'6" x 16'11"
Master Bedroom	16'1" x 9'6"
Ensuite	6'7" x 6'3"
Bedroom 2	12'4" x 10'8"
Bathroom	8'10" x 6'2"

Apartment 18

Living / Dining	
Kitchen	22'4" x 11'10"
Master Bedroom (min)	12'10" x 10'10"
Ensuite	8'10" x 4'0"
Bedroom 2	9'7" x 9'5"
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	6'7" x 6'3"
Bedroom 2	12'4" x 10'8"
Bathroom	8'10" x 6'2"
Balcony	14'1" x 4'7"

Apartments 20 & 22

Living / Dining /	
Kitchen	27'7" x 11'10"
Master Bedroom	12'10" x 10'10"
Ensuite	8'10" x 4'0"
Bedroom 2	9'7" x 9'5"
Bathroom	8'9" x 6'2"
Balcony	12'2" x 4'7"

PENTHOUSES

Apartment 23

Living / Dining /	
Kitchen	16'11" x 16'8"
Master Bedroom	16'1" x 9'6"
Ensuite	6'7" x 6'3"
Bedroom 2	12'4" x 10'8"
Bathroom	8'10" x 6'2"
Balcony	19'1" x 7'11"

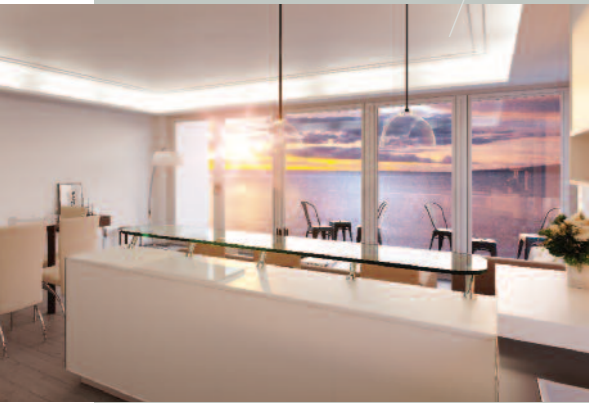
Apartment 24

Living / Dining /	
Kitchen	27'7" x 11'10"
Master Bedroom	12'10" x 10'10"
Ensuite	8'10" x 4'0"
Bedroom 2	9'7" x 9'5"
Bathroom	8'9" x 6'2"
Balcony	12'2" x 4'7"



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 electric or gas hob, electric oven, microwave, 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
 - Contemporary solid paint grade doors with brushed stainless steel ironmongery
 - CAT 6 wiring to living area, bedrooms and all TV positions
 - Comprehensive range of electrical sockets, switches, TV and telephone points
 - All apartments wired to allow for the installation of smart blinds in the living room
 - Smoke, heat and carbon monoxide detectors
 - Smart heating system that can be controlled remotely using Honeywell T6 APP
 - High efficiency gas boiler with thermostat controlled zones
 - Video camera access control
 - Intruder Alarm
 - Piped gas supply on balconies for barbeques
 - Power supply on balconies
 - All apartments wired for external balcony electric heaters
- Bathroom & Ensuite**

 - Contemporary sanitary ware with chrome fittings
 - Chrome heated towel radiators
 - Fully tiled shower enclosure and bath
- Floor Covering**

 - Porcelain tiled floor to kitchen / dining areas and hallway
 - Porcelain tiled floor in bathroom and ensuites along with partial wall tiling
 - Carpeted flooring with high quality underlay to bedrooms
- Communal & External Features**

 - High quality powder coated aluminium framed double glazed windows with sliding patio door to balconies and terraces
 - High standard of floor, wall and roof insulation to ensure minimal heat loss
 - Roof mounted PV panels to power the communal areas
 - Security access system with video to main entrance doors
 - High specification interior decoration to entrance lobby
 - High specification lift installation
 - Landscaped communal garden
 - Secure allocated car parking with automated entrance gates and lighting
- Warranty**

 - 10 year NHBC 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 /



4 /

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

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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