

PIER WEST

PORTRUSH



SM DEVINE















PIER WEST

PORTRUSH



LOCATION

	West Strand Beach	2 mins walk	
			
	Portrush Harbour	5 mins walk	3 mins walk Train Station
	Harbour Bar	6 mins walk	
			6 mins walk Ramore Restaurants
	East Strand Beach	8 mins walk	
			6 mins walk Portrush Yacht Club
	Portstewart	13 mins drive	
			6 mins drive Royal Portrush Golf Club
			
			16 mins drive Portstewart Golf Club

PIER WEST

PORTRUSH



PIER WEST

PORTRUSH



LIFE IS BETTER BY THE SEA

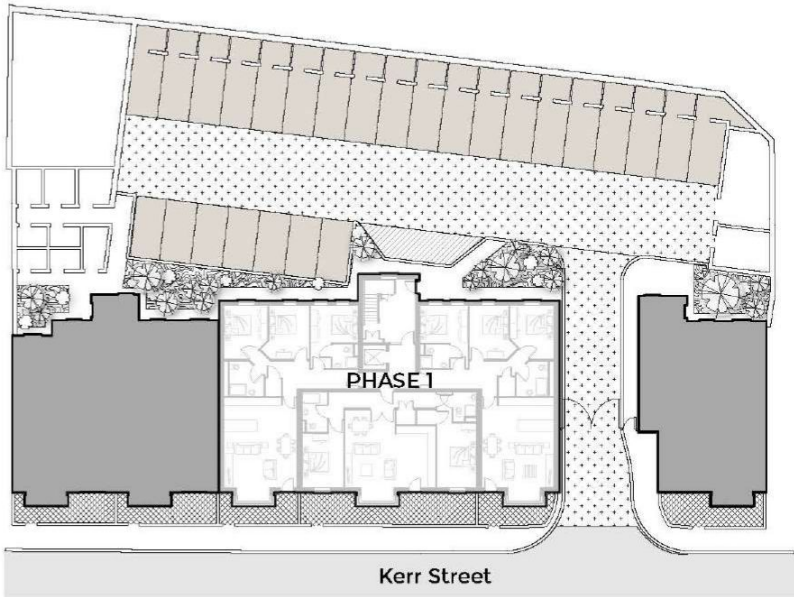


PIER WEST

PORTRUSH



PARKING



Residents private parking and stores

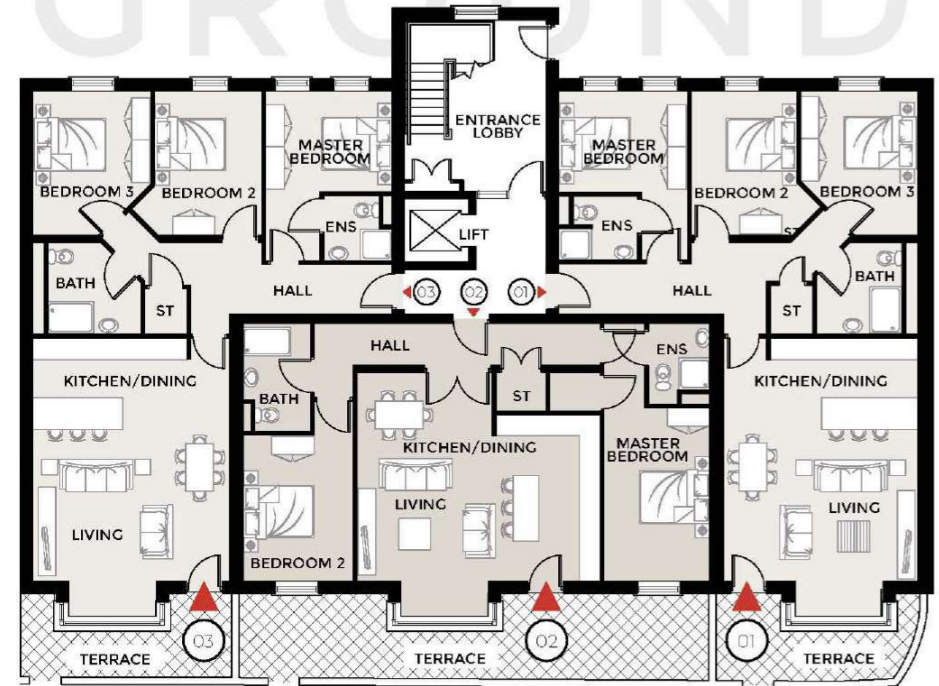
PIER WEST

PORTRUSH



Apartments 01, 02, 03

GROUND



Apartments 01 & 03 1131 sq ft

Entrance Hall with Store			
Kit Liv Din + bay	22'1" x 17'7"	6.74	x 5.40
Master Bedroom	15'4" x 11'7"	4.68	x 3.58
Ensuite	6'1" x 5'9"	1.85	x 1.80
Bedroom 2	13'0" x 9'10"	3.97	x 3.04
Bedroom 3	13'0" x 10'7"	3.97	x 3.26
Bathroom	8'2" x 8'2"	2.57	x 2.48

Apartment 02 1042 sq ft

Entrance Hall with Store			
Kit Liv Din + bay	22'5" x 18'9"	6.86	x 5.77
Master Bedroom	15'7" x 9'7"	4.78	x 2.96
Ensuite	7'3" x 5'8"	2.22	x 1.78
Bedroom 2 max	16'2" x 10'2"	4.93	x 3.12
Bathroom	9'9" x 6'3"	3.02	x 1.92

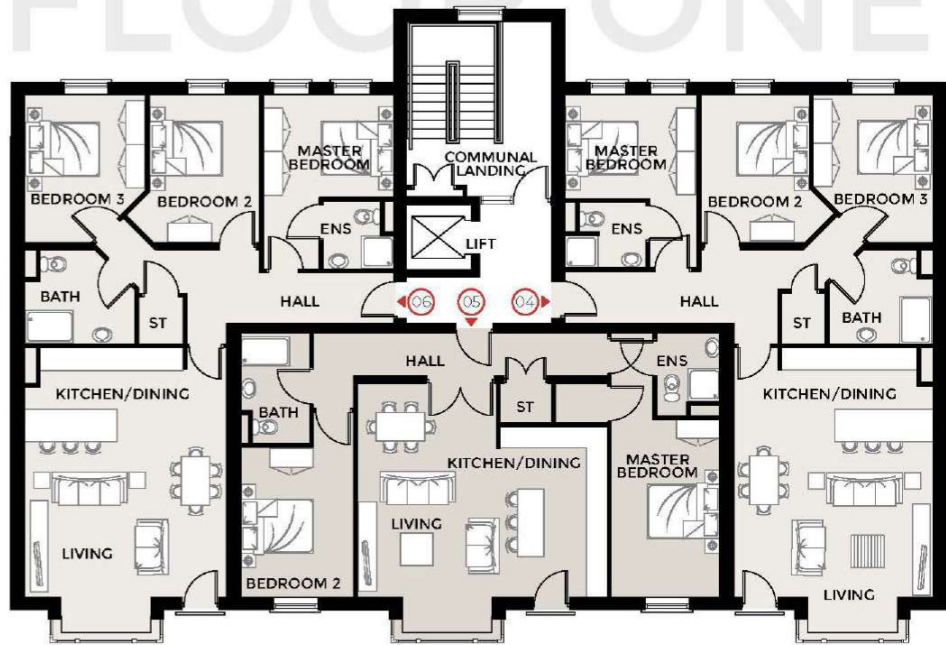


PIER WEST

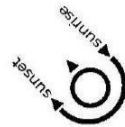
PORTRUSH



Apartments 04, 05, 06



View towards West Strand



Apartments 04 & 06 1131 sq ft

Entrance Hall with Store

Kit Liv Din + bay	22'1" x 17'7"	6.74	x	5.40
Master Bedroom	15'4" x 11'7"	4.68	x	3.58
Ensuite	6'1" x 5'9"	1.85	x	1.80
Bedroom 2	13'0" x 9'10"	3.97	x	3.04
Bedroom 3	13'0" x 10'7"	3.97	x	3.26
Bathroom	8'2" x 8'2"	2.57	x	2.48

Apartment 05 1042 sq ft

Entrance Hall with Store

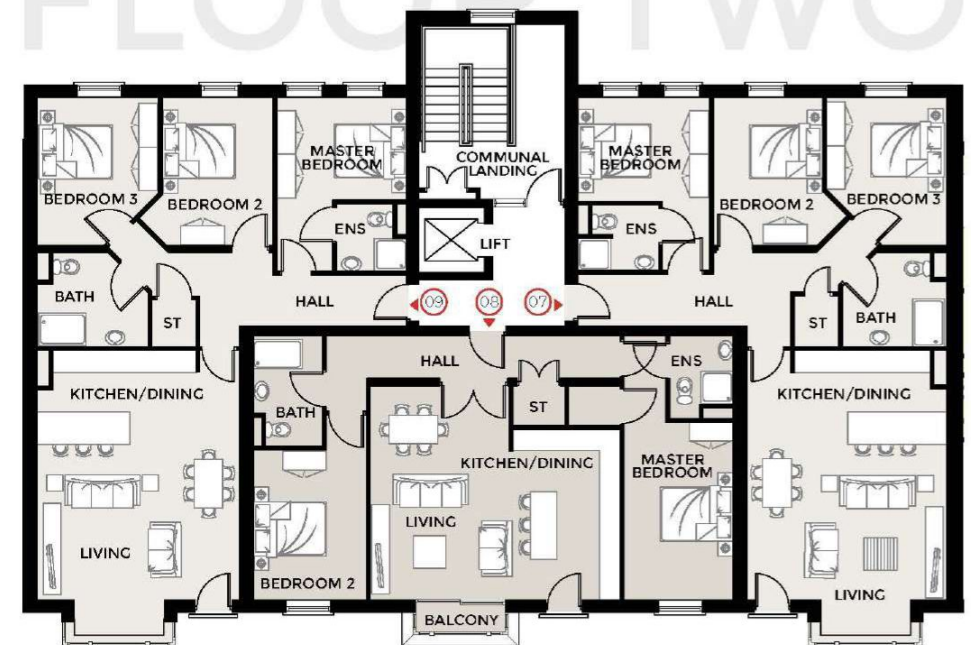
Kit Liv Din + bay	22'5" x 18'9"	6.86	x	5.77
Master Bedroom	15'7" x 9'7"	4.78	x	2.96
Ensuite	7'3" x 5'8"	2.22	x	1.78
Bedroom 2 max	16'2" x 10'2"	4.93	x	3.12
Bathroom	9'9" x 6'3"	3.02	x	1.92

PIER WEST

PORTRUSH



Apartments 07, 08, 09



View towards West Strand



Apartments 07 & 09 1131 sq ft

Entrance Hall with Store

Kit Liv Din + bay	22'1" x 17'7"	6.74	x	5.40
Master Bedroom	15'4" x 11'7"	4.68	x	3.58
Ensuite	6'1" x 5'9"	1.85	x	1.80
Bedroom 2	13'0" x 9'10"	3.97	x	3.04
Bedroom 3	13'0" x 10'7"	3.97	x	3.26
Bathroom	8'2" x 8'2"	2.57	x	2.48

Apartment 08 1042 sq ft

Entrance Hall with Store

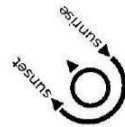
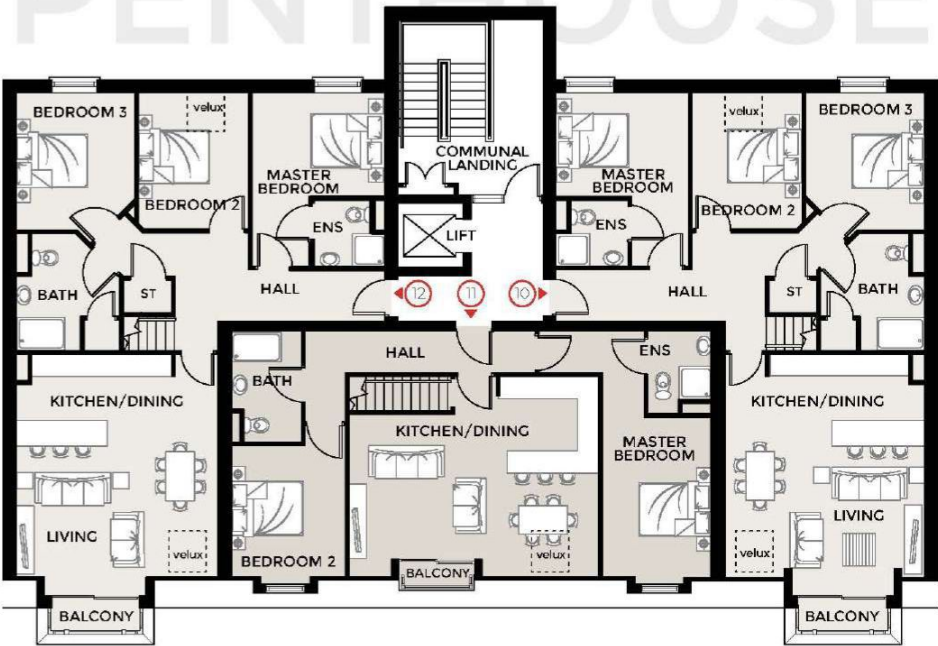
Kit Liv Din	22'5" x 18'9"	6.86	x	5.77
Master Bedroom	15'7" x 9'7"	4.78	x	2.96
Ensuite	7'3" x 5'8"	2.22	x	1.78
Bedroom 2 max	16'2" x 10'2"	4.93	x	3.12
Bathroom	9'9" x 6'3"	3.02	x	1.92

PIER WEST

PORTRUSH



Penthouse 10, 11, 12



Apartments 10 & 12 1120 sq ft

Entrance Hall with Store

Kit Liv Din	22'1" x 17'7"	6.74	x	5.40
Master Bedroom	15'4" x 11'7"	4.68	x	3.58
Ensuite	6'1" x 5'9"	1.85	x	1.80
Bedroom 2	13'0" x 9'10"	3.97	x	3.04
Bedroom 3	13'0" x 10'7"	3.97	x	3.26
Bathroom	8'2" x 8'2"	2.57	x	2.48

Apartment 11 947 sq ft

Entrance Hall

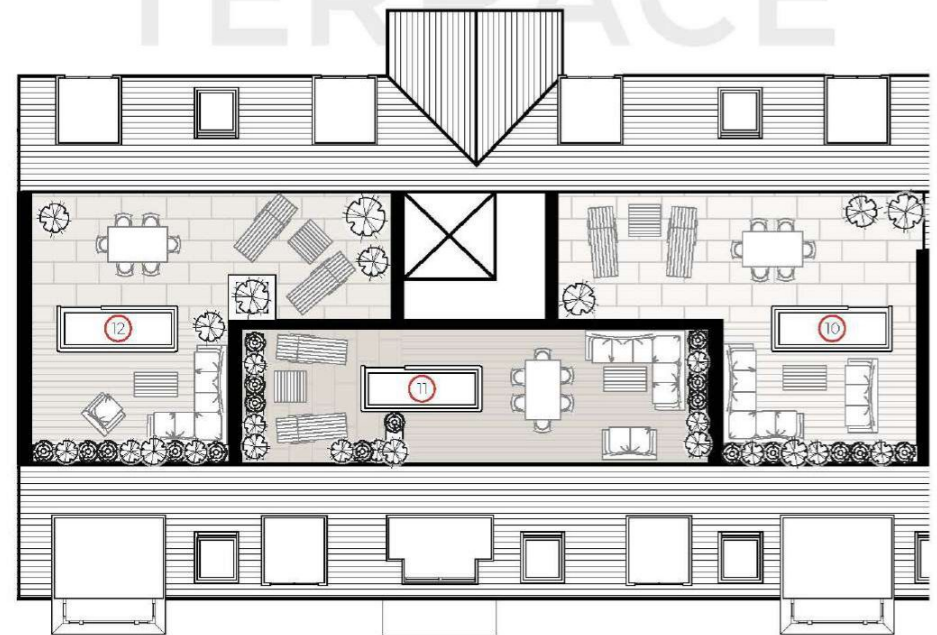
Kit Liv Din	22'6" x 19'3"	6.90	x	5.88
Master Bedroom	22'0" x 9'9"	6.72	x	3.02
Ensuite	7'3" x 5'8"	2.22	x	1.78
Bedroom 2	11'6" x 10'2"	3.60	x	3.12
Bathroom	9'9" x 6'3"	3.02	x	1.92

PIER WEST

PORTRUSH



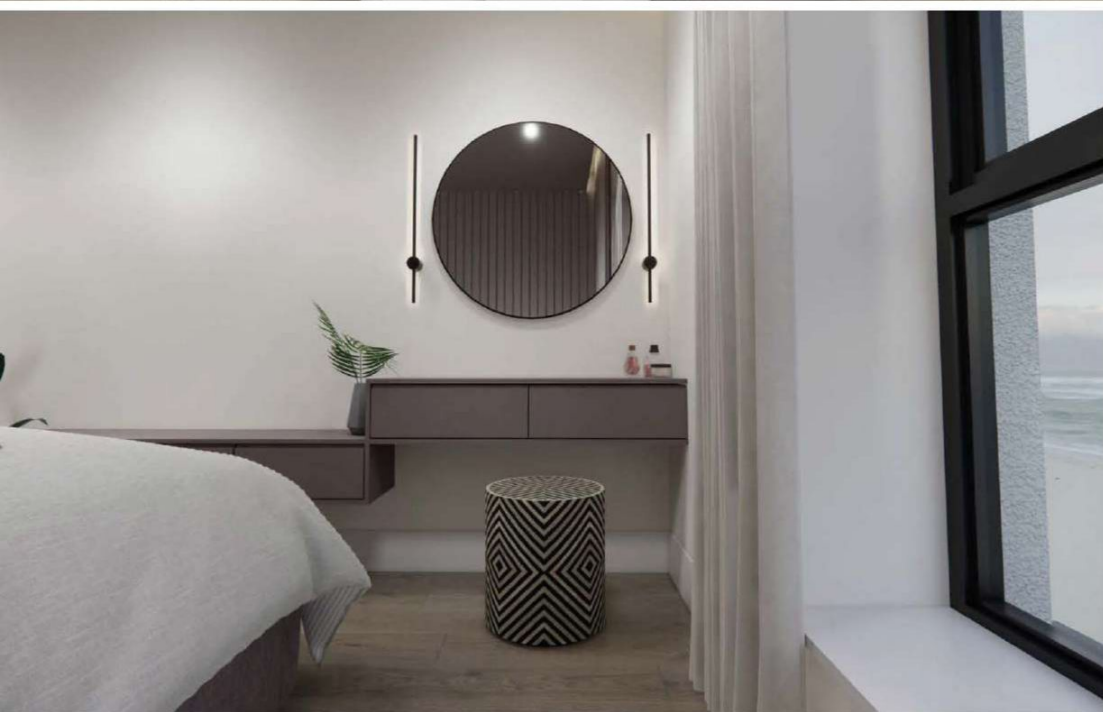
Terrace 10, 11, 12



Roof Terrace 10 & 12 630 sq ft

Roof Terrace 11 589 sq ft







PIER WEST

PORTRUSH



SPECIFICATION

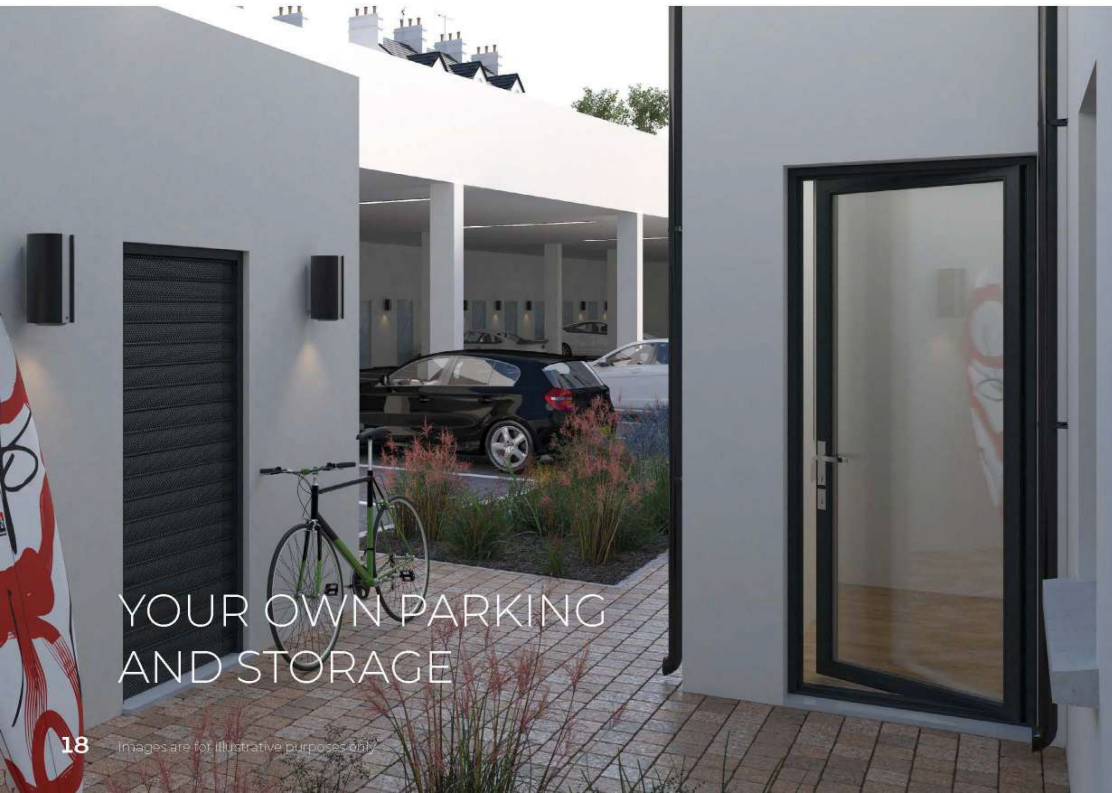
INTERIOR SPECIFICATION

- Fully finished painted walls in client's choice of colour from Farrow & Ball
- Fully finished skirting, architraves, and solid internal doors
- Designer vertical and horizontal radiators chosen specifically to add feature and design
- Spotlights, pendant lighting, and mood lighting
- Brushed aluminium sockets and light switches throughout
- Comprehensive supply of electrical points including CAT6 wiring throughout for connectivity with USB charging points throughout your home and each bedroom fitted with tv points
- Wiring to communal satellite
- Mains supply Smoke and Carbon Monoxide detectors
- Modern handcrafted kitchen from local suppliers, designed to the highest standard by our interior designer
- Worktops to be quartz or granite or alternative of the same standard
- Fully integrated kitchen appliances to include (but not limited to) fridge, freezer, oven or double oven, gas or induction hob and dishwasher, all by suppliers such as Indesit, Hotpoint, Bosch, Miele
- Kitchen to include splashback and wall finishes
- Fully tiled kitchen floor detailed by our interior designer
- Flooring to be tiled and carpet where applicable
- Floor to ceiling tiled bathrooms and en-suites throughout
- Fully fitted bathrooms including all sanitary ware and anti-steam mirrors
- Bathrooms with selection of baths, or shower areas, or both
- Designer towel rails
- gas heating system

EXTERNAL SPECIFICATION

- Fully maintained communal areas and car parking
- Secure access system to main entrance doors
- Intelligent lighting to entrance lobby and staircase
- Serviced lift
- Laminated double glazing to front facing windows
- Wired for satellite points
- Allocated storage spaces for each apartment
- Secure and private carparking accessed via fob entry automated gates
- Fully managed by appointed management company for the benefit and comfort of all residents within the building

More details on specification and finishes will be available on booking.



YOUR OWN PARKING
AND STORAGE



YOUR OWN ROOFTOP SANCTUARY





SELLING AGENT

**ARMSTRONG
GORDON** 

028 7083 2000

www.armstronggordon.com

DEVELOPER



SM DEVINE

www.smdevine.co.uk

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 as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

BLOCK
creative property marketing

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.