

A large, white, stylized letter 'P' logo. The vertical stem is a solid white bar, and the top curve is a thick white line that curves to the right and then down.

— PENINSULA —

A solid white vertical bar, the stem of the 'P' logo.

Kerr Street Portrush



WELCOME TO THE PENINSULA

Thank you for your interest and allowing us to present to you our exclusive modern luxury apartments.

Blessed with stunning views of the North Coast coastline and Donegal hills, and combined with the much thought over apartment layout, our 6 luxury apartments are the pinnacle of quality and craftsmanship.

 **ersonable - a charming attractive manner**



LOCATION

The location of these properties are perfectly positioned in the world famous North Coast resort of Portrush, Northern Ireland. Neighbouring towns of Portstewart and Coleraine are in close proximity and the larger metropolitan centres of Belfast and Londonderry can be reached in around an hour.

 **leisure - a feeling of happiness and enjoyment**





LEISURE

Whether you enjoy a stroll on the Blue Flag awarded beaches, fine dining in the many excellent restaurants or participating in sporting activities like a round of golf on the internationally renowned Royal Portrush Course, this is a unique opportunity to experience the best of coastal living.

icturesque - very beautiful almost like a picture



LIFESTYLE

Stunning scenery, white sandy beaches, spectacular sea views, famous golf courses, excellent restaurants, quality craftsmanship construction. The Peninsula Apartments offer unparalleled sun filled living, morning, noon and night.

 **Peacefulness - a state of calm and tranquillity**





BUILD SPEC

The secure and warm ambient lit seated foyer awaits to greet the residents from the front street doorway.

The automatic security gate driveway entrance comprises, of eight car parking spaces. One allocated space for each 1st and 2nd floor apartments and two spaces each for the penthouse apartments. All the apartments have a substantial sized storage unit for bicycles, surf boards and other knick knacks.

In addition there is a communal refuse bin room and a separate washing bay area. Convenient for rinsing down bikes, surf boards or pets.

The complete garage area is protected from all the outside elements. To future proof the garage area, electrical car charging points will be fitted. Security lighting and CCTV systems added, to cover all concerns.

Passion - a strong and barely contained emotion

1ST FLOOR PLANS

Two 3 bedroom apartments per floor

APARTMENT 1 (left side)

Apartment size 130m² (1400ft²)
 Storage unit 2.4 x 1.85m (7'10" x 6'0")

Kitchen/Dining/Living Area 7.6 x 7.4m (25'0" x 24'3")
 Master bedroom 4.5 x 3.3m (14'9" x 10'10")
 En-suite 2.8 x 1.7m (9' 2" x 5'6")
 Bedroom 2 3.9 x 3.3m (12'9" x 10'10")
 Bedroom 3 4.0 x 2.85m (13'1" x 9'4")
 Bathroom 2.8 x 2.1m (9'2" x 6'10")
 Utility room 2.1 x 1.6m (6'10" x 5'3")

APARTMENT 2 (right side)

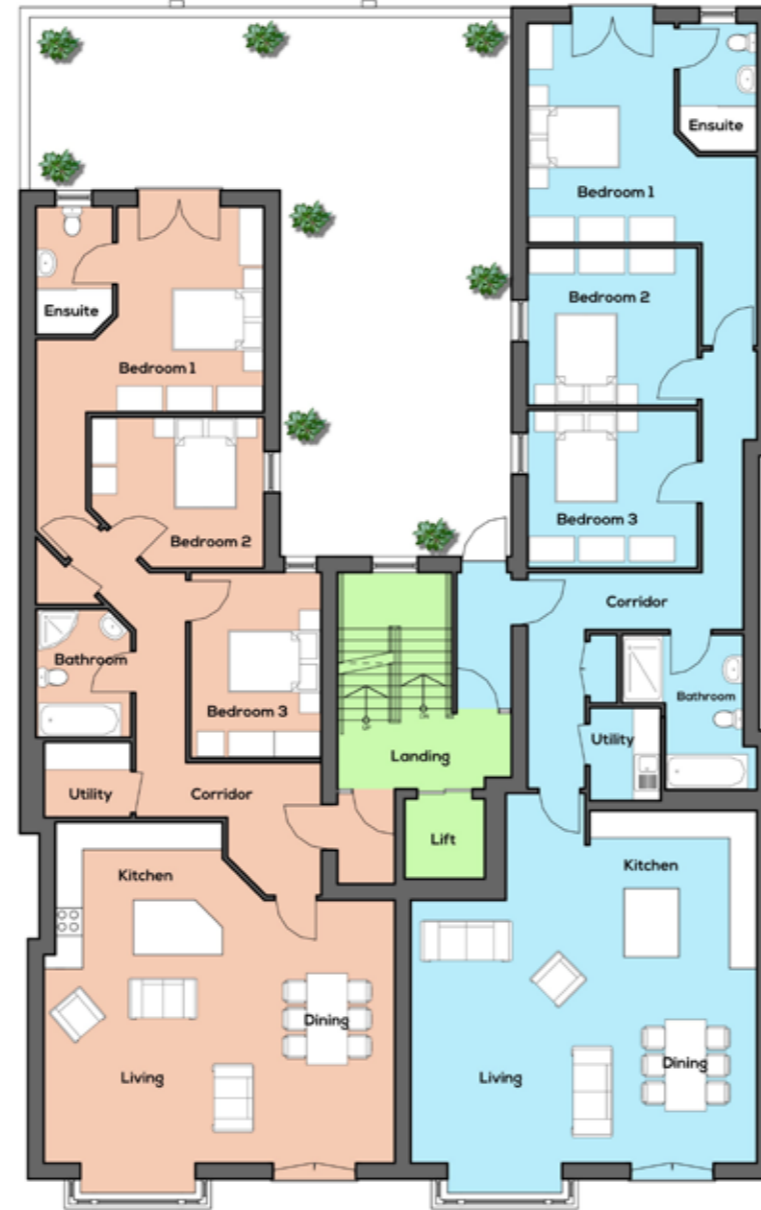
Apartment size 139.3m² (1500ft²)
 Storage unit 2.4 x 1.85m (7'10" x 6'0")

Kitchen/Dining/Living Area 7.6 x 7.6m (25'0" x 25'0")
 Master bedroom 4.8 x 3.3m (15'9" x 10'10")
 En-suite 2.8 x 1.7m (9' 2" x 5'6")
 Bedroom 2 3.8 x 3.4m (12'6" x 11'2")
 Bedroom 3 3.8 x 3.4m (12'6" x 11'2")
 Bathroom 3.6 x 2.7m (11'9" x 8'10")
 Utility room 2.0 x 1.6m (6'6" x 5'3")

NB. 1st floor communal amenity terrace = 81m² (870ft²)

Generous sized lift and hallway widths

All dimensions and floor areas are approximate only



2ND FLOOR PLANS

Two 3 bedroom apartments per floor

APARTMENT 3 (left side)

Apartment size 130m² (1400ft²)
 Storage unit 2.4 x 1.85m (7'10" x 6'0")

Kitchen/Dining/Living Area 7.6 x 7.4m (25'0" x 24'3")
 Master bedroom 4.5 x 3.3m (14'9" x 10'10")
 En-suite 2.8 x 1.7m (9' 2" x 5'6")
 Bedroom 2 3.9 x 3.3m (12'9" x 10'10")
 Bedroom 3 4.0 x 2.85m (13'1" x 9'4")
 Bathroom 2.8 x 2.1m (9'2" x 6'10")
 Utility room 2.1 x 1.6m (6'10" x 5'3")

APARTMENT 4 (right side)

Apartment size 139.3m² (1500ft²)
 Storage unit 2.4 x 1.85m (7'10" x 6'0")

Kitchen/Dining/Living Area 7.6 x 7.6m (25'0" x 25'0")
 Master bedroom 4.8 x 3.3m (15'9" x 10'10")
 En-suite 2.8 x 1.7m (9' 2" x 5'6")
 Bedroom 2 3.8 x 3.4m (12'6" x 11'2")
 Bedroom 3 3.8 x 3.4m (12'6" x 11'2")
 Bathroom 3.6 x 2.7m (11'9" x 8'10")
 Utility room 2.0 x 1.6m (6'6" x 5'3")

NB. 1st floor communal amenity terrace = 81m² (870ft²)

Generous sized lift and hallway widths

All dimensions and floor areas are approximate only



3RD FLOOR PENTHOUSE PLANS

Two 3 bedroom apartments per floor

APARTMENT 5 (left side)

Apartment size 130m² (1400ft²)
 Storage unit 2.4 x 1.85m (7'10" x 6'0")

Kitchen/Dining/Living Area 7.6 x 7.4m (25'0" x 24'3")
 Master bedroom 4.5 x 3.3m (14'9" x 10'10")
 En-suite 2.8 x 1.7m (9' 2" x 5'6")
 Bedroom 2 3.9 x 3.3m (12'9" x 10'10")
 Bedroom 3 4.0 x 2.85m (13'1" x 9'4")
 Bathroom 2.8 x 2.1m (9'2" x 6'10")
 Utility room 2.1 x 1.6m (6'10" x 5'3")

APARTMENT 6 (right side)

Apartment size 139.3m² (1500ft²)
 Storage unit 2.4 x 1.85m (7'10" x 6'0")

Kitchen/Dining/Living Area 7.6 x 7.6m (25'0" x 25'0")
 Master bedroom 4.8 x 3.3m (15'9" x 10'10")
 En-suite 2.8 x 1.7m (9' 2" x 5'6")
 Bedroom 2 3.8 x 3.4m (12'6" x 11'2")
 Bedroom 3 3.8 x 3.4m (12'6" x 11'2")
 Bathroom 3.6 x 2.7m (11'9" x 8'10")
 Utility room 2.0 x 1.6m (6'6" x 5'3")

NB. 1st floor communal amenity terrace = 81m² (870ft²)

Generous sized lift and hallway widths

All dimensions and floor areas are approximate only



CAR PARK FLOOR PLAN



FEATURES

Each apartment benefits from uninterrupted sea views
Construction will be completed in one phase
Attention to detail considered in every aspect by our experienced design team
Local use of the finest craftsmen and women to showcase our product and Northern Ireland's craftsmanship
Modern efficient heating system
Fully managed and cared for communal spaces
Secure and private parking for each apartment

PRIVATE ENTRYWAY AND COMMUNAL AREAS

Contact Force smart home system
Key fob and secure video camera entry
CCTV security system
Automatic front gate entrance to parking area
Allocated post box in foyer
Relaxing foyer seating entrance
Ambient and feature lighting
Secure storage rooms for each apartment
Wash bay area for bikes/surfboards etc.
Electric vehicle car charging points

MANAGEMENT COMPANY

Fully managed by appointment management company for the benefit and comfort of all residents



INTERIOR

Fully finished designer painted walls
Fully finished skirting, architraves and solid internal doors
Apartment soft furnishings, allowance from our interior designer
Consultancy advice from our interior designer to add your final personal touches
Spotlights, feature lighting for ambient relaxing living
Brushed aluminium electrical sockets, USB and light switches with comprehensive coverage throughout
Contact Force Smart home system with Cat 6 wiring
TV points in each bedroom
Wiring to communal satellite
Grohe Sensia German technology fully automatic self flush, shower and blow dry toilet system
Handcrafted kitchen with quartz or granite worktops and high grade fully integrated appliances
Flooring to be tiled or carpeted where applicable
Underfloor heating in bathrooms and en-suite
Modern fitted bathroom with Grohe fittings and designer towel rails
Thermostat controls throughout
Mains water filtration system, removes unwanted tastes, odours and impurities to produce pure, clean, fresh tasting drinking and bathroom shower water
Special Kangen water system in each apartment, removes chlorine and other harmful chemicals to produce a higher alkaline PH water, inducing numerous health benefits

EXTERIOR

External facade ambient lighting
K Rend plaster facade
Sound reducing laminated glass glazing window system
10 year home warranty





PARADISE

The Peninsula Apartments occupies a prominent position on Kerr Street in the world renowned seaside resort of Portrush, County Antrim, Northern Ireland.

Set just a few metres across from the award winning Blue Flag beach of the West Strand, looking out towards the North Atlantic Ocean. It offers truly stunning panoramas along the coastline and Donegal hills.

This area of outstanding natural beauty has first class amenities, excellent restaurants, traditional pubs, famous internationally known golf courses, to offer you a base to call home or to find true stress free relaxation as a holiday getaway.

The Peninsula combines all of life's essential elements of privacy, comfort, convenience, modernity and desirability, making it one that is sure to be a much sought after retreat.

 **aradise - a special place for the ultimate abode**



PERFECTION

The Peninsula Apartments have been painstakingly designed over a four year period. To take advantage of its location, the stunning views maximise its living space and fulfil the sole aim of creating a quality product which will enhance the owners lives in all dimensions.

This effect has been achieved through careful attention to detail in every element of the properties design. Our aim is not only to provide joy, pleasure and contentment from ownership of this quality product, but also to showcase the craftsmen and women we have available in our small country to produce a unique exceptional property.

 **erfection - the action of improving something until it's faultless**





Priceless - something that value cannot be determined

— **P** —
PENINSULA
| Kerr Street Portrush

ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Developer:
Coastal Getaways Portrush Limited

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