







coastal links

APARTMENTS

## DISCOVER THE HEART OF THE NORTH COAST

Centrally located in the seaside town of Portrush, Coastal Links Apartments is a place to unwind, enjoy the outdoors, socialise, dine out and relax. Experience the best of the North Coast and all that Portrush has to offer from your very own stylish apartment.



# PERFECTLY SITUATED

An affordable, contemporary development of 21 stylish apartments constructed by award winning developer MAM Group. With carefully considered layouts, Coastal Links Apartments delivers fresh and tranquil living to the North Coast.

Coastal Links Apartments is perfectly situated within the charming, vibrant seaside town of Portrush with quaint cafes, bustling bars and shops on

its doorstep. If that's not enough Coastal Links Apartments is within walking distance to the rugged coastline with windswept headlands, two blue flag beaches, the Ramore Wine-bar Complex and Royal Portrush Golf Club, home of The Open in 2019.

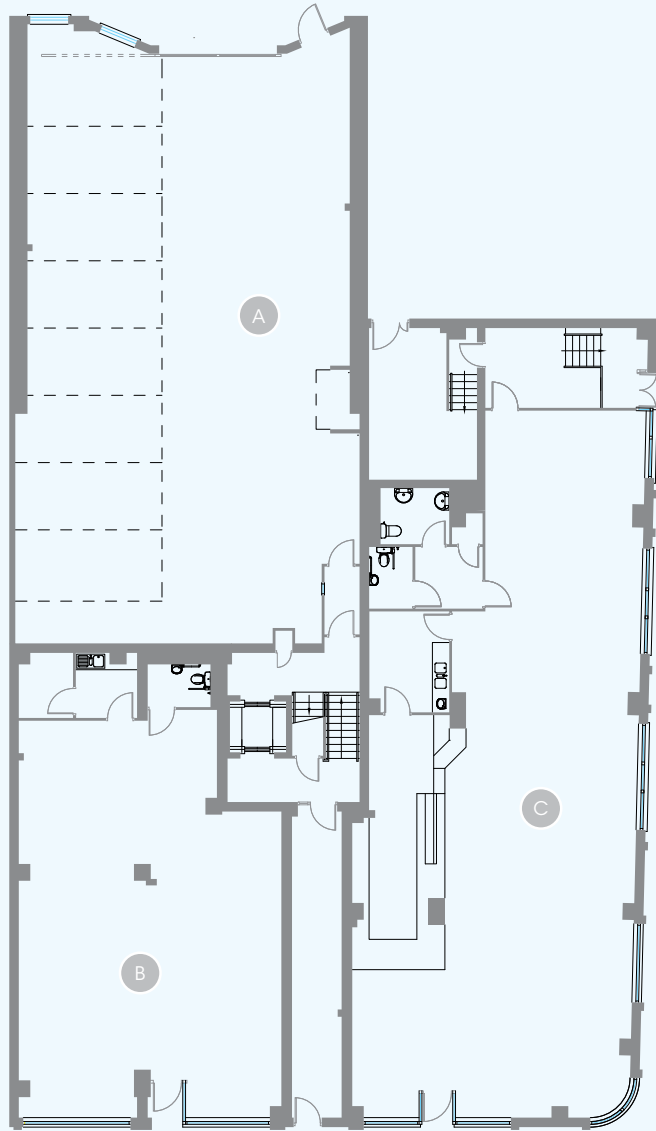
The outstanding designs, quality finish and proximity to all that Portrush has to offer set this development apart as something truly special.



# OUTSTANDING QUALITY







# G

GROUND FLOOR

- A. PRIVATE CAR PARK 8 secure parking bays
- B. RETAIL Retail Units 1 & 2
- C. RETAIL Retail Unit 3

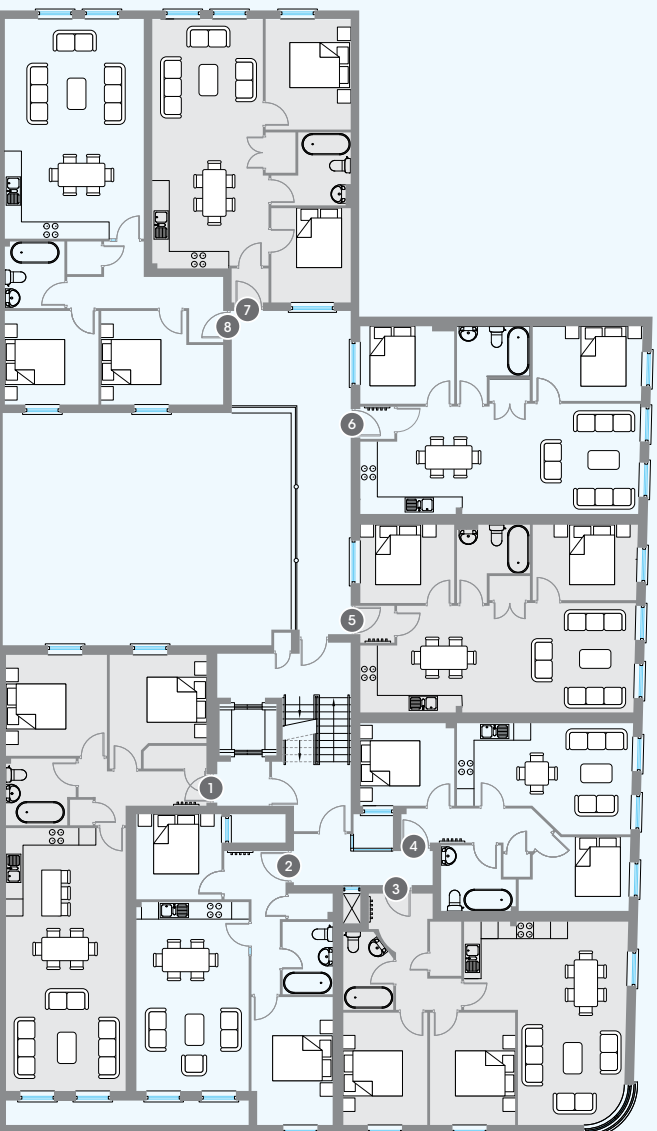
SOMETHING TRULY SPECIAL...

\* Measurements are approximate

# 1

FIRST FLOOR

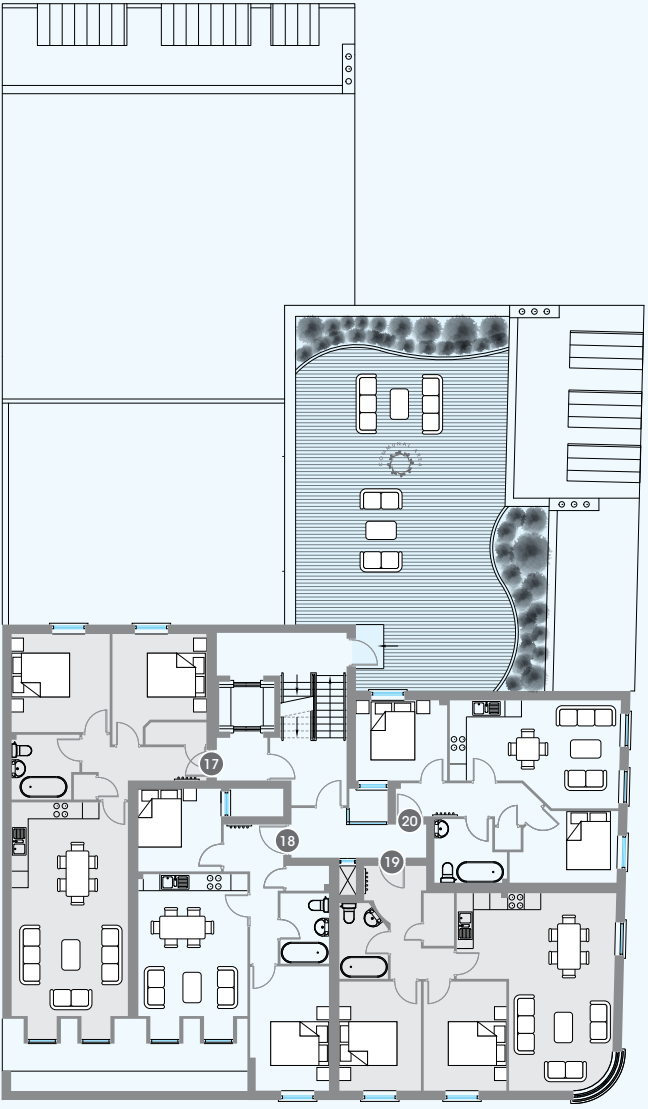
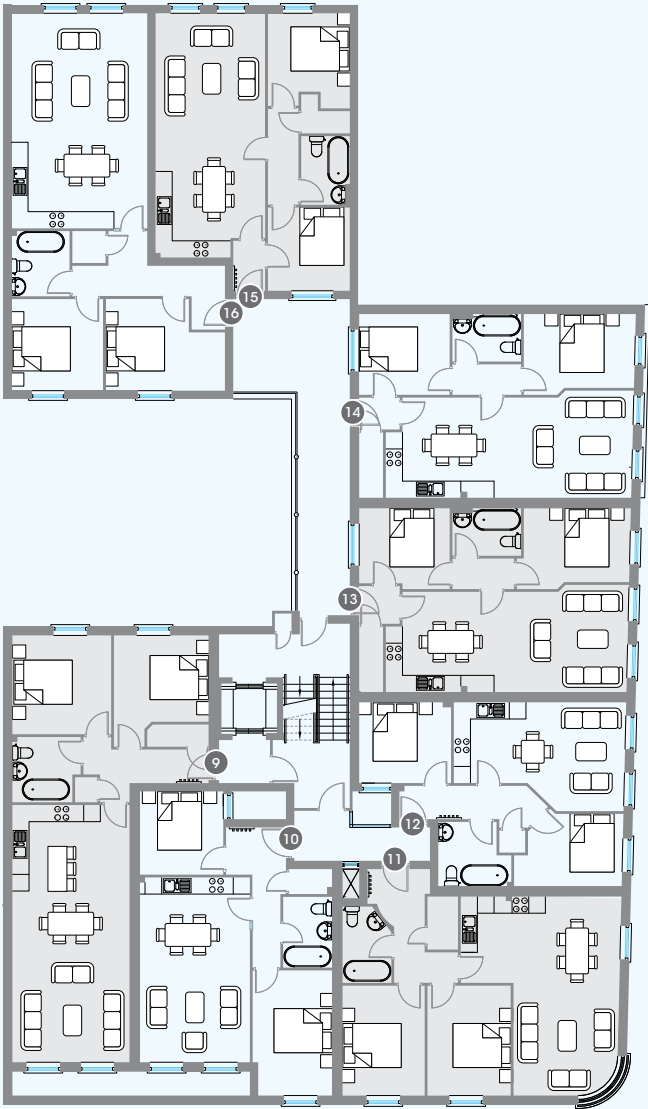
- |   |  |  |  |
|---|--|--|--|
| <b>1</b><br><b>Apartment ONE</b><br>80 sq m / 861 sq ft *<br><b>1. KITCHEN / DINING</b><br>4.7m x 4.2m<br><b>2. LIVING</b><br>4.5m x 4.2m<br><b>3. BEDROOM 1</b><br>3.6m x 3.6m<br><b>4. BEDROOM 2</b><br>3.4m x 3.2m<br><b>5. BATHROOM</b><br>2.3m x 2.4m    | <b>2</b><br><b>Apartment TWO</b><br>66 sq m / 711 sq ft *<br><b>1. KITCHEN / DINING</b><br>4.0m x 2.8m<br><b>2. LIVING</b><br>4.0m x 3.8m<br><b>3. BEDROOM 1</b><br>4.5m x 2.7m<br><b>4. BEDROOM 2</b><br>3.0m x 3.0m<br><b>5. BATHROOM</b><br>2.5m x 1.8m   | <b>3</b><br><b>Apartment THREE</b><br>74 sq m/797 sq ft *<br><b>1. KITCHEN / DINING</b><br>5.8m x 3.1m<br><b>2. LIVING</b><br>4.0m x 3.8m<br><b>3. BEDROOM 1</b><br>3.9m x 3.0m<br><b>4. BEDROOM 2</b><br>3.9m x 3.0m<br><b>5. BATHROOM</b><br>2.7m x 1.8m   | <b>4</b><br><b>Apartment FOUR</b><br>56 sq m / 601 sq ft *<br><b>1. KITCHEN / DINING</b><br>3.0m x 2.9m<br><b>2. LIVING</b><br>3.9m x 3.1m<br><b>3. BEDROOM 1</b><br>3.5m x 2.6m<br><b>4. BEDROOM 2</b><br>3.3m x 2.9m<br><b>5. BATHROOM</b><br>2.5m x 2.3m    |
| <b>5</b><br><b>Apartment FIVE</b><br>64.3 sq m / 692 sq ft *<br><b>1. KITCHEN / DINING</b><br>4.8m x 3.8m<br><b>2. LIVING</b><br>4.8m x 3.8m<br><b>3. BEDROOM 1</b><br>3.6m x 2.7m<br><b>4. BEDROOM 2</b><br>3.3m x 2.7m<br><b>5. BATHROOM</b><br>2.5m x 2.6m | <b>6</b><br><b>Apartment SIX</b><br>65.4 sq m / 704 sq ft *<br><b>1. KITCHEN / DINING</b><br>4.8m x 3.8m<br><b>2. LIVING</b><br>4.8m x 3.8m<br><b>3. BEDROOM 1</b><br>3.9m x 2.7m<br><b>4. BEDROOM 2</b><br>3.3m x 2.7m<br><b>5. BATHROOM</b><br>2.5m x 2.6m | <b>7</b><br><b>Apartment SEVEN</b><br>66.6 sq m/717 sq ft *<br><b>1. KITCHEN / DINING</b><br>4.3m x 3.9m<br><b>2. LIVING</b><br>4.6m x 3.9m<br><b>3. BEDROOM 1</b><br>3.9m x 3.0m<br><b>4. BEDROOM 2</b><br>3.3m x 2.7m<br><b>5. BATHROOM</b><br>2.7m x 2.5m | <b>8</b><br><b>Apartment EIGHT</b><br>82.8 sq m / 891 sq ft *<br><b>1. KITCHEN / DINING</b><br>4.9m x 3.9m<br><b>2. LIVING</b><br>4.9m x 3.9m<br><b>3. BEDROOM 1</b><br>3.3m x 3.3m<br><b>4. BEDROOM 2</b><br>4.3m x 3.3m<br><b>5. BATHROOM</b><br>2.4m x 2.3m |





2  
SECOND FLOOR

3  
THIRD FLOOR



9	10	11	12	17	18	19	20
<b>Apartment NINE</b> 80 sq m / 861 sq ft *	<b>Apartment TEN</b> 66 sq m / 711 sq ft *	<b>Apartment ELEVEN</b> 74 sq m/797 sq ft *	<b>Apartment TWELVE</b> 56 sq m / 601 sq ft *	<b>Apartment SEVENTEEN</b> 75.5 sq m / 813 sq ft *	<b>Apartment EIGHTEEN</b> 63 sq m / 678 sq ft *	<b>Apartment NINETEEN</b> 74 sq m/797 sq ft *	<b>Apartment TWENTY</b> 56 sq m / 601 sq ft *
1. KITCHEN / DINING 4.7m x 4.2m	1. KITCHEN / DINING 4.0m x 2.8m	1. KITCHEN / DINING 5.8m x 3.1m	1. KITCHEN / DINING 3.0m x 2.9m	1. KITCHEN / DINING 3.3m x 4.2m	1. KITCHEN / DINING 4.0m x 2.4m	1. KITCHEN / DINING 5.8m x 3.1m	1. KITCHEN / DINING 3.0m x 2.9m
2. LIVING 4.5m x 4.2m	2. LIVING 4.0m x 3.8m	2. LIVING 4.0m x 3.8m	2. LIVING 3.9m x 3.1m	2. LIVING 4.5m x 4.2m	2. LIVING 4.0m x 2.6m	2. LIVING 4.0m x 3.8m	2. LIVING 3.9m x 3.1m
3. BEDROOM 1 3.6m x 3.6m	3. BEDROOM 1 4.5m x 2.7m	3. BEDROOM 1 3.9m x 3.0m	3. BEDROOM 1 3.5m x 2.6m	3. BEDROOM 1 3.6m x 3.6m	3. BEDROOM 1 4.5m x 2.7m	3. BEDROOM 1 3.9m x 3.0m	3. BEDROOM 1 3.5m x 2.6m
4. BEDROOM 2 3.4m x 3.2m	4. BEDROOM 2 3.0m x 3.0m	4. BEDROOM 2 3.9m x 3.0m	4. BEDROOM 2 3.3m x 2.9m	4. BEDROOM 2 3.4m x 3.2m	4. BEDROOM 2 3.0m x 3.0m	4. BEDROOM 2 3.9m x 3.0m	4. BEDROOM 2 3.3m x 2.9m
5. BATHROOM 2.3m x 2.4m	5. BATHROOM 2.5m x 1.8m	5. BATHROOM 2.7m x 1.8m	5. BATHROOM 2.5m x 2.3m	5. BATHROOM 2.3m x 2.4m	5. BATHROOM 2.5m x 1.8m	5. BATHROOM 2.7m x 1.8m	5. BATHROOM 2.5m x 2.3m
13	14	15	16				
<b>Apartment THIRTEEN</b> 64.3 sq m / 692 sq ft *	<b>Apartment FOURTEEN</b> 65.4 sq m / 704 sq ft *	<b>Apartment FIFTEEN</b> 66.6 sq m/717 sq ft *	<b>Apartment SIXTEEN</b> 82.8 sq m / 891 sq ft *				
1. KITCHEN / DINING 4.0m x 3.8m	1. KITCHEN / DINING 4.0m x 3.8m	1. KITCHEN / DINING 4.3m x 3.9m	1. KITCHEN / DINING 4.9m x 3.9m				
2. LIVING 4.7m x 3.8m	2. LIVING 4.7m x 3.8m	2. LIVING 4.6m x 3.9m	2. LIVING 4.9m x 3.9m				
3. BEDROOM 1 3.9m x 2.7m	3. BEDROOM 1 4.1m x 2.7m	3. BEDROOM 1 3.3m x 3.0m	3. BEDROOM 1 3.3m x 3.3m				
4. BEDROOM 2 3.3m x 2.9m	4. BEDROOM 2 3.3m x 2.9m	4. BEDROOM 2 3.0m x 3.0m	4. BEDROOM 2 4.3m x 3.3m				
5. BATHROOM 2.5m x 1.7m	5. BATHROOM 2.5m x 1.7m	5. BATHROOM 2.4m x 1.8m	5. BATHROOM 2.4m x 2.3m				

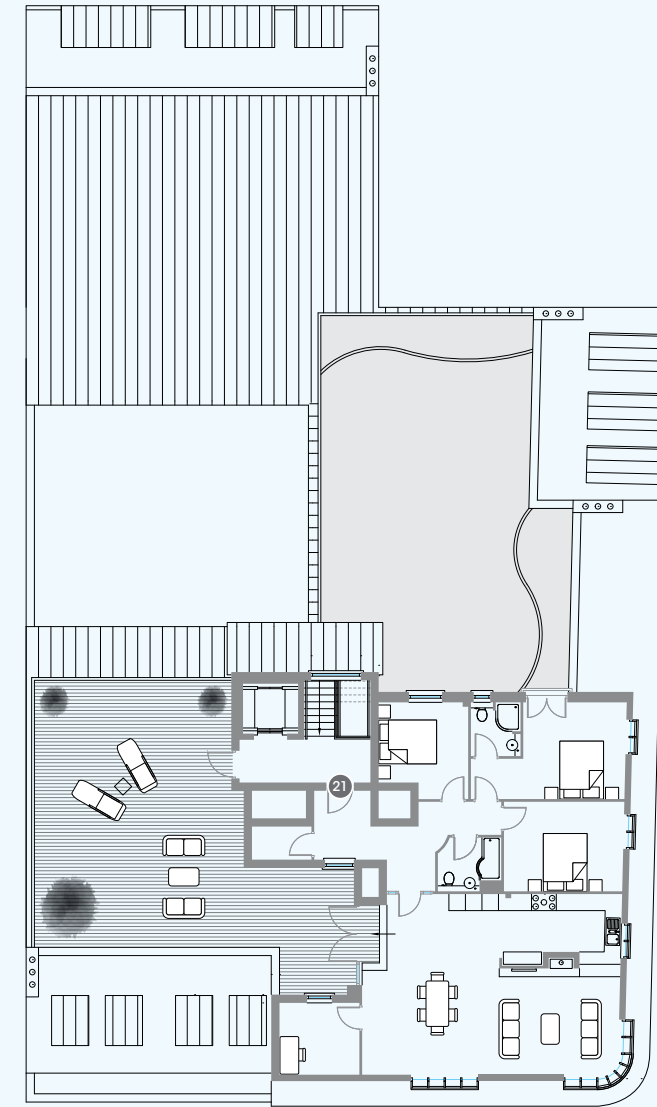


SHARED AREA - ROOF TERRACE

SUPERIOR BUILD, by AWARD WINNING  
CONSTRUCTION PROFESSIONALS.

\* Measurements are approximate.





# 4

FOURTH FLOOR

21

## PENTHOUSE

**Apartment TWENTY ONE**  
134 sq m / 1442 sq ft \*

1. **KITCHEN / DINING**  
9.4m x 3.0m
2. **LIVING**  
9.4m x 3.5m
3. **STUDY**  
2.9m x 2.6m
4. **BEDROOM 1**  
5.5m x 3.5m
5. **BEDROOM 2**  
4.3m x 3.3m
6. **BEDROOM 3**  
3.3m x 3.3m
7. **BATHROOM**  
2.3m x 1.9m
8. **PRIVATE TERRACE**  
9.7m x 7.6m

THOUGHTFULLY  
PLANNED,  
PERFECTLY  
SITUATED.

\* Measurements are approximate.

# STYLISH & SERENE







# WORLD CLASS

## Breath-taking Scenery

Not only do you have some of the country's most breath-taking scenery within walking distance, Coastal Links Apartments is afforded the luxury of being in close proximity to several world-class golf courses in Portstewart and Castlerock. With the Causeway Coastal Route on your doorstep, you can marvel at the Giants Causeway, Mussenden Temple, Dunluce Castle & Old Bushmills Whiskey Distillery within minutes.

## ONE OF THE WORLDS GREATEST ROAD TRIPS



- 1 EAST STRAND BEACH
- 2 WEST STRAND BEACH
- 3 HARBOUR
- 4 BARRY'S AMUSEMENTS
- 5 TRAIN STATION
- 6 RAMORE WINE BAR COMPLEX



# LUXURY SPECIFICATION

These superbly built  
apartments offering an  
impressive specification  
and attention to detail  
rarely seen in today’s  
modern developments.



Private Terrace Area (for illustration purposes only).

**Kitchen**

- Exclusive contemporary kitchen with soft close doors & drawers
- State of the art integrated appliances to include oven, hob, fridge/freezer and dishwasher
- Stainless steel sink with chrome mixer tap
- Generous provision of electrical sockets

**Bathroom**

- Contemporary range of sanitary ware with chrome fittings
- Bespoke wall mounted vanity unit
- Luxury bath with shower

**Floorings**

- Carpeted flooring to bedrooms
- Wood effect flooring to hall, kitchen, dining & living areas
- Tiled flooring to bathroom

**Electrical**

- Video Entry system to all apartments
- Energy efficient lighting throughout
- Generous provision of electrical sockets & switches
- TV points in all bedrooms and living areas
- Automatic smoke detector

**General**

- Ultra-durable finishes to all internal walls, ceilings, doors and woodwork
- Skirting and architraves with matching doors and contemporary ironmongery
- uPVC double glazed windows
- High Standard of Insulation

**Warranty**

- NHBC Build Mark 10 year warranty

**Common Areas**

- Communal roof terrace with high specification finish
- High specification lift from ground floor to all apartments
- Feature intelligent lighting to entrance lobby and staircase

A local property management company will manage all communal areas within the development. Each apartment owner will become a shareholder of the company and pay an annual fee towards the cost of the maintaining & servicing the building.



SELLING AGENTS



028 7083 2000

[www.armstronggordon.com](http://www.armstronggordon.com)



028 7083 5444

[www.philiptweedie.com](http://www.philiptweedie.com)



