



# WEST QUAYS

KERR STREET • PORTRUSH





**WEST QUAYS**  
KERR STREET • PORTRUSH

Leave your work behind and enjoy the time to  
**REST & PLAY**





There are places in the world that capture the soul as soon as you set foot on them. The North Antrim Coast is just such a place. From the World Heritage Site of the Giant's Causeway to the National Trust Portstewart Strand and the myriad of historical sights and small, picturesque fishing villages in between, there is much to enthuse, challenge, invigorate and enjoy.

Finished to an exacting standard with exquisite attention to detail, West Quays

apartments are beautifully designed homes with views of the Atlantic Ocean. Built over four floors, each two/three bedroom apartment comprises a sociable open plan kitchen/dining and family room, with the third floor apartments incorporating a superb rooftop terrace. A spacious outdoor storage unit for each apartment is a unique and valuable feature of this development, coupled with private parking accessible from Kerr Street.





One of the most vibrant coastal towns in Northern Ireland, Portrush boasts a rich calendar of events against a backdrop of clear blue waters and skies. Annual events include the International North West 200, Air Waves Portrush and the Portrush Raft Race with the imminent hosting of the 2019 Open Championship bringing the cream of European and American golf to Royal Portrush.

Of all the waterfront places one could imagine living, beaches offer the most exciting, yet tranquil, lifestyles. A year round magnet for water sports enthusiasts, the stunning beaches of Whiterocks, East Strand and West Strand offer some of Ireland's best waves and are equally as popular with walkers for the continuous stretches of white sand.

To complement the outdoors lifestyle, mouth-watering cuisine at a superb choice of buzzing restaurants, cafes, pubs and wine bars are a feature of the local area with further choices a stone's throw away in Portstewart, including the highly acclaimed Harrys' Shack.

West Quays living is an opportunity to experience the difference that comes from living by the sea.



Experience the  
**DIFFERENCE**  
that comes from living by the sea.



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Ramore Head  
The Ramore Wine Bar  
Waterworld  
Portrush Harbour

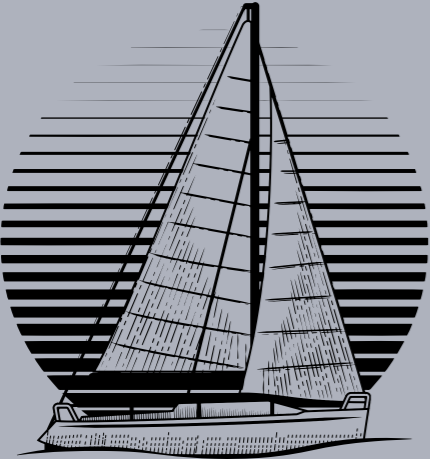
The Shearwater

The Sandpiper

The Kittiwake



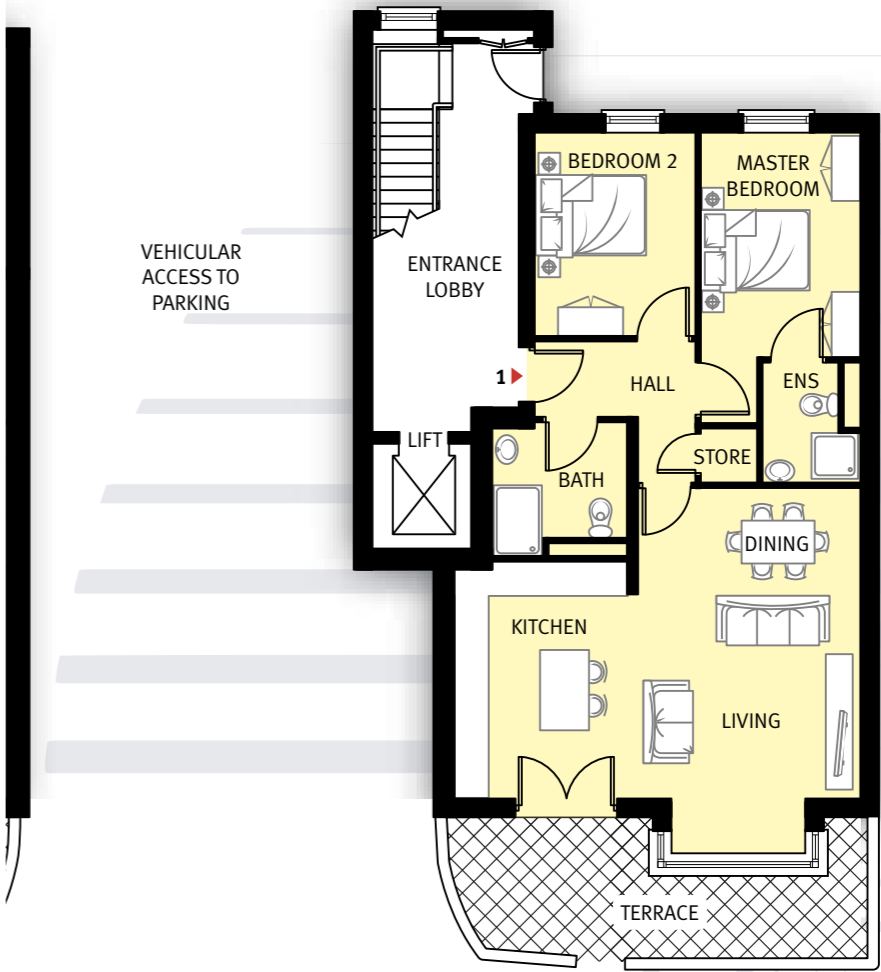
CGI is for illustrative purposes only



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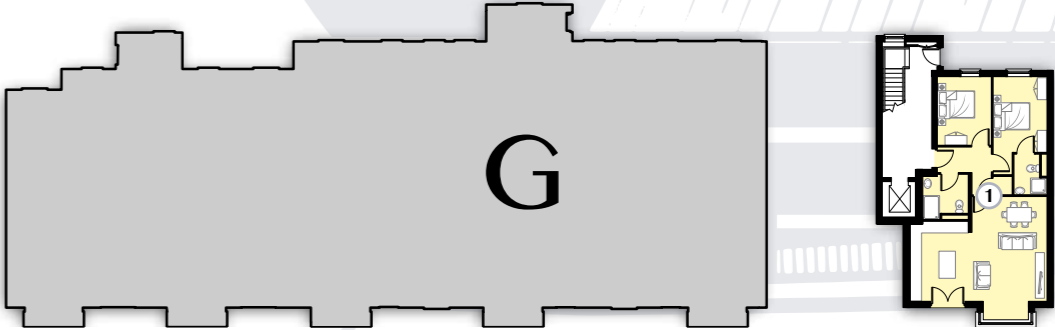
# The Kittiwake Apartments

## Ground Floor Apt 1



### Apartment 1 881 sq ft

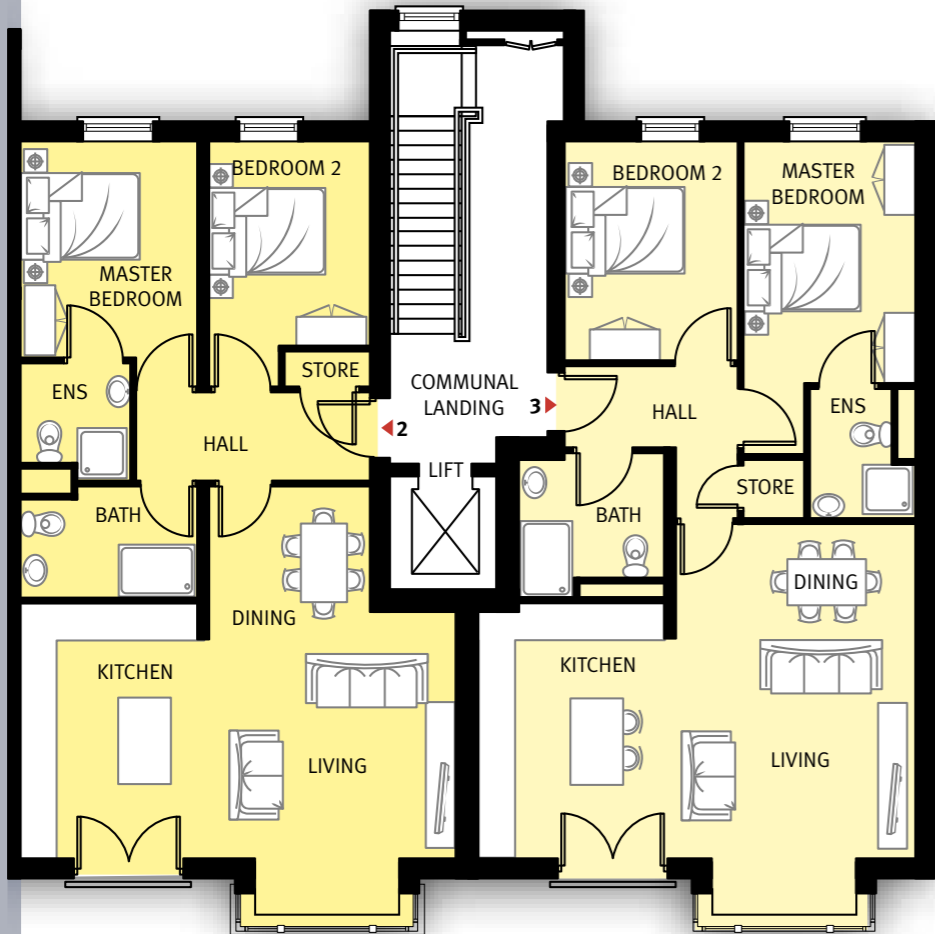
Entrance Hall with Store					
Kit   Liv   Din max. . .	24'1"	x	22'1"	7.36	x 6.72
Master Bedroom . . .	13'3"	x	9'4"	4.06	x 2.86
Ensuite . . . . .	7'2"	x	5'8"	2.20	x 1.76
Bedroom 2 . . . . .	12'0"	x	9'4"	3.66	x 2.86
Bathroom . . . . .	8'2"	x	7'9"	2.49	x 2.40



Floor plans are not to scale and all dimensions are approximate

# The Kittiwake Apartments

## First Floor Apts. 2 & 3

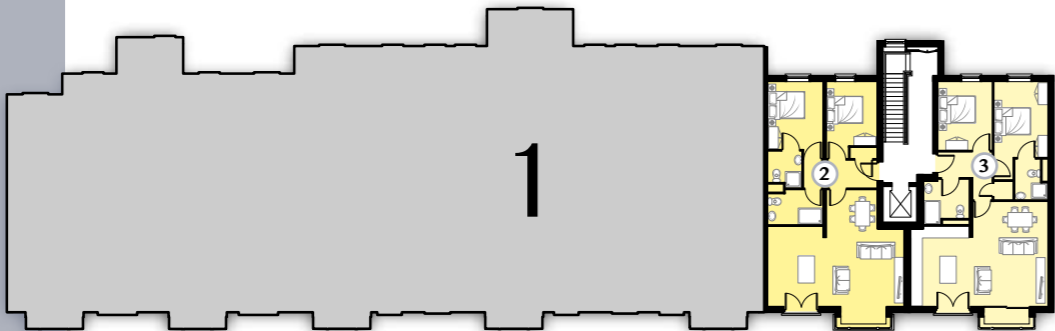


### Apartment 2 870 sq ft

Entrance Hall with Store									
Kit   Liv   Din max. . .	24'1"	x	24'1"	7.36	x	7.35			
Master Bedroom . .	13'7"	x	9'4"	4.19	x	2.84			
Ensuite . . . . .	6'6"	x	6'6"	2.00	x	2.00			
Bedroom 2 . . . . .	11'3"	x	9'0"	3.44	x	2.75			
Bathroom . . . . .	9'4"	x	6'3"	2.84	x	1.91			

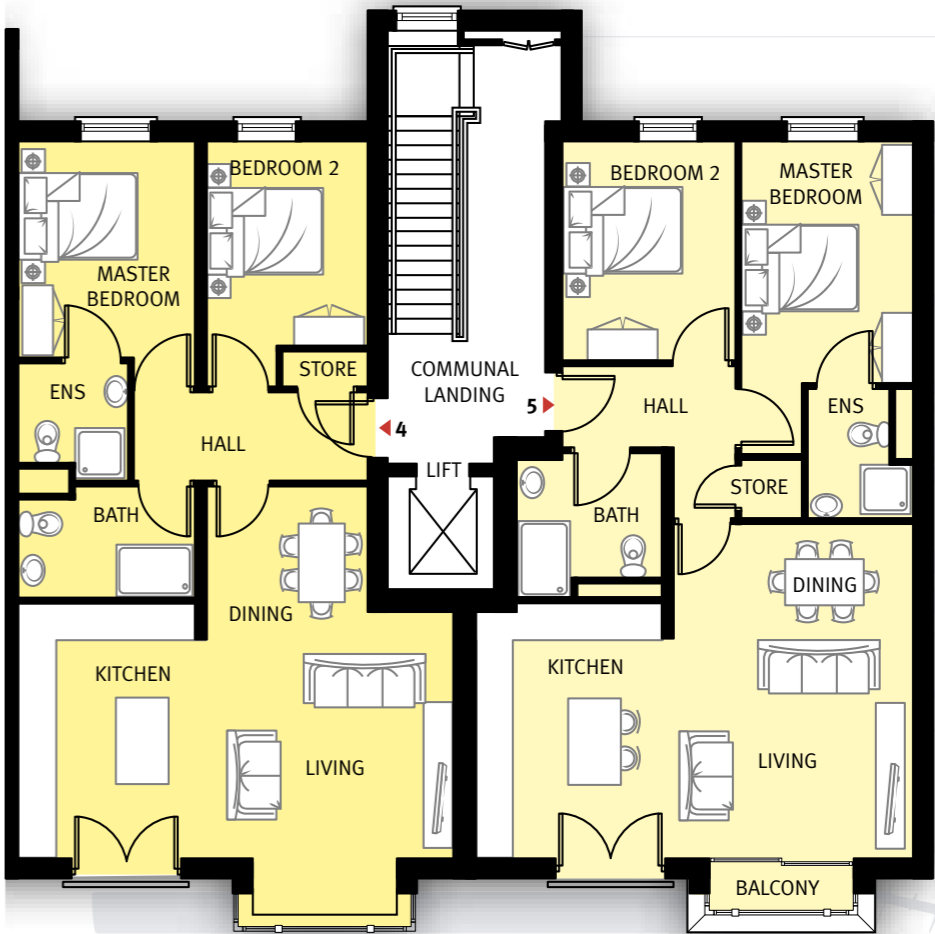
### Apartment 3 881 sq ft

Entrance Hall with Store									
Kit   Liv   Din max. . .	24'1	x	22'1	7.36	x	6.72			
Master Bedroom . .	13'3"	x	9'4"	4.06	x	2.86			
Ensuite . . . . .	7'2"	x	5'8"	2.20	x	1.76			
Bedroom 2 . . . . .	12'0"	x	9'4"	3.66	x	2.86			
Bathroom . . . . .	8'2"	x	7'9"	2.49	x	2.40			



# The Kittiwake Apartments

## Second Floor Apts. 4 & 5

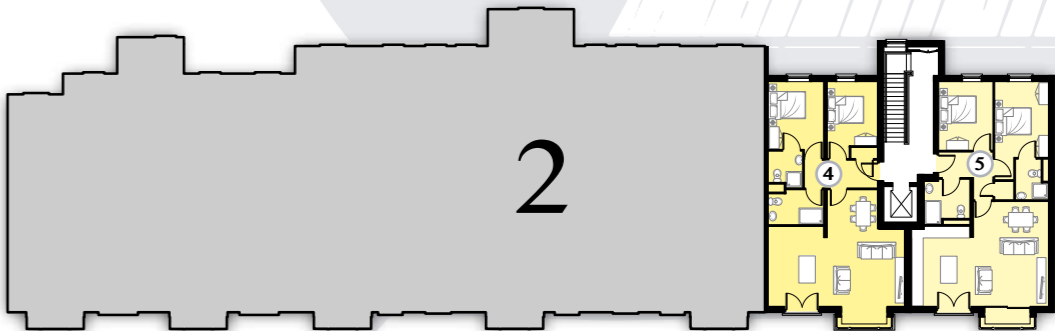


### Apartment 4 870 sq ft

Entrance Hall with Store									
Kit   Liv   Din max. . .	24'1"	x	24'1"	7.36	x	7.35			
Master Bedroom . .	13'7"	x	9'4"	4.19	x	2.84			
Ensuite . . . . .	6'6"	x	6'6"	2.00	x	2.00			
Bedroom 2 . . . . .	11'3"	x	9'0"	3.44	x	2.75			
Bathroom . . . . .	9'4"	x	6'3"	2.84	x	1.91			

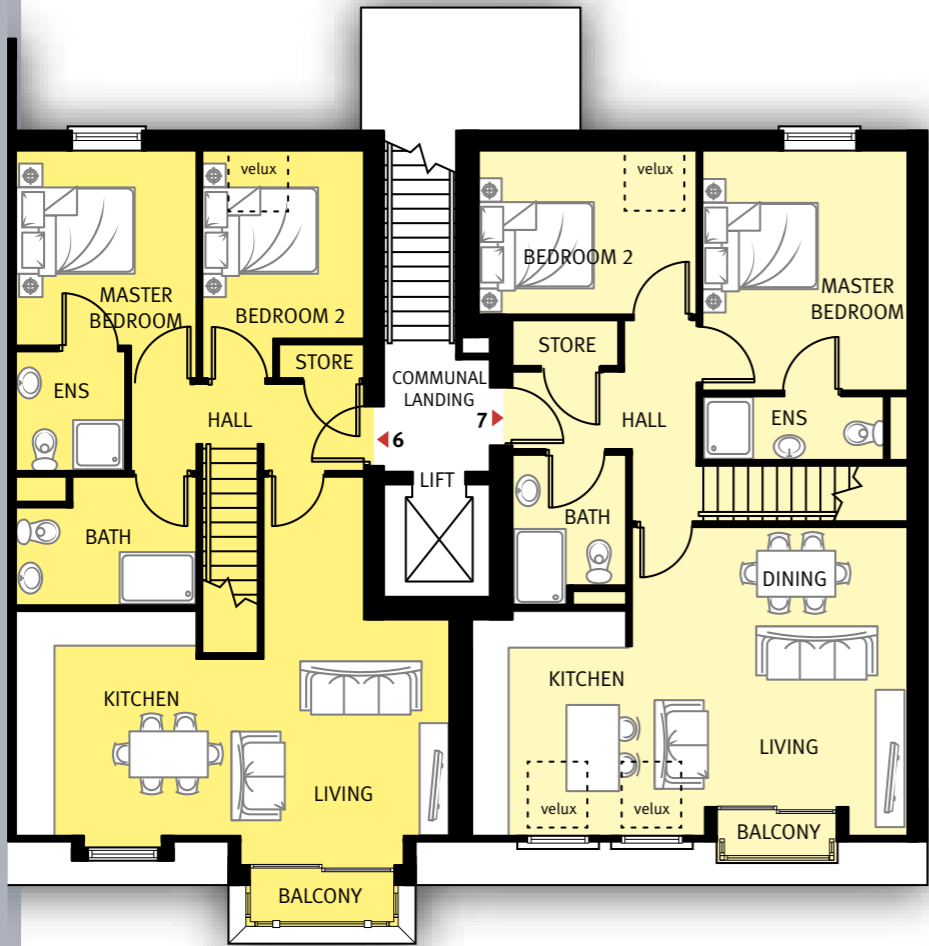
### Apartment 5 856 sq ft

Entrance Hall with Store									
Kit   Liv   Din max. . .	24'1	x	18'4"	7.36	x	5.61			
Master Bedroom . .	13'3"	x	9'4"	4.06	x	2.86			
Ensuite . . . . .	7'2"	x	5'8"	2.20	x	1.76			
Bedroom 2 . . . . .	12'0"	x	9'4"	3.66	x	2.86			
Bathroom . . . . .	8'2"	x	7'9"	2.49	x	2.40			



# The Kittiwake Apartments

## Third Floor Apts. 6 & 7

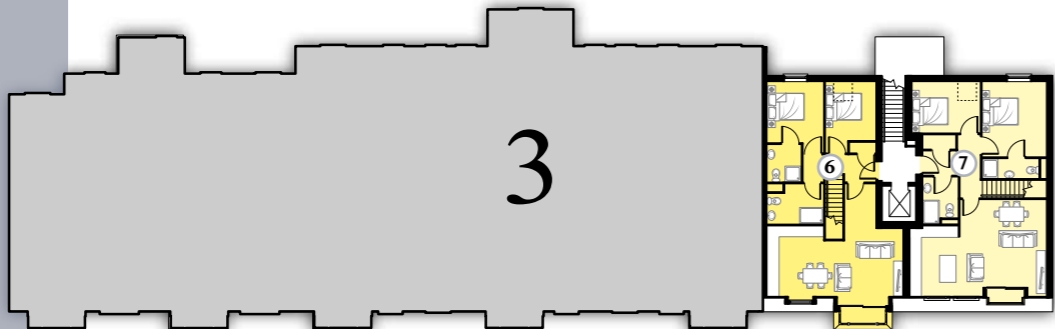


### Apartment 6 827 sq ft

Entrance Hall with Store									
Kit   Living max	24'4"	x	21'4"	7.36	x	6.53			
Master Bedroom	10'8"	x	9'8"	3.30	x	2.94			
Ensuite	6'7"	x	6'3"	2.04	x	1.90			
Bedroom 2	10'5"	x	9'1"	3.19	x	2.78			
Bathroom	9'8"	x	6'5"	2.94	x	2.21			

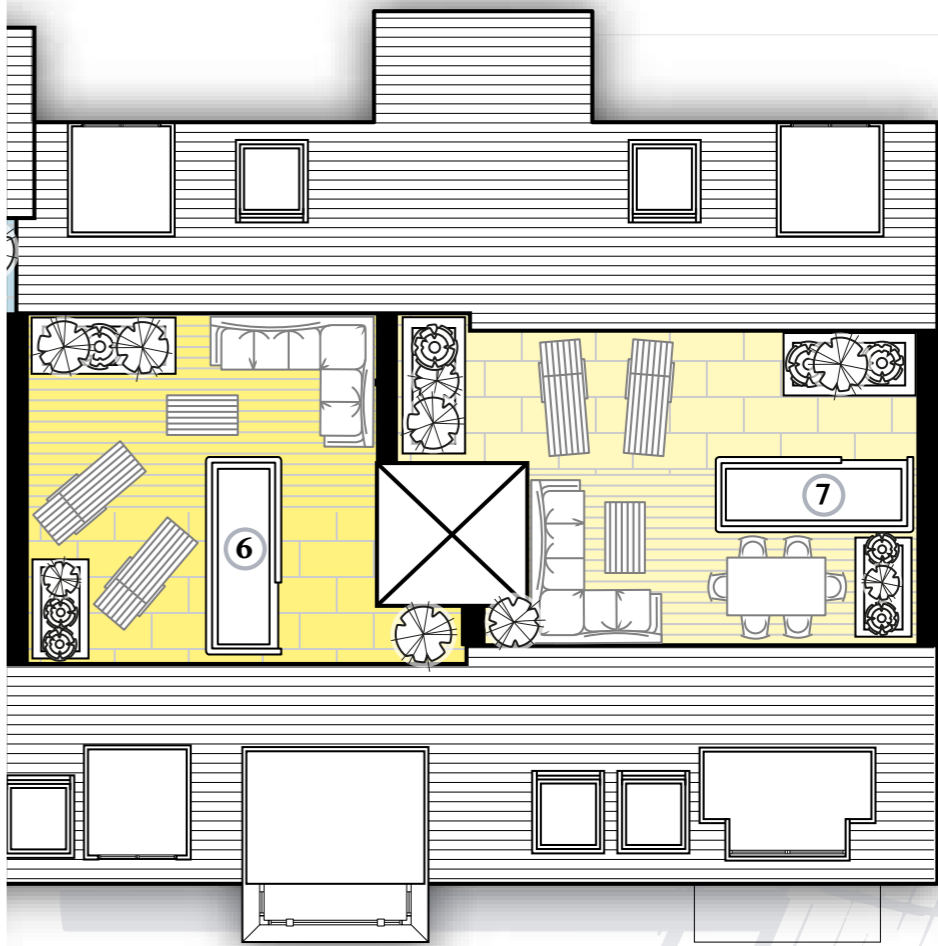
### Apartment 7 875 sq ft

Entrance Hall with Store									
Kit   Liv   Din max	24'2"	x	17'4"	7.36	x	5.28			
Master Bedroom	13'3"	x	11'5"	4.06	x	3.49			
Ensuite	10'4"	x	3'6"	3.16	x	1.10			
Bedroom 2	12'2"	x	9'1"	3.73	x	2.77			
Bathroom	8'3"	x	6'2"	2.54	x	1.88			



# The Kittiwake Apartments

## Roof Terraces Nos. 6 & 7



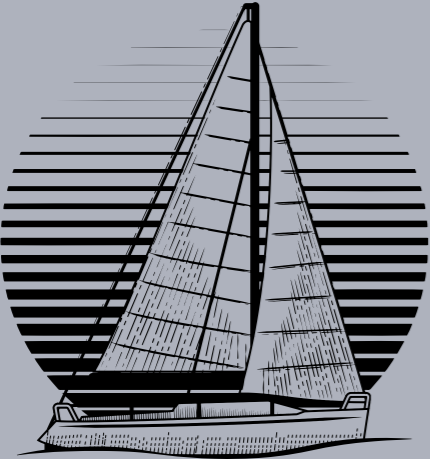
### Roof Terrace 6 452 sq ft

### Roof Terrace 7 452 sq ft





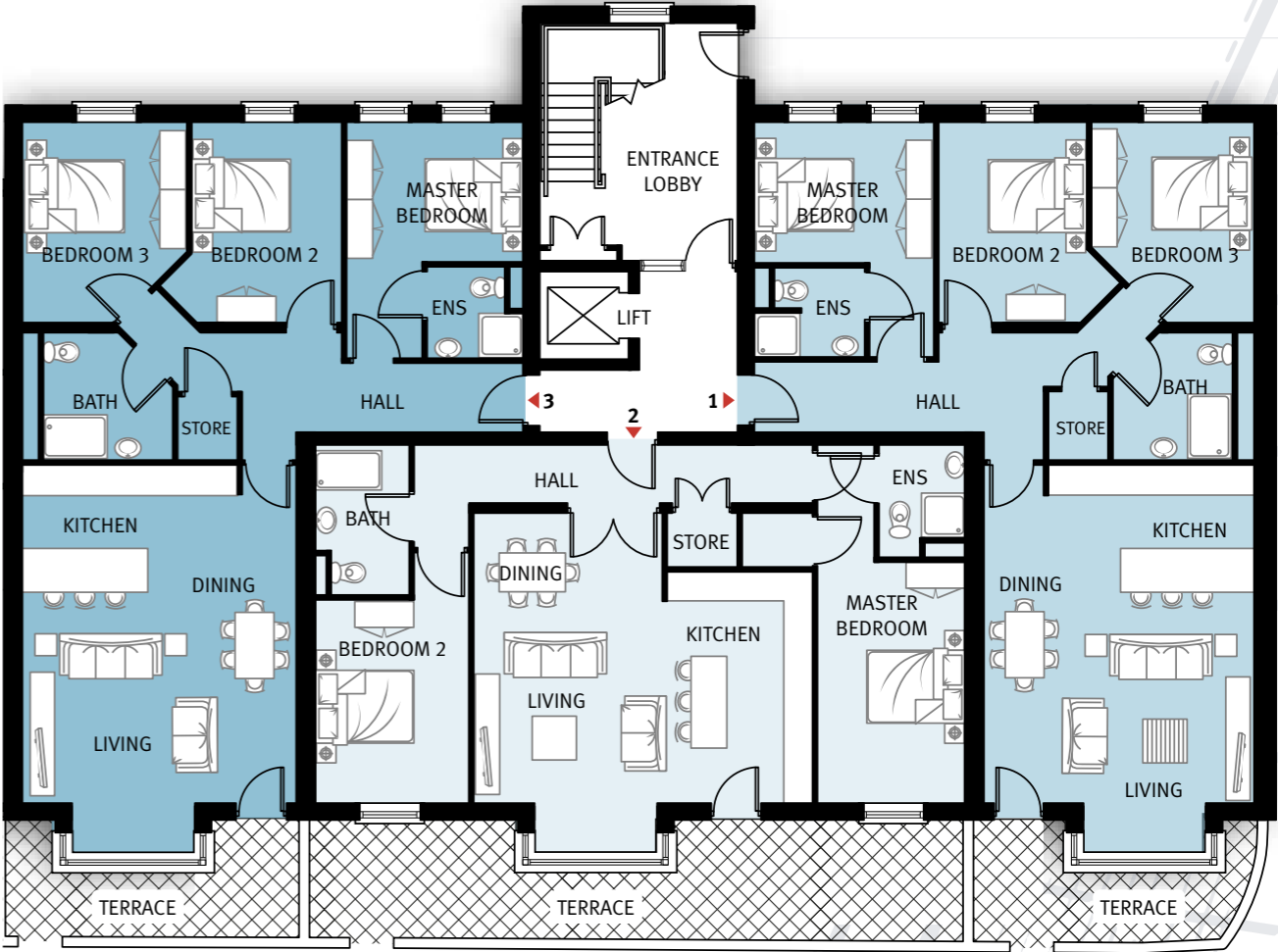
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# The Sandpiper Apartments

## Ground Floor Apts. 1 - 3

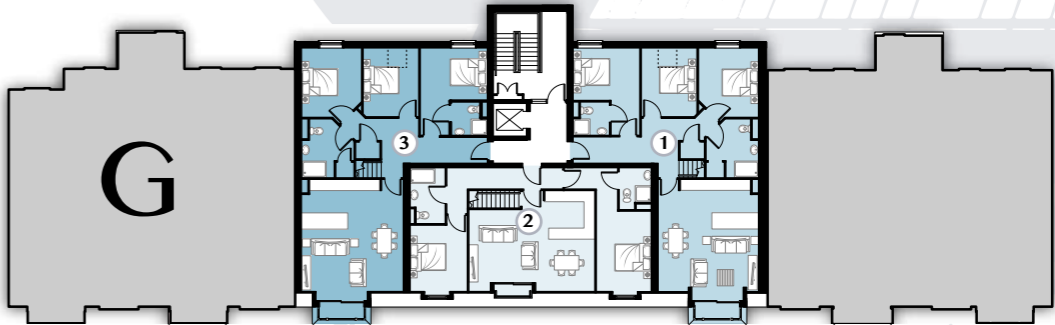


### Apartments 1 & 3 1131 sq ft

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	

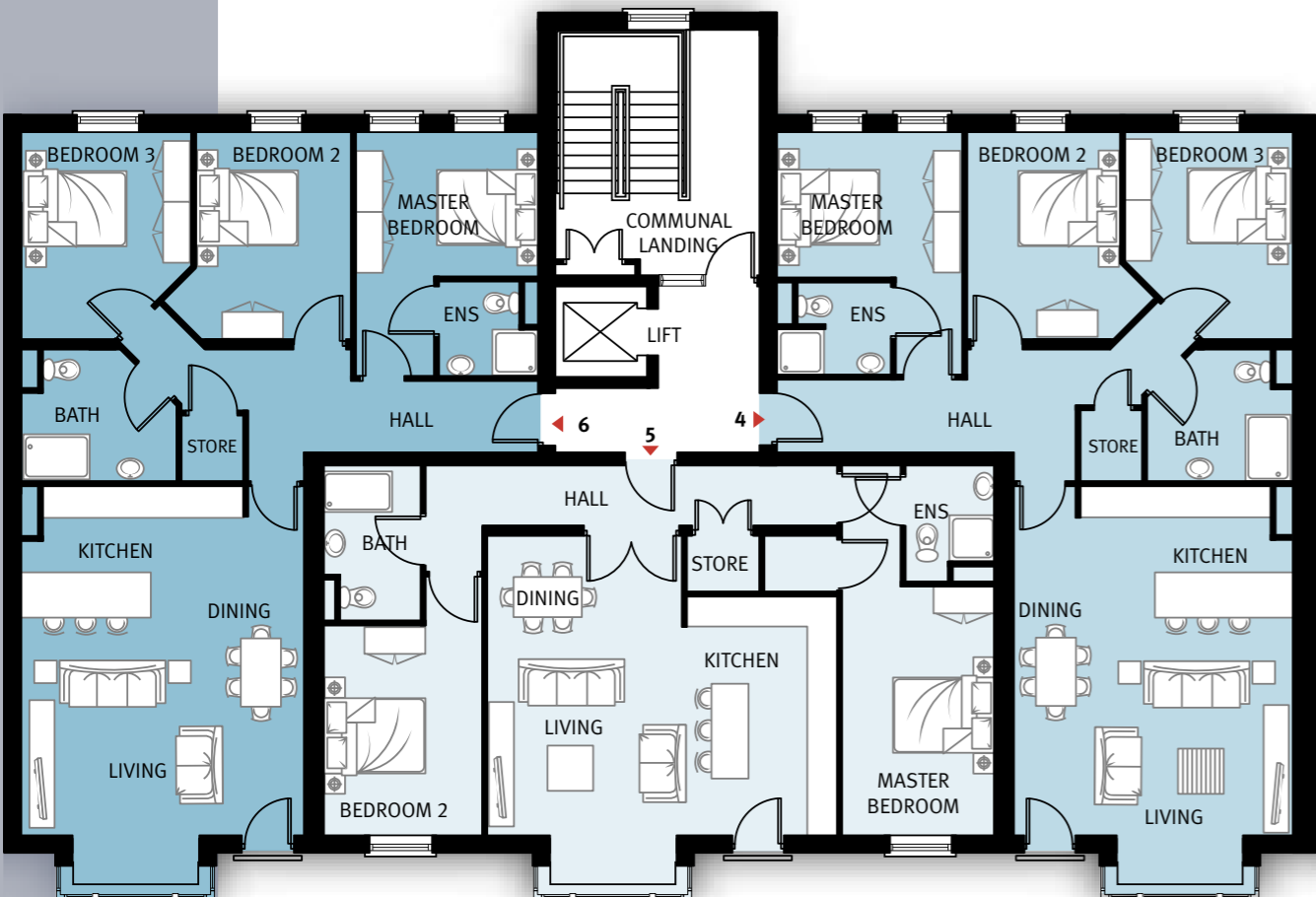
### Apartment 2 1042 sq ft

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	



Floor plans are not to scale and all dimensions are approximate

The Sandpiper Apartments  
First Floor Apts. 4, 5 & 6

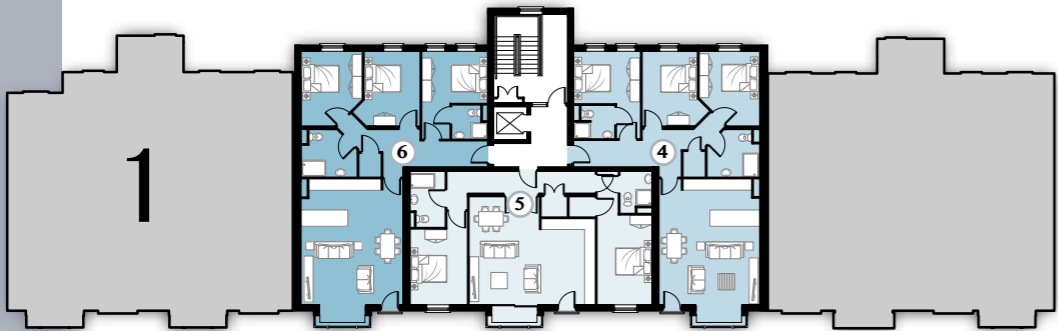


Apartments 4 & 6 1131 sq ft

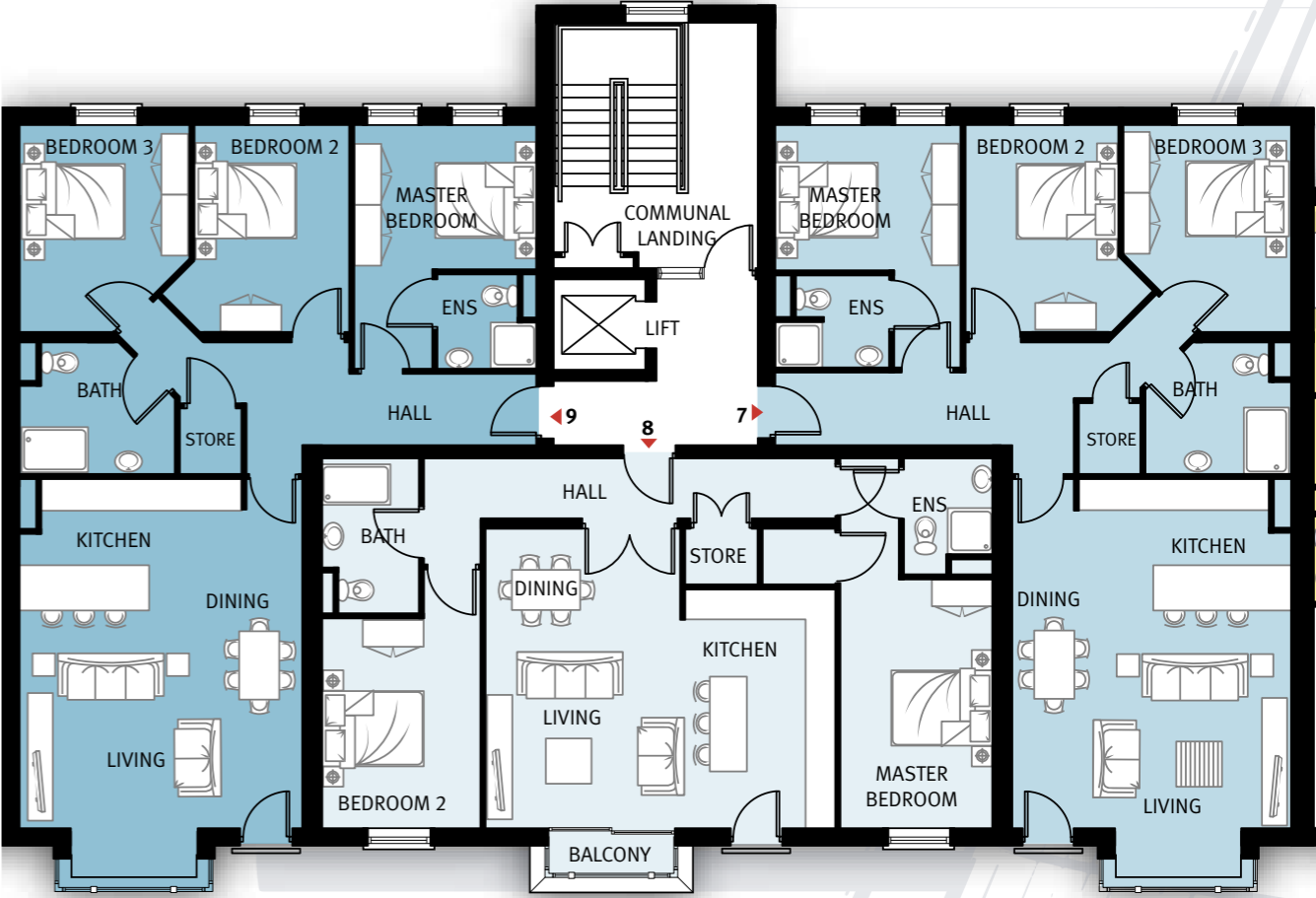
Entrance Hall with Store					
Kit   Liv   Din + bay	22'1"	x	17'7"	6.74	x 5.40
Master Bedroom	15'4"	x	11'7"	4.68	x 3.58
Ensuite	6'1"	x	5'9"	1.85	x 1.80
Bedroom 2	13'0"	x	9'10"	3.97	x 3.04
Bedroom 3	13'0"	x	10'7"	3.97	x 3.26
Bathroom	8'2"	x	8'2"	2.57	x 2.48

Apartment 5 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



The Sandpiper Apartments  
Second Floor Apts. 7, 8 & 9

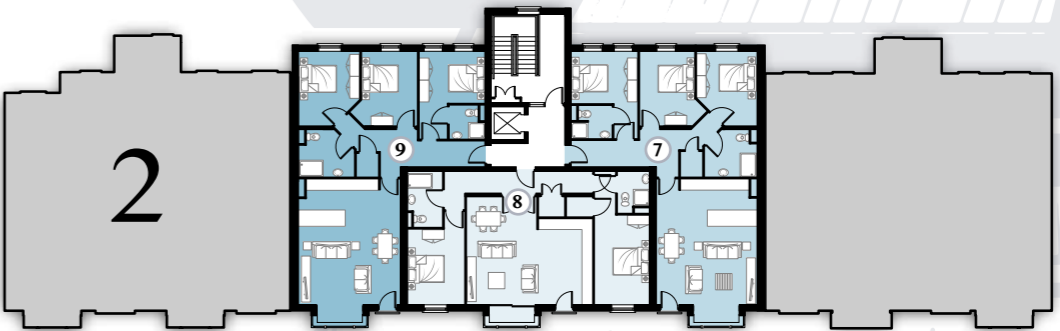


Apartments 7 & 9 1131 sq ft

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

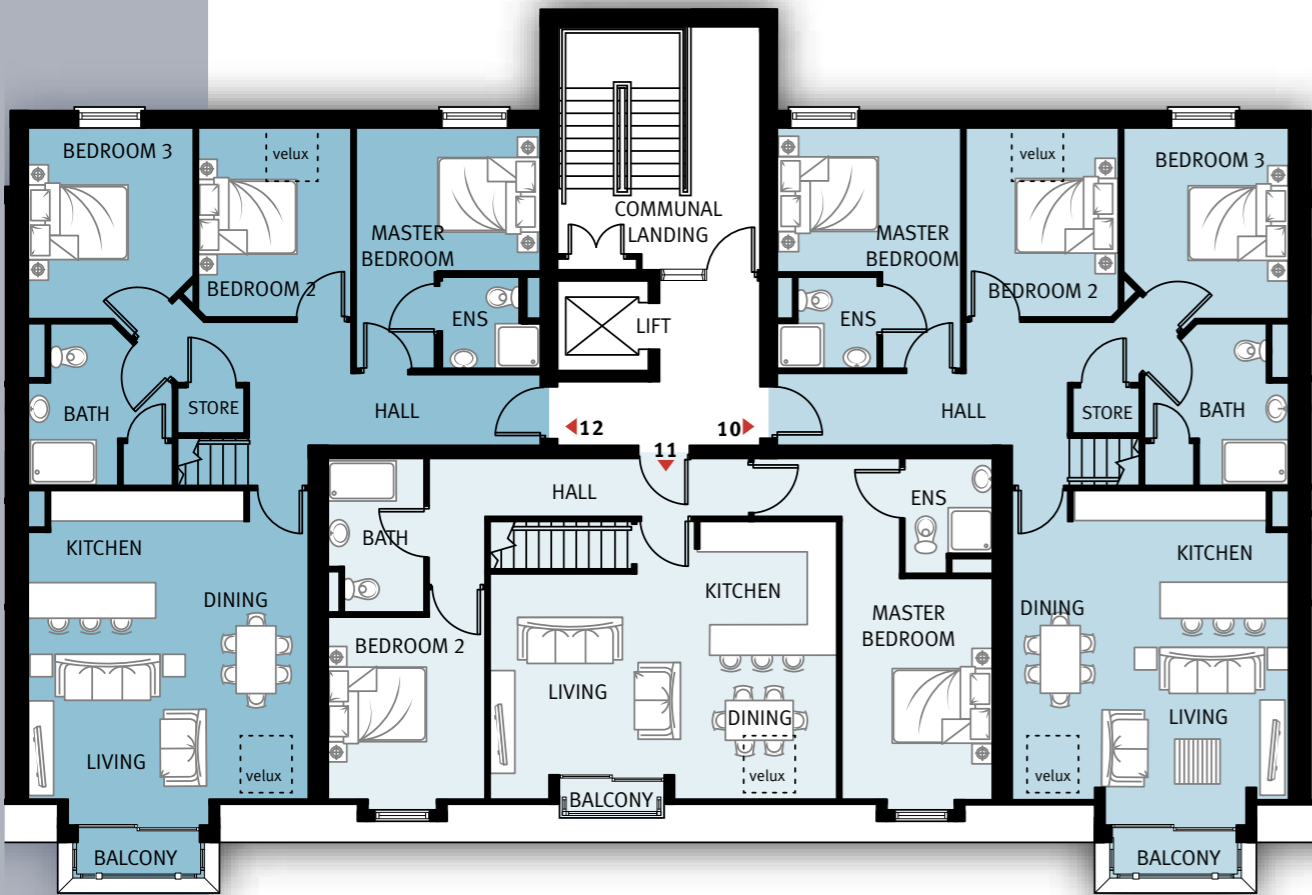
Apartment 8 1018 sq ft

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



# The Sandpiper Apartments

## Third Floor Apts. 10, 11 & 12

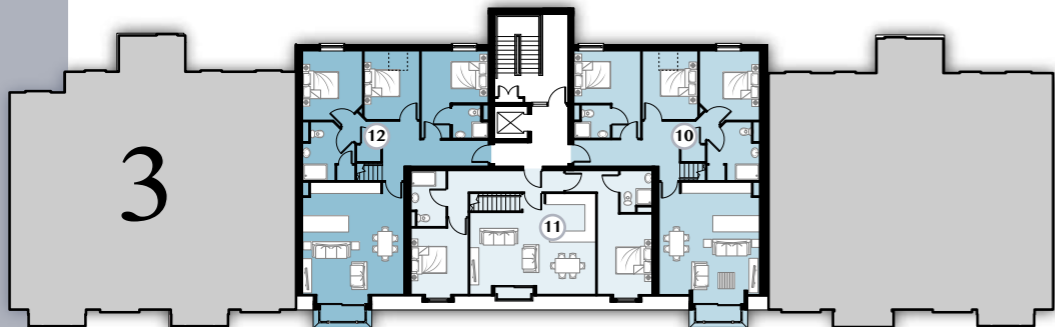


### Apartments 10 & 12 1120 sq ft

Entrance Hall with Store					
Kit   Living   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	

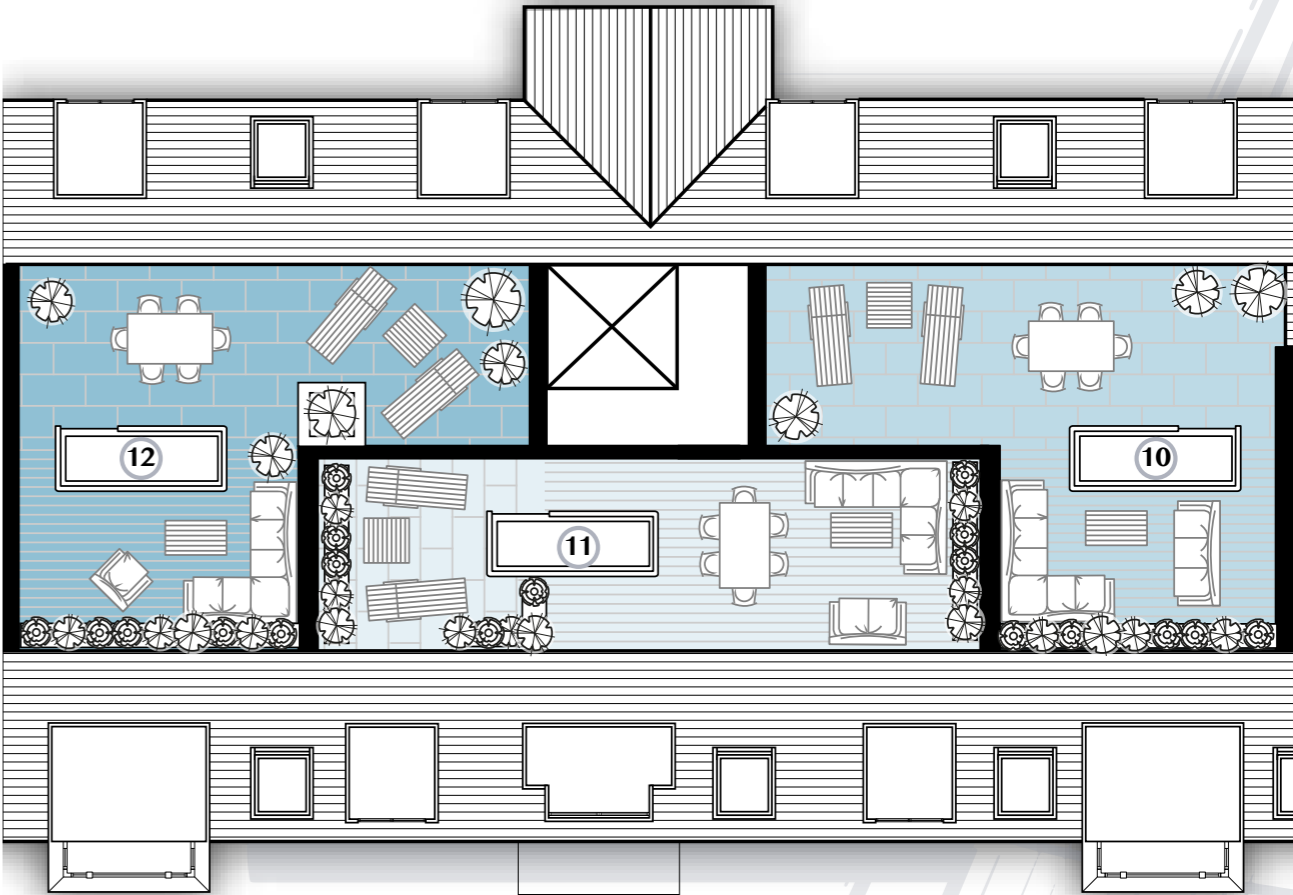
### Apartment 11 947 sq ft

Entrance Hall					
Kit   Living   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	



# The Sandpiper Apartments

## Roof Terraces Apts 10, 11 & 12

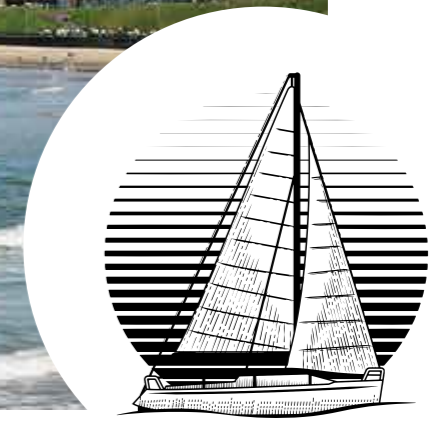
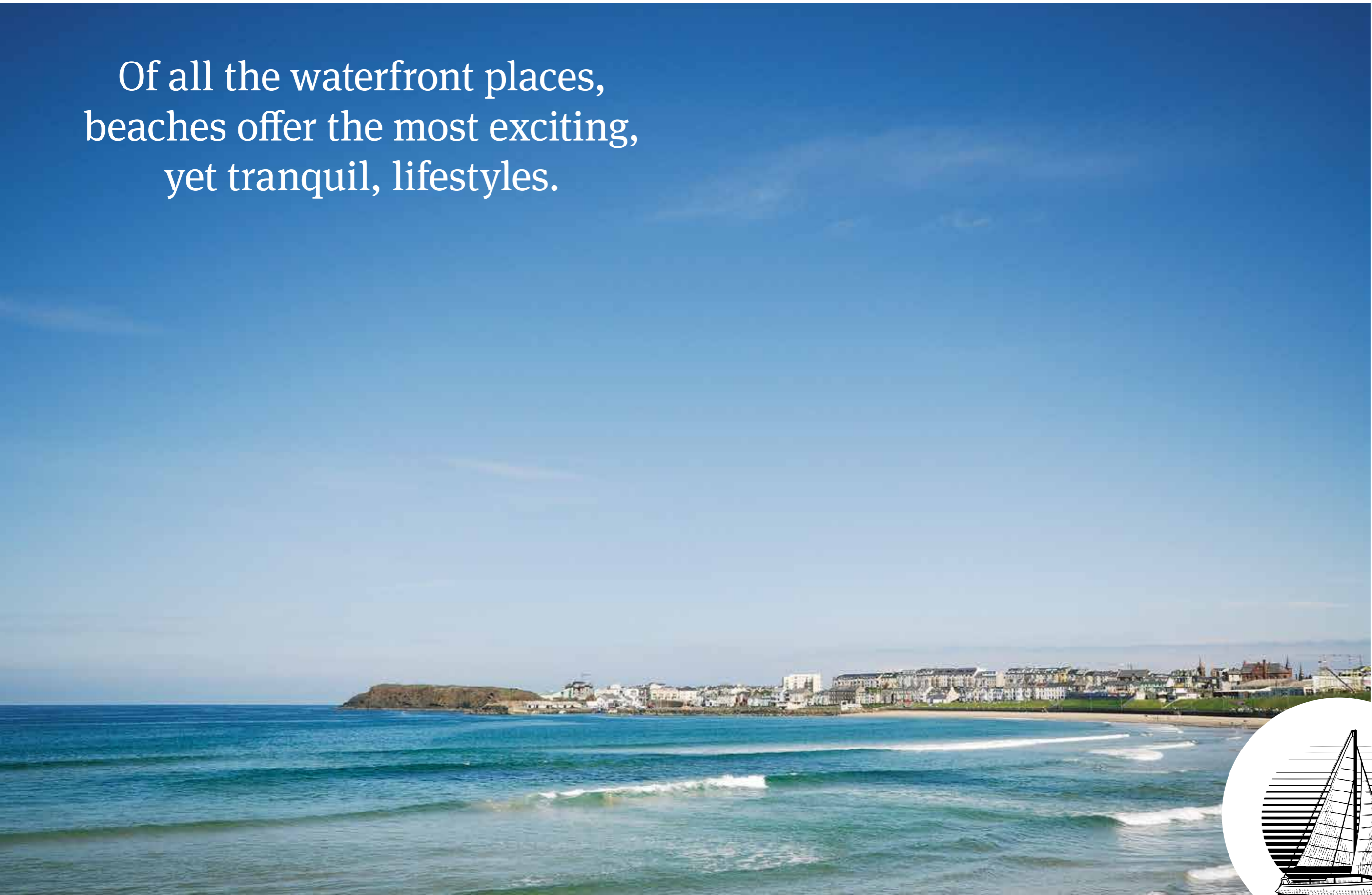


### Roof Terrace 10 & 12 630 sq ft

### Roof Terrace 11 589 sq ft



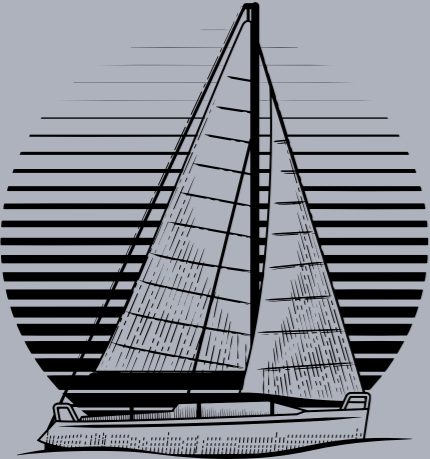
Of all the waterfront places,  
beaches offer the most exciting,  
yet tranquil, lifestyles.



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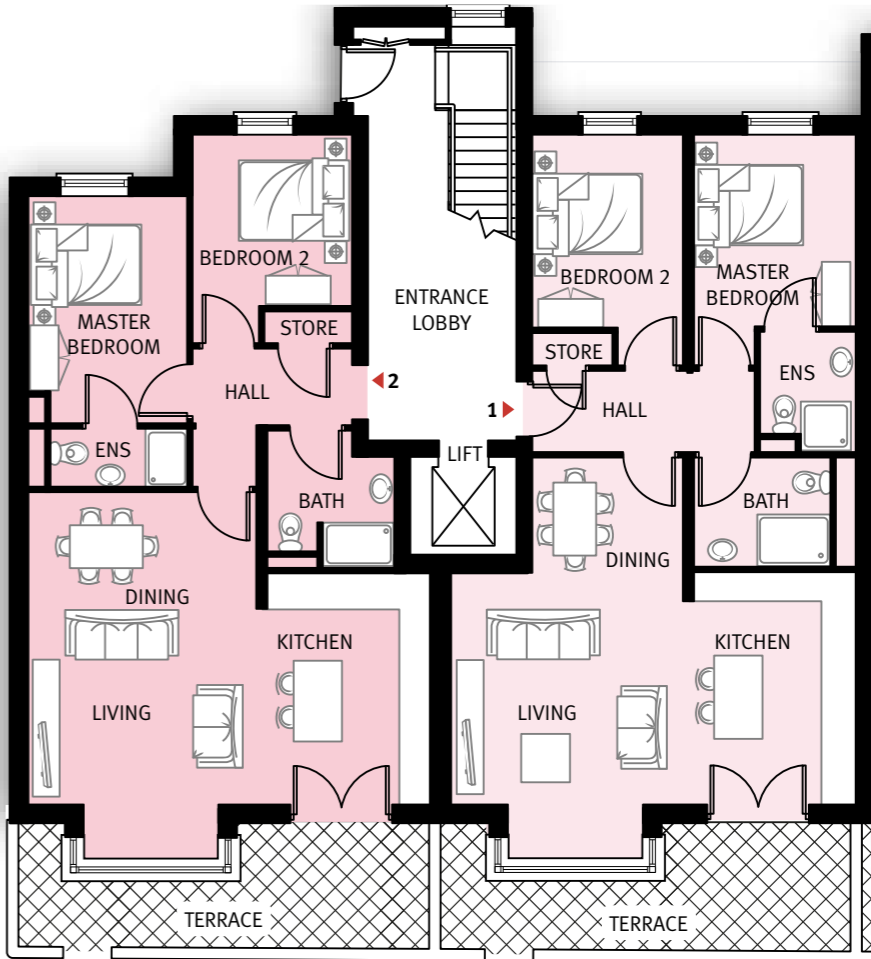
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# The Shearwater Apartments

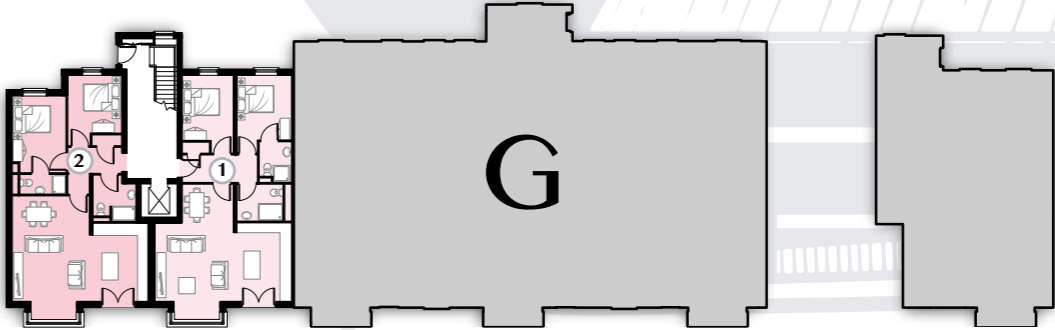
## Ground Floor Apts. 1 & 2



Apartment 2 846 sq ft

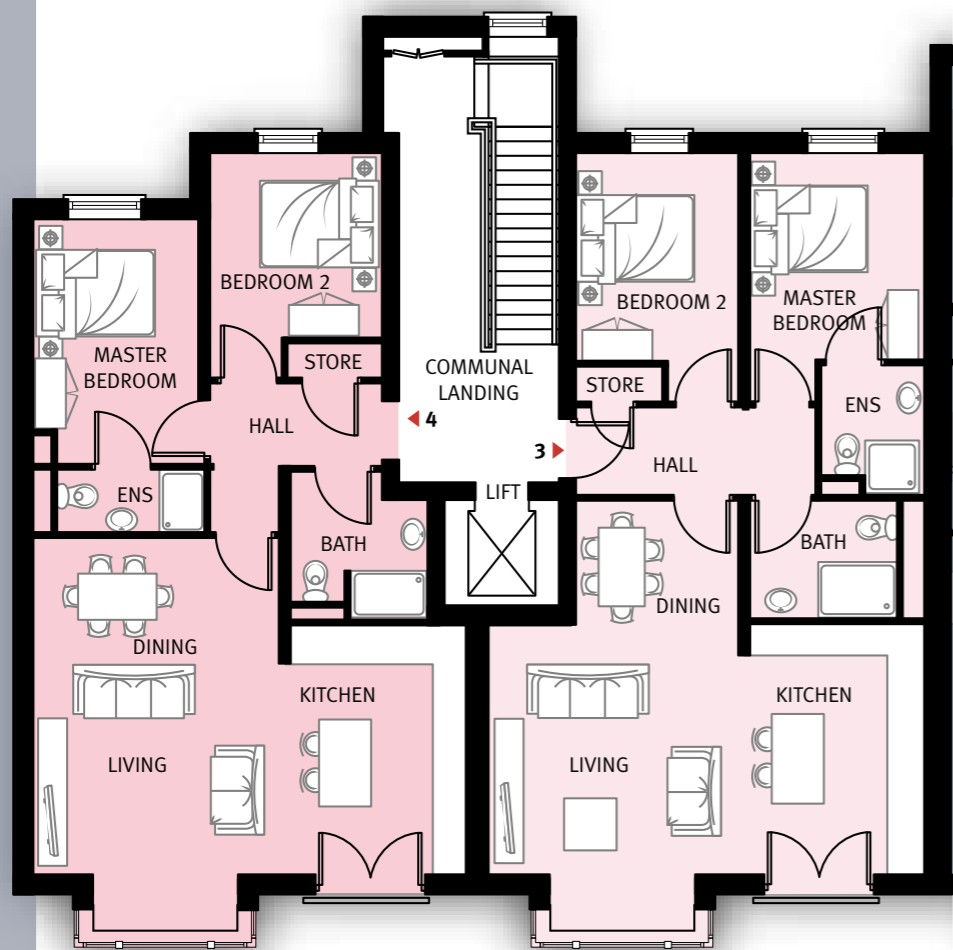
Apartment 1 863 sq ft

Entrance Hall with Store						Entrance Hall with Store									
Kit   Liv   Din	max. . .	24'3"	x	18'4"	7.40	x	5.61	Kit   Liv   Din	max. . .	24'1"	x	20'5"	7.35	x	6.25
Master Bed	max. . . .	13'6"	x	9'2"	4.16	x	2.79	Master Bed	max. . . .	13'8"	x	10'3"	4.21	x	3.13
Ensuite . . . . .		9'6"	x	3'6"	2.92	x	1.10	Ensuite . . . . .		7'3"	x	6'7"	2.22	x	1.71
Bedroom 2 . . . . .		12'4"	x	9'3"	3.79	x	2.83	Bedroom 2 . . . . .		13'8"	x	9'0"	4.21	x	2.75
Bathroom . . . . .		8'5"	x	7'6"	2.58	x	2.32	Bathroom . . . . .		8'3"	x	6'3"	2.53	x	1.93



Floor plans are not to scale and all dimensions are approximate

The Shearwater Apartments  
First Floor Apts. 3 & 4

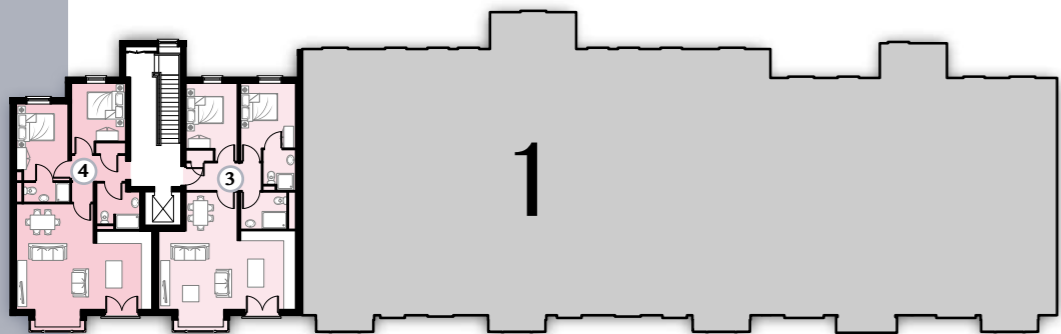


Apartment 4 846 sq ft

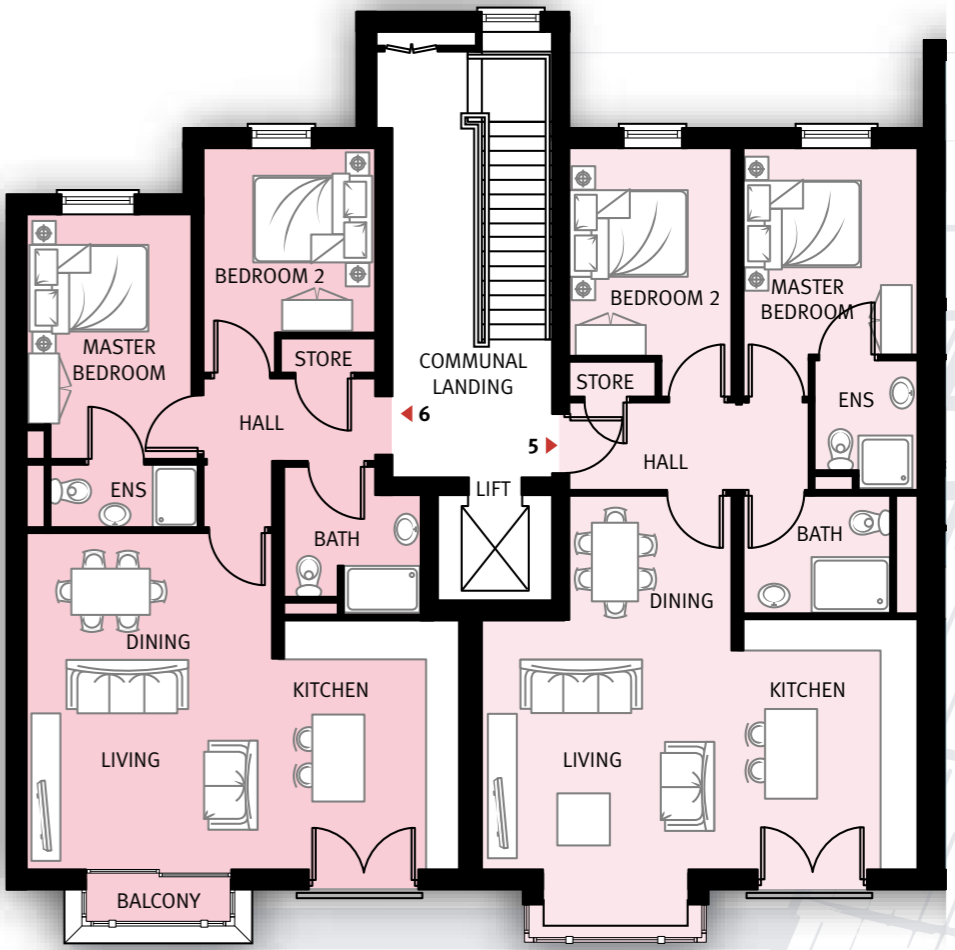
Entrance Hall with Store					
Kit   Liv   Din max. . .	24'3"	x	18'4"	7.40	x 5.61
Master Bedroom . .	13'6"	x	9'2"	4.16	x 2.79
Ensuite . . . . .	9'6"	x	3'6"	2.92	x 1.10
Bedroom 2 max . . .	12'4"	x	9'3"	3.79	x 2.83
Bathroom . . . . .	8'5"	x	7'6"	2.58	x 2.32

Apartment 3 863 sq ft

Entrance Hall with Store					
Kit   Liv   Din max. . .	24'1"	x	20'5"	7.35	x 6.25
Master Bedroom . .	13'8"	x	10'3"	4.21	x 3.13
Ensuite . . . . .	7'3"	x	6'7"	2.22	x 1.71
Bedroom 2 max . . .	13'8"	x	9'0"	4.21	x 2.75
Bathroom . . . . .	8'3"	x	6'3"	2.53	x 1.93



The Shearwater Apartments  
Second Floor Apts. 5 & 6

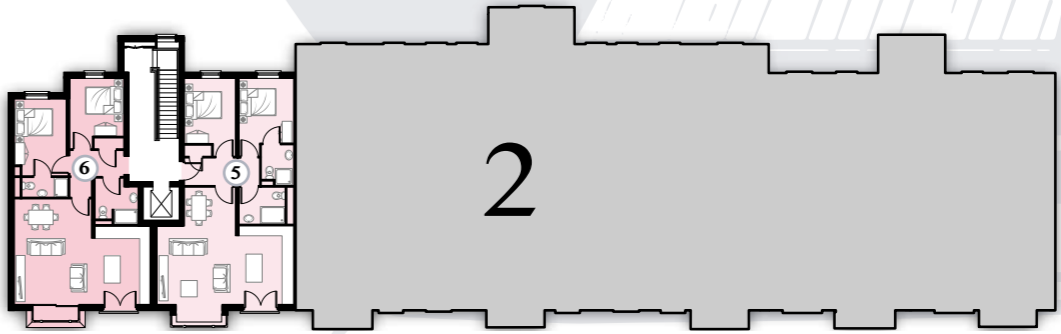


Apartment 6 823 sq ft

Entrance Hall with Store					
Kit   Liv   Din max. . .	24'3"	x	18'4"	7.40	x 5.61
Master Bedroom . .	13'6"	x	9'2"	4.16	x 2.79
Ensuite . . . . .	9'6"	x	3'6"	2.92	x 1.10
Bedroom 2 max . . .	12'4"	x	9'3"	3.79	x 2.83
Bathroom . . . . .	8'5"	x	7'6"	2.58	x 2.32

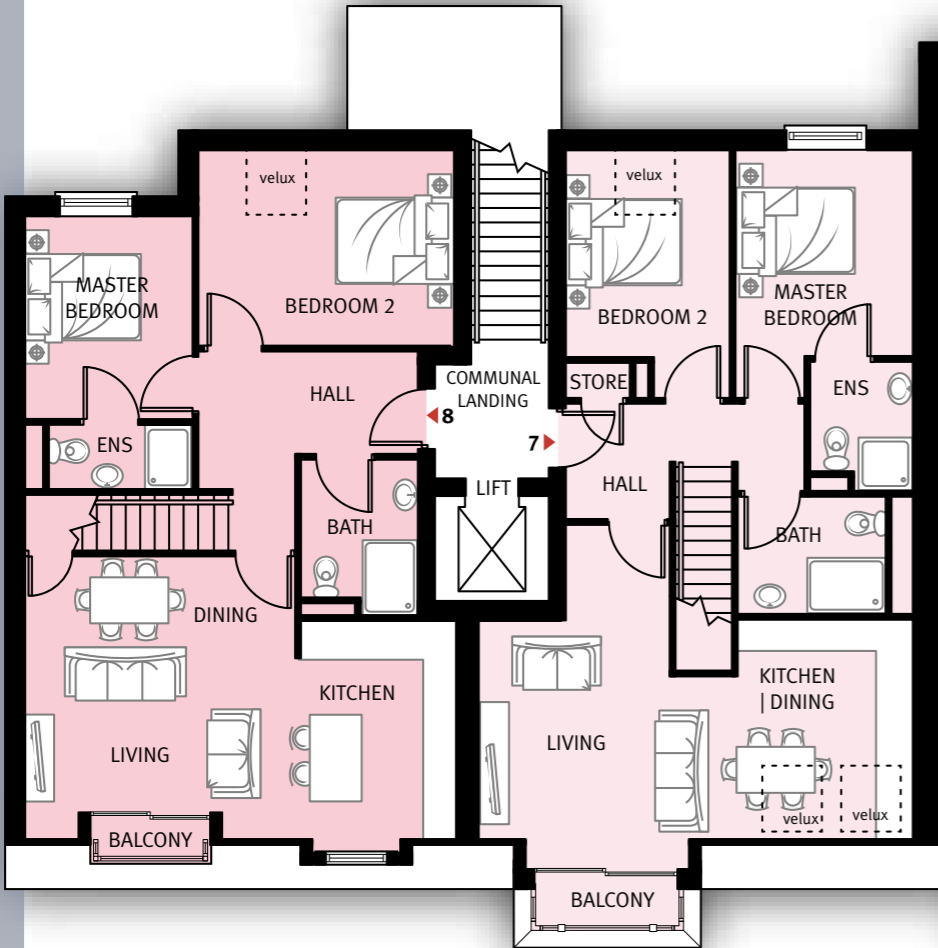
Apartment 5 863 sq ft

Entrance Hall with Store					
Kit   Liv   Din max. . .	24'1"	x	20'5"	7.35	x 6.25
Master Bedroom . .	13'8"	x	10'3"	4.21	x 3.13
Ensuite . . . . .	7'3"	x	6'7"	2.22	x 1.71
Bedroom 2 max . . .	13'8"	x	9'0"	4.21	x 2.75
Bathroom . . . . .	8'3"	x	6'3"	2.53	x 1.93



# The Shearwater Apartments

## Third Floor Apts. 7 & 8

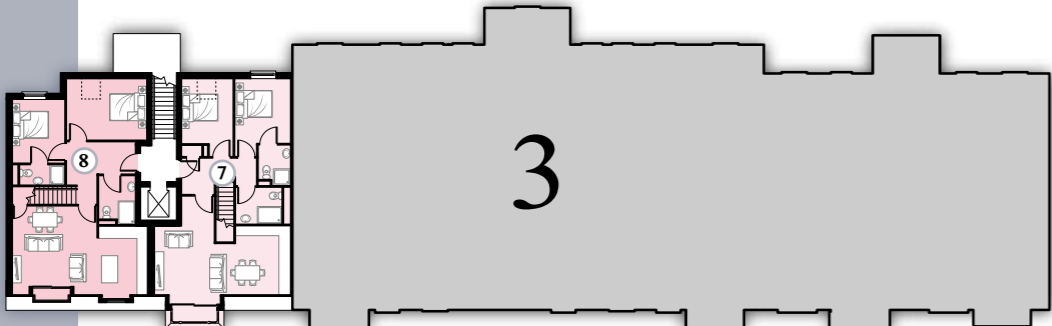


### Apartment 8 852 sq ft

Entrance Hall with Store									
Kit   Liv   Din max. . .	24'3"	x	15'9"	7.40	x	4.84			
Master Bedroom . .	11'4"	x	9'6"	3.47	x	2.92			
Ensuite . . . . .	9'6"	x	3'6"	2.92	x	1.10			
Bedroom 2 . . . . .	14'0"	x	10'8"	4.28	x	3.29			
Bathroom . . . . .	8'10	x	6'3"	2.69	x	1.90			

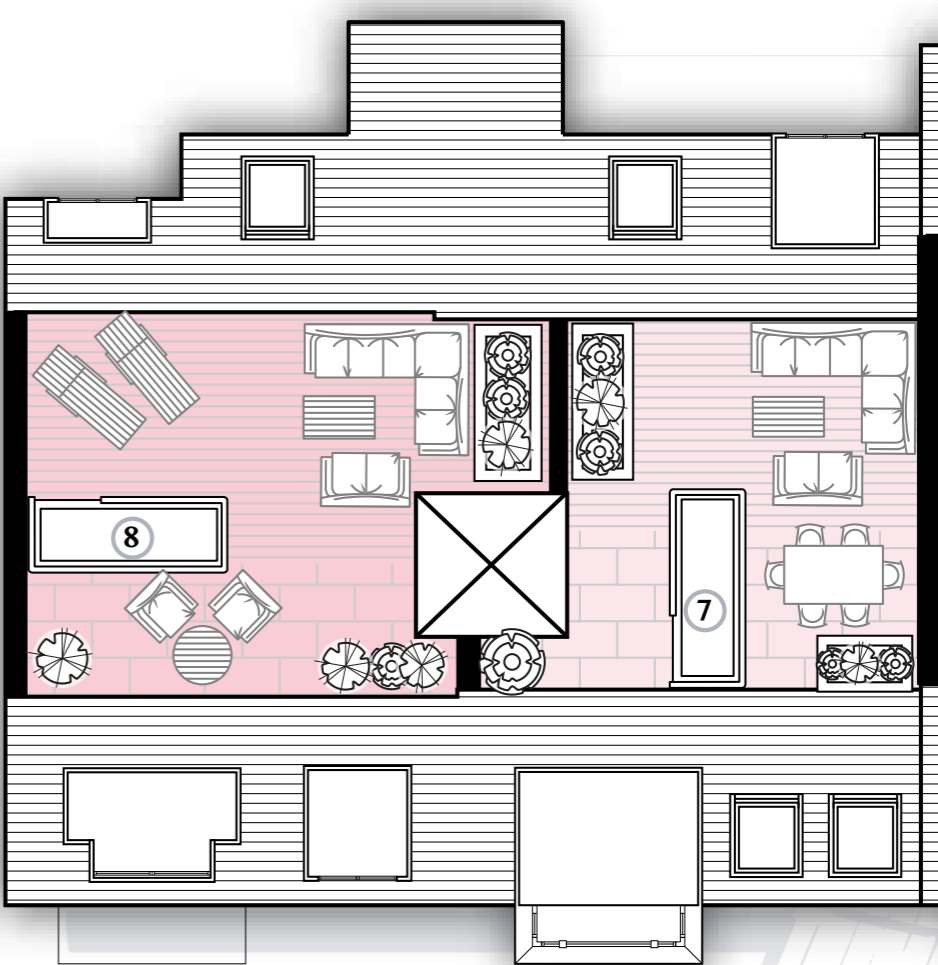
### Apartment 7 847 sq ft

Entrance Hall with Store									
Kit   Liv   Din max. . .	24'9"	x	17'8"	7.59	x	5.40			
Master Bedroom . .	11'5"	x	10'3"	3.51	x	3.15			
Ensuite . . . . .	7'2"	x	6'7"	2.20	x	1.70			
Bedroom 2 . . . . .	10'3"	x	9'3"	3.15	x	2.85			
Bathroom . . . . .	8'2"	x	6'3"	2.50	x	1.93			



# The Shearwater Apartments

## Roof Terraces 7 & 8

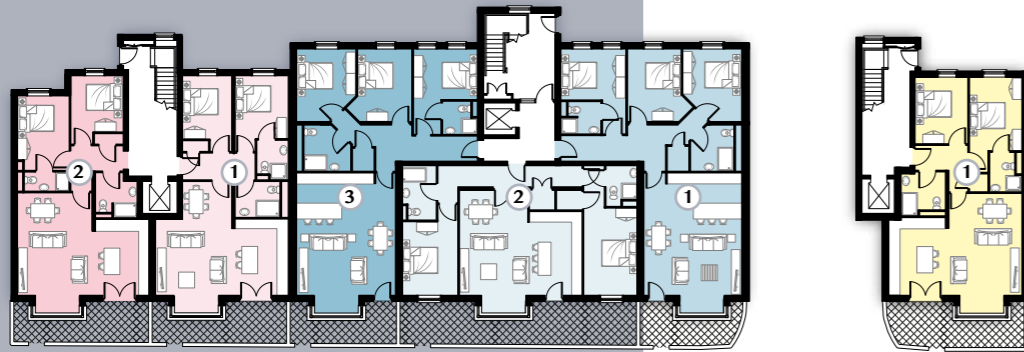


### Roof Terrace 8 553 sq ft

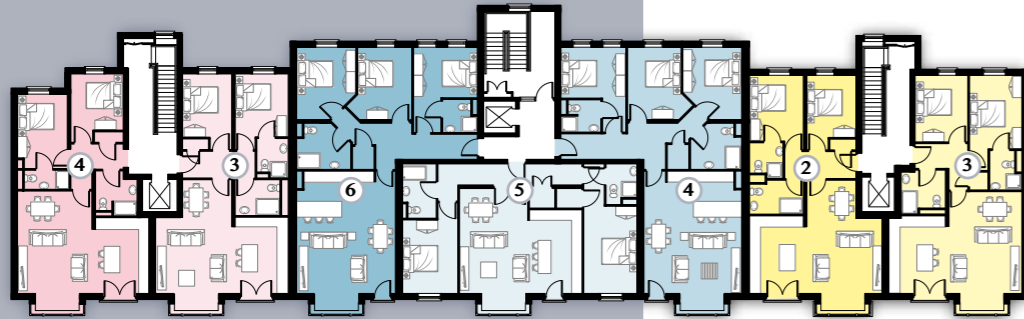
### Roof Terrace 7 433 sq ft



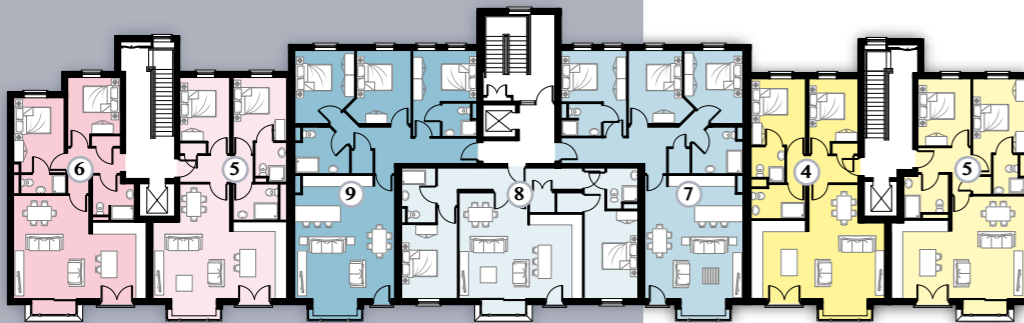
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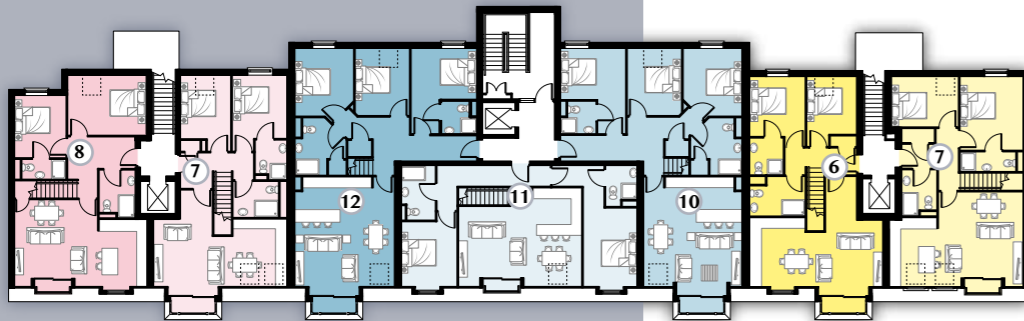
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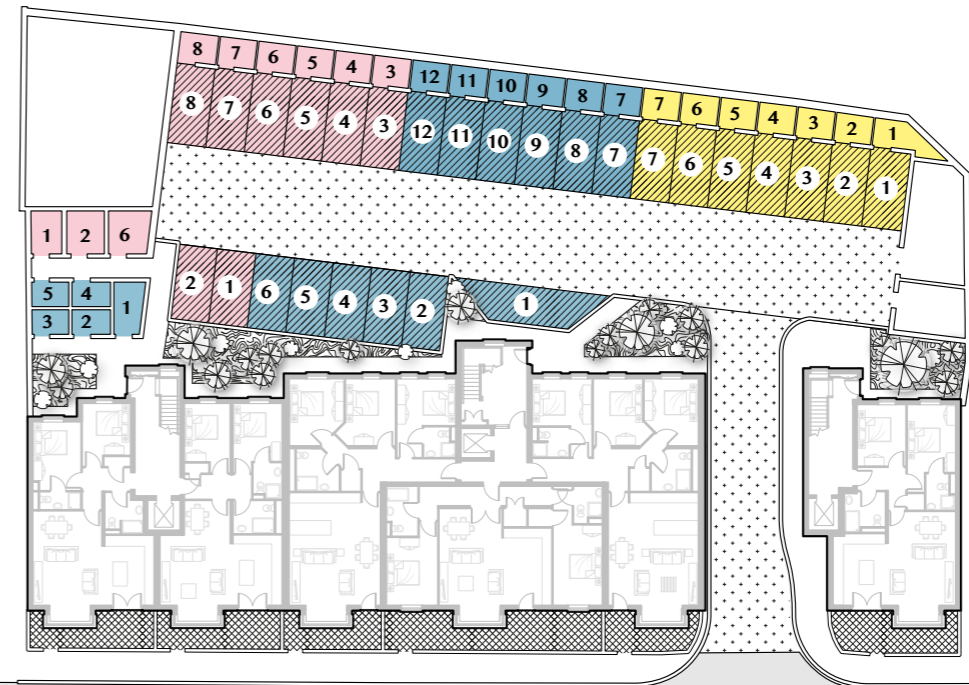
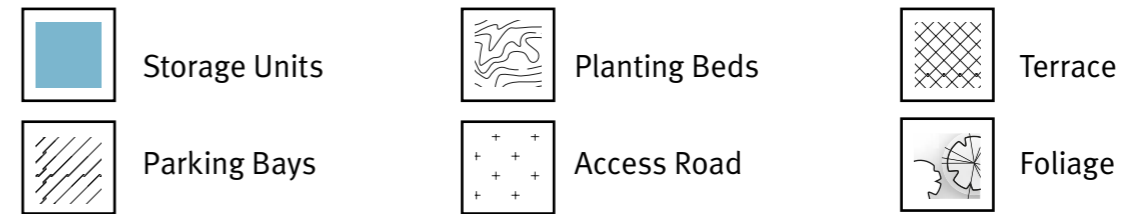
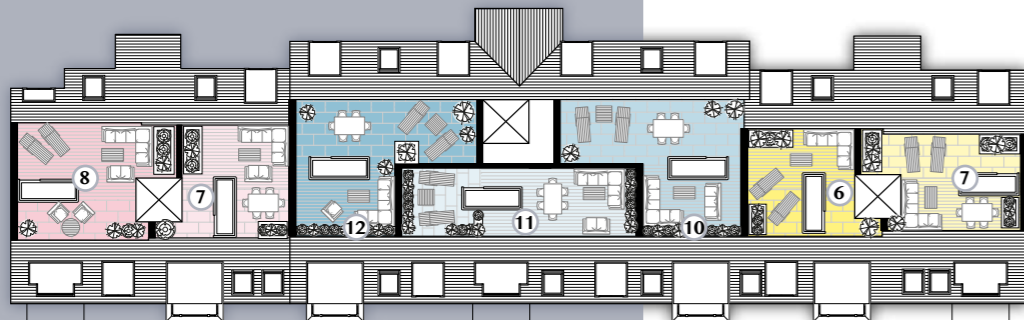
2



3



R



KERR STREET

GROUND FLOOR PARKING (ACCESSIBLE FROM KERR STREET)



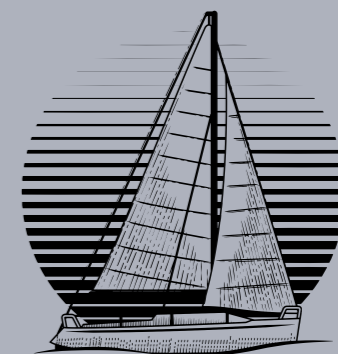


# IT'S A PERSONAL THING

We actively encourage our purchasers to personalise their new apartment to suit their own specific requirements. Therefore should you wish to upgrade your kitchen or bathroom we will be happy to oblige.



HIGH END SIGNATURE DESIGN



## ATTENTION TO DETAIL IS EVERYTHING

### KITCHEN

- Contemporary kitchen provided by with a choice of finishes by nominated supplier, Ballycastle Homecare
- Kitchen layout may be amended to suit purchaser requirements

### BATHROOM & ENSUITE

- Contemporary white sanitary ware with chrome fittings.
- WC with soft close function
- Chrome heated towel radiators
- Fully tiled shower enclosures, half wall tiling to bathroom and splash backs to ensuite wash hand basins

### DECORATION

- Painted internal walls and ceilings
- 4 panel hardwood doors and feature glazed doors to living areas
- Painted moulded architraves and skirtings
- Brushed aluminium ironmongery

### FLOOR COVERINGS

- Ceramic tiled floor to kitchen, bathroom and en-suite
- Engineered timber flooring to apartment entrance hall, living and dining areas
- Tiled balconies (where applicable)

### ELECTRICAL INSTALLATION

- CAT 5 wiring to living area, bedrooms and all TV positions
- Energy efficient downlighters, feature and pendant lights throughout
- Security alarm system
- Comprehensive range of brushed aluminium electrical sockets, switches, TV and telephone points to all visible points and standard white to non-visible points
- Wiring from communal satellite
- TV system to all rooms
- 5 Amp sockets to living area
- Mains supply smoke and carbon monoxide detectors with battery back up
- Video camera security entry system.



#### HEATING

- Purchasers will have the option of radiators or alternatively under floor heating by request
- High output radiators with feature radiators in open plan living area
- High efficiency gas boiler with thermostat controlled zones
- Remote smart phone application heating controls

#### GLAZING

- High quality framed triple glazed windows throughout
- High quality triple glazed sliding patio door to terraces and balconies

#### COMMUNAL & EXTERNAL FINISHES

- Security access system with video to main entrance doors
- High specification flooring and décor to entrance lobby
- Feature intelligent lighting to entrance lobby and staircase
- High specification lift installation.
- Secure allocated car parking with automated entrance gates and lighting
- Paved terrace balconies to selected apartments
- Allocated storage unit for each apartment
- Feature high quality external lighting
- Power supply and water supply to roof terraces

#### WARRANTY

- 10 year builders warranty

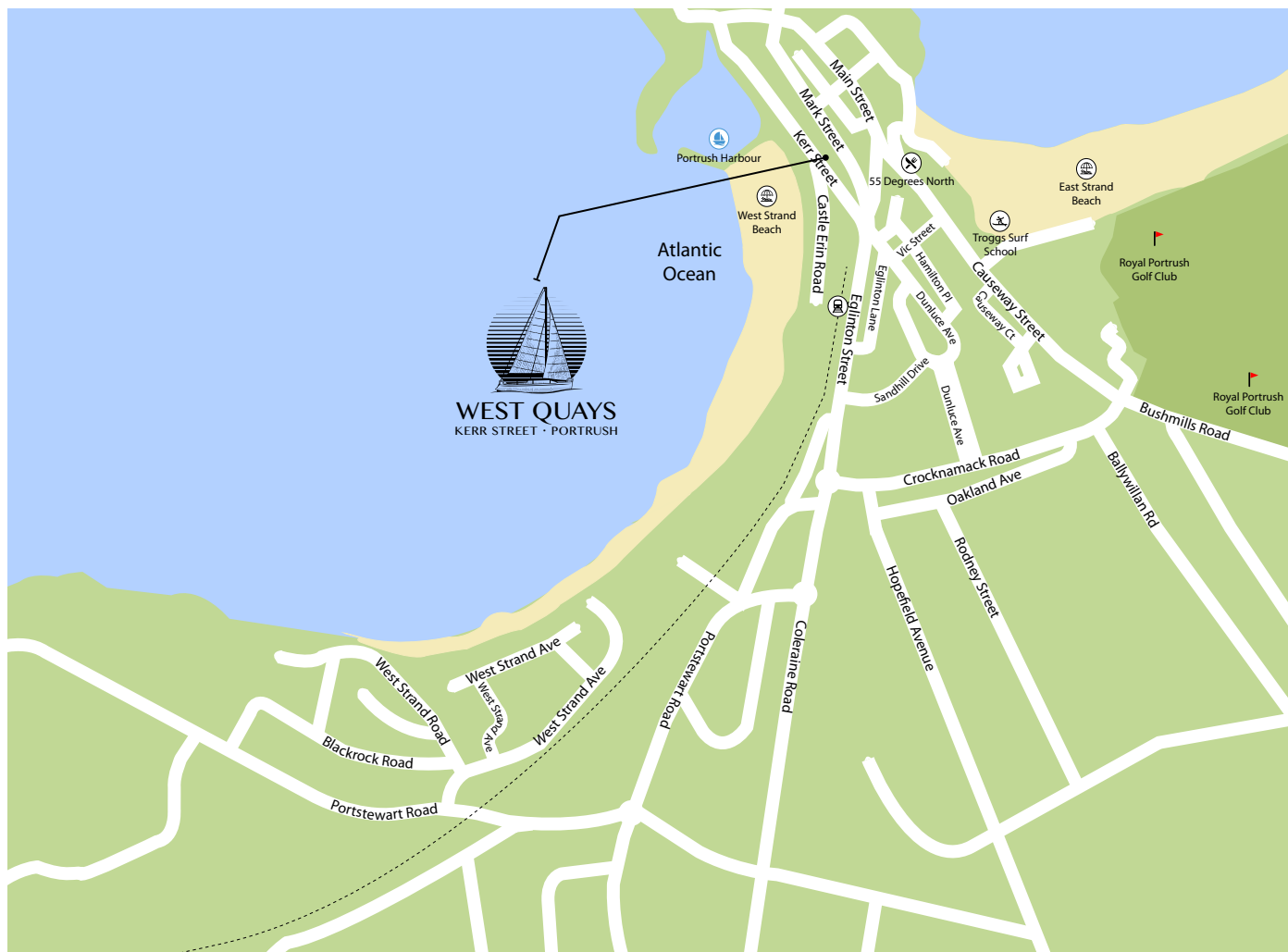
#### MANAGEMENT COMPANY

- West Quays Management Company Limited has been set up for the benefit of all residents in this luxury development. Maintenance of buildings and common areas now falls to the residents of new developments and it is important that the standard of the scheme is retained from the outset so that the individuals investment can be protected and for the best day to day enjoyment of all the occupants. Information on projected budgets and responsibilities can be obtained from Agents





YOUR OWN ROOFTOP  
**SANCTUARY**



**Location Map** (not to scale)

## Selling Agents



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

**028 7083 5444**

20 The Diamond,  
Portstewart, BT55 7JN



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

**028 7034 3677**

9 Dunmore St,  
Coleraine, BT52 1EL

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.

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.

**B L O C K**  
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