

# M THE MONTAGU

THE PROMENADE, PORTSTEWART  
2 & 3 BEDROOM LUXURY APARTMENTS  
ALL WITH STUNNING SEA VIEWS



## 22 LUXURY APARTMENTS ALL WITH STUNNING SEA VIEWS

---

A luxury development mixing the traditional features of Portstewart Promenade with all the ingenuity, aesthetics and efficiency modern design has to offer.

The Montagu development occupies the site of the former Montagu Hotel on the Promenade at the heart of Portstewart. It comprises 12 x 3 bedroom apartments, 6 x 2 bedroom apartments and 4 bespoke penthouses. They all offer expansive accommodation including 7m wide living areas, dominated by the imposing feature windows, which command simply spectacular views. All the apartments are West facing, enjoying uninterrupted views from dawn to dusk over the ever-changing and dramatic Portstewart Bay and Donegal Headlands.



COFFEE SHOP

ART & DESIGN

LIGHT & SHADE

GALLERY

THE MONTAGU



# LOCATION

Portstewart is located on the world famous North West Coast of Northern Ireland. The Town has a broad offering of spectacular walks, water sports of all kinds, championship golf, award winning restaurants and boutique shopping. All this overlooking awe-inspiring views and seascapes.

This backdrop provides the perfect gateway to explore the other nearby attractions the North Coast has to offer. From The World Heritage site of the Giant's Causeway, the iconic Carrick-a-Rede rope bridge and Dunluce Castle to the world renowned Old Bushmills Distillery; these are just a few landmarks which steep this area in mystique.

Bustling Portrush whose many attractions include The Royal Portrush Dunluce Golf Course which will host The Open in 2019 is only 3 miles away, as is Coleraine with its larger retail offerings.

But of course it is the surroundings that steal the show.





## SAVOUR THE NORTH COAST



Derek Toms ©





CHILDREN'S BATHING PLACE, PORTSTEWART.



Images courtesy of Impact Printing

## HISTORY

Portstewart has been famous for providing idyllic holidays and restful retreats since the 1800s. The Cliff Walk, the magnificent golden strand, Portstewart Golf Club's championship golf links combined with an operational fishing port and bathing beaches always were, and still remain, great attractions.

The Montagu Hotel, named after the local Estate of Lord Montagu, provided luxurious surroundings in which to enjoy all Portstewart and its surroundings had to offer. Fine dining, luxurious accommodation and unrivalled Westward facing views provided holidaymakers with the perfect ingredients to unwind and relax.

The Montagu Apartments now occupy that site and enjoy all the attractions Portstewart has to offer whilst maintaining that long-held tradition of excellence.









## THE MONTAGU DEVELOPMENT

---

Two apartment blocks, each comprising:

- ◆ 2 penthouses with internal area of circa 1400sq ft. Each has a 180sq ft terrace and roof terrace.
- ◆ 6 x 3 bed apartments ranging in size from 1230 to 1300sq ft
- ◆ Option to vary size of third bedroom
- ◆ 3 x 2 bed apartments of circa 930sq ft
- ◆ No phased construction. Anticipated completion from Winter 2018 to Spring 2019





## PRINCIPAL FEATURES

---

- ◆ The Montagu provides design and specifications of the highest and exacting standards throughout. The provision of space and feeling of well-being is an overriding and recurring feature of the entire development, maximising your enjoyment of the view and surroundings. Attention to detail in design and fit-out has been our highest priority.
- ◆ Sumptuous and spacious apartments with 23ft (7m) wide living rooms offering West facing uninterrupted sea views
- ◆ Unrivalled specification and finish throughout
- ◆ Three apartment types and four bespoke penthouses, most with floor to ceiling windows and balconies
- ◆ Located at the heart of the Promenade
- ◆ Pedestrian access off the Promenade
- ◆ Each apartment has secure parking accessed from Church Street
- ◆ Each apartment has a large private and secure store
- ◆ Secure areas to wash and dry sports equipment before storage



## SPECIFICATION HIGHLIGHTS

---

Turnkey specification to include:

- ◆ Glazing of the highest thermal and acoustic quality including triple glazing to the front elevation
- ◆ Comprehensive electronic and electrical specification throughout, ensuring convenience, efficiency, ambience, security and connectivity. E.g. Fibre optic broadband, CAT 6 cabling and remote heat controls.
- ◆ Spacious kitchens with quality marque appliances such as Bosch, Siemens or Neff
- ◆ Bathrooms and en-suites are tiled with underfloor heating and branded makes such as Laufen and Gessi
- ◆ MHVR heat recovery systems ensuring comfortable and efficient heating
- ◆ All apartments have generous internal storage with washing and drying machines separate from the kitchen/living area
- ◆ Tiling or carpeting to the remainder of the apartment
- ◆ **A comprehensive specification provided on request**

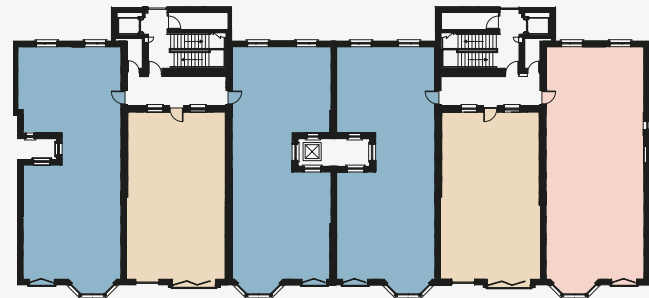


Steven Hanna ©

## KEY TO APARTMENT LOCATION



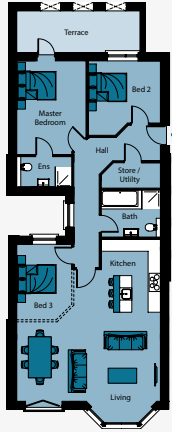
## TYPICAL FLOOR LAYOUT





## 1ST FLOOR APARTMENT PLANS

3 Bed Type A

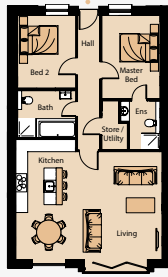


Living / Kitchen	23'0" x 29'6" (nom)
Master Bed	14'7" x 12'5"
Ensuite	8'10" x 5'2"
Bed 2	11'0" x 11'6"
Bed 3	12'6" x 8'10"
Bathroom	9'3" x 7'7"
Store / Utility	9'3" x 3'11"

Total Floor Area - 1230 sq ft

3rd bedroom wall may be altered for variable room size.

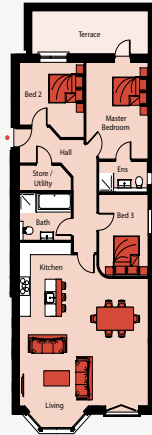
2 Bed



Living / Kitchen	23'6" x 18'8" (nom)
Master Bed	14'1" x 9'5"
Ensuite	7'10" x 6'3"
Bed 2	12'7" x 9'5"
Bathroom	9'6" x 7'7"
Store/Utility	7'10" x 4'1"

Total Floor Area - 936 sq ft

3 Bed Type B

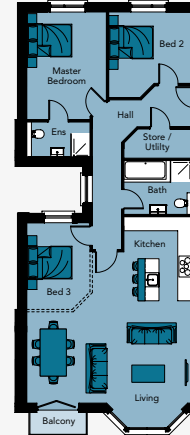


Living / Kitchen	23'0" x 29'6" (nom)
Master Bed	15'1" x 11'2"
Ensuite	8'8" x 4'11"
Bed 2	8'6" x 11'6"
Bed 3	12'9" x 8'6"
Bathroom	9'2" x 7'6"
Store / Utility	9'3" x 3'11"

Total Floor Area - 1300 sq ft

## 2ND & 3RD FLOOR APARTMENT PLANS

3 Bed Type A

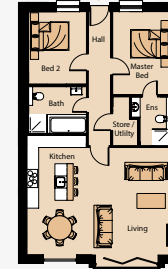


Living / Kitchen	23'0" x 29'6" (nom)
Master Bed	14'7" x 12'5"
Ensuite	8'10" x 5'2"
Bed 2	11'0" x 11'6"
Bed 3	12'6" x 8'10"
Bathroom	9'3" x 7'7"
Store / Utility	9'3" x 3'11"

Total Floor Area - 1230 sq ft

3rd bedroom wall may be altered for variable room size.

2 Bed



Living / Kitchen	23'6" x 18'8" (nom)
Master Bed	14'1" x 9'5"
Ensuite	7'10" x 6'3"
Bed 2	12'7" x 9'5"
Bathroom	9'6" x 7'7"
Store/Utility	7'10" x 4'1"

Total Floor Area - 936 sq ft

3 Bed Type B



Living / Kitchen	23'0" x 29'6" (nom)
Master Bed	15'1" x 11'2"
Ensuite	8'8" x 4'11"
Bed 2	8'6" x 11'6"
Bed 3	12'9" x 8'6"
Bathroom	9'2" x 7'6"
Store / Utility	9'3" x 3'11"

Total Floor Area - 1300 sq ft

*Montagu view by day*



*Montagu view at sunset*



# THE MONTAGU

The Promenade, Portstewart  
Northern Ireland

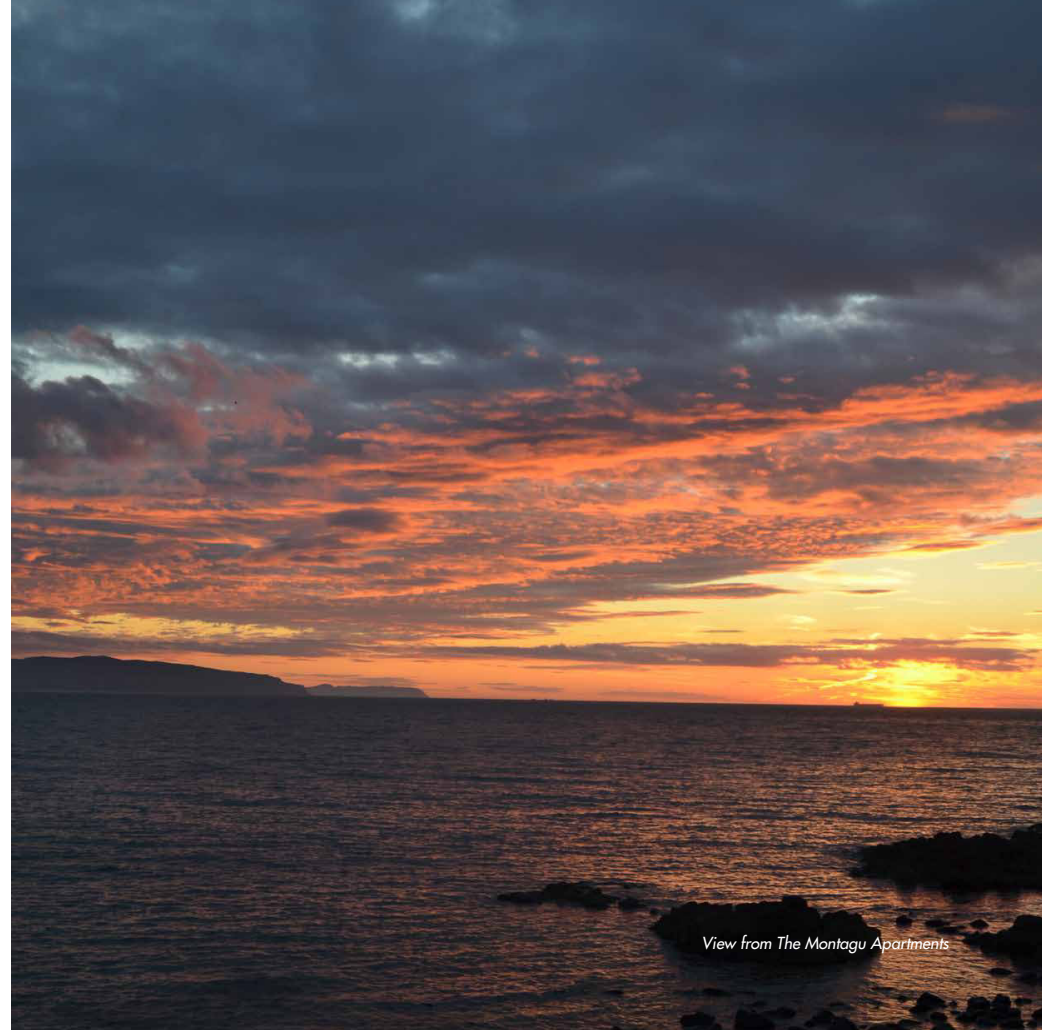
T: 078 0180 8999 | E: [info@themontagu.com](mailto:info@themontagu.com)



# ARMSTRONG GORDON ESTATE AGENTS

The Professional Property Agent,  
64 The Promenade, Portstewart, BT55 7AF  
Northern Ireland

T: 028 7083 2000 | E: [chris@armstronggordon.com](mailto:chris@armstronggordon.com) | W: [armstronggordon.com](http://armstronggordon.com)



*View from The Montagu Apartments*





[THEMONTAGU.COM](http://THEMONTAGU.COM)

## THE MONTAGU DETAILED SPECIFICATION

### Kitchen

- Luxury specification contemporary kitchen with branded “white goods” such as Bosch and Siemens

### Bathroom & Ensuite

- Branded contemporary white sanitary ware (Gessi and Laufen) with chrome fittings
- Drench shower head and retractable hand held shower
- Wall hung WC in bathroom and ensuite
- Anti-steam illuminated mirror
- Wall mounted vanity unit
- Chrome Heated Towel Radiators
- Fully Tiled shower enclosure and bath
- Electric floor heating system to bathroom and en suite

### Electrical Installation

- Ultra fast fibre Optic broadband to the Apartment block. The first one in Portstewart.
- CAT 6 wiring to living area and bedrooms
- Energy efficient MVHR heat circulation and distribution system
- Energy efficient downlighters throughout
- Comprehensive range of chrome slimline electrical sockets, switches, TV and telephone points to living areas and bedrooms
- Satellite TV points to both sides of lounge & at least 2 bedrooms
- 5 Amp Sockets to Living area and master bedroom
- Mains supply smoke, heat and carbon monoxide detectors with battery back up
- Video camera entry security system

### Decoration

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Contemporary Chrome Ironmongery
- Moulded skirting boards and architraves to entrance hall, lounge, bedrooms and living / dining areas

### Flooring

- Engineered wood, tiled or carpet flooring to hall and living room
- Tiled flooring to kitchen, bathrooms & en-suites
- Carpeted flooring with high quality underlay to bedrooms

## Heating

- High output radiators
- High efficiency gas boilers
- Remote smart phone application heating controls

## Glazing

- High quality powder coated aluminium framed triple glazed windows to front. Double glazing elsewhere.
- Bifold doors to terraces providing a full opening

## External finishes

- Secure allocated car parking with automated entrance gates
- Decked terrace balconies to the 3 bed apartments
- Allocated storage for each apartment
- High quality external lighting

## Warranty

- 10 year builders warranty