



ROCKRYAN

P O R T R U S H

stylish, coastal apartments & penthouses

ROCKRYAN

P O R T R U S H

Minutes walk from everything that
Portrush has to offer with the bonus of
private gated rear courtyard parking

WHAT'S
NOT TO LOVE!



CGI shown for illustration purposes only



2

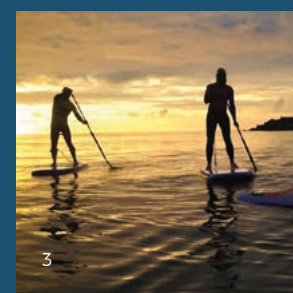
Courtesy of Derek Robinson

THE GREAT OUTDOORS

Enjoy mother natures' breathtaking sights and sounds along some of the world's most spectacular coastlines. Surf, golf, walk, sail, paddle, swim and leap your way free of workday pressures!

EXPLORE MORE

Enjoy vibrant, exciting and energetic days out. Shopping in Coleraine, golfing in Portstewart, sipping whiskey in Bushmills, coastering at Dunseverick or paddleboarding in Portballintrae - all within a few miles of Rockryan.



3



4



- 1 | Whitepark Bay Beach
- 2 | Royal Portrush Golf Club
- 3 | Paddleboarding Portrush Harbour
- 4 | Portrush Surf School
- 5 | Dunluce Castle



1

ENJOY ROCKRYAN'S ENVIABLE LOCATION UNIQUE SEASIDE CHARM AND MODERN AMENTIES



2

A VIBRANT TOWN WITH CONTRASTS AND CHARM

Make Rockryan your antidote to the stress of the working week. Enjoy the town's creative buzz with live outdoor music throughout the summer months, Atlantic Sessions in the bars during winter, world class sporting events and many other cultural, entertainment highlights.



3

GASTRO HEAVEN

A flourishing gastro scene has made Portrush a culinary heaven and foodie hot-spot. From lazy brunch to Sunday lunch, dinner for two or with the whole crew - there is a menu and ambience to suit every occasion.



4

I'LL DRINK TO THAT!

Portrush has hosted the odd night out in recent years. Whether it's a catch up with friends over a beer or a latte or time to get the dancing shoes on, there is something for all tastes in this unique seaside town.



5



6



7

- 1 | Portrush Harbour
- 2 | Surfing, Whiterocks Beach
- 3 | The Atlantic Hotel Bar & Lounge
- 4 | Ocho Tapas Bistro/Restaurant
- 5 | The Quays Bar Restaurant
- 6 | The Harbour Bar, Ramore Restaurants
- 7 | The Arcadia - Beach Cafe & Art Gallery







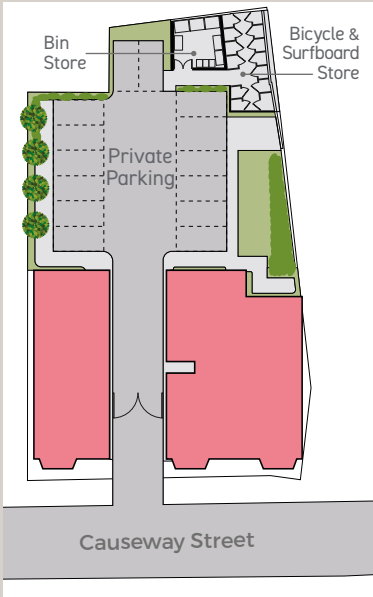
GROUND

one, two, three

one - 775 sq ft				
Kitchen Dining Living (max)	ft	25'8" x 19'8"	m	7.86 x 6.00
Master Bedroom	ft	11'4" x 10'7"	m	3.48 x 3.24
Ensuite	ft	5'4" x 5'5"	m	1.60 x 1.65
Bedroom 2	ft	12'8" x 8'4"	m	3.91 x 2.55
Bathroom	ft	7'6" x 6'1"	m	2.33 x 1.85

two - 980 sq ft				
Kitchen Dining Living (max)	ft	28'1" x 19'6"	m	8.55 x 5.96
Master Bedroom	ft	15'9" x 8'9"	m	4.84 x 2.72
Ensuite	ft	8'9" x 3'6"	m	2.72 x 1.11
Bedroom 2	ft	12'3" x 8'4"	m	3.75 x 2.55
Bedroom 3	ft	11'8" x 8'4"	m	3.60 x 2.55
Bathroom	ft	8'4" x 6'1"	m	2.56 x 1.85

three - 915 sq ft				
Kitchen Dining Living (max)	ft	28'2" x 21'4"	m	8.61 x 6.52
Master Bedroom	ft	14'5" x 9'6"	m	4.42 x 2.94
Ensuite	ft	5'9" x 6'3"	m	1.80 x 1.90
Bedroom 2	ft	13'1" x 8'4"	m	4.00 x 2.55
Bathroom	ft	7'7" x 6'1"	m	2.34 x 1.85



SITE LAYOUT

CGI shown for illustration purposes only. Floor plans are not to scale

Common Area stairwell and lift leads to residents' communal roof terrace



FIRST

four, five, six, seven

four - 796 sq ft				
Kitchen Dining Living (max)	ft	25'8" x 19'7"	m	7.86 x 6.00
Master Bedroom	ft	11'4" x 10'6"	m	3.48 x 3.24
Ensuite	ft	9'10" x 5'5"	m	3.00 x 1.65
Bedroom 2	ft	12'8" x 8'4"	m	3.91 x 2.55
Bathroom	ft	7'6" x 6'1"	m	2.33 x 1.85

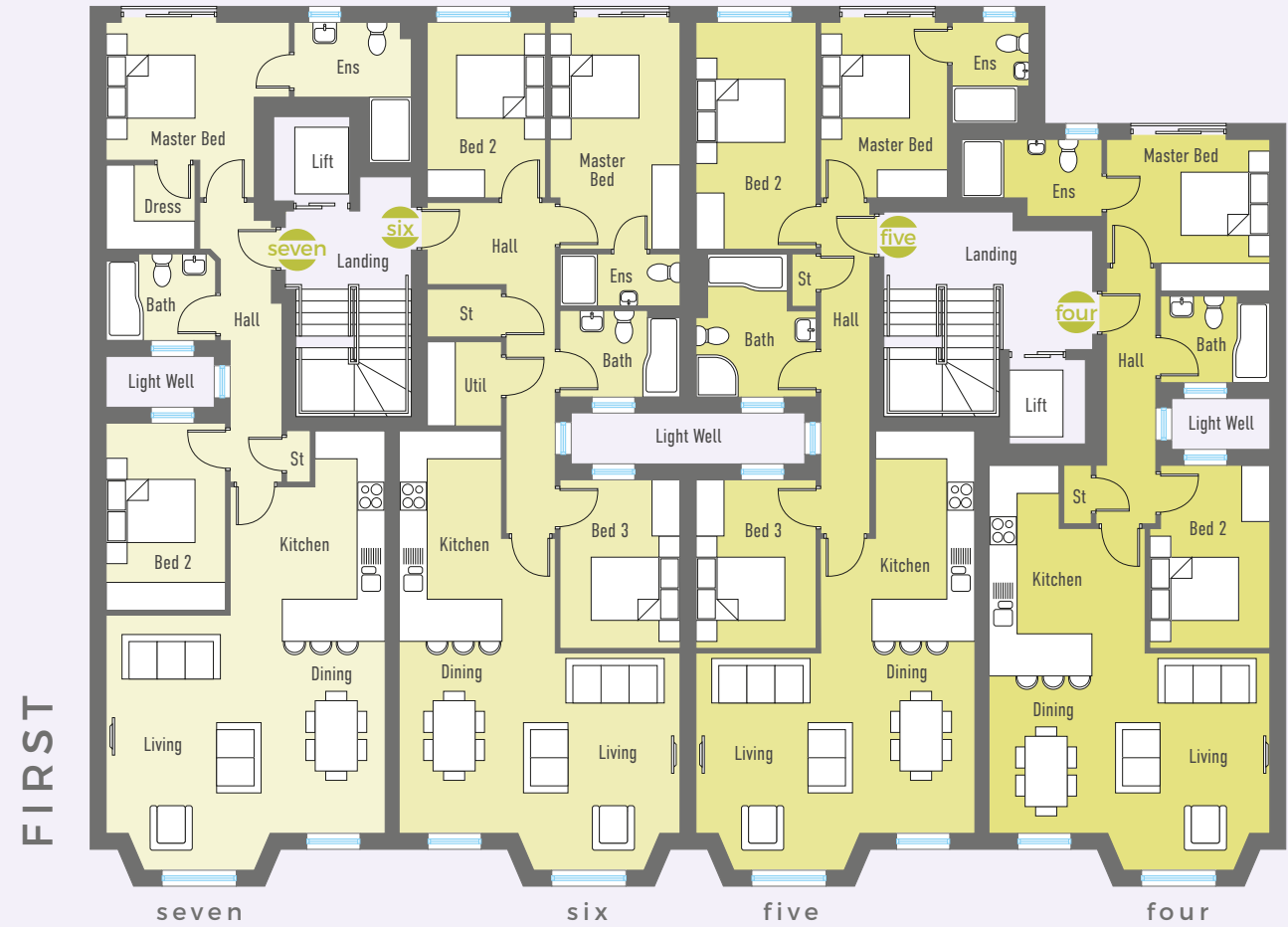
five - 980 sq ft				
Kitchen Dining Living (max)	ft	28'1" x 19'6"	m	8.55 x 5.96
Master Bedroom	ft	12'3" x 8'9"	m	3.75 x 2.71
Ensuite	ft	7'1" x 5'4"	m	2.16 x 1.64
Bedroom 2	ft	15'9" x 8'4"	m	4.84 x 2.56
Bedroom 3	ft	11'8" x 8'4"	m	3.60 x 2.55
Bathroom	ft	10'1" x 8'4"	m	3.06 x 2.56

six - 1033 sq ft				
Kitchen Dining Living (max)	ft	28'1" x 19'7"	m	8.55 x 6.00
Utility	ft	5'10" x 5'1"	m	1.55 x 1.80
Master Bedroom	ft	15'9" x 9'1"	m	4.84 x 2.77
Ensuite	ft	8'4" x 3'6"	m	2.56 x 1.11
Bedroom 2	ft	12'3" x 8'2"	m	3.75 x 2.50
Bedroom 3	ft	11'8" x 8'4"	m	3.60 x 2.55
Bathroom	ft	8'4" x 6'1"	m	2.56 x 1.85

seven - 915 sq ft				
Kitchen Dining Living (max)	ft	28'1" x 19'6"	m	8.55 x 5.96
Master Bedroom	ft	12'8" x 9'7"	m	3.91 x 2.94
Ensuite	ft	8'2" x 9'10"	m	2.50 x 3.00
Dressing	ft	5'9" x 6'3"	m	1.80 x 1.90
Bedroom 2	ft	13'1" x 8'4"	m	4.00 x 2.55
Bathroom	ft	7'7" x 6'1"	m	2.34 x 1.85

Common Area stairwell and lift leads to Upper floors and residents' communal roof terrace

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FIRST





SECOND

eight, nine, ten, eleven

eight - 796 sq ft

Kitchen Dining Living (max)	ft	25'8" x 19'7"	m	7.86 x 6.00
Master Bedroom	ft	11'4" x 10'6"	m	3.48 x 3.24
Ensuite	ft	9'10" x 5'5"	m	3.00 x 1.65
Bedroom 2	ft	12'8" x 8'4"	m	3.91 x 2.55
Bathroom	ft	7'6" x 6'1"	m	2.33 x 1.85

nine - 980 sq ft

Kitchen Dining Living (max)	ft	28'1" x 19'6"	m	8.55 x 5.96
Master Bedroom	ft	12'3" x 8'9"	m	3.75 x 2.71
Ensuite	ft	7'1" x 5'4"	m	2.16 x 1.64
Bedroom 2	ft	15'9" x 8'4"	m	4.84 x 2.56
Bedroom 3	ft	11'8" x 8'4"	m	3.60 x 2.55
Bathroom	ft	10'1" x 8'4"	m	3.06 x 2.56

ten - 1033 sq ft

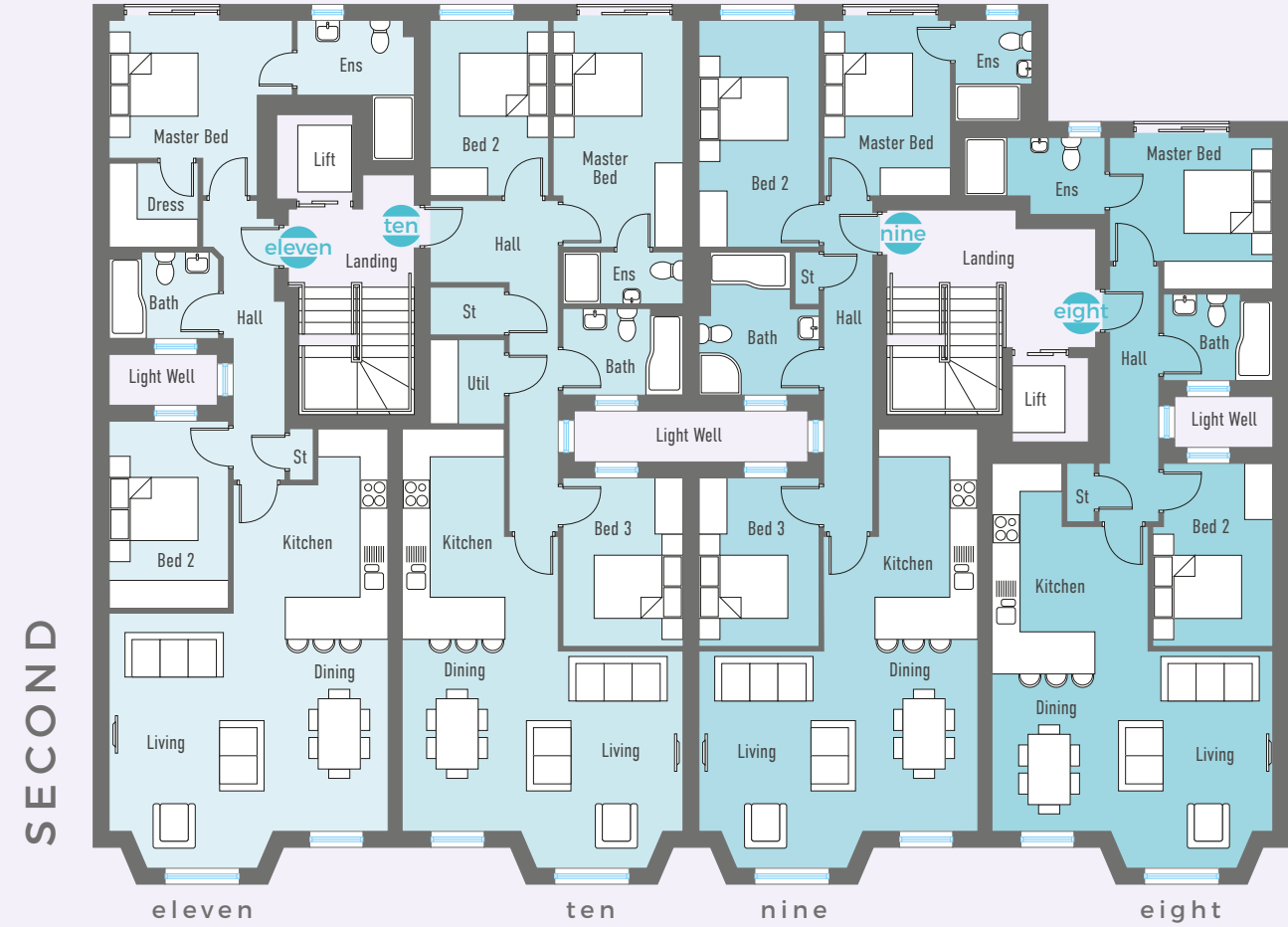
Kitchen Dining Living (max)	ft	28'1" x 19'7"	m	8.55 x 6.00
Utility	ft	5'9" x 5'1"	m	1.80 x 1.55
Master Bedroom	ft	15'9" x 9'1"	m	4.84 x 2.77
Ensuite	ft	8'4" x 3'6"	m	2.56 x 1.11
Bedroom 2	ft	12'3" x 8'2"	m	3.75 x 2.50
Bedroom 3	ft	11'8" x 8'4"	m	3.60 x 2.55
Bathroom	ft	8'4" x 6'1"	m	2.56 x 1.85

eleven - 915 sq ft

Kitchen Dining Living (max)	ft	28'1" x 19'6"	m	8.55 x 5.96
Master Bedroom	ft	12'8" x 9'7"	m	3.91 x 2.94
Ensuite	ft	8'2" x 9'9"	m	2.50 x 3.00
Dressing	ft	5'9" x 6'3"	m	1.80 x 1.90
Bedroom 2	ft	13'1" x 8'4"	m	4.00 x 2.55
Bathroom	ft	7'7" x 6'1"	m	2.34 x 1.85

Common Area stairwell and lift leads to Upper floors and residents' communal roof terrace

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Penthouse thirteen
roof terrace





PENTHOUSE

twelve, thirteen

twelve - 1140 sq ft				
Kitchen Dining Living (max)	ft	27'1" x 21'5"	m	8.24 x 6.56
Master Bedroom	ft	13'8" x 12'3"	m	4.21 x 3.74
Dressing Room	ft	9'2" x 6'4"	m	2.80 x 1.94
Ensuite	ft	9'2" x 5'6"	m	2.80 x 1.70
Bedroom 2	ft	12'0" x 10'10"	m	3.66 x 3.35
Bedroom 3	ft	10'6" x 10'6"	m	3.24 x 3.24
Bathroom	ft	7'6" x 6'1"	m	2.33 x 1.85
Balcony	ft	17'1" x 4'6"	m	5.20 x 1.35
Private Roof Terrace	ft	25'8" x 12'2"	m	7.85 x 3.70

thirteen - 1313 sq ft				
Kitchen Dining Living (max)	ft	26'9" x 23'10"	m	8.20 x 7.30
Master Bedroom	ft	12'1" x 10'2"	m	3.69 x 3.10
Dressing Room	ft	18'1" x 6'4"	m	5.52 x 1.94
Ensuite	ft	10'2" x 5'6"	m	3.12 x 1.70
Bedroom 2	ft	13'8" x 8'3"	m	4.20 x 2.54
Ensuite	ft	11'5" x 5'6"	m	3.50 x 1.70
Bedroom 3	ft	11'3" x 8'9"	m	3.44 x 2.70
Bathroom	ft	7'4" x 6'6"	m	2.25 x 2.00
Balcony	ft	17'1" x 4'6"	m	5.20 x 1.35
Private Roof Terrace	ft	28'8" x 12'4"	m	8.75 x 3.75

Common Area stairwell and lift leads to residents' communal roof terrace

PENTHOUSE



thirteen

twelve

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Penthouse twelve
roof terrace



ROCKRYAN

PORTRUSH

KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer, dishwasher and washer dryer (separate washing machine extra over where applicable)
- Concealed underlighting to high level units
- Low voltage down lights

SANITARY WARE

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuite(s) and WCs
- Thermostatically controlled showers with instant hot water
- Modern rain shower head with hand shower to bathroom and ensuite(s)
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuite(s)
- Low voltage down lights
- Modern vanity unit to bathroom and ensuite(s)

FLOORING

- Premium carpet and underlay in bedrooms, stairs and landing
- Tiled floor to kitchen, dining, living, bathroom and ensuite

HEATING

- Gas fired central heating
- Energy efficient boiler

INTERNAL FINISHES

- Tasteful internal decoration throughout
- Solid modern internal doors with complementary chamfered skirting and trims

EXTERNAL FINISHES

- Secure gated entrance to private rear parking
- uPVC Future proof double glazed windows
- Feature modern entrance door
- Contemporary grey double glazed windows and doors
- Feature external lighting to front and rear
- Communal roof terrace area

ELECTRICAL

- Mains smoke and carbon monoxide detectors
- Comprehensive range of sockets TV (satellite) and telephone points
- A USB socket will be provided in living and bedrooms
- LED downlights to kitchen/dining, bathroom and ensuite(s)



Images shown for illustration purposes only

ROCKRYAN
PORTRUSH

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PORTRUSH



DEVELOPMENT BY

GROUP
okane
www.okane.group

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