



# Strand View

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STRAND ROAD | PORTSTEWART



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Enjoy the very best of apartment living in one of Northern Ireland's most prized beauty spots. Situated on the spectacular North Coast, the seaside resort town of Portstewart offers the perfect retreat from the hustle and bustle of everyday life.

Whether it's wining and dining in the array of restaurants on the North Coast, frolicking on the beach and eating in Harry's Shack, visiting the iconic ruins of the medieval Dunluce Castle, Bushmills Distillery, Carrick-a-Rede Rope Bridge or exploring the celebrated World Heritage site known as the Giant's Causeway, there's something for everyone.

What's more, the area is a magnet for water sports enthusiasts with the Atlantic Ocean playing host to



surfing, windsurfing and kitesurfing. And for the golf lovers, Portstewart Golf Club is only a stone's throw away.

Not only do you have some of the country's most breathtaking scenery right on your doorstep, Portstewart



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is also teeming with a wide variety of local cafés, restaurants, pubs, boutiques and convenience stores.

With a view over a National Trust treasure, the Portstewart Strand, the location of these exclusive apartments adds to their beauty.

From the modern architecture with bright and airy rooms to an open plan living and dining space, each of these four luxury apartments has been designed to let the outside in. Homeowners will also benefit from secure parking and storage, a stunning foyer and landscaped communal exterior grounds.

These new apartments would be ideal for anyone looking for ‘a home from home’ or for those wishing to



lay down more permanent roots in a community surrounded by miles of unspoilt natural beauty.

Strand View – choose a standout apartment in a landscape that never stands still.





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Apartment A



Apartment A 109m² approx	
Entrance Hall	7.47 x 1.04
Living / Kitchen / Dining	7.27 x 5.19
Utility	1.19 x 0.88
Master Bedroom	4.24 x 2.84
Ensuite	2.5 x 1.0
Bedroom 2	3.15 x 2.96
Ensuite	1.93 x 1.2
Bedroom 3	2.97 x 2.52
Ensuite	1.5 x 1.46
WC	1.6 x 0.9

Apartment B 109m² approx	
Entrance Hall	7.47 x 1.04
Living / Kitchen / Dining	7.29 x 5.3
Utility	1.18 x 0.87
Master Bedroom	4.25 x 2.85
Ensuite	2.5 x 1.0
Bedroom 2	3.15 x 2.95
Ensuite	1.93 x 1.2
Bedroom 3	3.0 x 2.46
Ensuite	1.5 x 1.43
WC	1.6 x 0.9

Apartment B



Apartment C



Apartment C 109m² approx	
Entrance Hall	7.47 x 1.03
Living / Kitchen / Dining	7.25 x 6.10
Balcony Area	5.75 x 1.0
Utility	2.04 x 0.88
Master Bedroom	4.23 x 2.85
Ensuite	2.5 x 1.0
Bedroom 2	3.15 x 2.95
Ensuite	2.5 x 1.0
Bedroom 3	3.0 x 2.53
Ensuite	1.5 x 1.46
WC	1.6 x 0.9

Apartment D 109m² approx	
Entrance Hall	7.48 x 1.05
Living / Kitchen / Dining	7.24 x 6.12
Balcony Area	5.82 x 1.0
Utility	2.03 x 0.78
Master Bedroom	4.25 x 2.86
Ensuite	2.4 x 1.0
Bedroom 2	3.15 x 2.94
Ensuite	1.93 x 1.18
Bedroom 3	3.0 x 2.47
Ensuite	1.49 x 1.43
WC	1.59 x 1.0

Apartment D



Specification

KITCHEN

- Contemporary kitchen with soft close doors and drawers
- Granite worktops and upstands
- Stainless steel branded sink with chrome mixer tap
- Branded integrated appliances including electric oven, bora hob, integrated dishwasher, fridge and freezer, wine cooler, washing machine / tumble dryer
- Feature led light glass shelving

DECORATION

- Painted internal walls and ceilings
- Solid walnut doors, painted hardwood architraves and skirting
- Bespoke brushed stainless steel ironmongery

BATHROOM / ENSUITES

- Branded contemporary white sanitary ware with chrome fittings
- Drench power shower head and retractable hand held shower
- WC with soft close function
- Bespoke wall mounted vanity unit
- Anti-steam illuminated mirror
- Chrome heated towel radiators
- Fully tiled shower enclosure and bath, partially tiled elsewhere



ELECTRICAL INSTALLATION

- CAT 5 wiring to living area, bedrooms and all TV positions
- Energy efficient LED downlighters throughout
- Mood lighting system to main open plan living area
- Security alarm system
- Comprehensive range of brushed stainless steel slimline electrical sockets, switches, TV and telephone points throughout
- USB charging port to kitchen / family room
- Wiring from communal satellite TV system to all rooms
- Mains supply smoke and carbon monoxide detectors with battery back up
- Video camera entry security system

HEATING

- Underfloor heating throughout
- High efficiency gas boiler with thermostat controlled zone for each room
- Remote smart phone application heating controls
- Mains gas stove in living area

GLAZING

- High quality anthracite powder coated aluminium framed triple glazed windows and doors to front
- Anthracite triple glazed PVC windows to the rear

FLOOR COVERINGS / TILING

- Ceramic tiled floor to kitchen / dining, living areas and bathrooms
- Partial wall tiling to bathroom and ensembles
- Carpet and underlay to all bedrooms

COMMUNAL & EXTERNAL FINISHES

- Security access system with video to main entrance door and gate
- Feature intelligent lighting to entrance lobby and staircase
- High specification lift to all floors
- High specification tile flooring and décor to entrance lobby
- 2 Secure allocated car parking spaces for each apartment with automated entrance gates and lighting
- Paved / tiled terrace & balconies to each apartment
- Secure outdoor allocated storage for each apartment
- Landscaped communal garden
- Power supply on balconies

WARRANTY

- 10 year builder's warranty





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## Interior





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## Location



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