

The Dunes

NEWCASTLE CO. DOWN

LUXURY COASTAL APARTMENTS

Mourne Mountains

Tollymore Forest Park

The Promenade


The Dunes

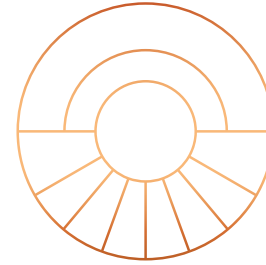
Newcastle Beach

Royal Co. Down Golf Course
5 minutes walk

Luxury Coastal Living



Slieve Donard Resort & Spa



The Dunes

NEWCASTLE, CO. DOWN

The Dunes is a boutique collection of just six coastal two-bedroom and three-bedroom apartments located on the seafront in Newcastle, Co. Down.

This unparalleled location is in a central but peaceful area of this marine spa town which is as famous for its landscape as the lifestyle on offer, not least the Royal County Down Golf Course, which is just a few minutes walk away.

Residents can enjoy an area of outstanding natural beauty, one that is defined by the Irish Sea, the Mourne Mountains, sweeping beaches and an abundance of unspoilt forest parks and countryside.

The Dunes' architectural style delivers a sophisticated presence that emulates the original classical features of a traditional Victorian seafront Villa. Charm on the outside leads to luxury on the inside. Each apartment enjoys a fluid living space emphasised by natural light, contemporary lines, and a strong interior design connection to the area's heritage.

A meditative approach to home life delivers an authentic twist on indulgent luxury that offers the highest standard of comfortable living.

Location

A COASTAL CULTURE WITH MODERN CONVENIENCE

Newcastle is the focal point of a vibrant coastal culture continually modernising while retaining an artisan heritage packed with character and blended by a close-knit community spirit.

Located on the southeast coast of County Down, Newcastle provides dramatic 360° panoramic views framed by the country's most beautiful natural assets, including the Mourne Mountains, Murlough Nature Reserve, Tyrella Beach, Tollymore Forest Park, and the Irish sea.

The natural beauty of the area – its rugged coastline, sweeping sandy beaches, quiet dunes and fabulous walks, is a big attraction. Equally, the town itself has as much to offer as the landscape which surrounds it.

The Dunes offers an unrivalled lifestyle, from cosy fireside meals and Spa days at the Slieve Donard Hotel to salt-air forest, beach and mountain walks or a round of golf at the world-renowned Royal County Down.

For those who love the outdoors, the shoreline provides an array of water-based pursuits such as sailing, paddle-boarding, and kayaking. The town has a seawater swimming club that has become immensely popular over the past few years.

The coastal culture that Newcastle offers is perfect for relaxing and unwinding or for restoring and refreshing, all of which are essential elements of physical and mental well-being.





Foodie Heaven

Newcastle and the surrounding area have an exceptional culinary reputation and boast some of Ireland's top food and drinks venues. The award-winning Brunel's Restaurant is less than a minute's walk from The Dunes, and the famed Mourne Seafood is a short drive away in nearby Dundrum. Local restaurants, pubs and cafés are passionate about using the highest quality local fare to offer fresh, local and seasonal cuisine.

Royal County Down Golf Course

You are a ten-minute walk from one of the best golf courses in the world, located in the most naturally beautiful links settings. Occupying part of the Murlough Nature Reserve and set against the magnificent backdrop of the Mountains of Mourne, the links stretches along the shores of Dundrum Bay, zigzagging back and forth to provide a different vista from virtually every hole.







The Dunes, Interior Illustration

Specification

CHARM ON THE OUTSIDE. LUXURY ON THE INSIDE

Every property within The Dunes has a luxury interior and eclectic richness inspired by the location's natural beauty and which embraces these most stunning surroundings.

From the imposing granite mountains to the gentle marram grass dunes and sandy beaches, each home sits in harmony with this unique diversity through complementing styles and tactile textures that create cohesive and beautifully realised homes.

Each interior boasts a neutral colour palette and wood accents with an abundance of natural light that makes each space feel even bigger and brighter. Residents will enjoy a high-end finish upon which to add individual style through their own furniture and accessories.

The Dunes represents a high-end meditative approach to home living using a contemporary style with a traditional twist that ushers in an inviting and satisfying atmosphere.

While The Dunes remains faithful to Co. Down's rich architectural heritage, it has adopted a modern internal specification that includes state-of-the-art features including secure access, gas-fired central heating and an electrical installation that incorporates internet and satellite technology.



Jane Donaldson, JD Spatial Design
Interior Designer, The Dunes

With over 20 years experience in commercial, retail, office and residential design, fit-outs and remodelling, spatial designer Jane Donaldson heads up an established practice based in Belfast. Driven by professionalism and imagination, JD Spatial Design advises people how to best use and populate their space.

Giving consideration to aesthetics, movement and functionality, Jane has a reputation for design and interiors that flow, integrating seamlessly with our daily lives. As a contemporary artist, Jane's work is included in collections across the globe. Her signature style of abstract land and seascapes celebrate her native landscape and reflects her use of colour palette and texture.



The Dunes, Interior Illustration



The Dunes, Interior Illustration

Features include:

- Fully fitted styled kitchens with cooker, hob, dishwasher, fridge freezer and integrated washer/dryer
- Boiling water tap in kitchen
- Two colour palette schemes available for the kitchens and bathrooms
- Modern bathrooms and shower room suites
- Bathrooms feature full height tiled walls and tiled floors
- Engineered timber flooring in main living areas and hallways
- All bedrooms to be fully carpeted
- Fully wired for TV, satellite and internet access
- Gas central heating with Heatmiser smartphone controllable thermostats
- Pathway lighting and postal delivery system
- Fire protection systems to current standards throughout
- Car parking for each dwelling
- Management Company to facilitate communal maintenance
- NHBC and certified 10-year warranty



The Dunes, Interior Illustration





The Dunes, Interior Illustration

Residence One

1,130 SQ. FT
2 BEDROOM DUPLEX APARTMENT

GROUND FLOOR ENTRANCE

GROUND FLOOR

LIVING ROOM	29' 3" X 12' 8" MAX
KITCHEN	15' 1" X 6' 8"
WC	
PRIVATE YARD	10' 8" X 8' 11"

FIRST FLOOR

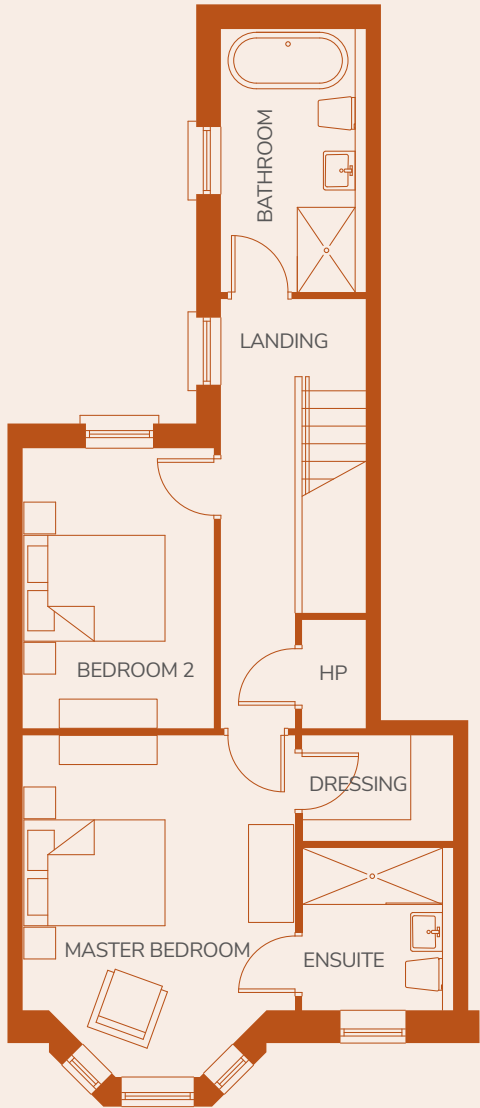
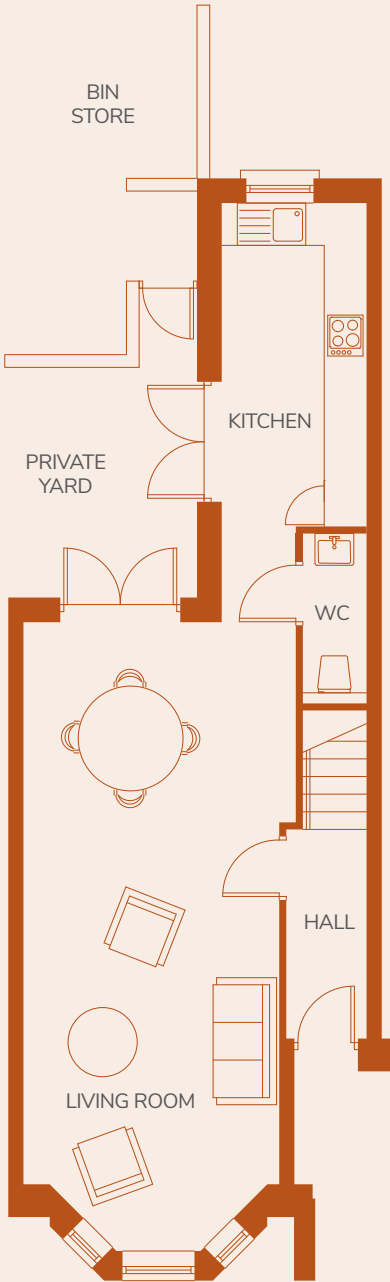
MASTER BEDROOM	12' 9" X 12' 8"
ENSUITE	7' 7" X 7' 0"
DRESSING ROOM	
BEDROOM 2	13' 0" X 8' 11"
BATHROOM	12' 3" X 6' 9"

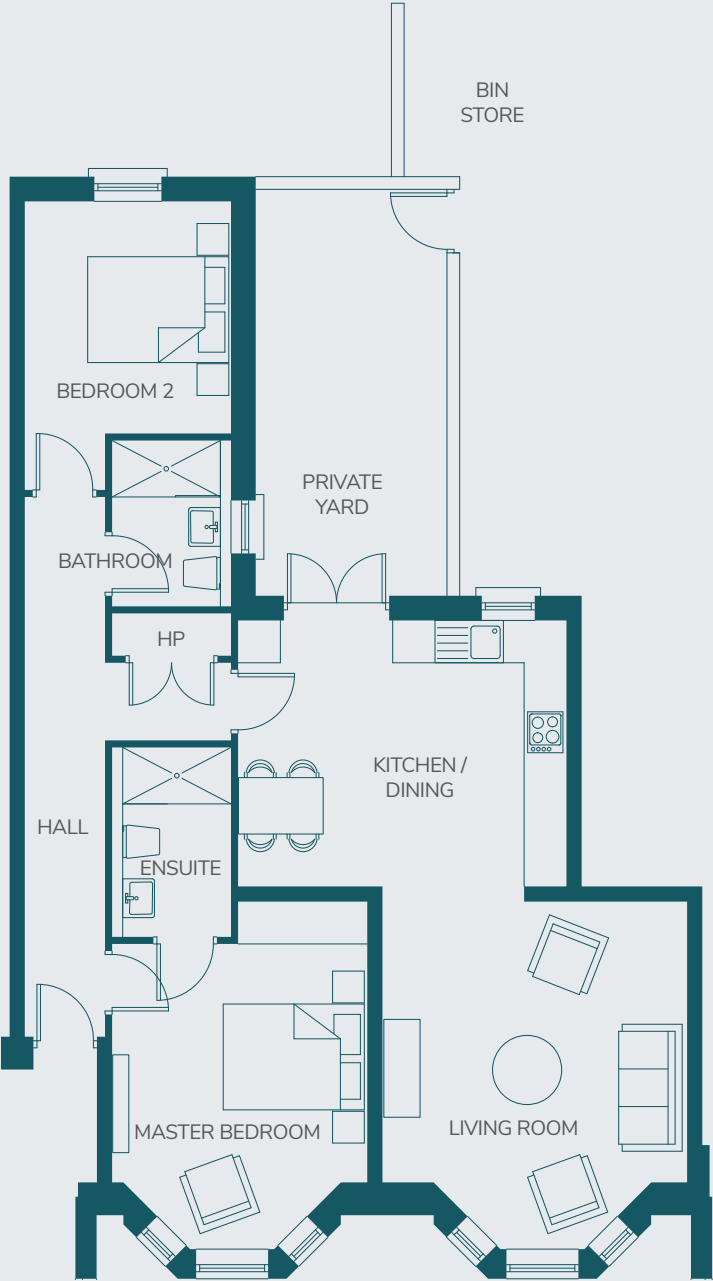


GROUND FLOOR



FIRST FLOOR



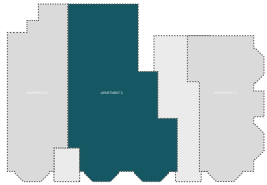


Residence Two

914 SQ. FT
2 BEDROOM GROUND FLOOR APARTMENT
GROUND FLOOR ENTRANCE

GROUND FLOOR

LIVING ROOM	16' 2" X 14' 2" MAX
KITCHEN/DINING	15' 3" X 12' 4"
MASTER BEDROOM	16' 2" X 11' 10" MAX
ENSUITE	8' 10" X 5' 6"
BEDROOM 2	10' 9" X 9' 6"
BATHROOM	7' 9" X 5' 6"
PRIVATE YARD	18' 11" X 8' 11"



GROUND FLOOR

Residence Three

1,248 SQ. FT
2 BEDROOM DUPLEX APARTMENT

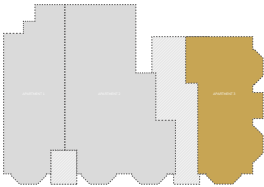
GROUND FLOOR ENTRANCE

GROUND FLOOR

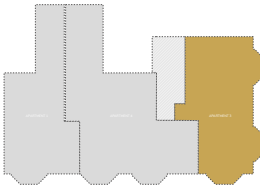
LIVING ROOM 17' 4" X 16' 7" MAX
KITCHEN/DINING 14' 10" X 13' 2" MAX
WC

FIRST FLOOR

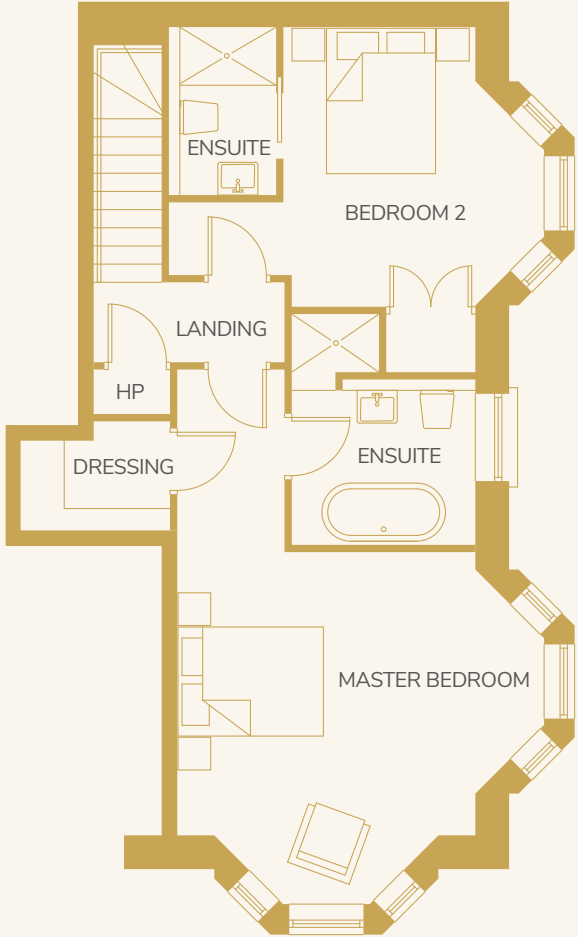
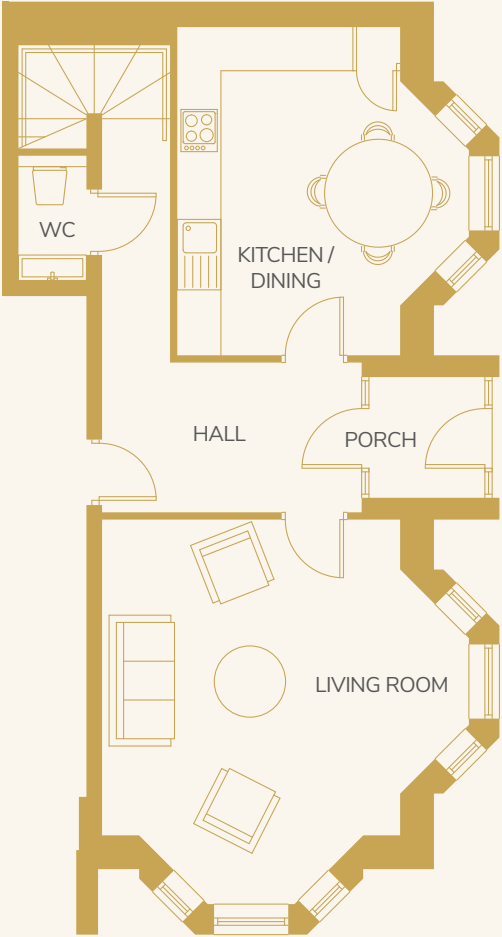
MASTER BEDROOM 16' 7" X 15' 10" MAX
ENSUITE 8' 3" X 7' 6"
DRESSING ROOM
BEDROOM 2 16' 11" X 12' 7" MAX
ENSUITE 10' 2" X 7' 6"



GROUND FLOOR



FIRST FLOOR

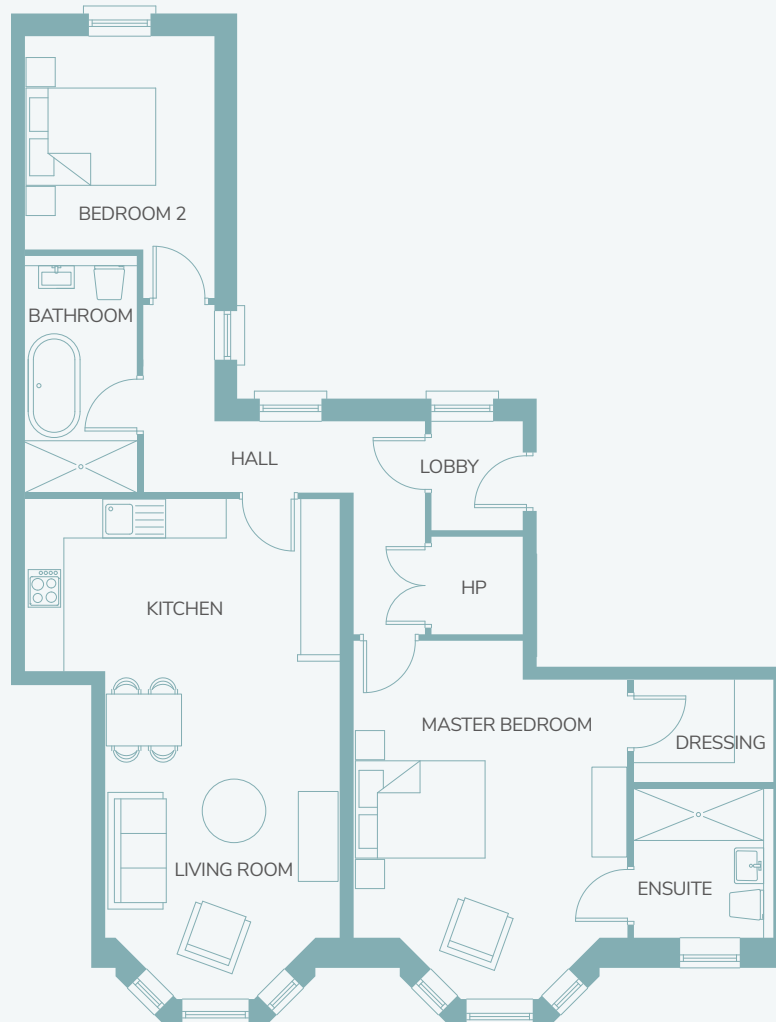


Residence Four

980 SQ. FT

2 BEDROOM FIRST FLOOR APARTMENT

FIRST FLOOR ENTRANCE



FIRST FLOOR

KITCHEN/DINING/ LIVING	25' X 15' 11" MAX
MASTER BEDROOM	18' 1" X 13' 10" MAX
ENSUITE	7' 7" X 7' 0"
DRESSING ROOM	
BEDROOM 2	10' 9" X 9' 7"
BATHROOM	11' 8 X 5' 8"



FIRST FLOOR

Residence Five

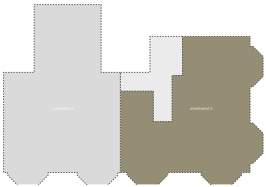
1,291 SQ. FT
3 BEDROOM DUPLEX APARTMENT
SECOND FLOOR ENTRANCE

SECOND FLOOR

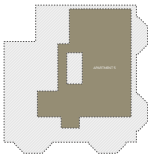
KITCHEN/DINING /LIVING	25' 2" X 16' 11" MAX
MASTER BEDROOM	13' 3" X 13" 0"
ENSUITE	8' 4" X 7' 9"
DRESSING ROOM	
BEDROOM 2	14' 1" X 9' 4"
BATHROOM	10' 2" X 7' 6" MAX

THIRD FLOOR

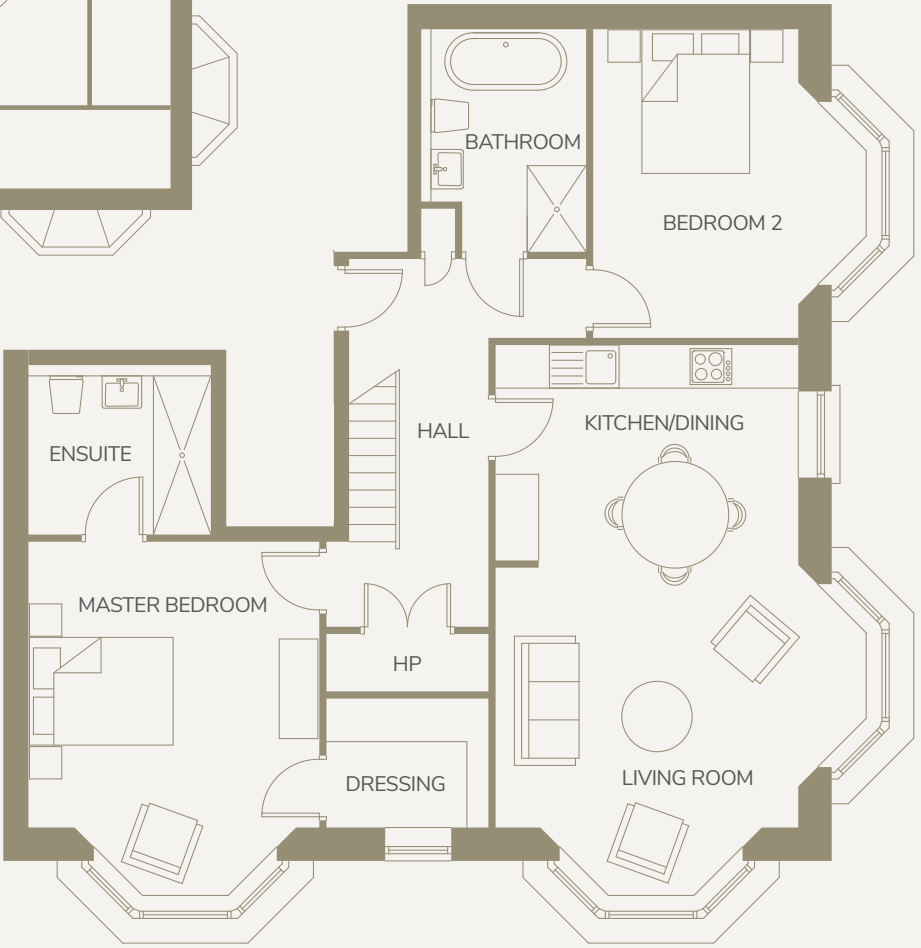
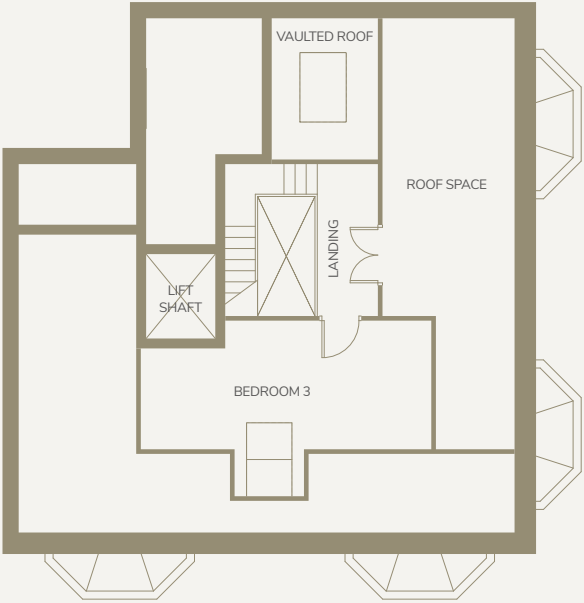
BEDROOM 3	20' 7" X 9' 1" MAX
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SECOND FLOOR

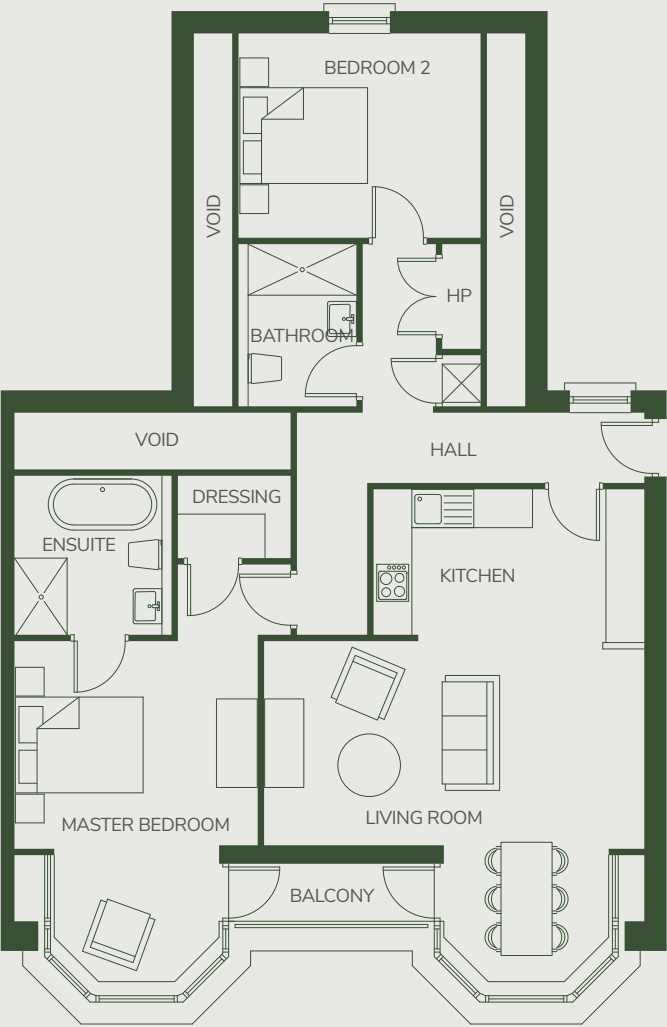


THIRD FLOOR



Residence Six

1,011 SQ. FT
2 BEDROOM SECOND FLOOR APARTMENT
SECOND FLOOR ENTRANCE



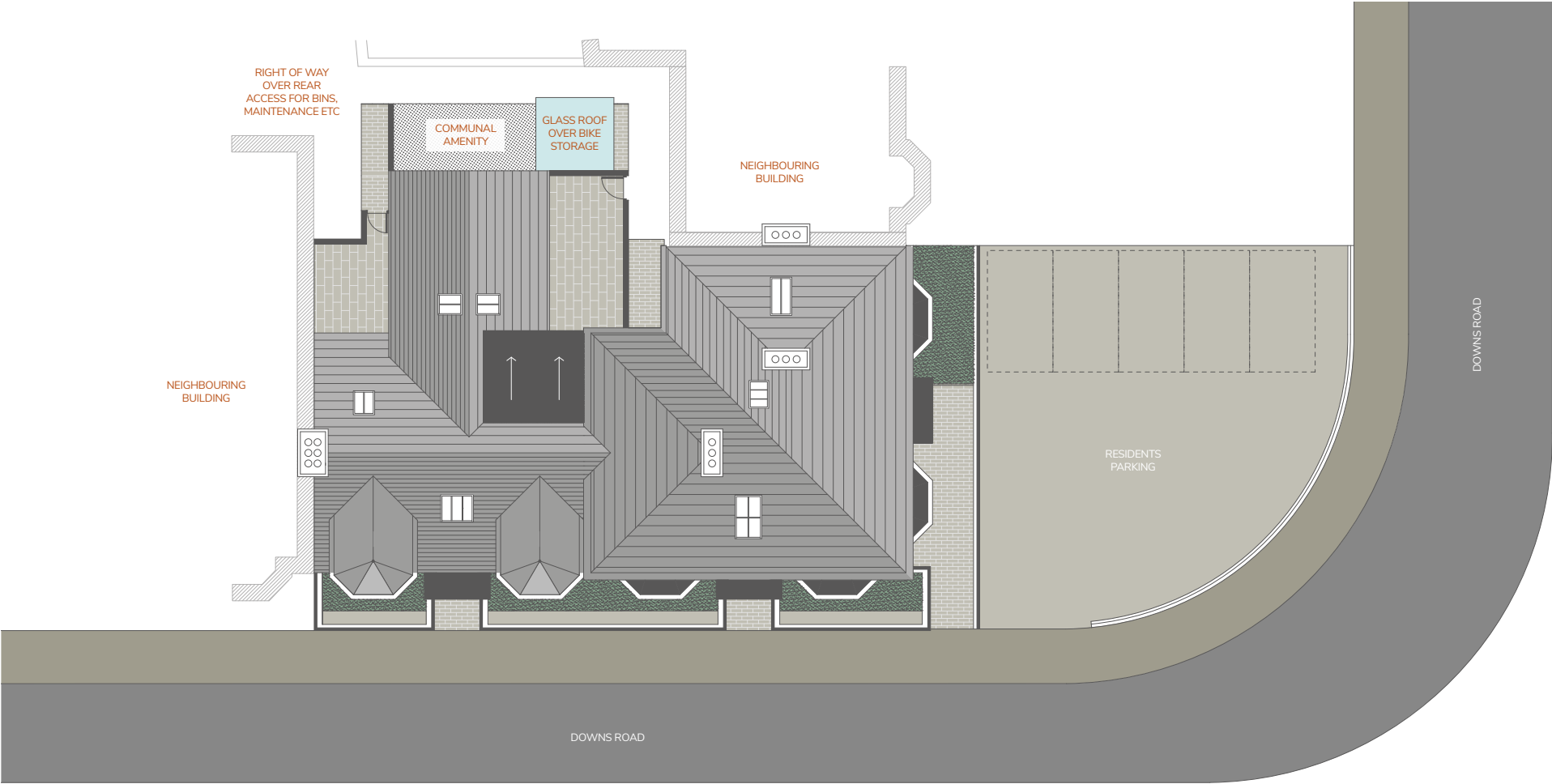
SECOND FLOOR

KITCHEN/DINING/ LIVING	24' 5" X 19' 6" MAX
MASTER BEDROOM	17' 5" X 12' 6" MAX
ENSUITE	8' 2" X 8' 1"
DRESSING ROOM	
BEDROOM 2	12' 5" X 10' 6'
BATHROOM	8' 4" X 6' 0"
BALCONY	



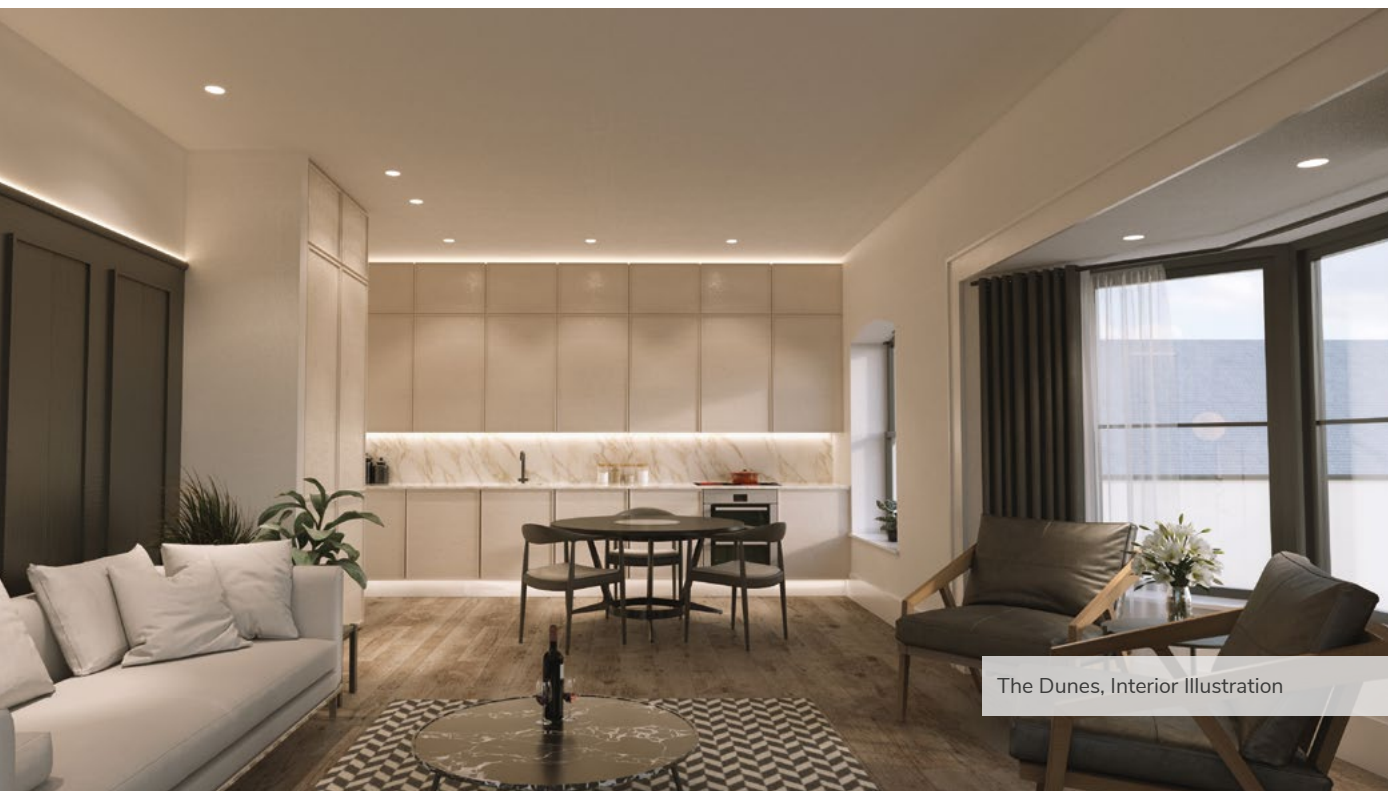
SECOND FLOOR

Site Plan





Newcastle Beach

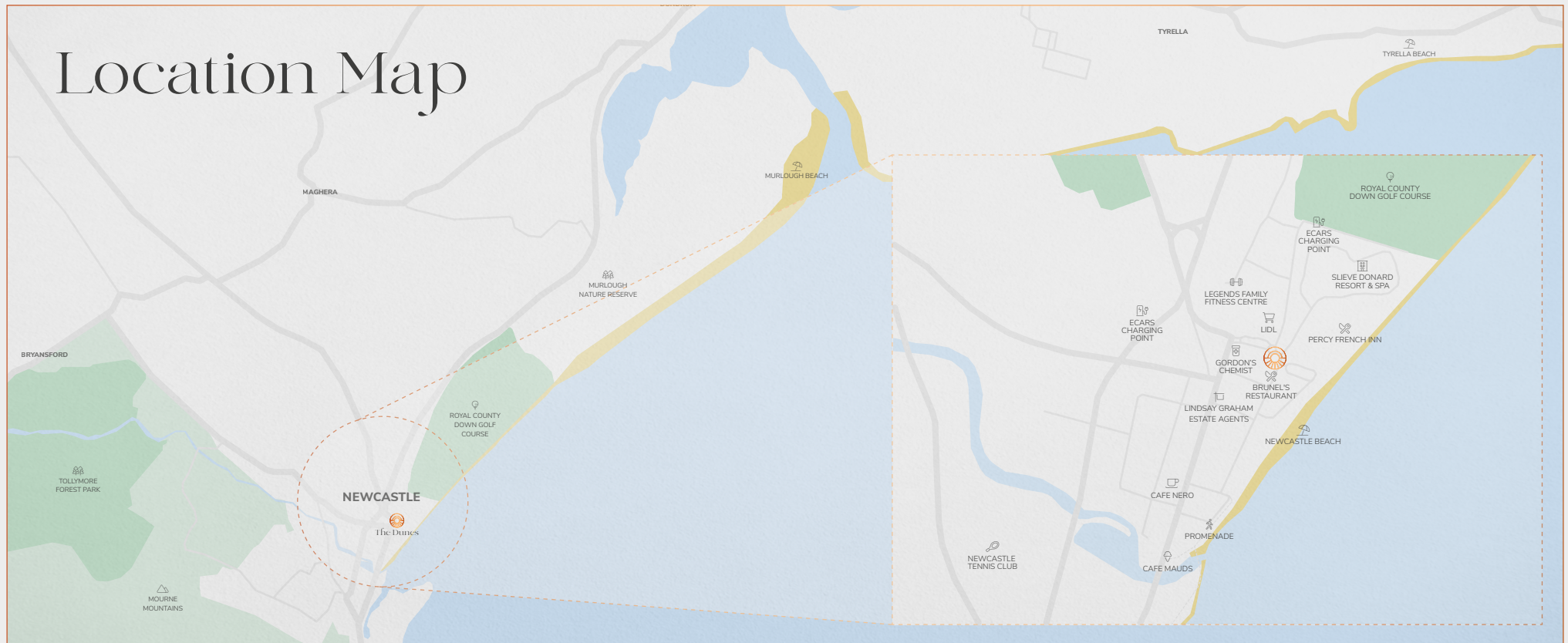


The Dunes, Interior Illustration



Royal County Down Golf Course

Location Map



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Disclaimer:

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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.