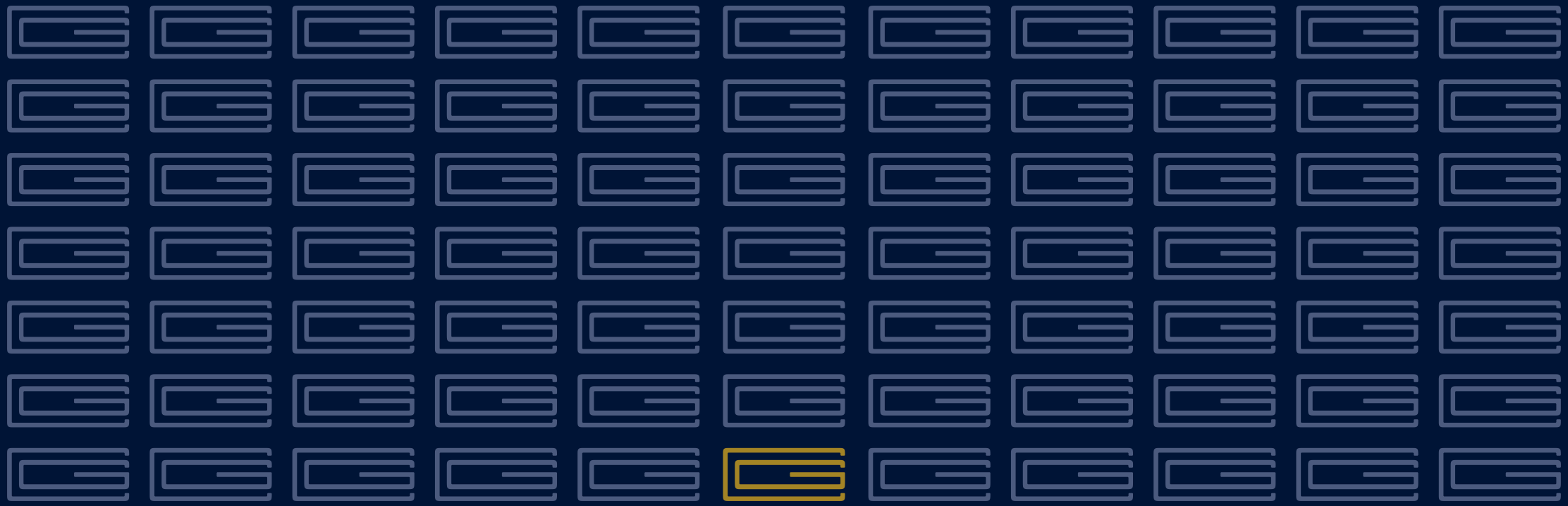


CURRAN GATE

PORTRUSH

Welcome to Curran Gate

30 luxury oceanfront apartments enjoying breathtaking views over the North Atlantic and Royal Portrush Golf Club.

High specification finishes and smart technology throughout.

12 duplex apartments on the ground and first floors.

6 penthouse apartments on the fifth floor.

Dedicated concierge service, exclusive to Curran Gate residents.

Constructed in Lazy S design with extensive window glazing to take full advantage of natural light.



This is the life...









Call to the concierge.

You're on your way.

Apartment ready. Table booked for you at your favourite restaurant.

You arrive at Curran Gate.

Everything is perfect.

A quick shower and then a moment to take in that breathtaking view from your private balcony before walking into town for a bite to eat down by the harbour.

Good times. Great friends.

Time to unwind.

Seafood was excellent. Caught fresh today. And the wine was way too easy to drink.

There's live music in the Harbour Bar so time for a nightcap then back to your place in time to catch the sun set over the hills of Donegal, the gentle murmur of the sea lapping on to the sands of the golden strand.

A good day.

Time for bed.

Now is the time...

Portrush will once again be the centre of the golfing world in July 2019 when it welcomes The Open back to the town for the first time since 1951.

And you will be right at the heart of it all at Curran Gate.

The perfect place to enjoy the unique atmosphere and excitement of what is considered to be golf's greatest major championship.



Enjoy some of the world's finest golf courses

From the magnificent Valley and Dunluce links at Royal Portrush to the beautiful courses at Portstewart, Bushfoot and Castlerock, the North Coast offers some of the greatest tests of golf on the island...and the warmest hospitality.

















Wake up to the most amazing sunrise you've ever seen.

Take a stroll along the promenade to the Arcadia for that first coffee of the day.

A friendly fourball around Dunluce later on.

Play where they played.

Soup and a sandwich at the club then a scoot along the coast to make the most of that fabulous Atlantic air.

Back to Curran Gate.

Never get tired of that amazing sunset.

Time to yourself.

Time to reflect.

Time to enjoy.

This is indeed the life.



A Concierge Service dedicated to you







From preparing your apartment for your arrival to booking your four ball, or a table at your favourite restaurant, our exclusive Concierge Service, will make sure that everything you need is catered for. It's what makes Curran Gate a special place to call home.

- Make your golf, restaurant, theatre ticket and cab bookings
- Accept your parcels and letters (hold or leave in your apartment as you require)
- Prepare and clean your apartment for you
- Collect and arrange dry cleaning
- Arrange your shopping
- Arrange, prepare or deliver your meals



Breath-taking ocean views from your balcony and a world class championship golf course on your doorstep

At Curran Gate you really are living at the heart of it all.

Beautiful sandy beaches on the edge of the North Atlantic ocean. The picturesque seaside town of Portrush with its busy harbour and your choice of top class restaurants, cafes, bistros and coffee shops just a stroll along the Promenade away. The UNESCO World Heritage Site at Giant's Causeway, just 10 minutes along the coast and 4 Areas of Oustanding Natural Beauty all around you.

And Royal Portrush, one of the world's greatest championship links golf courses on your doorstep.

- East Strand
- Royal Portrush Golf Club
- White Rocks
- Portrush Harbour

Portrush to	
Bushmills	7 miles
Giant's Causeway	8 miles
Ballycastle	18 miles
Londonderry	36 miles
Belfast	60 miles



The difference is in the detail

At Curran Gate, every detail has been carefully considered to create exceptional homes that sit in harmony with their magnificent oceanfront environment while bringing together innovative technologies to meet the needs of contemporary lifestyles, beautifully and elegantly.

- A pioneering floor to ceiling, wall to wall glazing system has been designed and engineered to ensure you enjoy perfect views of those spectacular North Coast sunrises and sunsets.
- North and south facing terraces are fitted with boardwalk style flooring and glass and aluminium balconies, creating superb spaces for relaxing and entertaining.
- Cleverly designed open plan lounge, kitchen and dining areas and high specification finishes throughout create exceptional living spaces that are flooded with natural light.
- Your top quality fitted kitchen with quartz worktops is packed with high specification built in appliances.
- The entrance lobby and staircases are tiled terrazzo style, with designer carpet to the entrance of each apartment and lift meeting area. Feature lighting has also been installed throughout.

Smart technology to make life easier

From the moment you arrive at Curran Gate, you realise that this is a very special place to call home.

- The entrance gate to the development and door entry to the apartments is electronically managed from your apartment or smart key, so access is secure and private.
- Smart home technology means your heating, lighting and blinds can also be controlled electronically to suit your preferences.
- State of the art underfloor heating controlled from a smart phone, tablet or computer ensures you stay warm and cosy whatever the weather, and because it learns how you use your heating over time, it can even suggest ways to save energy without reducing comfort.
- Mood lighting and blinds can be managed at the touch of a smartphone or tablet.
- Each apartment is wired for Sky Q and fibre broadband.

Control your apartment from your App



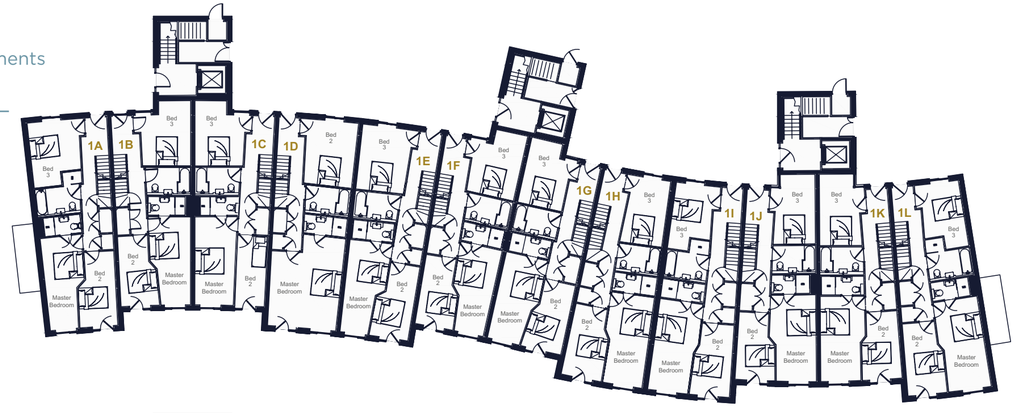


Floor plans & specifications

- Choice of 30 apartments including 12 duplexes to the ground and first floors and 6 top floor penthouses
- Gated private allocated parking with visitor parking bays
- Hand built kitchen with quartz work surfaces and high spec built in appliances
- Smart technology to control access, heating, lighting, blinds and music
- Top quality, Italian floor tiling and luxury carpet throughout apartments, staircases and entrance hall
- High efficiency underfloor heating
- Rimless sanitary ware and wall to wall bathroom tiling
- Bespoke interior and exterior lighting schemes
- Kone elevator to all third, fourth and fifth floor apartments

Level 1

Duplex Apartments
Ground Floor



Level 2

Duplex Apartments
First Floor



Apartment 1A
1410 sqft

	m	ft
Living / Kitchen / Dining	5.20 x 12.40	17'6'' x 40'8''
Master Bedroom	2.30 x 5.90	7'7'' x 19'4''
Bedroom 2	2.20 x 4.80	7'3'' x 15'7''
Bedroom 3	3.30 x 4.20	10'8'' x 13'8''

Apartment 1B
1386 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 13.90	15'7'' x 45'7''
Master Bedroom	2.30 x 5.70	7'7'' x 18'7''
Bedroom 2	2.20 x 4.50	7'3'' x 15'7''
Bedroom 3	3.40 x 4.10	11'2'' x 13'5''

Apartment 1C
1341 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 12.70	15'7'' x 41'7''
Master Bedroom	2.60 x 5.70	8'5'' x 18'7''
Bedroom 2	1.90 x 4.80	6'2'' x 15'7''
Bedroom 3	3.20 x 3.80	10'5'' x 12'5''

Apartment 1D
1357 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 12.40	15'7'' x 40'8''
Master Bedroom	4.60 x 5.40	15'1'' x 17'9''
Bedroom 2	3.40 x 4.20	11'2'' x 13'8''

Apartment 1E
1360 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 12.40	15'7'' x 40'8''
Master Bedroom	2.30 x 5.90	7'7'' x 19'4''
Bedroom 2	2.20 x 4.80	7'3'' x 15'7''
Bedroom 3	3.40 x 4.20	11'2'' x 13'8''

Apartment 1F
1389 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 13.90	15'7'' x 45'7''
Master Bedroom	2.30 x 5.70	7'7'' x 18'8''
Bedroom 2	2.30 x 4.50	7'7'' x 15'7''
Bedroom 3	3.30 x 3.80	10'8'' x 13'8''

Apartment 1G
1341 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 12.70	15'7'' x 41'8''
Master Bedroom	2.40 x 5.70	7'10'' x 18'8''
Bedroom 2	2.30 x 4.50	7'7'' x 14'8''
Bedroom 3	3.10 x 4.30	10'2'' x 14'1''

Apartment 1H
1360 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 12.40	15'7'' x 40'8''
Master Bedroom	2.70 x 5.90	8'5'' x 19'4''
Bedroom 2	2.40 x 4.60	7'9'' x 15'1''
Bedroom 3	2.80 x 4.30	9'2'' x 14'1''

Apartment 1I
1357 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 12.40	15'7'' x 40'8''
Master Bedroom	2.70 x 5.90	8'10'' x 19'4''
Bedroom 2	2.30 x 4.60	7'7'' x 15'1''
Bedroom 3	2.80 x 4.30	9'2'' x 14'1''

Apartment 1J
1396 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 13.90	15'7'' x 45'6''
Master Bedroom	2.70 x 5.60	8'10'' x 18'4''
Bedroom 2	2.30 x 4.40	7'7'' x 14'4''
Bedroom 3	2.80 x 4.50	9'2'' x 14'8''

Apartment 1K
1351 sqft

	m	ft
Living / Kitchen / Dining	4.80 x 12.70	15' 7'' x 41'8''
Master Bedroom	2.70 x 5.60	8' 9'' x 18'4''
Bedroom 2	2.30 x 4.40	9' 5'' x 14'4''
Bedroom 3	2.80 x 4.50	7' 9'' x 18'7''

Apartment 1L
1433 sqft

	m	ft
Living / Kitchen / Dining	5.20 x 12.40	17'1'' x 40'8''
Master Bedroom	2.80 x 5.90	9'2'' x 19'5''
Bedroom 2	2.30 x 4.70	7'7'' x 15'4''
Bedroom 3	2.70 x 4.30	8'10'' x 14'1''

Level 3

Apartments
Second Floor



Apartment 3A
1332 sqft

	m	ft
Living / Kitchen / Dining	5.60 x 12.40	18'4'' x 40'8''
Master Bedroom	4.50 x 4.30	14'9'' x 14'1''
Bedroom 2	3.00 x 4.30	9'10'' x 14'1''
Bedroom 3	3.00 x 3.60	9'10'' x 11'8''

Apartment 3B
1296 sqft

	m	ft
Living / Kitchen / Dining	4.50 x 12.40	14'9'' x 40'8''
Master Bedroom	4.50 x 4.30	14'9'' x 14'1''
Bedroom 2	3.00 x 4.30	9'10'' x 14'1''
Bedroom 3	3.10 x 3.80	10'2'' x 12'1''

Apartment 3C
1281 sqft

	m	ft
Living / Kitchen / Dining	4.50 x 12.40	14'9'' x 40'8''
Master Bedroom	4.50 x 4.30	14'9'' x 14'1''
Bedroom 2	3.00 x 4.30	9'10'' x 14'1''
Bedroom 3	3.10 x 3.70	10'2'' x 12'1''

Apartment 3D
1288 sqft

	m	ft
Living / Kitchen / Dining	5.20 x 12.40	17'1'' x 40'4''
Master Bedroom	4.90 x 4.20	16'1'' x 13'8''
Bedroom 2	2.70 x 4.50	8'9'' x 14'8''
Bedroom 3	3.00 x 4.10	9'8'' x 13'5''

Apartment 3E
1274 sqft

	m	ft
Living / Kitchen / Dining	4.10 x 12.40	13'5'' x 40'4''
Master Bedroom	5.20 x 4.20	17'1'' x 13'8''
Bedroom 2	2.70 x 4.60	8'9'' x 15'1''
Bedroom 3	3.00 x 3.80	9'8'' x 12'5''

Apartment 3F
1352 sqft

	m	ft
Living / Kitchen / Dining	6.50 x 12.40	21'5'' x 40'4''
Master Bedroom	5.30 x 4.20	17'4'' x 13'8''
Bedroom 2	2.90 x 4.60	9'5'' x 15'1''
Bedroom 3	3.00 x 4.30	9'8'' x 14'1''

Level 4

Apartments
Third Floor



Apartment 4A

1332 sqft

	m	ft
Living / Kitchen / Dining	5.60 x 12.40	18'4'' x 40'8''
Master Bedroom	4.50 x 4.30	14'9'' x 14'1''
Bedroom 2	3.00 x 4.30	9'10'' x 14'1''
Bedroom 3	3.00 x 3.60	9'10'' x 11'8''

Apartment 4B

1296 sqft

	m	ft
Living / Kitchen / Dining	4.50 x 12.40	14'9'' x 40'8''
Master Bedroom	4.50 x 4.30	14'9'' x 14'1''
Bedroom 2	3.00 x 4.30	9'10'' x 14'1''
Bedroom 3	3.10 x 3.80	10'2'' x 12'1''

Apartment 4C

1281 sqft

	m	ft
Living / Kitchen / Dining	4.50 x 12.40	14'9'' x 40'8''
Master Bedroom	4.50 x 4.30	14'9'' x 14'1''
Bedroom 2	3.00 x 4.30	9'10'' x 14'1''
Bedroom 3	3.10 x 3.70	10'2'' x 12'1''

Apartment 4D

1288 sqft

	m	ft
Living / Kitchen / Dining	5.20 x 12.40	17'1'' x 40'4''
Master Bedroom	4.90 x 4.20	16'1'' x 13'8''
Bedroom 2	2.70 x 4.50	8'9'' x 14'8''
Bedroom 3	3.00 x 4.10	9'8'' x 13'5''

Apartment 4E

1274 sqft

	m	ft
Living / Kitchen / Dining	4.10 x 12.40	13'5'' x 40'4''
Master Bedroom	5.20 x 4.20	17'1'' x 13'8''
Bedroom 2	2.70 x 4.60	8'9'' x 15'1''
Bedroom 3	3.00 x 3.80	9'8'' x 12'5''

Apartment 4F

1352 sqft

	m	ft
Living / Kitchen / Dining	6.50 x 12.40	21'5'' x 40'4''
Master Bedroom	5.30 x 4.20	17'4'' x 13'8''
Bedroom 2	2.90 x 4.60	9'5'' x 15'1''
Bedroom 3	3.00 x 4.30	9'8'' x 14'1''

Level 5

Penthouse Apartments
Fourth Floor



Apartment 5A
1218 sqft

	m	ft
Living / Kitchen / Dining	6.70 x 8.90	21'11'' x 29'2''
Master Bedroom	4.00 x 4.00	13'1'' x 13'1''
Bedroom 2	3.70 x 3.50	12'1'' x 11'6''
Bedroom 3	3.20 x 3.60	10'5'' x 11'8''

Apartment 5B
1178 sqft

	m	ft
Living / Kitchen / Dining	3.80 x 12.30	9'10'' x 40'4''
Master Bedroom	3.60 x 3.60	11'8'' x 11'8''
Bedroom 2	3.00 x 3.50	9'10'' x 11'6''
Bedroom 3	3.00 x 3.90	9'10'' x 12'10''

Apartment 5C
1285 sqft

	m	ft
Living / Kitchen / Dining	4.00 x 12.20	13'1'' x 40'
Master Bedroom	4.60 x 3.70	15'1'' x 12'1''
Bedroom 2	3.00 x 4.30	9'8'' x 11'8''
Bedroom 3	3.00 x 3.60	9'8'' x 11'8''

Apartment 5D
1293 sqft

	m	ft
Living / Kitchen / Dining	4.00 x 12.30	13' 1'' x 40'4''
Master Bedroom	4.90 x 3.90	16' 1'' x 12'8''
Bedroom 2	2.70 x 4.00	8' 8'' x 12'2''
Bedroom 3	2.60 x 4.40	8' 5'' x 14'4''

Apartment 5E
1138 sqft

	m	ft
Living / Kitchen / Dining	4.00 x 12.50	13'1'' x 41'1''
Master Bedroom	3.60 x 3.50	11'8'' x 11'5''
Bedroom 2	2.70 x 4.40	8'9'' x 14'4''
Bedroom 3	3.00 x 3.50	9'8'' x 11'5''

Apartment 5F
1218 sqft

	m	ft
Living / Kitchen / Dining	6.00 x 7.70	19'7'' x 25'3''
Master Bedroom	4.80 x 3.60	15'7'' x 11'8''
Bedroom 2	3.30 x 4.50	10'8'' x 14'8''
Bedroom 3	2.60 x 4.50	8'5'' x 14'8''

CURRAN GATE

PORTRUSH

currangate.com

Direct enquiries
+44 28 7134 5697

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