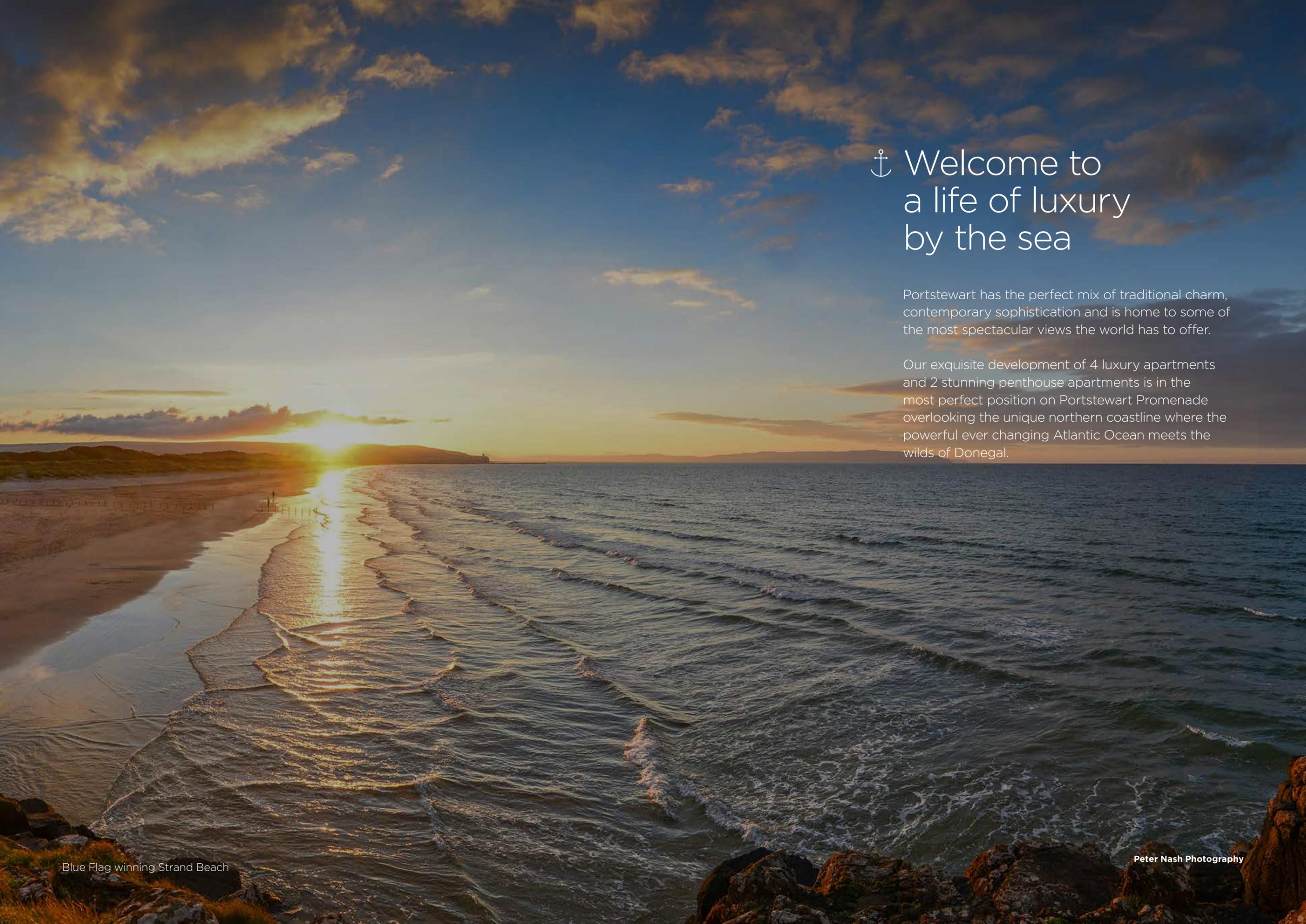




Where Inspiration Elevates Design
Where Natural Beauty Exceeds Expectation
Where Sea Views Kiss The Sky



⚓ Welcome to
a life of luxury
by the sea

Portstewart has the perfect mix of traditional charm, contemporary sophistication and is home to some of the most spectacular views the world has to offer.

Our exquisite development of 4 luxury apartments and 2 stunning penthouse apartments is in the most perfect position on Portstewart Promenade overlooking the unique northern coastline where the powerful ever changing Atlantic Ocean meets the wilds of Donegal.



⚓ Life at Maritime Quay

4 luxury apartments and 2 stunning penthouse apartments on the Portstewart coastline...

Maritime Quay introduces six exclusive luxury seafront apartments in the idyllic shore front town of Portstewart, Northern Ireland.

Each of the stunning apartments is beautifully designed with generous open plan kitchen, dining and living space and three bedrooms, spectacular floor to ceiling windows and balconies.

Maritime Quay is the ideal place to gather with friends and family or simply enjoy the breath-taking views from the comfort of your apartment.



Each of our wonderfully appointed apartments comes complete with:

- ⚓ **3 bedrooms (2 ensuite)**
- ⚓ **1 bathroom**
- ⚓ **Spacious open plan kitchen, dining and living space**
- ⚓ **Balconies**
- ⚓ **Private & secure garage parking**



Life on The Promenade

Maritime Quay Apartments are prominently located on the promenade of the vibrant seaside town of Portstewart. Maritime Quay Apartments are just a short walk away from the Portstewart Strand, a stunning two mile stretch of golden sandy beach, which has been named Best Blue Flag Beach in the UK 2016.

Further along the coast is the world famous heritage site of The Giant's Causeway, The Dark Hedges of Game of Thrones and the globally renowned Bushmills Distillery.

These luxury west facing apartments enjoy the sun from mid morning until sunset. This is contemporary living that will leave nothing to the imagination. Each apartment has been beautifully designed with every detail thought of and every aspect of modern living taken care of.





⚓ Life of luxury

Every detail is design led - from the video entry phone system to the remote smart heating controls or from the individual storage units on the ground floor to the state of the art appliances and contemporary fittings throughout. These superbly built apartments offer an attention to detail seldom seen in other developments.





⚓ Specifications Fixtures & Fittings

General

Feature frameless structural glazing to maximise views

High performance acoustic & energy efficient glazing system

Audio Visual entry phone system

Elevator to all apartments

High quality finishes to all internal walls, ceilings, doors & woodwork

Cat6 data cabling

USB wall sockets

Generous provision of electrical sockets

Digital & satellite TV points

Telephone outlets

Automatic smoke & carbon monoxide detectors & alarm system

NHBC build mark warranty

Kitchen

Exclusive contemporary kitchens

State of the art appliances including hob, oven, fridge freezer & dishwasher

Bathroom & Ensuite

Contemporary deluxe sanitary ware including bath

Mains pressure shower

Exterior

Large balconies to maximise panoramic views

Electronic entrance gates to private, secure garage parking

Individual storage units with power supply

Pedestrian entrances from The Promenade & Church Street

Heating

Gas fired central heating

Systems boiler

Remote smart heating controls Climote

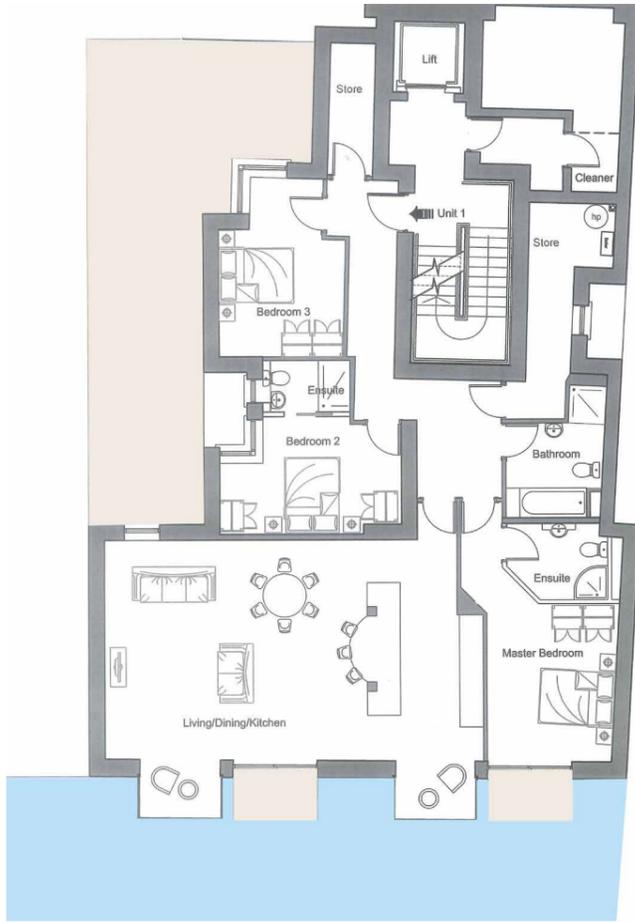
Frost Stat

Energy

MEVHR Heat Recovery Ventilation System

High performance insulation

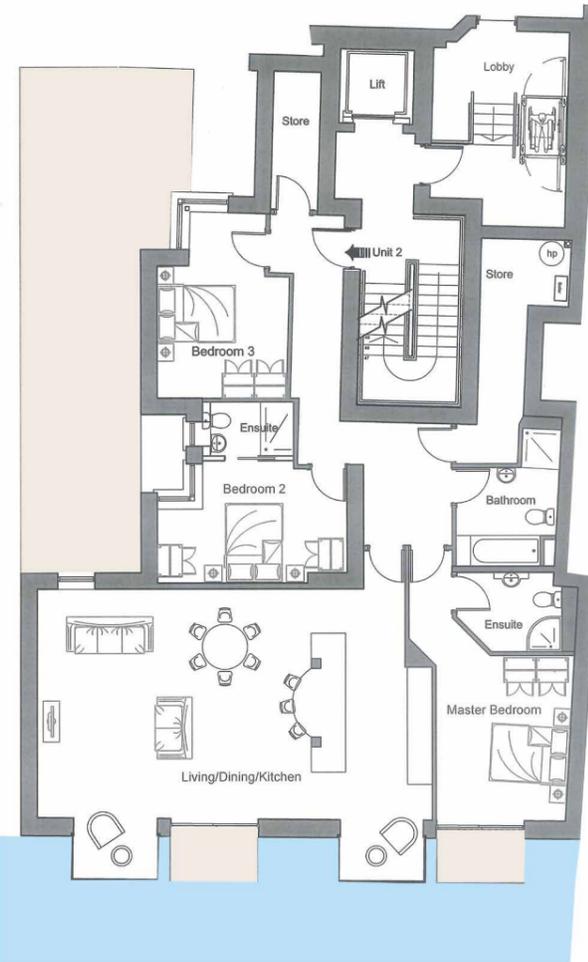
Low energy ceiling lighting



◀ **Apartment 1**

145m² / 1560sqft
 3 Double bedrooms (2 with ensuite)
 1 Spacious bathroom (with separate bath and shower)
 Large open plan kitchen, dining and living space
 2 balconies

- Living/Dining/Kitchen 31'6" x 18'3"
- Master Bedroom 10'4" x 13'4"
- Ensuite 8'6" x 6'3"
- Bedroom 2 15'2" x 9'9"
- Ensuite 7'3" x 4'3"
- Bedroom 3 10'7" x 14'10"
- Bathroom 8'4" x 7'11"
- Store 7'3" x 18'0"
- Store 3'9" x 11'1"
- Balconies 6'10" x 4'2" & 6'10" x 4'2"

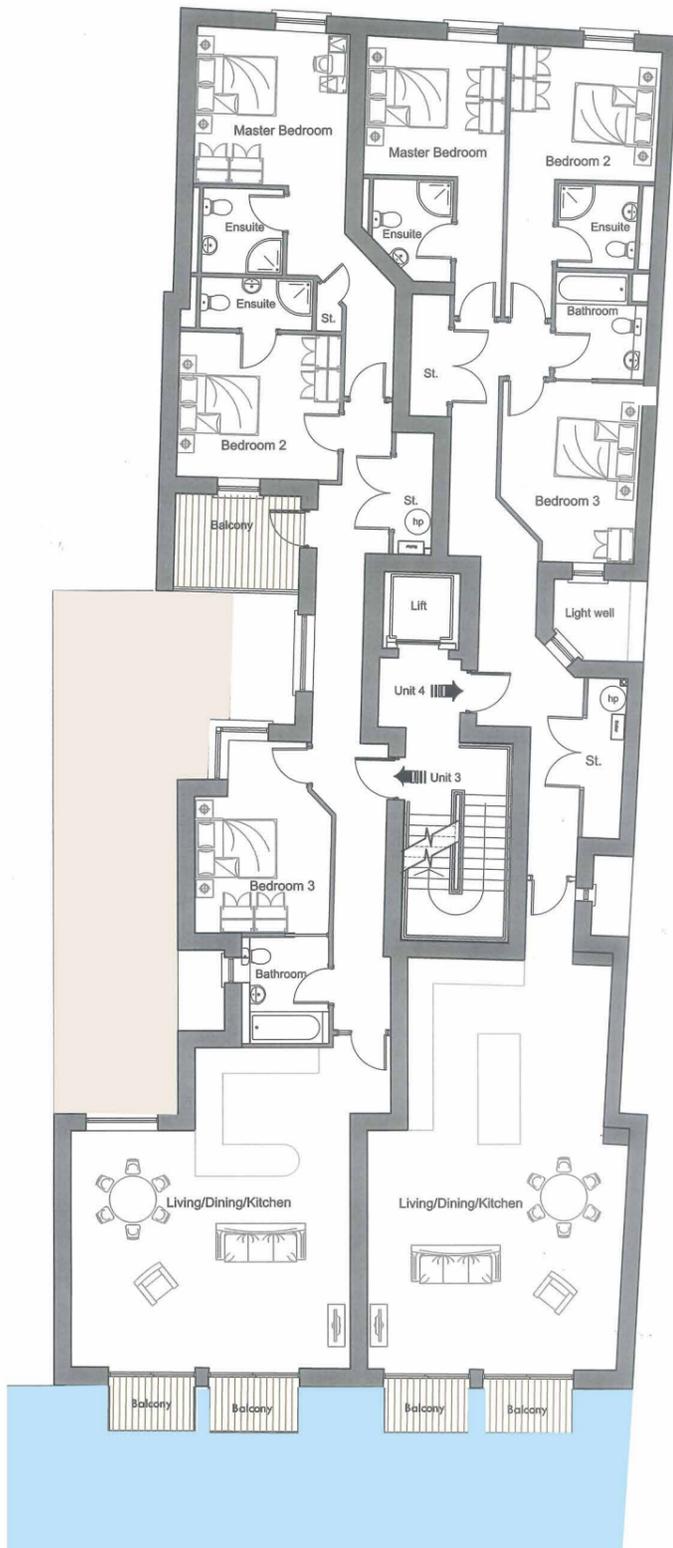


Apartment 2 ▶

145m² / 1560sqft
 3 Double bedrooms (2 with ensuite)
 1 Spacious bathroom (with separate bath and shower)
 Large open plan kitchen, dining and living space
 2 balconies

- Living/Dining/Kitchen 31'6" x 18'3"
- Master Bedroom 10'4" x 13'4"
- Ensuite 8'6" x 6'3"
- Bedroom 2 15'2" x 9'9"
- Ensuite 7'3" x 4'3"
- Bedroom 3 10'7" x 14'10"
- Bathroom 8'4" x 7'11"
- Store 7'3" x 18'0"
- Store 3'9" x 11'1"
- Balconies 6'10" x 4'2" & 6'10" x 4'2"





◀ Apartment 3

130m² / 1400sqft

3 Double bedrooms (2 with ensuite)

1 Spacious bathroom (with separate bath and shower)

Large open plan kitchen, dining and living space

3 balconies

- Living/Dining/Kitchen 21'7" x 18'3" & 15'2" x 9'3"
- Master Bedroom 11'10" x 12'2"
- Ensuite 6'3" x 6'7"
- Bedroom 2 12'6" x 11'4"
- Ensuite 8'8" x 3'11"
- Bedroom 3 10'4" x 14'9"
- Bathroom 6'9" x 8'4"
- Store 2'11" x 9'5"
- Store 2'0" x 3'11"
- Balconies 6'6" x 4'2" & 6'10" x 4'2" & 9'8" x 7'2"

◀ Apartment 4

139m² / 1495sqft

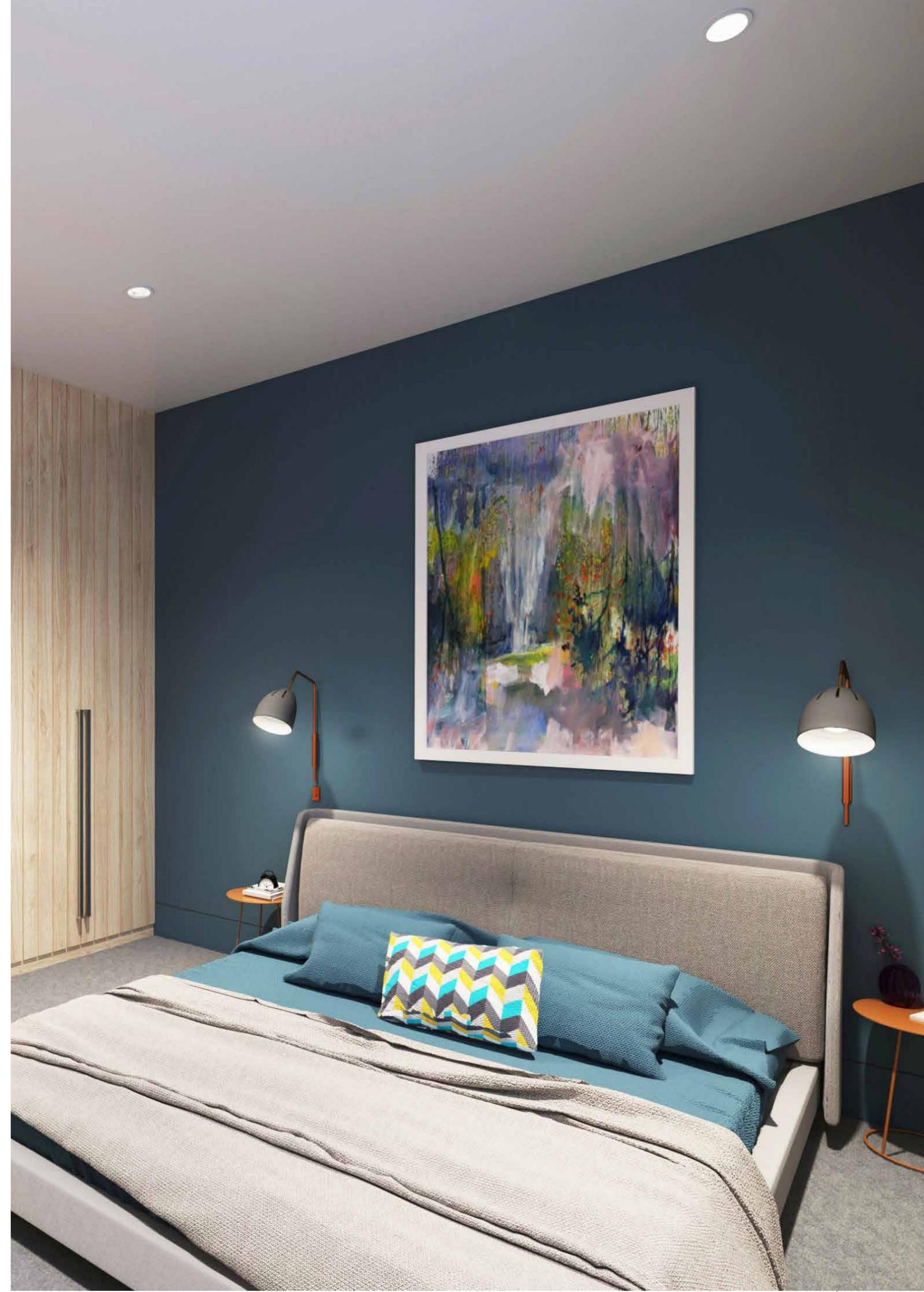
3 Double bedrooms (2 with ensuite)

1 Spacious bathroom (with separate bath and shower)

Large open plan kitchen, dining and living space

2 balconies

- Living/Dining/Kitchen 19'4" x 18'5" & 15'11" x 13'4"
- Master Bedroom 10'10" x 10'9"
- Ensuite 6'2" x 7'10"
- Bedroom 2 11'9" x 10'2"
- Ensuite 6'3" x 6'6"
- Bedroom 3 10'11" x 13'11"
- Bathroom 7'0" x 8'3"
- Store 2'11" x 12'5"
- Store 2'11" x 9'5"
- Balconies 6'6" x 4'2" & 6'10" x 4'2"





Apartment 5 ▶

122m² / 1315sqft

3 Double bedrooms (2 with ensuite)

1 Spacious bathroom (with separate bath and shower)

Large open plan kitchen, dining and living space

2 balconies

- Living/Dining/Kitchen 21'7" x 16'9" & 15'2" x 9'3"
- Master Bedroom 11'10" x 12'2"
- Ensuite 6'3" x 6'7"
- Bedroom 2 12'6" x 11'4"
- Ensuite 8'8" x 3'11"
- Bedroom 3 10'4" x 14'9"
- Bathroom 6'9" x 8'4"
- Store 2'11" x 9'5"
- Store 2'0" x 3'11"
- Balconies 11'10" x 3'7" & 9'8" x 7'2"

Apartment 6 ▶

131m² / 1410sqft

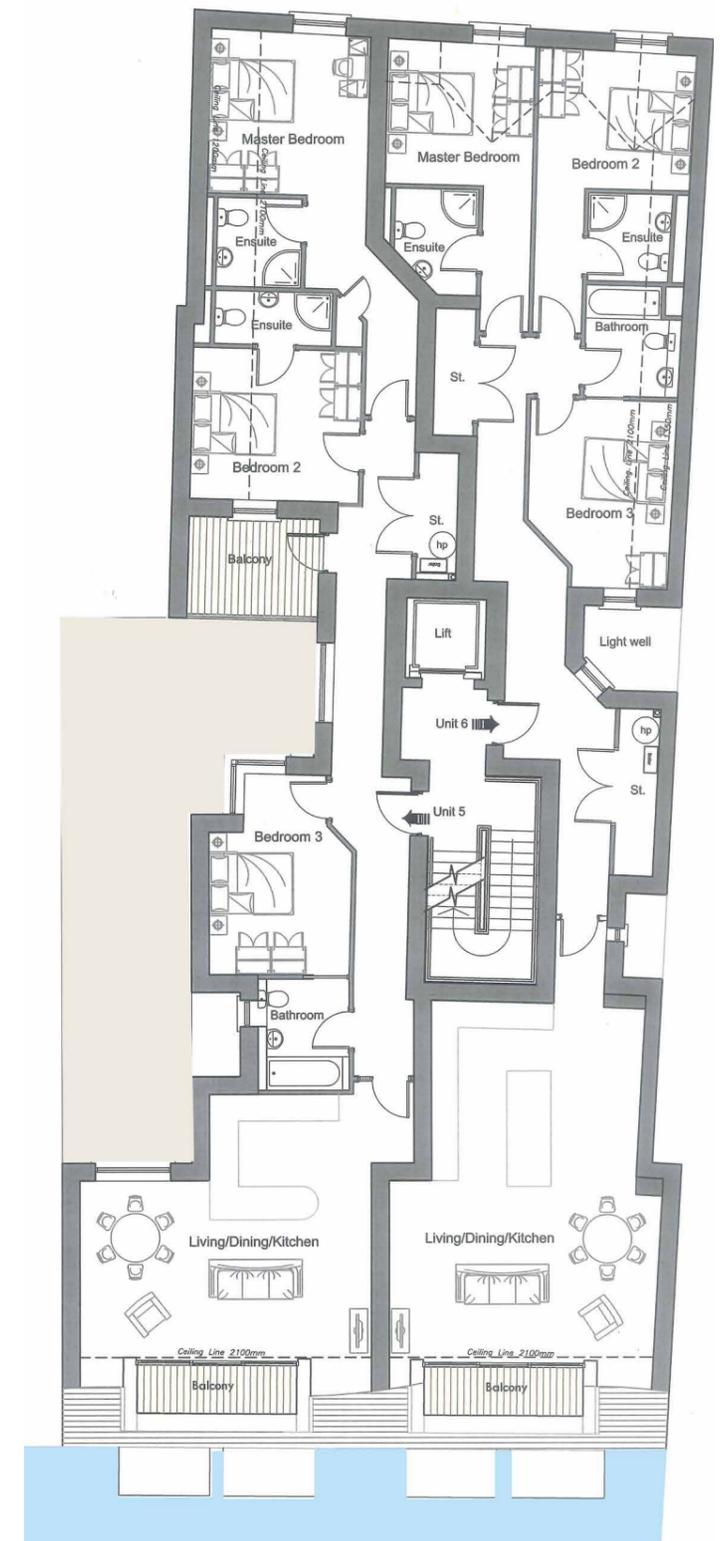
3 Double bedrooms (2 with ensuite)

1 Spacious bathroom (with separate bath and shower)

Large open plan kitchen, dining and living space

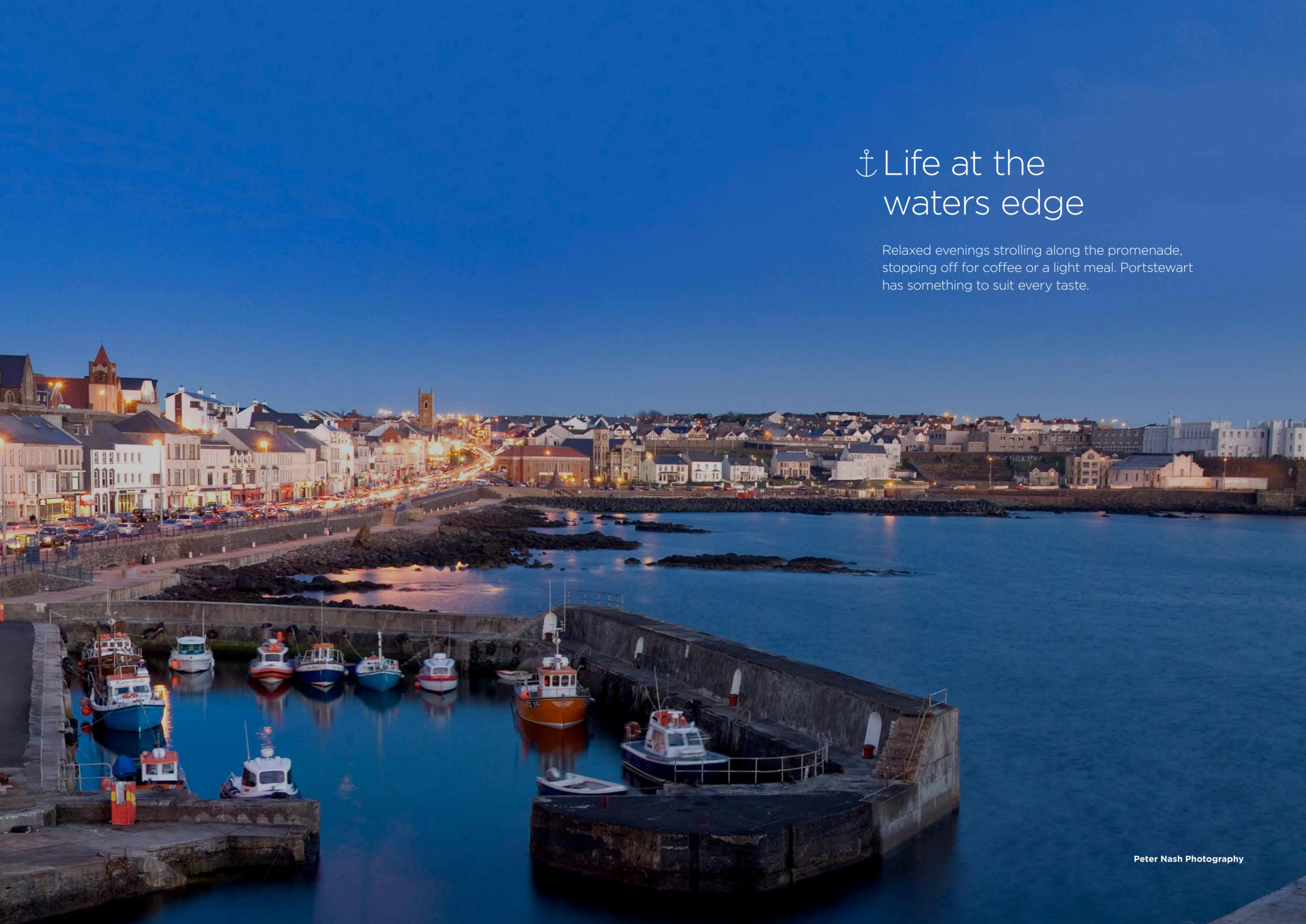
1 balcony

- Living/Dining/Kitchen 19'8" x 16'9" & 15'11" x 13'4"
- Master Bedroom 10'10" x 10'9"
- Ensuite 6'2" x 7'10"
- Bedroom 2 11'9" x 10'2"
- Ensuite 6'3" x 6'6"
- Bedroom 3 10'11" x 13'11"
- Bathroom 7'0" x 8'3"
- Store 2'11" x 12'5"
- Store 2'11" x 9'5"
- Balcony 11'10" x 3'7"



⚓ Life of leisure





⚓ Life at the waters edge

Relaxed evenings strolling along the promenade, stopping off for coffee or a light meal. Portstewart has something to suit every taste.

⚓ Life of culture

Portstewart is one of Ireland's most up and coming areas to buy.

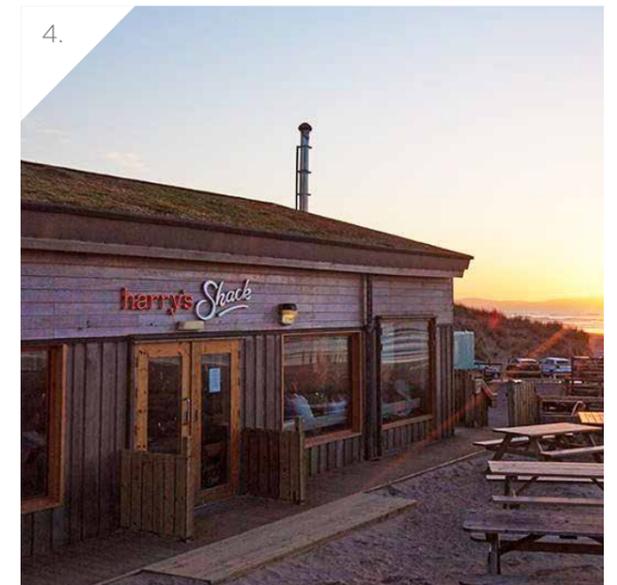
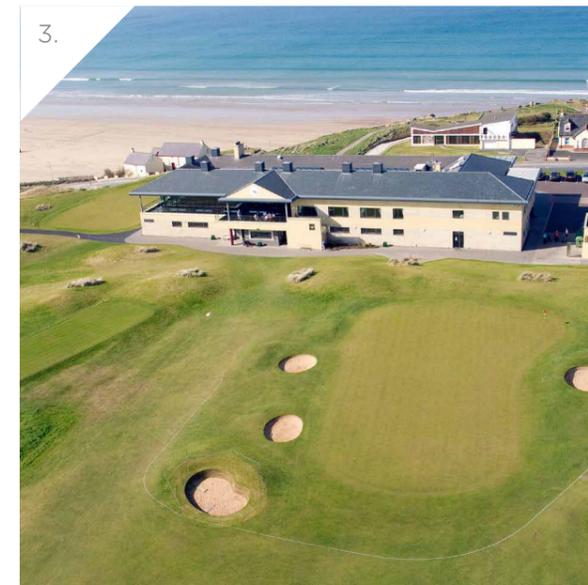
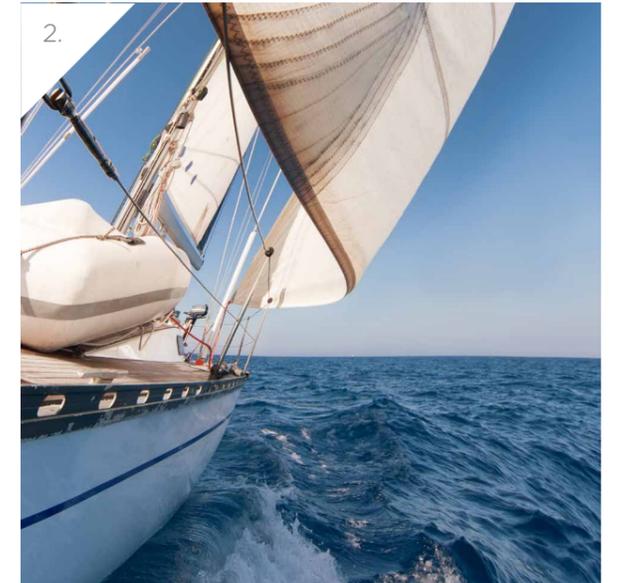
Portstewart is idyllic for any lover of the outdoors, with sailing, surfing, wake-boarding, kite surfing and horse riding being just a few of the goings-on along the town's shore. It is also home to many award winning and innovative restaurants, trendy cafes and delightful boutique shops, creating a big impression for a small town.

The North Coast is home to some of the world's most famous golf courses. A short walk from Maritime Quay Apartments is the host of the Irish Open 2017, Portstewart Golf Club. This course is renowned for presenting a fair but challenging game. The Strand Course (one of three courses) is indisputably Portstewart's diamond in terms of quality of game and scenery. The course is set in classic links country amid soaring sand dunes with views at every turn of the Donegal hills, the Atlantic and the River Bann. A few miles further along the coast is the world famous Royal Portrush Golf Course, which has been named as the

Open Championship host 2019. The legendary Golf Club has two Championship Courses - the renowned Dunluce Course and the smaller but equally enjoyable Valley Course. Both command magnificent views across the North Atlantic, Scotland and Donegal, although many will argue the golf is even more spectacular.

In neighbouring town, Coleraine, you can catch a show in the Riverside Theatre, home to some of the country's most promising talent. Riverside Theatre is the place where legendary actor James Nesbitt made his career debut as well as being the theatrical birthplace of comic genius, Jimeon.

Additionally, Portstewart is set amongst some of Northern Ireland's most iconic places, such as; The Giant's Causeway, Carrick-a-Rede Rope Bridge, Dunluce Castle and Old Bushmills Distillery, as well as some of the immensely beautiful locations captured in 'Game of Thrones'.



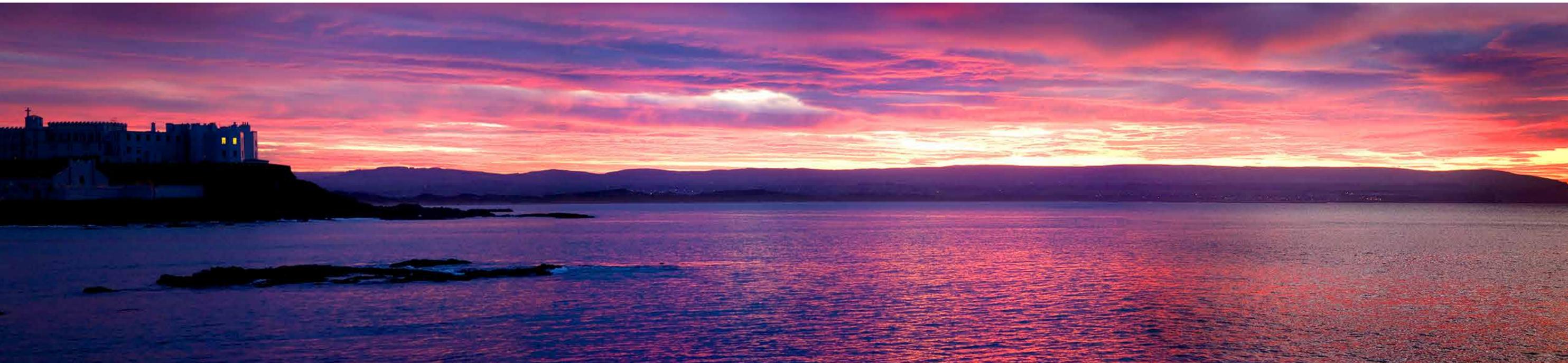
1. Dunluce Castle
2. Sailing out of Portstewart Harbour
3. Portstewart Golf Club
4. The award winning Harry's Shack
5. The world famous Giant's Causeway

⚓ Life for you?

CONTACT US



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View from Maritime Quay Apartments

Peter Nash Photography

Seamus Heaney *'In memoriam of Francis Ledwidge'*

I was in nineteen forty-six or seven,
Gripping my Aunt Mary by the hand
Along Portstewart prom, then round the crescent
To thread the Castle Walk out to the strand.



Peter Nash Photography



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i The sketch plans are not to scale and for indicative purposes only. All dimensions are approximate and 3D computer generated images are for illustration purposes only. These may be subject to change and should not be relied upon.

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