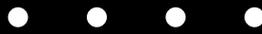


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SM DEVINE

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LIFE IS BETTER BY THE SEA

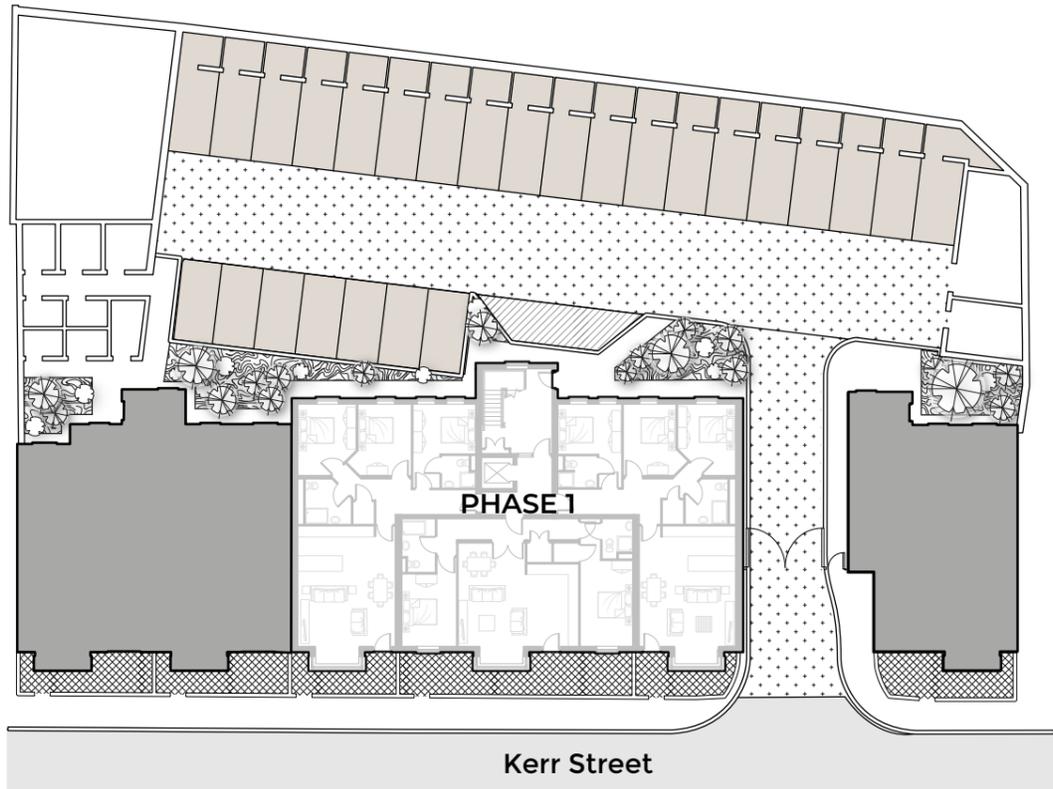


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PARKING



Residents private parking and stores

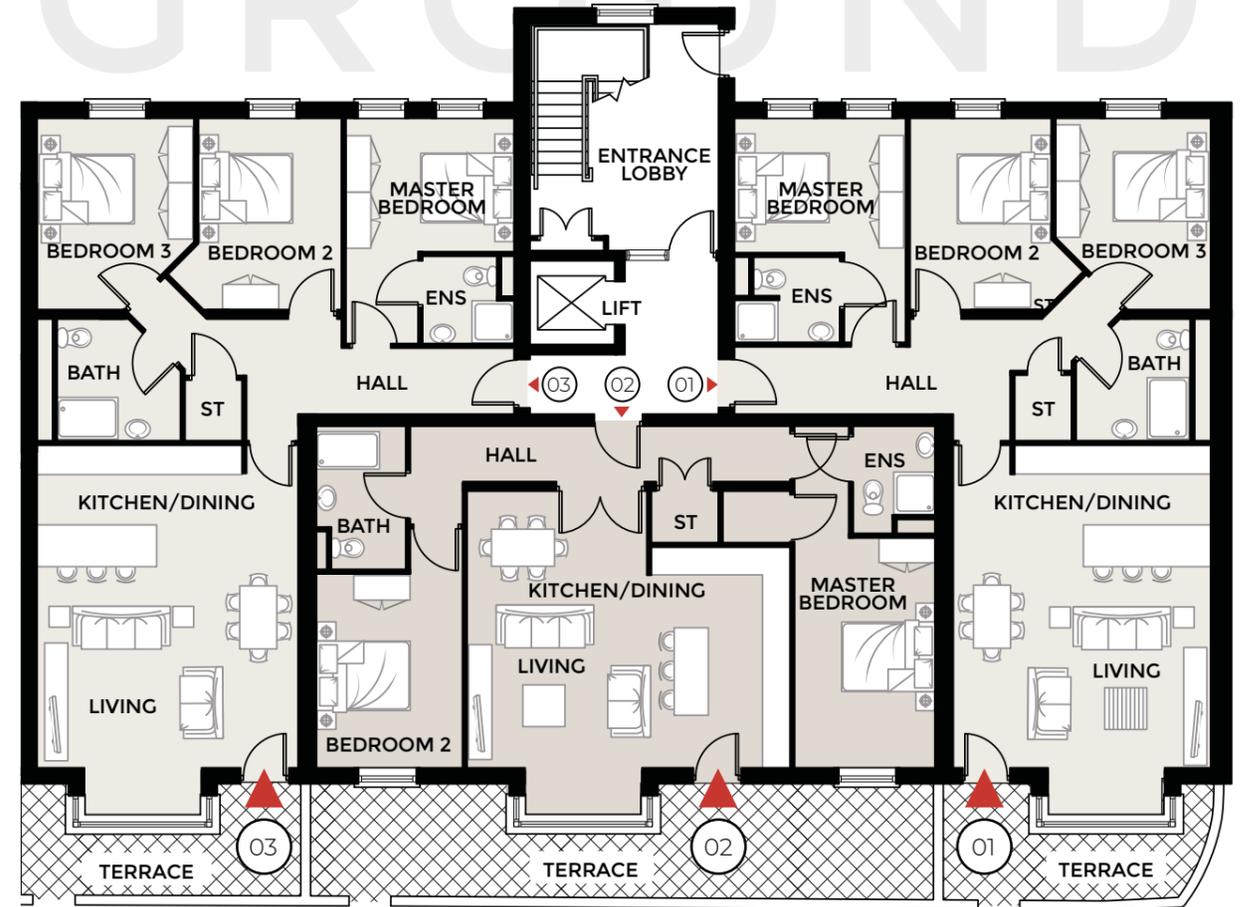
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Apartments 01, 02, 03

GROUND

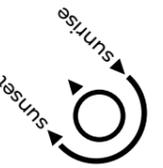


Apartments 01 & 03 1131 sq ft

| | | | |
|--------------------------|---------------|------|--------|
| Entrance Hall with Store | | | |
| Kit Liv Din + bay | 22'1" x 17'7" | 6.74 | x 5.40 |
| Master Bedroom | 15'4" x 11'7" | 4.68 | x 3.58 |
| Ensuite | 6'1" x 5'9" | 1.85 | x 1.80 |
| Bedroom 2 | 13'0" x 9'10" | 3.97 | x 3.04 |
| Bedroom 3 | 13'0" x 10'7" | 3.97 | x 3.26 |
| Bathroom | 8'2" x 8'2" | 2.57 | x 2.48 |

Apartment 02 1042 sq ft

| | | | |
|--------------------------|---------------|------|--------|
| Entrance Hall with Store | | | |
| Kit Liv Din + bay | 22'5" x 18'9" | 6.86 | x 5.77 |
| Master Bedroom | 15'7" x 9'7" | 4.78 | x 2.96 |
| Ensuite | 7'3" x 5'8" | 2.22 | x 1.78 |
| Bedroom 2 max | 16'2" x 10'2" | 4.93 | x 3.12 |
| Bathroom | 9'9" x 6'3" | 3.02 | x 1.92 |



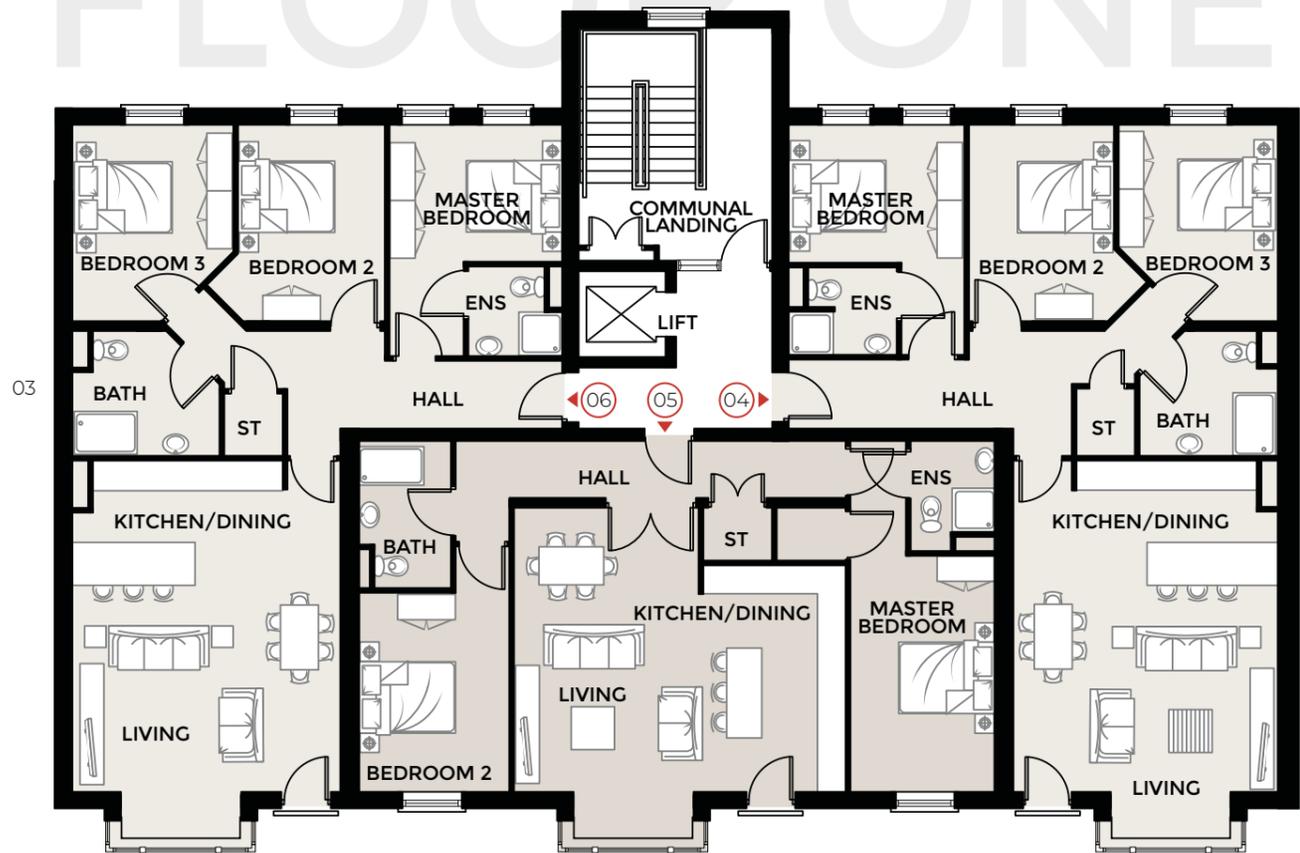
PIER WEST

PORTRUSH

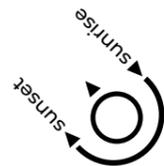


Apartments 04, 05, 06

FLOOR ONE



View towards West Strand



Apartments 04 & 06 1131 sq ft

Entrance Hall with Store

| | | | | |
|-----------------------|---------------|------|---|------|
| Kit Liv Din + bay | 22'1" x 17'7" | 6.74 | x | 5.40 |
| Master Bedroom | 15'4" x 11'7" | 4.68 | x | 3.58 |
| Ensuite | 6'1" x 5'9" | 1.85 | x | 1.80 |
| Bedroom 2 | 13'0" x 9'10" | 3.97 | x | 3.04 |
| Bedroom 3 | 13'0" x 10'7" | 3.97 | x | 3.26 |
| Bathroom | 8'2" x 8'2" | 2.57 | x | 2.48 |

Apartment 05 1042 sq ft

Entrance Hall with Store

| | | | | |
|-----------------------|---------------|------|---|------|
| Kit Liv Din + bay | 22'5" x 18'9" | 6.86 | x | 5.77 |
| Master Bedroom | 15'7" x 9'7" | 4.78 | x | 2.96 |
| Ensuite | 7'3" x 5'8" | 2.22 | x | 1.78 |
| Bedroom 2 max | 16'2" x 10'2" | 4.93 | x | 3.12 |
| Bathroom | 9'9" x 6'3" | 3.02 | x | 1.92 |

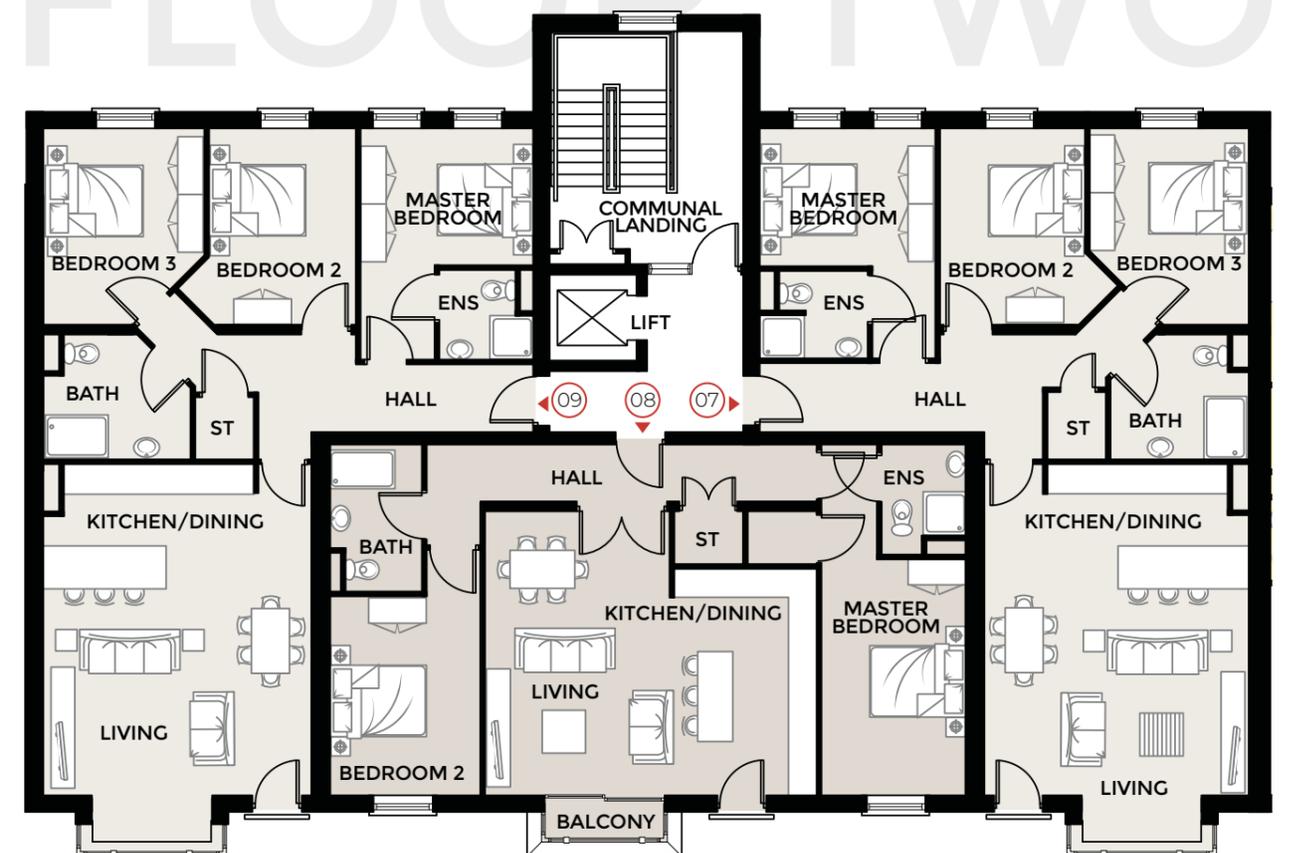
PIER WEST

PORTRUSH

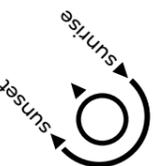


Apartments 07, 08, 09

FLOOR TWO



View towards West Strand



Apartments 07 & 09 1131 sq ft

Entrance Hall with Store

| | | | | |
|-----------------------|---------------|------|---|------|
| Kit Liv Din + bay | 22'1" x 17'7" | 6.74 | x | 5.40 |
| Master Bedroom | 15'4" x 11'7" | 4.68 | x | 3.58 |
| Ensuite | 6'1" x 5'9" | 1.85 | x | 1.80 |
| Bedroom 2 | 13'0" x 9'10" | 3.97 | x | 3.04 |
| Bedroom 3 | 13'0" x 10'7" | 3.97 | x | 3.26 |
| Bathroom | 8'2" x 8'2" | 2.57 | x | 2.48 |

Apartment 08 1042 sq ft

Entrance Hall with Store

| | | | | |
|-----------------|---------------|------|---|------|
| Kit Liv Din | 22'5" x 18'9" | 6.86 | x | 5.77 |
| Master Bedroom | 15'7" x 9'7" | 4.78 | x | 2.96 |
| Ensuite | 7'3" x 5'8" | 2.22 | x | 1.78 |
| Bedroom 2 max | 16'2" x 10'2" | 4.93 | x | 3.12 |
| Bathroom | 9'9" x 6'3" | 3.02 | x | 1.92 |

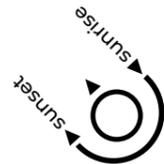
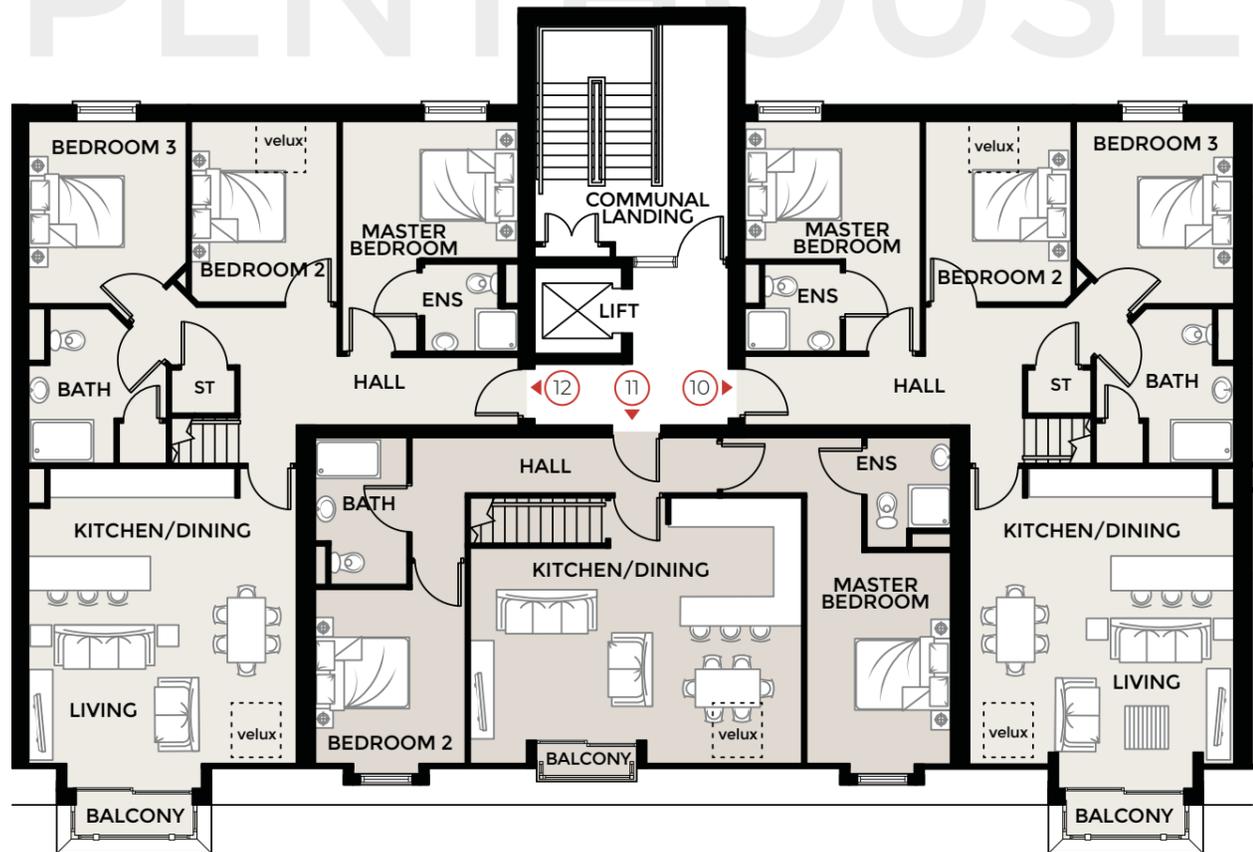
PIER WEST

PORTRUSH



Penthouse 10, 11, 12

PENTHOUSE



Apartments 10 & 12 1120 sq ft

Entrance Hall with Store

| | | | | |
|-----------------|---------------|------|---|------|
| Kit Liv Din | 22'1" x 17'7" | 6.74 | x | 5.40 |
| Master Bedroom | 15'4" x 11'7" | 4.68 | x | 3.58 |
| Ensuite | 6'1" x 5'9" | 1.85 | x | 1.80 |
| Bedroom 2 | 13'0" x 9'10" | 3.97 | x | 3.04 |
| Bedroom 3 | 13'0" x 10'7" | 3.97 | x | 3.26 |
| Bathroom | 8'2" x 8'2" | 2.57 | x | 2.48 |

Apartment 11 947 sq ft

Entrance Hall

| | | | | |
|-----------------|---------------|------|---|------|
| Kit Liv Din | 22'6" x 19'3" | 6.90 | x | 5.88 |
| Master Bedroom | 22'0" x 9'9" | 6.72 | x | 3.02 |
| Ensuite | 7'3" x 5'8" | 2.22 | x | 1.78 |
| Bedroom 2 | 11'6" x 10'2" | 3.60 | x | 3.12 |
| Bathroom | 9'9" x 6'3" | 3.02 | x | 1.92 |

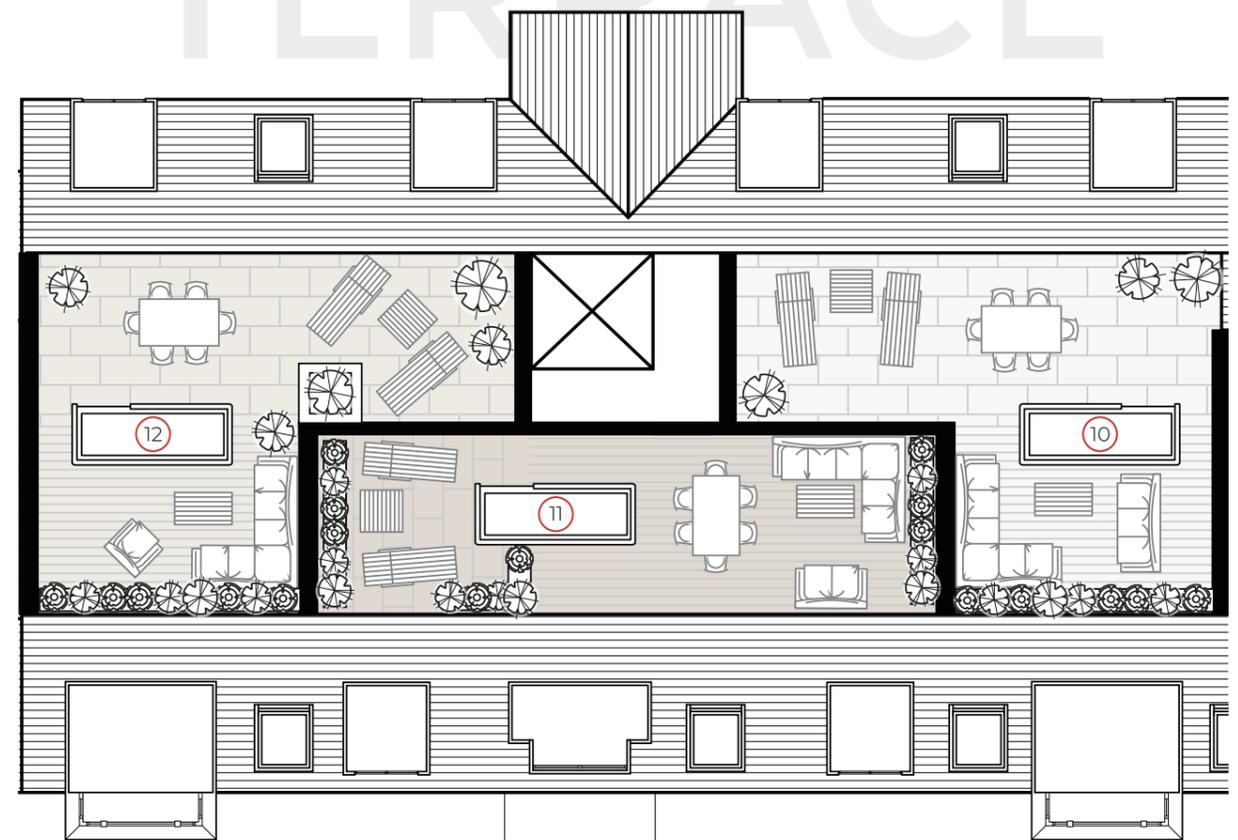
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PORTRUSH



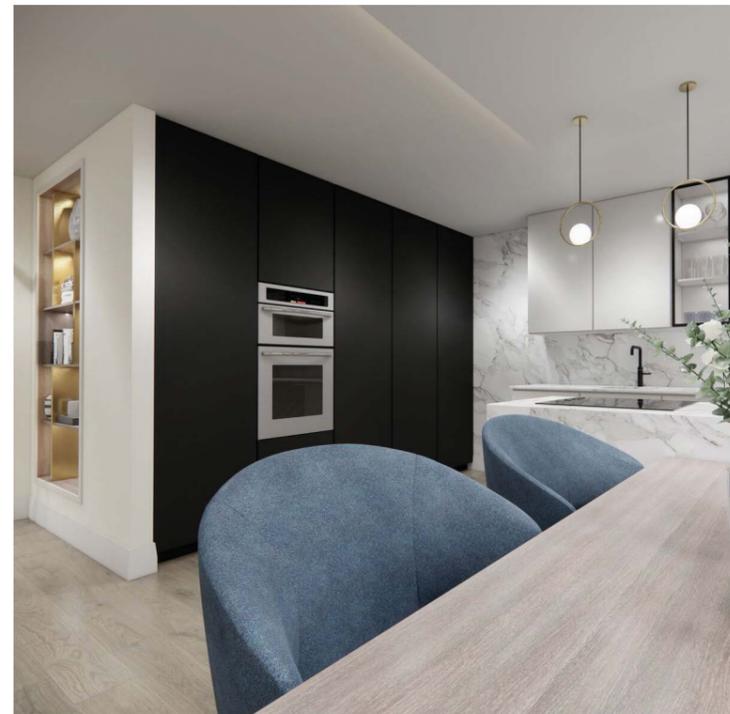
Terrace 10, 11, 12

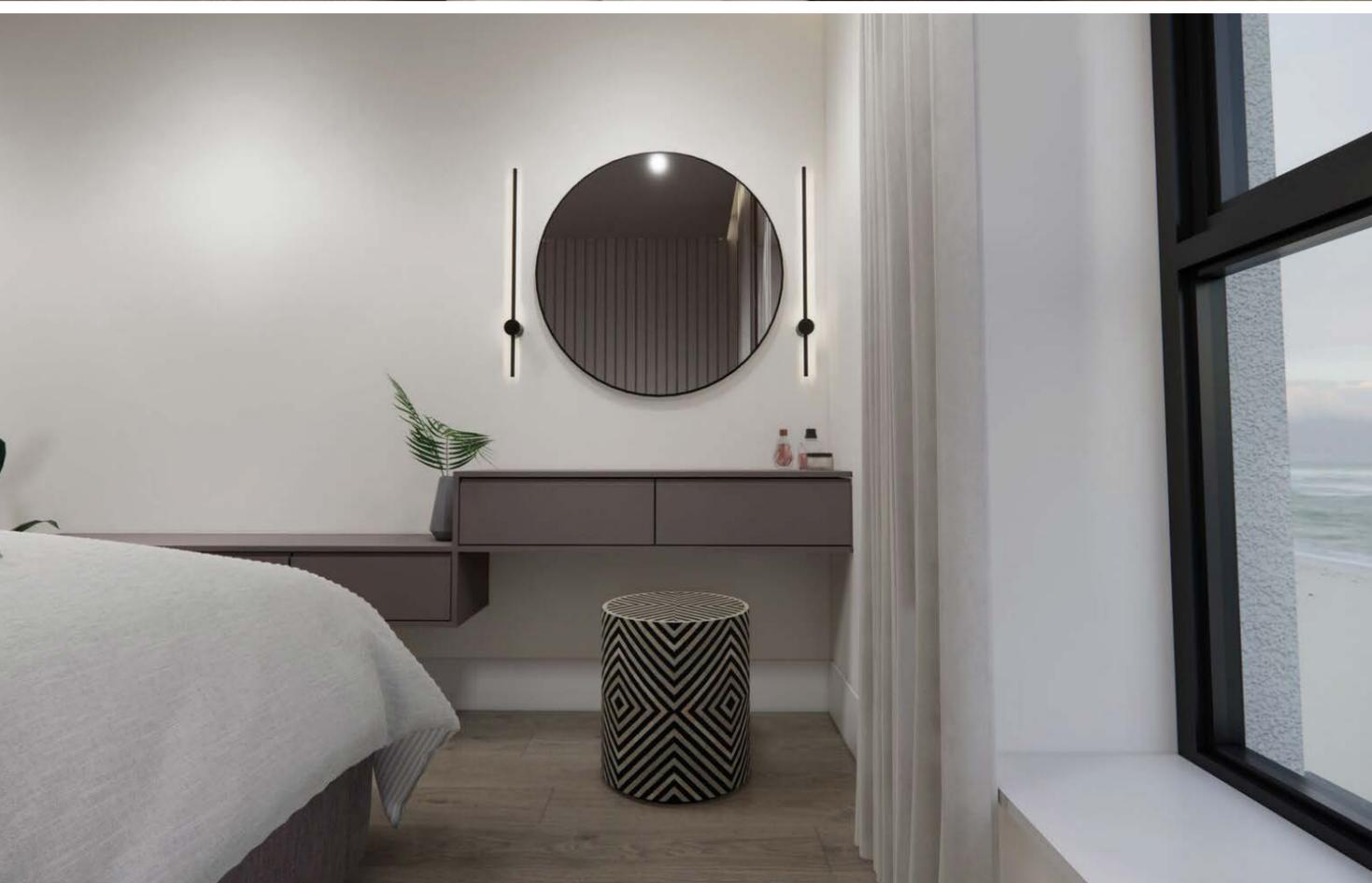
TERRACE



Roof Terrace 10 & 12 630 sq ft

Roof Terrace 11 589 sq ft







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SPECIFICATION

INTERIOR SPECIFICATION

- Fully finished painted walls in client's choice of colour from Farrow & Ball
- Fully finished skirting, architraves, and solid internal doors
- Designer vertical and horizontal radiators chosen specifically to add feature and design
- Spotlights, pendant lighting, and mood lighting
- Brushed aluminium sockets and light switches throughout
- Comprehensive supply of electrical points including CAT6 wiring throughout for connectivity with USB charging points throughout your home and each bedroom fitted with tv points
- Wiring to communal satellite
- Mains supply Smoke and Carbon Monoxide detectors
- Modern handcrafted kitchen from local suppliers, designed to the highest standard by our interior designer
- Worktops to be quartz or granite or alternative of the same standard
- Fully integrated kitchen appliances to include (but not limited to) fridge, freezer, oven or double oven, gas or induction hob and dishwasher, all by suppliers such as Indesit, Hotpoint, Bosch, Miele
- Kitchen to include splashback and wall finishes
- Fully tiled kitchen floor detailed by our interior designer
- Flooring to be tiled and carpet where applicable
- Floor to ceiling tiled bathrooms and en-suites throughout
- Fully fitted bathrooms including all sanitary ware and anti-steam mirrors
- Bathrooms with selection of baths, or shower areas, or both
- Designer towel rails
- Mains supplied gas heating system

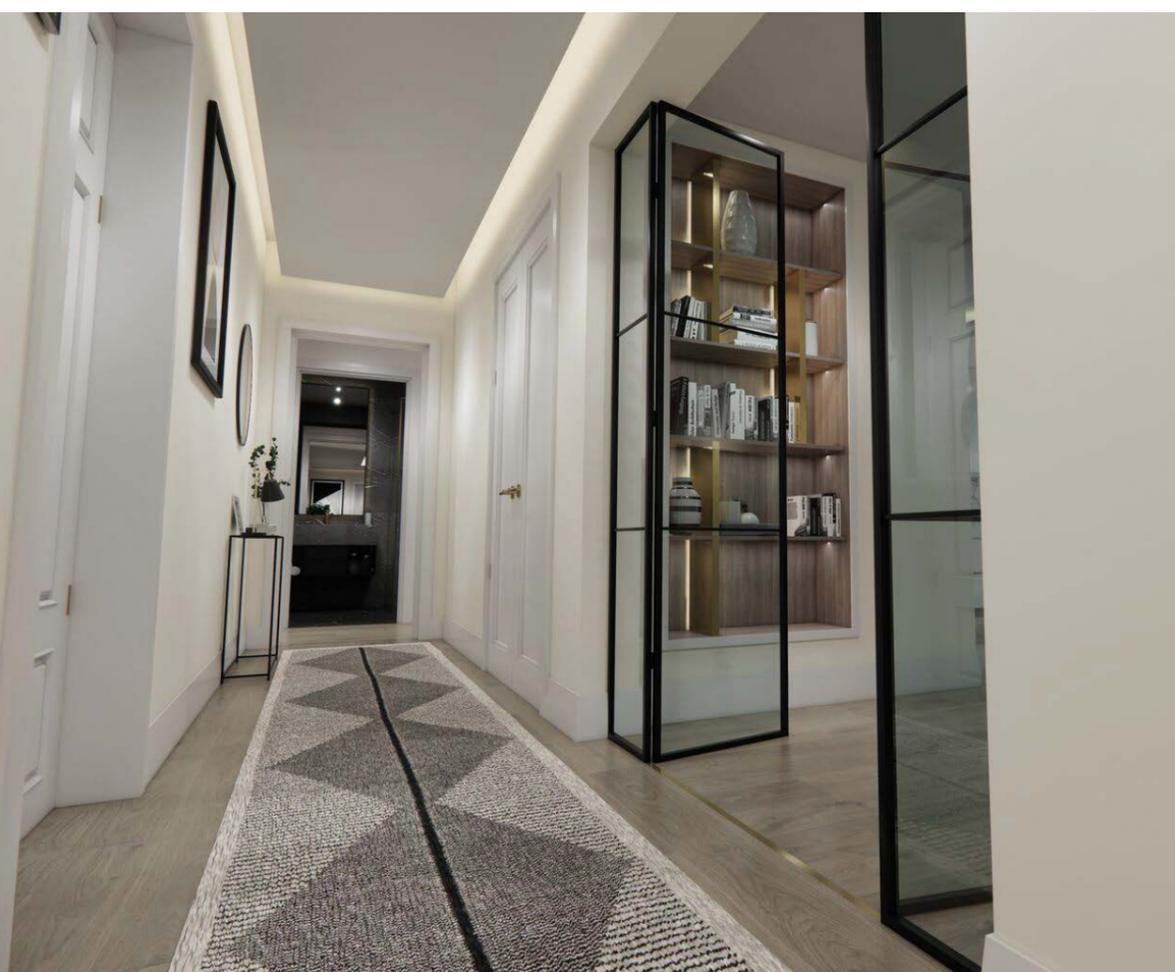
EXTERNAL SPECIFICATION

- Fully maintained communal areas and car parking
- Secure access system to main entrance doors
- Intelligent lighting to entrance lobby and staircase
- Serviced lift
- Laminated double glazing to front facing windows
- Wired for satellite points
- Allocated storage spaces for each apartment
- Secure and private carparking accessed via fob entry automated gates
- Fully managed by appointed management company for the benefit and comfort of all residents within the building

More details on specification and finishes will be available on booking.



YOUR OWN PARKING
AND STORAGE



YOUR OWN ROOFTOP
SANCTUARY





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DEVELOPER



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