



ROYAL QUAYS

LUXURY WATERFRONT APARTMENTS

CARRICKFERGUS MARINA

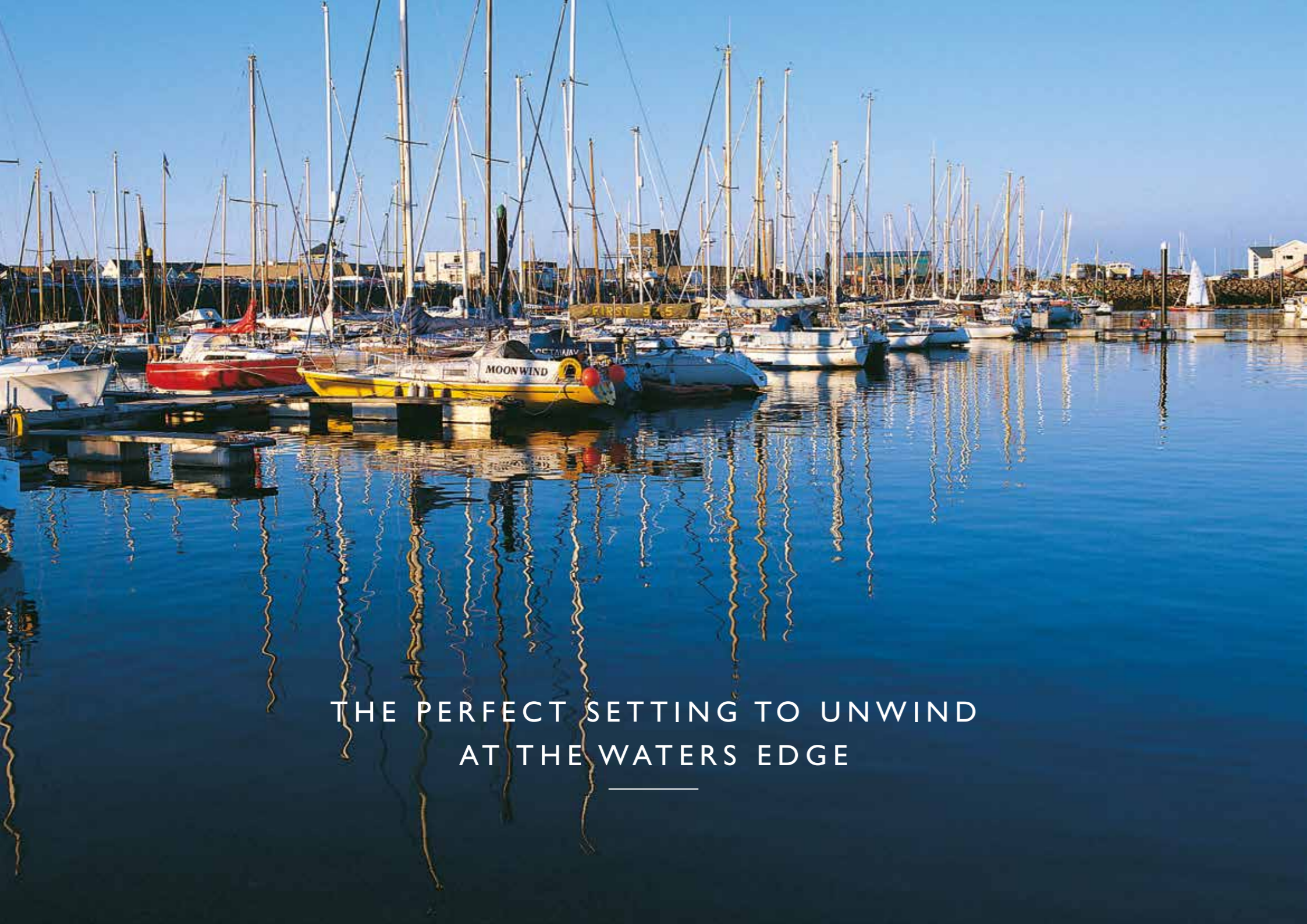
CONTEMPORARY COASTAL LIVING

WELCOME TO ROYAL QUAYS
A SPECTACULAR NEW WATERFRONT
APARTMENT DEVELOPMENT



EXPERIENCE A
SHIMMERING BACKDROP





THE PERFECT SETTING TO UNWIND
AT THE WATERS EDGE



WELCOME TO ROYAL QUAYS LUXURY WATERFRONT APARTMENTS

OCEANS AWAY FROM THE EXPECTED

Waterfront living isn't just closer here – it's better. The Royal Quays residences deliver a unique and exciting concept in waterfront living that includes rich vistas, fresh interior design, modern technologies and an urban connection that takes city and coastal living to a new level.

Royal Quays will offer luxury residences, ranging from two to three bedroom layouts as well as exclusive penthouses with private terraces. All units will include a private terrace/balcony and will boast sweeping views of Belfast Lough.

The chic, contemporary interior styling of these stunning apartments and penthouses has been designed to over-deliver on every expectation and appeal to the design conscious. The exceptional features, finishes, and amenities in each residence are a reflection of that commitment.

Located in the tranquil neighbourhood of Carrickfergus Marina, Royal Quays will be a gated and fully maintained waterfront community, offering residents a peaceful sanctuary in which to appreciate all that waterside living has to offer.



EXPLORE THE BEST OF THE LOCAL AREA

Just minutes walk from the peaceful sanctuary of Royal Quays is the vibrant and historic town of Carrickfergus with restaurants, shopping centres and entertainment a stone's throw away. Less than a 10 minute walk away is the Train Station, connecting you to Belfast and further afield. Exceptional opportunities to unwind are available at the established Carrickfergus golf, rugby and cricket clubs with fishing, walking and sailing popular past times along the stunning waterfront and marina.

Live at Royal Quays and embrace the waterfront lifestyle.



THE
ADMIRALTY APARTMENTS

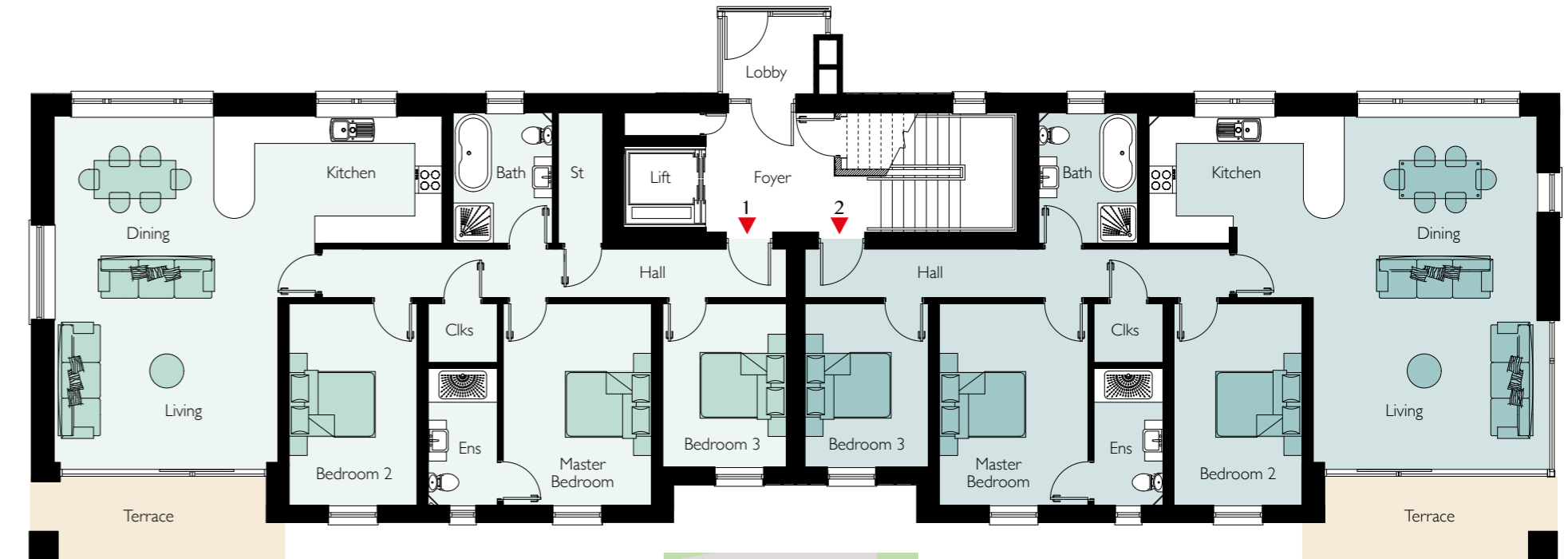
6 superb apartments
and 1 penthouse
looking out across
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marina

THE ADMIRALTY APARTMENTS

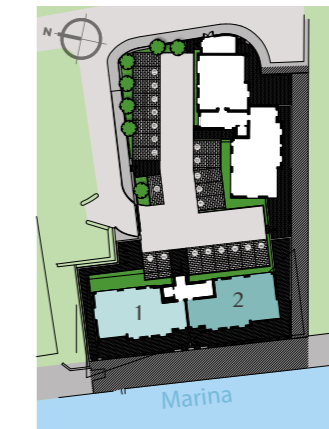


GROUND FLOOR ADMIRALTY APARTMENTS.

NOS. 1 & 2 TOTAL FLOOR AREA: Apt No.1 - 1291 Sq Ft (plus Terrace - 95 Sq Ft) TOTAL FLOOR AREA: Apt No.2 - 1259 Sq Ft (plus Terrace - 95 Sq Ft)



APARTMENT 1	ft/in	meters
Entrance Hall with Cloaks		
Kitchen Dining	28'1" x 13'2"	8.57 x 4.02
Living	16'5" x 11'9"	5.03 x 3.63
Master Bedroom	14'6" x 10'8"	4.46 x 3.30
Ensuite	9'10" x 5'1"	3.04 x 1.55
Bedroom 2	14'6" x 9'3"	4.46 x 2.85
Bedroom 3	11'9" x 9'0"	3.62 x 2.75
Bathroom	9'5" x 7'3"	2.90 x 2.21
Terrace	17'0" x 5'7"	5.17 x 1.70



Site Layout - not to scale

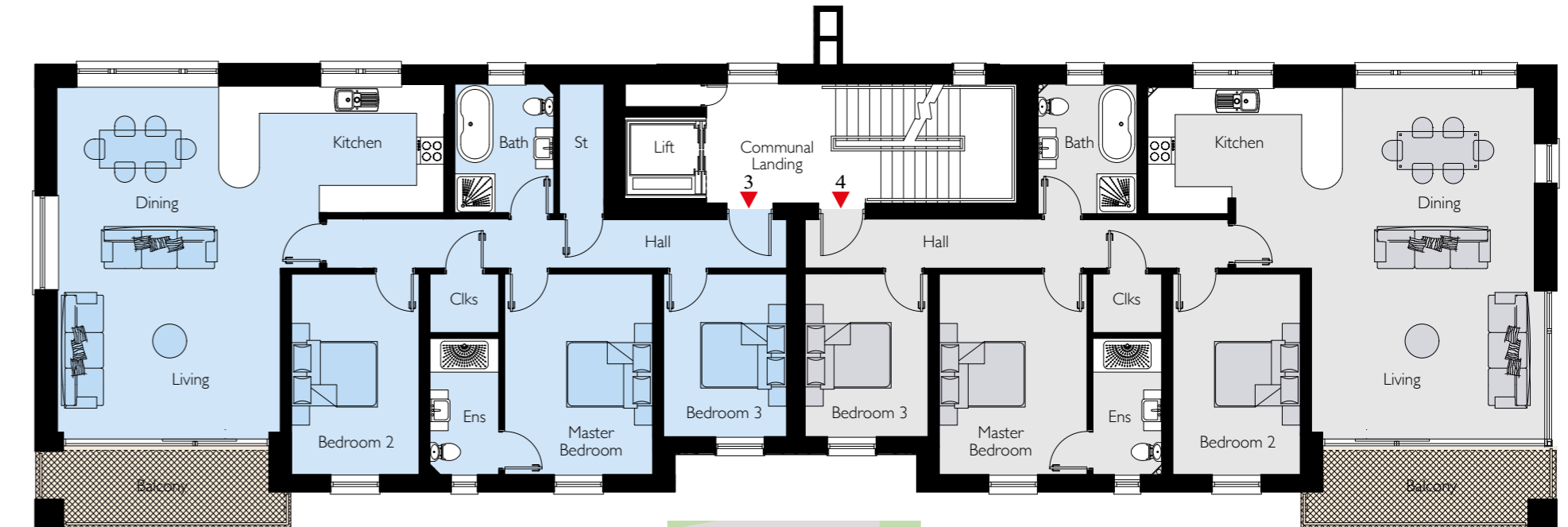
APARTMENT 2	ft/in	meters
Entrance Hall with Cloaks		
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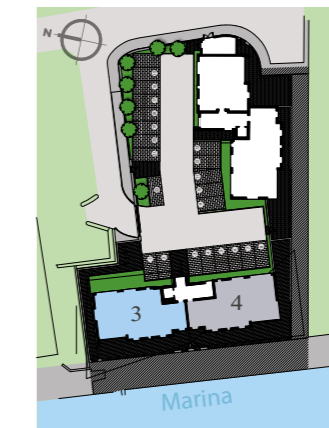


FIRST FLOOR ADMIRALTY APARTMENTS.

NOS. 3 & 4 TOTAL FLOOR AREA: Apt No.3 - 1291 Sq Ft (plus Balcony - 95 Sq Ft) TOTAL FLOOR AREA: Apt No.4 - 1259 Sq Ft (plus Balcony - 95 Sq Ft)



APARTMENT 3	ft/in	meters
Entrance Hall with Cloaks		
Kitchen Dining	28'1" x 13'2"	8.57 x 4.02
Living	16'5" x 11'9"	5.03 x 3.63
Master Bedroom	14'6" x 10'8"	4.46 x 3.30
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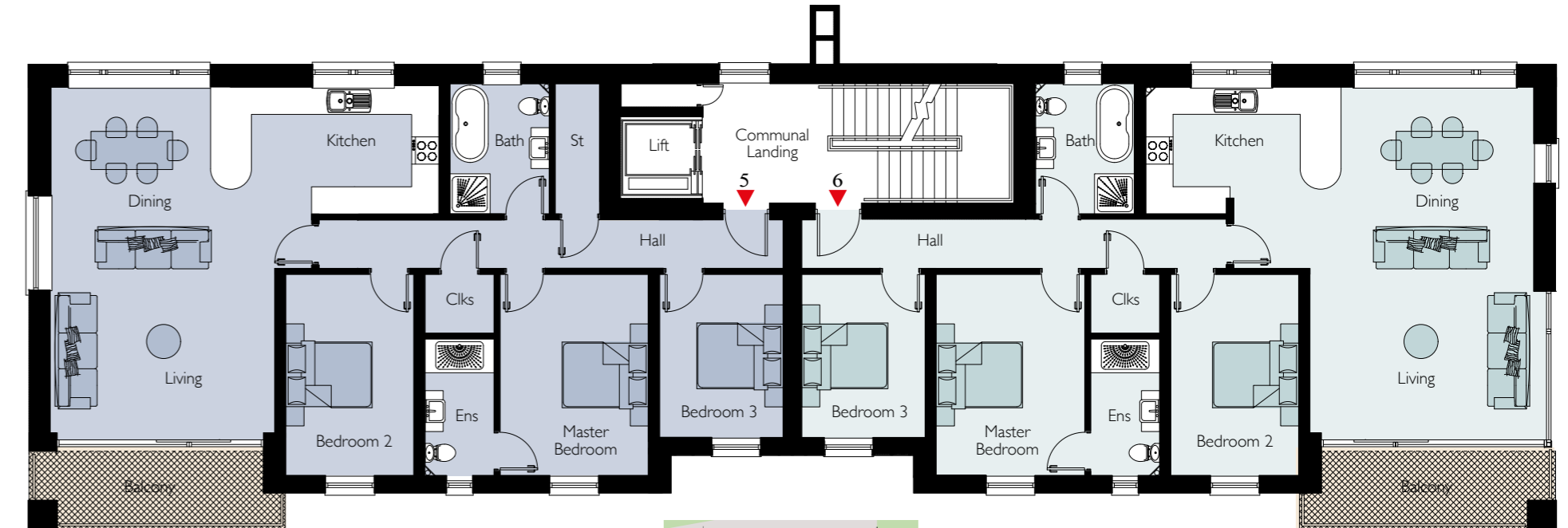
APARTMENT 4	ft/in	meters
Entrance Hall with Cloaks		
Kitchen Dining	28'1" x 13'2"	8.57 x 4.02
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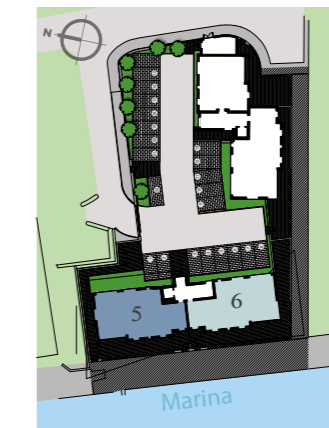


SECOND FLOOR ADMIRALTY APARTMENTS.

NOS. 5 & 6 TOTAL FLOOR AREA: Apt No.5 - 1291 Sq Ft (plus Balcony - 95 Sq Ft) TOTAL FLOOR AREA: Apt No.6 - 1259 Sq Ft (plus Balcony - 95 Sq Ft)



APARTMENT 5	ft/in	meters
Entrance Hall with Cloaks		
Kitchen Dining	28'1" x 13'2"	8.57 x 4.02
Living	16'5" x 11'9"	5.03 x 3.63
Master Bedroom	14'6" x 10'8"	4.46 x 3.30
Ensuite	9'10" x 5'1"	3.04 x 1.55
Bedroom 2	14'6" x 9'3"	4.46 x 2.85
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Bathroom	9'5" x 7'3"	2.90 x 2.21
Balcony	17'0" x 5'7"	5.17 x 1.70



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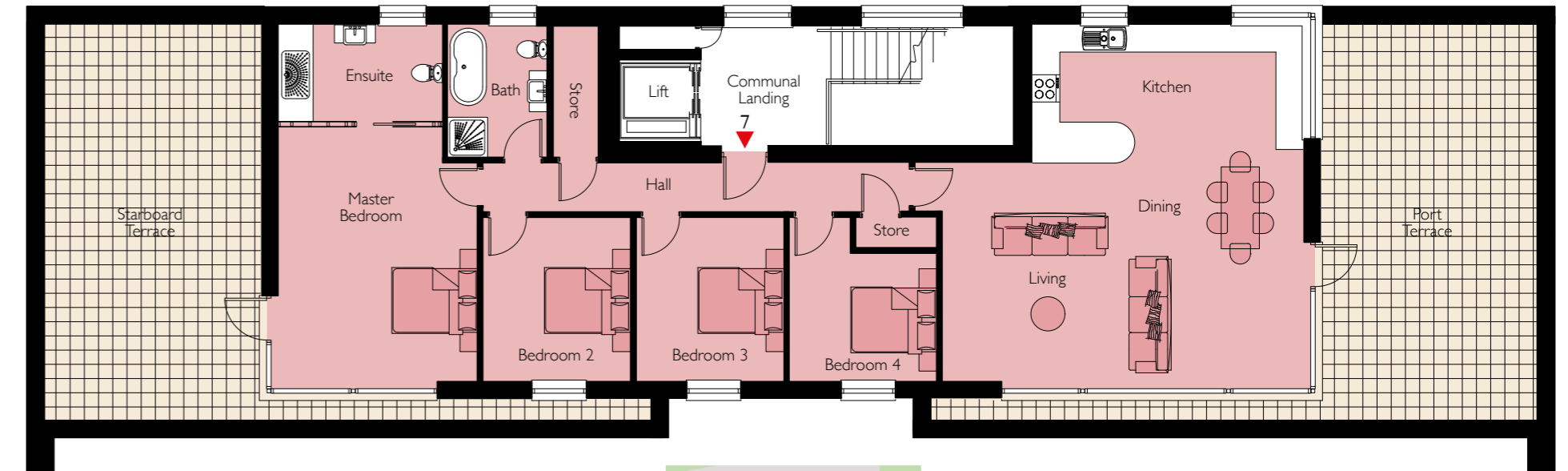
APARTMENT 6	ft/in	meters
Entrance Hall with Cloaks		
Kitchen Dining	28'1" x 13'2"	8.57 x 4.02
Living	16'5" x 11'9"	5.03 x 3.63
Master Bedroom	14'6" x 10'8"	4.46 x 3.30
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THE ADMIRALTY APARTMENTS

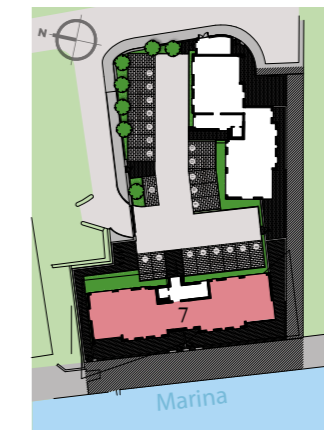


THIRD FLOOR ADMIRALTY PENTHOUSE.

No. 7 TOTAL FLOOR AREA - 1593 Sq Ft (plus Terrace - 952 Sq Ft)



PENTHOUSE 7	ft/in	meters
Entrance Hall with Cloaks		
Living Dining Kitchen	28'1" x 25'8"	8.56 x 7.86
Master Bedroom	18'6" x 14'4"	5.66 x 4.40
Ensuite	11'9" x 7'2"	3.63 x 2.20
Bedroom 2	11'9" x 10'7"	3.62 x 3.26
Bedroom 3	11'9" x 10'7"	3.62 x 3.26
Bedroom 4	11'9" x 10'7"	3.62 x 3.26
Bathroom	9'6" x 7'3"	2.90 x 2.21
Port Terrace	28'0" x 17'0"	8.56 x 5.17
Starboard Terrace	28'0" x 17'0"	8.56 x 5.17



Site Layout - not to scale

CGI shown for illustration purposes only. Floor plans are not to scale.



THE
SOVEREIGNTY APARTMENTS

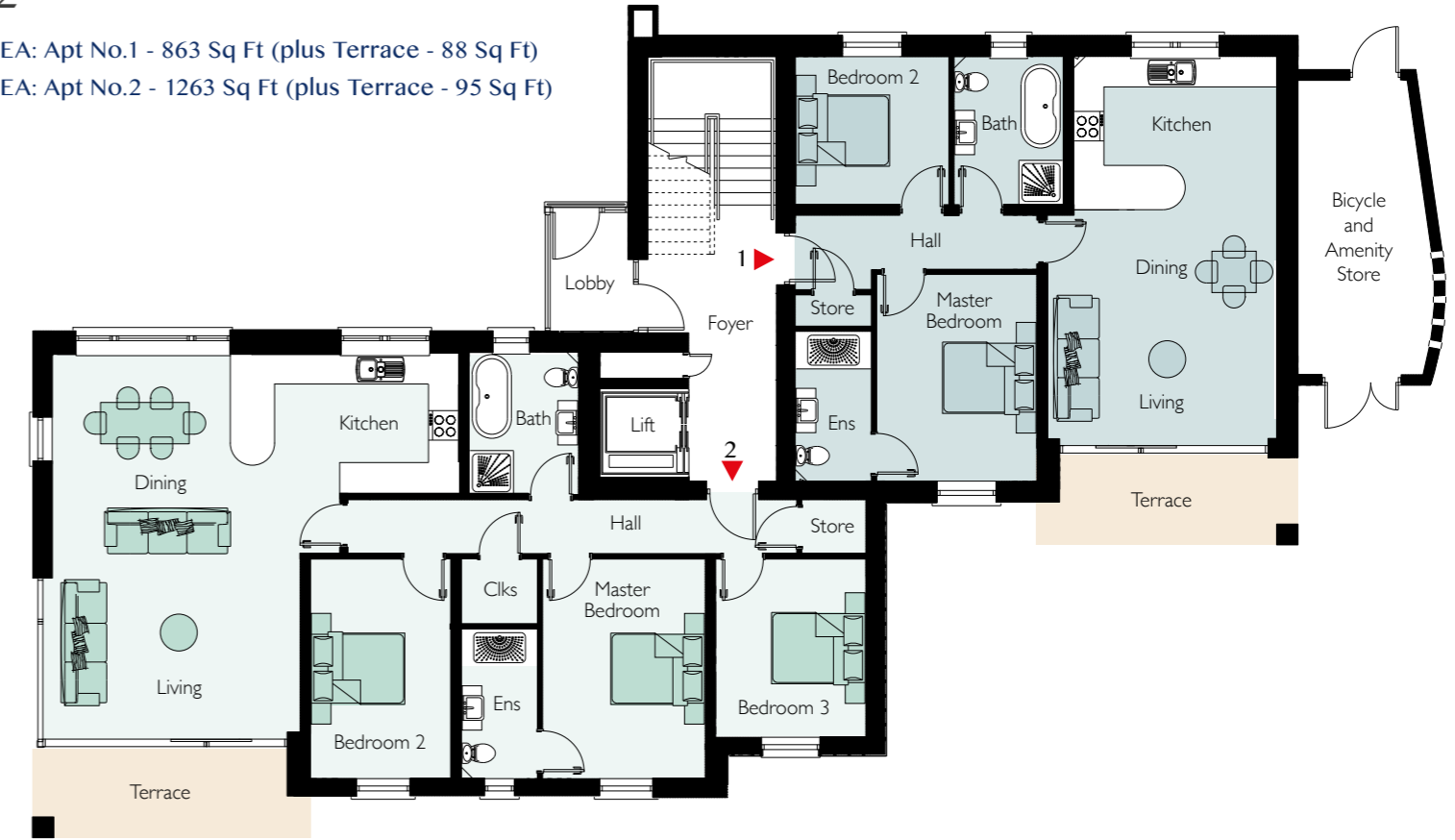
6 superb apartments
and 1 penthouse
looking out across
the shimmering
Belfast Lough

THE SOVEREIGNTY APARTMENTS



GROUND FLOOR SOVEREIGNTY APARTMENTS. Nos. 1 & 2

TOTAL FLOOR AREA: Apt No.1 - 863 Sq Ft (plus Terrace - 88 Sq Ft)
TOTAL FLOOR AREA: Apt No.2 - 1263 Sq Ft (plus Terrace - 95 Sq Ft)



APARTMENT 2	ft/in	meters
Entrance Hall with Cloaks		
Kitchen Dining	27'1" x 13'2"	8.26 x 4.02
Living	16'5" x 11'3"	5.03 x 3.45
Master Bedroom	14'6" x 10'8"	4.46 x 3.30
Ensuite	9'10" x 5'1"	3.04 x 1.55
Bedroom 2	14'6" x 9'3"	4.46 x 2.86
Bedroom 3	11'9" x 10'0"	3.62 x 3.05
Bathroom	9'5" x 7'2"	2.90 x 2.21
Terrace	17'0" x 5'7"	5.17 x 1.70

APARTMENT 1	ft/in	meters
Entrance Hall with Cloaks		
Living Dining Kitchen	25'8" x 15'3"	7.88 x 4.66
Master Bedroom	13'8" x 10'7"	4.20 x 3.25
Ensuite	9'10" x 5'1"	3.04 x 1.55
Bedroom 2	10'2" x 9'8"	3.12 x 3.00
Bathroom	9'8" x 7'2"	3.00 x 2.21
Terrace	15'9" x 5'7"	4.84 x 1.70



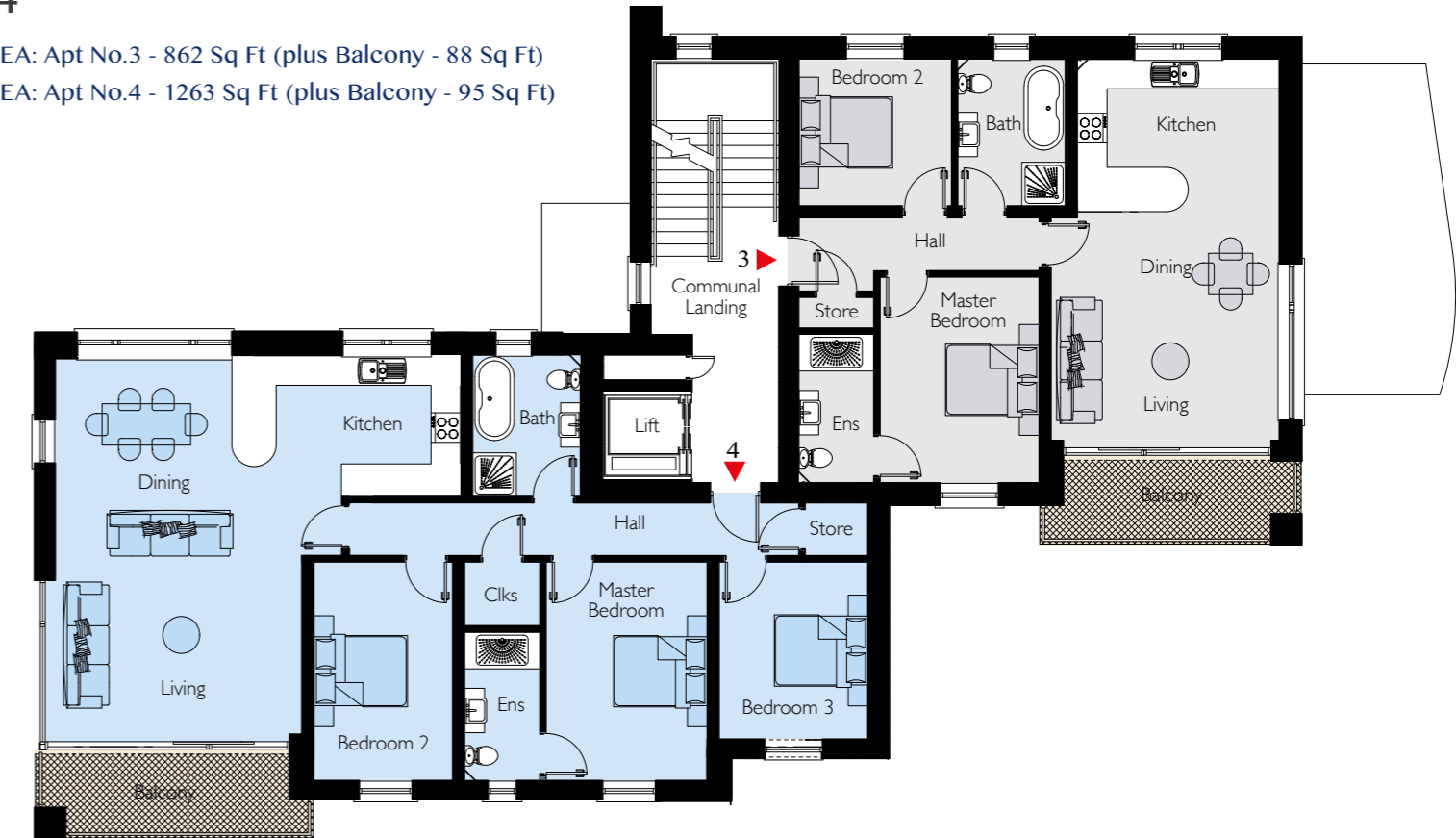
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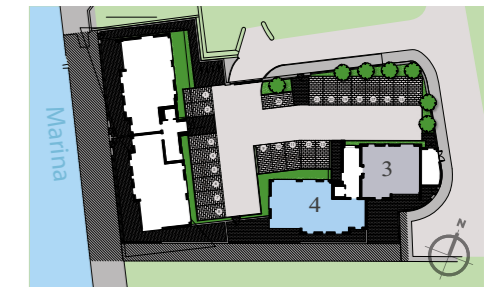
FIRST FLOOR SOVEREIGNTY APARTMENTS. Nos.3&4

TOTAL FLOOR AREA: Apt No.3 - 862 Sq Ft (plus Balcony - 88 Sq Ft)
TOTAL FLOOR AREA: Apt No.4 - 1263 Sq Ft (plus Balcony - 95 Sq Ft)



APARTMENT 4	ft/in	meters
Entrance Hall with Cloaks		
Kitchen Dining	27'1" x 13'2"	8.26 x 4.02
Living	16'5" x 11'3"	5.03 x 3.45
Master Bedroom	14'6" x 10'8"	4.46 x 3.30
Ensuite	9'10" x 5'1"	3.04 x 1.55
Bedroom 2	14'6" x 9'3"	4.46 x 2.86
Bedroom 3	11'9" x 10'0"	3.62 x 3.05
Bathroom	9'5" x 7'2"	2.90 x 2.21
Balcony	17'0" x 5'7"	5.17 x 1.70

APARTMENT 3	ft/in	meters
Entrance Hall with Cloaks		
Living Dining Kitchen	25'8" x 15'3"	7.88 x 4.66
Master Bedroom	13'8" x 10'7"	4.20 x 3.25
Ensuite	9'10" x 5'1"	3.04 x 1.55
Bedroom 2	10'2" x 9'8"	3.12 x 3.00
Bathroom	9'8" x 7'2"	3.00 x 2.21
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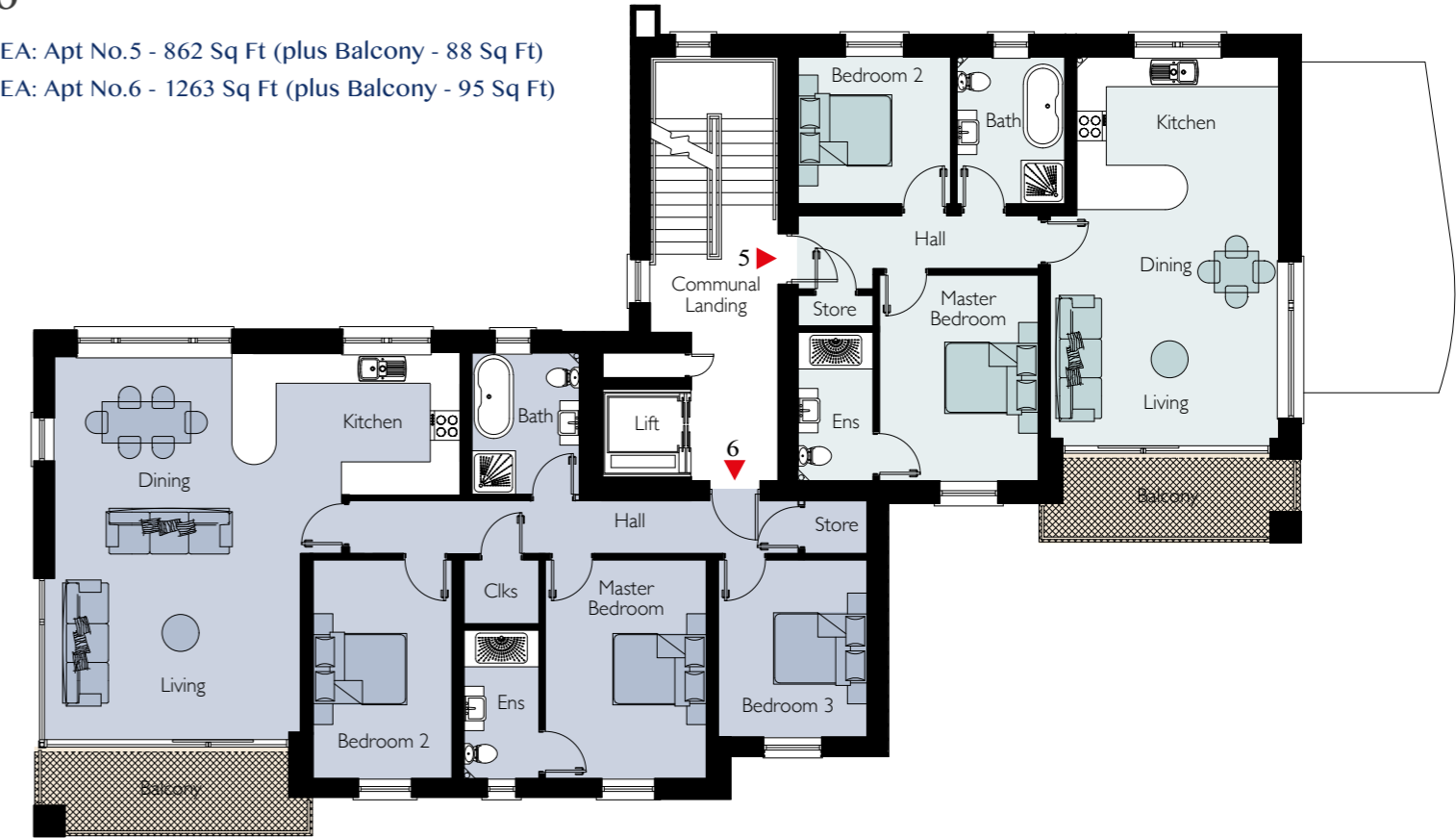
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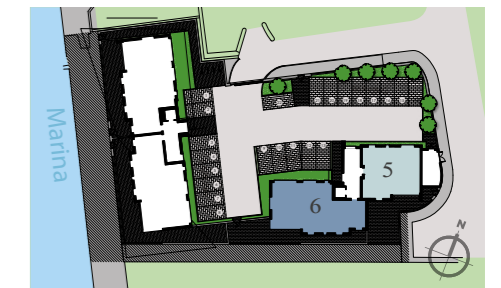
SECOND FLOOR SOVEREIGNTY APARTMENTS. Nos. 5 & 6

TOTAL FLOOR AREA: Apt No.5 - 862 Sq Ft (plus Balcony - 88 Sq Ft)
TOTAL FLOOR AREA: Apt No.6 - 1263 Sq Ft (plus Balcony - 95 Sq Ft)



APARTMENT 6	ft/in	meters
Entrance Hall with Cloaks		
Kitchen Dining	27'1" x 13'2"	8.26 x 4.02
Living	16'5" x 11'9"	5.03 x 3.63
Master Bedroom	14'6" x 10'8"	4.46 x 3.30
Ensuite	9'10" x 5'1"	3.04 x 1.55
Bedroom 2	14'6" x 9'3"	4.46 x 2.85
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Bathroom	9'5" x 7'3"	2.90 x 2.21
Balcony	17'0" x 5'7"	5.17 x 1.70

APARTMENT 5	ft/in	meters
Entrance Hall with Cloaks		
Living Dining Kitchen	25'8" x 15'3"	7.88 x 4.66
Master Bedroom	13'8" x 10'7"	4.20 x 3.25
Ensuite	9'10" x 5'1"	3.04 x 1.55
Bedroom 2	10'2" x 9'8"	3.12 x 3.00
Bathroom	9'8" x 7'2"	3.00 x 2.21
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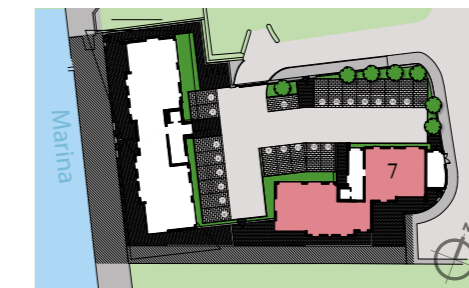
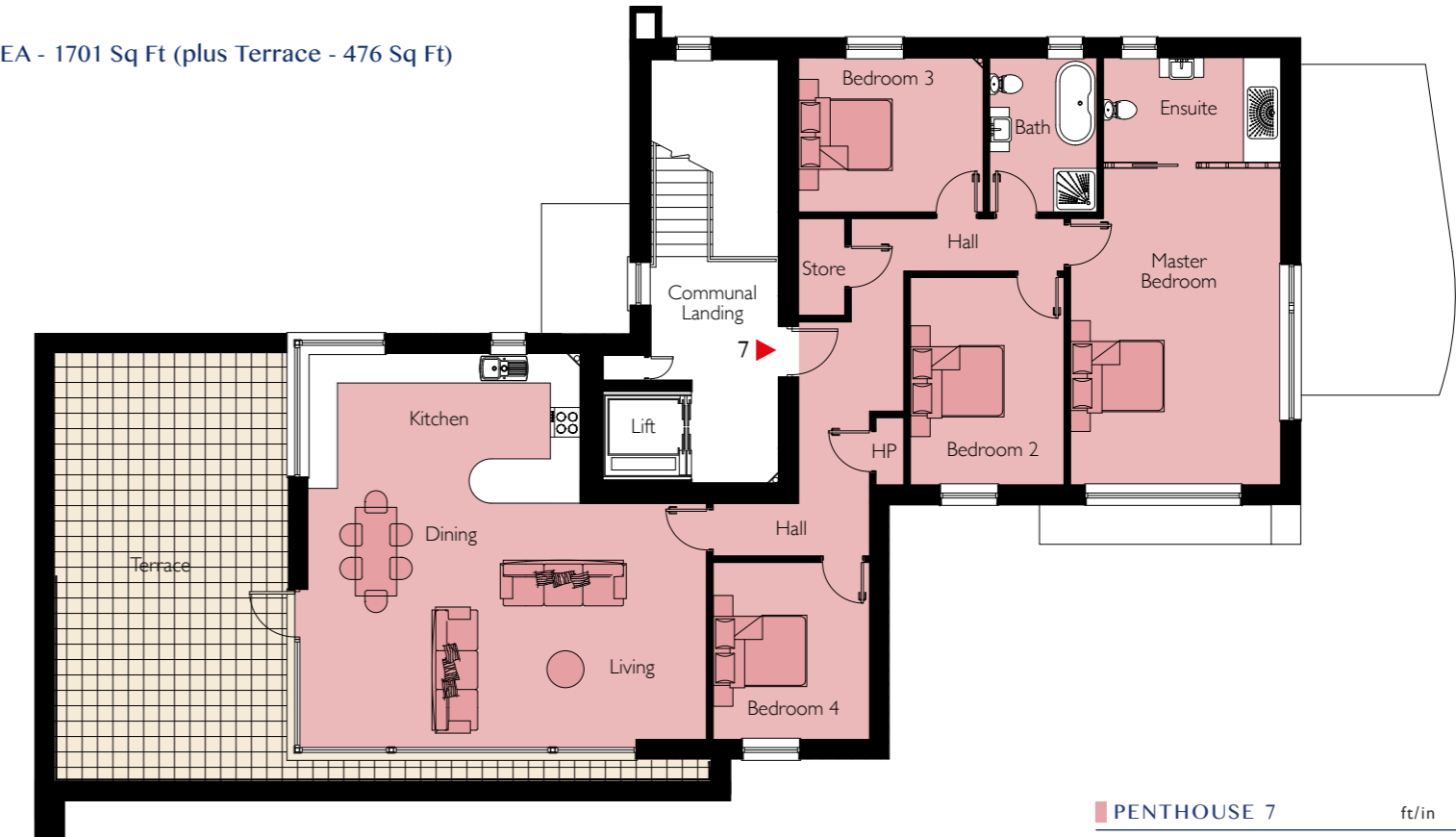
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THE SOVEREIGNTY APARTMENTS



THIRD FLOOR SOVEREIGNTY PENTHOUSE. No. 7

TOTAL FLOOR AREA - 1701 Sq Ft (plus Terrace - 476 Sq Ft)



Site Layout - not to scale

PENTHOUSE 7	ft/in	meters
Entrance Hall with Cloaks		
Living Dining Kitchen	26'7" x 25'8"	8.13 x 7.86
Master Bedroom	21'3" x 14'1"	6.5 x 4.30
Ensuite	11'9" x 7'2"	3.63 x 2.20
Bedroom 2	13'9" x 10'3"	4.24 x 3.15
Bedroom 3	12'4" x 10'4"	3.77 x 3.16
Bedroom 4	11'9" x 10'5"	3.62 x 3.20
Bathroom	10'4" x 7'3"	3.16 x 2.21
Terrace	28'1" x 17'0"	8.56 x 5.17

INSIDE
LOOKING OUT





DESIGNED FOR
LIVING



KITCHEN & UTILITY

- Impressive high quality fitted kitchen with choice of door colours
- Appliances to include integrated hob, oven, extractor hood, fridge freezer and dishwasher and washer dryer
- High finish granite or Silostone worktops in choice of colours

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel radiators
- Fully tiled shower enclosure, half wall tiling to bathroom
- Fully tiled shower enclosure to ensuite and tiled splashback to sink
- Dual drench chrome heads to shower
- Thermostatically controlled shower to bathroom and ensuite

DECORATION

- Contemporary finish solid internal doors with chrome furniture
- Deep moulded 9 inch skirting boards and 4 inch architraves, painted white
- Walls and ceilings painted throughout
- Contemporary plasma wall mounted electric fire
- 9ft 4 inch ceiling height to apartments and 9ft - 13 ft ceiling heights to penthouses

FLOOR COVERINGS

- Choice of floor tiling to hall, kitchen, bathroom and ensuite
- Contemporary wide board anti scratch engineered timber floors to reception areas
- Choice of luxury carpet to bedrooms

EXTERNAL FINISHES

- Feature glass entrance foyer to apartment buildings
- High quality entrance doors with video lock release security entry system
- Future proof fully insulated K-glass energy efficient double glazed windows in uPVC frames

- Sliding double glazed patio doors
- Frameless glass balconies
- Paved and bitmac parking areas
- Extensive landscaping throughout the site
- Designer Eternit Cladding and self coloured render exterior walls
- Covered bicycle and bin store
- Lift to all floors

HEATING

- Gas fired central heating with energy efficient combi boiler
- High output thermostatically controlled radiators
- Pressurised water system
- Heating controlled by Smart Heating App
- 150mm Eco Bead insulation to cavity walls

ELECTRICAL

- Fitted intruder alarm (ground floor only)
- Mains operated smoke detectors, CO detectors and heat detectors
- Recessed down lighters to kitchen, bathroom and ensuite
- Mood lighting to living area
- Generous provision of electrical points including wiring for satellite television
- TV points to all bedrooms

SECURITY

- Electrically operated front and pedestrian gates
- 6ft perimeter block wall and railings to boundary

WARRANTY

- Grade A1 NHBC registered builder with 10 year warranty



THE GREAT OUTDOORS
ON YOUR DOORSTEP





SALES REPRESENTATION BY



028 9336 3931
huntercampbell.co.uk

EXPERTLY DEVELOPED BY



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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 E. & O. E.



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