

WATER'S EDGE

Shore Road
Greenisland
BT38 8TZ

HAGAN ®

HAGAN  [®]
CREATING
HOMES
SINCE 1988

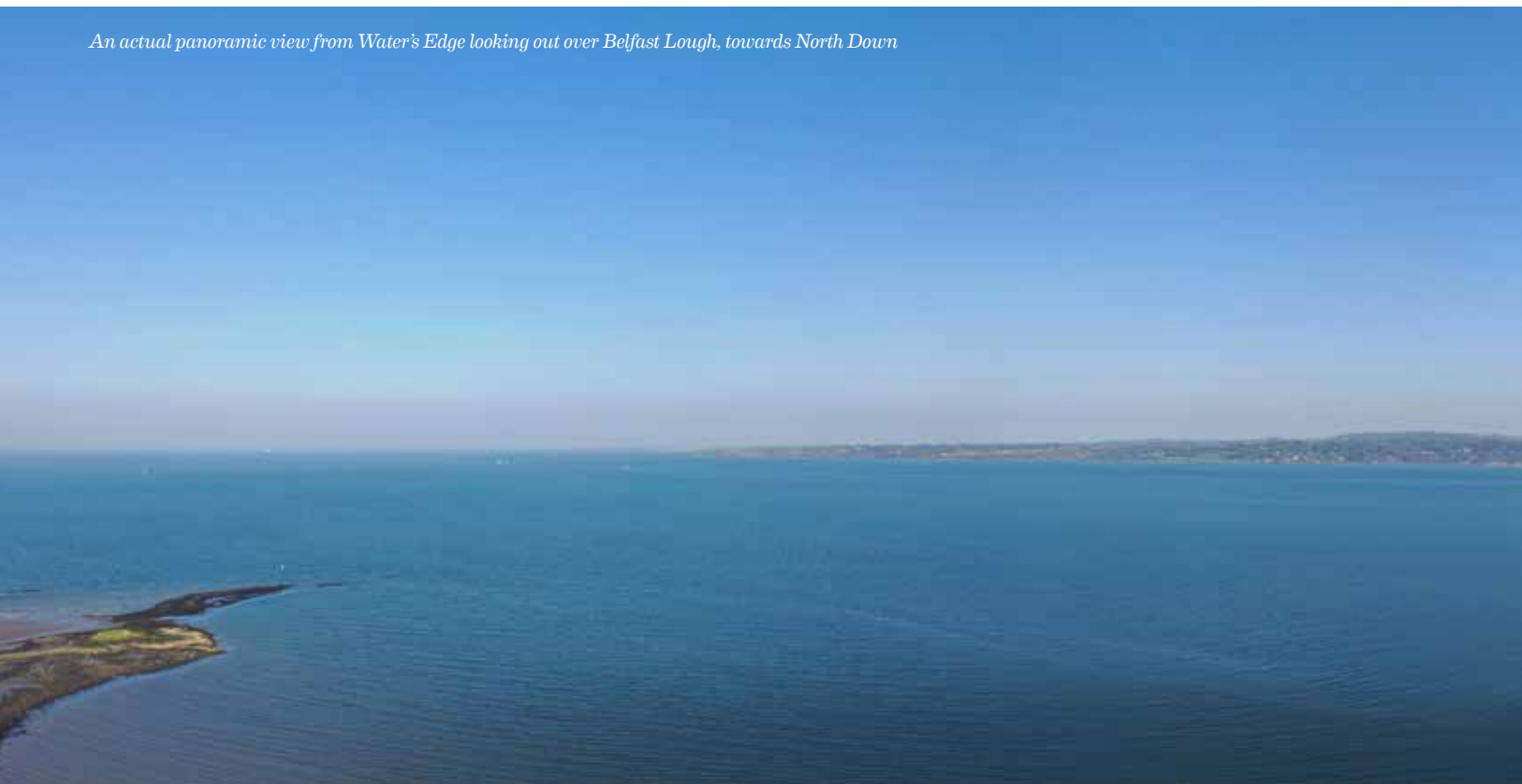
www.haganhomes.co.uk

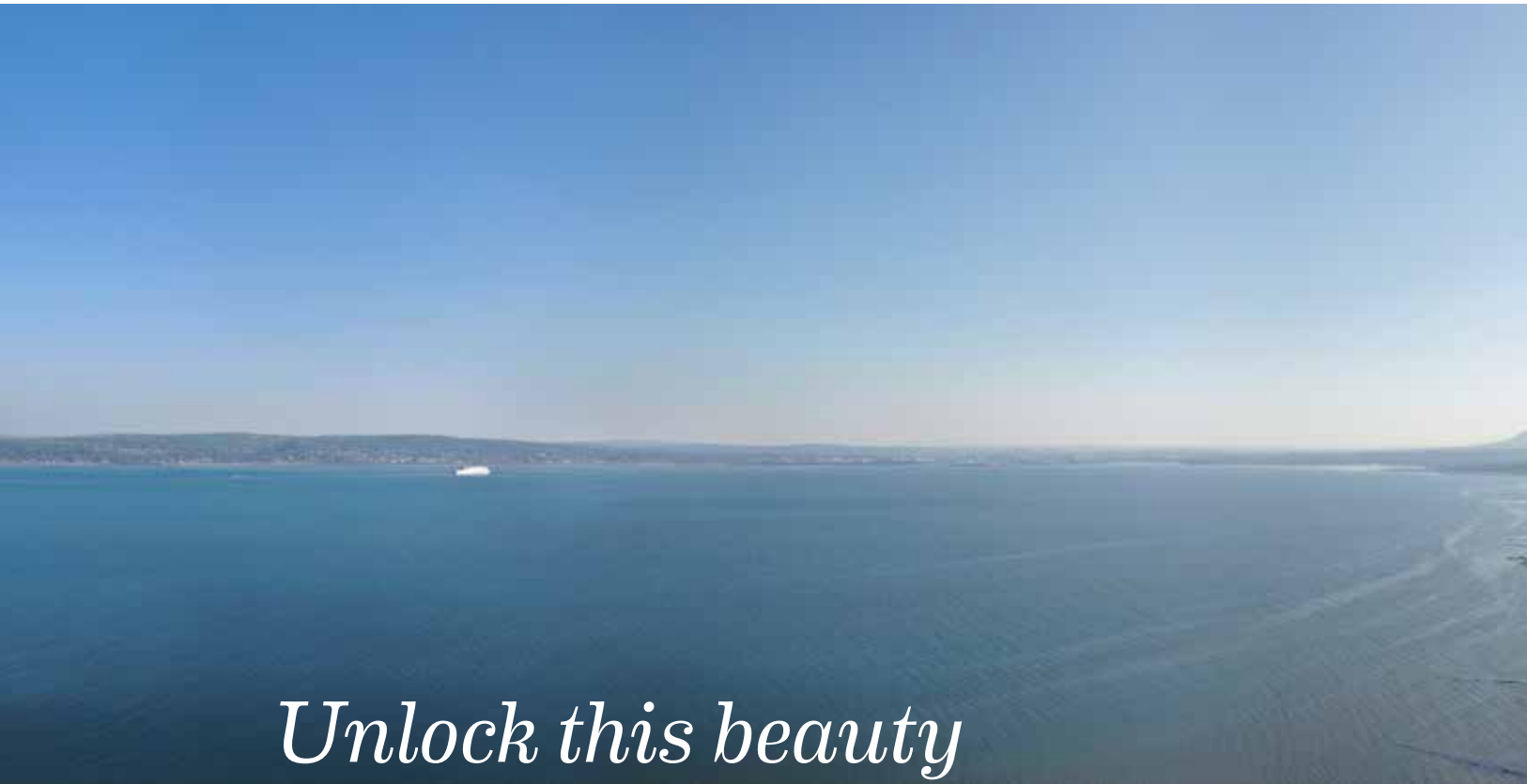
*With over 35 years experience
Hagan Homes is one of
Northern Ireland's leading
residential property developers.*



*We pride ourselves in building affordable,
quality and stylish homes
throughout Northern Ireland since 1988.*

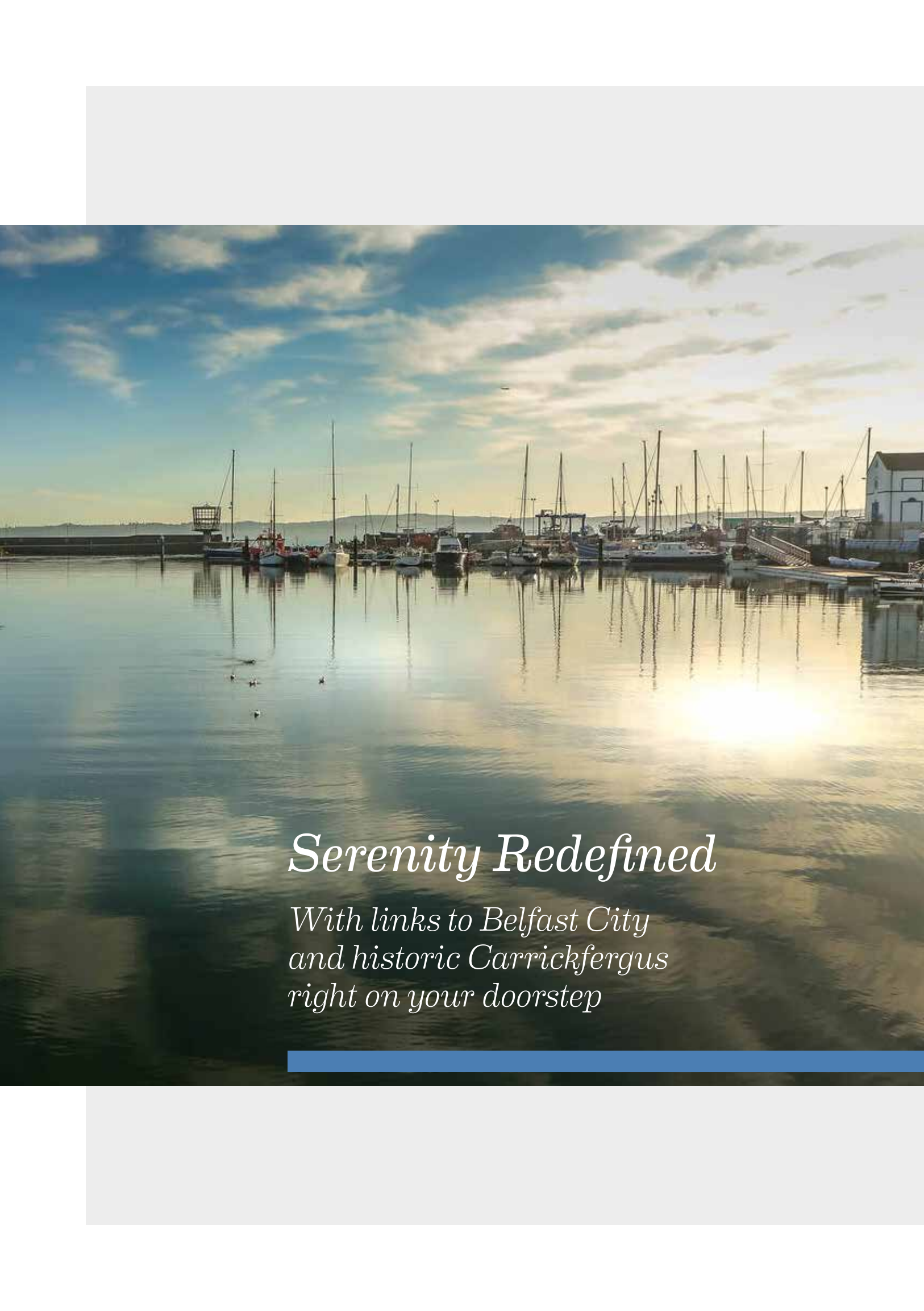
An actual panoramic view from Water's Edge looking out over Belfast Lough, towards North Down





*Unlock this beauty
at Water's Edge*

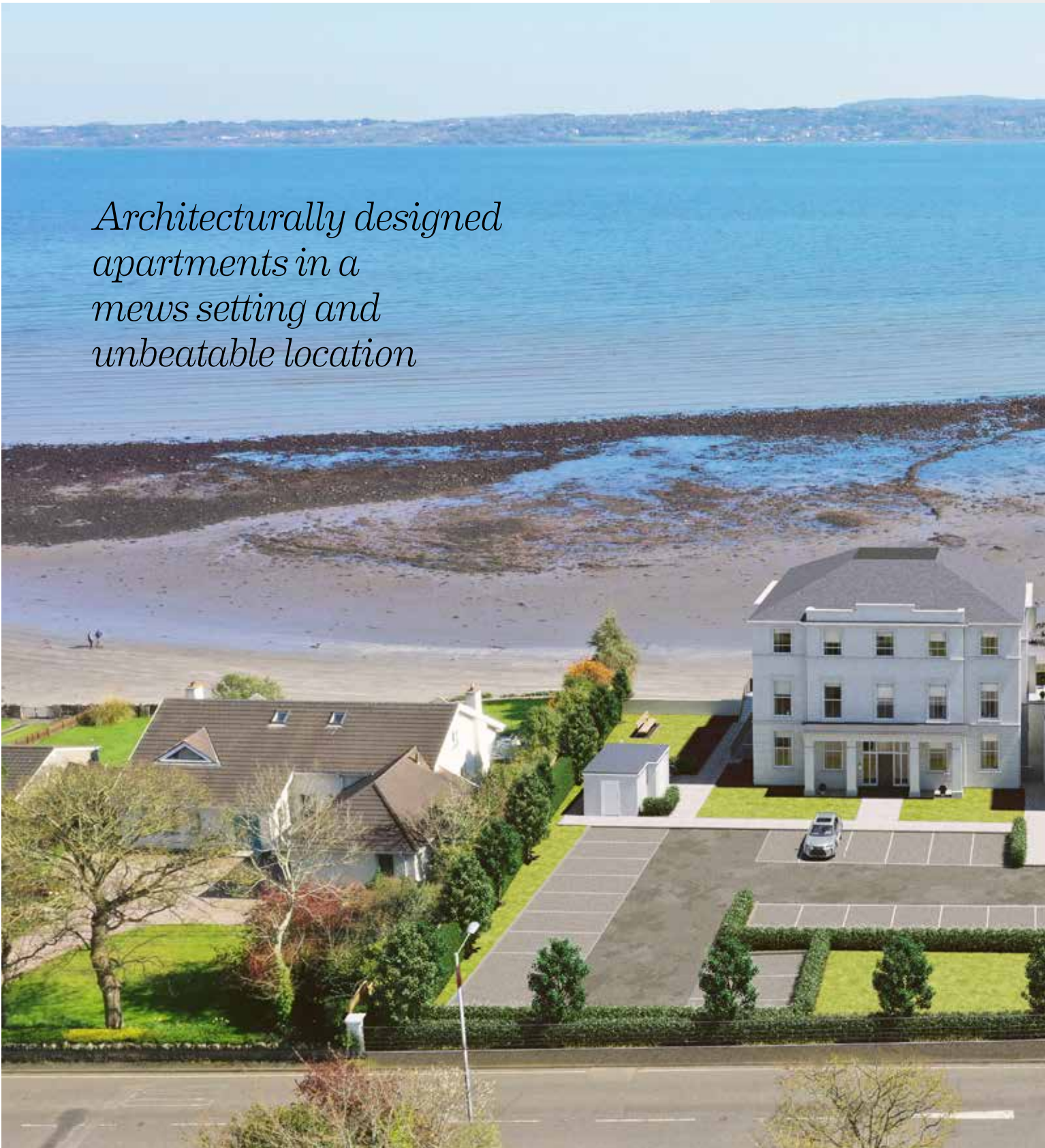




Serenity Redefined

*With links to Belfast City
and historic Carrickfergus
right on your doorstep*

*Architecturally designed
apartments in a
mews setting and
unbeatable location*





Computer visual from Shore Road with views over Belfast Lough

Knockagh Monument and Greenisland Golf Club



Belfast - Larne train passing through Carrickfergus



*National Cycle Network
Route 93*



Civic Centre & Museum, Carrickfergus



Amphitheatre Wellness Centre, Carrickfergus



Homes designed and built with you in mind

With a location like no other, immersed in stunning coastal landscapes and breathtaking rural scenery, homeowners have the opportunity to truly experience life at the Water's Edge.

Proudly perched just off the Shore Road in a highly sought after city-suburb area, Water's Edge is comprised of eighteen outstanding apartments housed within two elegantly designed buildings. The striking exteriors mimic the flawless finishes located within the walls of each apartment, boasting a chic and stylish haven to kick back and relax at the end of a long day. With a careful consideration for energy efficient living, these stunning homes ensure that homeowners are not only able to save on costs, but also contribute to an environmentally sustainable way of life.

Perfect for young professionals or downsizers, the homes at Water's Edge boast the best of both worlds by striking the ideal balance between a beautiful natural backdrop, all the while maintaining close ties to the charming town of Carrickfergus and Belfast's bustling city centre. Positioned just minutes away from everything a homeowner may possibly need, Water's Edge provides easy access to a multitude of open green spaces, historic landmarks, and everyday amenities.

From the lush fairways at Greenisland Golf Club and picturesque pathways at both Loughshore Park and Hazelbank Park, to the impressive Carrickfergus Castle and Knockagh Monument, there is certainly no shortage of nearby attractions. With a host of amenities located just a stone's throw away, homeowners will be spoilt for choice when it comes to visiting local eateries, convenience stores and fitness and leisure facilities. Excellent public transport links can be found right on the doorstep, ensuring that commuters are sure to benefit from hassle-free travel to Belfast city centre and beyond.

Thoughtfully designed by the renowned architect, Des Ewing, each and every property has been carefully curated to provide a comfortable and serene living space. Thanks to beautiful contemporary interiors reflecting the same feelings elicited by the tranquil, panoramic views across Belfast Lough, residents of Water's Edge are guaranteed to feel right at home within their luxurious sanctuary.



Carrickfergus Harbour



*Loughshore Park,
Jordanstown*



Greenisland Golf Club



Knockagh Monument



Hazelbank Park, Whiteabbey

Site Layout

To Carrickfergus

To Belfast

Shore Road

Entrance Pillar and Electric Gates

The Hull Building
Apartments B1 - B9

The Stern Building
Apartments A1 - A9

Seating

Seating

Beach

Belfast Lough



Not to scale



*Architecturally designed apartments
in a mews setting and unbeatable location*

The Stern Building
Apts A1 - A9



The Hull Building
Apts B1 - B9



Computer Visual - Front Elevation



WATER'S EDGE

Shore Road
Greenisland
BT38 8TZ



Computer Visual



Lower Ground Floor

The Stern Building
Apartments A1 - A3

Car Parking and Knockagh Views

Apartment A1

LIVING / KITCHEN / DINING max	25'10" x 20'3"
MASTER BED	14'5" x 10'10"
ENSUITE	8'4" x 7'7"
BEDROOM 2	14'5" x 8'4"
BATHROOM	9'7" x 7'7"

Total Floor Area: 996 sq ft approx.

Apartment A2

LIVING / KITCHEN / DINING max	27'6" x 13'1"
MASTER BED	12'0" x 11'4"
ENSUITE max	7'11" x 7'3"

Total Floor Area: 703 sq ft approx.

Apartment A3

LIVING / KITCHEN / DINING max	25'10" x 19'10"
MASTER BED	14'5" x 10'10"
ENSUITE	8'4" x 7'7"
BEDROOM 2	14'5" x 8'4"
BATHROOM	9'7" x 7'7"

Total Floor Area: 991 sq ft approx.

Belfast Lough Views

The Hull Building
Apartments B1 - B3



Apartment B1

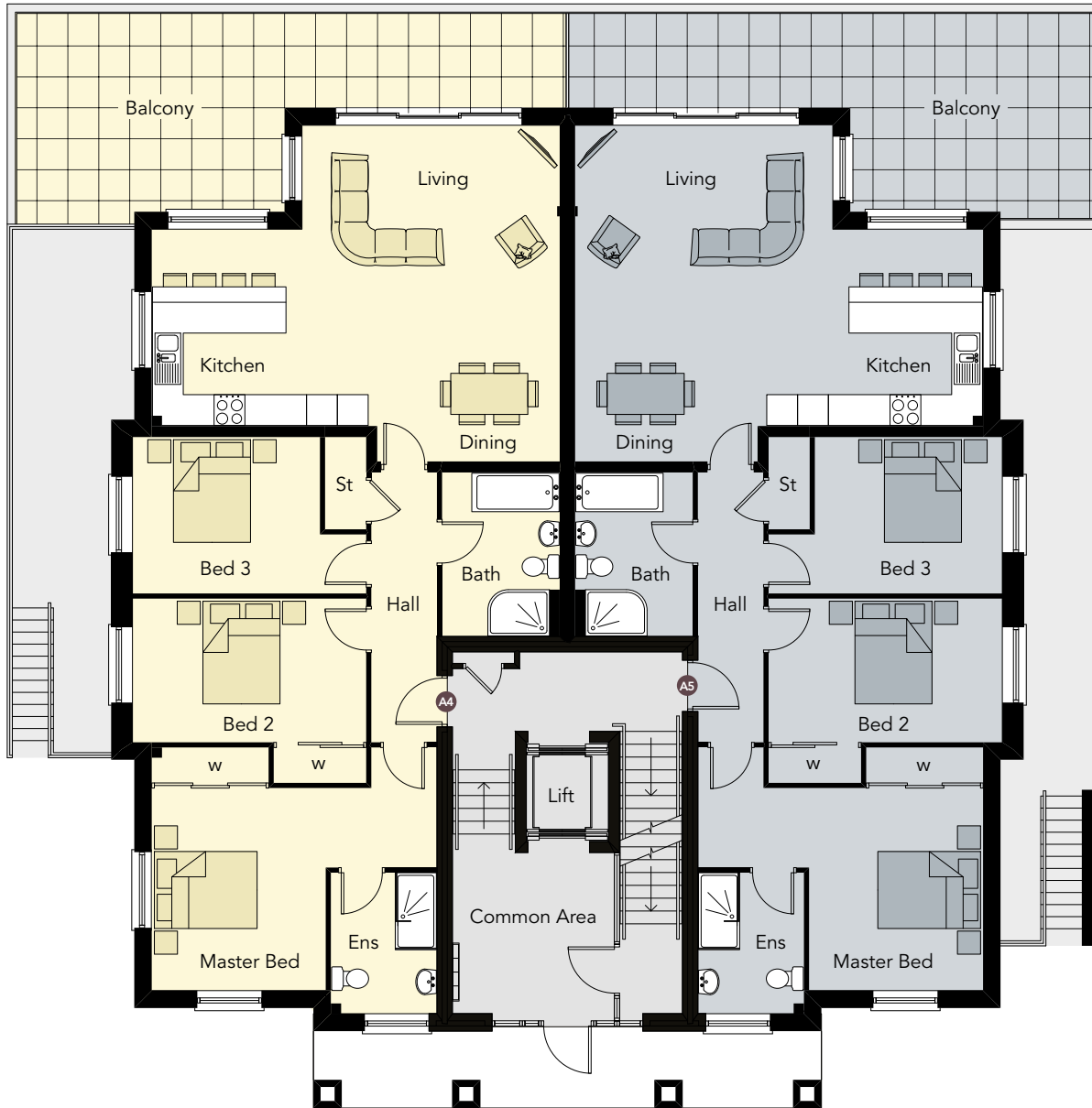
LIVING / KITCHEN / DINING max	25'10" x 20'3"
MASTER BED	14'5" x 10'10"
ENSUITE	8'4" x 7'7"
BEDROOM 2	14'5" x 8'4"
BATHROOM	9'7" x 7'7"
Total Floor Area: 996 sq ft approx.	

Apartment B2

LIVING / KITCHEN / DINING max	27'6" x 13'1"
MASTER BED	12'0" x 11'4"
ENSUITE max	7'11" x 7'3"
Total Floor Area: 703 sq ft approx.	

Apartment B3

LIVING / KITCHEN / DINING max	25'10" x 19'10"
MASTER BED	14'5" x 10'10"
ENSUITE	8'4" x 7'7"
BEDROOM 2	14'5" x 8'4"
BATHROOM	9'7" x 7'7"
Total Floor Area: 991 sq ft approx.	



Ground Floor

The Stern Building
Apartments A4 - A5

Car Parking and Knockagh Views



Computer Visual - Front Elevation

Apartment A4

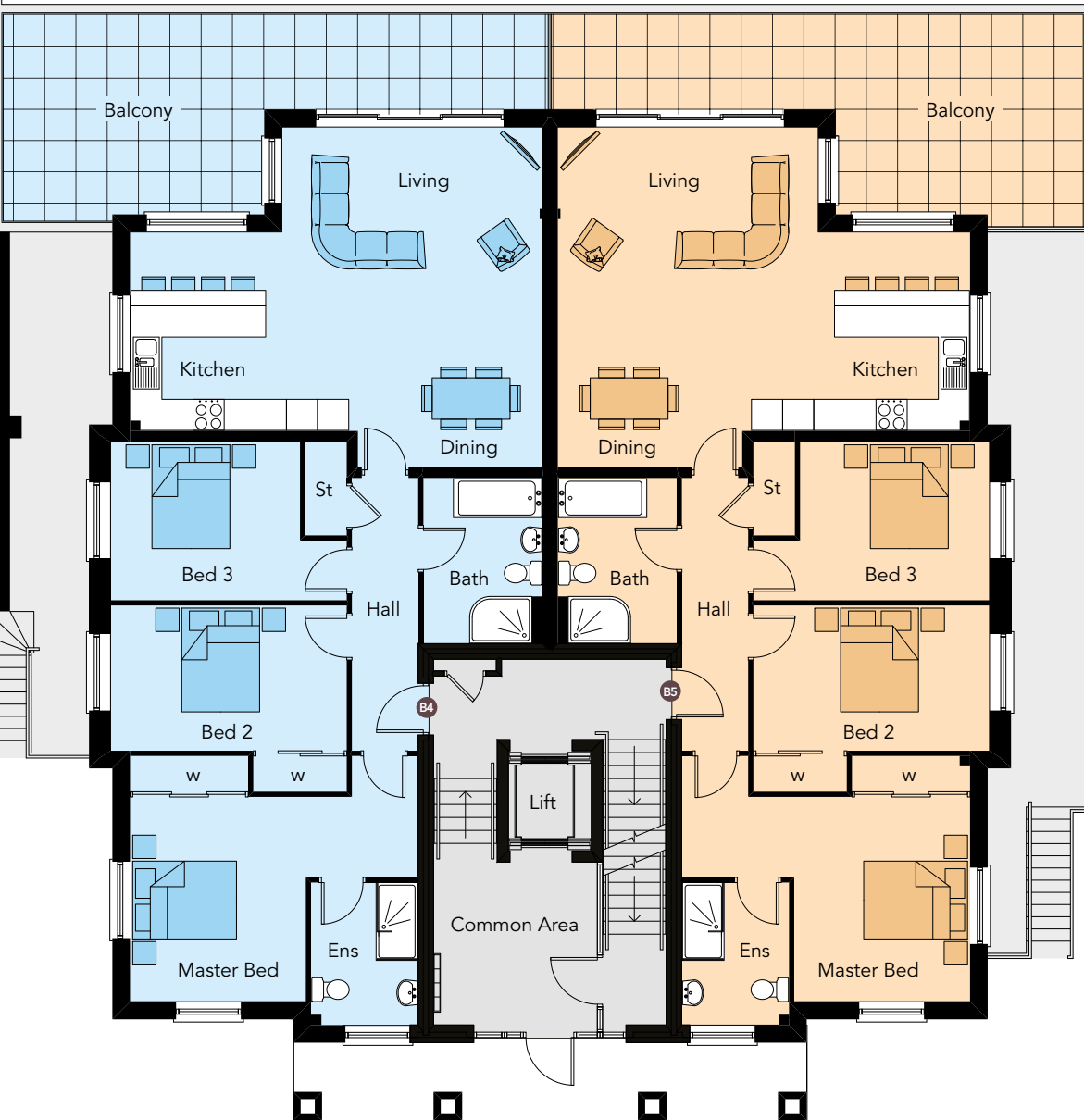
LIVING / KITCHEN / DINING max	26'1" x 21'6"
MASTER BED max	18'3" x 12'11"
ENSUITE	9'0" x 6'9"
BEDROOM 2	14'11" x 9'2"
BEDROOM 3 max	14'11" x 10'0"
BATHROOM	10'6" x 7'6"
Total Floor Area:	1227 sq ft approx.

Apartment A5

LIVING / KITCHEN / DINING max	26'1" x 21'6"
MASTER BED max	18'3" x 12'11"
ENSUITE	9'0" x 6'9"
BEDROOM 2	14'11" x 9'2"
BEDROOM 3 max	14'11" x 10'0"
BATHROOM	10'6" x 7'6"
Total Floor Area:	1227 sq ft approx.

Belfast Lough Views

The Hull Building
Apartments B4 - B5



Apartment B4

LIVING / KITCHEN / DINING max	26'1" x 21'6"
MASTER BED max	18'3" x 12'11"
ENSUITE	9'0" x 6'9"
BEDROOM 2	14'11" x 9'2"
BEDROOM 3 max	14'11" x 10'0"
BATHROOM	10'6" x 7'6"
Total Floor Area:	1227 sq ft approx.

Apartment B5

LIVING / KITCHEN / DINING max	26'1" x 21'6"
MASTER BED max	18'3" x 12'11"
ENSUITE	9'0" x 6'9"
BEDROOM 2	14'11" x 9'2"
BEDROOM 3 max	14'11" x 10'0"
BATHROOM	10'6" x 7'6"
Total Floor Area:	1227 sq ft approx.





First Floor

The Stern Building
Apartments A6 - A7

Car Parking and Knockagh Views



Computer Visual - Front Elevation

Apartment A6

LIVING / KITCHEN / DINING max	27'3" x 25'3"
MASTER BED	15'7" x 8'10"
ENSUITE	8'0" x 6'5"
BEDROOM 2 max	17'0" x 9'1"
BATHROOM	9'10" x 7'6"
Total Floor Area:	1130 sq ft approx.

Apartment A7

LIVING / KITCHEN / DINING max	26'1" x 15'7"
MASTER BED max	18'3" x 12'11"
ENSUITE	9'0" x 6'9"
BEDROOM 2	14'11" x 9'2"
BEDROOM 3 max	14'11" x 10'0"
BATHROOM	10'6" x 7'6"
Total Floor Area:	1130 sq ft approx.

Belfast Lough Views

The Hull Building
Apartments B6 - B7



Apartment B6

LIVING / KITCHEN / DINING max	26'1" x 15'7"
MASTER BED max	18'3" x 12'11"
ENSUITE	9'0" x 6'9"
BEDROOM 2	14'11" x 9'2"
BEDROOM 3 max	14'11" x 10'0"
BATHROOM	10'6" x 7'6"
Total Floor Area:	1130 sq ft approx.

Apartment B7

LIVING / KITCHEN / DINING max	27'3" x 25'3"
MASTER BED	15'7" x 8'10"
ENSUITE	8'0" x 6'5"
BEDROOM 2 max	17'0" x 9'1"
BATHROOM	9'10" x 7'6"
Total Floor Area:	1130 sq ft approx.



Computer Visual - Rear Elevation



Second Floor

The Stern Building
Apartments A8 - A9

Car Parking and Knockagh Views



Computer Visual - Front Elevation

Apartment A8

LIVING / KITCHEN / DINING max	27'3" x 25'3"
MASTER BED	15'8" x 8'10"
ENSUITE	7'11" x 6'5"
BEDROOM 2 max	17'2" x 9'1"
BATHROOM	9'10" x 7'6"
Total Floor Area:	1136 sq ft approx.

Apartment A9

LIVING / KITCHEN / DINING max	26'1" x 16'0"
MASTER BED max	18'3" x 13'1"
ENSUITE	9'2" x 6'11"
BEDROOM 2	14'11" x 9'2"
BEDROOM 3 max	14'11" x 10'0"
BATHROOM	10'6" x 7'6"
Total Floor Area:	1136 sq ft approx.

Belfast Lough Views

The Hull Building
Apartments B8 - B9



Apartment B8

LIVING / KITCHEN / DINING max	27'3" x 25'3"
MASTER BED	15'8" x 8'10"
ENSUITE	7'11" x 6'5"
BEDROOM 2 max	17'2" x 9'1"
BATHROOM	9'10" x 7'6"
Total Floor Area:	1136 sq ft approx.

Apartment B9

LIVING / KITCHEN / DINING max	26'1" x 16'0"
MASTER BED max	18'3" x 13'1"
ENSUITE	9'2" x 6'11"
BEDROOM 2	14'11" x 9'2"
BEDROOM 3 max	14'11" x 10'0"
BATHROOM	10'6" x 7'6"
Total Floor Area:	1136 sq ft approx.



Computer Visual - Rear Elevation



Computer Visual



WATER'S
EDGE

Shore Road
Greenisland
BT38 8TZ

*A truly special
place to live*



An Ultra Connected Location

All only minutes away by car...

Trooperslane Station Park & Ride	1.5 miles
Go Petrol Station	1.5 miles
Lidl	1.5 miles
Greenisland Railway Halt	2 miles
M&S Simply Food	2 miles
Greenisland Golf Club	2.5 miles
Jordanstown Loughshore Park	2.5 miles
Greenisland War Memorial Sports Club	3 miles
Amphitheatre Wellness Centre	3 miles

Castello Italia	3 miles
Tesco Extra	3 miles
University of Ulster Jordanstown Campus	3 miles
Abbey Centre	5 miles
Carrickfergus	3.5 miles
Whiteabbey	4 miles
Belfast City Centre	9.5 miles
George Best Belfast City Airport	12.5 miles
Belfast International Airport	21 miles

Abbeycentre, Newtownabbey



Carrickfergus Harbour & Castle

Hazelbank Park, Whiteabbey



Tesco Extra, Carrickfergus



Convenient living with everything on your doorstep

Commuting has never been easier thanks to nearby bus stops located in both the direction of Carrickfergus and Belfast, virtually on your doorstep. The Greenisland Rail Halt is situated just a twenty-minute walk away for those travelling by train.

Water's Edge is perfectly situated at the gateway to some of Belfast's most spectacular landscapes. With coastal views, rural surroundings and a multitude of beautiful green spaces located just a stone's throw away, homeowners have everything they need in the way of picturesque scenery.

Conveniently located, Water's Edge is positioned within close proximity to Carrickfergus' charming town centre which includes the Omniplex Cinema, an array of shops, and a selection of popular eateries.

Just a short drive away, Water's Edge provides easy access to multiple supermarkets, including Lidl, Tesco, Sainsburys and M&S, all offering an abundance of choice and convenience.

Both the renowned Carrickfergus and Greenisland Golf Clubs can be found less than five miles away.

A number of notable landmarks, including the historic Carrickfergus Castle and picturesque Carrickfergus Marina, are situated just a short distance away. Why not spend an afternoon on the tranquil shores of Belfast Lough with the expertise of Carrickfergus Sailing Club?

Designed and built with your needs in mind, no detail has been overlooked in the pursuit to ensure a contemporary, city-suburb home. Guaranteeing easy access to every amenity a homeowner may require, Water's Edge is sure to appeal to any prospective buyer.



Energy efficient apartments

Careful attention to detail has been given in every element of design and construction at Water's Edge giving these homes a distinct charm.

Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT, Sky+ and Virgin Media with Ultrafast broadband speeds of 1000 Mps available



Kitchen

- A quality kitchen with co-ordinating quartz stone worktop, upstand, splashback and handles
- Contemporary underlighting to kitchen units
- Appliances to include electric double oven, hob and black square extractor hood



Making your new apartment a home

Bathroom / Ensuite / WC



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail
- Vanity unit to bathroom and ensuite



External

- Communal entrance hallways with audio intercom communication via the keypad at the main communal door
- Electric entrance gates to secure communal carparking
- Extensive trees and landscaping across entire development

Images used are taken from previous Hagan show homes.

Urban, chic and greener apartment living

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building methods to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: White four panel doors with chrome knobs
- Extensive electrical specification to include pre-wire for BT, Sky+ and Virgin Media with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Floor tiling to halls, living / kitchen / dining areas
- Carpets to bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

KITCHEN

- Quality kitchen with co-ordinating quartz stone worktop, upstand, splashback and handles
- Contemporary underlighting to kitchen units
- Ceramic floor tiling from superior range
- Appliances to include electric double oven, hob and black square extractor hood
- Integrated fridge freezer
- Integrated washer / dryer machine
- Integrated dishwasher

BATHROOM / ENSUITE / WC

- Contemporary white sanitary ware
- Thermostatically controlled shower and glass screen
- Soft close toilet seat and cover
- Vanity unit to bathroom and ensuite
- Clicker waste system in wash hand basin
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range

EXTERNAL FEATURES

- External lighting to entrance doors
- Lifts serving apartments on upper floors
- Communal entrance hallways with audio intercom communication via the keypad at the main communal door
- Keypad and fob entry to communal entrance doors
- Security Alarm systems fitted to each apartment
- Outside communal water tap
- Decorative paving around apartment blocks with bitmac parking areas
- Electric entrance gates to secure communal carparking
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed



Raising Standards. Protecting Homeowners

Current Developments



BALLYVEIGH
Antrim BT41 2GW



BYRON HALT
Holywood BT18 9JQ



MULBERRY
Coleraine BT52 2FA



ENLER VILLAGE
Comber BT23 5ZP



SHIMNA MILE
Newcastle BT33 0TQ



FOXLEIGH MEADOW
Ballymoney BT53 6FE



EBRINGTON HALL
Belfast BT4 3HX

HAGAN[®]
CREATING
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Multi Award Winning Home Builders

Belfast Telegraph
Mixed-Use
Development of the Year
Award Winner 2023

Belfast Telegraph
Property Marketing
Award Winner 2022 & 2018
Highly Commended - 2023

Belfast Telegraph
Developer of the Year 2023 -
Highly Commended

Belfast Telegraph
Residential Development
of the Year 2022 -
Highly Commended

PropertyPal Awards
Development Company
of the Year
Award Winner 2022
Highly Commended - 2023

PropertyPal Awards
Best Property Marketing
Award Winner
2023 & 2022

PropertyPal Awards
Community CSR (Corporate
Social Responsibility)
Award Winner 2022
Highly Commended - 2023

AIB Business Eye
Community (CSR)
Award Winner 2022 & 2021

AIB Business Eye
Business Awards 2018
Highly Commended

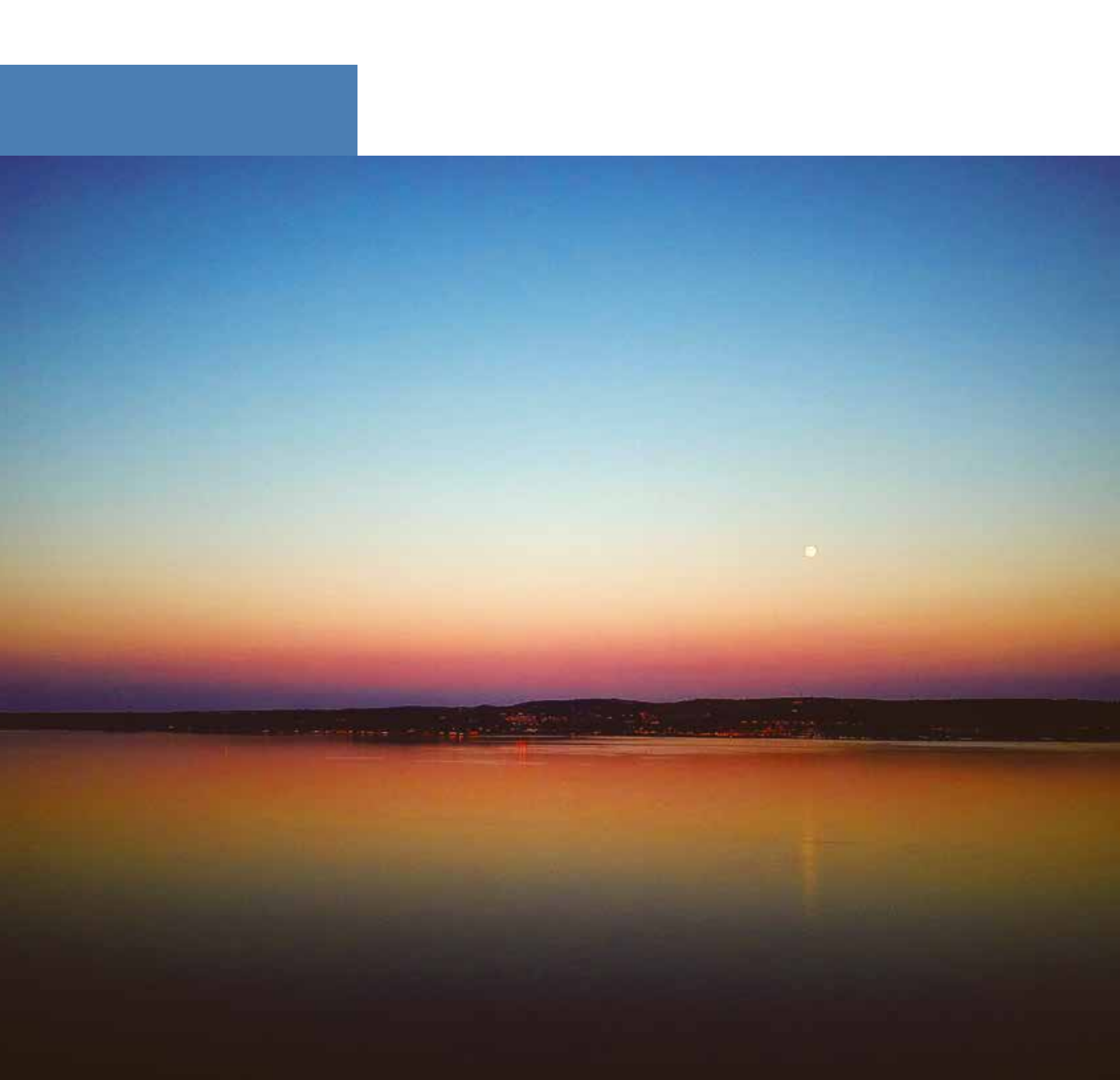
FSB Small Business
Community Award Winner
2023 & 2020

CEF
Private Housing Development
Award Winner 2008, 2012,
2014 & 2015

Sunday Express
National House Builder Award

Daily Express
British National
House Builder Award

Daily Telegraph
What House?
Award Winner



Evening capture of Belfast Lough from Loughshore Park, Jordanstown



Raising Standards. Protecting Homeowners



www.consumercode.co.uk



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.


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