




Water's Edge

Not just somewhere to live but somewhere to belong.
Luxurious penthouses and apartments on Shore Road, Greenisland, BT38 8NT



HAGAN 
It begins at home

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Poised, Scenic.**

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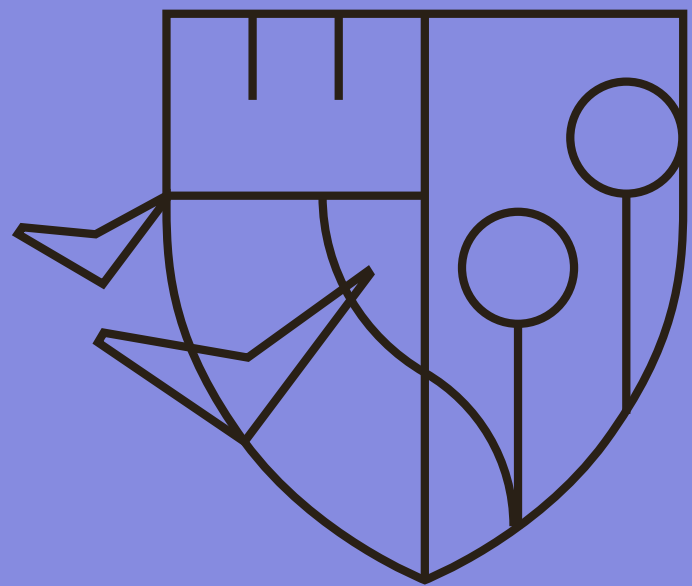
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**Your home
matters**

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Water's Edge

**Prestigious,
Poised,
Scenic.**



01.



Not just somewhere to live but somewhere to belong.



Water's Edge is a boutique collection of 18 luxury apartments and penthouses, perched above the shore in one of County Antrim's most prestigious coastal settings. With panoramic views across Belfast Lough, secure gated entry and private beach access, it offers a rare blend of architectural poise and natural stillness.

Each home is light-filled and thoughtfully proportioned, combining energy-efficient design with smart technology and refined interiors. Master bedrooms feature en suite bathrooms, built-in wardrobes and, in selected homes, access to private balconies or terraces overlooking the lough.

Designed by award-winning architect Des Ewing, Water's Edge is a development of lasting quality—discreetly located, beautifully crafted, and just 20 minutes from the heart of Belfast.

A location with poise

On the shore at Greenisland, Water’s Edge enjoys direct beach access, panoramic views, and fast links into Belfast. Everything you need. Peace, position and connection, beautifully balanced.



Greenisland Golf Club

Greenisland Train Station

Water’s Edge
Shore Road,
Greenisland BT38 8NT

Private Beach Access

Getting around



* All journey times are approximate and may vary

TRANSPORT

Discreetly connected, well-placed and easy to navigate, Water's Edge makes moving through the day feel effortless.



Road Links

A2 Shore Road gives seamless access to Belfast and the M5 (Ideal for commuters heading to city centre, Titanic Quarter or beyond)



George Best Belfast City Airport
19.4 miles / 27 min drive

Belfast International Airport
10 miles / 13 min drive



Train Stations nearby

Greenisland Train Station
0.5 miles / 3 min drive
(Direct rail to Belfast, Carrickfergus, Whitehead, and Larne.
Approx. 4 trains/hour peak time)



Metro & Ulsterbus Services

Stops along Shore Road and Station Road
Route 563: Greenisland to Belfast city centre
Route 160/168: Carrickfergus – Jordanstown – Belfast

Close to everything that matters

Hospitals & pharmacies

- 1

Greenisland Pharmacy
1.0 miles / 2 min drive / 8 min walk
- 2

Clear Pharmacy, Shore Road
4.5 miles / 9 min drive
- 3

Royal Victoria Hospital, Belfast
9.3 miles / 14 min drive
- 4

Ulster Hospital, Dundonald
12.6 miles / 23 min drive

Doctors & health services

- 5

Greenisland Surgery
1.0 miles / 2 min drive
- 6

Abbey Dental Clinic
2.2 miles / 4 min drive
- 7

Whiteabbey Dental Practice
3.6 miles / 7 min drive

Supermarkets, supplies & services

- 8

Maxol Greenisland
2.2 miles / 7 min drive
- 9

Spar
0.6 miles / 1 min drive
- 10

BP (near Jordanstown)
3.0 miles / 5 min drive

- 11

Tesco Express, Shore Road
0.7 miles / 3 min drive / 8 min walk
- 12

Lidl, Carrickfergus
2.9 miles / 6 min drive
- 13

Tesco Extra, Northcott Centre
7.1 miles / 14 min drive

Local parks & green open areas

- 14

Greenisland Playing Fields
1.6 mile / 4 min drive
- 15

Loughshore Park, Jordanstown
1.9 miles / 3 min drive
- 16

Knockagh Monument Trails
6.5 miles / 14 min drive

Recreation & wellness

- 17

Greenisland Golf Club
1.3 miles / 4 min drive / 8 min cycle
- 18

Carrickfergus Amphitheatre
4.0 miles / 7 min drive

Local gems & artisan producers

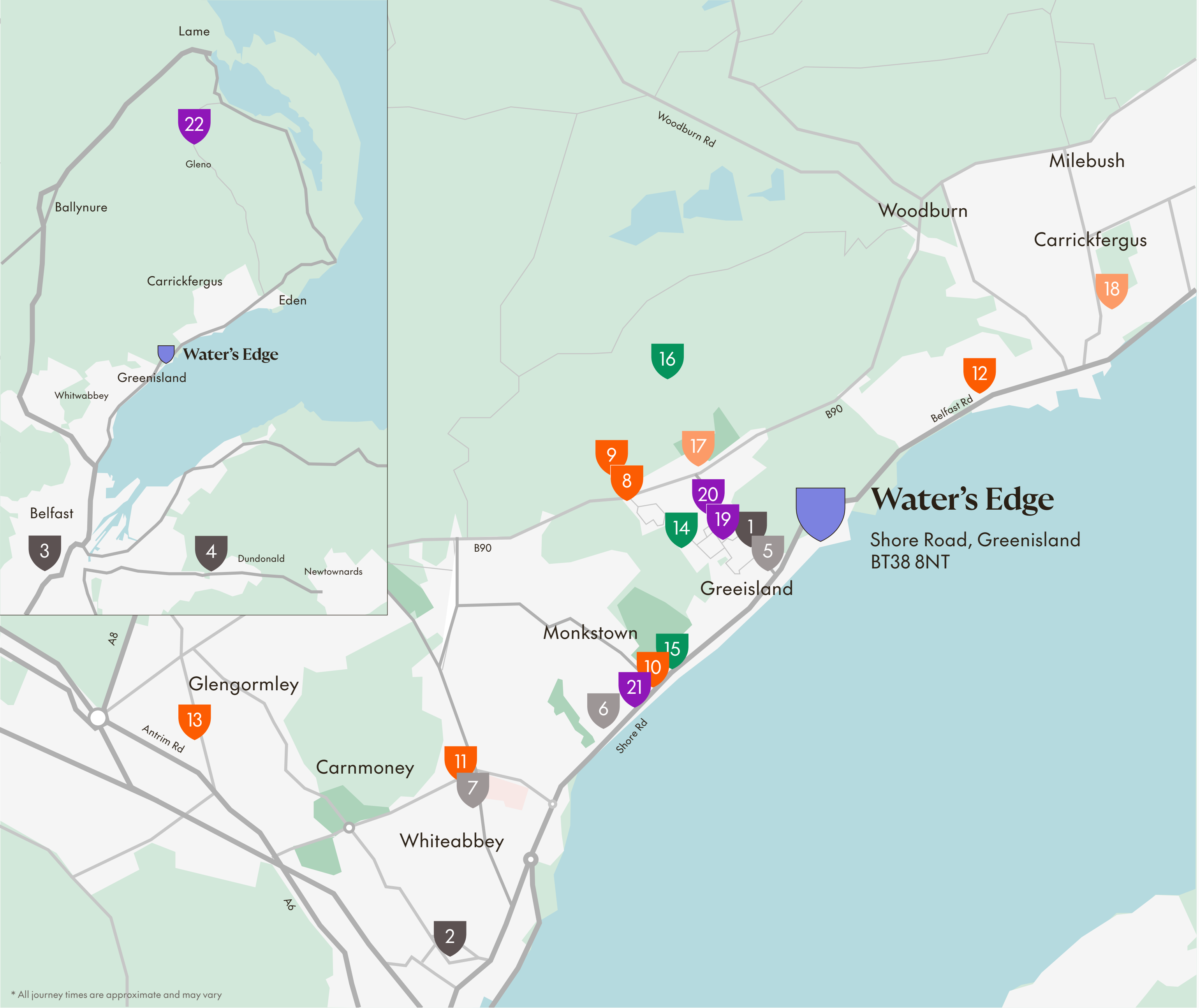
- 19

Railway Café
1.2 miles / 3 min drive
- 20

The Old Post Office
1.2 miles / 3 min drive
- 21

Barista Coffee House
1.9 miles / 3 min drive
- 22

The Dairy at Gleno
11.3 miles / 18 min drive



* All journey times are approximate and may vary

PRIME AND POSITION,
PEACE AND PROXIMITY,
PRIVATE AND PANORAMIC.



Set along the Shore Road in Greenisland, Water's Edge lies within one of County Antrim's most established residential neighbourhoods—known for its panoramic lough views, strong commuter links and calm, coastal rhythm.

From Greenisland Golf Club and the coastal path to local schools, shops and the train into Belfast, everything flows with quiet ease. The landscape is as generous as the living, with Belfast Lough on one side and Knockagh Hill rising on the other.

Inside, every detail has been carefully considered. These 1-, 2- and 3-bedroom homes include integrated kitchens, smart Ember heating, energy-efficient systems and high ceilings throughout. Master bedrooms come with en suites and built-in wardrobes, with selected plots offering direct access to a private terrace or balcony.

Landscaped gardens, gated access, secure parking and a residents-only private access to the beach complete the picture—offering peace, practicality and a place of real permanence.

For bright futures



From early years to grammar level, Greenisland offers a strong foundation in education—local, well-regarded, and within easy reach.

	Distance	Drive
Pre-school / Nursery		
Rocking Horse Nursery	0.1 miles	2 min
Hullabaloo Day Nursery, Jordanstown	3.1 miles	6 min
Primary		
Greenisland Primary School	1.6 miles	4 min
Silverstream Primary School & Nursery	1.1 miles	3 min
Whiteabbey Primary School	2.5 miles	5 min
Secondary / High school		
Belfast High School, Jordanstown	1.8 mile	3 min
Ulidia Integrated College, Carrickfergus	5.1 miles	10 min
Carrickfergus Grammar School	4.8 miles	9 min

* All journey times are approximate and may vary

Greenisland local guide

Where every day comes with a view—and everything else is close at hand.

**Coastal calm**

Enjoy sea views, peaceful streets, and private access to the shoreline.

**Effortless connections**

Reach Belfast in under 30 minutes by train—ideal for commuters or evenings out.

Discover Greenisland



Space to live well
Spacious layouts, landscaped gardens and low-maintenance homes by the coast.



Golf, walks and views
Just minutes from the fairways at Greenisland Golf Club and the scenic Knockagh trails.



Reassuringly established
One of County Antrim’s most desirable residential areas, known for its outlook and community feel.



Everything within reach
From schools and shops to cafés and coastal paths—it’s all close, without the crowds.

Designed Efficient

Built to retain heat, reduce emissions and lower running costs.

New homes
built by Hagan:

B-rated Energy
Performance
Certificate (EPC) ✓

Reduce
carbon footprint ✓

Latest heating
technology ✓

Good for green
mortgages ✓

High specification
insulation
and glazing ✓

Increase
efficiency ✓

High performance
construction ✓



Aspirational new homes, thoughtfully delivered by Hagan.

Every innovative, forward-thinking Water's Edge home is designed by our in-house architects and creative team. For 37 years, Hagan has been making high-quality, competitively priced homes and building thriving communities.

**Experience the Water's Edge
show home yourself**

[Book viewing here](#)



B-Rated Eco Living EPC

Highest rating meaning bills will be lower (EPC = Energy Performance Certificate).



Specification

Best fixtures and fittings, from fitted kitchens and sanitary ware to tiling and appliances.



For modern living

Smartly designed flexible spaces for every lifestyle or family.



High-spec and energy-efficient

Cheaper to run with fixtures, fittings and systems built for elegance and simplicity.



Safe and sound

Built to advanced standards for security, insulation, fire safety, and comfort.



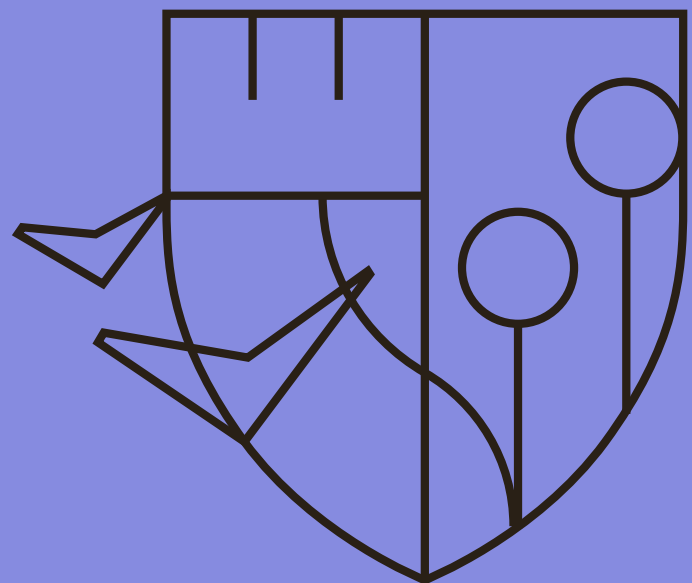
10 Year NHBC guarantee

NHBC provides a 10-year structural warranty, supporting better building standards and protecting homeowners.

Your home, covered.

Water's Edge

Created for living



02.



Luxury Specification



Internal

- All walls to be painted in neutral colour
- 9ft high ceilings
- Ceilings, woodwork and doors to be painted white
- Corniced ceilings in lounge / kitchen and hallway
- Contemporary skirting boards and architraves
- Painted single panel internal doors with black handles and hinges
- Full height wardrobes fitted in Master Bed in Apt A4, A5, A6, A7, A8 & A9
- Comprehensive range of electrical fittings including; light fittings and electrical sockets throughout (x1 double socket with USB port to kitchen and all bedrooms)
- Recessed down-lights in kitchen/dining/living, bathroom, ensuite and WC (where applicable)
- TV and data point in living area and all bedrooms
- Pre-wire for BT fibre optic and Sky Q with ultra fast broadband speed of up to 1000 Mbps
- Fully installed security alarm
- Lift access to all floors
- Mains operated smoke, heat and carbon monoxide detectors



Kitchen

- High quality units with quartz worktop, upstand and splashback
- Soft closing doors and drawers
- Underlighting to kitchen units
- Four zone induction hob, canopy extractor and black eye level double electric oven
- Undermounted sink
- Quooker boiling water-tap
- Wine fridge
- Integrated fridge/freezer
- Integrated dishwasher
- The Hull Building includes an integrated washer/dryer
- The Stern Building has a laundry store with stackable washing machine and tumble dryer



Heating & Ventilation

- Energy efficient natural gas fired central heating with high output radiators
- Heated chrome towel radiators to bathroom and ensuite



Smart technology

- Ember PS app-controlled heating system with digital thermostats
- Video door entry system



Flooring and tiling

- Quality floor tiles to entrance hall, kitchen/ dining/living, bathroom, ensuite and WC (where applicable)
- Luxury carpet to bedrooms
- Full height tiling to shower enclosures
- Quality wall tiles to feature areas in bathroom, ensuites and WC (where applicable)



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

Luxury Specification



Bathroom, ensuite & WC

- High quality contemporary sanitaryware
- Four piece bathroom suite (except for one bedroom apartments)
- Wall hung toilet complete with soft closing seat and concealed cistern with push button flush
- Wall hung vanity unit in bathrooms, ensuites and WC (where applicable)
- Low profile shower tray and toughened glass door and panels
- Thermostatic rain drench shower head
- Feature heated mirror with mood lighting and granite shelf to bathroom (2 & 3 bedroom apartments)



External

- Traditional cavity wall construction with painted render
- Electric entrance gates to allocated car parking (x2 spaces per apartment)
- Upper level balconies have frameless glass balustrade
- Feature Tegula paved patio areas to lower ground floor apartments
- External socket on balcony or patio area
- Private beach access from communal gardens
- Each apartment has its own private store in the lower ground floor communal area
- Feature lighting to communal hallway, entrance doors and balconies
- Energy efficient timber framed sliding sash windows to Shore Road elevation with all other casement windows in uPVC double glazed
- Natural slate to main roof
- Decorative moulded soffit with seamless aluminium guttering and extruded aluminium downpipes
- Feature Tegula paving and bitmac car park
- External communal water taps
- Landscaped gardens with decorative communal seating areas



Every home is turnkey and finished to the highest standard. Thoughtfully designed inside and out, each home features a refined palette of finishes and smart details that simplify everyday living.

Designed for how you live. Built for everyday effortless living.

At Water's Edge, intelligent design meets quality construction—elevated by refined finishes, smart ventilation and seamless temperature control. With the Ember PS system, you're in charge from anywhere, right from your phone. Modern living, beautifully delivered.

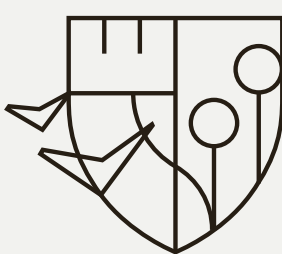


Contact our Selling Agent about living here today.

A development that matters

House type key

- Stern Building Site Number
-
- Stern Building Postal Number

 Hull Building Site Number

Water's Edge





The Stern Building & The Hull Building

Lower Ground Floor



A1 1

Apartment A1 - 81 Shore Road

Total Floor Area:	996 sq ft (approx)
Kitchen / Dining /	
Living	25'10" x 20'3" (max)
Master Bedroom	14'5" x 10'10"
Ensuite	8'4" x 7'7"
Bedroom 2	14'5" x 8'4"
Bathroom	9'7" x 7'7"

A2 2

Apartment A2 - 81 Shore Road

Total Floor Area:	703 sq ft (approx)
Kitchen / Dining /	
Living	27'6" x 13'1" (max)
Master Bedroom	12'0" x 11'4"
Ensuite	7'11" x 7'3" (max)

A3 3

Apartment A3 - 81 Shore Road

Total Floor Area:	991 sq ft (approx)
Kitchen / Dining /	
Living	25'10" x 19'10" (max)
Master Bedroom	14'5" x 10'10"
Ensuite	8'4" x 7'7"
Bedroom 2	14'5" x 8'4" (max)
Bathroom	9'7" x 7'7"

B1 1

Apartment B1 - 79b Shore Road

Total Floor Area:	996 sq ft (approx)
Kitchen / Dining /	
Living	25'10" x 20'3" (max)
Master Bedroom	14'5" x 10'10"
Ensuite	8'4" x 7'7"
Bedroom 2	14'5" x 8'4"
Bathroom	9'7" x 7'7"

B2 2

Apartment B2 - 79b Shore Road

Total Floor Area:	703 sq ft (approx)
Kitchen / Dining /	
Living	27'6" x 13'1" (max)
Master Bedroom	12'0" x 11'4"
Ensuite	7'11" x 7'3" (max)

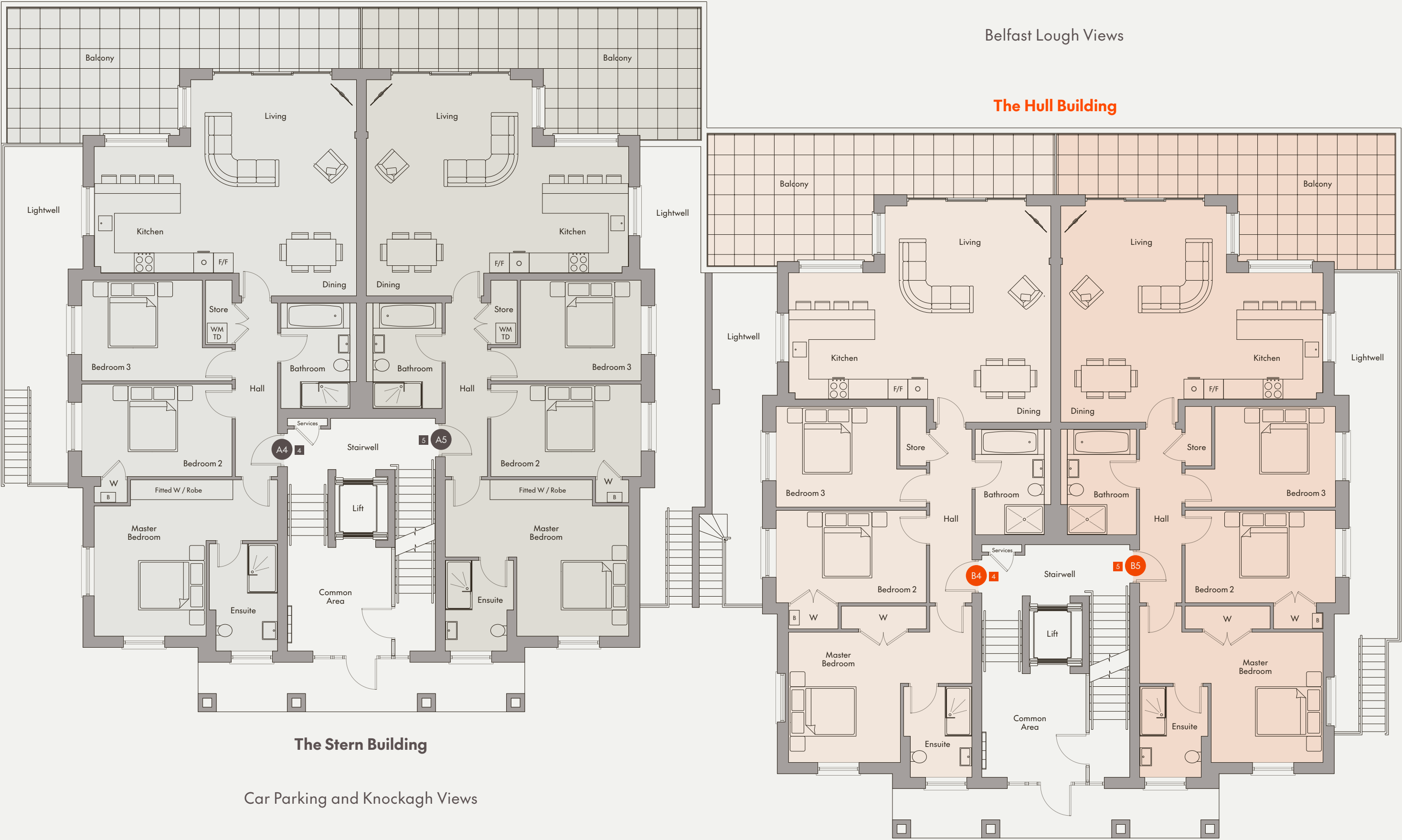
B3 3

Apartment B3 - 79b Shore Road

Total Floor Area:	991 sq ft (approx)
Kitchen / Dining /	
Living	25'10" x 19'10" (max)
Master Bedroom	14'5" x 10'10"
Ensuite	8'4" x 7'7"
Bedroom 2	14'5" x 8'4"
Bathroom	9'7" x 7'7"

The Stern Building & The Hull Building

Ground Floor



A4 4

Apartment A4 - 81 Shore Road

Total Floor Area:	1227 sq ft (approx)
Kitchen / Dining / Living	26'1" x 21'6" (max)
Master Bedroom	18'3" x 15'7" (max)
Ensuite	10'8" x 6'9"
Bedroom 2	14'11" x 9'2"
Bedroom 3	14'11" x 10'0" (max)
Bathroom	10'6" x 7'6" (max)

A5 5

Apartment A5 - 81 Shore Road

Total Floor Area:	1227 sq ft (approx)
Kitchen / Dining / Living	26'1" x 21'6" (max)
Master Bedroom	18'3" x 15'7" (max)
Ensuite	9'0" x 6'9"
Bedroom 2	14'11" x 9'2"
Bedroom 3	14'11" x 10'0" (max)
Bathroom	10'6" x 7'6" (max)

B4 4

Apartment B4 - 79b Shore Road

Total Floor Area:	1227 sq ft (approx)
Kitchen / Dining / Living	26'1" x 21'6" (max)
Master Bedroom	18'3" x 12'11" (max)
Ensuite	9'0" x 6'9"
Bedroom 2	14'11" x 9'2"
Bedroom 3	14'11" x 10'0" (max)
Bathroom	10'6" x 7'6" (max)

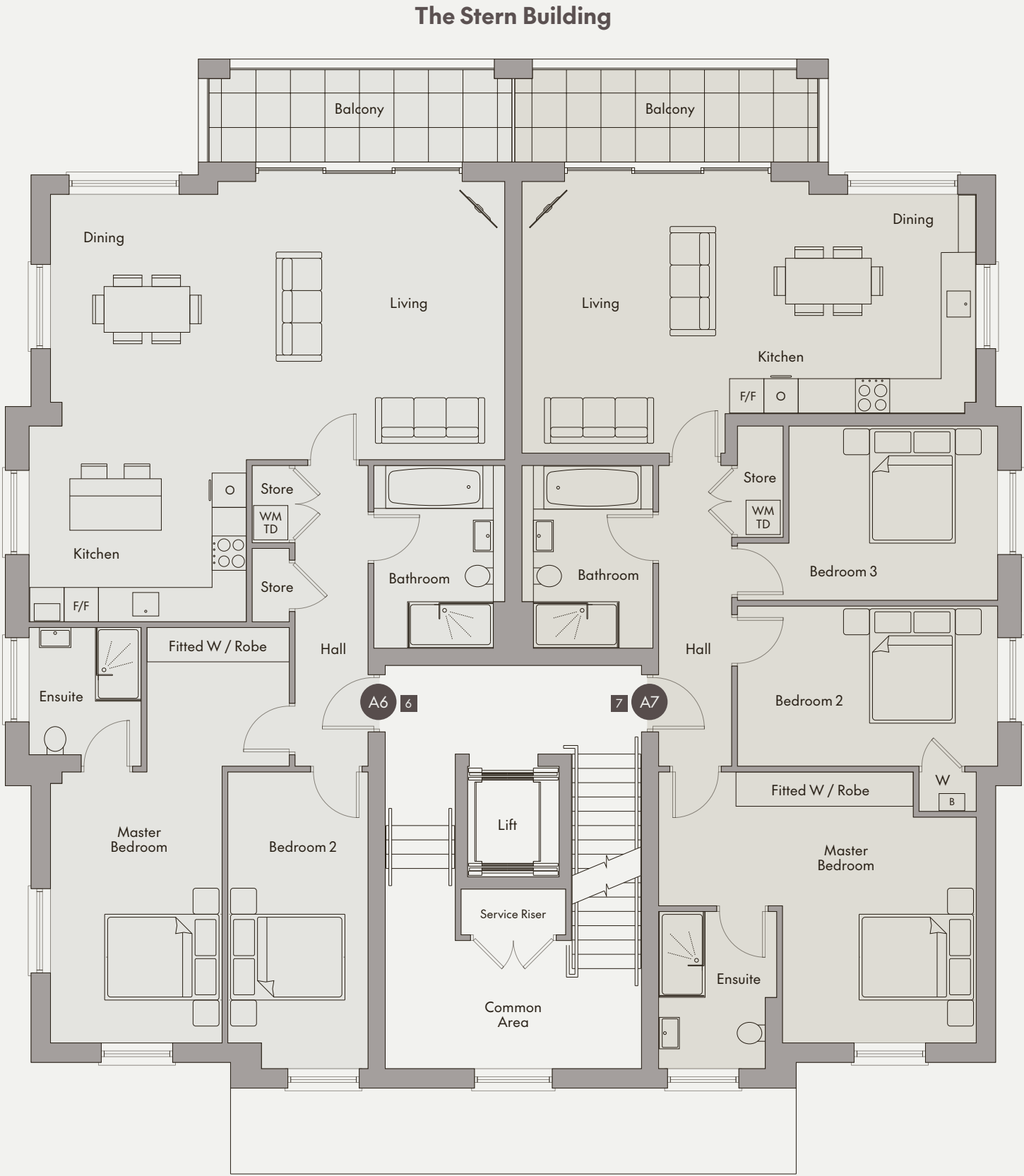
B5 5

Apartment B5 - 79b Shore Road

Total Floor Area:	1227 sq ft (approx)
Kitchen / Dining / Living	26'1" x 21'6" (max)
Master Bedroom	18'3" x 12'11" (max)
Ensuite	9'0" x 6'9"
Bedroom 2	14'11" x 9'2"
Bedroom 3	14'11" x 10'0" (max)
Bathroom	10'6" x 7'6" (max)

The Stern Building & The Hull Building

First Floor



Car Parking and Knockagh Views



The Hull Building

A6 6

Apartment A6 - 81 Shore Road

Total Floor Area:	1130 sq ft (approx)
Kitchen / Dining / Living	27'3" x 25'3" (max)
Master Bedroom	23'10" x 13'8" (max)
Ensuite	7'11" x 6'5"
Bedroom 2	17'0" x 8'1" (max)
Bathroom	10'6" x 7'6" (max)

A7 7

Apartment A7 - 81 Shore Road

Total Floor Area:	1130 sq ft (approx)
Kitchen / Dining / Living	26'1" x 15'7" (max)
Master Bedroom	18'3" x 15'7" (max)
Ensuite	9'0" x 6'9"
Bedroom 2	14'11" x 9'2"
Bedroom 3	14'11" x 10'0" (max)
Bathroom	10'6" x 7'6" (max)

B6 6

Apartment B6 - 79b Shore Road

Total Floor Area:	1130 sq ft (approx)
Kitchen / Dining / Living	26'1" x 15'7" (max)
Master Bedroom	18'3" x 12'11" (max)
Ensuite	9'0" x 6'9"
Bedroom 2	14'11" x 9'2"
Bedroom 3	14'11" x 10'0" (max)
Bathroom	10'6" x 7'6" (max)

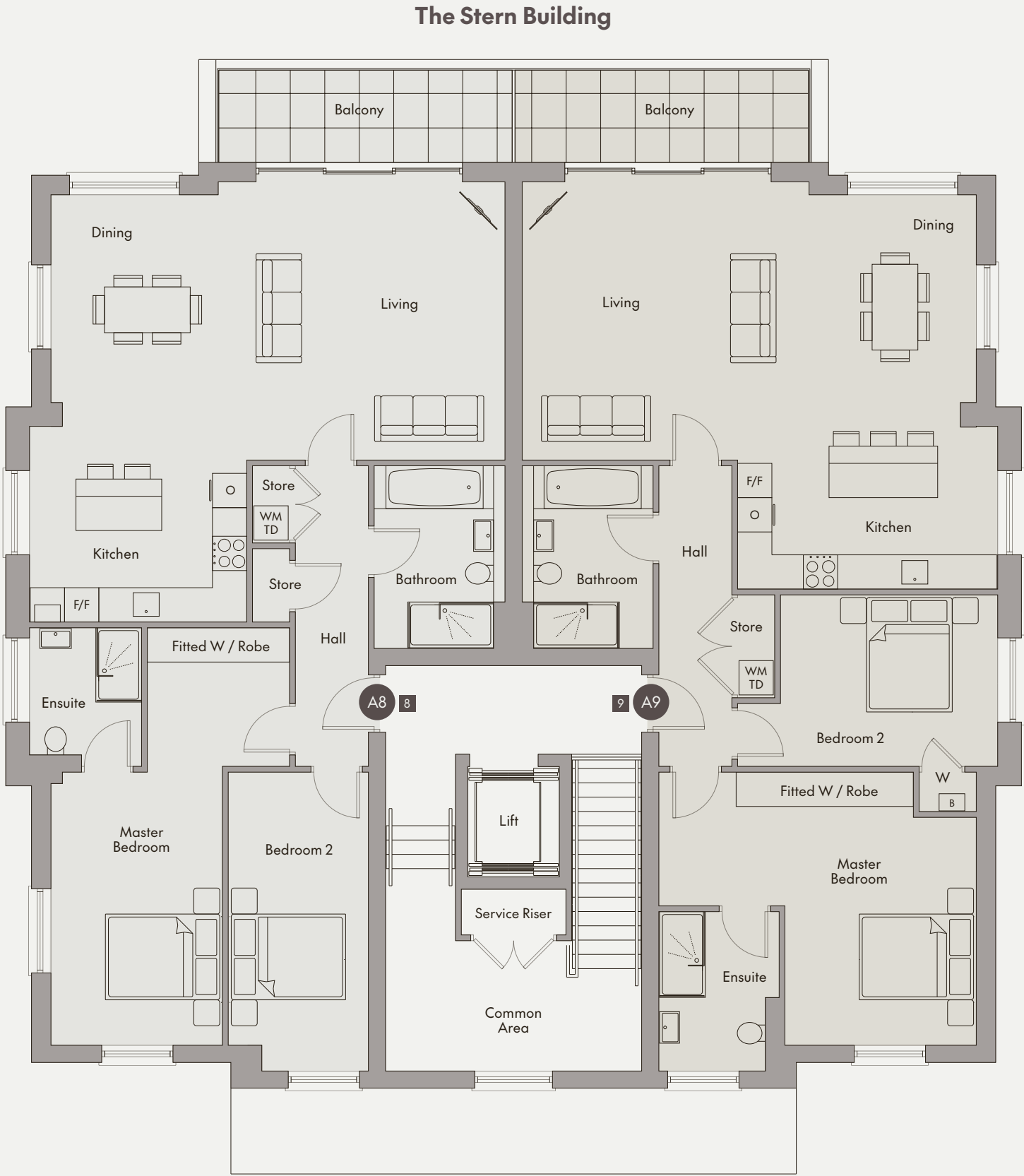
B7 7

Apartment B7 - 79b Shore Road

Total Floor Area:	1130 sq ft (approx)
Kitchen / Dining / Living	27'3" x 25'3" (max)
Master Bedroom	18'7" x 8'10" (max)
Ensuite	8'0" x 6'5"
Bedroom 2	16'1" x 9'1" (max)
Bathroom	9'10" x 7'6" (max)

The Stern Building & The Hull Building

Second Floor



Car Parking and Knockagh Views



The Hull Building

A8 8

Apartment A8 - 81 Shore Road

Total Floor Area:	1136 sq ft (approx)
Kitchen / Dining / Living	27'3" x 25'3" (max)
Master Bedroom	23'11" x 13'8" (max)
Ensuite	7'11" x 6'5"
Bedroom 2	17'2" x 8'1" (max)
Bathroom	10'6" x 7'6" (max)

A9 9

Apartment A9 - 81 Shore Road

Total Floor Area:	1136 sq ft (approx)
Kitchen / Dining / Living	27'3" x 23'4" (max)
Master Bedroom	18'3" x 15'8" (max)
Ensuite	9'2" x 6'11"
Bedroom 2	14'11" x 9'10" (max)
Bathroom	10'6" x 7'6" (max)

B8 8

Apartment B8 - 79b Shore Road

Total Floor Area:	1136 sq ft (approx)
Kitchen / Dining / Living	26'1" x 16'0" (max)
Master Bedroom	18'3" x 13'1" (max)
Ensuite	9'2" x 6'11"
Bedroom 2	14'11" x 9'2"
Bedroom 3	14'11" x 10'0" (max)
Bathroom	10'6" x 7'6" (max)

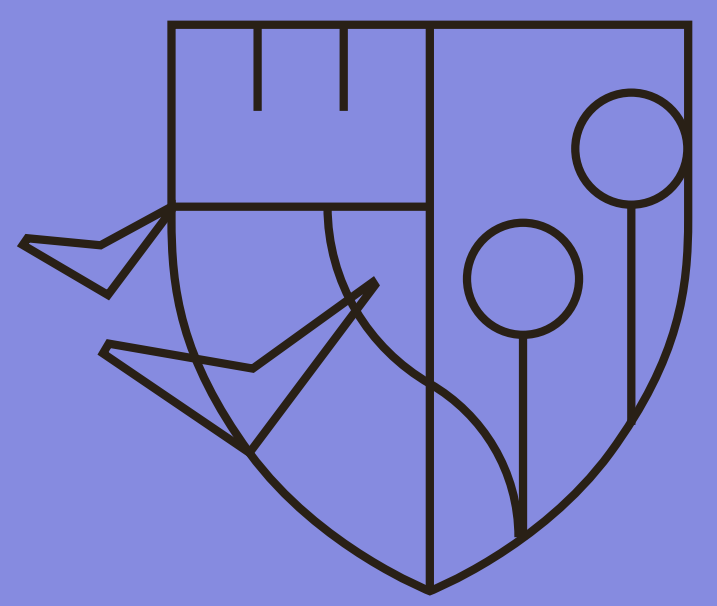
B9 9

Apartment B9 - 79b Shore Road

Total Floor Area:	1136 sq ft (approx)
Kitchen / Dining / Living	27'3" x 25'3" (max)
Master Bedroom	18'9" x 8'10" (max)
Ensuite	7'11" x 6'5"
Bedroom 2	16'3" x 9'1" (max)
Bathroom	9'10" x 7'6" (max)

Water's Edge

Your home matters



03.



Your new home in 8 steps: First-time buyer

Buying your first home is exciting, but knowing where to start can be tricky. That's why we've broken it down into eight simple steps.

First, check if you're eligible for a mortgage. Then, once you've found the right home, secure it with a booking deposit. Our Selling Agent will guide you and request your solicitor's details — if you don't have one, we can recommend trusted options.

Wherever you are on your journey, we're here to help. Let's get you moving!

[See 'First-time buyer guide'](#)

[See 'Existing home owner guide'](#)

1. Secure your mortgage eligibility

2. Choose your home and solicitor

3. Sort your booking and start the process

4. Formalise your mortgage application

5. Select your home finishes

6. Sign your contract and pay deposit

7. Review your final account

8. Completion of your home

Made for living **by Hagan**

1.**Experience that builds better places to live**

With over 37 years of homebuilding behind us, we know what matters. Every home is part of a bigger picture—designed for how people really live, now and in the future.

2.**Beautifully made, built to last**

We set a high bar for quality. Our homes are finished with care, precision and a clear ambition to create something that feels special from day one.

3.**Homes with more vision**

Every layout, detail and finish is shaped by our in-house design team. We focus on flow, character and potential—so your home not only works well, it feels right.

4.**Fairly priced, thoughtfully planned**

We deliver lasting value through good design, lower running costs and homes that hold their worth over time.

5.**Designed efficient**

From insulation to smart heating, our homes retain heat and reduce energy use. Modern systems make life simpler—and more affordable.

6.**We stand by what we build**

Every home comes with two years of cover from Hagan for defects in workmanship or materials. They are also protected by a 10-year NHBC structural warranty.

7.**Support that's genuinely helpful**

We stay involved after you move in, with a dedicated after-sales team and clear, reliable support when you need it most.

8.**Part of something bigger**

Our homes are well-placed near schools, shops and green space—and often part of wider regeneration that brings fresh energy to local communities.

9.**A smart move for the future**

With strong resale potential and a reputation for quality, a Hagan home is more than a good place to live—it's a move you can feel confident about.



Support that stays with you

Customer care at Hagan starts the day you reserve your home. From your personal handover with our site team to the welcome pack and walkthrough, we make sure everything feels clear, considered and ready for you.

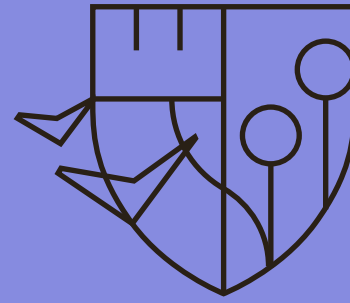
Every home is carefully inspected before you move in. If anything needs attention, we'll handle it—promptly, with a straightforward process and someone real to talk to.

You're covered too. We take responsibility for any defects in workmanship or materials for the first two years, with NHBC structural protection through to year ten. Appliance warranties are also included.



Because we don't just build homes—we take pride in them. And we look after the people who live in them.

For Hagan, it's personal.



Water's Edge

Visit: haganhomes.co.uk

Contact: **028 9334 2234**

Book a viewing



HAGAN 
It begins at home

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SELLING AGENT



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