

Seafields Court

LUXURY APARTMENTS



A stunning development of high specification luxury Apartments and Penthouses set in a private gated development and commanding breathtaking views of the Mourne Mountains and Carlingford Lough.



Occupying a superb, elevated site and commanding views overlooking Carlingford Lough and the Mourne Mountains, Seafields Court is a spectacular development of luxury Apartments and Penthouses.

Multi NHBC award winning local developers, Doherty Developments, are a company with a long and highly regarded reputation for building homes of exceptional quality. In Seafields Court, they have employed this wealth of professional expertise to produce a development that offers the most luxurious living space providing a quiet haven for those who live there. Nestled in the midst of a beautifully matured woodland setting, Seafields Court offers a range of 2 and 3 Bedroom Apartments, with private gardens at ground floor level and spacious balcony terraces above.

Overlooking Carlingford Lough and beyond to the Cooley Peninsula, this luxury development is located in an Area of Outstanding Natural Beauty between the highly sought after Town of Warrenpoint and picturesque Village of Rostrevor. The location is just one hour drive time from both Dublin and Belfast, and is within a 10 minute drive to the busy City of Newry.



Specification

Seafields Court is an innovative and highly imaginative development of luxury apartments and penthouses, all offering spacious and well planned layouts with a lavish specification and a stunning array of high quality features. Seafields Court also enjoys a truly exceptional location within an area of outstanding beauty overlooking the scenic Carlingford Lough between Warrenpoint and Rostrevor, and with ever-changing contrasts and colours, the vista from these luxury apartments combines the very best of mountain and sea views.

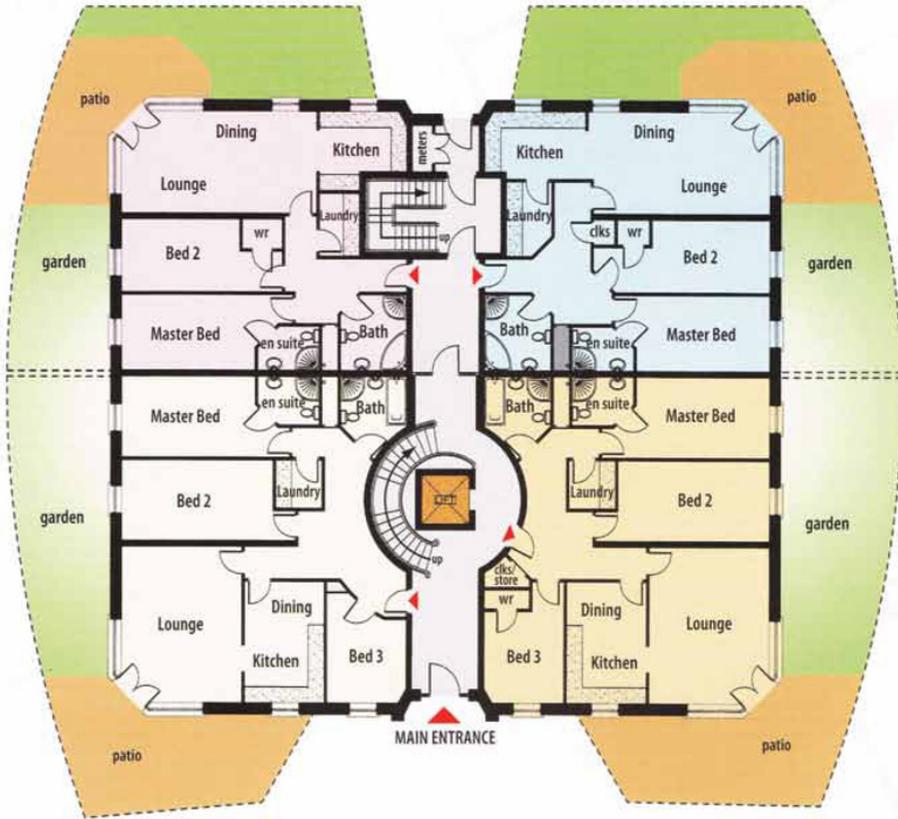
- Stunning architectural design with striking brick exteriors and decorative sandstone detailing
- Each apartment features its own private balcony – Penthouse Apartments have two balconies
- Passenger lift and feature circular staircase for easy access to all floors
- Videophone access system for visitor convenience
- Enclosed setting with remote controlled security gates
- Extensive car parking with landscaped gardens & decorative communal meeting areas
- Luxury fitted kitchens including granite worktops plus appliances
- Classic white elegant bathroom suites
- En suite master bedroom and a separate laundry room
- Double glazed white uPVC window frames
- Gas fired central heating
- Walk-in finish to include timber flooring, carpeting and internal painting
- Generous allowance for overall finishes
- Solid red oak skirting, architrave and window boards and Intruder alarm
- All telephone sockets wired for internet access







Ground Floor



First, Second & Third Floor



APT Type A	
Entrance Hall	23'11" x 12'6"
Lounge / Dining	7.30m x 3.80m
Kitchen	3.30m x 3.00m
Laundry	2.30m x 1.50m
Master Bedroom	6.40m x 2.80m
Bedroom 2	6.00m x 2.70m
Bathroom	
Total Floor Area:	96.2m² (1035sq ft)
plus large patio and garden area	

APT Type B	
Entrance Hall, Cloaks / Store	19'0" x 14'9"
Lounge / Dining	6.70m x 3.80m
Kitchen	3.80m x 2.50m
Laundry	2.75m x 1.70m
Master Bedroom	5.80m x 2.80m
Bedroom 2	5.90m x 2.70m
Bathroom	
Total Floor Area:	99.3m² (1068sq ft)
plus large patio and garden area	

APT Type C	
Entrance Hall	19'0" x 14'9"
Lounge	5.80m x 4.50m
Kitchen / Dining	4.50m x 3.00m
Laundry	1.80m x 1.75m
Master Bedroom	6.30m x 3.00m
Bedroom 2	6.50m x 3.00m
Bedroom 3	4.20m x 3.00m
Bathroom	
Total Floor Area:	122.6m² (1319sq ft)
plus large patio and garden area	

APT Type D	
Entrance Hall, Cloaks / Store	19'0" x 14'9"
Lounge	5.80m x 4.50m
Kitchen / Dining	4.50m x 3.00m
Laundry	1.80m x 1.75m
Master Bedroom	6.30m x 3.00m
Bedroom 2	6.50m x 3.00m
Bedroom 3	4.50m x 3.00m
Bathroom	
Total Floor Area:	122.6m² (1319sq ft)
plus large patio and garden area	

APT Type E	
Entrance Hall	23'11" x 12'6"
Lounge / Dining	7.30m x 3.80m
Kitchen	3.30m x 3.00m
Laundry	2.30m x 1.50m
Master Bedroom	6.40m x 2.80m
Bedroom 2	6.00m x 2.70m
Bathroom	
Total Floor Area:	106.6m² (1147sq ft)
including balcony 10.4m ² (112sq ft)	

APT Type F	
Entrance Hall, Cloaks / Store	19'0" x 14'9"
Lounge	6.80m x 3.80m
Kitchen / Dining	3.80m x 3.80m
Laundry	2.30m x 1.50m
Master Bedroom	5.90m x 2.80m
Bedroom 2	6.00m x 2.70m
Bathroom	
Total Floor Area:	112.4m² (1210sq ft)
including balcony 10.4m ² (112sq ft)	

APT Type G	
Entrance Hall	19'0" x 14'5"
Lounge	5.80m x 4.40m
Kitchen / Dining	4.50m x 3.00m
Laundry	3.00m x 1.60m
Master Bedroom	6.35m x 3.00m
Bedroom 2	5.85m x 3.00m
Bedroom 3	4.20m x 3.00m
Bathroom	
Total Floor Area:	133.0m² (1432sq ft)
including balcony 10.4m ² (112sq ft)	

APT Type H	
Entrance Hall, Cloaks / Store	19'0" x 14'5"
Lounge	5.80m x 4.40m
Kitchen / Dining	4.50m x 3.00m
Laundry	3.00m x 1.60m
Master Bedroom	6.35m x 3.00m
Bedroom 2	5.85m x 3.00m
Bedroom 3	4.50m x 3.00m
Bathroom	
Total Floor Area:	133.0m² (1432sq ft)
including balcony 10.4m ² (112sq ft)	

Penthouses



PENTHOUSE Type A

Entrance Hall, Cloaks / Store	
Lounge	5.40m x 3.75m
	17' 9" x 12' 4"
	max
<i>Open plan to:</i>	
Kitchen / Dining	7.50m x 3.10m
	24' 7" x 10' 2"
Laundry	2.30m x 1.80m
	7' 7" x 5' 11"
Study	3.60m x 3.45m
	11' 10" x 11' 4"
	max
Master Bedroom	6.10m x 4.50m
	20' 0" x 14' 9"
	plus en suite
Bedroom 2	5.10m x 3.00m
	16' 9" x 9' 10"
Bedroom 3	5.10m x 3.00m
	16' 9" x 9' 10"
Bathroom	
Total Floor Area:	260.5m² (2804sq ft)
	including balconies 90m ² (970sq ft)

PENTHOUSE Type B

Entrance Hall, Cloaks / Store	
Lounge	5.40m x 3.75m
	17' 9" x 12' 4"
	max
<i>Open plan to:</i>	
Kitchen / Dining	7.50m x 3.10m
	24' 7" x 10' 2"
Laundry	2.30m x 1.80m
	7' 7" x 5' 11"
Study	2.85m x 2.35m
	9' 4" x 7' 9"
Master Bedroom	7.90m x 4.50m
	25' 11" x 14' 9"
	plus en suite / dressing area
Bedroom 2	5.10m x 3.00m
	16' 9" x 9' 10"
	plus en suite
Bedroom 3	5.10m x 3.00m
	16' 9" x 9' 10"
Bathroom	
Total Floor Area:	266.8m² (2872sq ft)
	including balconies 90m ² (970sq ft)



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