



THE
TIDES

Causeway Street, Portrush
2022

01

PORTRUSH

Port Rois is old Irish meaning 'port of promontory', a mile long peninsula protruding out into the Atlantic Ocean, with Blue Flag beaches surrounding the peninsula. The Tides Apartments wash the shores of the East Strand beach at the very heart of the area of outstanding natural beauty known as the Causeway Coast.



Portrush

has grown from a humble fishing village into the top-rated holiday destination for Northern Ireland locals and those worldwide. Portrush offers the perfect tranquil retreat from the hustle and bustle of everyday life.

THE TIDES

A beautiful place to live

Whether its wining and dining in the array of outstanding restaurants in Portrush, frolicking on the beach, walking the two miles of golden sands on the East Strand, visiting the local attractions of Dunluce Castle, Bushmills Distillery, Dark Hedges, Carrick-a-Rede Rope Bridge or exploring the famous World Heritage site known as the Giants Causeway, there is something for everyone.



The Arcadia (Beach Cafe & Art Gallery)

Located on Northern Ireland's stunning coastline, The Arcadia is Portrush's most iconic building, both architecturally and historically.

Once a famous local ballroom, the venue is still as popular as it ever was, with both the local community and visitors to the area. With the Atlantic Ocean almost completely surrounding the building, you can subsequently enjoy breath-taking views of the beautiful seascape and nearby East Strand beach all year round. Relax and unwind with the soothing soundtrack of the sea and enjoy all The Arcadia has to offer.



Decorated with maritime memorabilia, this long-standing and unfussy quayside bar hosts live music. One of the oldest bars on the North Coast offering renowned Guinness and a warm welcome.

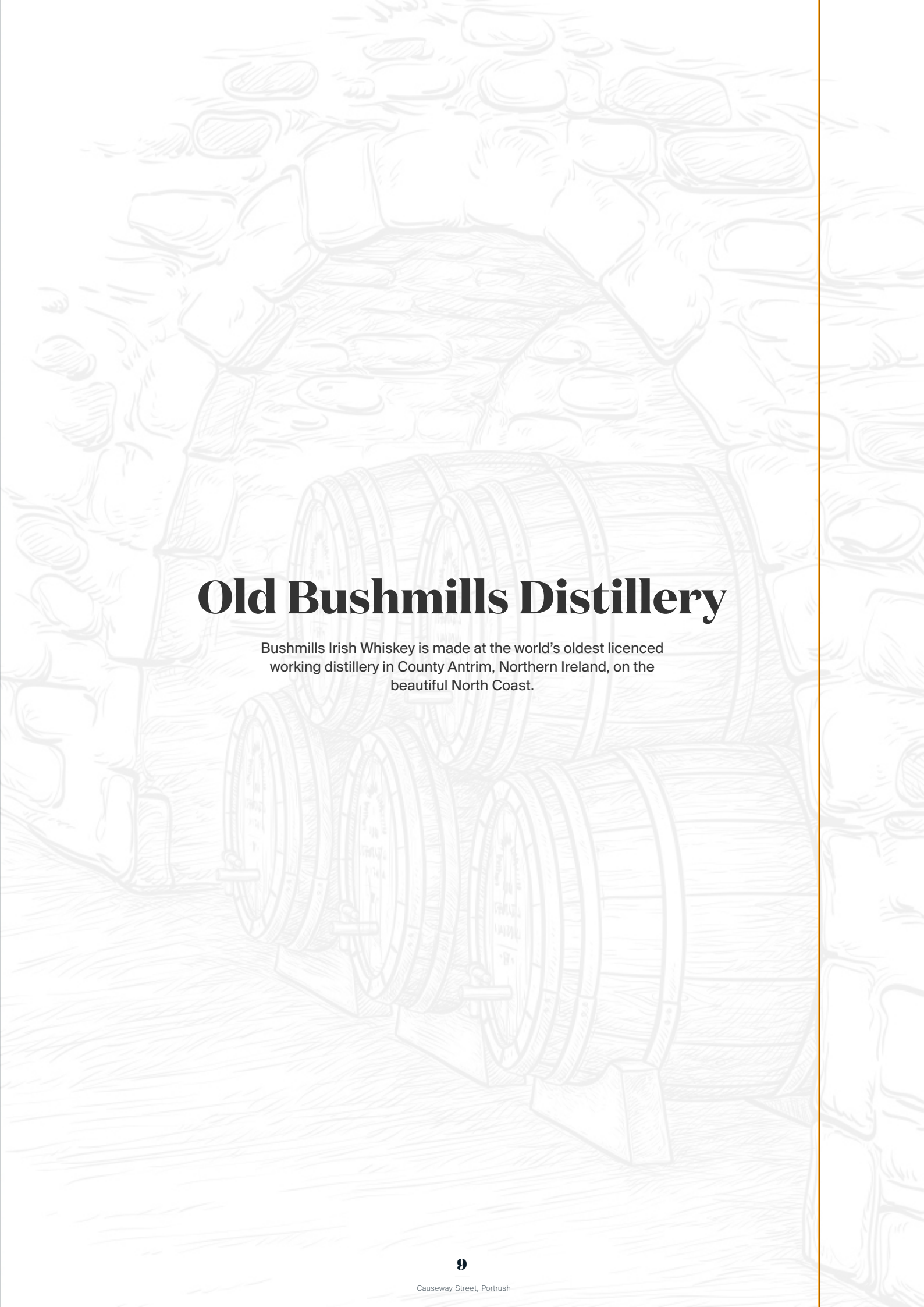
The Harbour Bar



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NORTH COAST

The North Coast of Ireland has some amazing attractions all within driving distance from Portrush.
Dunluce Castle / Bushmills Distillery / Mussenden Temple / Carrick-a-Rede Rope Bridge .



Old Bushmills Distillery

Bushmills Irish Whiskey is made at the world's oldest licenced working distillery in County Antrim, Northern Ireland, on the beautiful North Coast.

BORN ON THE NORTH COAST OF IRELAND



Old Bushmills Distillery
2 Distillery Road, Bushmills, County Antrim



Musenden Temple

03 GOLF

With the Atlantic Ocean as your front garden and playground you can enjoy morning swims, surfing, wind surfing or kite surfing. If you don't want to go out and play in the front garden, there is always Royal Portrush Golf Club in the back garden. Founded in 1888 the course is home to 2019 British Open and will host the prestigious event again in 2025.



Royal Portrush Golf Club

Situated in the Causeway Coast & Glens area of outstanding natural beauty,

A Historic Legacy

Royal Portrush Golf Club is nestled in a triangle of giant sandhills which present magnificent views in all directions – the hills of Donegal in the west, the Isle of Islay and Southern Hebrides in the north, with the iconic Giant’s Causeway and the Skerries in the east. The courses are overlooked by the ruins of the 13th century Dunluce Castle and this gives its name to Royal Portrush’s famous Dunluce Links, one of the most challenging golf courses in the world.



Golf’s Own Country



04
LOCATION

At the Heart
of the North Coast

THE
TIDES





THE
TIDES

ROYAL PORTRUSH GOLF CLUB

EAST STRAND CARPARK

DUNLUCE CENTRE

EAST STRAND BEACH

CURRYS AMUSEMENTS

THE ARCADIA

55 DEGREES NORTH

WEST STRAND BEACH

PORTRUSH HARBOUR

RAMORE RESTAURANTS

05

ACCOMMODATION

With Northern Ireland's most attractive scenery on your doorstep, these new apartments in Portrush offer you the perfect escape for anyone who wants to enjoy the riches of the North Coast.

Pure Elegance



The Tides apartments are of modern design and architecture with bright airy rooms and uninterrupted sea views. Open plan living and dining space, these apartments have been carefully designed and built to ensure your maximum comfort for today's modern living.

Front Elevation



This artistic impression is for illustrative purposes only





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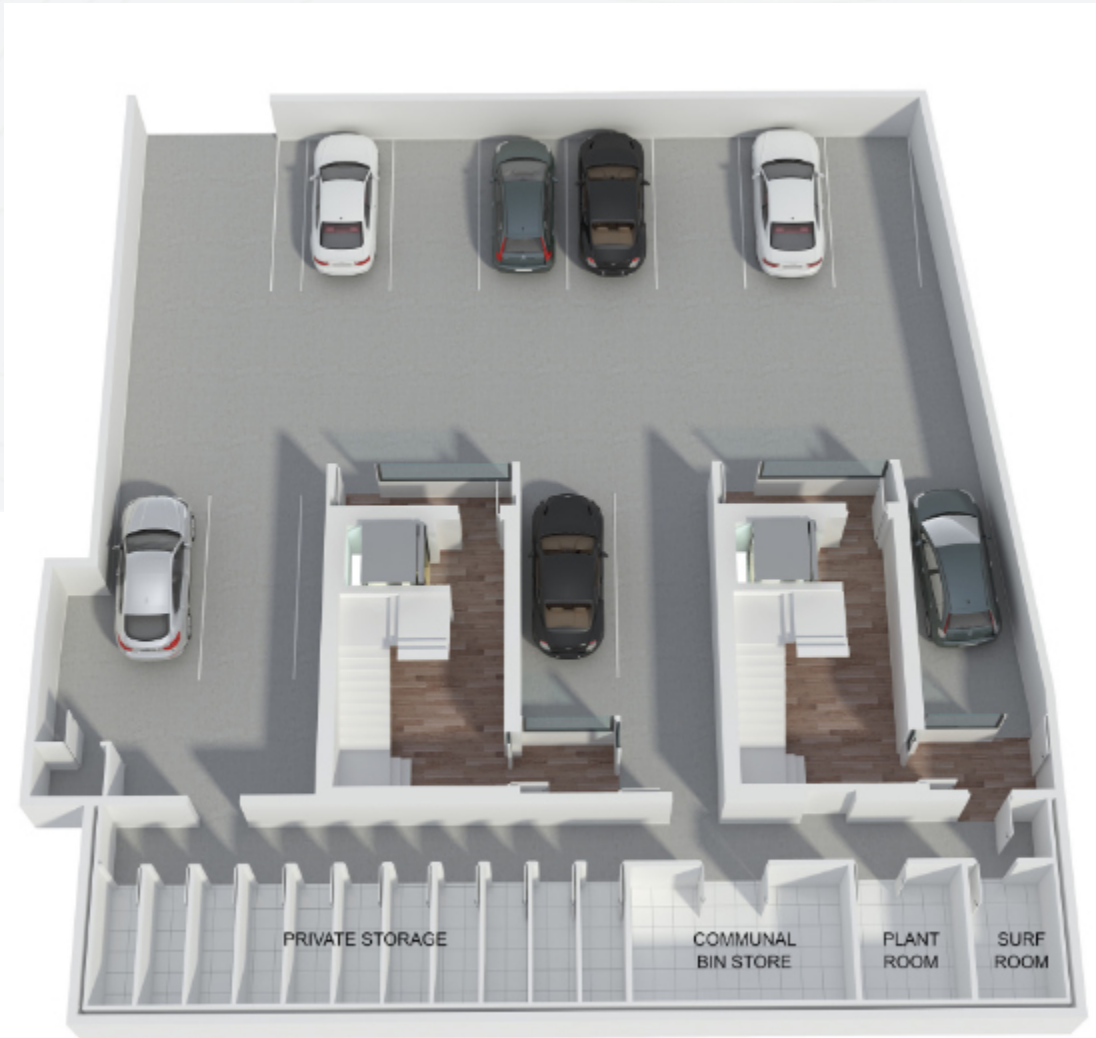
06

FLOOR PLAN

Living space
that inspires



Basement Floor



Specifications:

Basement Floor
Allocated parking
Individual private storage units

Ground Floor



Specifications:

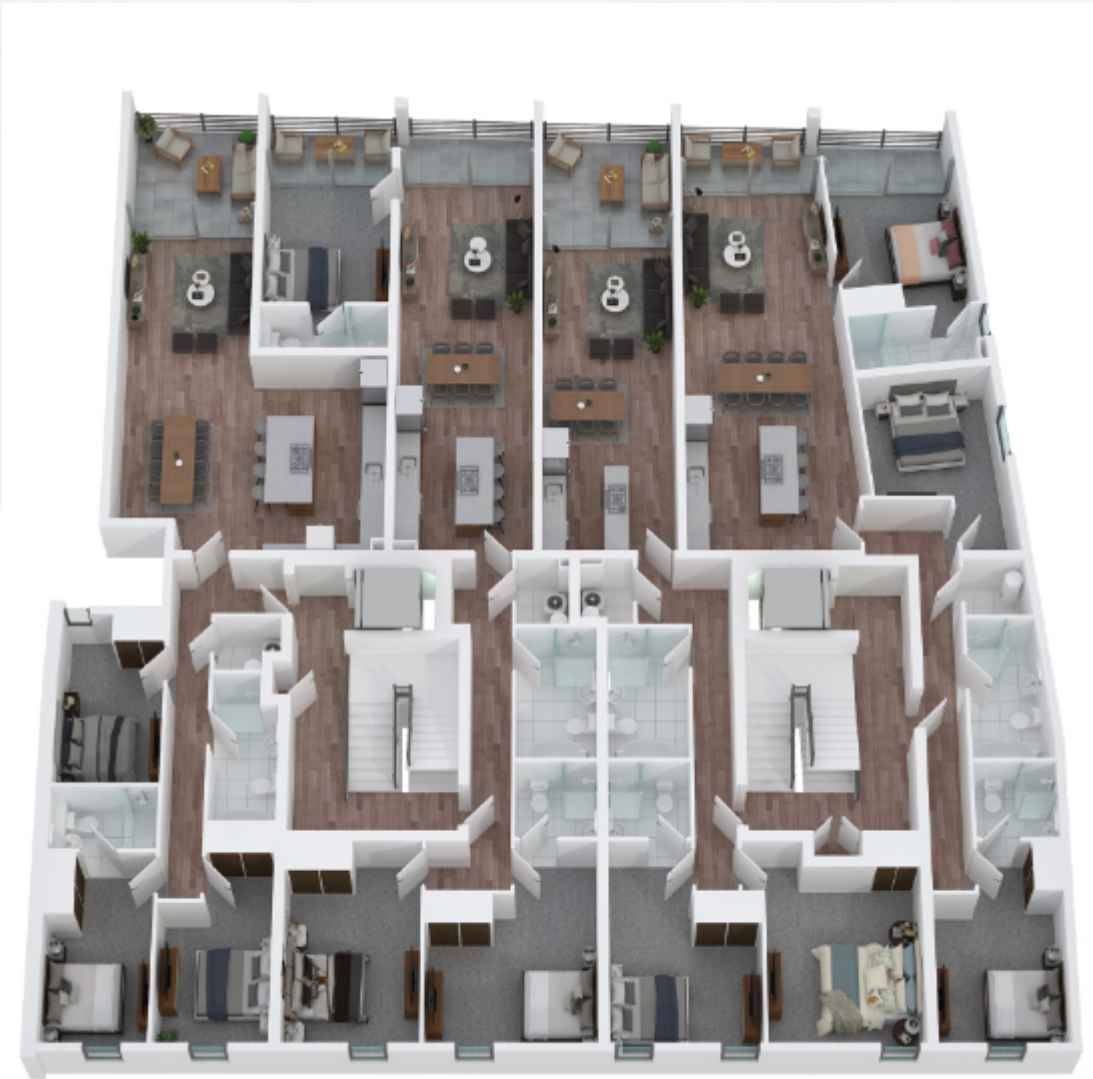
Apartment 1	m	ft
Kitchen / Dining	6.80 x 5.20	22'3" x 17'0"
Living	4.30 x 3.20	14'1" x 10'4"
Master Bedroom	4.60 x 2.60	15'1" x 8'5"
Bedroom 2	5.30 x 2.70	17'4" x 8'11"
Bedroom 3	4.30 x 2.60	14'2" x 8'5"
Total	110.92 sq m	1194 sq ft

Apartment 2	m	ft
Kitchen / Dining	6.70 x 3.40	21'11" x 10'11"
Living	4.20 x 3.40	13'9" x 10'11"
Master Bedroom	5.50 x 3.20	18'0" x 10'5"
Bedroom 2	4.90 x 2.80	16'0" x 9'2"
Bedroom 3	4.90 x 2.40	16'0" x 7'10"
Total	124.95 sq m	1345 sq ft

Apartment 3	m	ft
Kitchen / Dining	5.50 x 3.10	18'0" x 10'2"
Living	3.60 x 3.10	11'9" x 10'2"
Master Bedroom	4.80 x 3.10	15'8" x 10'2"
Bedroom 2	4.80 x 2.40	15'8" x 7'10"
Total	93.92 sq m	1011 sq ft

Apartment 4	m	ft
Kitchen / Dining	6.80 x 4.10	22'3" x 13'5"
Living	4.00 x 3.90	13'1" x 12'9"
Master Bedroom	4.30 x 3.30	14'1" x 10'9"
Bedroom 2	5.00 x 3.50	16'4" x 11'5"
Bedroom 3	4.80 x 3.00	15'8" x 9'10"
Total	104.98 sq m	1130 sq ft

First Floor



UNIT 5

UNIT 6

UNIT 7

UNIT 8

Specifications:

Apartment 5	m	ft
Kitchen / Dining	6.70 x 5.10	21'11" x 16'8"
Living	4.20 x 3.10	13'9" x 10'2"
Master Bedroom	4.60 x 2.60	15'1" x 8'6"
Bedroom 2	5.30 x 2.70	17'4" x 8'10"
Bedroom 3	4.30 x 2.60	14'1" x 8'6"
Total	110.92 sq m	1194 sq ft

Apartment 6	m	ft
Kitchen / Dining	6.60 x 3.30	21'7" x 10'9"
Living	4.30 x 3.30	14'1" x 10'9"
Master Bedroom	4.20 x 3.10	13'9" x 10'2"
Bedroom 2	4.80 x 4.00	15'8" x 13'1"
Bedroom 3	4.80 x 3.30	15'8" x 10'9"
Total	132.94 sq m	1431 sq ft

Apartment 7	m	ft
Kitchen / Dining	5.50 x 3.20	18'0" x 10'5"
Living	3.60 x 3.20	11'9" x 10'5"
Master Bedroom	4.90 x 3.70	16'0" x 12'1"
Bedroom 2	4.90 x 3.60	16'0" x 11'9"
Total	105.90 sq m	1140 sq ft

Apartment 8	m	ft
Kitchen / Dining	6.80 x 4.20	22'3" x 13'9"
Living	4.00 x 3.90	13'1" x 12'9"
Master Bedroom	4.30 x 3.30	14'1" x 10'9"
Bedroom 2	5.10 x 3.40	16'8" x 11'1"
Bedroom 3	4.90 x 3.10	16'0" x 10'2"
Total	104.98 sq m	1130 sq ft

Top Floor



UNIT 9

UNIT 10

UNIT 11

Specifications:

Apartment 9	m	ft
Kitchen / Dining	6.80 x 5.20	22'3" x 17'0"
Living	5.20 x 3.80	17'0" x 12'5"
Master Bedroom	4.60 x 2.70	15'1" x 8'10"
Bedroom 2	4.50 x 2.90	14'9" x 9'6"
Bedroom 3	4.30 x 2.60	14'1" x 8'6"
Total	134.98 sq m	1453 sq ft

Apartment 10	m	ft
Kitchen / Dining	6.90 x 6.70	22'7" x 21'11"
Living	6.70 x 3.80	21'11" x 12'5"
Master Bedroom	4.90 x 3.30	16'0" x 10'9"
Bedroom 2	3.60 x 2.70	11'9" x 8'10"
Bedroom 3	4.90 x 3.00	16'0" x 9'10"
Total	140.93 sq m	1517 sq ft

Apartment 11	m	ft
Kitchen / Dining	6.70 x 5.60	21'11" x 18'4"
Living	6.70 x 3.60	21'11" x 11'9"
Master Bedroom	4.90 x 3.30	16'0" x 10'9"
Bedroom 2	3.30 x 2.60	10'9" x 8'6"
Bedroom 3	4.40 x 2.70	14'5" x 8'10"
Total	176.98 sq m	1905 sq ft

Floor plans are not to scale and measurements are approximate.

Specification



Electrical Installation

- Energy efficient LED downlighters throughout.
- Security alarm system.
- Comprehensive range of slimline electrical sockets and switches.
- USB charging port to kitchen / family room.
- Wiring from communal satellite TV system to all rooms.
- Mains supply smoke and carbon monoxide detectors with battery back up.
- Contactless entry security system.



Heating

- Underfloor heating throughout.
- High efficiency air source heat pump, with thermostat-controlled zone for each room.
- Remote smart phone application heating controls.



Kitchen

- Contemporary Stormer kitchen with soft close doors and drawers. Granite worktops and upstands.
- Stainless steel branded sink with Quooker hot water tap.
- Branded integrated appliances including electric oven, hob, integrated dishwasher, fridge and freezer, washing machine and tumble dryer.



Decoration

- Painted internal walls and ceilings.
- Solid oak doors, painted hardwood architraves and skirting.
- Bespoke brushed stainless-steel ironmongery.



Glazing

- High quality powder coated aluminium frame double glazed windows and doors.



Bathrooms / Ensuites

- Branded contemporary white sanitary ware with chrome fittings Power Shower WC with soft close function.
- Fully tiled shower enclosure and bath, partially tiled elsewhere.



Floor Coverings

- Ceramic tiled floor to kitchen / dining living areas and bathrooms.
- Partial wall tiling to bathroom and ensuites
- Carpet and underlay to all bedrooms.

Contact details

Developer:



Life. Built. Better.

cbindevelopments.com

For more detail:

tidesportrush.com



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