



THE YORK
PORTSTEWART

LUXURY WATERFRONT APARTMENTS



DISCOVER ELEGANCE BY THE SEA

Welcome to The York, an exclusive development of luxury apartments in Portstewart, where sophistication meets the serenity of the North Coast.

These modern residences offer breathtaking waterfront views, spacious private balconies, and interiors flooded with natural light. Nestled close to the charming towns of Portstewart and Portrush, this is a haven for those who appreciate both tranquillity and refined living. Our apartments are the perfect choice for discerning buyers seeking a harmonious blend of elegance and convenience.



CGI | THE YORK - INDICATIVE ONLY

FOOD & DRINK

1. AMICI RISTORANTE
2. THE ANCHOR BAR COMPLEX
3. AWAKEN
4. BABUSHKA KITCHEN CAFE
5. CULTURE COFFEE PORTSTEWART
6. EIGHTEEN NINETY FOUR
7. HARRY'S SHACK
8. LOST & FOUND CAFE
9. RAMORE RESTAURANTS
10. SHANTY
11. VILLA PORTSTEWART

SHOPPING

1. A BROADER PICTURE
2. THE FASHION SHOP
3. LIDL
4. MEMENTO
5. STONE BOUTIQUE
6. SUPERVALU
7. TESCO SUPERSTORE
8. THE WHITE HOUSE

HEALTH & LEISURE

1. COLERAINE YACHT CLUB
2. NORTH WEST 200
3. PORTRUSH EAST STRAND
4. PORTRUSH YACHT CLUB
5. PORTSTEWART GOLF CLUB
6. PORTSTEWART STRAND
7. RATHMORE GOLF CLUB
8. ROYAL PORTRUSH GOLF CLUB
9. WEST STRAND BEACH
10. WHITE ROCKS BEACH

EDUCATION

1. CARNALRIDGE PRIMARY SCHOOL
2. DOMINICAN COLLEGE, PORTSTEWART
3. MILL STRAND INTEGRATED SCHOOL
4. PORTRUSH PRE-SCHOOL PLAYGROUP
5. PORTRUSH PRIMARY SCHOOL
6. PORTSTEWART PRIMARY SCHOOL
7. ST. COLUM'S PRE SCHOOL CENTRE
8. ST. PATRICK'S PRIMARY SCHOOL

THE LOCATION



NORTH ATLANTIC
OCEAN



EMBRACE THE CHARM OF PORTSTEWART

[1] The Irish Open, Portstewart Golf Club;

[2] Aerial view of Portstewart

Portstewart, a picturesque coastal village, offers an idyllic setting with its stunning strand and vibrant local culture. Named The Sunday Times Best Place to Live in Northern Ireland in 2024, Portstewart is celebrated for its beautiful coastline and welcoming community.

Enjoy leisurely strolls along the Portstewart Strand or visit the charming local shops, cafés and restaurants. Amici Ristorante offers authentic Italian cuisine made with the finest local ingredients, while Harry's Shack showcases the abundance of local seafood available.

The town provides a perfect balance of relaxation and recreation, making it an ideal location for both retirees and active professionals. The close-knit community and scenic beauty of Portstewart make it a coveted destination for those seeking a luxurious lifestyle.



EXPLORE NORTHERN IRELAND'S NORTH COAST

Venture beyond Portstewart to discover the breathtaking landscapes of Northern Ireland's North Coast. From the rugged beauty of the Giant's Causeway to the pristine sands of Whiterocks Beach in Portrush, the area offers a plethora of activities and sights.

The North Coast is renowned for hosting major sporting events. The thrilling North West 200 motorcycle race attracts hundreds of thousands to the towns of Portstewart, Portrush and Coleraine each year to enjoy the best names in road racing. Golf enthusiasts will relish the proximity to the world-famous Royal Portrush Golf Club and Portstewart Golf Club, both of which have hosted major golfing tournaments such as The Open Championship and Irish Open.

The North Coast's unique blend of natural beauty and cultural richness ensures that there is always something new to experience. Moreover, several locations along the North Coast were featured in the HBO hit TV show Game of Thrones, adding a touch of cinematic magic to your surroundings.

[1] Portstewart sunset; [2] The North West 200; [3] Horse riding, Benone Beach



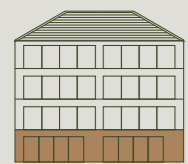


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SITE PLAN

1.	COMMUNAL COURTYARD
2.	FRONT CAR PARK
3.	MAIN ENTRANCE
4.	PRIVATE BALCONY (APTS 05 - 10)
5.	PRIVATE ENTRANCE (APTS 01 & 02)
6.	PRIVATE GARDEN (APTS 01 & 02)
7.	PRIVATE TERRACE (APTS 03 & 04)
8.	REAR CAR PARK



(FRONT VIEW)



(SIDE VIEW)

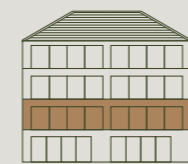


GROUND FLOOR

01	2 BEDROOM + STUDY	138.8 SQM / 1492 SQFT
02	2 BEDROOM + STUDY	138.8 SQM / 1492 SQFT

KEY

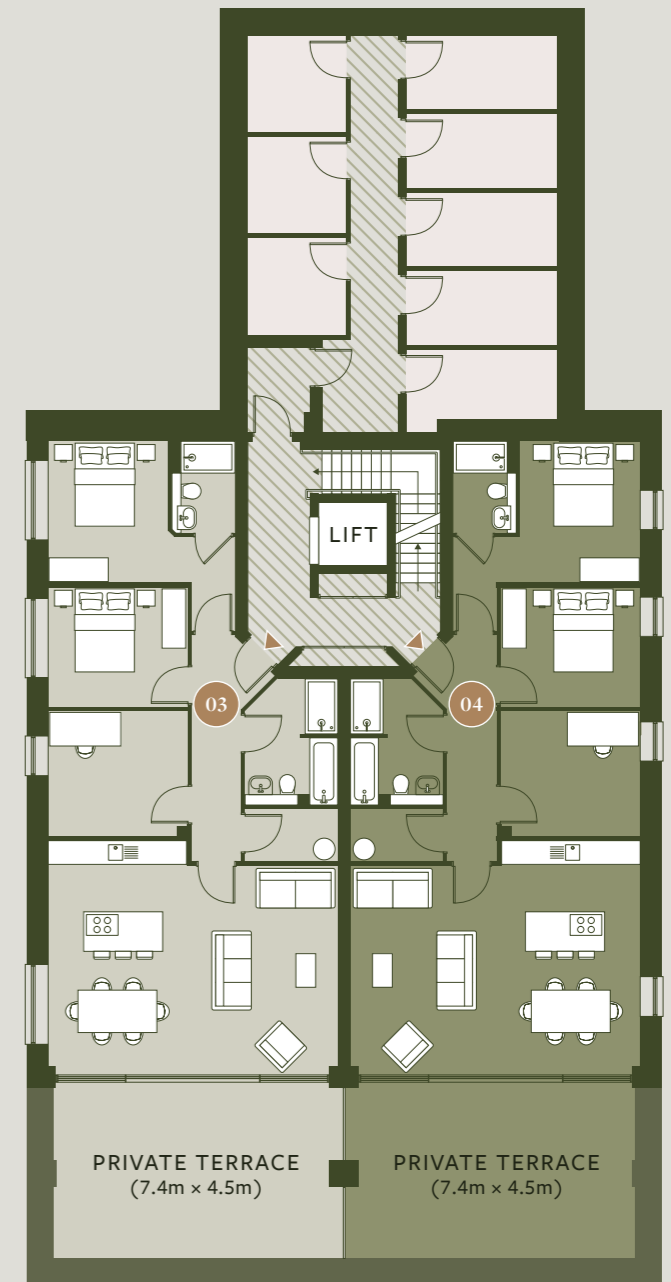
- COMMUNAL SPACE
- APARTMENT ENTRANCE



(FRONT VIEW)



(SIDE VIEW)



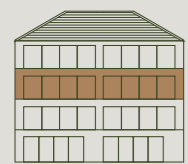
FIRST FLOOR

03	2 BEDROOM + STUDY	101.9 SQM / 1095 SQFT
04	2 BEDROOM + STUDY	101.9 SQM / 1095 SQFT

KEY

- COMMUNAL SPACE
- SECURE ALLOCATED PRIVATE STORAGE
- APARTMENT ENTRANCE

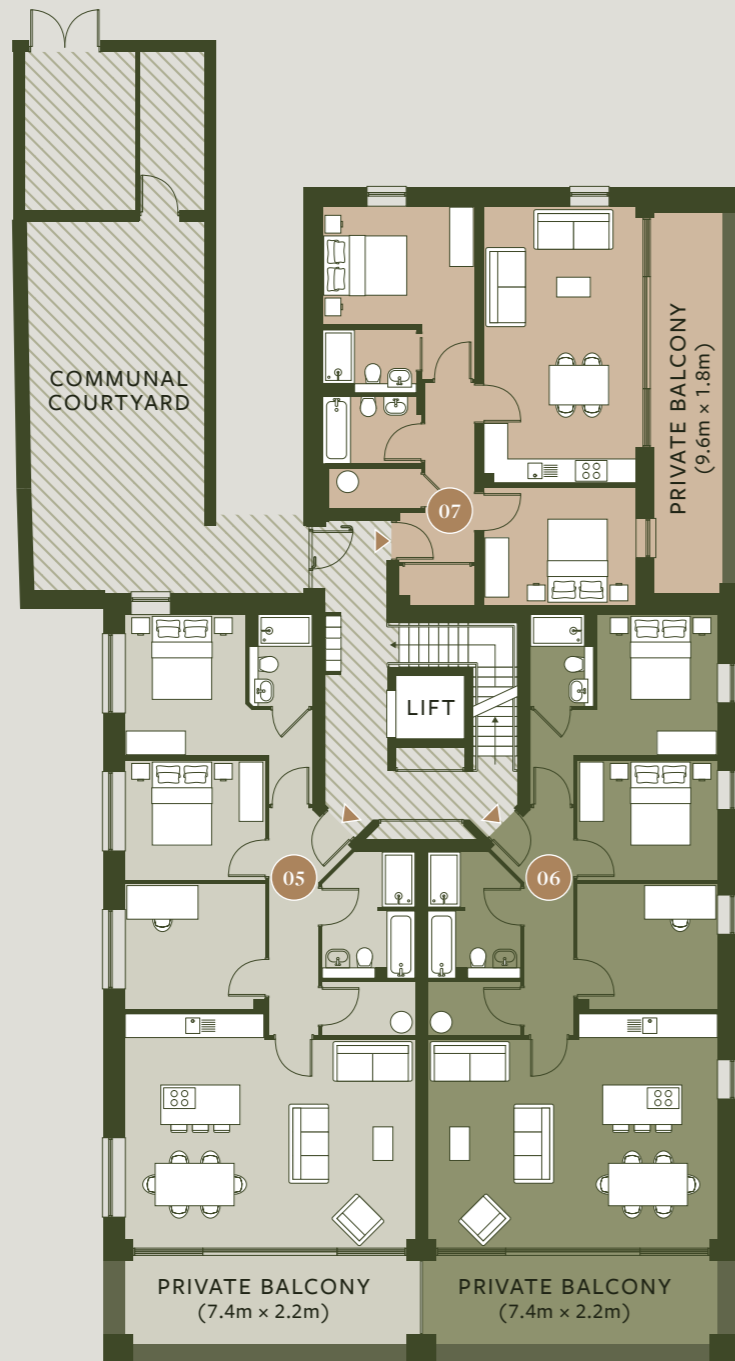




(FRONT VIEW)



(SIDE VIEW)

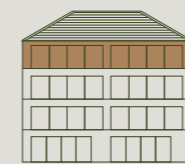


SECOND FLOOR

05	2 BEDROOM + STUDY	101.9 SQM / 1095 SQFT
06	2 BEDROOM + STUDY	101.9 SQM / 1095 SQFT
07	2 BEDROOM	75.8 SQM / 815 SQFT

KEY

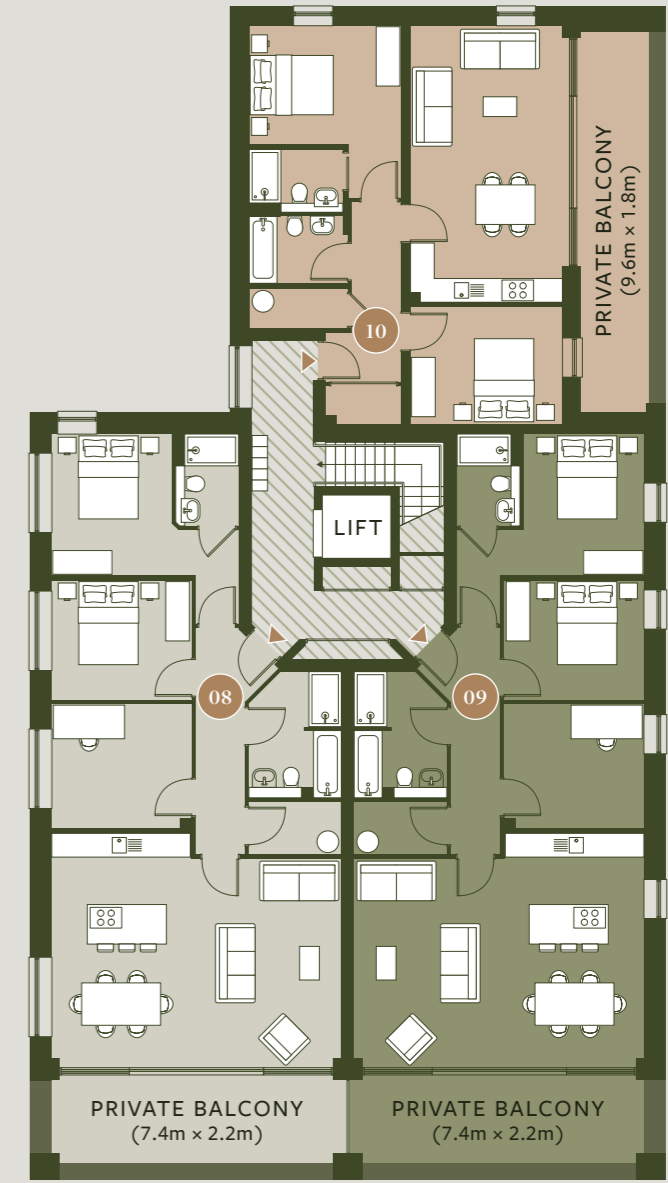
- COMMUNAL SPACE
- APARTMENT ENTRANCE



(FRONT VIEW)



(SIDE VIEW)



THIRD FLOOR

08	2 BEDROOM + STUDY	101.9 SQM / 1095 SQFT
09	2 BEDROOM + STUDY	101.9 SQM / 1095 SQFT
10	2 BEDROOM	75.8 SQM / 815 SQFT

KEY

- COMMUNAL SPACE
- APARTMENT ENTRANCE



SPECIFICATION

KITCHEN

- Contemporary designer kitchen with a choice of luxury kitchen units, door handles and soft closing drawers and doors.
- Island unit with integrated power socket.
- Quartz stone worktop, upstands around work surfaces and splash back in a choice of colours – Kitchen is provisional sum.
- Full range of integrated appliances including:
 - Induction Aspiration hob with built in extractor fan.
 - Eye-level multi-function electric oven.
 - Eye-level combi oven / microwave and warming drawer.
 - Full height integrated fridge/freezer (70/30).
 - Fully integrated dishwasher.
- Under cabinet linear LED lighting.
- Tiled wall finish to extend between worktop and underside of wall cabinets.
- Porcelain floor tiling to kitchen and dining areas.
- 3 No. pendant fittings above the kitchen island.
- Undermounted stainless steel sink with grooved drainer.
- Quooker Fusion boiling 3 in 1 water tap - Integrated recycling bins.

UTILITY

- Separate utility/storage area.
- High quality units with choice of doors and range of Quartz worktops.
- Stainless steel sink and taps.
- Separate washing machine and tumble dryer.

BATHROOM, EN-SUITES AND WC'S

- En-suites & bathrooms with a selection of baths, showers or both.
- Thermostatic bar shower with dual head: rain drench & handheld fitting.
- High Quality contemporary style sanitaryware finished in brilliant white.
- Wall-mounted dual-flush WC with soft-close lid.
- Wall-mounted wash basin.
- Under sink vanity unit to principal en-suite.
- LED illuminated mirror in en-suite and bathroom.
- Heated towel rail to bathroom and en-suite.

FLOORING AND TILING

- Choice of premium quality floor tiles to hall, living / dining room and kitchen & utility.
- Choice of premium quality fitted carpet to bedrooms.
- Choice of premium quality floor tiles to en-suite bathroom or shower room.
- Choice of full height tiling to shower enclosures.
- Choice of premium quality wall tiles to feature areas in bathroom and en-suite.

INTERNAL FEATURES

- Internal painted finishes all walls, ceilings and woodwork.
- Oak veneer doors with quality ironmongery.
- Factory primed painted skirtings and architraves.
- Recessed LED lighting throughout hallway, dining, living areas & bedrooms.
- Mains supply smoke alarm and heat detectors.
- Heat detector in kitchen; smoke detector in living area, store/utility and hallway with a test point in the store.
- Comprehensive range of electrical sockets, switches, TV and telephone points.
- Wired for satellite TV.
- Wired for security alarm.
- Electric panel heaters throughout.
- Pressurised water system.
- Broadband provision.

BALCONIES/GARDENS

- Extensive Balconies for upper floor apartments featuring:
 - Silver granite stone facing to balconies.
 - Frameless glass balustrading.
 - Porcelain paving system.
 - PPC aluminium copings.
 - Sliding door/screens to balconies – PPC aluminium sliding door and screen system.
 - Privacy screens – opaque glazing.
 - Power supply.
- Exclusive private gardens for ground floor apartments featuring:
 - Private car park space.
 - Patio area.
 - Sliding door/screens to balconies – PPC aluminium sliding door and screen system.
 - Privacy screens – opaque glazing.
 - Power supply.
 - Landscaped garden.

COMMUNAL AND EXTERNAL FINISHES

- High performance triple glazed windows.
- High specification flooring and décor to entrance lobby and communal stairs.
- Feature intelligence lighting to entrance lobby and staircase.
- High specification lift installation.
- Secure allocated car parking with automated raise/lower bollards at entrances.
- Allocated secure private storage unit for each apartment.
- Landscaped communal areas to front and rear.
- Tiled roof with integrated 'solar tiles' to localised areas.
- PPC aluminium glazed units.
- Predominantly painted render with precast concrete bands to floor levels and eaves level.
- Communal garden available to residents.

SMART TECHNOLOGY

- Secure video entry-phone linked to main entrance gate & lobby entrance door.
- EV charger per car park for communal use.

ENERGY EFFICIENCY

- Renewable energy technology with a photovoltaic system providing usable electricity to contribute to the running costs of the apartments.

MANAGEMENT ARRANGEMENTS

A management company will be set up for the benefit of all residents in the development. Maintenance of buildings and common areas now falls to the residents of new developments, and it is important that the standard of the scheme is retained from the outset and protected for the best day to day enjoyment of all occupants. Information on projected management fees can be obtained from Agent.

WARRANTY

- 10 years builders warranty.

FOR ALL ENQUIRIES PLEASE CONTACT:



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