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A beautiful apartment development nestled on the coastline overlooking the stunning shoreline and East Strand beach. The spectacular views from each of the 10 apartments will exceed all purchaser expectations and is the idyllic choice for those wishing to live the luxury coastal lifestyle.

Rosselinn is located within a stone's throw to one of Portrush's beautiful beaches and a short stroll to all the local shops, bars and restaurants. From watching the sunrise to the luxurious internal finishes, these luxury 3 and 4 bedroom apartments have everything to meet the expectations of the discerning homebuyer. PRH Construction (NI) Limited are renowned for our exceptional quality and craftsmanship in our luxury turnkey apartments; Rosselinn is no exception!



APARTMENTS 1, 4 & 7

Measurements

| | |
|-------------------------|-----------|
| 1 Kitchen / Living Area | 6.4 x 6.7 |
| 2 Master Bedroom | 5.0 x 3.5 |
| 3 Ensuite | 1.3 x 3.0 |
| 4 Bed 2 | 3.6 x 2.6 |
| 5 Bed 3 | 3.7 x 2.6 |
| 6 Bathroom | 2.2 x 3.0 |



APARTMENTS 2, 5 & 8

Measurements

| | |
|-------------------------|-----------|
| 1 Kitchen / Living Area | 6.7 x 6.2 |
| 2 Master Bedroom | 4.5 x 3.1 |
| 3 Ensuite | 1.7 x 2.8 |
| 4 Bed 2 | 2.9 x 3.6 |
| 5 Bed 3 | 3.2 x 4.6 |
| 6 Bed 4 | 3.4 x 2.7 |
| 7 Bathroom | 3.1 x 2.2 |



APARTMENTS 3 & 6

Measurements



| | |
|-------------------------|-----------|
| 1 Kitchen / Living Area | 6.6 x 6.2 |
| 2 Master Bedroom | 4.6 x 3.5 |
| 3 Ensuite | 1.9 x 2.3 |
| 4 Bed 2 | 3.5 x 3.7 |
| 5 Bed 3 | 3.2 x 3.7 |
| 6 Bathroom | 2m x 3.4 |

APARTMENT 9

Measurements

| | |
|-------------------------|-----------|
| 1 Kitchen / Living Area | 6.8 x 8.8 |
| 2 Master Bedroom | 3.2 x 3.1 |
| 3 Ensuite / Dressing | 3.0 x 3.0 |
| 4 Bed 2 | 3.3 x 4.2 |
| 5 Bed 3 | 3.5 x 3.0 |
| 6 Bathroom | 3.4 x 2.6 |



APARTMENT 10

Measurements

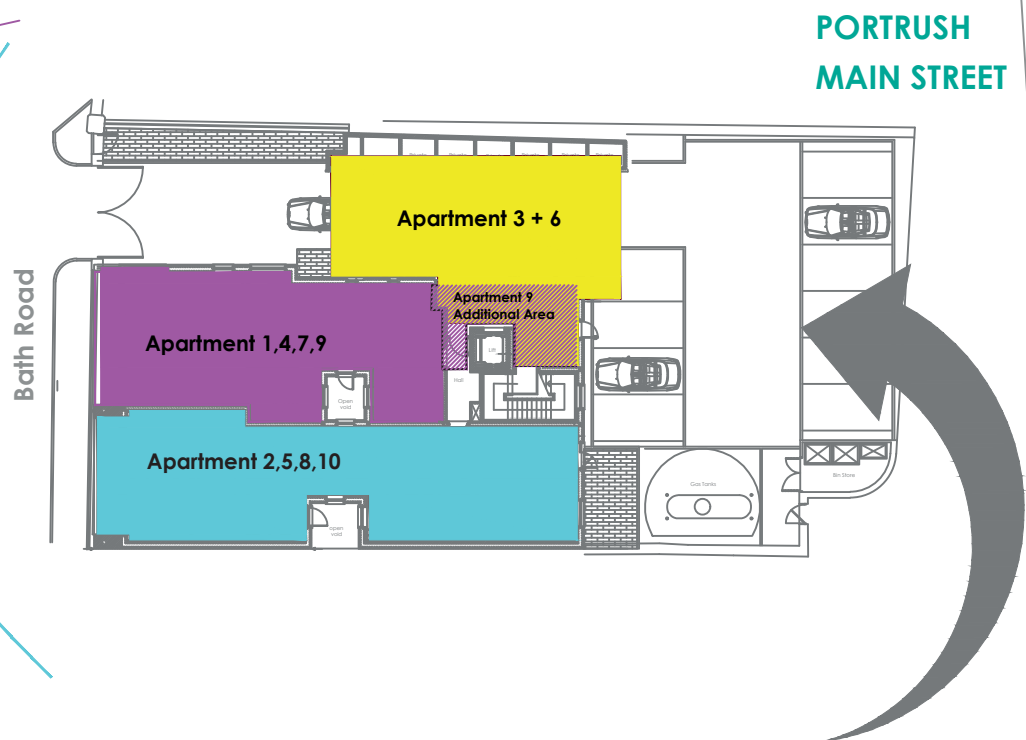
| | |
|-------------------------|-----------|
| 1 Kitchen / Living Area | 9.0 x 6.7 |
| 2 Master Bedroom | 4.0 x 3.1 |
| 3 Ensuite | 2.9 x 1.7 |
| 4 Bed 2 | 3.2 x 4.6 |
| 5 Bed 3 | 4.6 x 2.7 |
| 6 Bathroom | 2.9 x 2.2 |





EAST STRAND BEACH VIEW

UNOBSTRUCTED
SEA VIEW



Specification

- Unrivalled balcony views over the Atlantic
- Ensuite to master bedrooms
- High quality internal doors and ironmongery
- Painted contemporary MDF skirting and architrave
- Two way audio / visual entry system
- Gas central heating system
- Separate utility room
- Heated towel rail to bathroom and ensuite
- Luxury fully fitted kitchen with granite / Quartz worktop incorporating branded hob, oven, extractor, dishwasher, fridge / freezer
- Contemporary sanitary ware with high quality chrome taps and fittings
- Porcelain tiling to kitchen, living, bathrooms and hallway
- Fully tiled shower enclosure
- Partial wall tiling to bathroom and ensuite
- Energy efficient light fittings
- Pre-wired for telephone and TV
- Generous supply of power sockets
- Highly efficient double glazed windows and doors
- High quality carpet and underlay to bedrooms
- Internal paint finished to walls and ceilings
- Internal storage room within each apartment
- Fire detection, smoke and carbon monoxide detection system
- Frameless glass to balconies
- One car parking space per apartment in the designated car park to rear
- Individual lockable storage area located in car park
- High quality exterior finishes designed for low maintenance
- 10 year structural warranty

Management

A management company will be formed on handover of all apartments allowing each purchaser to become a shareholder. This company will look after the general running of the common areas to ensure that the high standards of the development will continue in the future.

There will be an annual management fee which will be agreed by all shareholders of the management company.