



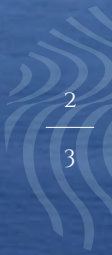
# CASTLE LINN

PORTRUSH





CASTLE LINN  
PORTRUSH





# WELCOME

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## TO CASTLE LINN

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A Stunning Apartment Complex located in Portrush, just metres from the shore and overlooking the historic Blue Pool. Castle Linn offers spectacular views and its prime location is within easy walking distance of both the East and West Strand beaches, restaurants, bars and shops. Many exciting events are held annually in Portrush including the NW200, The Raft Race, International Air Show and major golf

tournaments. These luxury turnkey ocean front apartments offer easy access to all that the beautiful North Coast has to offer. Castle Linn sets a new standard for quality and distinction. From the comprehensive kitchens, to the luxurious bathrooms and ensuites, every aspect has been carefully chosen by the experienced team at PRH Construction to make the most of this beautiful space.





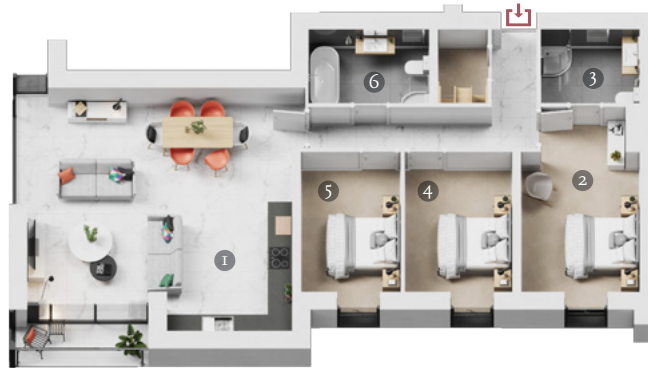


MAGNIFICENT  
BALCONY VIEWS  
OVER THE  
ATLANTIC

APARTMENT

I

104 SQ\_M / 1,120 SQ Ft



APARTMENT

2

130 SQ\_M / 1,400 SQ Ft



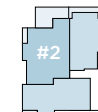
- 1. KITCHEN DINING  
7.0M x 6.4M
- 2. MASTER BEDROOM  
2.9M x 4.9M
- 3. ENSUITE 1  
2.5M x 1.9M
- 4. BEDROOM 2  
2.7M x 3.7M
- 5. BEDROOM 3  
2.5M x 3.7M
- 6. BATHROOM  
3.0M x 1.9M

FLOOR — G



- 1. KITCHEN DINING  
7.1M x 6.9M
- 2. MASTER BEDROOM  
3.6M x 6.9M
- 3. ENSUITE 1  
1.9M x 2.4M
- 4. BEDROOM 2  
4.4M x 2.9M
- 5. BEDROOM 3  
4.4M x 2.7M
- 6. BATHROOM  
1.9M x 3.4M

FLOOR — G



BEDROOM    BALCONY    BATHROOM    ENSUITE    MEDIA ROOM

\* ALL MEASUREMENTS TAKEN FROM THE WIDEST PART OF EACH ROOM

4  
5

APARTMENT

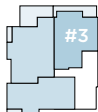
3

110 SQ\_MT / 1,180 SQ Ft



- 1. KITCHEN DINING  
6.1M x 8.0M
- 2. MASTER BEDROOM  
3.4M x 7.3M
- 3. ENSUITE 1  
Included in Master Bedroom measurements
- 4. BEDROOM 2  
3.1M x 3.8M
- 5. BATHROOM  
1.7M x 3.6M

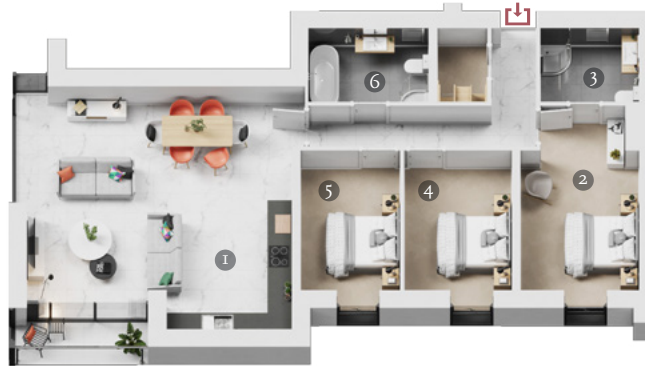
FLOOR — G



APARTMENTS

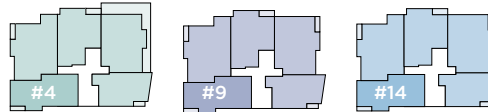
4 / 9 / 14

104 SQ\_MT / 1,120 SQ Ft



- 1. KITCHEN DINING  
7.0M x 6.4M
- 2. MASTER BEDROOM  
2.9M x 4.9M
- 3. ENSUITE 1  
2.5M x 1.9M
- 4. BEDROOM 2  
2.7M x 3.7M
- 5. BEDROOM 3  
2.5M x 3.7M
- 6. BATHROOM  
3.9M x 1.9M

1 — FLOOR — 2 — FLOOR — 3



APARTMENTS

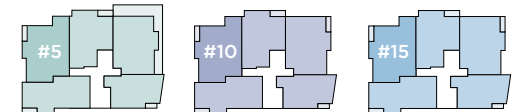
5 / 10 / 15

130 SQ\_MT / 1,400 SQ Ft



- 1. KITCHEN DINING  
6.9M x 7.1M
- 2. MASTER BEDROOM  
3.4M x 5.8M
- 3. ENSUITE 1  
1.9M x 2.4M
- 4. BEDROOM 2  
4.4M x 2.9M
- 5. BEDROOM 3  
4.4M x 2.8M
- 6. BATHROOM  
1.9M x 3.4M

1 — FLOOR — 2 — FLOOR — 3



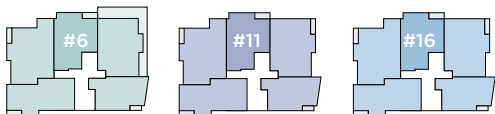
APARTMENTS

6 / 11 / 16

110 SQ\_M / 1,180 SQ Ft



- 1. KITCHEN DINING  
6.2M x 8.0M
- 2. MASTER BEDROOM  
3.4M x 7.3M
- 3. ENSUITE 1  
Included in Master Bedroom measurements
- 4. BEDROOM 2  
3.1M x 3.7M
- 5. BATHROOM  
1.8M x 3.6M



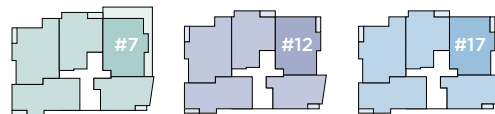
APARTMENTS

7 / 12 / 17

125 SQ\_M / 1,345 SQ Ft



- 1. KITCHEN DINING  
6.5M x 7.4M
- 2. MASTER BEDROOM  
3.4M x 5.3M
- 3. ENSUITE 1  
1.9M x 2.9M
- 4. BEDROOM 2  
4.4M x 2.9M
- 5. BEDROOM 3  
4.4M x 2.7M
- 6. BATHROOM  
1.9M x 3.3M



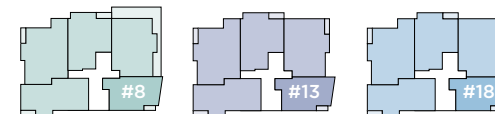
APARTMENTS

8 / 13 / 18

93 SQ\_M / 1,000 SQ Ft



- 1. KITCHEN DINING  
6.4M x 6.5M
- 2. MASTER BEDROOM  
3.6M x 4.9M
- 3. ENSUITE 1  
2.4M x 2.0M
- 4. BEDROOM 2  
2.7M x 4.0M
- 5. BATHROOM  
3.2M x 2.0M



6  
—  
7

APARTMENT

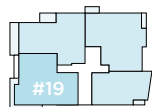
19

138 SQ\_M / 1,485 SQ Ft



- 1. KITCHEN DINING  
9.5M x 5.7M
- 2. MEDIA ROOM  
2.7M x 3.7M
- 3. MASTER BEDROOM  
6.2M x 4.9M
- 4. ENSUITE 1  
2.2M x 2.9M
- 5. BEDROOM 2  
4.6M x 2.8M
- 6. BEDROOM 3  
2.6M x 4.9M
- 7. ENSUITE 2  
2.0M x 2.0M
- 8. BATHROOM  
3.1M x 2.0M

FLOOR — 4



APARTMENT

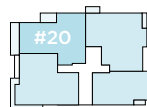
20

132 SQ\_M / 1,420 SQ Ft



- 1. KITCHEN DINING  
8.8M x 7.0M
- 2. MASTER BEDROOM  
3.3M x 5.0M
- 3. ENSUITE 1  
2.6M x 3.0M
- 4. BEDROOM 2  
2.8M x 5.0M
- 5. BEDROOM 3  
3.1M x 3.4M
- 6. BATHROOM  
1.8M x 0.6M

FLOOR — 4



APARTMENT

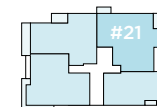
21

153 SQ\_M / 1,645 SQ Ft



- 1. KITCHEN DINING  
6.5M x 7.4M
- 2. MEDIA ROOM  
3.6M x 4.8M
- 3. MASTER BEDROOM  
3.3M x 4.8M
- 4. ENSUITE 1  
2.4M x 2.3M
- 5. BEDROOM 2  
4.5M x 2.9M
- 6. BEDROOM 3  
5.2M x 2.7M
- 7. BATHROOM  
3.2M x 2.4M

FLOOR — 4



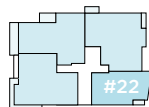
APARTMENT  
22

93 SQ\_M / 1,000 SQ Ft



- 1. KITCHEN DINING 6.5M x 6.3M
- 2. MASTER BEDROOM 3.6M x 4.9M
- 3. ENSUITE 1 2.4M x 2.0M
- 4. BEDROOM 2 2.7M x 4.1M
- 5. BATHROOM 3.2M x 2.0M

FLOOR — 4



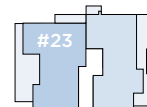
APARTMENT  
23

200 SQ\_M / 2,150 SQ Ft



- 1. KITCHEN DINING 10.1M x 6.2M
- 2. MEDIA ROOM 3.0M x 4.3M
- 3. MASTER BEDROOM 9.5M x 4.5M
- 4. ENSUITE 1 Included in Master Bedroom measurement
- 5. BEDROOM 2 5.9M x 3.5M
- 6. ENSUITE 2 3.0M x 2.0M
- 7. BEDROOM 3 3.5M x 3.5M
- 8. BATHROOM 1.9M x 4.1M

FLOOR — 5



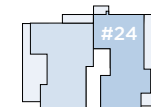
APARTMENT  
24

208 SQ\_M / 2,240 SQ Ft



- 1. KITCHEN DINING 10.7M x 5.7M
- 2. BATHROOM 4.6M x 2.6M
- 3. MASTER BEDROOM 4.6M x 0.4M
- 4. ENSUITE 1 3.0M x 2.0M
- 5. BEDROOM 2 5.4M x 4.4M
- 6. ENSUITE 2 2.4M x 2.1M
- 7. BEDROOM 3 4.5M x 3.5M
- 8. BEDROOM 4 3.6M x 4.5M

FLOOR — 5





## THERE ARE FEW PLACES MORE BEAUTIFUL THAN THE NORTH COAST OF ANTRIM

The beautiful scenery of the North Coast cannot fail to impress visitors to the area. The dramatic coast line attracts thousands of visitors every year regardless of weather conditions and Portrush is one of the most desirable residential and holiday areas in Northern Ireland.

This beautiful seaside town has many exceptional attractions to offer: a championship golf course, two magnificent golden strand beaches, scenic coastal walks and a harbour area well renowned for its variety of fine cuisine and friendly atmosphere.

Within a short distance are well known landmarks such as the Giants Causeway, Bushmills Distillery, Dunluce Castle and the Carrick-a-Rede Rope Bridge.



## ONE OF THE WORLD'S GREATEST ROAD TRIPS

- 1 EAST STRAND BEACH
- 2 WEST STRAND BEACH
- 3 HARBOUR
- 4 BARRY'S AMUSEMENTS
- 5 PORTRUSH TRAIN STATION
- 6 RAMORE WINE BAR COMPLEX
- 7 DHU VARREN TRAIN STATION
- 8 PORTRUSH TOWN CENTRE

The Quays Bar & Restaurant, Koko Coffee, 55 Degrees North Restaurant, Indian Ocean, Babushka Kitchen Cafe, Neptune & Prawn, Tracys Treats, The Atlantic Bar, Saffron, Bob & Berts, The Offshore Restaurant, The Dolphin Restaurant, Harbour Gin Bar.







## SPECIFICATION

YOUR OUTSTANDING ALL-INCLUSIVE TURN KEY PACKAGE INCLUDES:

- 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
- 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 secure underground car parking facility
- Individual lockable storage area located in carpark
- Bedroom sea view from selected master bedrooms
- High quality exterior finishes designed for low maintenance
- 10 year structural warranty



## MANAGEMENT

YOUR INVESTMENT WILL BE PROFESSIONALLY MANAGED

- A management company will be put in place to ensure that the standards of the development will continue into the future.
- Each owner will become a shareholder of the management company when it is formed.
- There will be an annual management fee which will be agreed by all shareholders of the management company.







# CASTLE LINN

PORTRUSH

SELLING AGENT



DEVELOPERS



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DIVING AT THE BLUE POOL, PORTRUSH. Co ANTRIM  
Circa, July 1934.



CASTLE LINN

PORTRUSH