

# WATER'S EDGE

*Shore Road*  
Greenisland  
BT38 8TZ

HAGAN ®

**HAGAN**  <sup>®</sup>  
CREATING  
HOMES  
SINCE 1988

[www.haganhomes.co.uk](http://www.haganhomes.co.uk)

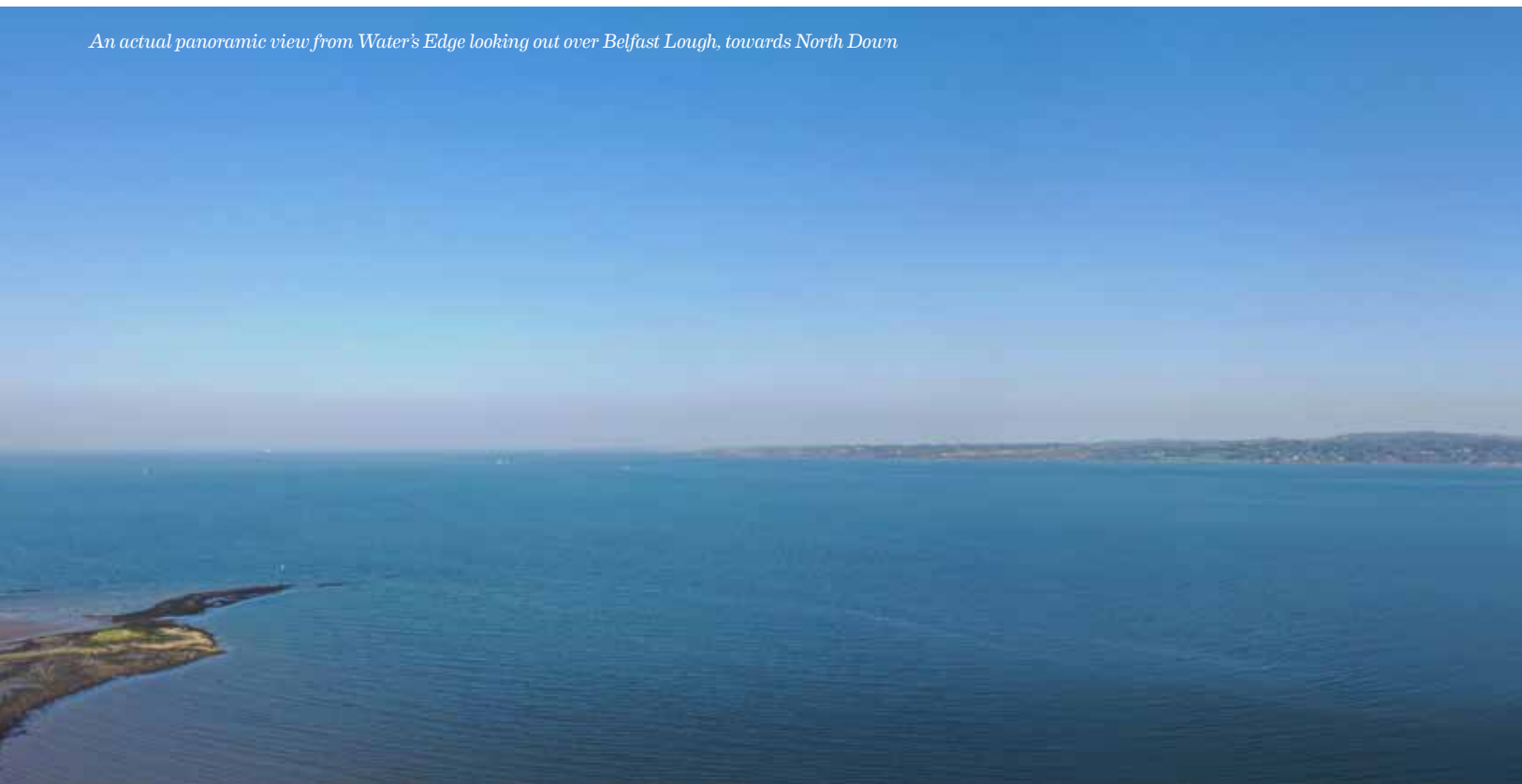
*With over 35 years experience  
Hagan Homes is one of  
Northern Ireland's leading  
residential property developers.*

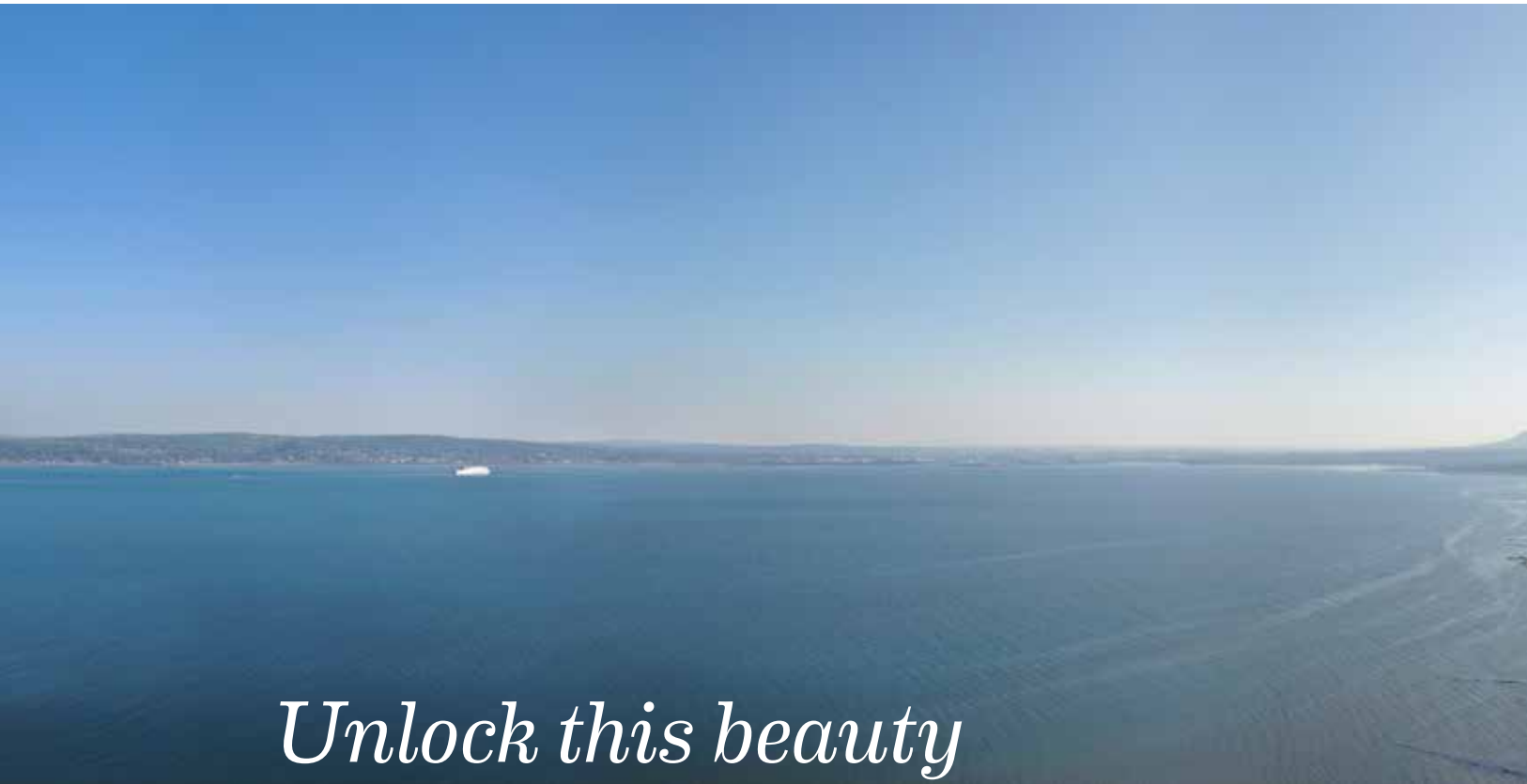
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*We pride ourselves in building affordable,  
quality and stylish homes  
throughout Northern Ireland since 1988.*

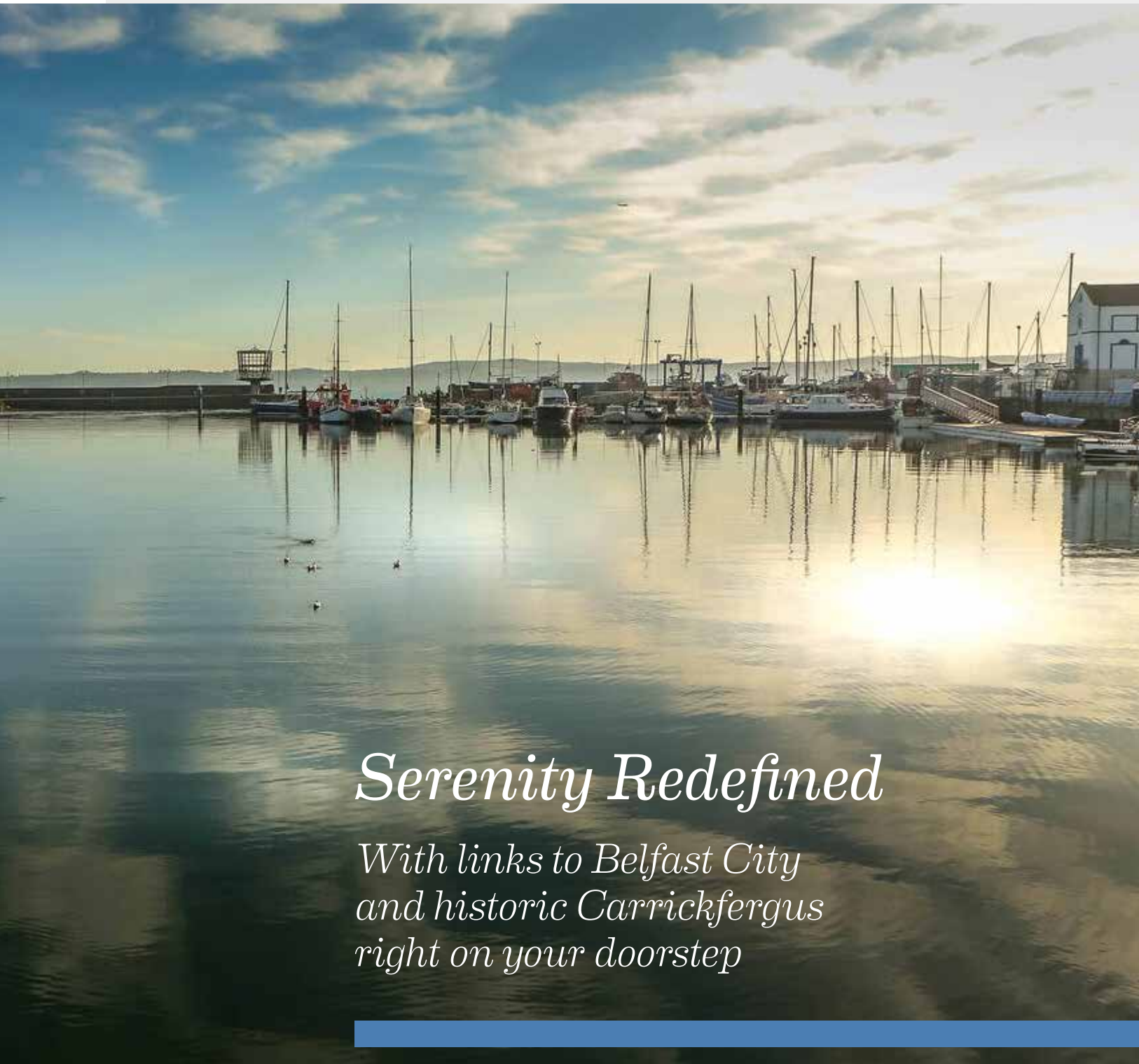
*An actual panoramic view from Water's Edge looking out over Belfast Lough, towards North Down*





*Unlock this beauty  
at Water's Edge*

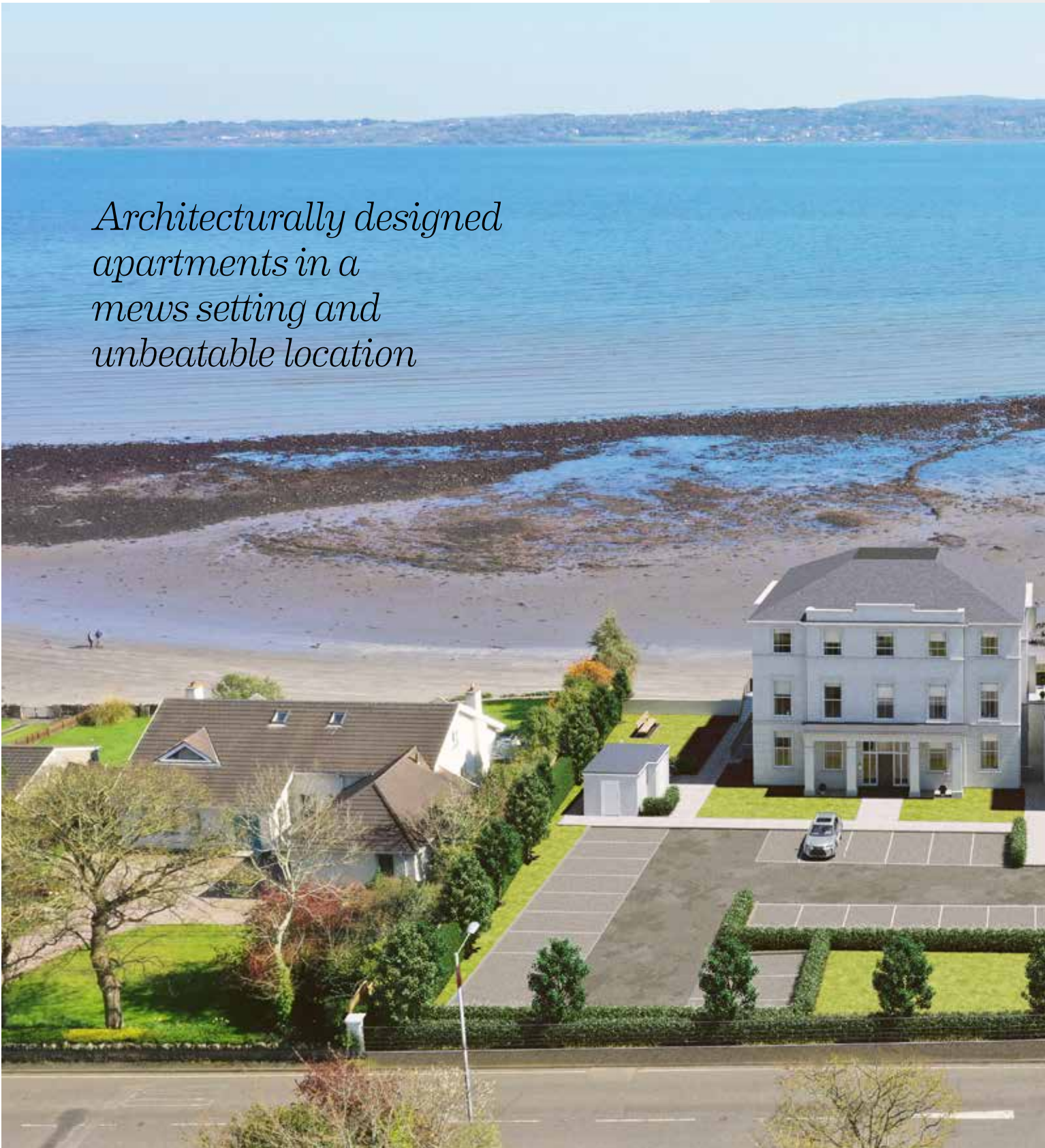




# *Serenity Redefined*

*With links to Belfast City  
and historic Carrickfergus  
right on your doorstep*

*Architecturally designed  
apartments in a  
mews setting and  
unbeatable location*







*Computer visual from Shore Road with views over Belfast Lough*

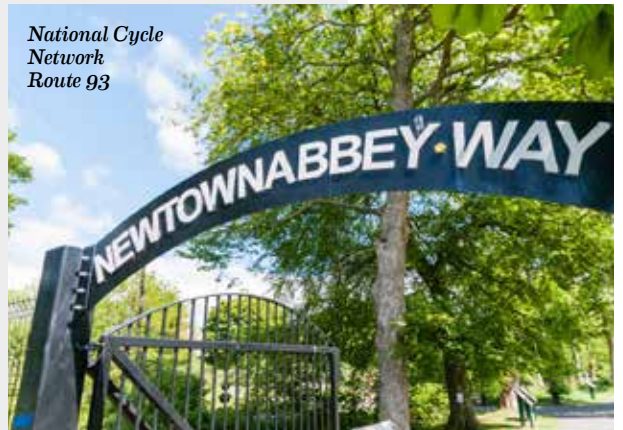
*Knockagh Monument and Greenisland Golf Club*



*Belfast - Larne train passing through Carrickfergus*



*National Cycle Network  
Route 93*



*Civic Centre & Museum, Carrickfergus*



*Amphitheatre Wellness Centre, Carrickfergus*



# *Homes designed and built with you in mind*

**With a location like no other, immersed in stunning coastal landscapes and breathtaking rural scenery, homeowners have the opportunity to truly experience life at the Water's Edge.**

Proudly perched just off the Shore Road in a highly sought after city-suburb area, Water's Edge is comprised of eighteen outstanding apartments housed within two elegantly designed buildings. The striking exteriors mimic the flawless finishes located within the walls of each apartment, boasting a chic and stylish haven to kick back and relax at the end of a long day. With a careful consideration for energy efficient living, these stunning homes ensure that homeowners are not only able to save on costs, but also contribute to an environmentally sustainable way of life.

Perfect for young professionals or downsizers, the homes at Water's Edge boast the best of both worlds by striking the ideal balance between a beautiful natural backdrop, all the while maintaining close ties to the charming town of Carrickfergus and Belfast's bustling city centre. Positioned just minutes away from everything a homeowner may possibly need, Water's Edge provides easy access to a multitude of open green spaces, historic landmarks, and everyday amenities.

From the lush fairways at Greenisland Golf Club and picturesque pathways at both Loughshore Park and Hazelbank Park, to the impressive Carrickfergus Castle and Knockagh Monument, there is certainly no shortage of nearby attractions. With a host of amenities located just a stone's throw away, homeowners will be spoilt for choice when it comes to visiting local eateries, convenience stores and fitness and leisure facilities. Excellent public transport links can be found right on the doorstep, ensuring that commuters are sure to benefit from hassle-free travel to Belfast city centre and beyond.

Thoughtfully designed by the renowned architect, Des Ewing, each and every property has been carefully curated to provide a comfortable and serene living space. Thanks to beautiful contemporary interiors reflecting the same feelings elicited by the tranquil, panoramic views across Belfast Lough, residents of Water's Edge are guaranteed to feel right at home within their luxurious sanctuary.



*Carrickfergus Harbour*



*Loughshore Park,  
Jordanstown*



*Greenisland Golf Club*



*Knockagh Monument*



*Hazelbank Park, Whiteabbey*

# Site Layout



To Belfast

To Carrickfergus

Shore Road

Entrance Pillar and Electric Gates

The Hull Building  
Apartments  
B1 - B9

The Stern Building  
Apartments  
A1 - A9

Seating

Seating

Beach

Belfast Lough



Not to scale

*Architecturally designed apartments  
in a mews setting and unbeatable location*

The Stern Building  
Apts A1 - A9



The Hull Building  
*Apts B1 - B9*



Computer Visual - Front Elevation





# WATER'S EDGE

*Shore Road*  
**Greenisland**  
BT38 8TZ



*Computer Visual*



# Lower Ground Floor

*The Stern Building*  
Apartments A1 - A3

*Car Parking and Knockagh Views*

## *Apartment A1*

<b>LIVING / KITCHEN / DINING</b> max	25'10" x 20'3"
<b>MASTER BED</b>	14'5" x 10'10"
<b>ENSUITE</b>	8'4" x 7'7"
<b>BEDROOM 2</b>	14'5" x 8'4"
<b>BATHROOM</b>	9'7" x 7'7"

**Total Floor Area:** 996 sq ft approx.

## *Apartment A2*

<b>LIVING / KITCHEN / DINING</b> max	27'6" x 13'1"
<b>MASTER BED</b>	12'0" x 11'4"
<b>ENSUITE</b> max	7'11" x 7'3"

**Total Floor Area:** 703 sq ft approx.

## *Apartment A3*

<b>LIVING / KITCHEN / DINING</b> max	25'10" x 19'10"
<b>MASTER BED</b>	14'5" x 10'10"
<b>ENSUITE</b>	8'4" x 7'7"
<b>BEDROOM 2</b>	14'5" x 8'4"
<b>BATHROOM</b>	9'7" x 7'7"

**Total Floor Area:** 991 sq ft approx.

*Belfast Lough Views*

*The Hull Building*  
*Apartments B1 - B3*



***Apartment B1***

<b>LIVING / KITCHEN / DINING</b> max	25'10" x 20'3"
<b>MASTER BED</b>	14'5" x 10'10"
<b>ENSUITE</b>	8'4" x 7'7"
<b>BEDROOM 2</b>	14'5" x 8'4"
<b>BATHROOM</b>	9'7" x 7'7"
<b>Total Floor Area: 996 sq ft approx.</b>	

***Apartment B2***

<b>LIVING / KITCHEN / DINING</b> max	27'6" x 13'1"
<b>MASTER BED</b>	12'0" x 11'4"
<b>ENSUITE</b> max	7'11" x 7'3"
<b>Total Floor Area: 703 sq ft approx.</b>	

***Apartment B3***

<b>LIVING / KITCHEN / DINING</b> max	25'10" x 19'10"
<b>MASTER BED</b>	14'5" x 10'10"
<b>ENSUITE</b>	8'4" x 7'7"
<b>BEDROOM 2</b>	14'5" x 8'4"
<b>BATHROOM</b>	9'7" x 7'7"
<b>Total Floor Area: 991 sq ft approx.</b>	



# Ground Floor

*The Stern Building*  
*Apartments A4 - A5*

*Car Parking and Knockagh Views*



Computer Visual - Front Elevation

## *Apartment A4*

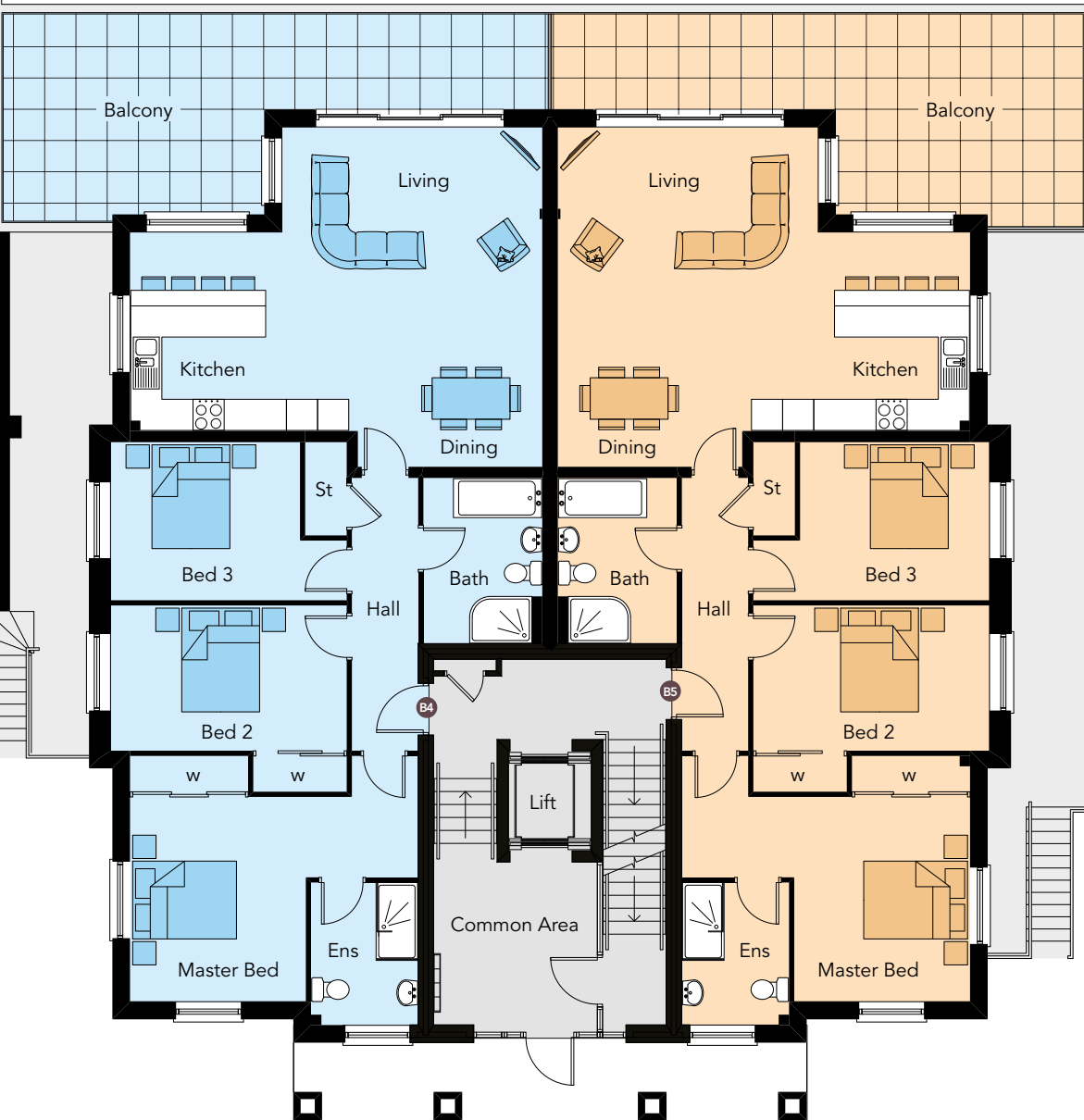
<b>LIVING / KITCHEN / DINING</b> max	26'1" x 21'6"
<b>MASTER BED</b> max	18'3" x 12'11"
<b>ENSUITE</b>	9'0" x 6'9"
<b>BEDROOM 2</b>	14'11" x 9'2"
<b>BEDROOM 3</b> max	14'11" x 10'0"
<b>BATHROOM</b>	10'6" x 7'6"
<b>Total Floor Area:</b>	1227 sq ft approx.

## *Apartment A5*

<b>LIVING / KITCHEN / DINING</b> max	26'1" x 21'6"
<b>MASTER BED</b> max	18'3" x 12'11"
<b>ENSUITE</b>	9'0" x 6'9"
<b>BEDROOM 2</b>	14'11" x 9'2"
<b>BEDROOM 3</b> max	14'11" x 10'0"
<b>BATHROOM</b>	10'6" x 7'6"
<b>Total Floor Area:</b>	1227 sq ft approx.

*Belfast Lough Views*

*The Hull Building*  
*Apartments B4 - B5*



***Apartment B4***

<b>LIVING / KITCHEN / DINING</b> max	26'1" x 21'6"
<b>MASTER BED</b> max	18'3" x 12'11"
<b>ENSUITE</b>	9'0" x 6'9"
<b>BEDROOM 2</b>	14'11" x 9'2"
<b>BEDROOM 3</b> max	14'11" x 10'0"
<b>BATHROOM</b>	10'6" x 7'6"
<b>Total Floor Area:</b>	1227 sq ft approx.

***Apartment B5***

<b>LIVING / KITCHEN / DINING</b> max	26'1" x 21'6"
<b>MASTER BED</b> max	18'3" x 12'11"
<b>ENSUITE</b>	9'0" x 6'9"
<b>BEDROOM 2</b>	14'11" x 9'2"
<b>BEDROOM 3</b> max	14'11" x 10'0"
<b>BATHROOM</b>	10'6" x 7'6"
<b>Total Floor Area:</b>	1227 sq ft approx.



Computer Visual - Rear Elevation



# First Floor

The Stern Building  
Apartments A6 - A7

Car Parking and Knockagh Views



Computer Visual - Front Elevation

## Apartment A6

<b>LIVING / KITCHEN / DINING</b> max	27'3" x 25'3"
<b>MASTER BED</b>	15'7" x 8'10"
<b>ENSUITE</b>	8'0" x 6'5"
<b>BEDROOM 2</b> max	17'0" x 9'1"
<b>BATHROOM</b>	9'10" x 7'6"
<b>Total Floor Area:</b>	1130 sq ft approx.

## Apartment A7

<b>LIVING / KITCHEN / DINING</b> max	26'1" x 15'7"
<b>MASTER BED</b> max	18'3" x 12'11"
<b>ENSUITE</b>	9'0" x 6'9"
<b>BEDROOM 2</b>	14'11" x 9'2"
<b>BEDROOM 3</b> max	14'11" x 10'0"
<b>BATHROOM</b>	10'6" x 7'6"
<b>Total Floor Area:</b>	1130 sq ft approx.

*Belfast Lough Views*

*The Hull Building*  
*Apartments B6 - B7*



***Apartment B6***

<b>LIVING / KITCHEN / DINING</b> max	26'1" x 15'7"
<b>MASTER BED</b> max	18'3" x 12'11"
<b>ENSUITE</b>	9'0" x 6'9"
<b>BEDROOM 2</b>	14'11" x 9'2"
<b>BEDROOM 3</b> max	14'11" x 10'0"
<b>BATHROOM</b>	10'6" x 7'6"
<b>Total Floor Area:</b>	1130 sq ft approx.

***Apartment B7***

<b>LIVING / KITCHEN / DINING</b> max	27'3" x 25'3"
<b>MASTER BED</b>	15'7" x 8'10"
<b>ENSUITE</b>	8'0" x 6'5"
<b>BEDROOM 2</b> max	17'0" x 9'1"
<b>BATHROOM</b>	9'10" x 7'6"
<b>Total Floor Area:</b>	1130 sq ft approx.





## Second Floor

The Stern Building  
Apartments A8 - A9

Car Parking and Knockagh Views



Computer Visual - Front Elevation

### Apartment A8

<b>LIVING / KITCHEN / DINING</b> max	27'3" x 25'3"
<b>MASTER BED</b>	15'8" x 8'10"
<b>ENSUITE</b>	7'11" x 6'5"
<b>BEDROOM 2</b> max	17'2" x 9'1"
<b>BATHROOM</b>	9'10" x 7'6"
<b>Total Floor Area:</b>	1136 sq ft approx.

### Apartment A9

<b>LIVING / KITCHEN / DINING</b> max	26'1" x 16'0"
<b>MASTER BED</b> max	18'3" x 13'1"
<b>ENSUITE</b>	9'2" x 6'11"
<b>BEDROOM 2</b>	14'11" x 9'2"
<b>BEDROOM 3</b> max	14'11" x 10'0"
<b>BATHROOM</b>	10'6" x 7'6"
<b>Total Floor Area:</b>	1136 sq ft approx.



*Belfast Lough Views*

*The Hull Building*  
*Apartments B8 - B9*



***Apartment B8***

<b>LIVING / KITCHEN / DINING</b> max	27'3" x 25'3"
<b>MASTER BED</b>	15'8" x 8'10"
<b>ENSUITE</b>	7'11" x 6'5"
<b>BEDROOM 2</b> max	17'2" x 9'1"
<b>BATHROOM</b>	9'10" x 7'6"
<b>Total Floor Area:</b>	1136 sq ft approx.

***Apartment B9***

<b>LIVING / KITCHEN / DINING</b> max	26'1" x 16'0"
<b>MASTER BED</b> max	18'3" x 13'1"
<b>ENSUITE</b>	9'2" x 6'11"
<b>BEDROOM 2</b>	14'11" x 9'2"
<b>BEDROOM 3</b> max	14'11" x 10'0"
<b>BATHROOM</b>	10'6" x 7'6"
<b>Total Floor Area:</b>	1136 sq ft approx.



Computer Visual - Rear Elevation



*Computer Visual*



WATER'S  
EDGE

Shore Road  
Greenisland  
BT38 8TZ

*A truly special  
place to live*



## An Ultra Connected Location

### All only minutes away by car...

Trooperslane Station Park & Ride	1.5 miles
Go Petrol Station	1.5 miles
Lidl	1.5 miles
Greenisland Railway Halt	2 miles
M&S Simply Food	2 miles
Greenisland Golf Club	2.5 miles
Jordanstown Loughshore Park	2.5 miles
Greenisland War Memorial Sports Club	3 miles
Amphitheatre Wellness Centre	3 miles

Castello Italia	3 miles
Tesco Extra	3 miles
University of Ulster Jordanstown Campus	3 miles
Abbey Centre	5 miles
Carrickfergus	3.5 miles
Whiteabbey	4 miles
Belfast City Centre	9.5 miles
George Best Belfast City Airport	12.5 miles
Belfast International Airport	21 miles

*Abbeycentre, Newtownabbey*



*Carrickfergus Harbour & Castle*



*Hazelbank Park, Whiteabbey*



*Tesco Extra, Carrickfergus*

## *Convenient living with everything on your doorstep*

Commuting has never been easier thanks to nearby bus stops located in both the direction of Carrickfergus and Belfast, virtually on your doorstep. The Greenisland Rail Halt is situated just a twenty-minute walk away for those travelling by train.

Water's Edge is perfectly situated at the gateway to some of Belfast's most spectacular landscapes. With coastal views, rural surroundings and a multitude of beautiful green spaces located just a stone's throw away, homeowners have everything they need in the way of picturesque scenery.

Conveniently located, Water's Edge is positioned within close proximity to Carrickfergus' charming town centre which includes the Omniplex Cinema, an array of shops, and a selection of popular eateries.

Just a short drive away, Water's Edge provides easy access to multiple supermarkets, including Lidl, Tesco, Sainsburys and M&S, all offering an abundance of choice and convenience.

Both the renowned Carrickfergus and Greenisland Golf Clubs can be found less than five miles away.

A number of notable landmarks, including the historic Carrickfergus Castle and picturesque Carrickfergus Marina, are situated just a short distance away. Why not spend an afternoon on the tranquil shores of Belfast Lough with the expertise of Carrickfergus Sailing Club?

Designed and built with your needs in mind, no detail has been overlooked in the pursuit to ensure a contemporary, city-suburb home. Guaranteeing easy access to every amenity a homeowner may require, Water's Edge is sure to appeal to any prospective buyer.



# *Energy efficient apartments*

Careful attention to detail has been given in every element of design and construction at Water's Edge giving these homes a distinct charm.

## *Internal*



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT, Sky+ and Virgin Media with Ultrafast broadband speeds of 1000 Mps available



## *Kitchen*

- A quality kitchen with co-ordinating quartz stone worktop, upstand, splashback and handles
- Contemporary underlighting to kitchen units
- Appliances to include electric double oven, hob and black square extractor hood



# *Making your new apartment a home*

## *Bathroom / Ensuite / WC*



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail
- Vanity unit to bathroom and ensuite



## *External*

- Communal entrance hallways with audio intercom communication via the keypad at the main communal door
- Electric entrance gates to secure communal carparking
- Extensive trees and landscaping across entire development

Images used are taken from previous Hagan show homes.



# Urban, chic and greener apartment living

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building methods to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

## GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: White four panel doors with chrome knobs
- Extensive electrical specification to include pre-wire for BT, Sky+ and Virgin Media with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Floor tiling to halls, living / kitchen / dining areas
- Carpets to bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

## KITCHEN

- Quality kitchen with co-ordinating quartz stone worktop, upstand, splashback and handles
- Contemporary underlighting to kitchen units
- Ceramic floor tiling from superior range
- Appliances to include electric double oven, hob and black square extractor hood
- Integrated fridge freezer
- Integrated washer / dryer machine
- Integrated dishwasher

## BATHROOM / ENSUITE / WC

- Contemporary white sanitary ware
- Thermostatically controlled shower and glass screen
- Soft close toilet seat and cover
- Vanity unit to bathroom and ensuite
- Clicker waste system in wash hand basin
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range

## EXTERNAL FEATURES

- External lighting to entrance doors
- Lifts serving apartments on upper floors
- Communal entrance hallways with audio intercom communication via the keypad at the main communal door
- Keypad and fob entry to communal entrance doors
- Security Alarm systems fitted to each apartment
- Outside communal water tap
- Decorative paving around apartment blocks with bitmac parking areas
- Electric entrance gates to secure communal carparking
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed



Raising Standards. Protecting Homeowners

# Current Developments



**BALLYVEIGH**  
*Antrim BT41 2GW*



**BYRON HALT**  
*Holywood BT18 9JQ*



**MULBERRY**  
*Coleraine BT52 2FA*



**ENLER VILLAGE**  
*Comber BT23 5ZP*



**SHIMNA MILE**  
*Newcastle BT33 0TQ*



**FOXLEIGH MEADOW**  
*Ballymoney BT53 6FE*



**EBRINGTON HALL**  
*Belfast BT4 3HX*

**HAGAN**<sup>®</sup>  
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HOMES  
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## Multi Award Winning Home Builders

**Belfast Telegraph**  
Mixed-Use  
Development of the Year  
Award Winner 2023

**Belfast Telegraph**  
Property Marketing  
Award Winner 2022 & 2018  
Highly Commended - 2023

**Belfast Telegraph**  
Developer of the Year 2023 -  
Highly Commended

**Belfast Telegraph**  
Residential Development  
of the Year 2022 -  
Highly Commended

**PropertyPal Awards**  
Development Company  
of the Year  
Award Winner 2022  
Highly Commended - 2023

**PropertyPal Awards**  
Best Property Marketing  
Award Winner  
2023 & 2022

**PropertyPal Awards**  
Community CSR (Corporate  
Social Responsibility)  
Award Winner 2022  
Highly Commended - 2023

**AIB Business Eye**  
Community (CSR)  
Award Winner 2022 & 2021

**AIB Business Eye**  
Business Awards 2018  
Highly Commended

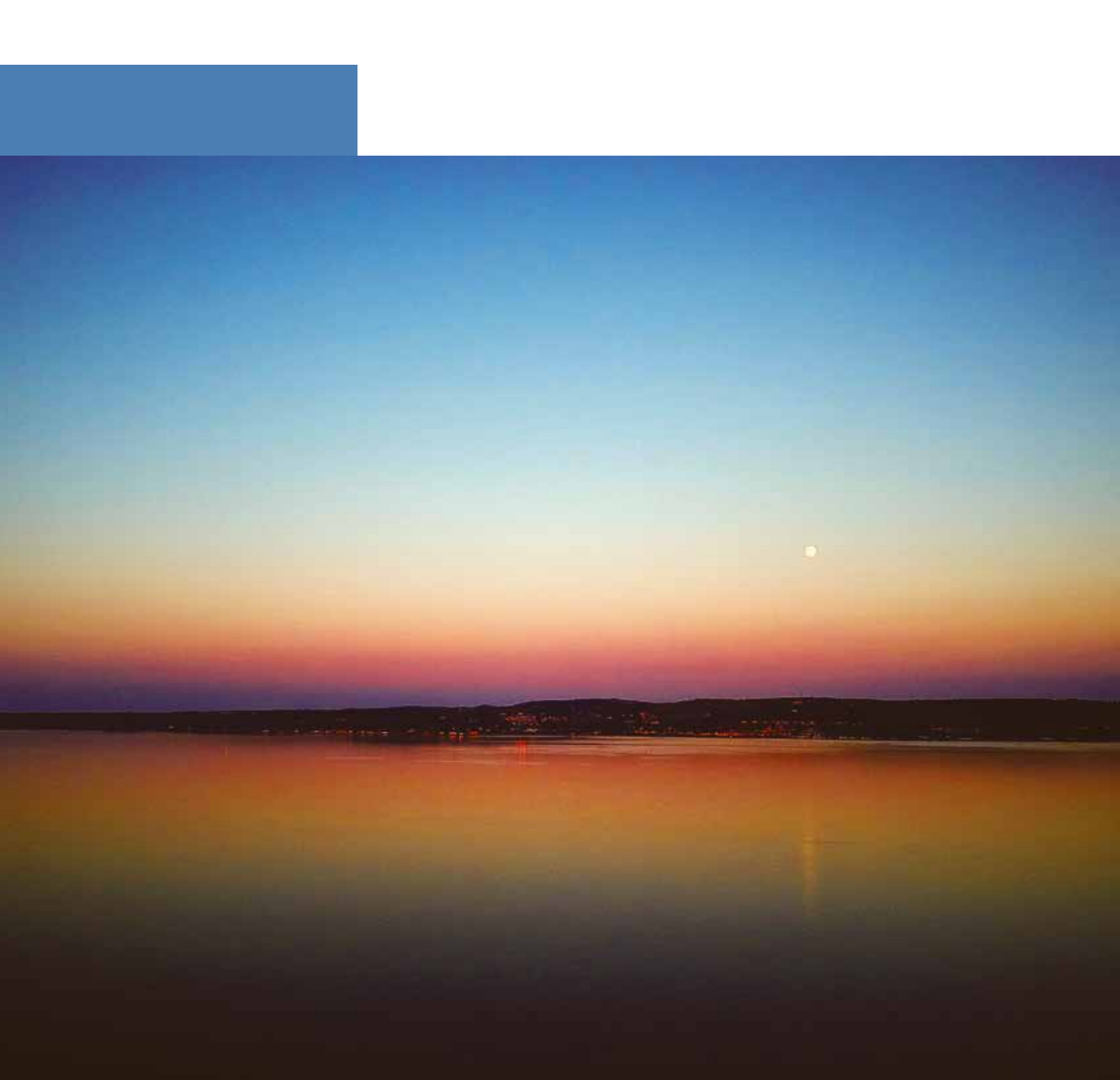
**FSB Small Business**  
Community Award Winner  
2023 & 2020

**CEF**  
Private Housing Development  
Award Winner 2008, 2012,  
2014 & 2015

**Sunday Express**  
National House Builder Award

**Daily Express**  
British National  
House Builder Award

**Daily Telegraph**  
What House?  
Award Winner



*Evening capture of Belfast Lough from Loughshore Park, Jordanstown*



Raising Standards. Protecting Homeowners



[www.consumercode.co.uk](http://www.consumercode.co.uk)



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.


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