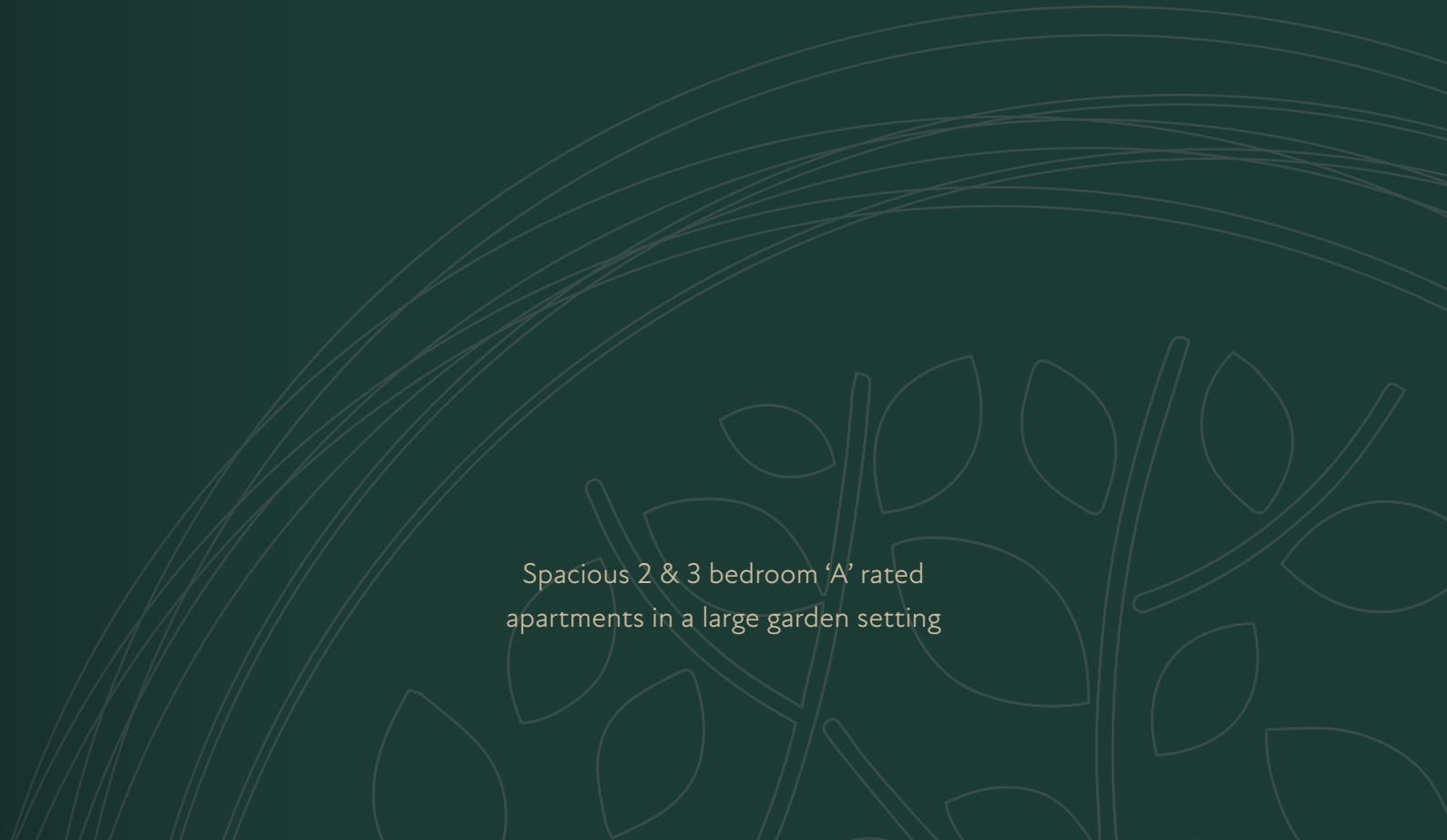




106

GOATSTOWN ROAD

DUBLIN 14



Spacious 2 & 3 bedroom 'A' rated
apartments in a large garden setting

A boutique development of luxury
apartments in a peaceful garden setting



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GOATSTOWN ROAD
DUBLIN 14

106 GOATSTOWN ROAD is an impressive new apartment scheme, enviably located in Dublin 14. These wonderful homes will comprise a range of stunning 1, 2 and 3 bedroom luxury apartments, set in delightful west facing tree-lined gardens of circa 0.5 acres.

The scheme boasts an exceptionally high environmentally friendly specification both internally and on external finishes. Each 'A' rated unit comes with an energy-efficient heat-pump, underfloor heating, heat recovery ventilation, and alu-clad triple-glazing. All units have their own (E.V. Ready) parking space.

Considered layouts designed for modern living

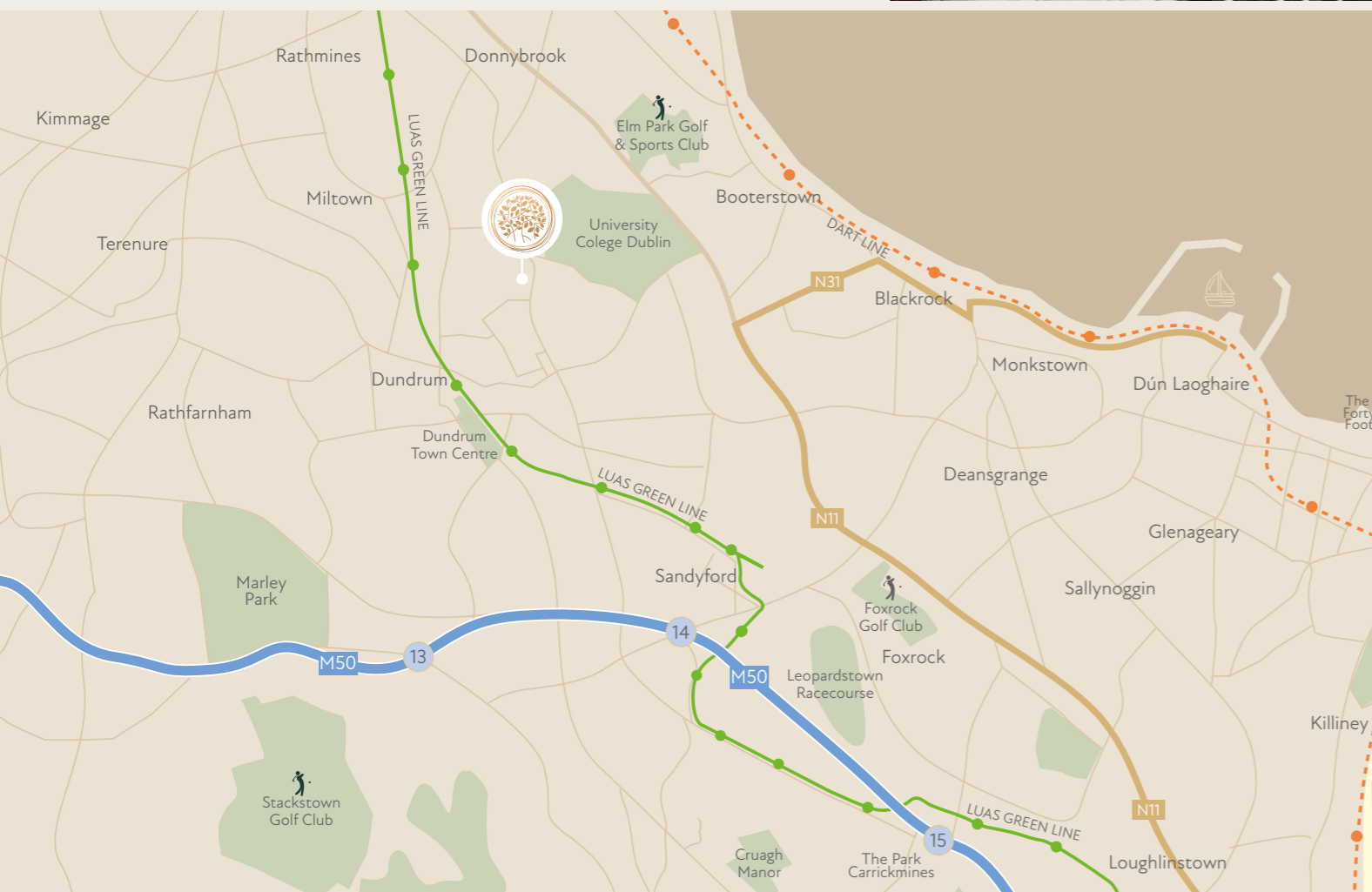


LOVE THE LOCATION

Shops & Restaurants

The array of shops and cafes located a short stroll away at Robuck Green provides the most desirable essentials. Dundrum Town Centre, one of Europe's largest shopping and leisure centres and home to more than 165 shops, cafes, bars and restaurants (in addition to a 12-screen cinema) is a short 1.4km walk.

Well known local dining establishments The Goat Bar & Grill, Ashtons and Farmer Browns are all within easy reach.



Transport

The location is well served by the no. 11 bus which stops outside the front gate, offering regular services from Sandyford through St. Stephen's Green and on to Parnell Sq. via O'Connell Street.



The LUAS is just 1.4km away.

Schools & Colleges

The scheme is located adjacent to UCD, Ireland's largest university, with over 33,000 students. In immediate proximity are the highly sought after Our Lady's Grove Primary & Secondary schools. A little further afield are several of Ireland's best-known and most respected schools, including Willow Park, Blackrock College, St. Andrews College, Wesley College, Mount Anville, Gonzaga, and Coláiste Eoin/Iosagáin.

STUNNING INTERIORS

Bespoke kitchens with Quartz worktops, beautiful appointed bathrooms and generous storage are standard in each apartment.



Designed to the highest standards



Site Plan



Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Rosemount Properties reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

Ground Floor

Apartment 101 2 bedroom 76.9 sq.m / 828 sq.ft	Apartment 102 1 bedroom 52.1 sq.m / 561 sq.ft	Apartment 103 2 bedroom 79.2 sq.m / 853 sq.ft	Apartment 104 1 bedroom 52.1 sq.m / 561 sq.ft
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Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

First Floor

Apartment 201

2 bedroom
76.9 sq.m / 828 sq.ft

Apartment 202

3 bedroom
98.8 sq.m / 1,063 sq.ft

Apartment 203

2 bedroom
88.4 sq.m / 952 sq.ft



Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

Second Floor

Apartment 301

3 bedroom
98.8 sq.m / 1,063 sq.ft

Apartment 302

2 bedroom
88.4 sq.m / 951 sq.ft



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Top Floor

Penthouse 401

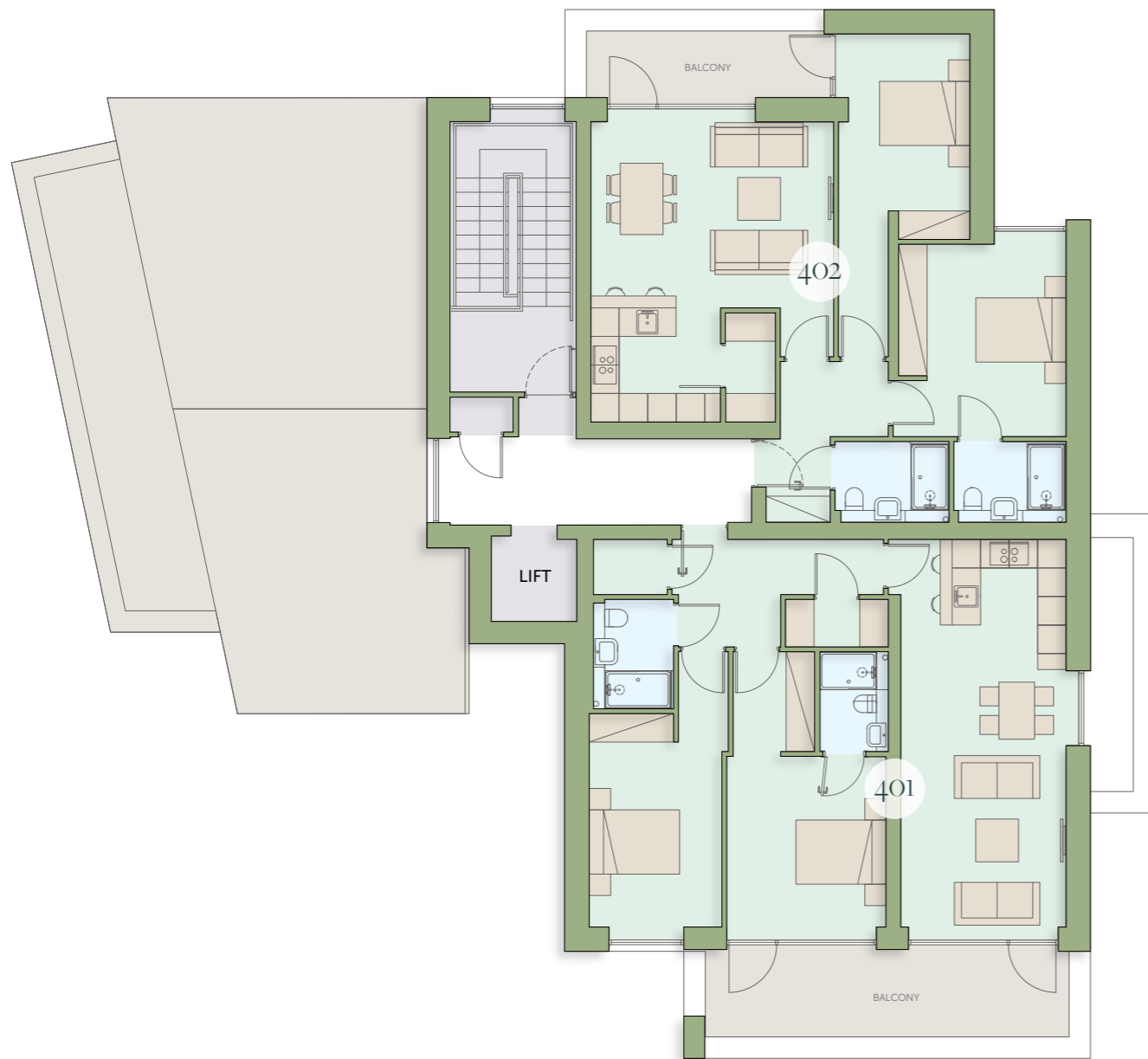
2 bedroom
82.3 sq.m / 886 sq.ft

Penthouse 402

2 bedroom
77.7 sq.m / 836 sq.ft



● 2 bedroom



Specifications



Exterior Finishes

- Tastefully embellished & lit entrance pillars to define the development.
- Buff brickwork & white mortar, interspersed amongst champagne coloured render.
- Triple glazed 'Rational' alu-clad windows finished externally in golden 'Pearl Beige'.
- Private terrace or balcony, with steel rails / glazing, to all units.

Parking

- All apartments come with (E.V. ready) allocated car parking to the front of the building.
- Secure covered bicycle parking stands to the rear, with guest bicycle parking stands at the front.
- A guest car space is available to the front, with plentiful additional free on-street parking directly outside the boundary in the former Goatstown Road cul-de-sacs.

Landscaped gardens

- Extensive westerly facing tree-lined lawned gardens circumnavigated on a meandering pathway.
- Large paved terrace at rear.
- Shrubs and ornamental planting throughout, thoughtfully lit with bollard lighting.

Heating & Electrical

- Underfloor heating in all apartments (individual air-to-water highly efficient Hitachi heat pumps), controlled by multiple heating zones.
- Heat recovery ventilation throughout.
- Individual cold water storage tanks and pumps.
- Fire alarm, smoke and heat detectors are fitted as standard. Fire certification and safety are paramount.

Media Comms

- All apartments are pre-wired for Eir, Virgin Media and Sky.
- Ethernet points located within each apartment.
- Intercom system to front door.
- CCTV to all external areas.

Kitchens & Utility Rooms

- Contemporary handleless fitted kitchens in muted colours with luxurious quartz worktops.
- High-end German Siemens iQ500 range of kitchen appliances.
- Grohe brassware & Grohe Quartz Composite undermount sink.
- Each apartment has a separate utility room housing the heat-pump indoor unit and an allocated area for a washer and a dryer.

Storage

- All apartments are fitted with extensive built-in bespoke wardrobe storage.
- Each unit also has a utility/store room in the apartment.

Bathrooms

- Sumptuous shower rooms and en-suites with contemporary porcelain wall and floor tiling.
- Premium sanitaryware and brassware, including thermostatically controlled walk-in showers.
- Impressive custom fitted mirrored storage units with LED strip light and shaving socket.

Warranty

- 10-year Homebond Latent Defects guarantee.
- Contractor's snagging period of 12-months from practical completion.
- Buildings insurance for the common areas.

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DUBLIN 14

Agent

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Sotheby's
INTERNATIONAL REALTY

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor (Henry Sloane) or by the vendor's agent (Lisney) in respect of the premises, shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor (Henry Sloane), or by the vendor's agent (Lisney), are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor (Henry Sloane) or by the vendor's agent (Lisney), shall give rise to any claim for compensation against the vendor or against the vendor's agent, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through the vendor's agent (Lisney).

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