

SEASCAPE

CLONTARF

www.seascape-clontarf.com



“From Swerve of Shore
to Bend of Bay”

James Joyce 1882-1941



Aviva Stadium

St. Stephen's Green

College Green

O'Connell Street

Phoenix Park

East Point

Clontarf Road Dart Station



Dublin Port

Bord Gais Energy Theatre

3 Arena

IFSC

Connolly Station

Royal Dubin Golf Club

Croke Park

Clontarf Castle

Clontarf Golf Club

The Red Stables Market

Raheny




SEASCOPE
CLONTARF

Coast Road to Howth

Rose Garden

St Anne's Park



The views



that say it all

Seascape is a new landmark development in luxury apartment living. Nestled in the leafy suburb of Clontarf, these elegant apartments and penthouses represent the ultimate in quality stylish living. Seascape is located on the Clontarf Road between Dollymount Park and Seafield Road East with stunning views across Dublin Bay from Howth to Dalkey Island. The city centre is situated less than 4 miles away while a short stroll will take you to the tranquility of the Clontarf seafront or the green oasis of St. Annes Park.

Seascape has been carefully developed with a view to providing the best in contemporary living, which is evident from the outstanding design, construction and finish of these unique residential properties many of which benefit from unrivalled views of Dublin Bay and the city skyline.



Built to the



highest standard





Clontarf



Seascope is also close to many cafés, cosmopolitan restaurants, excellent convenience stores and a whole host of other retail outlets. It is also near numerous sports and leisure clubs from golf at Royal Dublin and St. Annes, to rugby and cricket at the infamous grounds on Castle Avenue, GAA at the Clontarf GAA club to the 25,000 square foot Westwood Gym facility beside Clontarf Road DART station.

Clontarf is very accessible by public transport. The sea front is served by the No. 130 Dublin Bus route, whilst the inland parts can be reached from buses on the Howth Road, such as the 29A, 31 and 32 buses routes. Clontarf is also served by the DART at Clontarf Road and is within easy reach of Dublin Port and Airport.

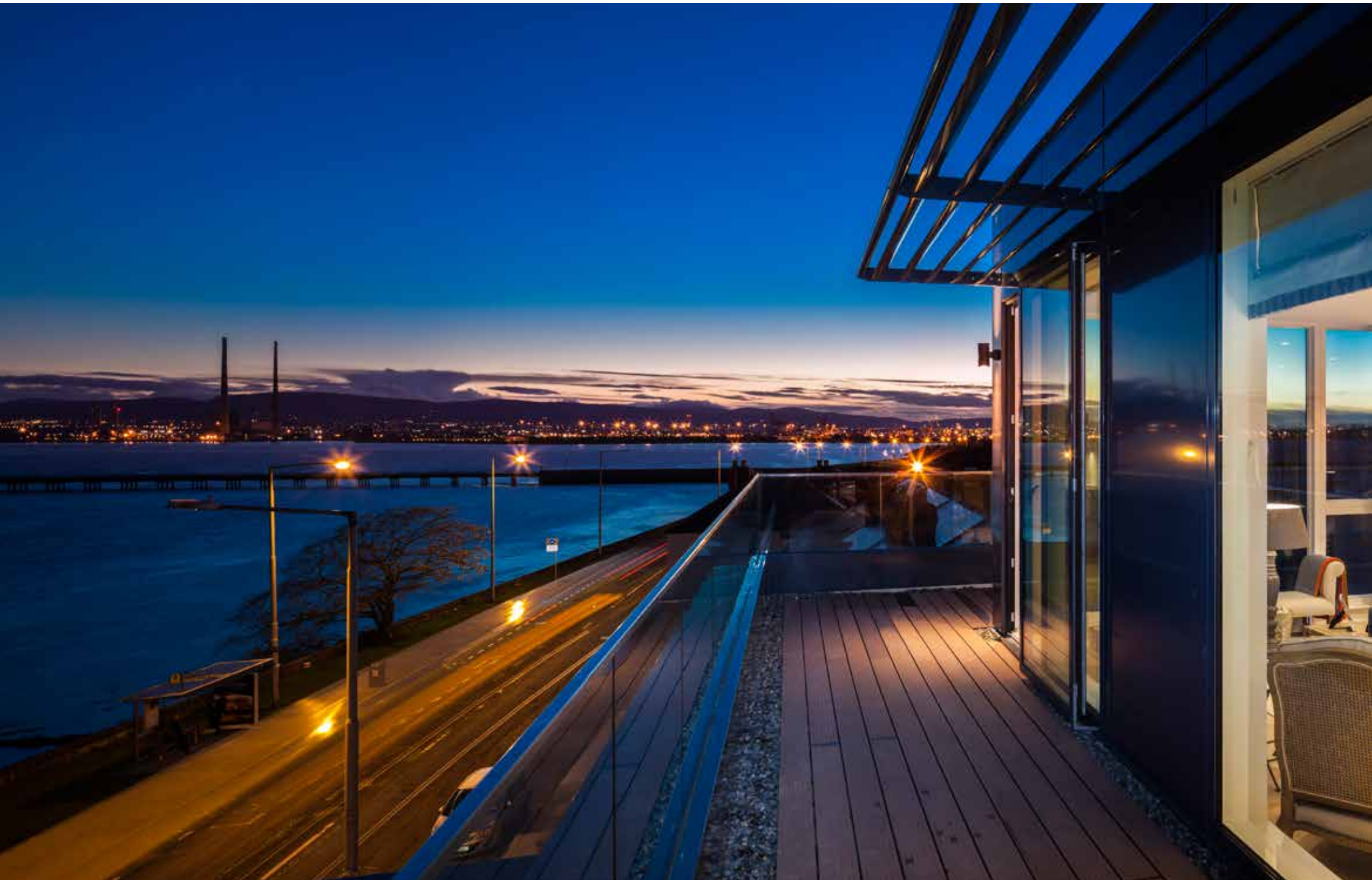


A coastal village on the



edge of the city







The design of Seascape was centred on the stunning views of Dublin Bay. The architects focused on maximising light into all the apartments with high ceilings and full length windows throughout. The apartments have been thoughtfully appointed to give a strong sense of light and space. This fusion of design and quality has created properties not only unique in their outlook but with elements of real luxury from designer kitchens to include top of the range appliances through to stylish and contemporary bathrooms and elegant wardrobes.

High quality and innovative design is a trademark of the MKN Property Group and this is seen throughout Seascape from the attractive landscaped garden which includes a stunning water feature and the contemporary open lobby areas which have been tastefully designed and appointed. All areas are accessed via controlled and secure entry points to ensure peace of mind and security for all residents.



Special Features

Internal Finishes

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished in satin oil paint.

Doors & Ironmongery

Internal oak veneered doors with walnut inlay and Senelli brushed chrome lever handles.

Wardrobes

Bedroom wardrobes are contemporary and elegant by Cawleys Furniture. In the master bedroom the doors are a classic painted panel door with an oak carcass while the 2nd bedroom has ivory pleat doors with an oak carcass. Both styles offer an assortment of storage and hanging options.

Kitchens

Contemporary and luxurious Kube handleless kitchens with sand high gloss doors and Silestone worktops.

Appliances

Top of the range Siemens stainless steel appliances are fitted as standard with a washer dryer located in the storage room.*

Windows

High performance Futura windows and balcony doors by Ideal Combi of Denmark and an APA Curtain Walling System.

Bathrooms & En-suites

Stylish and contemporary bathrooms & en-suites with Playa sanitary ware by Ideal Standard. Floor and wall tiling is standard as per the show apartment. All bathrooms have a painted finish and gilt framed fitted mirrors along with shower doors / bath screens and chrome heated towel rails, fitted as standard.

Electrical

Generous light and power points throughout with brushed stainless steel switches and sockets in the living rooms, kitchens and hallways and brushed stainless steel switches in the bedrooms and bathrooms. LED down lighters are provided in all principal rooms. Smoke and heat detectors are fitted in the kitchen and hall.

Security

Each apartment is fitted with an intruder alarm while the hall doors are fitted with a coded high security cylinder. There is also a CCTV system covering the common areas and entrances to the development.

Parking

Secure underground dedicated car parking space / spaces with each apartment.

Storage

Each apartment has the benefit of its own internal store and or utility room. The utility room comes with floor tiling and an counter top as standard.

In addition each apartment benefits from a separate secure storage unit in the underground car park.

Services

Pressurized water – the internal water supply to each apartment is pressurized and the tank and pump are located in the main plant room in the car park.

Heating

The development benefits from a district heating system that uses a centralised plant room with CHP and boiler technology to provide hot water and gas heating to each apartment.

Ventilation

Ventilation system – each apartment is fitted with a Vent-Axia Kinetic Plus E Mechanical Ventilation / Heat recovery (MVHR) system designed for the energy efficient ventilation of apartments. The system is designed for continuous 24-hour exhaust ventilation of stale moist air from kitchens, bathrooms and en-suites. As the stale air is extracted, a heat exchanger within the units transfers up to 90% of the heat and transfers it into the supply air entering the lounge and bedrooms.

- See also energy efficiency on next page.

Common Areas

- Tastefully designed landscaped areas create a tranquil and peaceful setting.
- Feature fountain.
- Security entrance gates to the main entrance.
- Luxurious entrance lobbies to each block.
- High speed Schindler lifts to all floors.
- Visitor car parking in underground car park.

Management Company

- Greendoor Property Management Limited have been appointed as managing agents to Seascape. Each apartment owner will become a member of the management company.
- HomeBond – each apartment is covered by the Homebond Structural Guarantee.

Penthouses – Additional Specification

- Timber floors in living rooms and carpets fitted in bedrooms & hall as standard.*
- Most penthouses have island units in the kitchen with an integrated Bora hob and extractor unit.*
- Vanity units with marble tops and double sinks in en-suites.*
- Rainwater showerheads in en-suites.
- Wired for speakers in the ceiling in the lounge and kitchen.
- Sun cool glass fitted to all penthouse glazed screens.

* In most apartments.



Energy Efficiency



The Seascape apartments feature levels of energy efficiency that far exceed traditional apartment developments with BER ratings ranging from A2 to B1. An array of features such as high levels of insulation in the walls, floors and roofs along with the central district heating system combine to ensure lower energy usage and higher levels of luxury.

There are a variety of features that combine to ensure lower energy usage and higher levels of comfort, as follows:

- High levels of insulation incorporated into the walls
- Heat Recovery Ventilation (HVR) System – Each apartment has a heat recovery system which is designed for continuous 24 hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the stale air is extracted, a heat exchanger within the unit transfers up to 90% of the heat and transfers it into the air supply entering the lounge and bedrooms
- Improved air tightness works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements
- Thermal Mass is used for passive heat storage
- District heating system ensures that the gas heating that is required by residents is produced efficiently reducing energy waste. The excess energy produced is used to power the lifts and the lights in the common areas resulting in lower running costs for the management company.
- High performance pipe insulation is used on internal pipework to reduce heat loss
- All the above combine to produce a very high energy rating of between A2-B1, significantly reducing the cost of heating the apartments

BER A2 B1

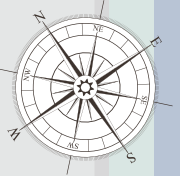
Floor Plans





Site Plan





Dollymount Park



Clontarf Road

The Sea

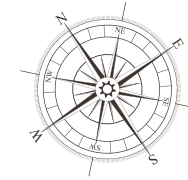
Plans are for illustrative purposes only. Layouts may vary.

Floor Plans

Block A

Ground Floor

Dollymount Park



Clontarf Road

Apt No.	Type	Size m ²
1	2 Bed	89
2	2 Bed	82
3	2 Bed	88
4	2 Bed	89
5	2 Bed	87
22	2 Bed	88
23	2 Bed	99

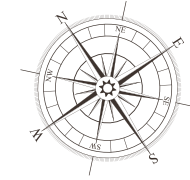
Landscaped
Courtyard

Floor plans are for illustrative purposes only. Layouts may vary.

Floor Plans

Block A

First Floor



Clontarf Road

Landscaped
Courtyard

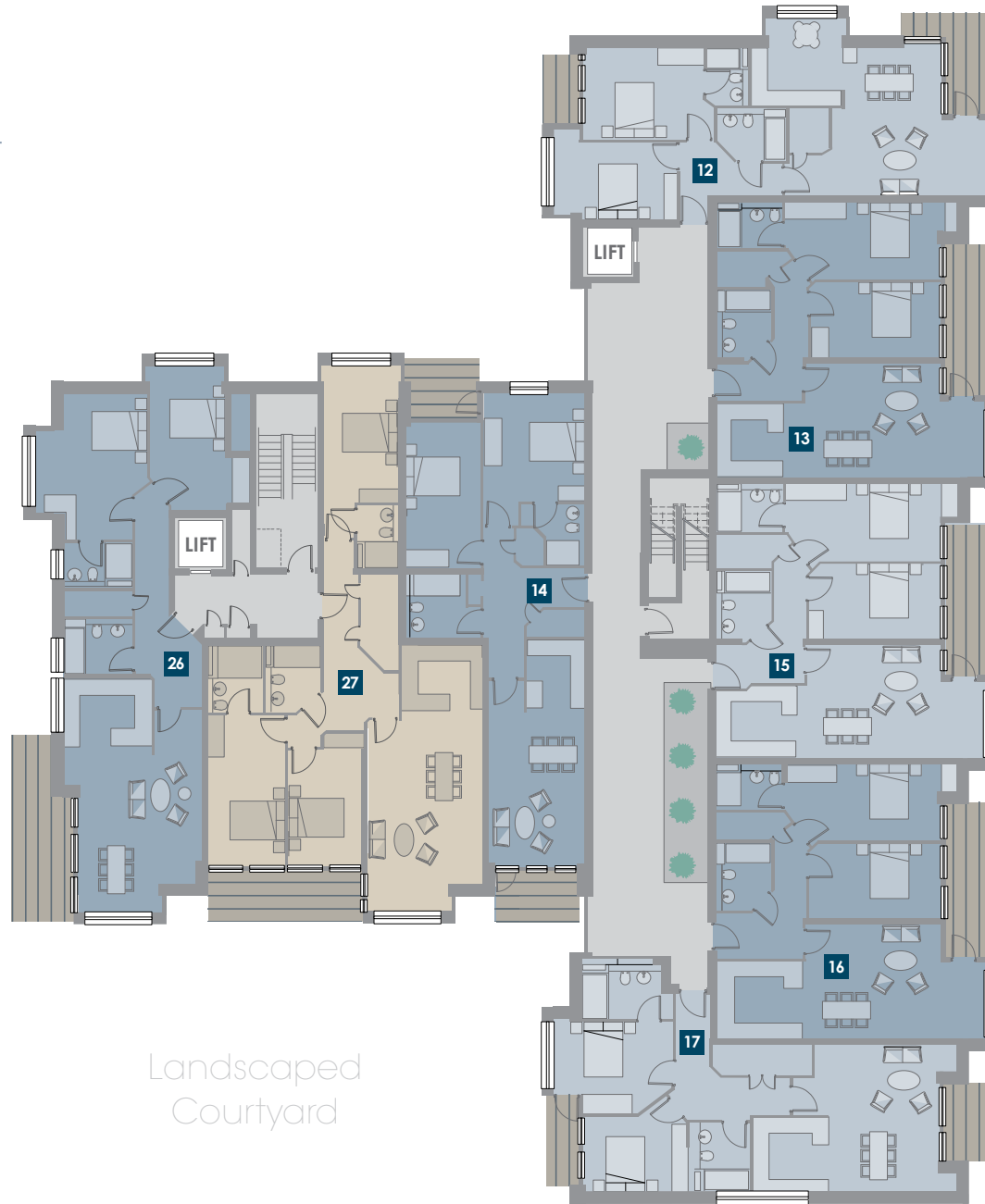
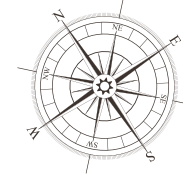
Apt No.	Type	Size m ²
6	2 Bed	88
7	2 Bed	90
8	2 Bed	84
9	2 Bed	88
10	2 Bed	89
11	2 Bed	87
24	2 Bed	101
25	3 Bed	116

Floor plans are for illustrative purposes only. Layouts may vary.

Floor Plans

Block A

Second Floor

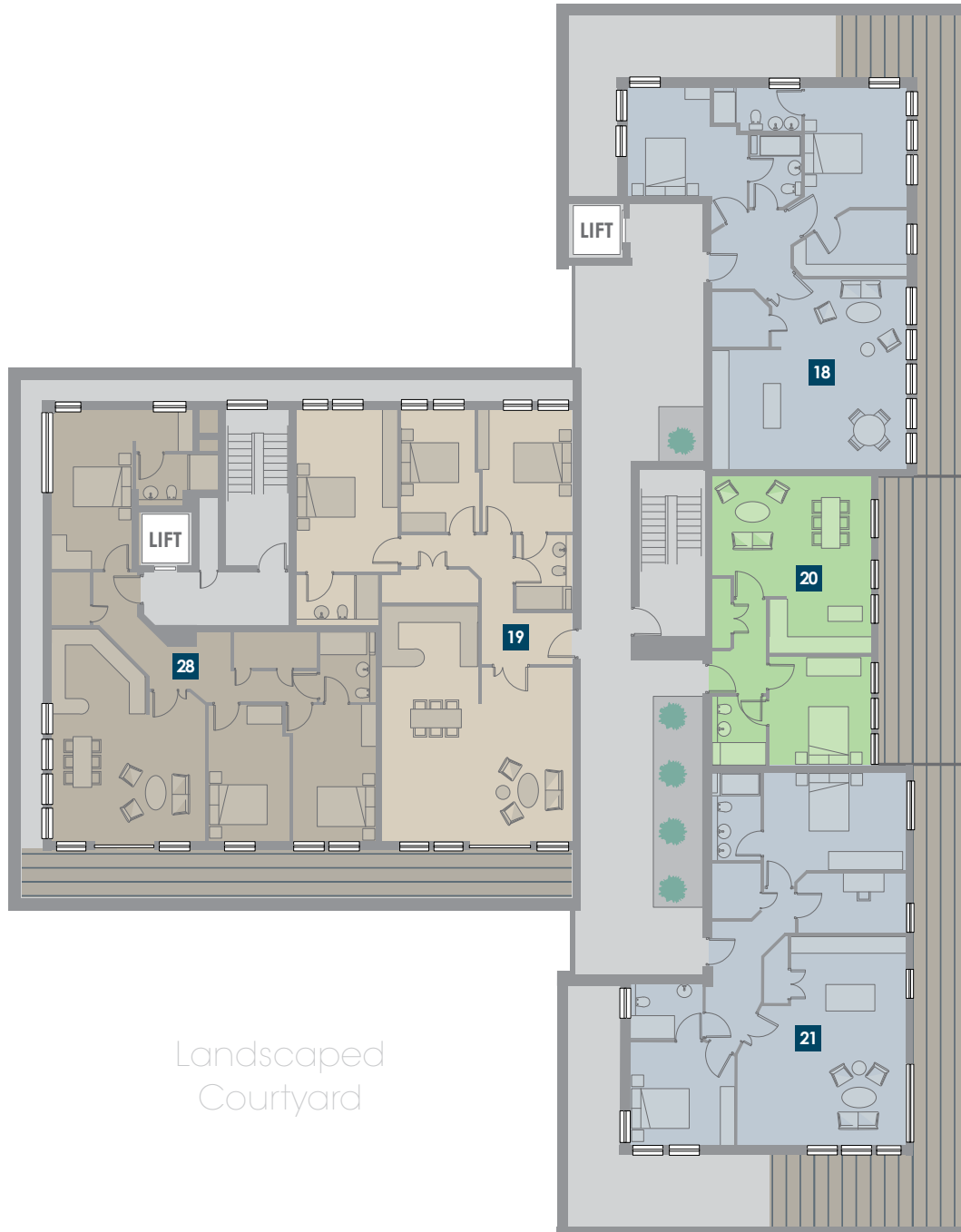
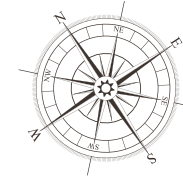


Clontarf Road

Apt No.	Type	Size m ²
12	2 Bed	88
13	2 Bed	89
14	2 Bed	84
15	2 Bed	88
16	2 Bed	89
17	2 Bed	87
26	2 Bed	101
27	3 Bed	116

Landscaped
Courtyard

Floor Plans Block A Third Floor



Landscaped
Courtyard

Clontarf Road

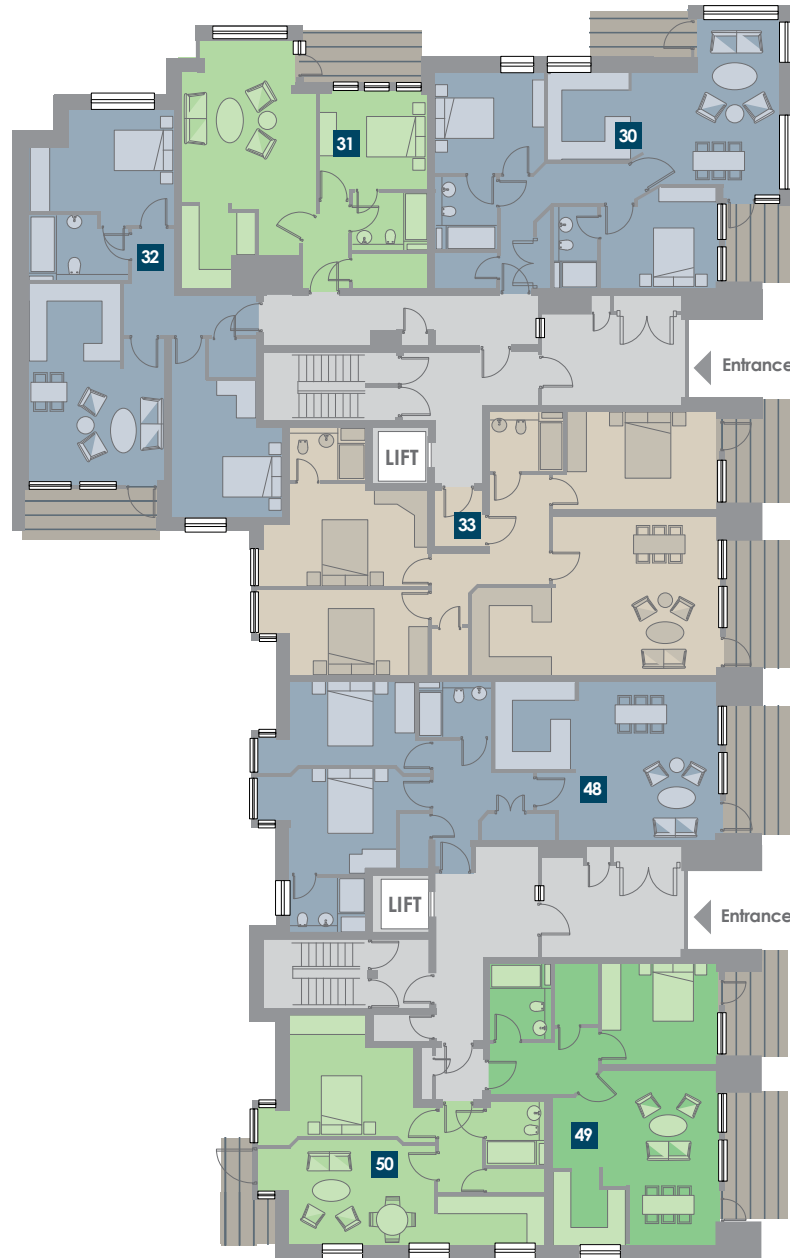
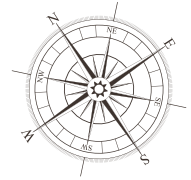
Apt No.	Type	Size m ²
18	2 Bed Pent	101
19	3 Bed Apt	121
20	1 Bed Pent	55
21	2 Bed + Study Pent	103
28	3 Bed Apt	112

Floor plans are for illustrative purposes only. Layouts may vary.

Floor Plans

Block B

Ground Floor



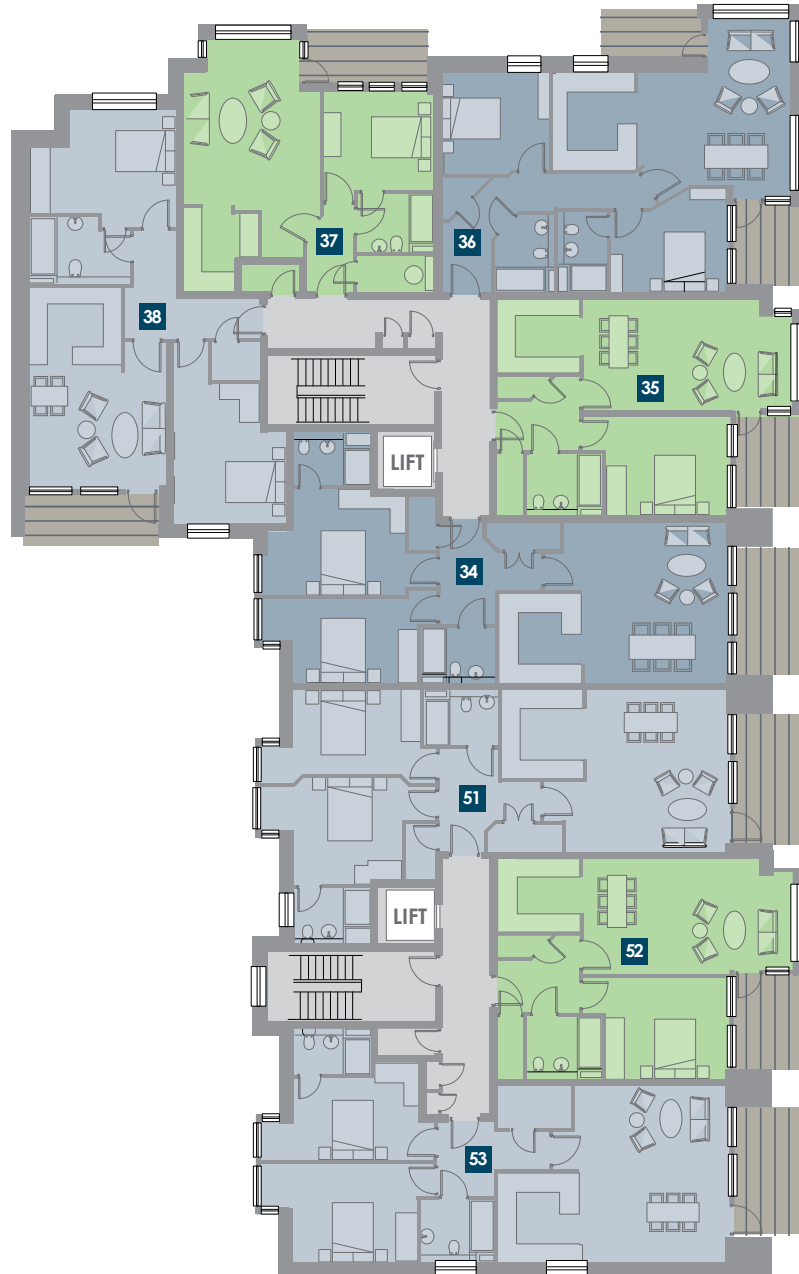
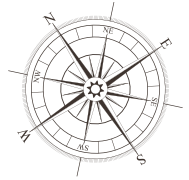
Apt No.	Type	Size m ²
30	2 Bed	81
31	1 Bed	56
32	2 Bed	79
33	3 Bed	107
48	2 Bed	80
49	1 Bed	59
50	1 Bed	51

Floor plans are for illustrative purposes only. Layouts may vary.

Floor Plans

Block B

First Floor



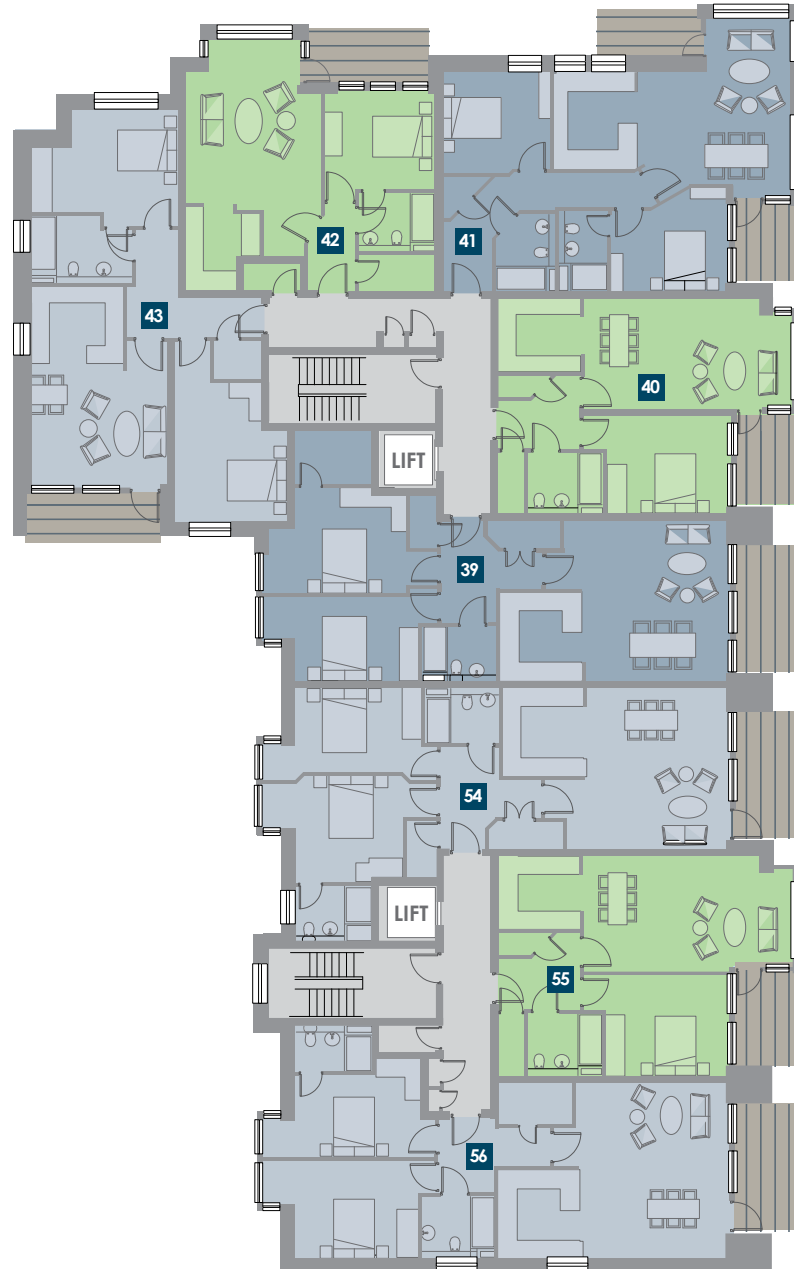
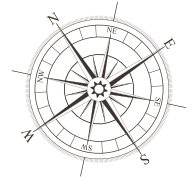
Apt No.	Type	Size m ²
34	2 Bed	85
35	1 Bed	60
36	2 Bed	81
37	1 Bed	56
38	2 Bed	80
51	2 Bed	85
52	1 Bed	60
53	2 Bed	85

Floor plans are for illustrative purposes only. Layouts may vary.

Floor Plans

Block B

Second Floor



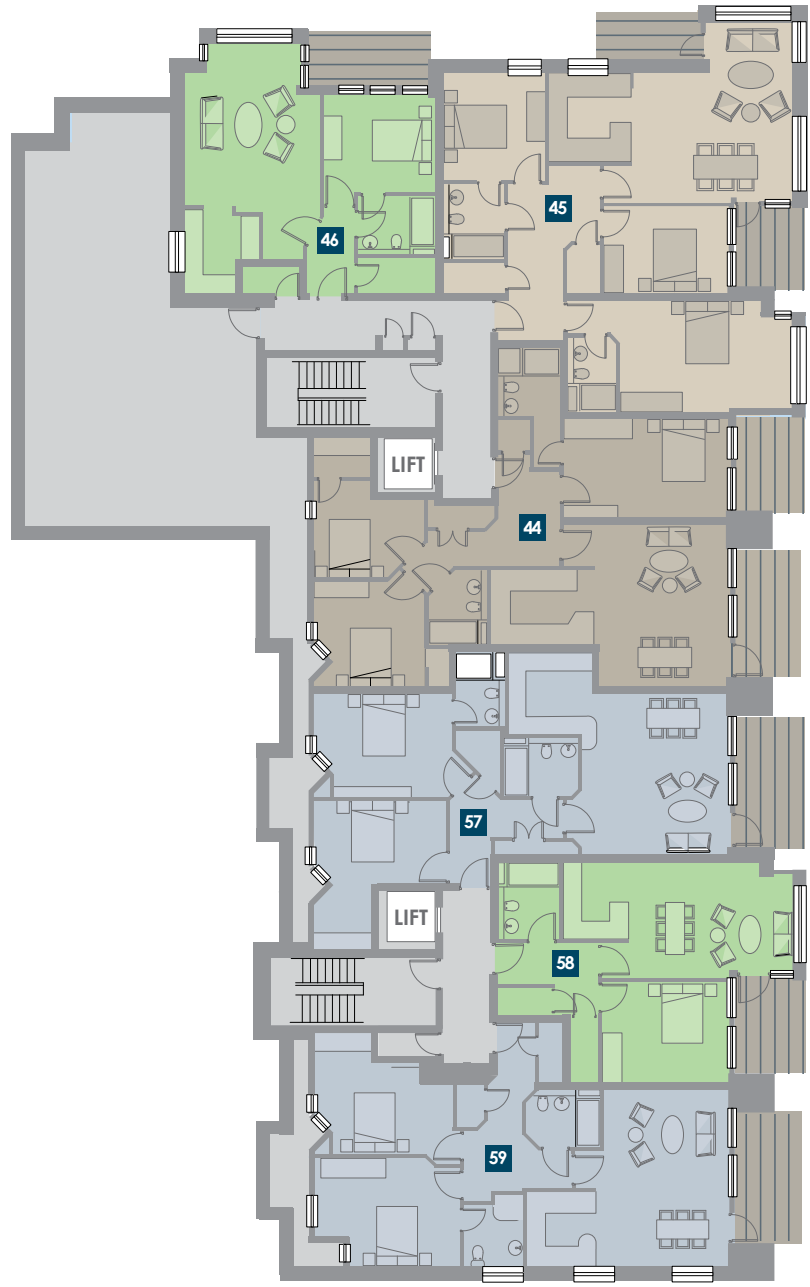
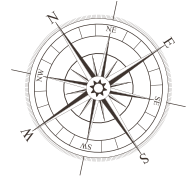
Apt No.	Type	Size m ²
39	2 Bed	85
40	1 Bed	60
41	2 Bed	81
42	1 Bed	56
43	2 Bed	80
54	2 Bed	85
55	1 Bed	60
56	2 Bed	85

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Floor Plans

Block B

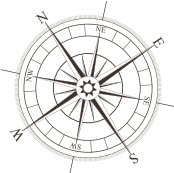
Third Floor



Apt No.	Type	Size m ²
44	3 Bed	99
45	2 Bed	110
46	1 Bed	56
57	2 Bed	84
58	1 Bed	56
59	2 Bed	84

Floor plans are for illustrative purposes only. Layouts may vary.

Floor Plans Block B Penthouse



Apt No.	Type	Size m ²
47	3 Bed Pent	151

Floor plans are for illustrative purposes only. Layouts may vary.



No. 150 Howth Road, Clontarf



Ridgewood, Forest Road, Swords



Sutton Castle



MKN

PROPERTY GROUP

www.mkn.ie

The Developer

At Seascope purchasers can be satisfied that they are getting the benefit of both the experience and the reputation of a company of the calibre of MKN Property Group. MKN have a proud tradition in building top quality homes in the Dublin area since 1996 and have won the following prestigious awards for their developments:

- Fingal Cleaner Communities Awards 2010 + 2013 – ‘Winner, Best Presented Apartment Complex’
- Fingal Business Awards 2007 – ‘Outstanding Residential Development Award’ - awarded to our Ridgewood development
- ‘Development of the year 2002’ – UK & Ireland Britannia National Homebuilder Design Awards in the UK and Ireland
- The 2002 Royal Institute of Architects of Ireland (RIAI) ‘Best Housing Project’
- Plan Expo Opus Building Awards 2001 ‘Best Housing Award 2001’



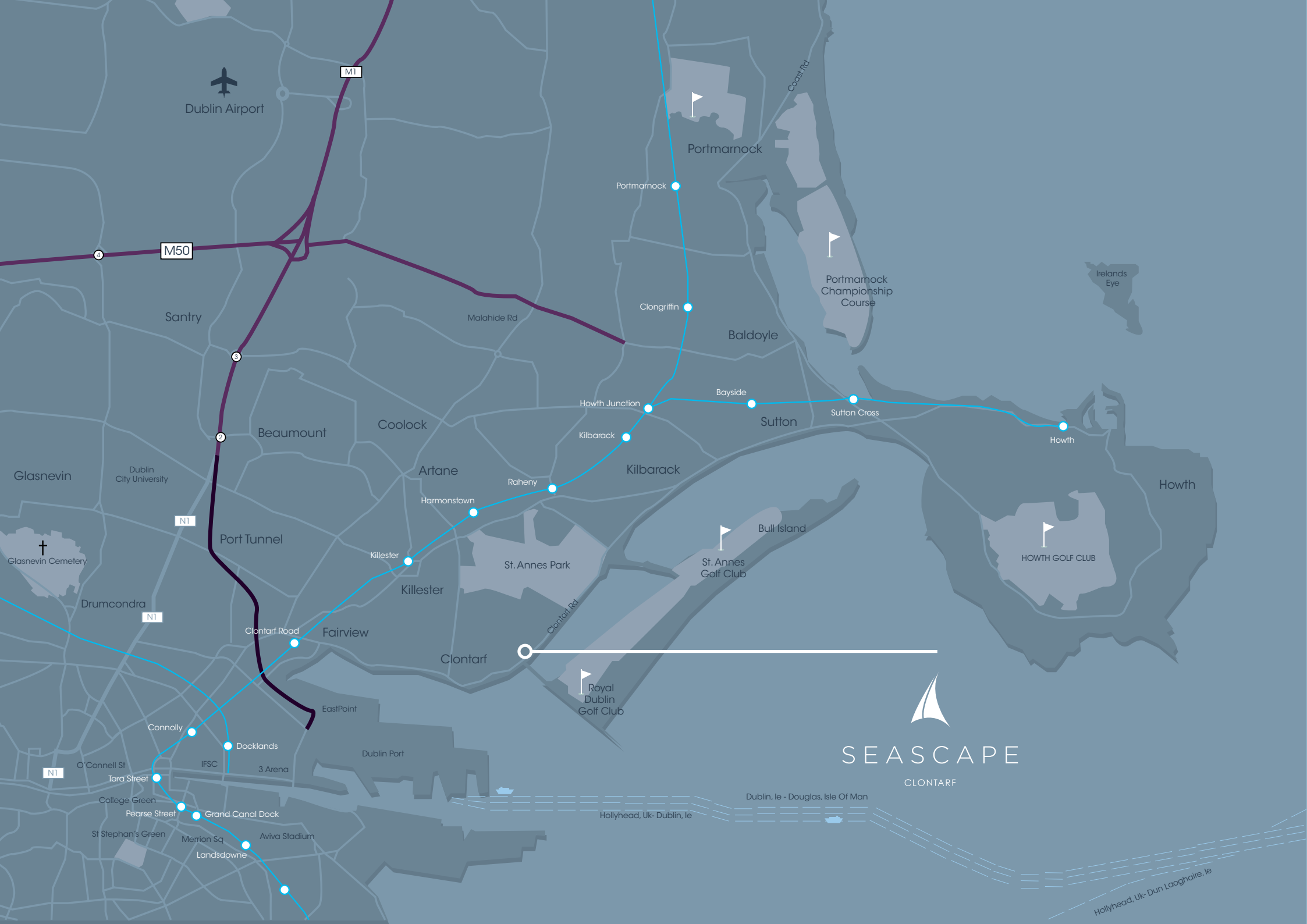
Auburn, 118 Howth Road, Clontarf



Manor House View, Raheny



Burrow Heath, Sutton



Dublin Airport

M1

M50

Santry

3

Beaumont

Coolock

Clongriffin

Portmarnock

Portmarnock Championship Course

Baldoyle

Howth Junction

Bayside

Sutton

Sutton Cross

Howth

Irelands Eye

Glasnevin

Dublin City University

Artane

Raheny

Kilbarack

Harmonstown

N1

Port Tunnel

Killester

St. Annes Park

Bull Island

St. Annes Golf Club

HOWTH GOLF CLUB

Howth

Glasnevin Cemetery

Drumcondra

N1

Clontarf Road

Fairview

Killester

Clontarf

Royal Dublin Golf Club



SEASCOPE

CLONTARF

Cannolly

Docklands

Dublin Port

N1

O'Connell St

IFSC

3 Arena

Dublin, le - Douglas, Isle Of Man

Hollyhead, Uk- Dublin, le

Tara Street

College Green

Pearse Street

Grand Canal Dock

St Stephan's Green

Merrion Sq

Aviva Stadium

Landsdowne

Hollyhead, Uk- Dun Laoghaire, le

Professional Team

Solicitors

Arthur Cox
Earlsfort Centre
Earlsfort Terrace
Dublin 2

Architects

John O'Neill & Associates
1 Irishtown Road
Dublin 4

Structural Engineers

DBFL
Herbert House
Harmony Row
Dublin 2

M&E Engineers

O'Connor Sutton Cronin
9 Prussia Street
Dublin 7

Quantity Surveyors

Austin Reddy & Company
14 The Seapoint Building
44 Clontarf Road
Dublin 3

Selling Agents

Sherry FitzGerald New Homes
164 Shelbourne Road
Ballsbridge
Dublin 4

Selling Agents



01 6671888

PSRA Licence: 002183

Developer



MKN

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Funding by



Important Note: Disclaimer: These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The developer reserves the right to make alterations to the design, specification and layout. Sherry FitzGerald New Homes PSRA registration No: 002183.

