



ROBSWALL

MALAHIDE

www.robswallmalahide.ie

The Heights & The View at Robswall



Robswall, Malahide has been synonymous with luxury and style since the development was first launched in early 2007. The opportunity now presents itself once again to purchase one of these stunning homes offering views of Dublin Bay out towards Lambay Island. The modern, spacious houses in The Heights & The View, Robswall boast of a contemporary take on a traditional Georgian layout to create impressive homes within an elegantly landscaped setting.

Perched on an elevated site, this is a unique development of picturesque homes offering spectacular neo-Georgian features of high ceilings and large picture windows, maximising both the play on light and the impact of the stunning views. The houses come fitted with 'Alno' German designed kitchens with granite worktops, integrated appliances, stylish LoddenKemper German designed built-in wardrobes as well as elegantly fitted marble fireplaces in the living rooms.

Location & Amenities



Robswall, now an established and desirable residential community, takes its name from Robswall Castle, a well-known landmark on the Coast Road between Malahide and Portmarnock. The picturesque maritime village of Malahide is a short drive away. It offers excellent transport links and a wide selection of cafés, restaurants, craft shops and boutiques with traditional shop fronts and hanging baskets providing an authentic village ambience. Other amenities on offer include Malahide Castle and demesne with its extensive grounds and parkland and home to the 20 acre Talbot Botanic

Gardens, the newly opened 'Avoca' café, Gannon Park and Malahide Tennis Club. In addition, a choice of superb golf courses are in the area including Malahide, Portmarnock and The Island golf clubs to name a few. The Marina and sailing schools are also nearby.

As well as being surrounded by beautiful parks, Robswall benefits from breath taking coastal scenery and views over the Irish Sea, the Malahide Estuary, Ireland's Eye and the Hill of Howth.

Transport

The DART Station at Malahide provides swift and easy access to Dublin's city centre in 25 minutes, connecting commuters with the LUAS red route at Connolly Station. Robswall is well serviced by a number of regular bus routes such as the No. 32, No.32x and No. 102. The M50, which offers access to all key national road routes including the M1 directly to Belfast, is within a short drive, as is Dublin Airport, which is only a 20 minute drive away.



Features & Specifications



Kitchen:

The Alno Art Pro kitchens are designed by the award winning McNally Living and are fully fitted with eye and floor level units in predominantly high gloss vanilla combined with frosted glass and striking oak black/brown panelling for contrast. Smart granite worktops, backsplashes and upstands, stainless steel under counter mounted sinks with granite drainer complete this sleek contemporary look.

Bedrooms:

Supplied by McNally Living, the bedrooms are fitted with Stylish Loddenkemper built-in German wardrobes and are equipped with ample shelf and rail space providing maximum storage throughout.

Bathrooms:

Bathrooms, ensuites and guest bathrooms are all fitted with superior white sanitary ware and chrome fittings. Partly tiled walls and fully tiled floors. Bathrooms are fitted with heated towel rails.

Fireplaces:

Each home features an elegant fitted marble fireplace.

Heating:

Natural gas heating.

Decoration:

All internal walls and ceilings are plastered, skimmed and painted in a neutral colour throughout.

Telecommunication & Television:

Each home is pre-wired for alarms.

Landscaping:

The development is maturely landscaped and maintained throughout.

Other Features:


- Granite hall door architraves and window sills
- 12ft ceilings in lounge with picture rails
- French doors opening onto paved patio areas in the rear gardens
- Two allocated car spaces per house





BER B2 C2

Site Plan




 **The Heights:**
No: 2-8, 10, 13-15, 18-21, 23, 25, 28

 **The View:**
No: 1-3

 **The View:**
No: 7

 **The View:**
No: 8-16

 **The View:**
No: 19

 **The View:**
No: 20-26



(The Heights & The View)



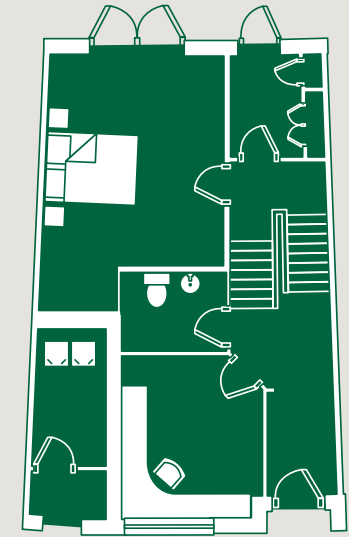
Floor Plans

The Heights 4 Bedroom Townhouse 1884 sqft / 175 sqm

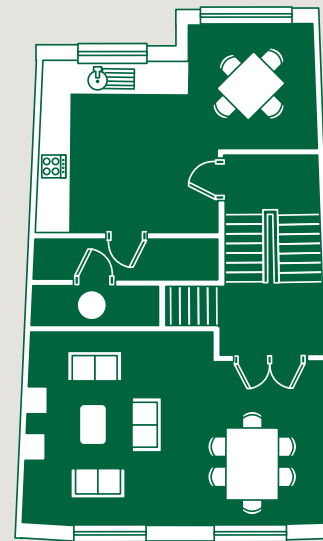
No's: 3,5,7,13,15,18,20 & 28 (end of terrace)

Reversed Layout

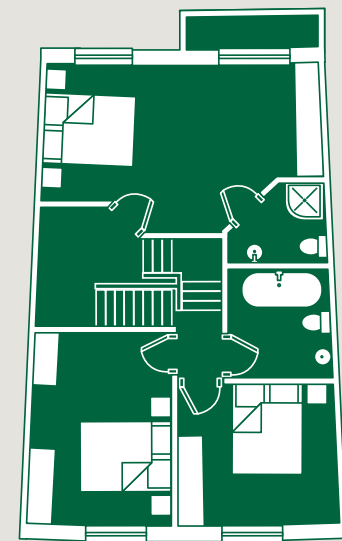
No's: 2,4,6,8,10(end of terrace),
14,19,21,23(end of terrace) & 25



Ground



First



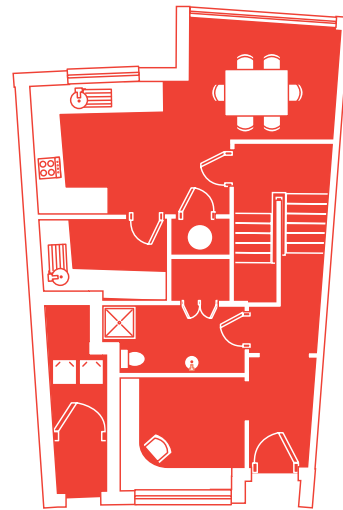
Second

The View
4 Bedroom Townhouse
2077 sqft / 193 sqm

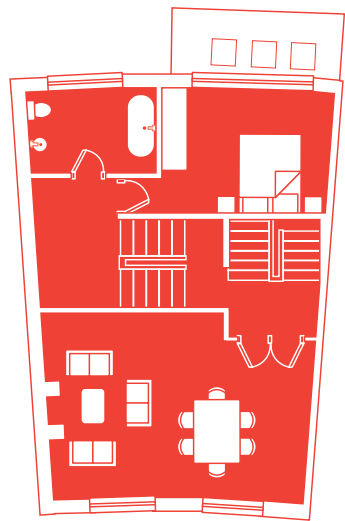
No 1 (end of terrace) & 3

Reversed Layout

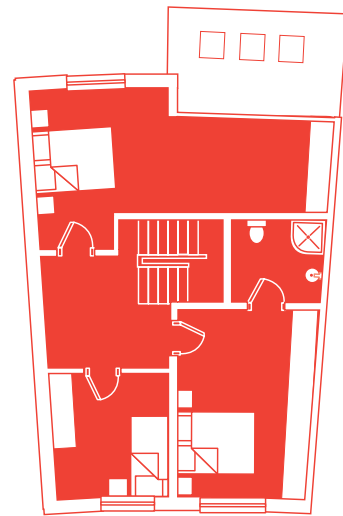
No 2



Ground



First



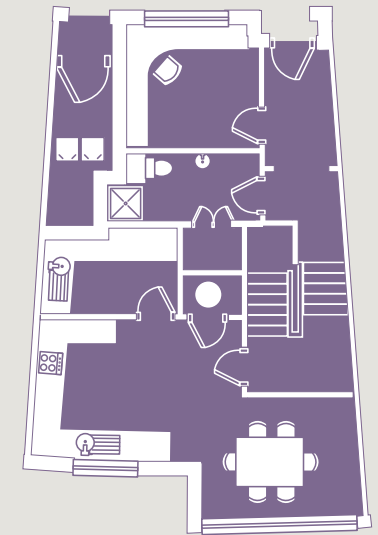
Second

The View
4 Bedroom Townhouse
From 2013 sqft / 187 sqm
to 2077 sqft / 193 sqm

No's: 9,11,13 & 15

Reversed Layout

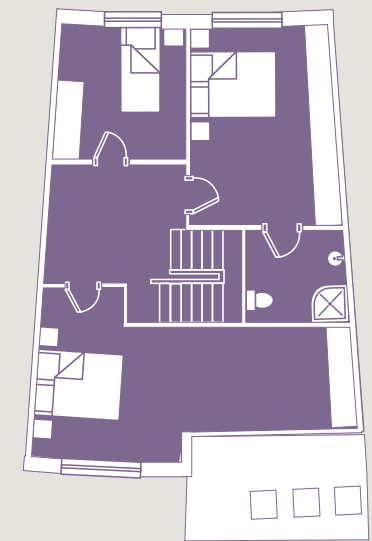
No's: 8,10,12,14 & 16 (end of terrace)



Ground



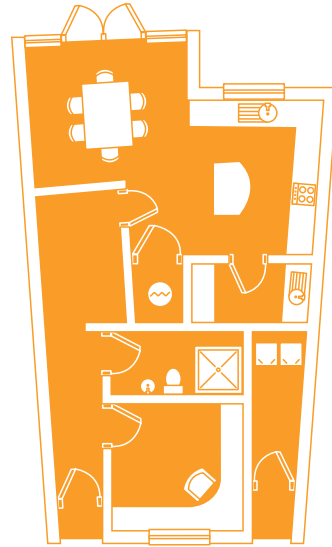
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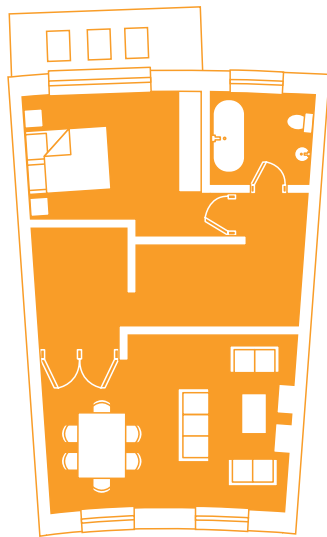
Second

The View
4 Bedroom Townhouse
2013 sqft / 187 sqm

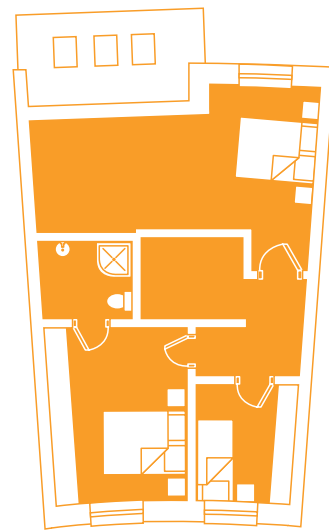
No 7



Ground



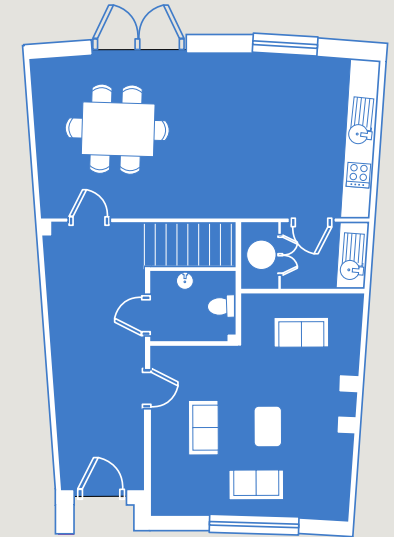
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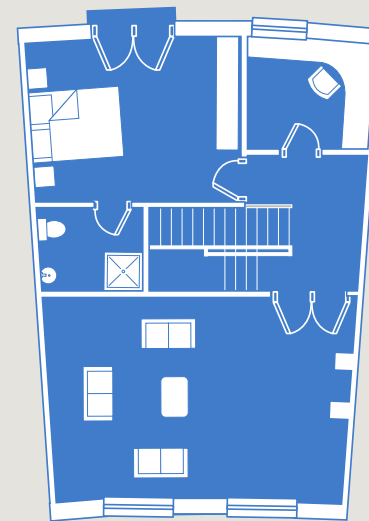
Second

The View
4 Bedroom Townhouse
2153 sqft / 200 sqm

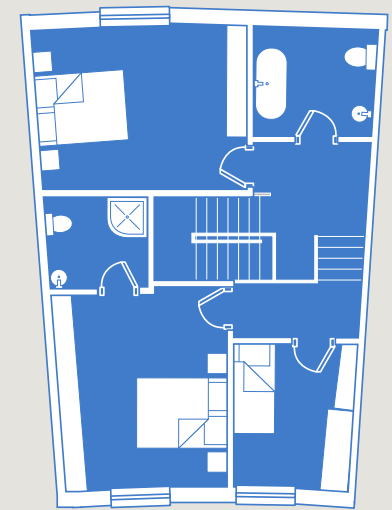
No 19



Ground



First



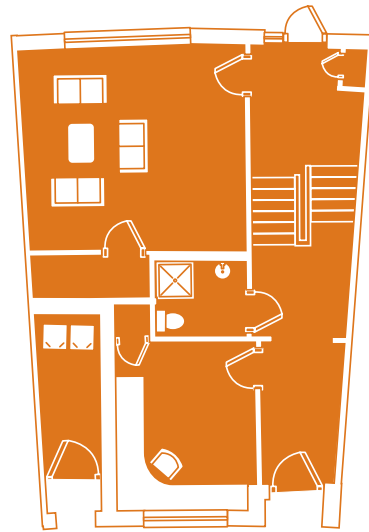
Second

The View
4 Bedroom Townhouse
2131 sqft / 198 sqm

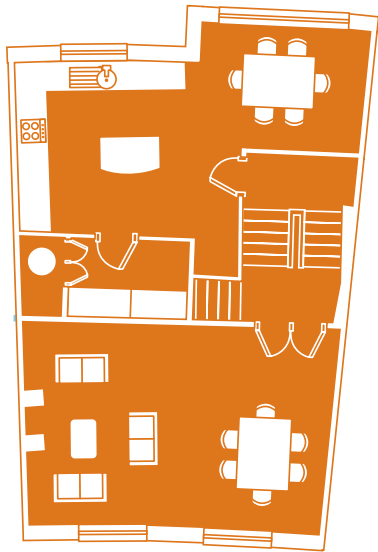
No's: 20, 23, 24 & 25

Reversed Layout

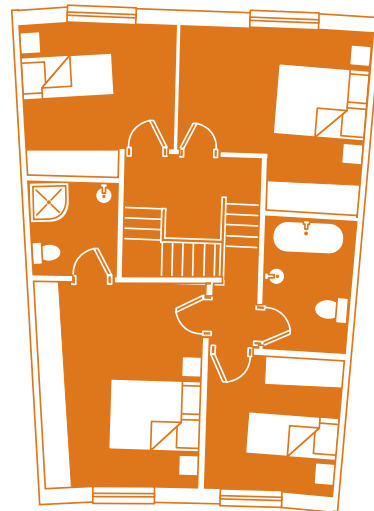
No's: 21 (end of terrace),
22 (end of terrace),
26 (end of terrace)



Ground



First



Second





Professional Team

Selling Agent:



01 634 2466
KnightFrank.ie

A project by:



Solicitor:

ByrneWallace
87-88 Harcourt Street
Dublin 2

Architect:

Conroy Crown Kelly
65 Merrion Square South
Dublin 2

Purchasing Procedure

Following a sale being agreed, subject to contract and upon payment of the €5000 booking deposit, the vendor's solicitor will issue documentation. Unconditional contracts should then be signed and returned within 21 days of receipt of same by the purchaser's solicitor, together with the contract deposit (balance to make 10% of the purchase price). Contracts for sale will issue within 3-5 working days. For further information please contact the sales agent.

Important Note: The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. Knight Frank are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.