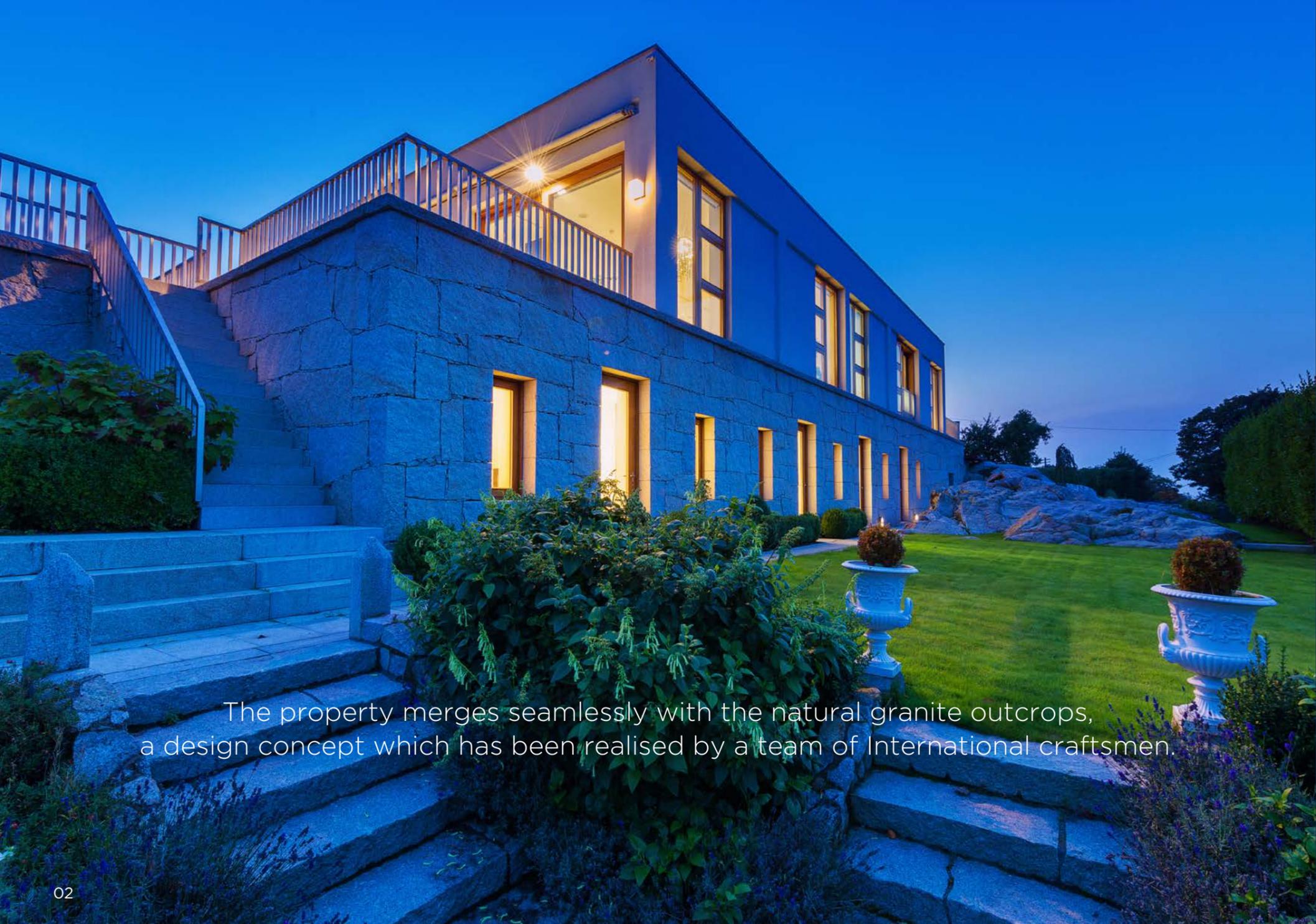


‘Mount Alverno’, Sorrento Road, Dalkey, Co. Dublin.



The property merges seamlessly with the natural granite outcrops, a design concept which has been realised by a team of International craftsmen.

A commanding and unique contemporary family home occupying Dalkey's finest site with overlooking views of Dalkey Island, Howth, Dublin Bay, Killiney Bay, Wicklow Hills and Greystones. The quality of this modern detached property has been painstakingly overseen by its visionary owners who worked closely with their architects de Blacam & Meagher to achieve forward thinking design concepts and functionality. The property merges seamlessly with the natural granite outcrops, a design concept which has been realised by a team of International craftsmen.

The finished design is a fine two-storey, five-bed, ultra modern residence, with a granite-clad ground floor and a Sto rendered first floor. An expansive first-floor terrace, accessed from a wall of floor-to-ceiling sliding wood and glass doors, links via a granite gangway bridge to the rambling garden set in separate planted sections. The overall feel is very continental and the views are panoramic.

Having seen stone craftsmanship on a villa in Portugal, the vendors visited the Oporto based master stonemason Humberto de Souza who is renowned in northern Portugal for his restoration work on ancient and historic buildings and bridges. Engaging his services, De Souza was responsible for the most striking element of the house, the impeccably assembled granite-clad exterior and the very impressive use of the same stone in the uprights and architraves of the interior. De Souza signed his name in the stone to the right of the front door. Each upright weighs more than a tonne, and has a surprisingly warm effect when set in context with gleaming travertine marble floors and solid iroko wood doors.

Mount Alverno feels like a Mediterranean-inspired villa, however the vendors

insist "The motivator was always quality and easy family living and enjoyment (while also taking full advantage of the vista). We wanted everything to look solid and 'marry' into the landscape." The stone was cut to fit cleanly around the windows. The reveals on the pillars are 300mm thick. And while the design was open plan, we needed to be able to close off areas." This was achieved with the addition of huge Japanese "shoji"-style sliding doors made from hardwood and frosted shockproof panels.



MOUNT ALVERNO IS A MEDITERRANEAN INSPIRED VILLA MARRIED INTO THE LANDSCAPE.

The accommodation has been designed to take full advantage of the spectacular, elevated position. Set out on two levels, with high ceilings, there is an impressive balance of reception rooms and bedroom accommodation. All 5 bedroom suites incorporate exceptional artistic marble tiling. The reception accommodation cleverly entwines seamlessly with the outdoor space, and overlooks the manicured gardens of approx. 1 acre, with ever changing views. In total the accommodation extends to 655m²/7,050ft² approx. The property has two entrances, both driveways providing dramatic entrance points from Sorrento Road and Nerano Road. Mount Alverno is undoubtedly one of the most magnificent contemporary properties to come to the market in the highly desirable and convenient town of Dalkey.

The impressive home occupies a stunning elevated site of nearly an acre (0.96) with amazing unobstructed panoramic views over Dublin bay. One can see to Howth, the Baily lighthouse and a particularly appealing outlook over the Muggins and Dalkey Island. There are also views from the terrace of Killiney Bay, Dublin Mountains, the Wicklow Hills, Bray Head and Greystones. Mount Alverno combines all the elements of the ultimate coastal retreat. Built circa 2009 the house has been constructed and decorated to exacting standards



throughout. From the moment you enter the front gates one is immediately taken by the incredible Portuguese granite façade and impressive solid floor to ceiling Iroko front door. Beyond the grand entrance doors is the reception hall with a custom built Navona Travertine floating staircase, dramatic granite pillars and solid Iroko doors, all of which set the tone for the accommodation that follows. At ground floor level there is a sumptuous guest suite incorporating a living room, guest bedroom, bathroom and a dressing room all enjoying views over Dalkey Island. Off the granite pillar lined corridor there are three further double bedrooms, all en-suite, with Fossil Brown marble tiling, a spacious utility room and a guest toilet. There is also a lift providing access to the first floor.

The feature staircase leads to the exceptionally bright and airy first floor accommodation, the centrepiece of which comprises of an impressive dining room with an atrium ceiling and a handsome antique fireplace. The dramatic design lends for exceptionally well proportioned room sizes, distinctive features and magnificent views ensuring the property's appeal. On the first floor there is a principal bedroom suite, which incorporates a study, dressing room and an en-suite, which are positioned on this level to take full advantage of the superb views on offer.

The remaining reception areas enjoy a spacious inter-connecting layout. A large drawing room leads through to the family room, a kitchen/breakfast room with bespoke Poggenpohl Porsche kitchen and a guest toilet with fossil brown marble tiling. Each of the rooms on the first floor enjoy exceptional views while the drawing room and family room have direct access onto the private sun terrace

with a dual aspect view over Dublin Bay, Dalkey Island and Killiney Bay. The accommodation has a wonderful flow allowing it to be either open plan or sectioned off with large floor to ceiling sliding doors dividing the space.



THE ACCOMMODATION HAS BEEN DESIGNED TO TAKE FULL ADVANTAGE OF THE SPECTACULAR, ELEVATED POSITION.

GLORIOUS LOCATION

Located on Sorrento Road, the property is only a short walk from Dalkey town and its host of amenities including Coliemore Harbour, excellent shopping, restaurants, schools, transit railway into Dublin and the Air Coach. Furthermore, the location has some beautiful walks and scenery and Dalkey and Killiney Hills are easily accessible, as are the yacht clubs in Dún Laoghaire. Dublin City is approximately 9 miles away and the M50 is a short drive away providing ease of access to the airport. This is a great family home in a great family location.

Accessed off Sorrento Road the impressive cobble lock driveway leads to the grand entrance gates where the driveway opens out to generous off street parking to the side of the property. To the rear of the property is the private driveway to Nerano Road. Undoubtedly, one of the property's outstanding features is the gardens. The gardens, which are set amongst natural granite outcrops, are surrounded by a variety of mature shrubs and trees creating a wonderful sense of seclusion and privacy. There is also a sunken garden with granite seating and spectacular views. The meandering paths lead through the gardens so

that one can fully enjoy this magical setting. There is a more intimate terrace accessed directly from the family room and drawing room with spectacular views making it ideal for outdoor entertaining.

FEATURES

- Sea views from almost every room in the house
 - De Blacam & Meagher Architects
- Accommodation 655m²/7,050ft² approx.
 - 0.96 acre of manicured gardens
 - Portuguese Granite Cladding
- Navona Travertine tiles throughout
- Custom made Navona Travertine stairs & landing
 - Solid Iroko doors and windows throughout
 - Pogenpohl Porsche fitted kitchen
 - Underfloor gas fired central heating
- Electrically operated blinds on First Floor
 - Lutron lighting system
 - Complete security system
 - Home entertainment system
- Secure walled private grounds
 - Shared Tennis Court
 - Solar Panels

DETAILS OF ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

5.79m x 4.35m. Impressive hallway with granite pillars and a custom built solid Navona cantilevered travertine staircase. Lift to the first floor.

GUEST W.C.

Fossil brown marble.

GUEST SUITE

Spacious guest suite which incorporates a living room, bedroom, guest ensuite with Trees of the Forest brown marble tiling and a guest dressing room all incorporating stunning sea views.

BEDROOM 2

5.39m x 4.35m. Generous double bedroom situated to the rear of the property with shower en-suite incorporating fossil brown marble tiling and views of Dalkey Island.

BEDROOM 3

5.39m x 4.41m. Generous double bedroom situated to the front with shower en-suite incorporating marble tiling.

BEDROOM 4

5.39m x 4.35m. Generous double bedroom situated to the front with shower en-suite incorporating fossil brown marble tiling.

GARDEN/ELECTRICITY ROOM:

With water store room, store and w.c.

UTILITY ROOM

5.39m x 2.57m. With large walk-in hot press, fitted units, double sink and a freezer.

FIRST FLOOR

LANDING

With discrete servery tucked away behind solid Iroko panel which is serviced with glass storage, a dishwasher, wine cooler, icemaker, Quoker instant boiling water tap, sink, insinkerator, drinking water tap and black granite work tops.

PRINCIPAL BEDROOM

Generous double bedroom with dressing room and wonderful views to the

North East, study and ensuite with Port Laurent marble tiling. A door opens out to the private terrace which has views to Howth and across the bay to The Muglins and Dalkey Island.

PRINCIPAL EN-SUITE

With w.c., feature double sink vanity unit with Port Laurent marble tiling and shower cubicle with overhead rain shower.

ATRIUM DINING ROOM:

4.35m x 13.3m. Bright and airy room, with feature fireplace, and can accommodate large numbers seated.

LIVING ROOM

4.25 x 8.92m. Situated off the dining room with magnificent views and doors opening out to the terrace.

FAMILY ROOM

With feature stove and Nero St. Loran marble surround. Doors open onto the terrace.

KITCHEN/DINING AREA

Pogenpohl Porsche design kitchen with black polished glass fronted units and white quartz based counter tops. Miele appliances throughout with freezer, two ovens, two warming drawers, microwave oven, steamer, large Gaggenau fridge, Quoker instant boiling water, Osmosis drinking water, insinkerator and dishwasher.

ASKING PRICE: €6.9 million

BER: B2

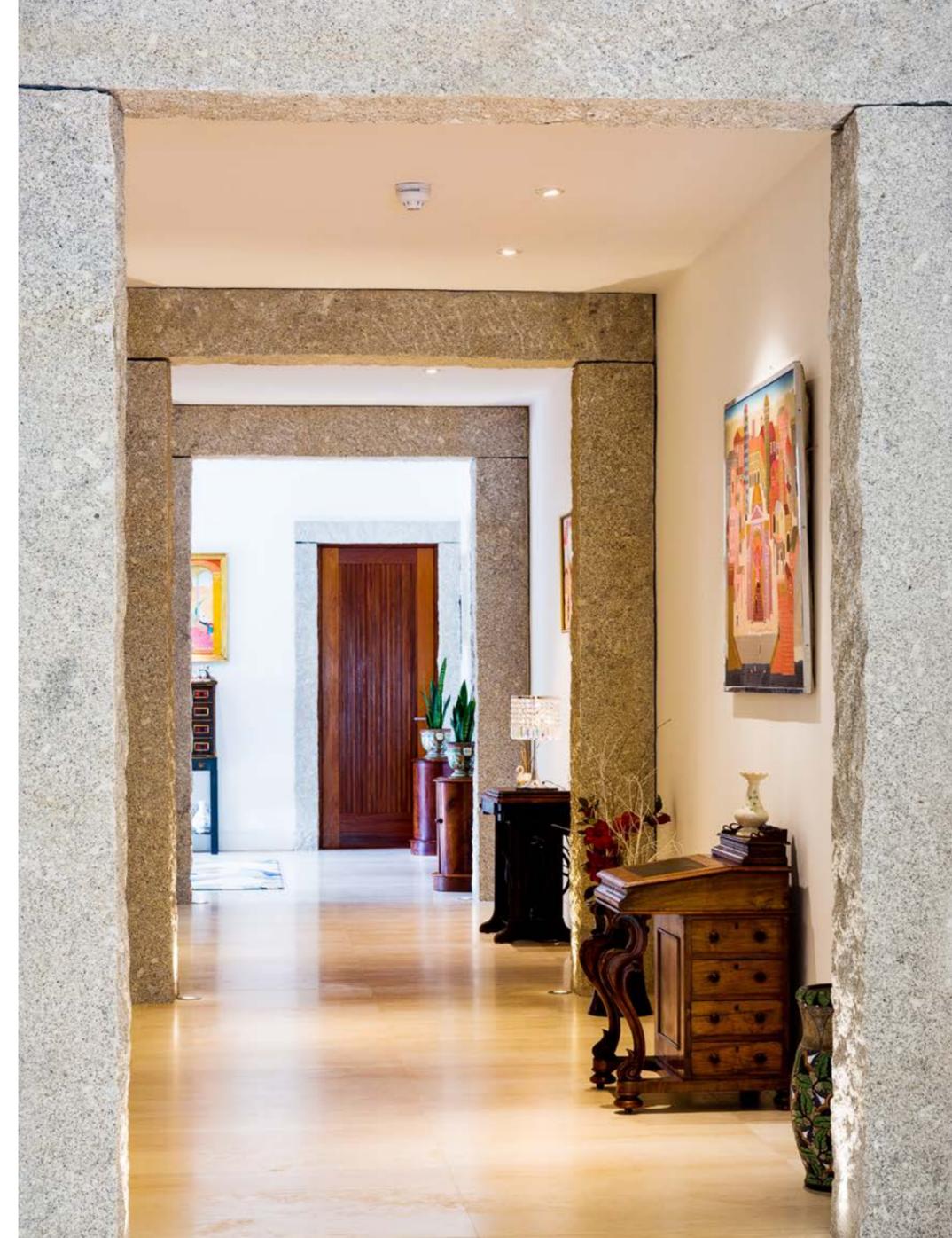
NEGOTIATOR: Vinnie Finnegan
087 231 3345
vinnie@finnegan.ie

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SCHOOLS

There are a number of schools easily accessible including Loreto Dalkey, Holy Child Killiney, Castle Park School Dalkey, Willow Park, St. Michaels, Blackrock College and St. Andrews.

SAILING AND WATERSPORTS

There are several small harbours close by, namely Coliemore Harbour and Bulloch Harbour, this being the biggest and is a declared seal sanctuary. There is also swimming at Killiney Beach, White Rock and Vico Rock.

SPORTS

Dalkey and Killiney offer great leisure activities with Cuala GAA Club, Dalkey United F.C. or for those that enjoy a challenge there is paragliding off Killiney Hill or scuba diving in the bay.

ACCESS AND TRANSPORT LINKS

- **CAR** Communications are good with the M50 motorway (4 miles) linking Dalkey with the main arterial road system.
- **TRAIN** Dalkey railway station is within 8 minutes walking distance and is served by the DART electric rail system, which affords quick access to and from Dublin City Centre.
- **BUS/COACH** An Aircoach service with a stop at Hyde Road links Dalkey with Dublin Airport. Dublin Bus services 59, 7d and 8 link the area with the city centre.
- **FERRY** Dublin Port just 10 miles from Dalkey is served by four ferry companies, between them, they operate up to thirteen sailings daily connecting Dublin with Holyhead, Liverpool and Douglas.
- **AIR** Dublin Airport (45 mins) offers daily flights to an extensive number of international destinations and has a general aviation facility. 9 miles south east of Dublin City Centre, the Dalkey area is arguably one of the most sought after locations in Ireland the perfect setting for this superbly designed home.



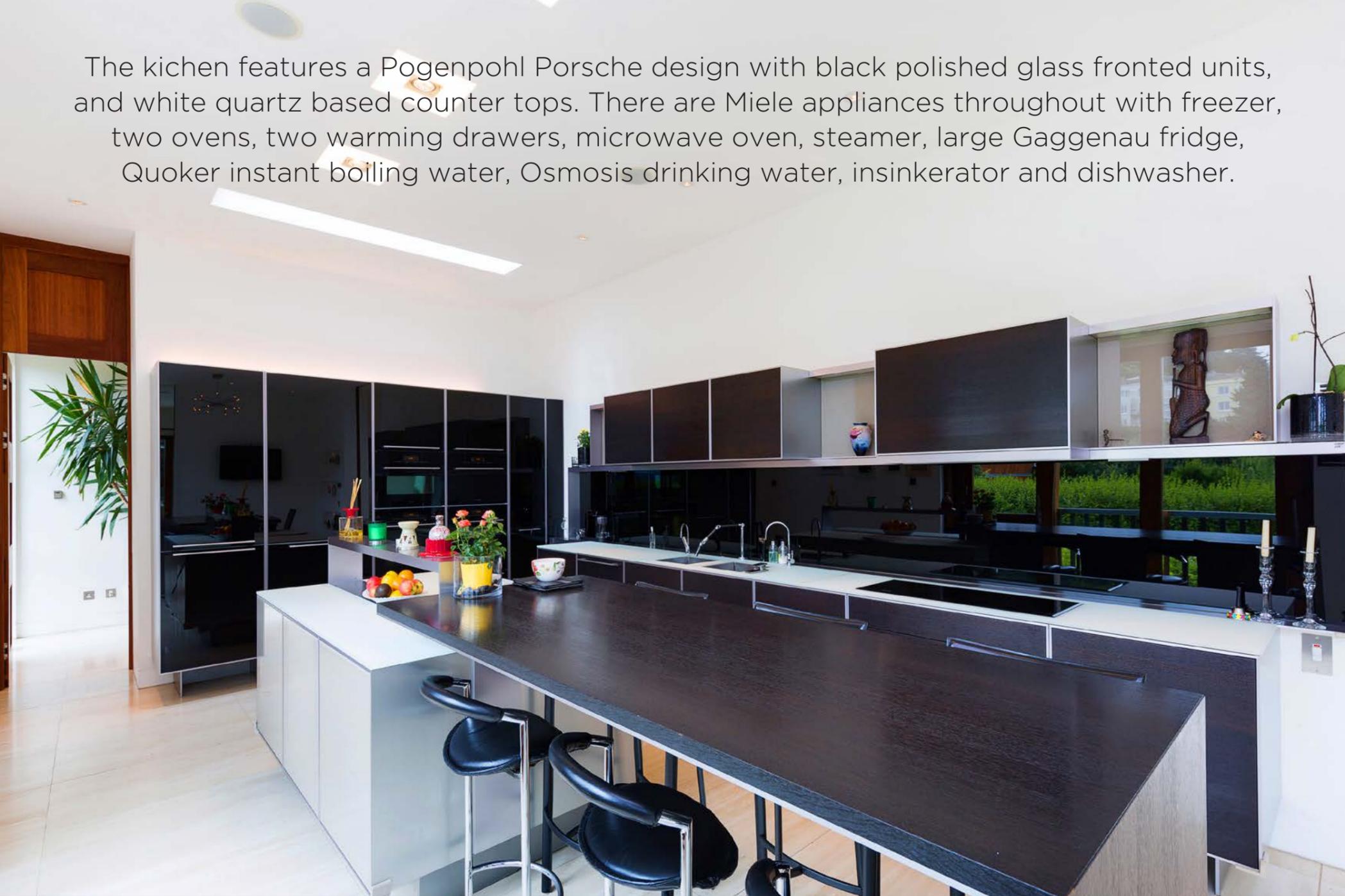




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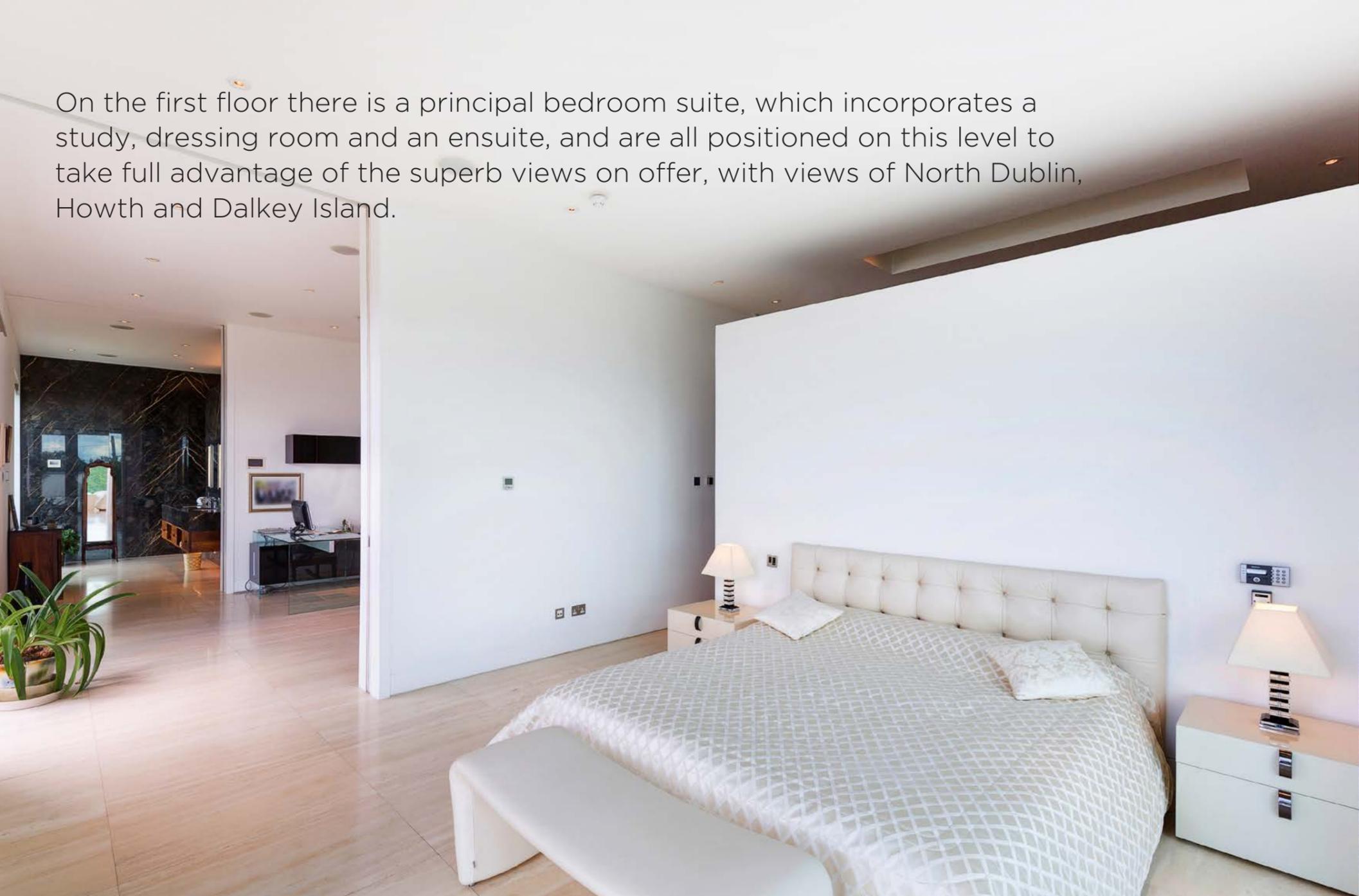


The kitchen features a Poggenpohl Porsche design with black polished glass fronted units, and white quartz based counter tops. There are Miele appliances throughout with freezer, two ovens, two warming drawers, microwave oven, steamer, large Gaggenau fridge, Quoker instant boiling water, Osmosis drinking water, insinkerator and dishwasher.



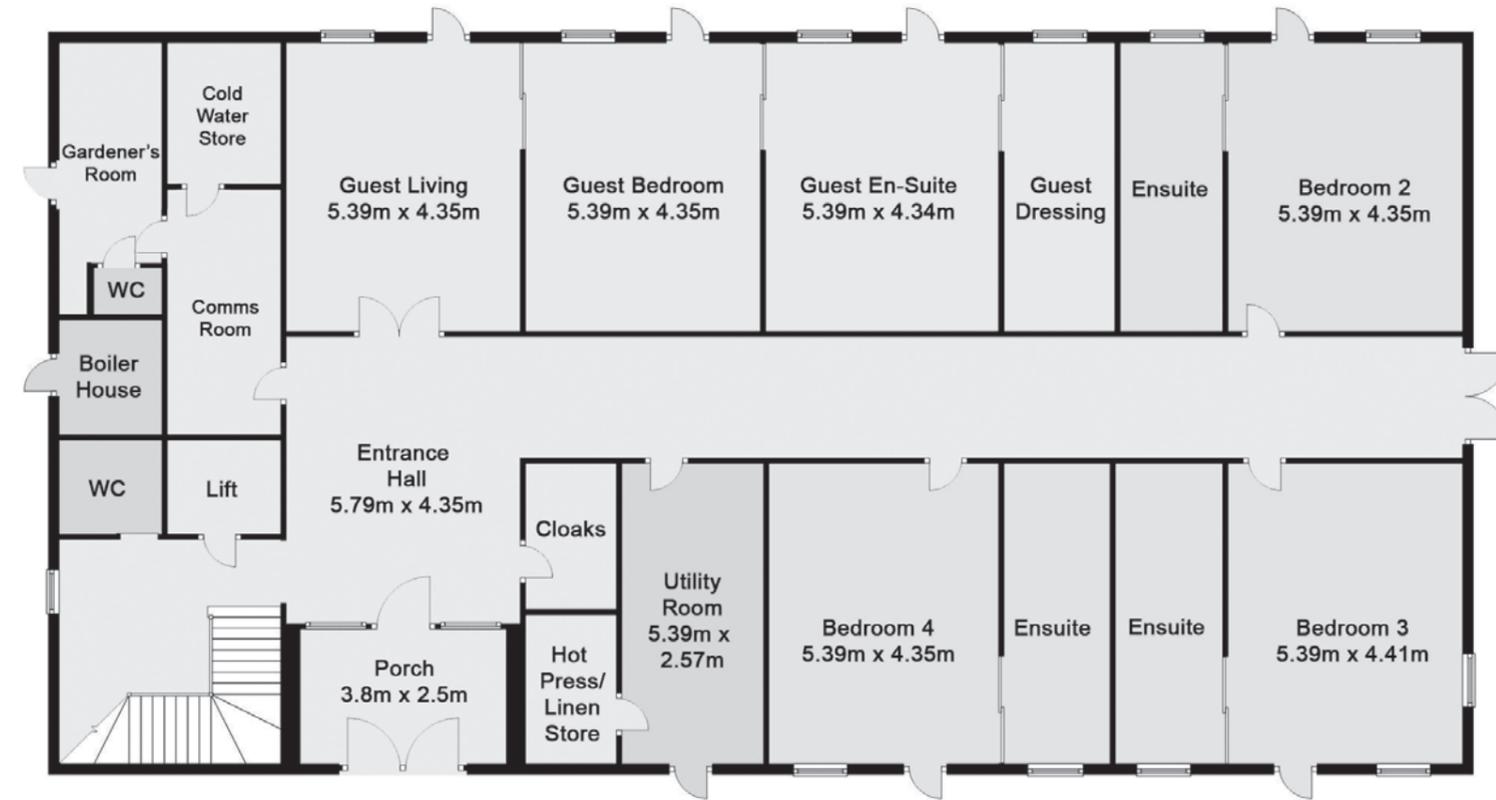


On the first floor there is a principal bedroom suite, which incorporates a study, dressing room and an ensuite, and are all positioned on this level to take full advantage of the superb views on offer, with views of North Dublin, Howth and Dalkey Island.





GROUND FLOOR



FIRST FLOOR



Plans not to scale, for identification purposes only

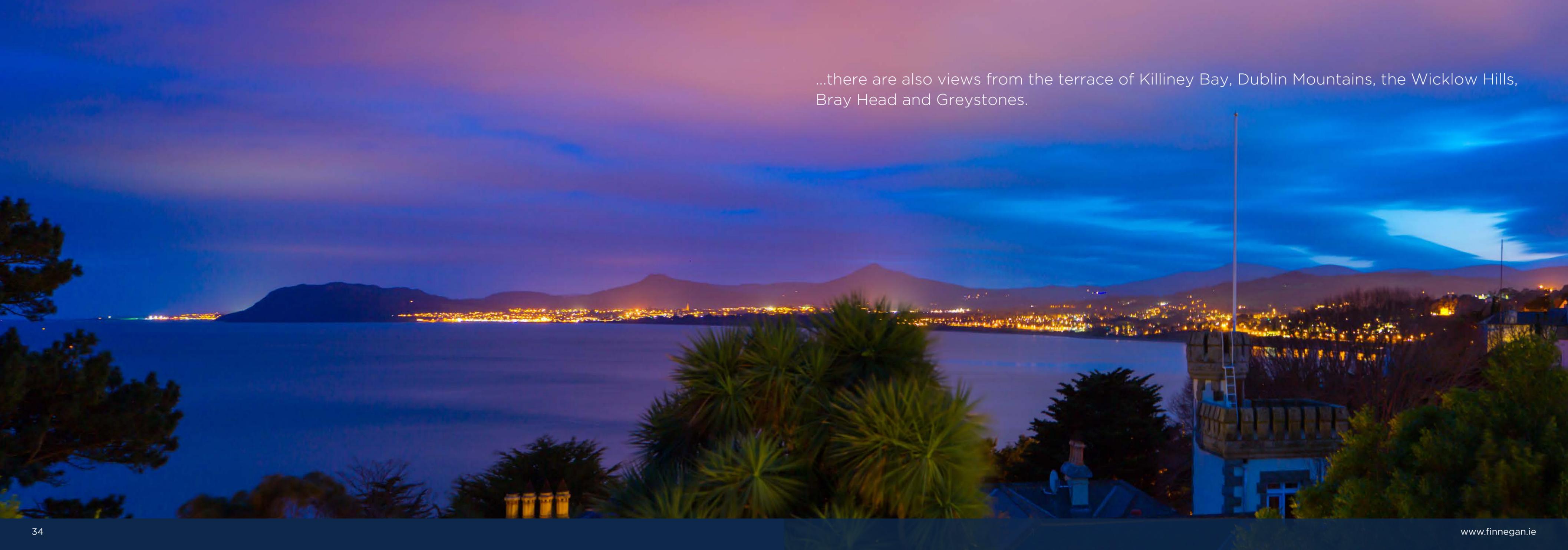
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...there are also views from the terrace of Killiney Bay, Dublin Mountains, the Wicklow Hills, Bray Head and Greystones.





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