

LIFE AT CLANCY QUAY

CITY LIFE,
VILLAGE
LIFESTYLE

NEW APARTMENTS NOW
AVAILABLE FOR RENT



CLANCY QUAY

AT CLANCY QUAY YOU'LL FIND A WHOLE
NEW LEVEL OF SECURE, MODERN,
CONVENIENT AMENITIES AND ON-SITE
MANAGEMENT SERVICES DESIGNED WITH
JUST ONE PERSON IN MIND. YOU ■



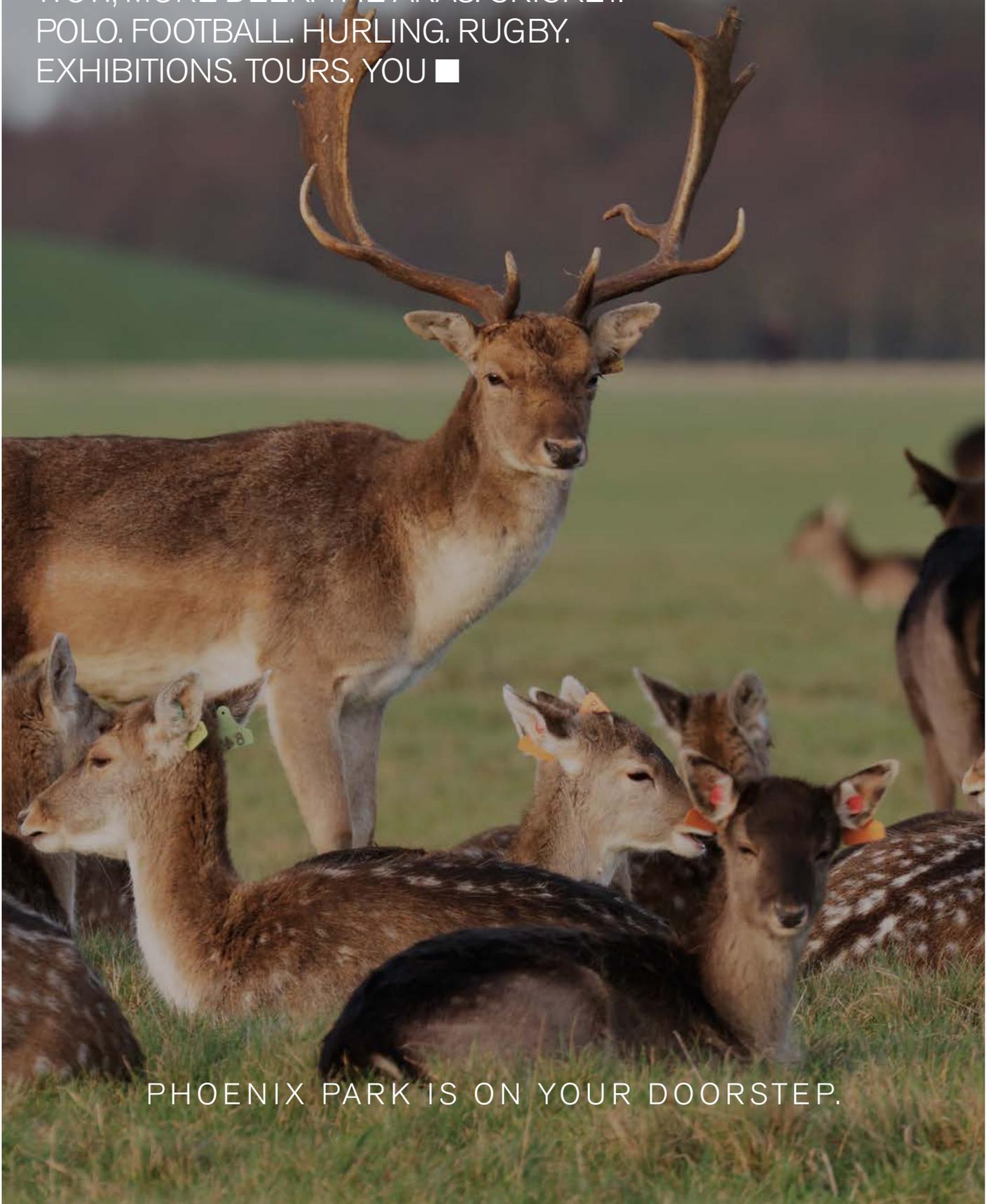
WELCOME TO CLANCY QUAY



Situated on the historic site of Clancy Barracks on the southern banks of the River Liffey, this luxury residential community brings you a unique combination of fully furnished designer living with an unmatched range of exclusive amenities, and on-site management suite plus concierge service.

Clancy Quay offers you all the attractions of city life and all the benefits of village lifestyle – including the most important of all: peace of mind.

A FORT. A PREHISTORIC MONUMENT.
LOOK – DEER. SEGWAYS. A CASTLE.
PICNICS. A LAKE. A TEA ROOM.
A FLOWER GARDEN. A CAFE. BIKES.
WOW, MORE DEER. THE ÁRAS. CRICKET.
POLO. FOOTBALL. HURLING. RUGBY.
EXHIBITIONS. TOURS. YOU ■



PHOENIX PARK IS ON YOUR DOORSTEP.

DISCOVER MORE IN DUBLIN 8



SET IN THE RELAXED VILLAGE
AMBIENCE OF ISLANDBRIDGE,
CLANCY QUAY HAS GOT IT ALL.

For a start, there's proximity to the M50 motorway. A fast, direct 3km commute straight to the city centre. A fantastic range of local shops and amenities. And of course you've got an abundance of culture, leisure attractions right on your doorstep, including Phoenix Park, the Irish Museum of Modern Art, Kilmainham Gaol, the National Memorial Gardens and Dublin Zoo.

EAT, SEE, DO, SHOP, BANK, WORK OUT, PUTT, CHILL...

ON-SITE & LOCAL FACILITIES AND AMENITIES

TRANSPORT

You're just a short walk away from the LUAS and Heuston Station. The M50, Airline 747, Airport Bus and Dublin Bikes (rental) all nearby provide solutions for every journey.

RESTAURANTS, PUBS, CAFÉS

Islandbridge offers a great mix of restaurants and bistros, modern bars and traditional pubs – plus lots of friendly coffee shops and takeaways. And of course, you've got the Storyboard Cafe, as well as options for Private Dining / BBQ's on site.

SHOPS

There's a newsagent and dry cleaning service on site, while in Islandbridge, you'll find everything from everyday grocers and delis to chic boutiques and beauty salons.

MEDICAL

Islandbridge has a range of pharmacies and a medical centre, and St.James's Hospital is just minutes away.

BANKS, ATMS AND POST OFFICES

There are Ulster Bank and Bank of Ireland branches in the village, along with several ATMs and two Post Offices.

HOTELS

Got guests on the way? There are two hotels nearby – the Hilton Dublin Kilmainham and the Ashling Hotel.

SPORT & FITNESS

Your fitness needs are covered in your rent with our exclusive residents only gym (with professional fitness instructor), along with abundant garden space on site, including a playground, running route, and even a putting green. In the village you've also got The Living Well Health Club and Inchicore Sports Centre to choose from.

LEISURE, CULTURE & RECREATION

Take your pick: you've got the Irish Museum of Modern Art (IMMA), Phoenix Park, the National Memorial Gardens, the National Museum of Ireland and Dublin Zoo – all within a couple of minutes from your home.

PETS

Numerous apartments in Clancy Quay are exclusively reserved just for pet owners. And there's even a dog park on site!

AND – THERE'S AN APP FOR THAT

Life at Clancy Quay also comes with a handy management app – ideal for everything from letting you know you've a package waiting for collection to making a service request or reserving an amenity. How handy is that? Very.

HAVE IT ALL: ON-SITE AT
CLANCY QUAY AND IN NEARBY
ISLANDBRIDGE, WHATEVER
YOU NEED, YOU'LL FIND ■



A photograph of a man and a young boy sliding down a slide. The man, with a beard and wearing a green jacket over a white t-shirt and blue jeans, is sitting behind the boy, smiling broadly. The boy, wearing a yellow and blue jacket over a blue and white striped shirt and blue jeans, is sliding down the slide with his arms outstretched and a joyful expression. The background shows a clear blue sky and some blurred buildings, suggesting an outdoor playground setting.

CLANCY QUAY ISN'T JUST A
COLLECTION OF APARTMENTS.
IT'S A SAFE, WELCOMING
COMMUNITY DESIGNED
AROUND MEETING YOUR
NEEDS, SURPASSING YOUR
EXPECTATIONS, AND GIVING
YOU PEACE OF MIND TOO ■



YOUR CLANCY QUAY COMMUNITY

ON-SITE AMENITIES

- Concierge
- Management office
- Mail room and package management services
- Secure car parking
- 24-hour on-site security and monitored CCTV
- After-hours management service
- Audio-visual intercom access system
- Secure fob control for resident areas
- Secure on-site bike cages & bike repair dock





AND BEST OF ALL, EVERYTHING IS RIGHT HERE
ON SITE FOR YOU TO ENJOY THE RELAXED,
CAREFREE MODERN LIFESTYLE YOU EXPECT:

- Exclusive, resident-only gym, included in your rent and open 7 days per week
- Cinema room for screenings (also available for private bookings)
- Business centre with office pods
- Children's playground
- Chef-style kitchen that's bookable for events
- Spacious resident lounge
- Landscaped gardens and courtyards
- On-site convenience store and café
- Roof terraces with entertainment/BBQ space
- Putting green
- Dog park and dog wash facilities
- Electric car-charging stations
- Views of the Phoenix Park





WELCOME HOME

LUXURY, COMFORT AND CONVENIENCE:
EVERYTHING HAS BEEN CONSIDERED
AT CLANCY QUAY.



THE IDEAL COMBINATION OF LIFESTYLE AND LOCATION.

- Generous and bright interiors
- Luxurious interior design and bespoke furnishings
- High quality kitchens with stone worktops
- Private balconies
- Plenty of storage space
- Pet-friendly apartments available
- Wired for phone, cable and super-fast broadband
- Efficient central heating system
- Double-glazed windows
- Energy rating/environmental certification A3 or better

BEST FRIENDS WELCOME.
CLANCY QUAY FEATURES NUMEROUS
APARTMENTS EXCLUSIVELY RESERVED
FOR PET-FRIENDLY LIVING.
BECAUSE FAMILY IS FAMILY, RIGHT? ■





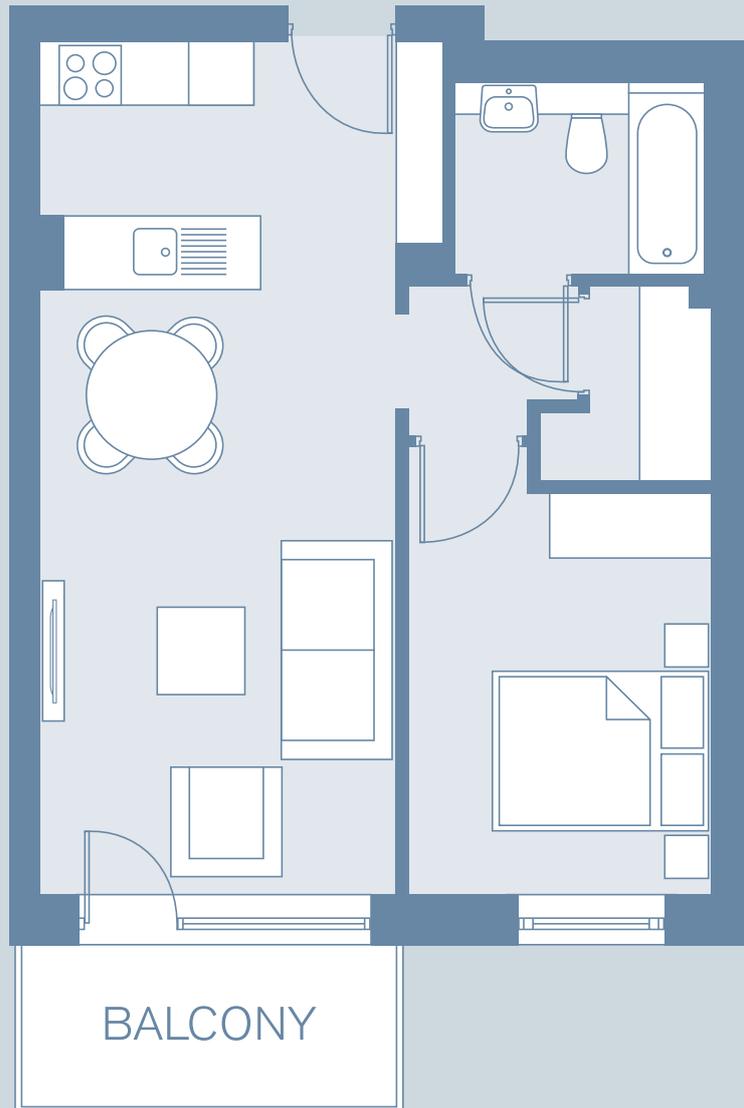


AT CLANCY QUAY YOU'LL FIND APARTMENTS RANGING FROM ONE TO THREE BEDROOMS. THEY'RE SPACIOUSLY LAID OUT, WELL-APPOINTED WITH GENEROUS AND BRIGHT INTERIORS AND MODERN CONVENIENCES.





1 BEDROOM APARTMENT



These floor plans are representative only. Please note that specific layouts of properties may vary depending on their availability, floor, location, etc.



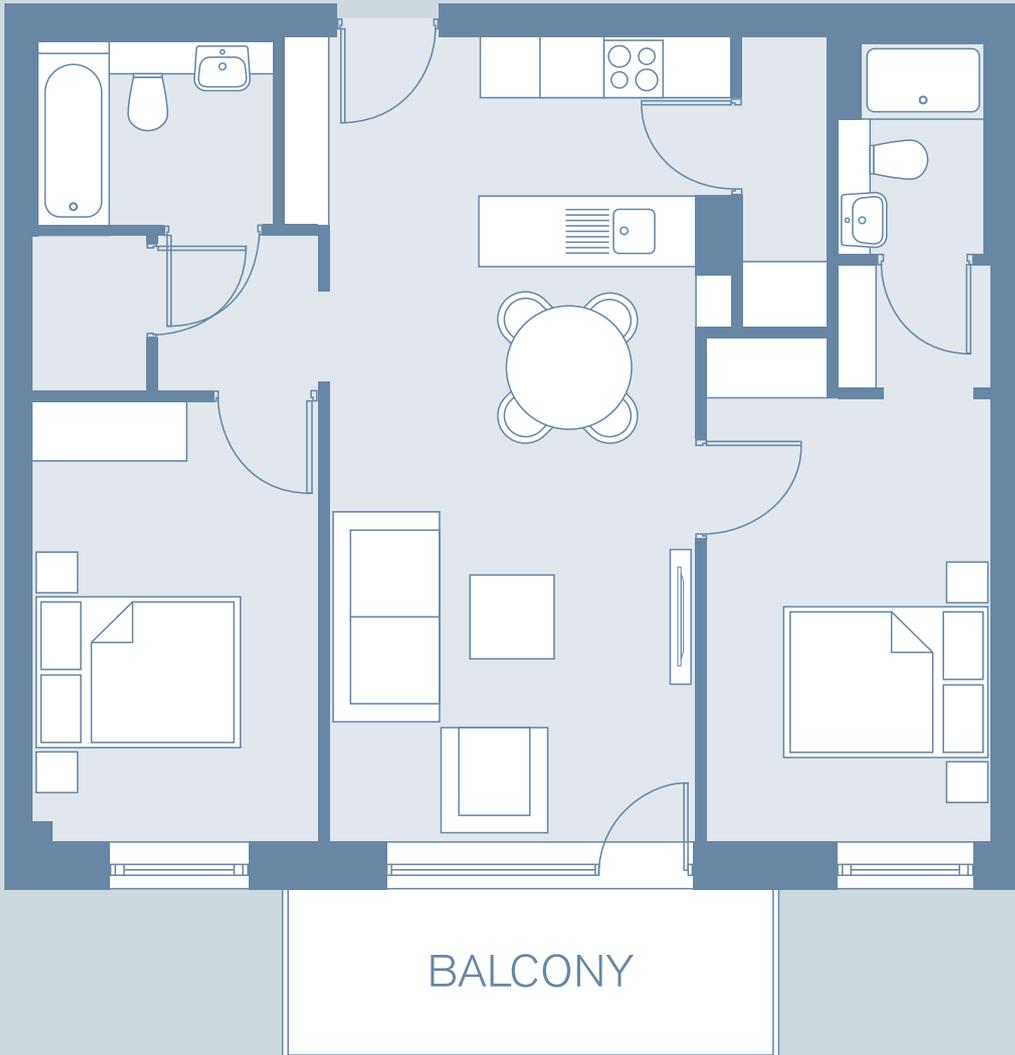


SPREAD OUT. YOU'VE GOT TWO BEDROOMS.
THAT'S COMFORT. LUXURY. STYLE. TIMES TWO.





2 BEDROOM APARTMENT



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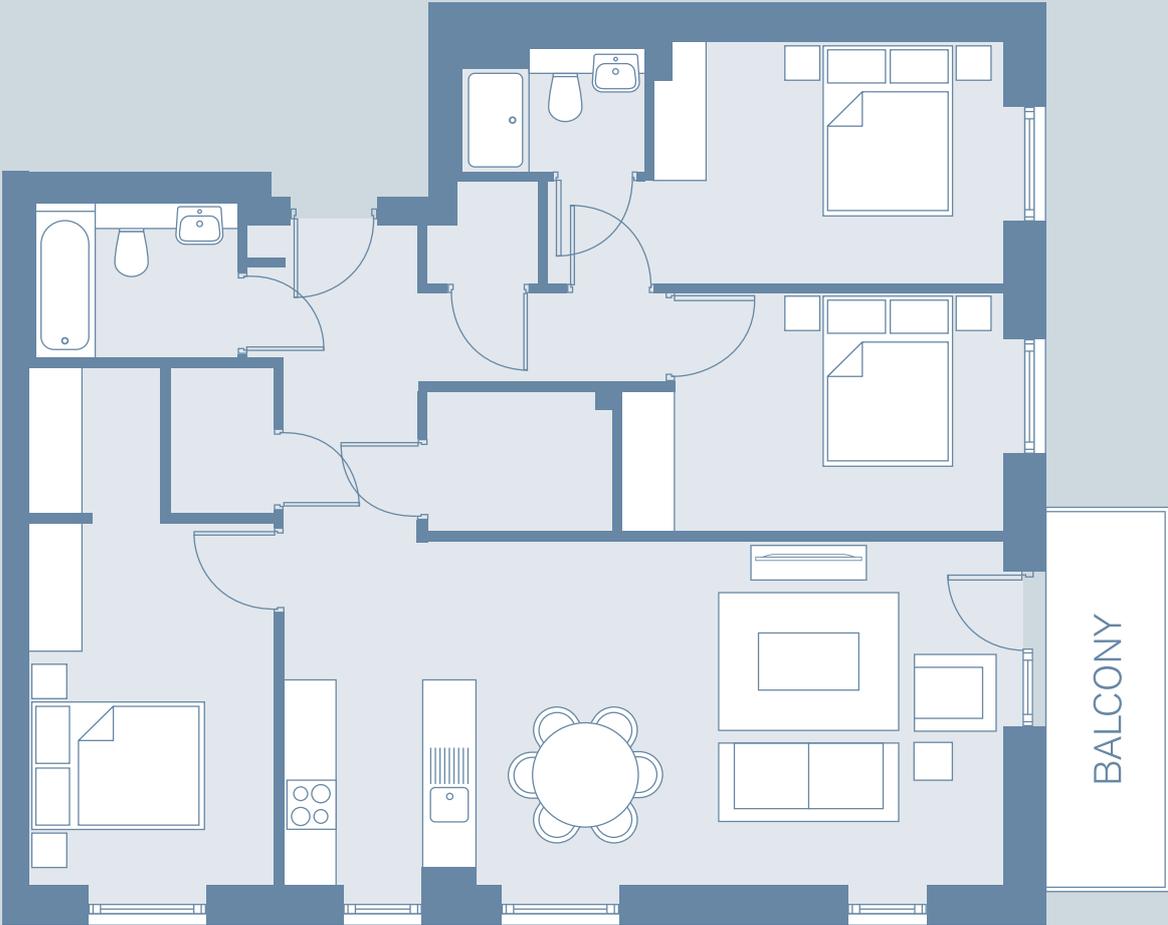


TAKE IT ALL IN. THREE BEDROOMS. TWO BATHROOMS.
ONE GREAT PROSPECT.





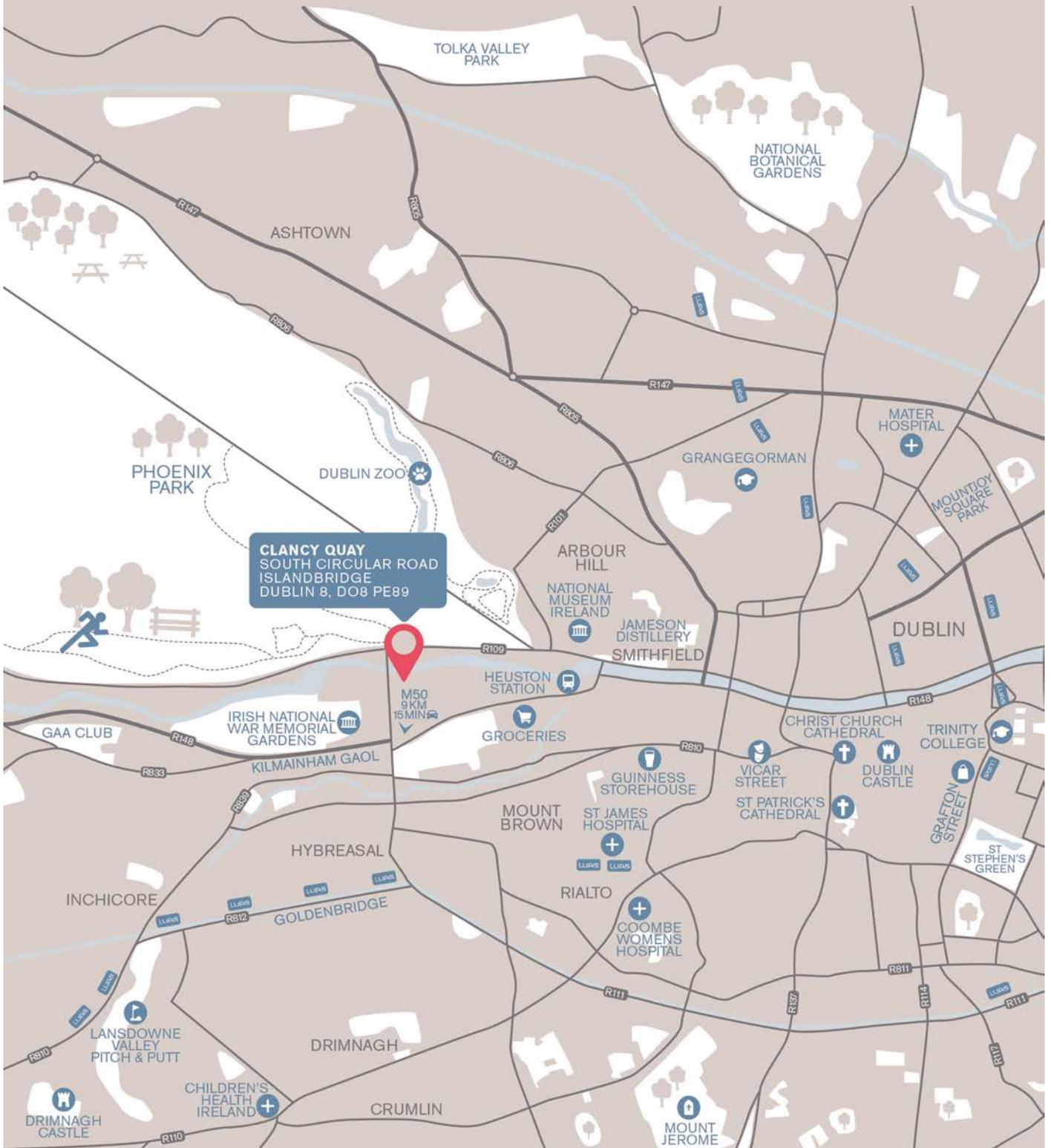
3 BEDROOM APARTMENT



These floor plans are representative only. Please note that specific layouts of properties may vary depending on their availability, floor, location, etc.

FIND YOUR WAY TO THE PLACE WHERE CITY LIFE MEETS VILLAGE LIFESTYLE.

IT'S ALL WAITING FOR YOU HERE
AT CLANCY QUAY.





TAKE THE NEXT STEP

CONTACT THE CLANCY QUAY TEAM TODAY.

You'll find we make the letting process fast and efficient —
and we're with you every step of the way with guidance and support.

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KENNEDY WILSON



CLANCY QUAY

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