



**SANDYMOUNT  
PLACE**

DUBLIN 4



An aerial photograph of a sandy beach with gentle waves washing onto the shore. The water is a light brown color, and the sand is a darker brown. The waves are small and create a white foam as they break. The overall scene is peaceful and serene.

02-07

Welcome to  
Sandymount Place, Dublin 4

08-13

Village Vibes

14-17

Coastal Charm

18-21

City Convenience

22-39

Design & Specifications

40-51

Sitemap & Floor Plans

52-56

The Team



# Welcome to Sandymount Place, a stunning new development in the heart of Sandymount, Dublin 4.

Sixty seven, 1, 2 and 3 bedroom luxury apartments & penthouses,  
designed by award-winning architects O'Mahony Pike.





# Coastal, connected and convenient.

Perfectly connected, Sandymount Place offers superb amenities and transport links. The area is served by the DART line, providing quick and easy access along Dublin's coastline, while Dublin City Centre is within comfortable walking distance. Neighbouring the prestigious areas of Sandymount Village, Ballsbridge, Donnybrook and Merrion, residents enjoy an abundance of local schools, shops, and essential amenities - all contributing to the effortless lifestyle this prime location offers.



Dublin City Centre

25 minute walk  
8 minutes by bus  
5 minutes by DART



Sandymount Village & Green

On your doorstep



Sandymount Strand

500 metres



Aviva Stadium

1.2 km



Ballsbridge Village

1.2 km



Grand Canal Dock

2.7 km



The RDS

1.2 km



Airport

14 km



M50

3.8 km



DART

300m / 4 minute walk to Sandymount Station



Bus

Many bus routes available



Cycle Routes

Cycle routes are available throughout the village and on all main routes



# The perfect balance between coastal village life and city living.

Nestled beside the serene Sandymount Strand, this exceptional location offers the perfect blend of coastal charm and city convenience. Take a leisurely stroll along the beach, with breathtaking views stretching all the way to Dún Laoghaire - a daily reminder of the natural beauty that surrounds you.







# Village Vibes



Sandymount is more than just a place to live; it's a vibrant community with a warm, welcoming atmosphere.

The village buzzes with life, offering an array of delightful local cafés, boutique shops, charming restaurants and weekend farmer markets.





# Sandymount Place, Dublin 4 has a host of amenities on your doorstep.

Everything you need is right here - from convenient local stores to well-regarded schools, stunning beach walks, transport connections being on the DART line, not to mention within walking distance of the city centre making it an ideal location for families, professionals, and anyone seeking a strong sense of neighbourhood spirit.





# Coastal Charm



# An enviable combination of location and lifestyle.

Discover the best of both worlds at Sandymount Place - a peaceful seaside retreat with all the amenities and connections of Dublin's most desirable postcode. Your new home in Sandymount awaits.





# City Convenience



# Dublin at your fingertips.



Living this close to the city means having the best of Dublin at your fingertips - vibrant cultural landmarks, dynamic business hubs, bustling shopping districts and world-class restaurants.





# Design and Specifications





# Imaginative and elegant architecture creates an exciting addition to a much loved neighbourhood.

Large glass openings stretch across the facade of the apartments, with elegant glass balconies, making the most of the sea views and the vast light.

A high sustainability and efficiency rating ensures that your home will be comfortable and energy efficient for years to come.





# Sandymount Place Exclusive Residence Pavilion.

## **Exclusive Lounge and State-of-the-Art Gym**

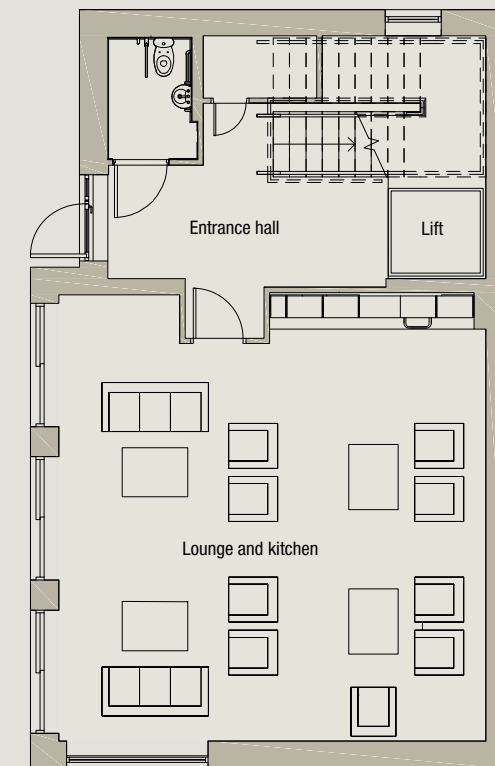
At Sandymount Place, the Resident's Lounge is designed for effortless relaxation, social connection, and even remote work. This elegant, contemporary space provides the perfect setting to meet friends, enjoy a quiet retreat, or connect with neighbours. As a resident, you have exclusive access to this stylish extension of your home - ideal for entertaining guests or simply unwinding in a beautifully curated environment.

Complementing the lounge, the fully equipped gym offers a premium fitness experience tailored to your health and wellness goals. Featuring top-tier equipment for cardio, strength, and flexibility training, it provides an inspiring space to stay active and energised. Whether kick-starting your morning with a workout or maintaining a balanced lifestyle, the gym at Sandymount Place ensures you have everything you need to feel your best.

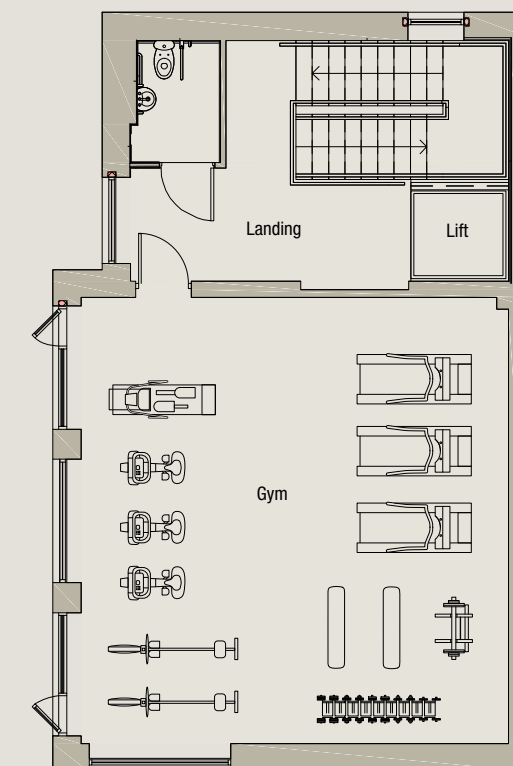




At the Residence Pavilion you can entertain, unwind or kick-start your day with a work-out.



**Ground Floor**  
Residence Pavilion lounge and kitchen



**First Floor**  
State-of-the-art gym



High quality and sustainable materials are used at every point to create spaces that reflect the values and discerning nature of the home owners.



Outdoor spaces with elegant planting and communal areas create a space that is both functional and contemplative.





Living spaces that are beautiful and functional, serving as both a relaxing retreat and a welcoming gathering space.







Open plan living  
spaces designed to  
make the most of  
everyday life.

Bespoke fitted wardrobes solutions  
and contemporary kitchens by Kube.





# Attention to detail - beyond expectations.

Large glass openings, wood panelling, feature lighting and attention to detail - with these sophisticated interiors and cutting-edge building services, Sandymount Place, Dublin 4 is poised to attract the needs of the most discerning home owners.



Communal areas are beautifully considered.



Calm, contemporary finishes enhance the light and openness of the spaces.



Quartz worktops and backsplashes bring warmth and texture to the kitchen spaces.





# Specifications



Resident's lounge



Resident's club car



Gym available to all residents



Balconies on all apartments



Triple glazed full height windows by Carlson



Contemporary custom kitchens by Kube



Private basement carpark



EV infrastructure provision



Secure bicycle storage



CCTV



Swedish exhaust air heat pump by NIBE

## Residence Pavilion

- Light filled resident's lounge on ground floor
- Gym on first floor
- Lift access to first floor

## Structure

- Reinforced concrete frame and precast floors with infill high strength blockwork

## Façade

- Warm brickwork tones finished with complimentary mortar joint
- Carlson Aluclad triple glazed windows and terrace doors finished in mouse grey externally and pure white internally
- Reconstituted stone string course and parapets

## Terraces / balconies

- Powder-coated contemporary steel balconies with aluminium decking and frameless glazed balustrade
- Ground/upper floor terraces with selected paving slabs and reconstituted stone capped parapets and/or frameless glazed balustrade

## Parking & services

- Secure private basement carpark for many apartments
- EV infrastructure provision
- Lift access to all floors
- Centralised waste storage
- Secure bicycle storage
- CCTV to carpark and all entrance lobbies

## Common areas

- Secure access control to entrance lobbies
- High quality Kone Lifts
- High quality tiles and carpet
- Secure post collection at lobby entrances

## Landscaping

- Extensive planting throughout
- High quality Richter sculptural play items
- Communal gardens
- High quality paving & street furniture
- Pollinator planting & mature native tree species

## Energy efficiency & BER

- BER of **A2-A3**
- High performance insulation to floors, walls and roofs
- Scheme registered for The Irish Green Building Council, home performance index for sustainable and healthy homes



## Kitchens

- Custom designed contemporary kitchen by Kube
- Handleless design
- Signature quartz colour worktop and splashback
- Fully integrated kitchen appliances by Siemens
- LED lighting to back of wall units

## Utility

- Washing machine and tumble dryer
- Composite worktop

## Bathrooms and en-suites

- Contemporary designed bathrooms and en-suites by Waterloo Bathrooms
- Quality tiled floors and walls
- Large, mirrored vanity storage over wash hand basin
- High quality sanitary ware from Duravit
- Wall mounted heated towel radiator
- Taps and accessories by Vado

## Bedrooms

- Contemporary bespoke fitted wardrobes by Kube
- Full height windows

## Internal doors and joinery

- Selected hardwood veneered 2.25m high entrance doors
- Selected painted internal doors
- Painted timber architraves and skirting
- Contemporary ironmongery

## Electrical

- Smoke and heat detectors throughout
- Lighting is a mixture of low-level LED downlights and ceiling mounted pendant lighting
- USB sockets in certain locations
- Provision for connection of Virgin Media and Openair to each apartment

## Heating and ventilation

- Swedish exhaust air heat pump by NIBE delivering high efficient heating to all areas
- High efficient low temperature Runtal radiators
- Demand control ventilation
- Sprinkler system to apartments and common areas
- Separate boosted mains water supply to all kitchen sinks

## Guarantee

- All apartments come with a 10 year Homebond Structural Guarantee



Swedish exhaust air heat pump by NIBE



# Sandymount Place Sitemap

Surrounded by mature native trees and bespoke pollinator friendly planting, alongside high quality paving and modern outdoor furniture, Sandymount Place offers a relaxing environment for all. Richter sculptural play items give kids freedom to play in safe and secure surroundings.

- 

Private basement carpark
- 

Electric vehicle charging points
- 

Secure bicycle storage
- 

Communal gardens
- 

Outdoor seating
- 

Richter sculptural play items
- 

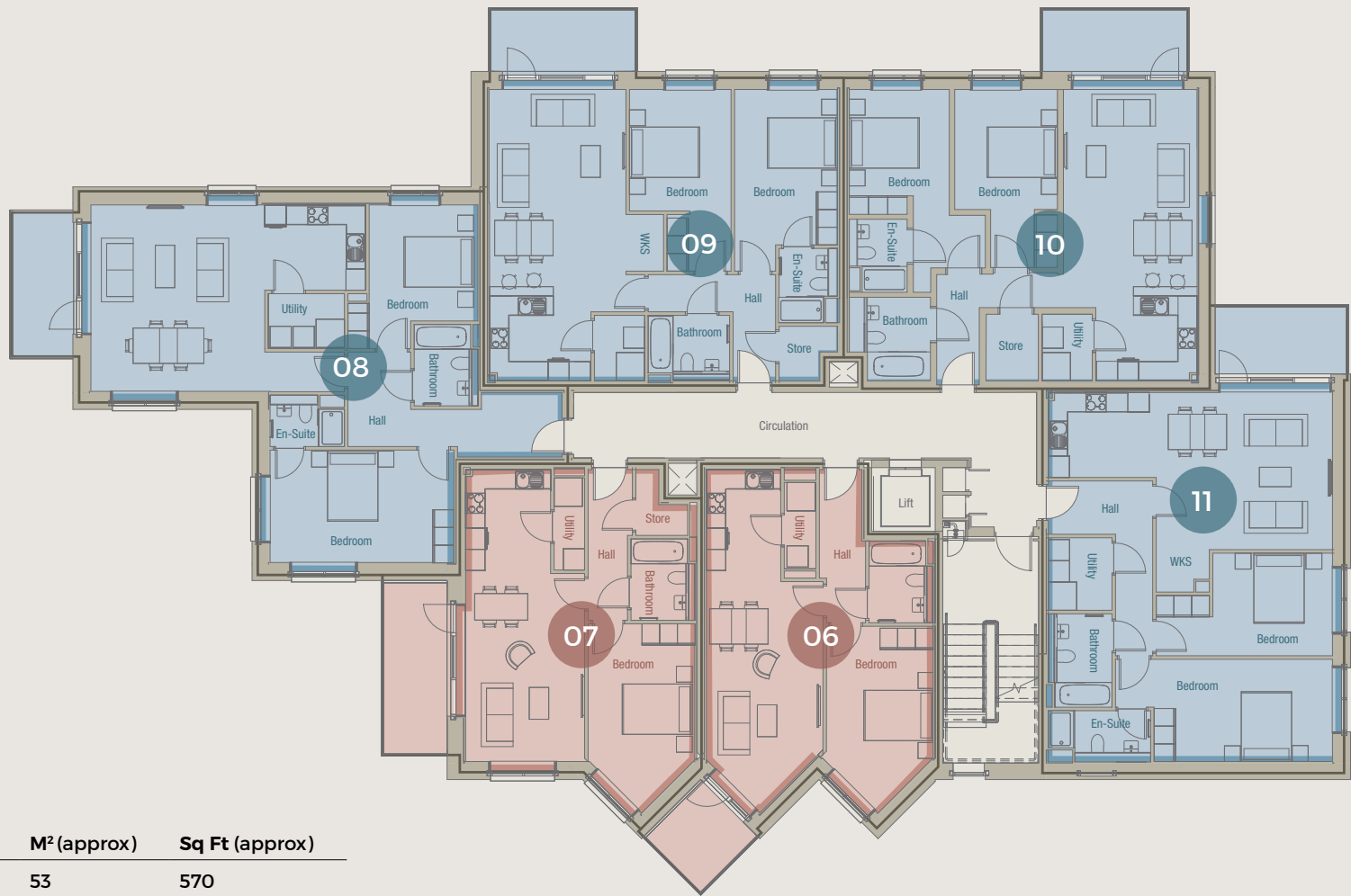
Pollinator planting







Type	Apartment No.	M² (approx)	Sq Ft
2 bed	01	84	904
2 bed	02	89	957
2 bed	03	81	872
2 bed	04	81	872
2 bed	05	84	904



Type	Apartment No.	M² (approx)	Sq Ft (approx)
1 bed	06	53	570
1 bed	07	55	592
2 bed	08	88	947
2 bed	09	81	872
2 bed	10	81	872
2 bed	11	84	904





Type	Apartment No.	M² (approx)	Sq Ft (approx)
3 bed	12	110	1184
2 bed	13	89	957
2 bed	14	81	872
2 bed	15	81	872
2 bed	16	84	904

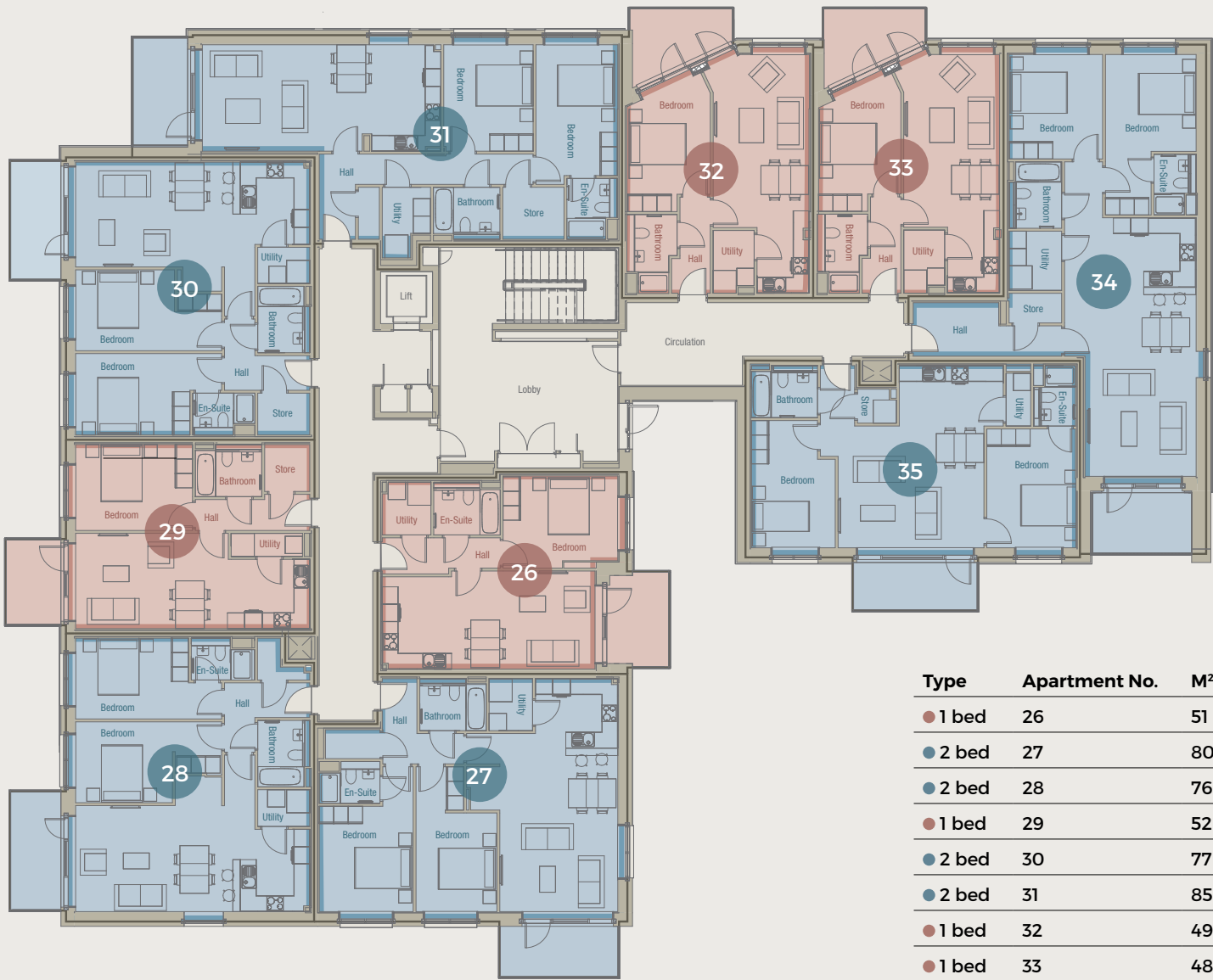


Type	Apartment No.	M² (approx)	Sq Ft (approx)
3 bed	17	110	1184
2 bed	18	89	957
2 bed	19	81	872
2 bed	20	81	872
2 bed	21	84	904





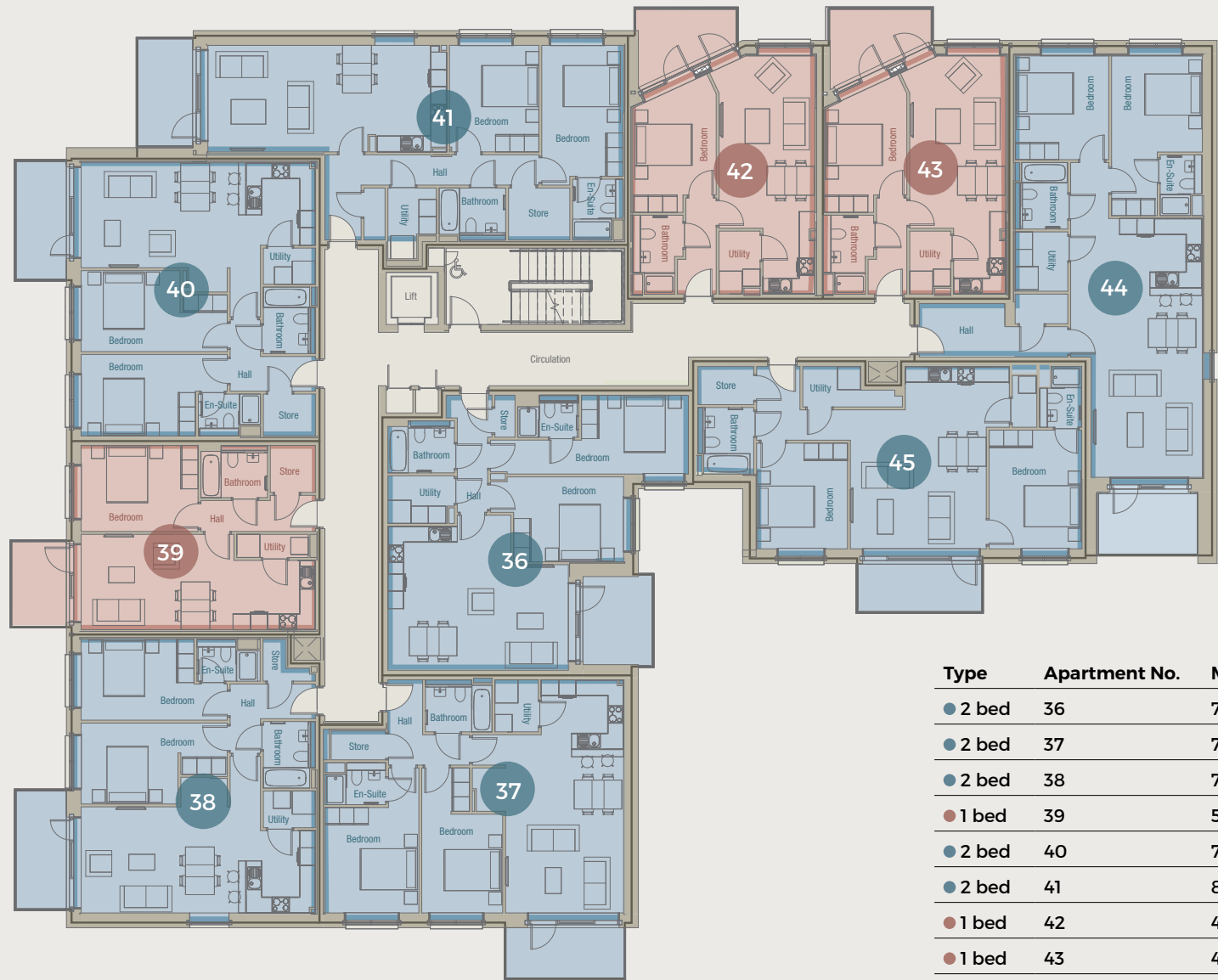
Type	Apartment No.	M <sup>2</sup> (approx)	Sq Ft (approx)
3 bed penthouse	22	177	1905
3 bed penthouse	23	179	1927



Type	Apartment No.	M <sup>2</sup> (Approx)	Sq Ft (approx)
1 bed	26	51	549
2 bed	27	80	861
2 bed	28	76	818
1 bed	29	52	560
2 bed	30	77	829
2 bed	31	85	915
1 bed	32	49	527
1 bed	33	48	517
2 bed	34	90	969
2 bed	35	70	753

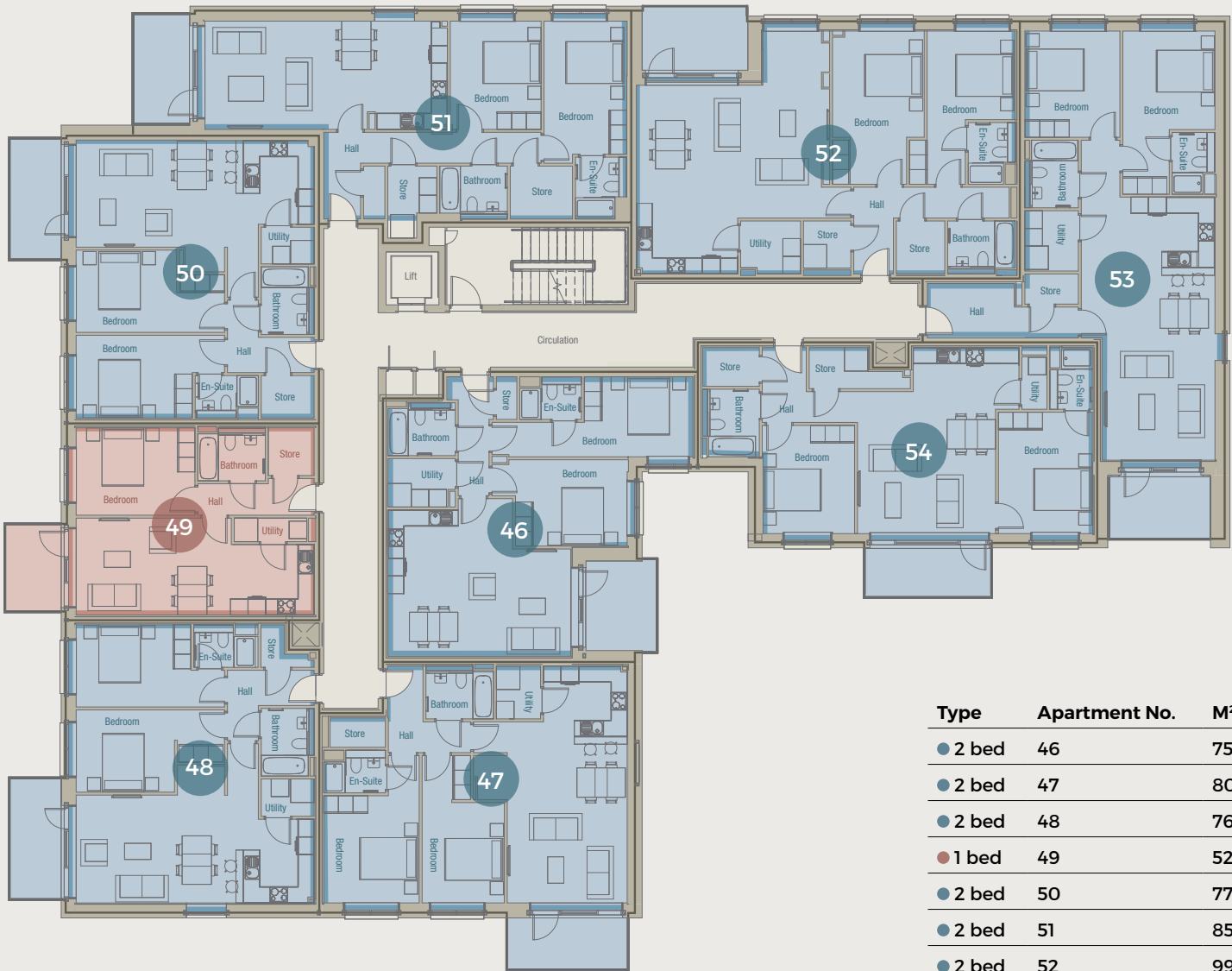


Simmonscourt First Floor - Apartments 36-45



Type	Apartment No.	M² (approx)	Sq Ft (approx)
2 bed	36	75	807
2 bed	37	79	850
2 bed	38	76	818
1 bed	39	52	560
2 bed	40	77	829
2 bed	41	85	915
1 bed	42	49	527
1 bed	43	48	517
2 bed	44	90	969
2 bed	45	77	829

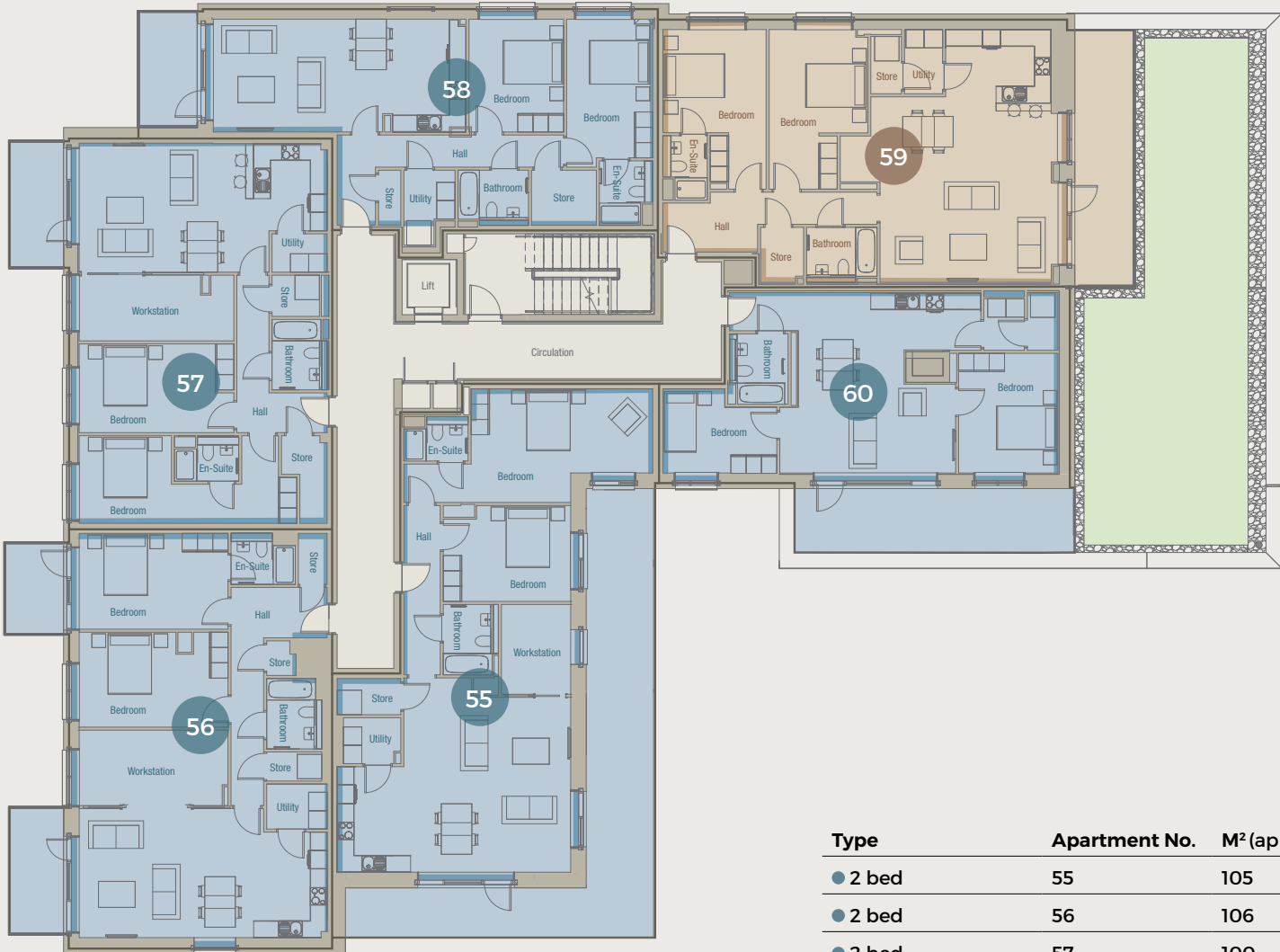
Simmonscourt Second Floor - Apartments 46-54



Type	Apartment No.	M² (approx)	Sq Ft (approx)
2 bed	46	75	807
2 bed	47	80	861
2 bed	48	76	818
1 bed	49	52	560
2 bed	50	77	829
2 bed	51	85	915
2 bed	52	99	1066
2 bed	53	90	969
2 bed	54	77	829

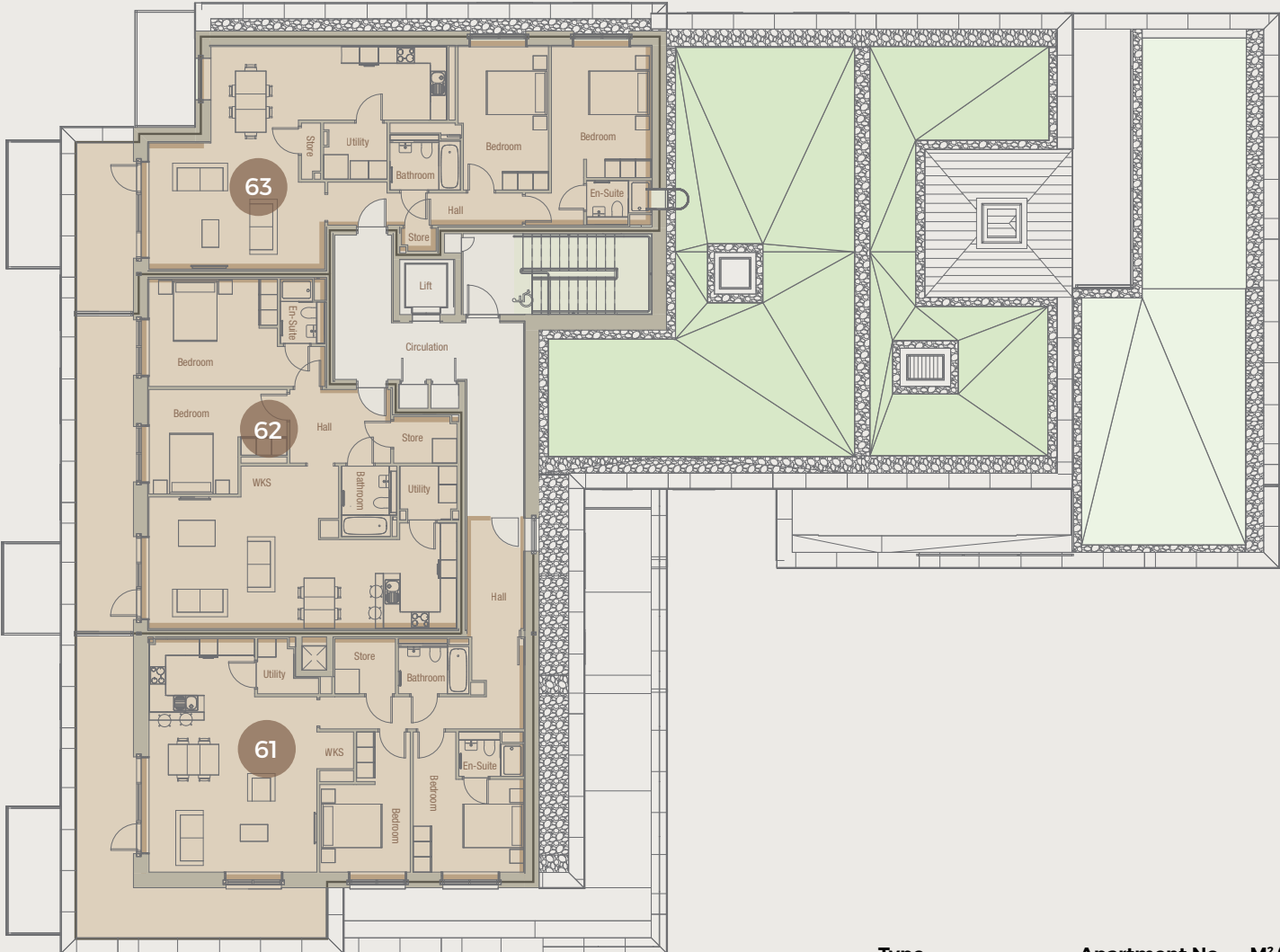


Simmonscourt Third Floor - Apartments 55-60



Type	Apartment No.	M² (approx)	Sq Ft (approx)
2 bed	55	105	1130
2 bed	56	106	1141
2 bed	57	100	1076
2 bed	58	85	915
2 bed penthouse	59	104	1119
2 bed	60	68	732

Simmonscourt Fourth Floor - Penthouses 61-63



Type	Apartment No.	M² (approx)	Sq Ft (approx)
2 bed penthouse	61	98	1055
2 bed penthouse	62	97	1044
2 bed penthouse	63	99	1066



# The Team





# Jones Investments Developer, O'Mahony Pike Architects and Hooke & MacDonald Agents.

## Developer

From co-developing the Facebook European headquarters in Grand Canal Dock, to the inspiring development of Hunterswood, Dublin 16 and the award-winning One Building, Jones Investments Team's ability to create award-winning and innovative residential and commercial workspaces is proven. [jonesinvestments.ie](http://jonesinvestments.ie)



### The Waterfront, Hanover Quay

Overlooking Dublin's Grand Canal Dock, the Waterfront, Hanover Reach, is at the cutting edge of 21st century metropolitan living. With stunning views across the city, the extraordinary duplex penthouses as well as the spacious one and two bedroom apartments are perfect cosmopolitan homes. Close-by, there are world-leading companies as well as hotels, bars and restaurants.



### Hunterswood, Dublin 16

With green areas and pocket parks, Hunterswood's distinctive style and mix of houses and duplexes perfectly complement the idyllic South Dublin setting. The use of timber and brick colour variations combined with unusual cladding finishes are among the development's outstanding features, creating an appealing home environment that adds a new dimension to modern living.



### Bottleworks, Barrow Street, Dublin 4

The award-winning Bottleworks has re-imagined the design and build of workspaces, creating an environment in which individuals thrive and companies prosper. Bottleworks is located in the centre of thriving Dublin residential and commercial communities with cafés, restaurants, theatres, cultural and fitness facilities all within a five minute walk.

## Architect

O'Mahony Pike Architects are one of Ireland's leading architectural design practices, with particular emphasis on designing exemplary, high quality residential schemes. These include; Landsdowne Place - Ballsbridge, Marianella - Rathgar, Marina Village - Greystones, Irish Glass Bottle Site - Dublin 4. [omahonypike.ie](http://omahonypike.ie)

## Selling Agent

Established in 1967, Hooke & MacDonald is one of the longest established and best-known estate agents in Ireland. Hooke & MacDonald's success has been built on excellent customer service and unrivalled expertise in the new homes market. [hmd.ie](http://hmd.ie)



### Lansdowne Place, Ballsbridge, Dublin 4



### Marianella, Rathgar, Dublin 6



### Mount Saint Annes, Dublin 6



# The Sandymount Place Team

**Developer**  
Jones Investments  
[jonesinvestments.ie](http://jonesinvestments.ie)



**Selling Agent**  
Hooke & MacDonald  
[hmd.ie](http://hmd.ie)



**Architect**  
O'Mahony Pike Architects  
[omahonypike.ie](http://omahonypike.ie)



**Solicitors**  
Patrick F O'Reilly & Co  
[patrickforeilly.com](http://patrickforeilly.com)



**Civil and Structural Engineers**  
Egis Group  
[egis-group.com](http://egis-group.com)



**Mechanical and Electrical Engineers**  
Delap & Waller Ltd  
[delapandwaller.com](http://delapandwaller.com)



**Landscape Architect**  
Stephen Diamond and Associates  
[sdlaca.ie](http://sdlaca.ie)



**Fire & Dac Consultant**  
Maurice Johnson and Partners  
[mjp.ie](http://mjp.ie)



**Cost Consultant**  
Mulcahy McDonagh Ltd  
[mmp.ie](http://mmp.ie)



Hooke & MacDonald and the Vendors/Lessors give note that the particulars, images and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, images information and measurements, references to condition, permissions or licences for use or occupation, access and any other details, such as prices or any other outgoings are for guidance only and are subject to change. Final finishes may vary. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure, intending purchasers or any third party should not rely on particulars and information contained in this brochure as statements of fact, but must satisfy themselves as to the accuracy of details given to them. Hooke & MacDonald nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property, nor any of its employees nor the vendors shall be liable for any loss suffered by an intending purchaser or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Hooke & MacDonald on the understanding that any negotiations relating to the property are conducted through them.



sandymountplace.ie

**For sales information contact:**



+353 1 631 8402  
hmd.ie



[jonesinvestments.ie](http://jonesinvestments.ie)