



MAXWELL SQUARE

RATHMINES DUBLIN 6

The impeccable internal and external specification plus the internal finishes of each house are of exceptional quality

The Development

Maxwell Square has been meticulously designed by Extend, award winning architects, and each house expresses individuality and radiates quality. By integrating modern technology with the best contemporary design, Maxwell Square has maximised the available accommodation to provide sophisticated houses that will appeal to the most discerning buyer.

Limited to only fourteen houses in total, Maxwell Square integrates contemporary designed two and three bedroom houses with garages with traditional period style brick fronted houses located on Maxwell Road.

The internal and external finishes have been specified by the design team to meet the most exacting standards. Sleek modern kitchens and sumptuous bathrooms have been chosen befitting the contemporary style of the houses in Maxwell Square and a more traditional style has influenced the finishes in the brick fronted houses located to the front of the development.

There are very few opportunities to become part of this highly desired Dublin 6 neighbourhood; Maxwell Square represents one of the very best developments to emerge in recent times in this locality.





Location

Maxwell Square is ideally located in the much sought after and highly regarded residential area in the heart of Dublin 6. This location could not be more convenient and is a gentle stroll from a host of amenities in the villages of Rathmines, Rathgar and Ranelagh which have a superb selection of artisan shops and restaurants to satisfy every palate. The nearby villages of Ranelagh, Rathgar and Rathmines have a thriving cosmopolitan air and are filled with a wide variety of shops, restaurants and amenities including Fothergills and Lawlors Butchers, Mortons artisan food grocer, Cinnamon, Bijou restaurant wine bar and deli and a charming array of sublime restaurants with over 30 unique eateries in Ranelagh Village alone. The toughest decision will be where to try first!

This development is a stone's throw from some fantastic sporting amenities such as Brookfield & Mount Pleasant Lawn Tennis Clubs, The Swan Leisure Centre, The Leinster Sports and Cricket Grounds, Milltown Golf Club, LA Fitness and David Lloyd Riverview. If you are not the sporting type the villages are filled with stunning local parks (Palmerstown Park,

Dartmouth Square, Belgrave Square and Dartry Park) to provide much needed respite and tranquillity from the hustle and bustle of city life. You can enjoy a gentle stroll along the Grand Canal banks or the River Dodder and take in the beautiful scenery. There is something for every taste and lifestyle.

Enjoying almost unparalleled convenience Maxwell Square has some of Dublin's best schools nearby including St Mary's College, St Louis, Sandford National, Sandford Park, Alexandra College, Gonzaga College, Zion National and Stratford College, to name but a few.

Maxwell Square is conveniently located in this most sought after and extremely central location and benefits from the nearby Cowper & Beechwood LUAS stations. There is numerous bus routes which provide superb ease of access to the city centre, Dundrum Town Centre and the surrounding suburbs. Dublin City Centre, St. Stephen's Green, Grafton Street, Trinity College are all less than 30 minutes walk away.



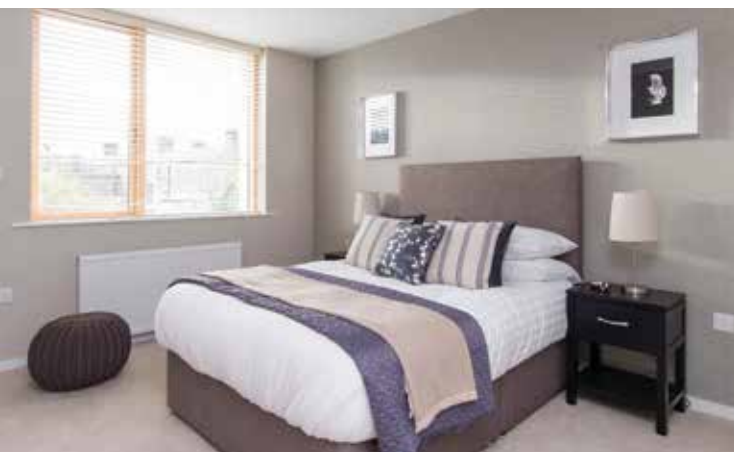


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Maxwell Square Specification

Eco Low Energy Design

Maxwell Square Houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and in addition a more sustainable way of living. The houses have the added benefit of heat recovery ventilation and a very high air-tightness rating. All toilets have dual flush for water conservation.



Heating and Hot Water

Each house uses a high efficiency condensing gas boiler. There is also a Kingspan solar system fitted to each house which has a high efficiency evacuated tube solar panel system devised to utilise energy from the sun thus providing free hot water nearly all year round. There is underfloor heating on the ground floor of all houses and high efficiency convection radiators on all upper floors. Each house also benefits from a pressurised water system including twin coil high capacity cylinder water storage.

Electrical

There is an exceptionally high level of electrical specification with ample sockets throughout, recessed lighting, special 5 amp lighting sockets and wall mounted TV points connecting to remote media units in all houses.

Windows

All window units are Carlson Scandinavian double glazed solid timber with aluminium external cladding providing the comfort of timber internally and the maintenance free aluminium cladding outside. These windows benefit from in-frame opening ventilation.

Flooring

Underfloor heating on the ground floor to provide seamless finishes and exceptional comfort levels. High quality designer flooring fitted throughout the ground floor of each house. Wall and floor tiling is fitted as standard in the bathrooms and en suites as per the show unit.

Wardrobes

Bedroom wardrobes are contemporary with assorted storage and hanging options.

Kitchens

No. 16, 18 and 18A Maxwell Road: Elegant kitchens with a number of classical design cues including traditional mouldings and a solid quartz worktop. Classic colour scheme and traditional cabinetry elements create a timeless look.

No. 1-11 Maxwell Square: Sleek modern cabinets and designer layouts and touches and a solid quartz worktop.

Appliances provided are fridge freezer, dishwasher and Neff induction hob and oven as per show unit.





Fireplaces

No. 16, 18 and 18A Maxwell Road will be fitted with contemporary fire surrounds and a wood fuel burning stove.

Bathrooms & En suites

Stylish Bathrooms and En suites are designed around contemporary fresh lines to offer excellent quality throughout. High quality baths, sinks, shower units and W.C's as per show unit. All bathrooms have a painted finish and fitted mirrors with high quality floor and wall tiling. In-framed bespoke vanity cabinet with marble effect Carrara Quartz.

Parking

No. 1-11 Maxwell Square include a garage on the ground floor of each house. There are seven visitor parking spaces located within the courtyard area.

No. 16, 18 and 18A Maxwell Road will have their own driveways to the front of each house thus providing ample off street parking.

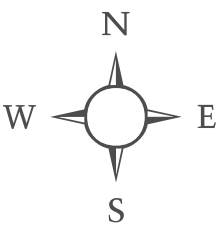
Gardens

Each garden will offer a wonderful extension of the living space at the property. Each home features a specifically designed 'external room' which will be extremely private and will feature attractive paving. The gardens of No. 1-11 Maxwell Square will also feature a clever storage solution for garden furniture in the rear garden.

Homebond 10 Year Structural Guarantee

Each house in Maxwell Square is covered by the Homebond 10 Year Structural guarantee scheme.

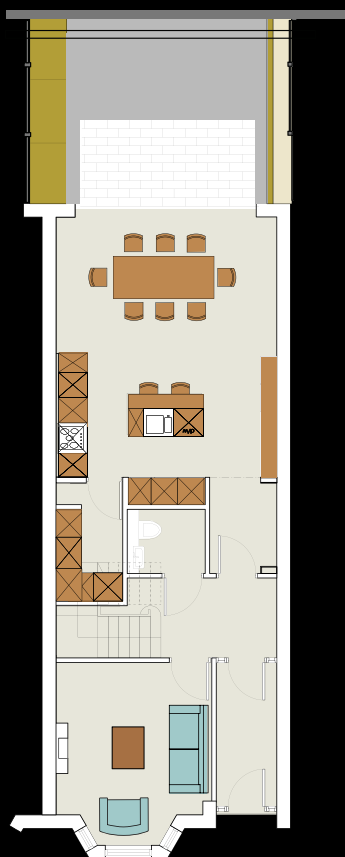
Maxwell Square Site Plan



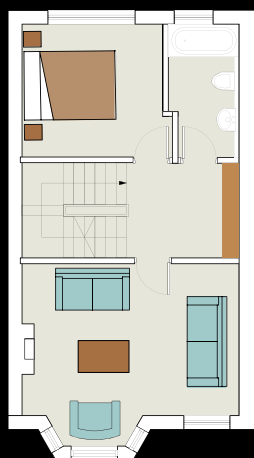
Not to scale. For identification purposes only

- 2 bed house
- 3 bed house
- 4 bed house

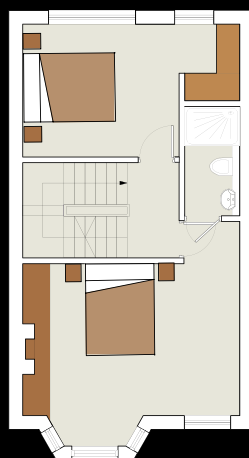




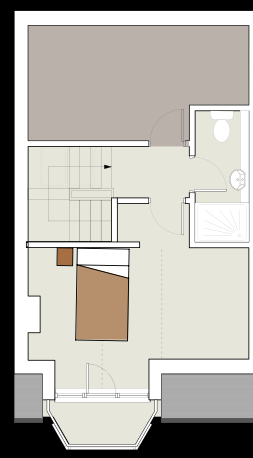
Ground Floor



First Floor



Second Floor



Third Floor

House Type A

4 bed mid and end of terrace houses with front driveway
c. 189 sq.m (2,028 sq.ft)

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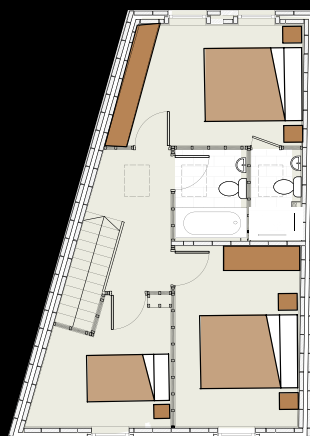


House Type B

3 bed end of terrace house with driveway.
c. 103 sq.m (1,108 sq.ft)



Ground Floor



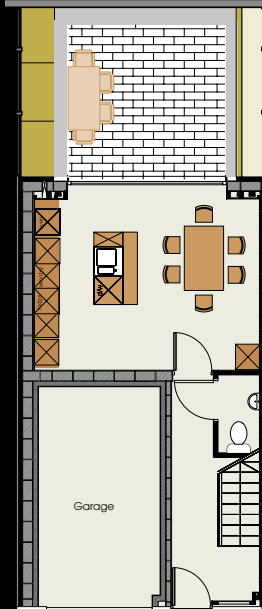
First Floor



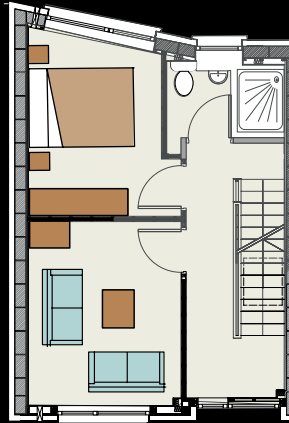
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House Type C

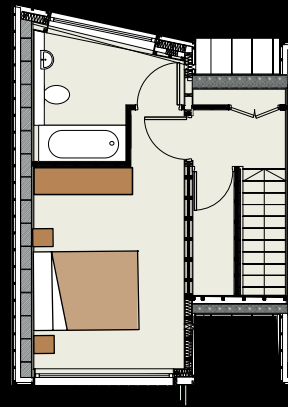
2 bed end of terrace house plus garage
c. 89 sq.m (958 sq.ft)



Ground Floor



First Floor



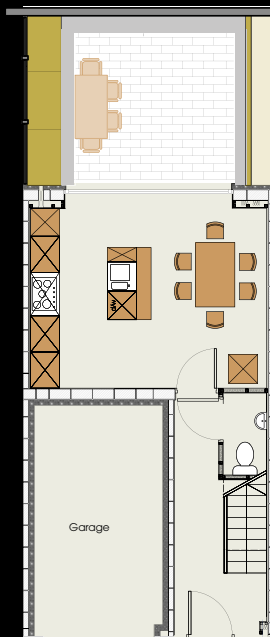
Second Floor

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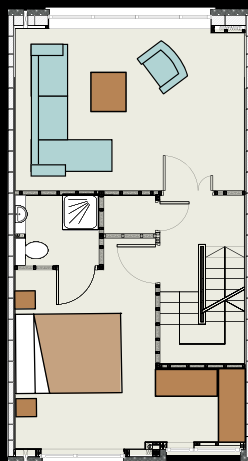


House Type D & D1

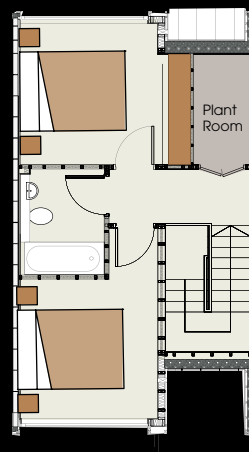
3 bed mid and end of terrace houses plus garage
c. 111 sq.m (1,194 sq.ft) & c. 112 sq.m (1,205 sq.ft)



Ground Floor



First Floor

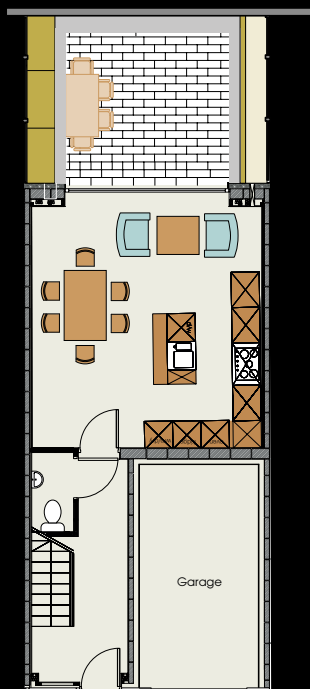
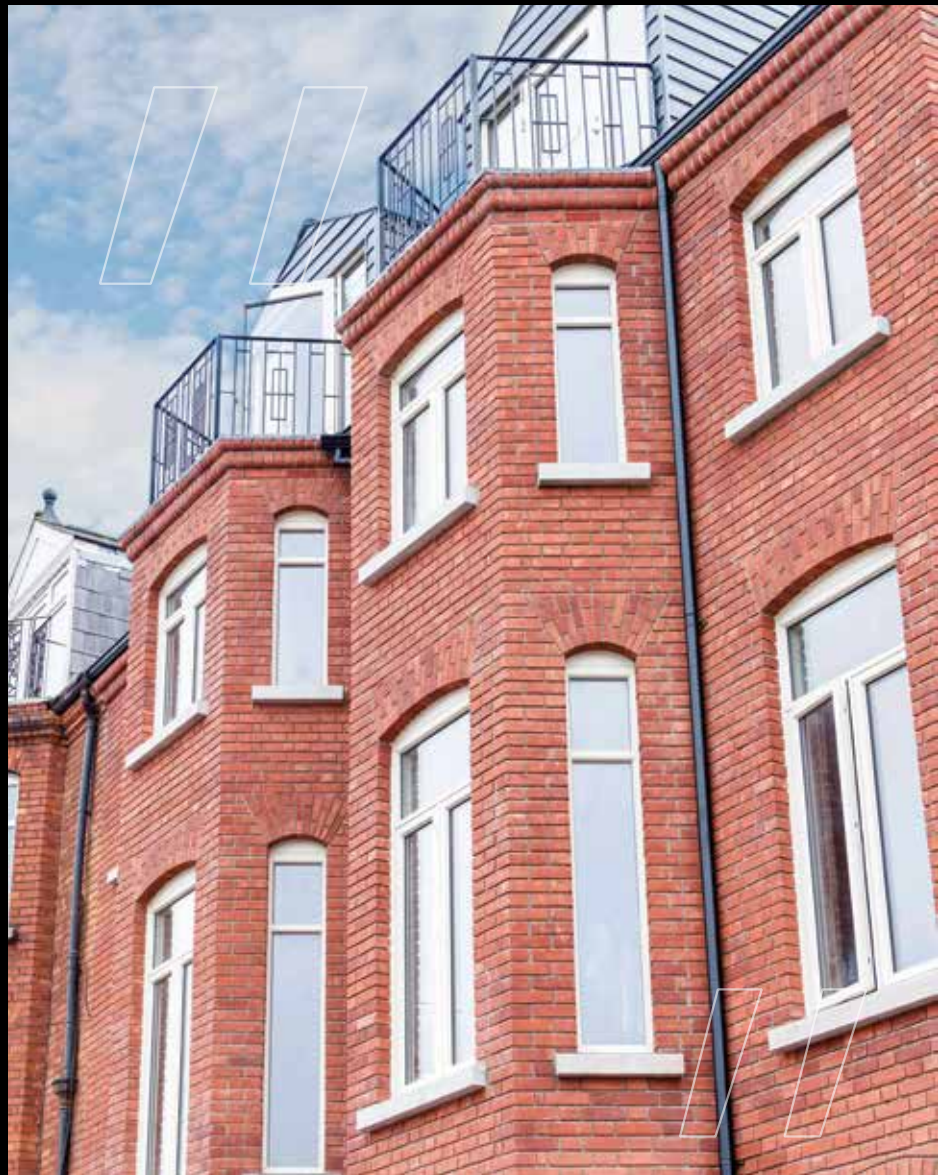


Second Floor

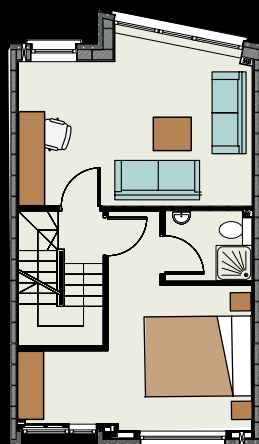
House Type E & E1

Maxwell Square 3 bed mid
& end of terrace houses plus
garage.

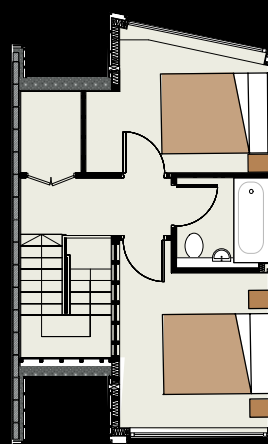
c. 109 sq.m (1,173 sq.ft) &
c. 110 sq.m (1,184 sq.ft)



Ground Floor



First Floor



Second Floor



MAXWELL SQUARE

RATHMINES DUBLIN 6

1. Maxwell Square
2. Rathmines Village
3. Ranelagh Village
4. The Aviva Stadium
5. Palmerstown Park
6. UCD
7. Leinster Cricket Club
8. Mount Pleasant Tennis Club
9. Rathgar Tennis Club
10. Rathgar Village

Developer

ARX

The principals have successfully developed the Maxwell Square project with a combination of skills and a focused approach covering the key areas of site selection, deal structuring, successful and efficient planning gains and timely execution. This modern housing scheme is a blend of styles; one in harmony with the traditional architecture of the area and also one that is iconoclastic in terms of design, layout and comfort. Maxwell Square is an obvious and significant enhancement to the area generally and meets the demands and requirements of modern day purchasers. ARX will repeat the standard and quality of this successful development in similar up market areas and is already pursuing projects for completion in 2015 to satisfy the taste of today's discerning urban dwellers.

The ARX team is comprised of the following principals, Paul McCleary, Johnny Bennett, Paul Higgins and Jack O'Keeffe.

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BER Rating

A2 - A3



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