



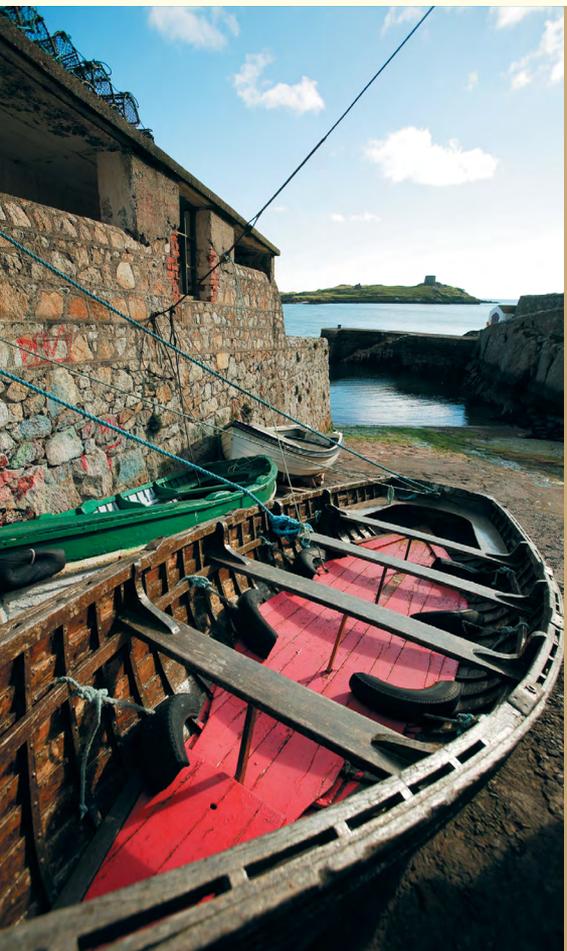
THE COURT KILLINEY BAY

Selection of premium two and three bedroom penthouse/apartments



ALWAYS A PRIME LOCATION...

Killiney has been a sought-after location since the Victorians built their dream Italianate villas along the Vico Road. With the sea sweeping across the Bay from Sorrento Terrace to Bray Head and the wooded tranquility of Killiney Hill as a backdrop, easy access to Wicklow on the one hand and to the city on the other, it's easy to see why. The Victorian villas remain in their unspoilt setting, and Killiney is still an address to cherish. It even has a unique warmer micro-climate engendered by the underlying granite. The Court Killiney Bay Apartments are a fitting addition to the beautiful homes of Killiney. The building has clean, contemporary yet classical lines and is clad in white limestone with airy balconies to create a feeling of light elegance.



THE LIFESTYLE OF YOUR DREAMS...

All year round, you'll breathe the fresh sea air and savour the magnificent views from your luxurious home. On a summer's day you can fancy yourself on the Mediterranean, while in winter, after a bracing walk on the beach, the exclusive comforts of your home will be just a few steps away. Start your day with a gentle stroll on the beach, or a brisk walk through the woods of Killiney Hill... Finish it in contemplation of the sunset over the Wicklow Mountains, or with an invigorating run along the strand... Whatever your lifestyle, living in The Court Killiney Bay Apartments will enhance it beyond imagining.







CONVENIENT TO EVERY AMENITY...

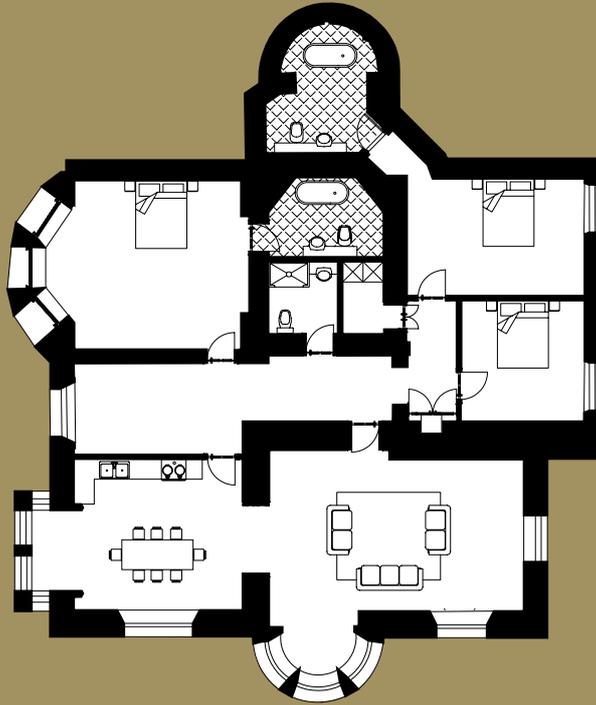
From the elegant comfort of your home, you can gaze on the broad expanse of sea and sky sweeping across the horizon, soothing the eye and renewing the spirit. For the more prosaic needs of life, the thriving village of Dalkey, home to a variety of gourmet restaurants as well as every practical shop you could need, is just down the road. A little further on, Dun Laoghaire adds full-scale shopping centres, a multiplex cinema and the promenade and pier. Leisure activities range from the easy stroll along the beach or a round of golf in the Killiney Golf Club, to paragliding off Killiney Hill or scuba diving in the Bay. For city life, the centre of Dublin is just twelve miles away – and with a DART station at a stone's throw, you won't need to take the car. Despite its tranquillity, Killiney is well-served by transport links, with the rail line running along the coast. The renovated N11 opens to the South East a few minutes away, while the city centre is just twelve miles in the other direction.



VICTORIAN CHARM...

Combined with 21st-century design The Court Killiney Bay Apartments are designed around the historic Victorian villa built in 1865 by Sir Thomas Deane, the renowned architect also responsible for the College of Surgeons and The Museum Building in Trinity College Dublin. A conservation architect advised on the demolition of recent extensions and the restoration of the villa's chateau-style facade to its former beauty. The villa, which houses three apartments, is a charming centrepiece to the two sweeping wings of The Court Killiney Bay Apartments. Newly-landscaped gardens are based on the original Victorian design, while many of the trees planted in that era are now in their mature glory.

Strathmore at the Villa
Ground Floor Apartment
3 Bedroom
198sqm

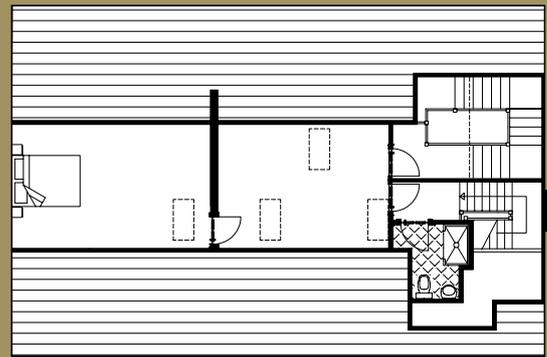
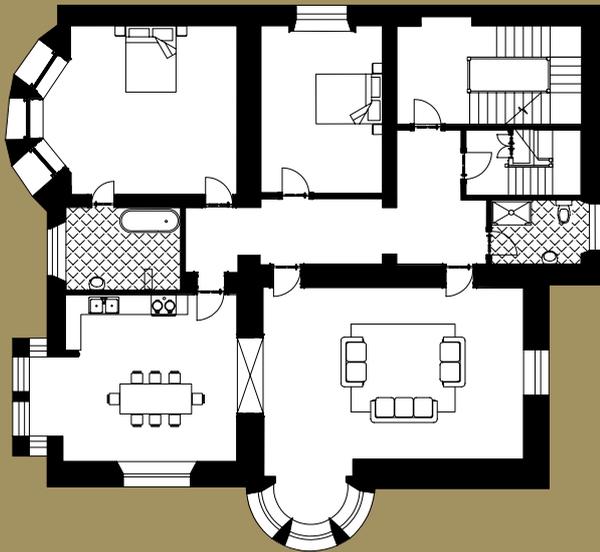


Vico at the Villa

Second Floor Apartment

3 Bedroom

243sqm





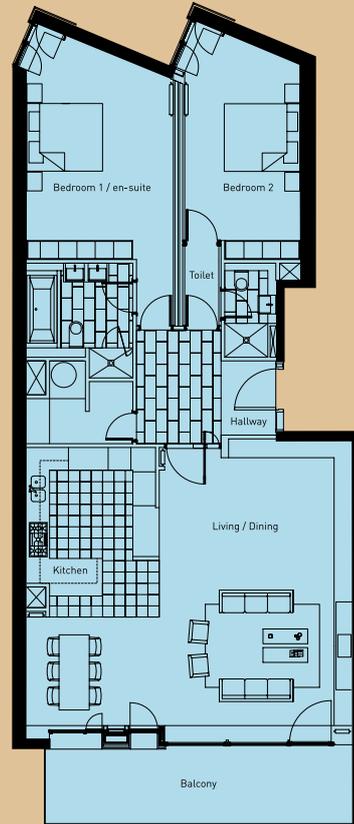
THE DEVELOPMENT...

The development comprises of two-bedroom apartments, with an average size of 115m sq. High ceilings maximise the natural light which pours through the floor-to-ceiling windows. Balconies allow access to the view from all main living spaces. Both blocks are on raised podiums to avail of the view, with Newman parallel to the coast and Deane set at an oblique angle to the coast.

Newman
Typical 2 Bedroom Apartment
Average size 115sqm



Deane
Typical 2 Bedroom Apartment
Average size 115sqm



STATE-OF-THE-ART TECHNOLOGY...

Each room is wired to accommodate centralised sound system. With Precast concrete dividing walls and floors, a sound proof rating above any apartments built before means you'll never hear your neighbours and they'll never hear you. For maximum privacy and security, each apartment shares a hallway with just one other. The oak doors, cornices and stone floor in the hallway set the standard of quality that prevails within each apartment. Concierge / security building at the front entrance, provides additional security. Each apartment has secure elevator access to an underground car park. The lighting offers maximum flexibility, with different mood settings, downlighters and multiple switches. The same standard of technology and attention to detail extends to the audio visual intercom.



SPECIAL FEATURES...

- Simple, generous, flowing interiors maximizing views of Killiney Bay and surrounding gardens
- Landscaped rooftop gardens with penthouses
- High ceilings to create airy interiors full of natural light
- Double precast concrete walls between apartments giving excellent sound insulation*
- Hall fitted with stone floor*
- High quality front door - Internal oak finished doors*
- Bathrooms: Partially tiled walls, stainless steel heated towel rail
- High quality bathroom suites
- Underfloor heating in all bathrooms
- Kitchens are solid timber frame. Kitchen under cabinet lighting*
- Kitchen floors fitted with natural stone tiles
- Landscaped communal gardens
- The kitchen will incorporate the following appliances: extractor hood, integrated fridge and separate integrated freezer, integrated dishwasher; built in double oven, built-in microwave oven. Washer dryer in utility room*

***Excludes Victorian Villa**



- Larger private balconies on most apartments*
 - Special home automation features for lighting and sound allowing total flexibility in each room
 - Thermostatically controlled gas fired radiator central heating system
 - Satin chrome sockets and switches - dimmer switches in living and bedroom areas
 - High quality fireplaces fitted with gas fire
 - Wardrobes of high quality in all bedrooms*
 - Down lighters fitted throughout*
 - Audio Visual intercom system
 - All apartments wired as standard to enable future or optional installation of high specification upgrades for lighting, entertainment, security, etc.
 - Fire smoke detectors
 - Underground carpark
 - TV points in living room, bedrooms, kitchen and main bathroom*oven. Washer dryer in utility room*
- *Excludes Victorian Villa**



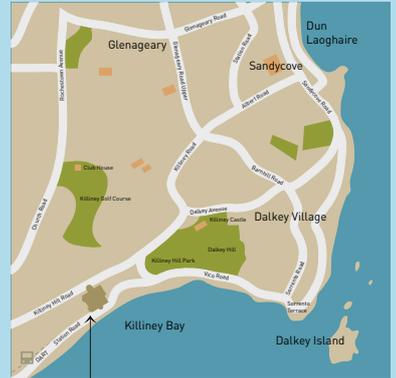
ELEGANCE, OPULENCE, COMFORT...

Every detail designed to enhance the way you live. The finest materials and fittings contribute to a kitchen of unsurpassed luxury combined with thoughtful practicality. Solid timber frame units, stone flooring, flexible lighting and a full range of integrated appliances all combine to create a kitchen of opulent yet efficient comfort. In the living room, the internal centrepiece is an elegant fireplace housing a practical gas fire - but the real star will always be the view through the floor-to-ceiling windows. The automated sound controls give you maximum flexibility to change the mood of the room, while the stunning view will lead the way on atmosphere.



BEDROOMS & BATHROOMS...

Awake in luxury to the magnificent sea vista. The opulent Master Bedroom suite takes full advantage of this magnificent location. The suite includes a superb ensuite bathroom complete with large shower, double basin, while stone walls and floor tiling provide elegance and practicality. The second bedroom has high-quality fitted wardrobes.



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