

# 23 MARINA VILLAGE, Malahide, Co. Dublin, K36 RF82



## Superb Three Bedroom Duplex

BER D2

Spectacular three-bedroom duplex overlooking Malahide Marina, adjacent all the amenities of Malahide Village





## THE PROPERTY

- 23 Marina Village is perfectly positioned to take advantage of the spectacular views over Malahide Marina, coastline and The Island Golf Course.
- On the door step of Malahide village and its wonderful restaurants, bars, boutiques, local shops and coffee shops. Outdoor and sporting enthusiast are well catered for with sailing, golf, tennis, cricket, football and rugby clubs in abundance. Malahide DART station is a few minutes walk from your door along with regular bus services from the village to Dublin city centre and the surrounding areas. The M50, M1 and Dublin Airport are also only a short drive from Malahide. There is a range of primary and secondary schools as well as creches and Montessoris.
- Number 23 enjoys a large open plan living room and balcony which directly overlooks The Marina and Marina Green. There is a separate kitchen with Neff cooking appliances. The entrance hallway includes a WC and under stairs storage. The upper floor comprises of a main bathroom and three double bedrooms with master en-suite. Two of the bedrooms enjoy stunning views over The Marina and Marina Green.



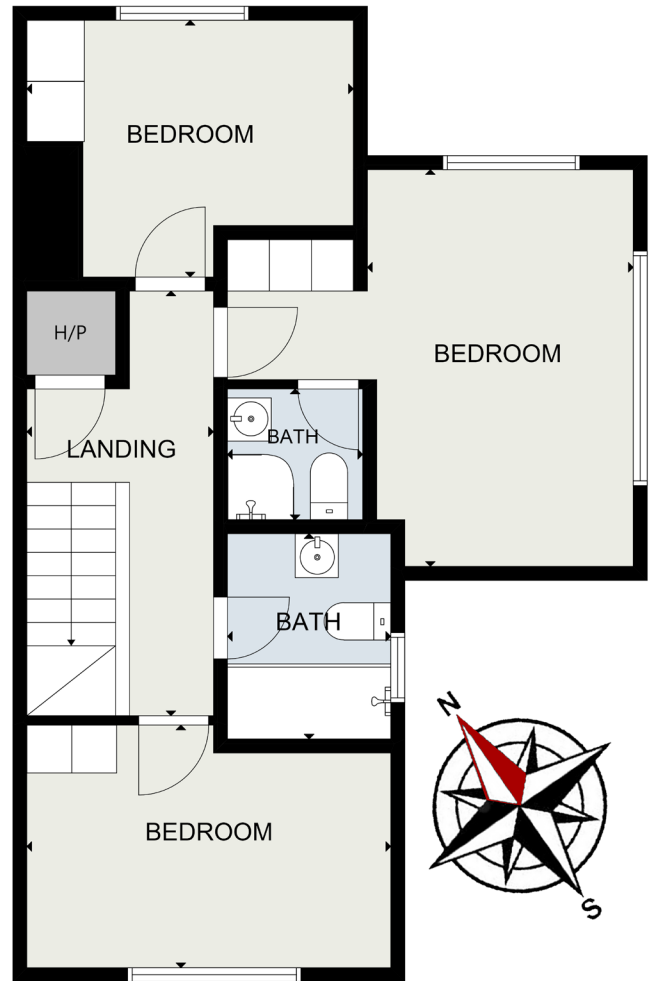




23 Marina Village



FLOOR 1

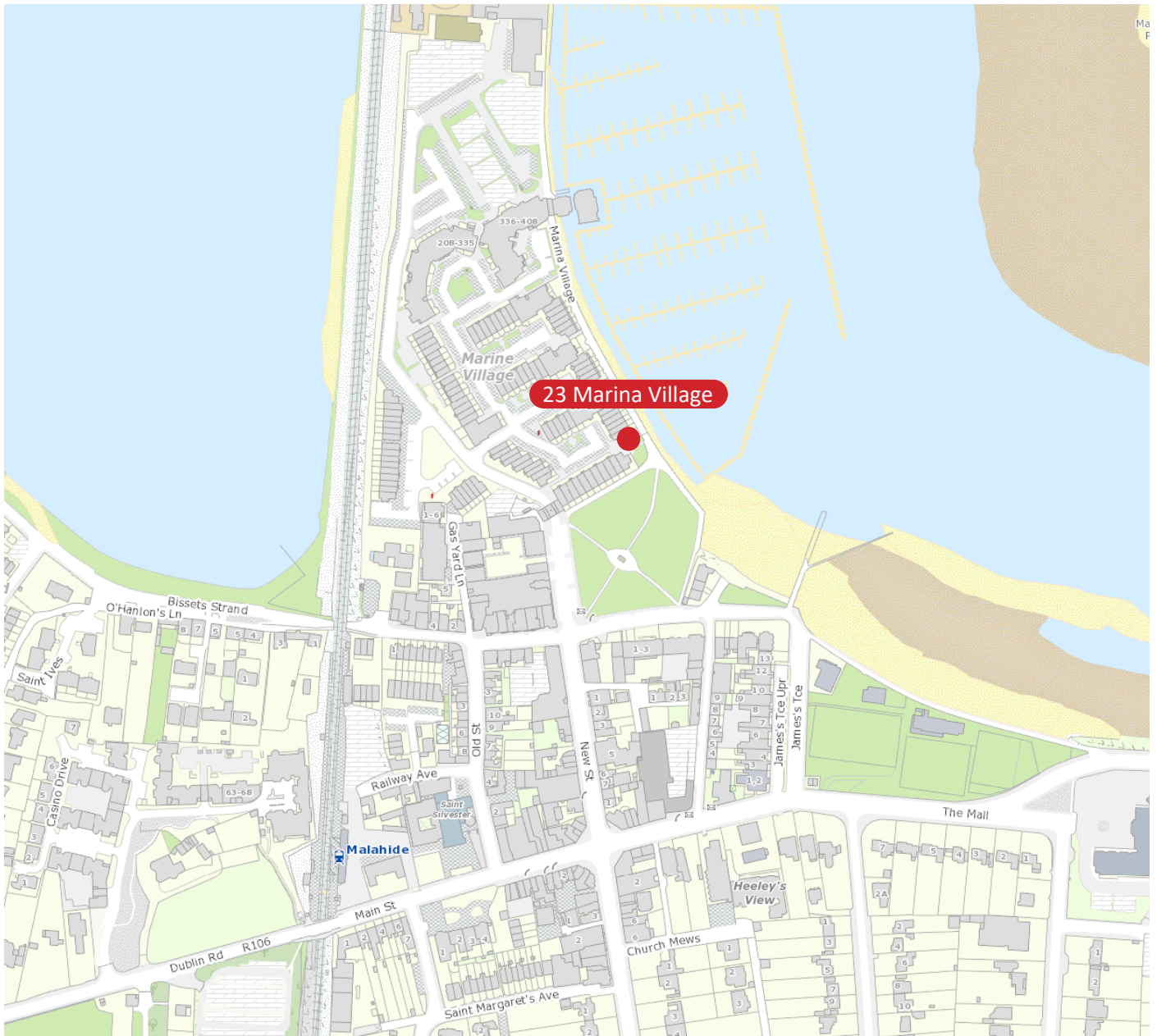


FLOOR 2



GROSS INTERNAL AREA  
TOTAL: 99 m<sup>2</sup> / 1065 ft<sup>2</sup>

EXCLUDED AREA: BALCONY: 8 m<sup>2</sup> / 86 ft<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ORDNANCE SURVEY LICENCE NO. AU0009523 SCSi. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©



Hooke &  
MacDonald

## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER D2

BER No. 104121868

Energy Performance Indicator: 266.64 kWh/m<sup>2</sup>/yr

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