

THE
PENTHOUSES
AT SPENCER DOCK



SPENCER DOCK. DUBLIN 1

THE
PENTHOUSES
AT SPENCER DOCK

Presenting the five star Penthouses at Spencer Dock,
the Capital's most prestigious residences.
This represents a limited number of unique penthouses
created by world class designers.

LUXURY

DOCKLANDS LIVING

EXCEPTIONALLY LARGE PENTHOUSES IN
SPENCER DOCK.



LANDMARK DEVELOPMENT
AND OUTSTANDING
QUALITY INSIDE AND OUT.

CUTTING EDGE DESIGN
COMPLEMENTED
BY SLEEK AND
CONTEMPORARY
FITTINGS.

The penthouses benefit from extremely
generous terraces and floor to ceiling
windows allowing rooms to be flooded
with natural light.

THIS CENTRAL
LOCATION IS ONE
OF DUBLIN'S MOST
SOUGHT AFTER
ADDRESSES.



THE HIGHEST STANDARDS IN PENTHOUSE LIVING

Spencer Dock, a model of excellence in urban rejuvenation, incorporates the fine details associated with today's luxury cosmopolitan lifestyle. Spencer Dock boasts a distinctive riverside location, flanked by the iconic Kevin Roche designed Convention Centre Dublin, with expansive and uninterrupted skyline views across Dublin City, over the River Liffey and Royal Canal.

The Docklands neighbourhood enjoys an abundance of social and recreational amenities, from water sports and terraced cafés to elegant wine bars and theatre and musical performances. The area continues to attract outstanding commercial tenants from indigenous start-ups to multi-national companies, and exudes a vibrancy unrivalled elsewhere in the city.

Benefiting from its own Irish Rail and Luas light rail stations and multiple transport options on its doorstep, Spencer Dock enjoys superb access to destinations throughout Dublin, Ireland and further afield.

The Penthouses at Spencer Dock surpass expectation, designed with outstanding architectural vision and completed to exceptional standards, they offer a truly remarkable home in the heart of Dublin.

CUTTING EDGE DESIGN

BY THE INTERNATIONALLY RENOWNED ARCHITECTS, SCOTT TALLON WALKER

Careful masterplanning and detailed individual penthouse design is evident throughout. Light and space have been meticulously considered to make the most of these triple aspect penthouses, with balconies and roof top terraces offering beautiful views across Dublin.

Extremely spacious duplex penthouses from 127 sq.m (1,367 sq.ft) to 362 sq.m (3,896 sq.ft.); averaging 255 sq.m (2,750 sq.ft).



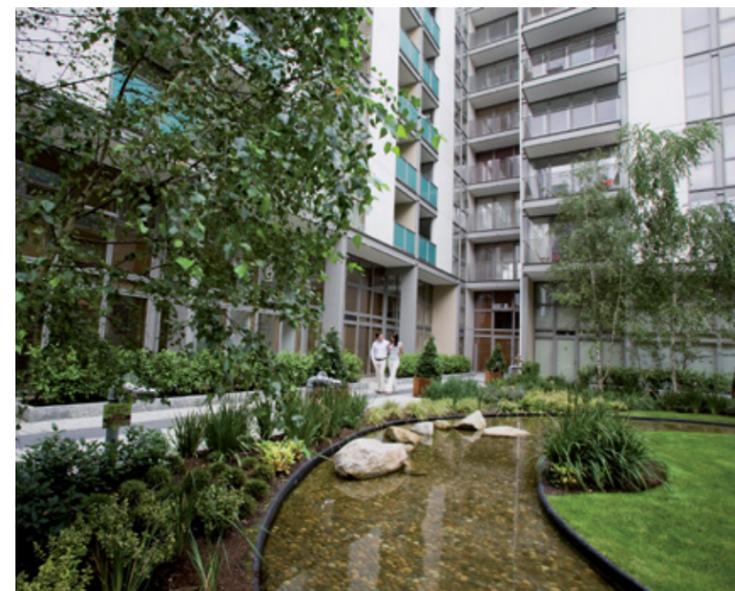
CONCIERGE SERVICE

The concierge offers residents maximum convenience and comfort, including residential services, 24 hour CCTV coverage and security; also underground parking. Peace of mind for residents whether home or away.



AWARDING WINNING LANDSCAPE DESIGN

Spencer Dock won the prestigious award for Outstanding Achievements in Landscaping & Design 2008 from The Association of Landscape Contractors of Ireland (ALCI). Finest courtyard of any development in the Docklands with water features and green areas.

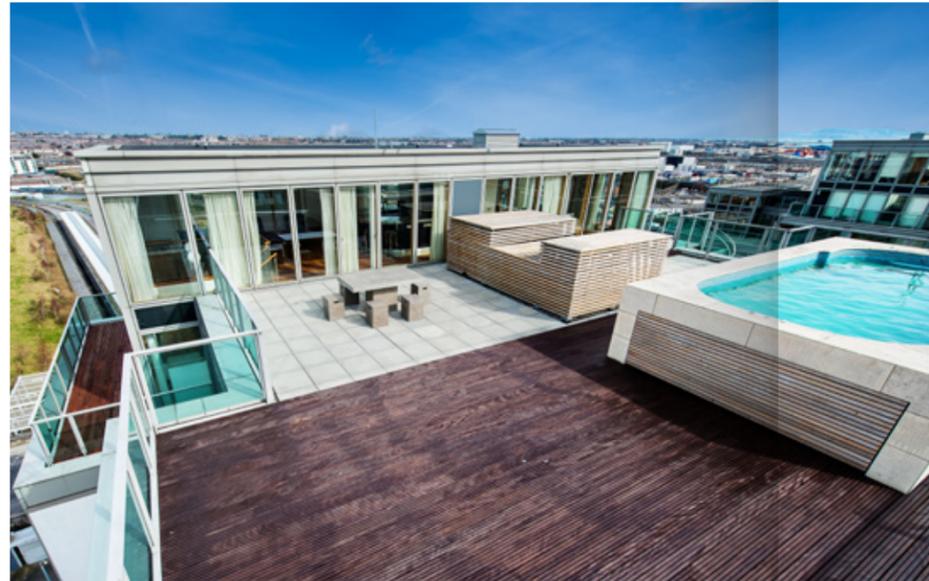


PENTHOUSE DESIGNS

THE EPITOME OF STYLISH LIVING...



THE PENTHOUSES EXCEED EXPECTATIONS IN
THE PROVISION OF PREMIER FACILITIES,
ACCOMMODATION AND LAYOUTS.



RISING IN SOUTH-FACING STEPPED
ELEVATIONS, THE PENTHOUSES
ARE DESIGNED TO CAPTURE THE
SPECTACULAR VIEWS AND OPTIMISE
SUNLIGHT.

The penthouses are complemented by extensive terraces and multiple balconies overlooking the panoramic city skyline, including a number furnished with stone clad 'resistance' swimming pools or hot tubs.

Natural materials complete the design to an exceptional standard, featuring polished limestone, French walnut and oak floors and sweeping, light-filled duplex stairways with glass balustrades.

Sophisticated style and luxury abound, with influences from international architectural design evident throughout.



DEVELOPMENT FEATURES

LUXURY BATHROOMS

- > Exclusive suites with Villeroy & Boch sanitaryware
- > Hansgrohe taps and mixers
- > "Whirlpool" bath in master ensembles
- > Extra-large shower trays & Huppe glass shower enclosures
- > Keuco chrome bathroom fittings
- > Glutz stainless steel ironmongery
- > Zehnder chrome heated towel rails
- > Built-in mirrored bespoke vanity cabinets
- > Low voltage downlighters to ceilings
- > Thermostatic controlled shower

HIGH QUALITY CONTEMPORARY KITCHENS

- > Premium Bulthaup B3 kitchens
- > Integrated high quality kitchen appliances
- > Ceramic tiled flooring

OTHER DESIGN FEATURES

- > Laundry / utility rooms
- > Floor to ceiling glazing
- > Full height solid oak door frames and oak doors
- > Solid oak joinery
- > High quality flooring
- > Feature wardrobes with high-gloss finish
- > Recessed ceiling lighting
- > Excellent storage facilities
- > Energy efficient, Gas fired centralised heating
- > Legrand brushed aluminium electrical face plates
- > High specification heated swimming pools and hot tubs (in some units)
- > Secure underground parking with two designated car spaces per penthouse
- > Development contractor: Sisk

CONCIERGE SERVICE

Spencer Dock includes a full concierge and security service. The professional and experienced Concierge caters for your needs from booking taxi services, managing your home deliveries and assisting with maintenance queries; the development also benefits from 24 hour camera monitoring and security service with secure underground car parking.



SPENCER DOCK DEVELOPMENT MAP

- | | | |
|----------------------|-------------------|------------------------------------|
| 1 Hill of Down House | 4 Cloncurry House | S Security Office |
| 2 Kirkpatrick House | 5 Baltrasna House | P Underground Car Parking Entrance |
| 3 Pakenham House | 6 Saunders House | C Conierge Office |



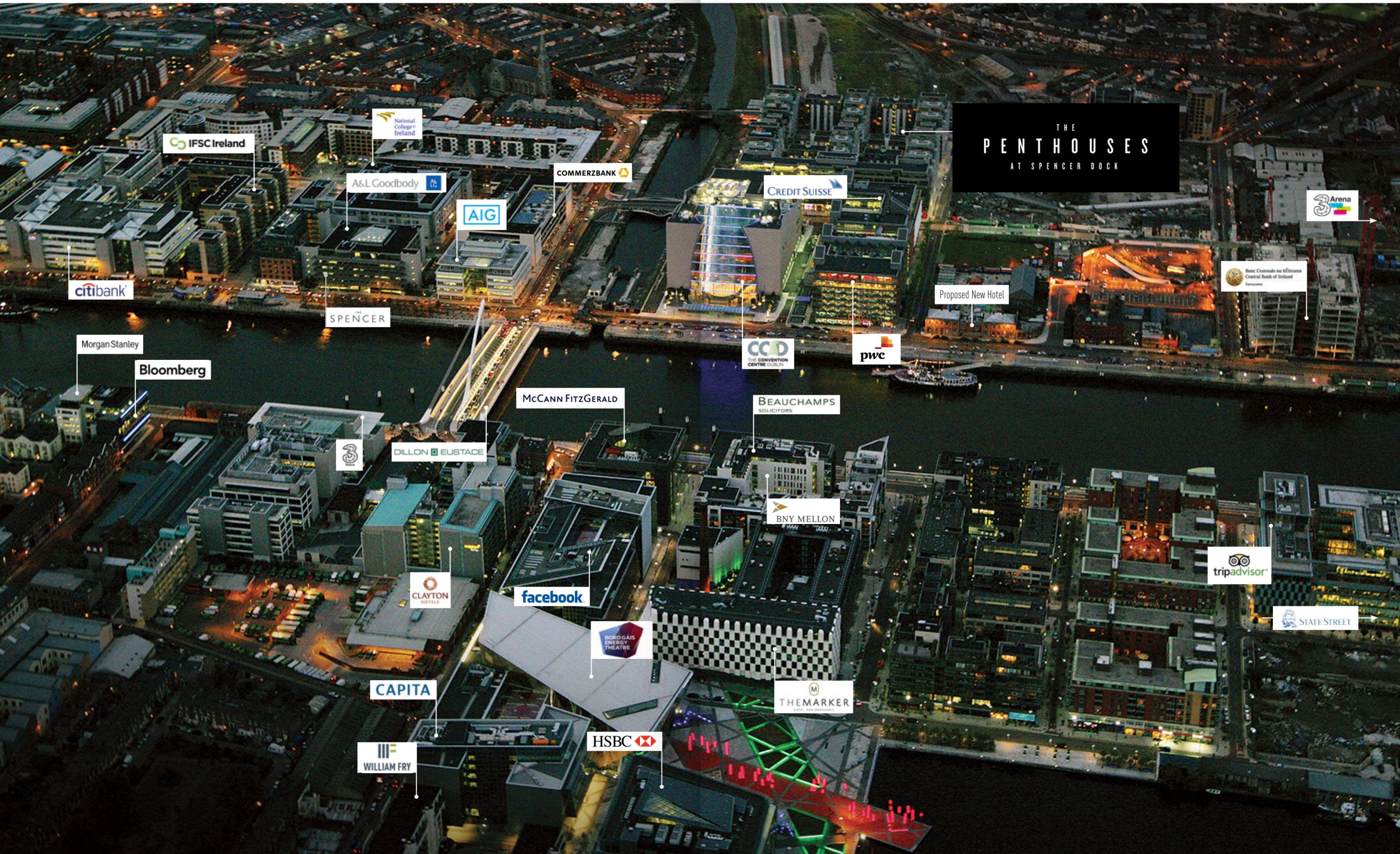
SUPERBLY POSITIONED



WALKING DISTANCE FROM SPENCER DOCK TO:

1 SPENCER DOCK LUAS STOP	2 min	5 CONNOLLY STATION	11 min
2 DOCKLANDS TRAIN STATION	2 min	6 PEARSE STREET DART STATION	17 min
3 MAYOR SQUARE LUAS STOP	4 min	7 LUAS CROSSCITY	17 min
4 BUSARAS	11 min	8 GRAND CANAL DART STATION	20 min

AN INTERNATIONAL HUB



THE
PENTHOUSES
AT SPENCER DOCK

IFSC Ireland

National College of Ireland

A&L Goodbody

COMMERZBANK

AIG

CREDIT SUISSE

citibank

SPENCER

Morgan Stanley

Bloomberg

McCANN FITZGERALD

CCD
THE CONVENTION CENTRE DUBLIN

pwc

Proposed New Hotel

Bank Craonail na hÉireann
Central Bank of Ireland

Arena

3

DILLON EUSTACE

BEAUCHAMPS
SOLICITORS

BNY MELLON

facebook

CLAYTON
HOTELS

CAPITA

BORO GÁIS
ENERGY THEATRE

THE MARKER

WILLIAM FRY

HSBC

tripadvisor

STATE STREET



Cill Airne Bar & Restaurant, River Liffey

DUBLIN

DYNAMIC BY DAY

- > Excellent jogging & cycling routes and fitness amenities
- > Expansive access onto River Liffey and Royal Canal
- > Dockland residents are spoilt for choice in terms of leisure, shopping and dining amenities



Grafton Street



CHO, IFSC

Mayor Square, IFSC



Abbey Theatre



Bord Gais Energy Theatre

ALIVE AT NIGHT

- > Vast range of great venues, bars and restaurants within easy reach.
- > The Penthouses at Spencer Dock are just a stroll from Europe's best theatres and nightlife.



Calatrava / Samuel Beckett Bridge with Spencer Dock and Convention Centre Dublin in the background

JOINT SELLING AGENTS



118 Lower Baggot Street,
Dublin 2
Tel: +353 1 631 8402
Email: sales@hookemacdonald.ie



41 Forbes Quay,
Grand Canal Dock, Dublin 2
Tel: +353 1 677 7100
Email: sales@owenreilly.ie

WWW.SPENCERDOCKPENTHOUSES.COM

The Joint Agents, Owen Reilly and Hooke & MacDonal, and the Vendors give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Leasees 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. Owen Reilly and / or Hooke & MacDonal nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and Owen Reilly and / or Hooke & MacDonal nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/leasees or any third party arising from the particulars or information contained in this brochure.

