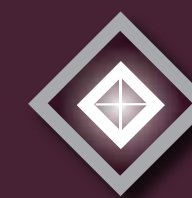


The Croston

George's Place • Dun Laoghaire • County Dublin

BER A3 B2

Simply stunning views...



Experience luxury at The Crofton

On arrival you immediately sense the grandeur of this luxurious residence, from the elegant entrance foyer leading to the stunning light filled atrium.

Distinctive in its design, instantaneously one senses that this is a development of sophistication. It's ideally tucked away from the hustle and bustle but yet just a stroll from the seafront, DART, Dun Laoghaire Marina and Town Centre.

This exclusive development comprises of only 25 one & two bedroom apartments. Each apartment either enjoys breath taking sea views across Dublin Bay or benefits from a sunny south facing orientation, all with very generous balconies.

One of Dublin's finest coastal towns with every amenity on your door step, the location of this development couldn't be better.



Dun Laoghaire as a location

with the sea on your doorstep ...



The Crofton is ideally located close to the seafront and harbour, adjacent to the DART and only a short walk from Dun Laoghaire Town Centre.

Without question this is a highly convenient and sought after address situated in the heart of Dun Laoghaire. There are a wide range of amenities and facilities on your door step including two shopping centres, specialty food markets, shops, cafes, restaurants, bars, churches, St Michael's Hospital, the twelve screen IMC cinema, the new library and cultural centre (opening this year) and numerous clubs from yachting to tennis, golf, bowls and bridge.

From The Crofton you can enjoy all that Dun Laoghaire has to offer... A brisk walk along the pier or seafront, dine in one of the many fine restaurants or catch a show in the nearby Pavilion Theatre.

On Sundays, you can sample the culinary delights of the Farmers' Market and during the summer months Dun Laoghaire has an unrivalled range of cultural goodies, with its vast selection of activities often centered around the harbour with many regatta's, festivals and carnivals.

With the seaside villages of Monkstown, Sandycove, Dalkey and Killiney in the vicinity, there is such an array of things to do... Go for a dip in the 40 Foot or at Seapoint, a spot of fishing off Bullock Harbour, sailing around the harbour, scuba diving at Sandycove, stand up paddle boarding at Salthill, take a boat trip to Howth for the day, choose from many of the stunning costal walks or walk up Killiney or Dalkey Hill, browse around one of the many boutiques or taste the delights of the local delicatessens, cafes and superb restaurants.

The most difficult choice you'll have is deciding on what to do!





A place to call home...



Specifications

This exclusive development of just 25 apartments offers the discerning resident a luxurious specification in every detail. Large glazed living areas ensure swathes of natural light fill the perfectly appointed living rooms. At The Crofton you'll find quality is added in every detail, clearly visible from the door handles to the bathroom fittings to things you may not instantly recognise: for example the instant hot water and state of the art triple glazed windows. McGrath Group Properties have covered every detail with their exacting specification.

KITCHENS

- Custom designed contemporary kitchens with soft closing mechanisms
- Polished granite work tops with upstands.
- Under counter stainless steel sink with contemporary satin chrome taps
- Tempered glass extractor fan with sensor touch control
- Quality Bosch appliances & fully integrated fridge freezer & dishwasher*
- Porcelain floored tiling

BATHROOMS

- Contemporary wall hung vanity unit with wash basin & single lever basin mixer
- WC with concealed cistern & chrome finish, dual flush
- L-shape bath with mixer taps
- Rain head & hand held shower with glass screen fitted as standard
- Feature mirror with Quartz vanity shelf and niche recess lighting over
- Porcelain floor to ceiling wall tiling and floor tiling.
- Chrome heated towel rail

EN-SUITES

- Fitted contemporary sanitary ware
- Quadrant shower tray with Kristal shower enclosure

DOORS

- Oak finish entrance doors to apartments.
- Painted internal paneled doors
- Satin chrome door fittings

WARDROBES

- Contemporary fitted wardrobes to all bedrooms.
- Glass sliding doors in main bedroom

HEATING & PLUMBING

- Gas central heating system
- Combination Boiler systems supply instant hot water
- 'A' rated energy efficient gas combination boiler heating
- Centrally pressurized water supplied to all apartments
- Thermostatically controlled showers in bathrooms & en-suites

ELECTRICAL

- T.V. points to living area and master bedrooms
- Broadband point to master bedroom and living room
- Video/Audio entry system to living area from main hallway entrance

WINDOWS

- Thermally broken triple glazed aluminium windows with sliding doors
- Thermally insulated external walls with a uvalue of 0.18

BALCONIES

- Balconies with granite flag paving and glass balustrades

SECURITY

- All apartments are wired for alarm.
- Gated secure car park

ENTRANCE FOYER & COMMUNAL CORRIDOR

- Luxury hotel style entrance foyer with natural moleanos limestone flooring
- High quality carpeting to stairwell and landing
- Feature glazed atrium
- Fanal porcelain tiling on all balcony corridors
- Stunning inner atrium entrance to all apartments
- Individual mail boxes

PARKING

- Allocated car parking space for each apartment

LIFTS

- High specification Schindler lift accessing all floors.
- Platform lift at main entrance

MANAGEMENT COMPANY

- Falcondale Properties have been selected to run the Management Company to ensure that the high standard of finish at The Crofton is maintained into the future

STRUCTURAL GUARANTEE

- The apartments are covered by CRL 10 year structural guarantee

BER RATING

- A3 – B2

* Electrical kitchen appliances will be supplied and fitted to each apartment subject to signing and returning of unconditional contracts to the builder's solicitor strictly within 21 days from their date of issue.





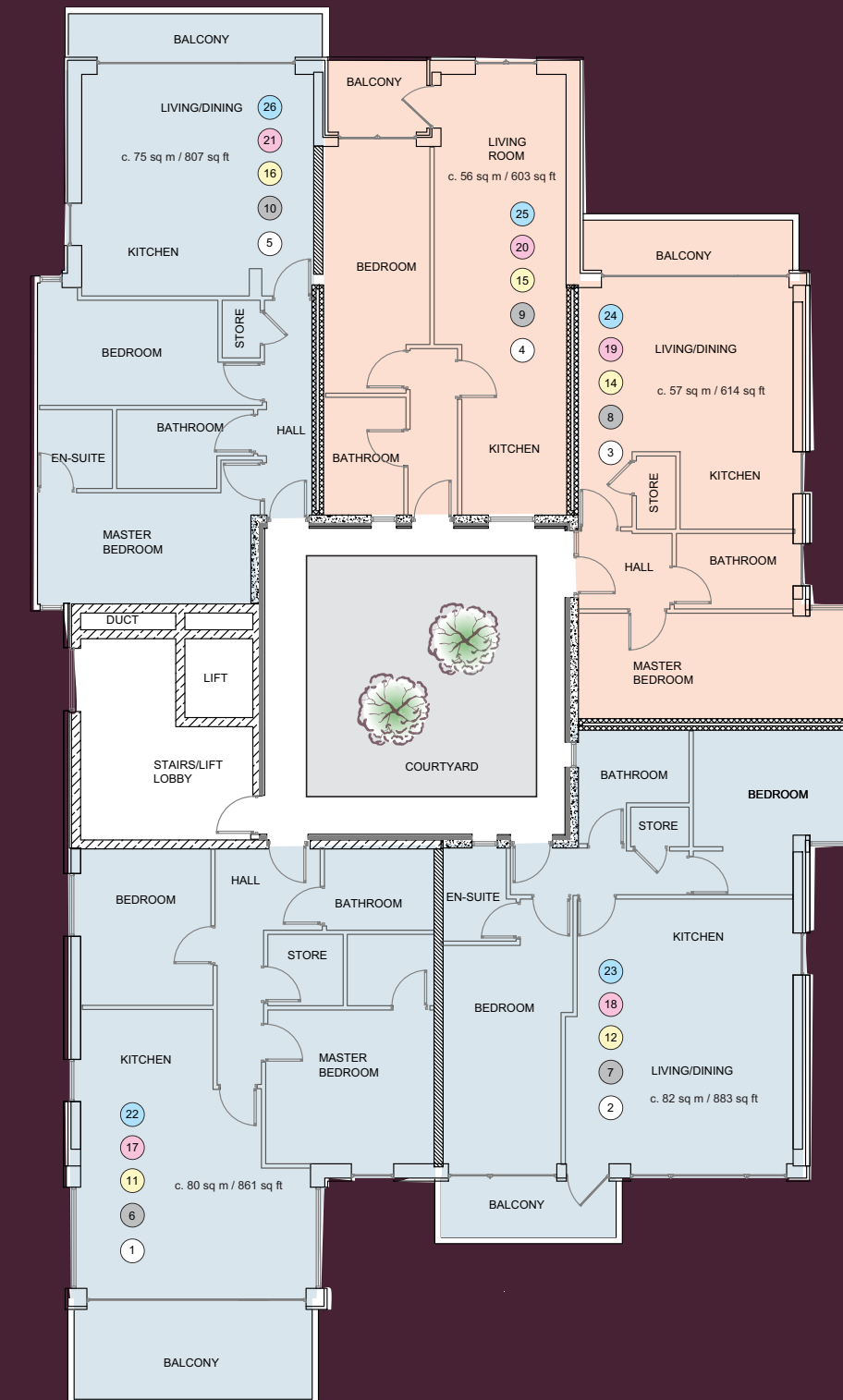
The Crofton - Typical Floor Plan



Apartment Numbers

- Fifth Floor
- Fourth Floor
- Third Floor
- Second Floor
- First Floor

- 1 Bed Apartment
- 2 Bed Apartment



*Not to scale,
for identification purposes only





McGrath Group Properties

McGrath Group Properties have been in business for over 30 years producing quality developments in the UK, Germany and Ireland.

We build to exacting standards with a proven track record in high quality new builds and sensitive restorations.

We have a team of skilled and experienced professionals who are committed to working together to produce superior results.

As an organisation, the business has grown on the basis of the very clear values of integrity, mutual respect and

commitment with the client as the focus of everything we do.

We endeavour to make the buying process as smooth as possible and our commitment to the customer will continue well after the sale has closed.

Other developments of McGrath Group Properties include: Auburn Lodge in Killiney, Mitre House in Brighton, restoration of Georgian houses in Leeson Park, Study Hotel in Brighton, Hilton Hotel in Bristol, Apartments in Mitte area of Berlin and Residential developments in Bermondsey and Liverpool Road to name but a few.



Selling Agents



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DART

Pavilion
Theatre

West
Pier

Royal St
GeorgeYC

New Library
& Cultural
Centre

East
Pier

The Crofton



