

PROFESSIONAL TEAM

Selling Agent

Savills
32 Molesworth Street
Dublin 2
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Developer

Park Developments Group
The Herbert Building
The Park
Carrickmines
Dublin 18
www.parkdevelopments.ie

Solicitor

Arthur Cox
Earlsfort Centre
Earlsfort Terrace
Dublin 2

Architect

O'Mahony Pike Architects
The Chapel
Mount St Annes
Dublin 6



mount st annes...

one of Dublin's most prestigious addresses.

SELLING AGENT



Tel. 618 1300

32 Molesworth Street
Dublin 2
www.savills.ie

DEVELOPERS



DISCLAIMER

These particulars do not form part of any contract and are for guidance only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.

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MOUNT ST ANNES



Luxurious living with acres of parkland for relaxing



MOUNT ST ANNES

Visualise.....



KITCHEN & STORAGE

The Apartments:

- Modern Italian designed fitted kitchens with polished granite counter tops and unique under cupboard lighting & socket feature. Included in the kitchen are integrated appliances comprising of a Neff electric hob, Neff electric oven, Neff extractor hood, Hotpoint dishwasher & Indesit fridge/freezer, as per show-unit
- Kitchen floors are fully tiled with Italian ceramic & porcelain tiles, as per show-unit
- Spacious storage room with counter-top and LG washer/dryer

The Houses:

- The exclusive Siematic kitchen is designed with clean surfaces and lines. For that modern feel the kitchen cupboards are without handles but instead have a recess channel in stainless steel for ease of opening.
- High gloss kitchen doors with top quality granite counter-top.
- All kitchen appliances supplied as per showhouse.

BATHROOMS & EN-SUITES

- Specially designed bathrooms & en-suites with extensive wall & floor tiling, thermostatically controlled showers & marble topped vanity units.
- Top quality shower doors, large shower trays and bath screens also come as standard. Bathroom furniture included comprises of chrome towel racks, toilet roll holder & mirror. The main bathroom is pre-wired for an electric heated towel rail.



rich with vibrant colours

special features...

HEATING

- Gas fired under floor central heating operated by wall mounted radio controlled thermostats.

ELECTRICS

- Recessed down lighters to hallways, kitchen & bathrooms
- Pre-wired from a central hub to allow flexible connection of telephones, broad band internet, FM radio & television, from a variety of providers like NTL, Magnet and Eircom. Take advantage of the latest technology with a state-of-the-art winning system from Magnet Entertainment. Using Fibre To The Home technology, all homes come equipped with ready access to digital telephone, digital television and broadband. Magnet Entertainment offers subscribers a comprehensive range of high-quality communication and entertainment services.
- Pre-wired for a security alarm
- Video intercom system

DECORATION

- Extra high ceilings to hallways, living-room & bedrooms
- High quality oak entrance and internal doors
- Brushed stainless steel sockets & door furniture

WARDROBES

- A variety of luxurious wardrobe styles and finishes as per show-units. The wardrobes combine free hanging space, shelving and chrome baskets.

WINDOWS & BALCONIES

- High quality low maintenance double glazed Rational windows with pine finish internally.
- The ground floor apartments and the houses have a cobbled terrace.

RECREATION

- At Mount St Annes you can enjoy over four acres of beautifully manicured & mature open space, which includes attractive water features, designated seating areas & landscaped lawns.

GUARANTEE SCHEME

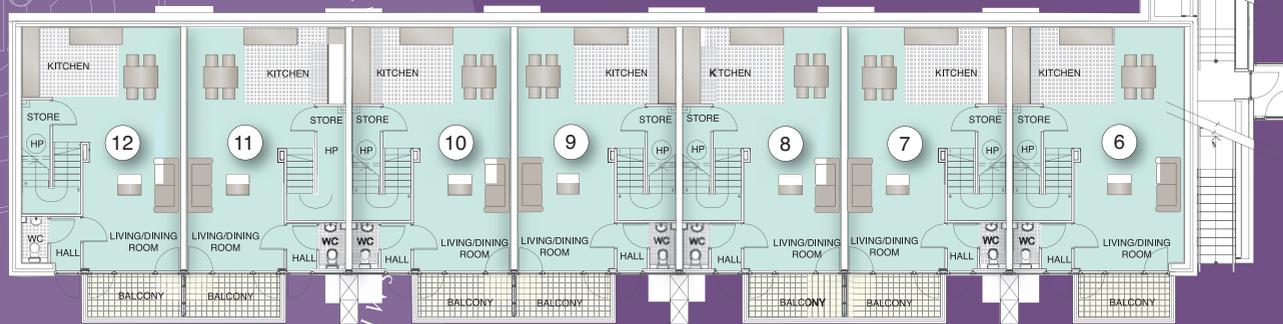
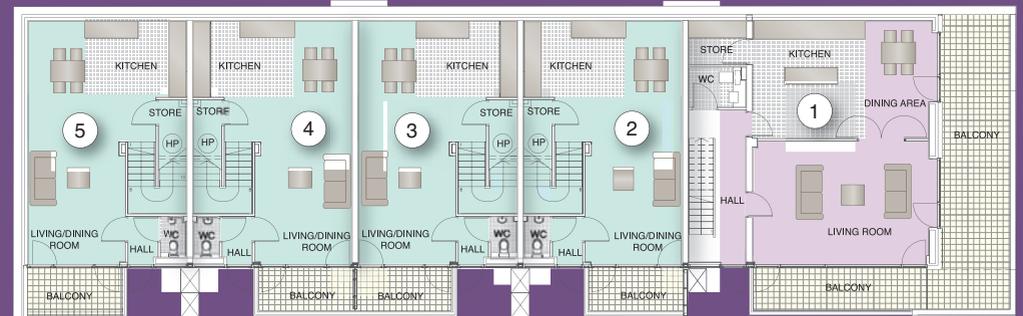
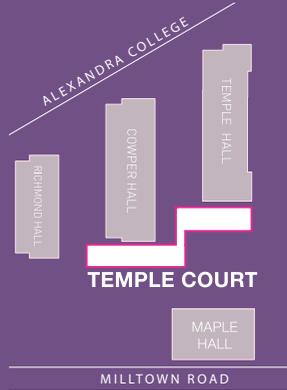
- 10 Year Home Bond structural guarantee

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TEMPLE COURT - ground floor

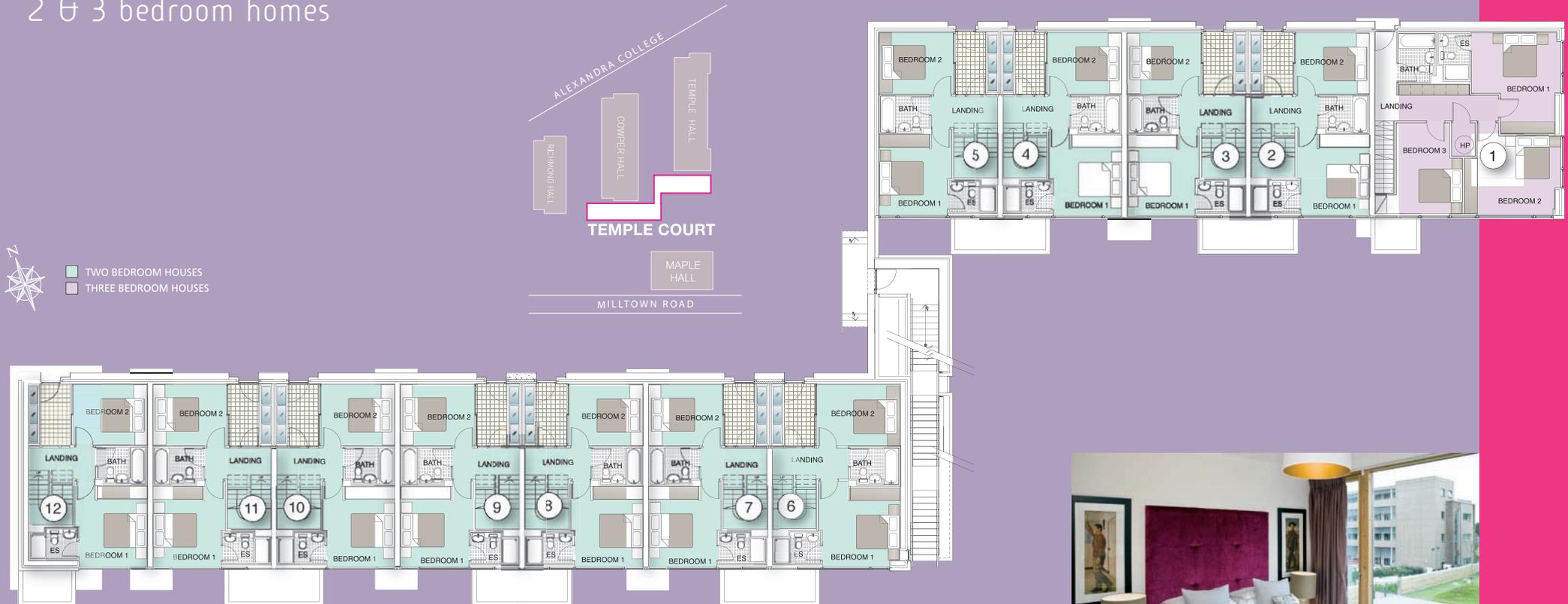
2 & 3 bedroom homes



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TEMPLE COURT - first floor

2 & 3 bedroom homes



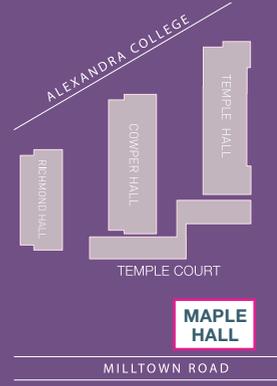
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MAPLE HALL - first floor apartments



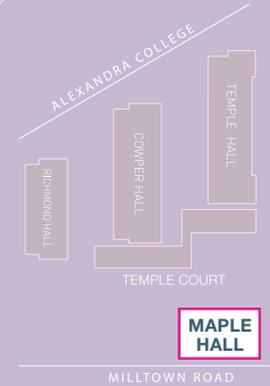
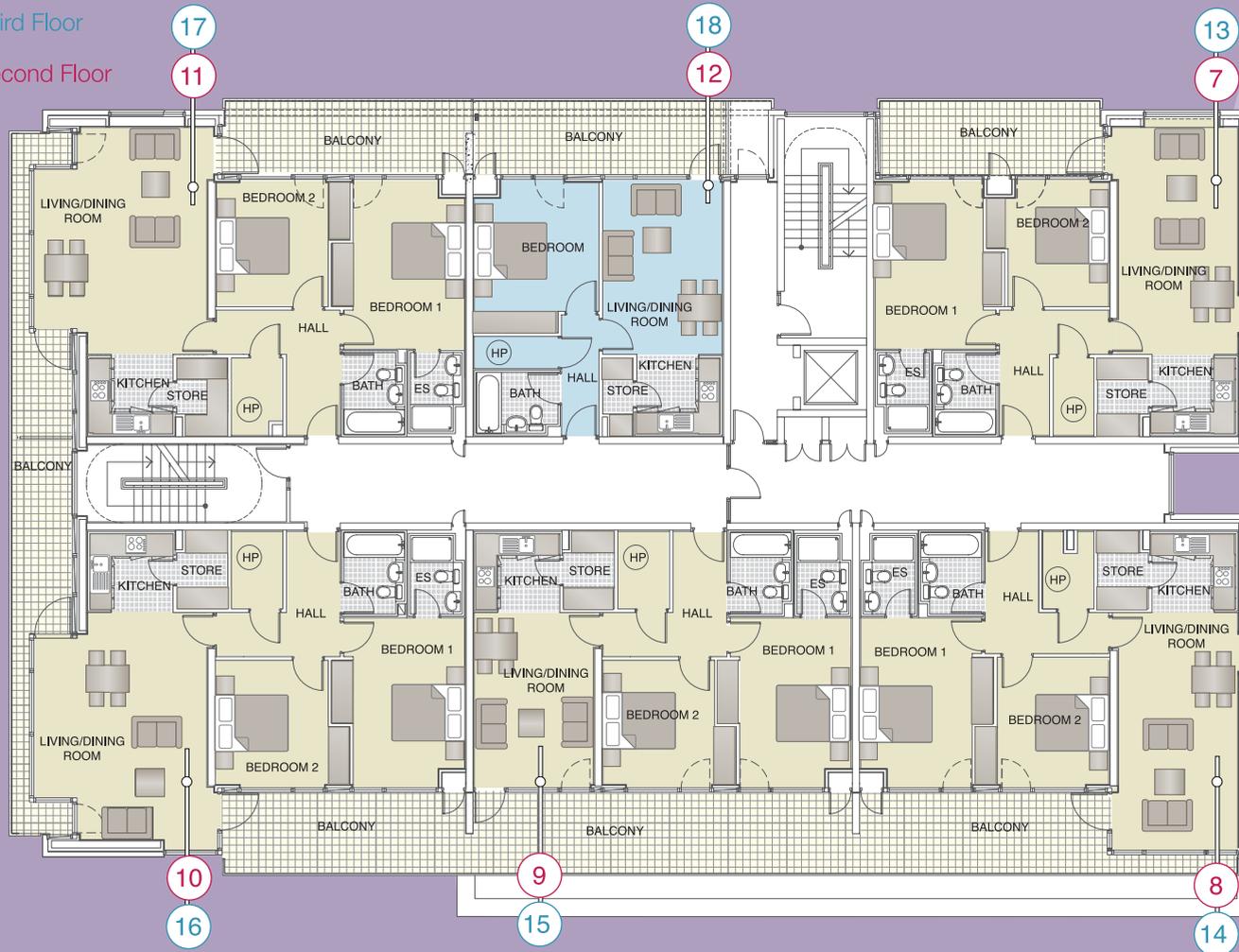
■ ONE BEDROOM APARTMENT
 ■ TWO BEDROOM APARTMENT

MAPLE HALL - second/third floor apartments



Third Floor

Second Floor



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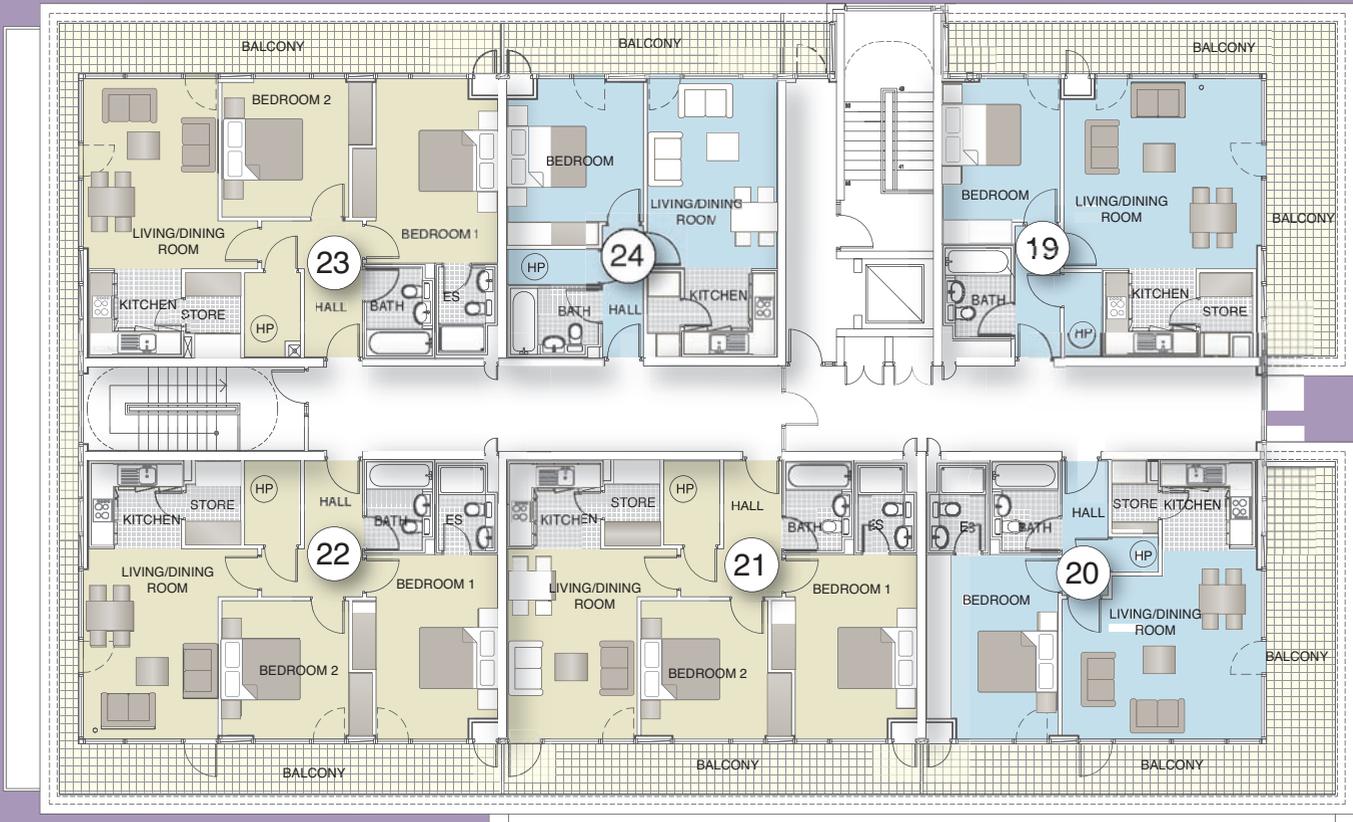
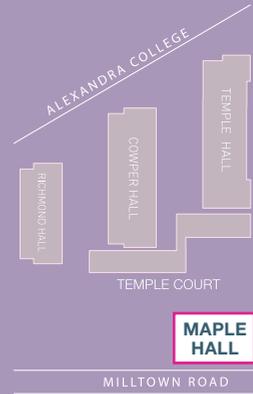
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT

MAPLE HALL - penthouse apartments

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- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT

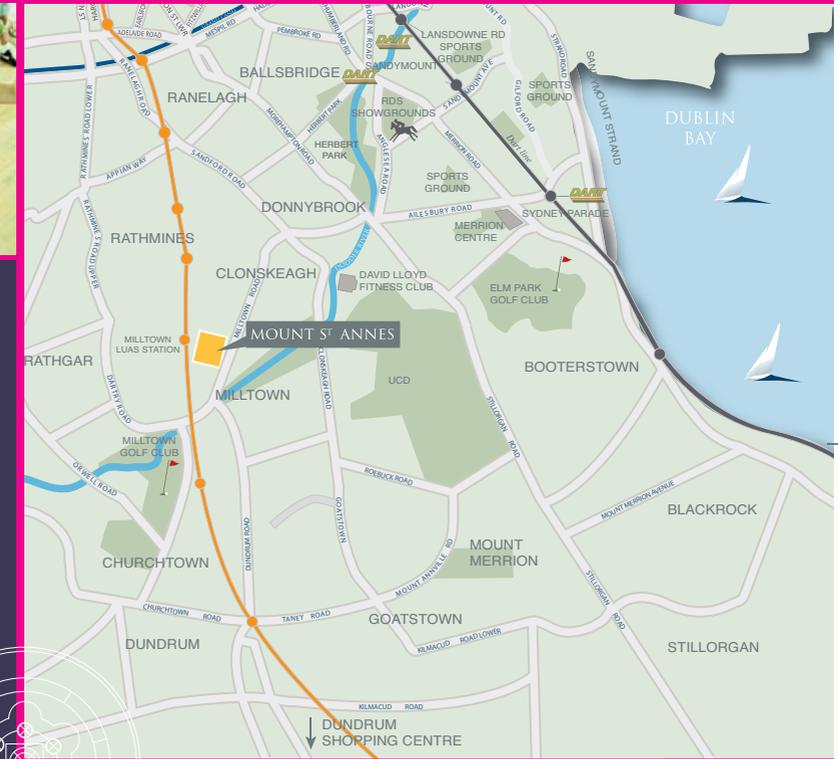


location



Situated in leafy south Dublin, Mount St Annes is within walking distance to the upmarket suburbs of Donnybrook and Ranelagh. The development is also conveniently located adjacent to the Milltown LUAS station connecting it to the city centre. Within 10 minutes you can go from the comfort of your own home to St. Stephen's Green and Grafton Street, where you will be spoilt for choice with a vast array of high street stores. Further shopping opportunities nearby include the Dundrum town centre and the Park in Carrickmines. On your door step there are a number of convenience stores, including a coffee shop and delicatessen – “Wild and Green”, a beauticians, dry cleaners, florist, coffee shop and more.

Mount St Annes is also located within walking distance of the city's two main universities, UCD in Clonskeagh and Trinity College Dublin. For those looking for fitness opportunities, the highly regarded David Lloyd Riverview gym in Clonskeagh is close by. From the initial launch of Mount St Annes, the development has gone from strength to strength and has proven to be a very popular place to live for those looking for convenience to the city centre along with a feeling of space provided by four acres of landscaping and views over the Dublin mountains. Park Developments have created a unique environment in which to live, blending old and new to establish a distinctive development where luxurious apartments and houses are highly sought after. Maple Hall and Temple Court provide one of the last opportunities to purchase a home in this stylish scheme.



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