



BARNHILL
PLACE

BARNHILL RD
DALKEY



A one-of-a-kind residential address that brings together style and vision with distinctive 21st-century design and performance homes.

Welcome to your Dalkey...

welcome to Barnhill Place

Nestled on the outskirts of Dublin City, Dalkey stands as a tranquil coastal haven, captivating visitors with its picturesque charm and rich history.



Surrounded by rugged cliffs and sparkling waters, it offers a perfect escape from the bustling city life. Dalkey's streets are lined with quaint shops, cozy cafes, and historic pubs, inviting exploration at every turn.

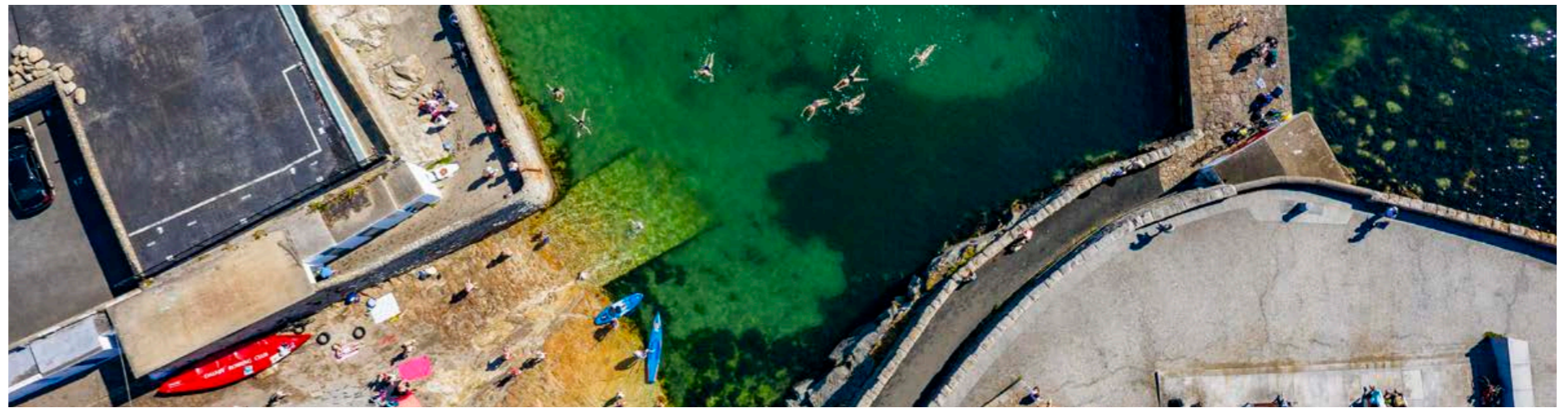
Its scenic coastline beckons adventurers with opportunities for hiking, sailing, and enjoying breathtaking sunsets. Whether seeking relaxation or adventure, Dalkey promises an unforgettable experience, blending coastal beauty with old-world allure just a stone's throw away from Dublin's vibrant energy.



- NATURE
- SPORTS
- LOCAL GATHERINGS
- FESTIVALS
- ENTERTAINMENT
- HERITAGE
- FITNESS
- EDUCATION
- LEARNING
- PARKS
- CAFES
- SUSTAINABLE DESIGN
- FASHION
- TAKEAWAY
- SHARED SPACES
- HIDDEN TRAILS
- LIBRARY
- COFFEE
- TAKE THE TRAIN
- EASY COMMUTING
- SHOPPING
- EXPLORING
- RELAXING
- OUTDOORS
- WALKING
- COMMUNITY
- CYCLING
- CULTURAL
- EVENTS



A location that beckons residents and visitors alike with a lifestyle that harmonises relaxation, recreation, and urban pursuits.



Barnhill Place - the perfect blend of urban convenience and suburban charm.

At Barnhill Place, all your essential amenities and more are just a short stroll away. From boutique shopping to bustling cafes and bars, fine dining restaurants to reputable schools, everything you need is within easy reach. Whether you're running errands, meeting friends for coffee, or enjoying a leisurely evening out, Barnhill Place offers the perfect blend of urban convenience and suburban charm. With excellent transport links, including the train station and excellent bus connections for both the city and airport are also close by for those wishing to explore further afield.





Discover your surroundings and strategic location for effortless travel.



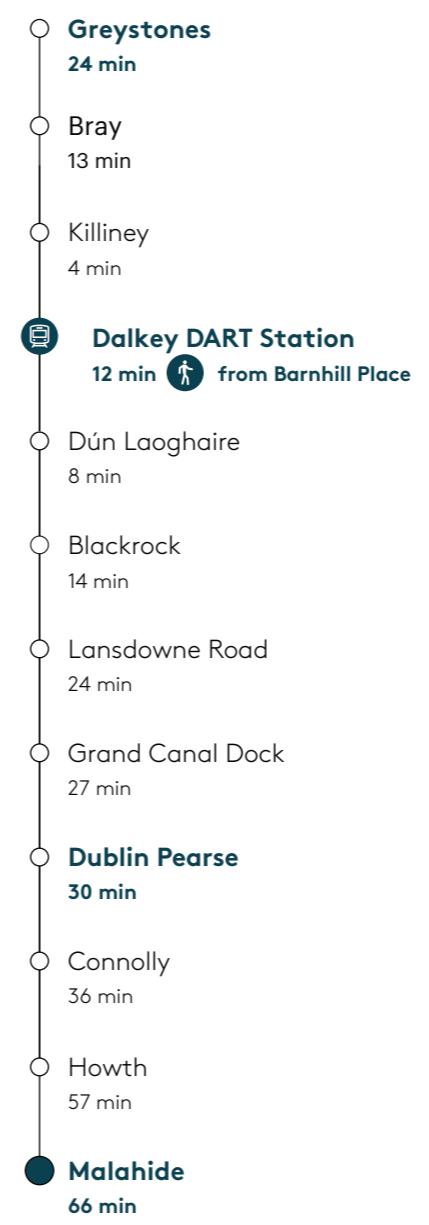
Dalkey and its surrounding neighbourhoods stand as prime locations, offering unparalleled convenience for navigating both the city and beyond.

Whether commuting for work or exploring the sights and sounds of the city, Dalkey's strategic location ensures effortless travel. Moreover, for those venturing further afield, Dalkey provides easy access to major highways and motorways, facilitating travel across the country.

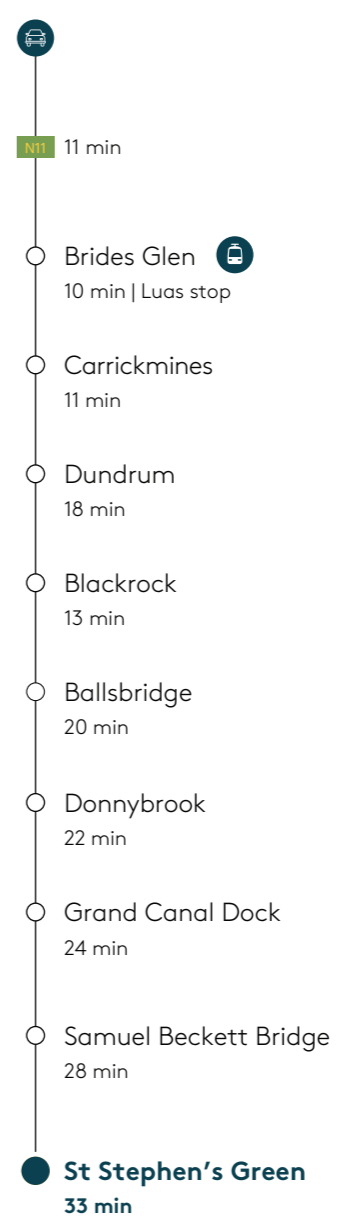
Situated within close proximity to major transportation hubs, including train stations and bus stops, residents enjoy seamless access to Dublin City and its surrounding areas.

Whether embarking on a weekend getaway or a scenic road trip, residents can hit the road with ease, thanks to Dalkey's well-connected infrastructure.

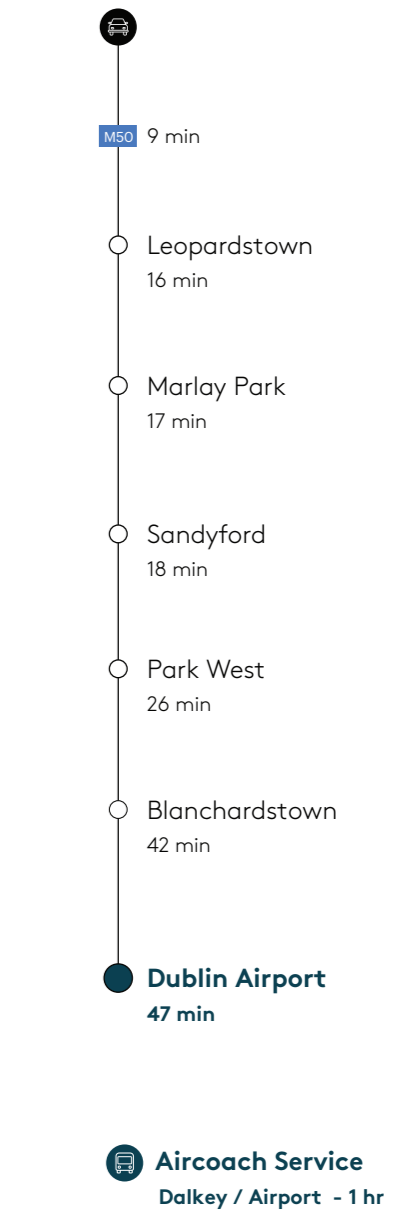
DART



Car



Airport by Car



Off-peak times (Source: Google Maps)

A fusion of quality and style, creating spaces that transcend mere functionality to become expressions of refined taste and sophistication.

Our interiors epitomise a fusion of quality and style. Each element is meticulously curated to evoke a sense of luxury and elegance, from the finest materials to the impeccable craftsmanship. Whether it's the sumptuous bathrooms, the harmonious color palettes, or the attention to detailing in the kitchen finishes, our interiors exude a timeless allure that captivates the senses and elevates the living experience. With a commitment to excellence and a passion for design, homes not only inspire awe but also provide comfort and joy, making every moment spent within them truly remarkable.





Timeless elegance.

Experience unparalleled luxury in our kitchens, where every detail is meticulously chosen to reflect the epitome of refinement.

From exquisite cabinetry to opulent worktops, our commitment to quality is evident in every aspect. Paired with top-of-the-line white goods, our kitchens offer both functionality and timeless elegance for the discerning homeowner.



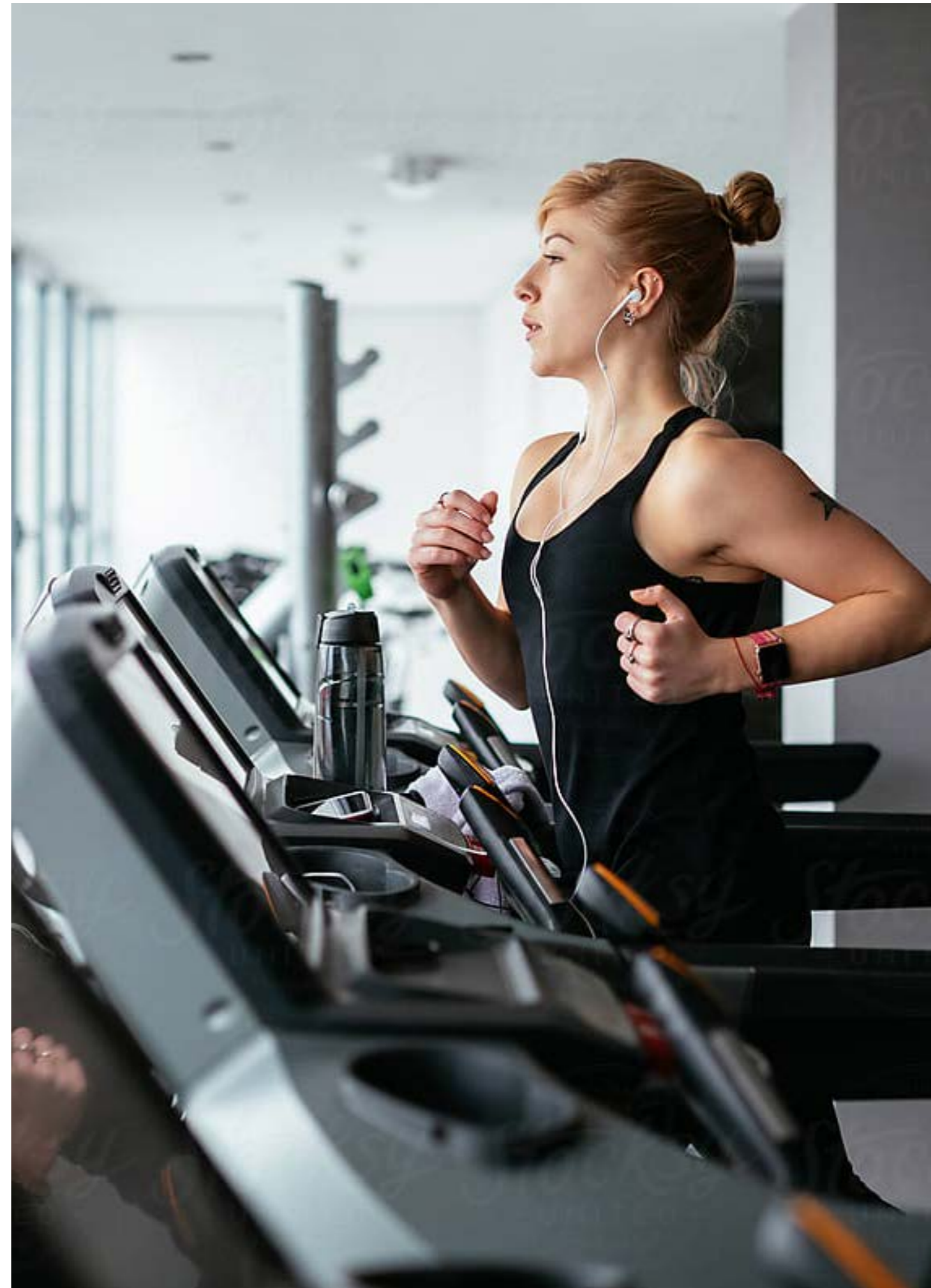
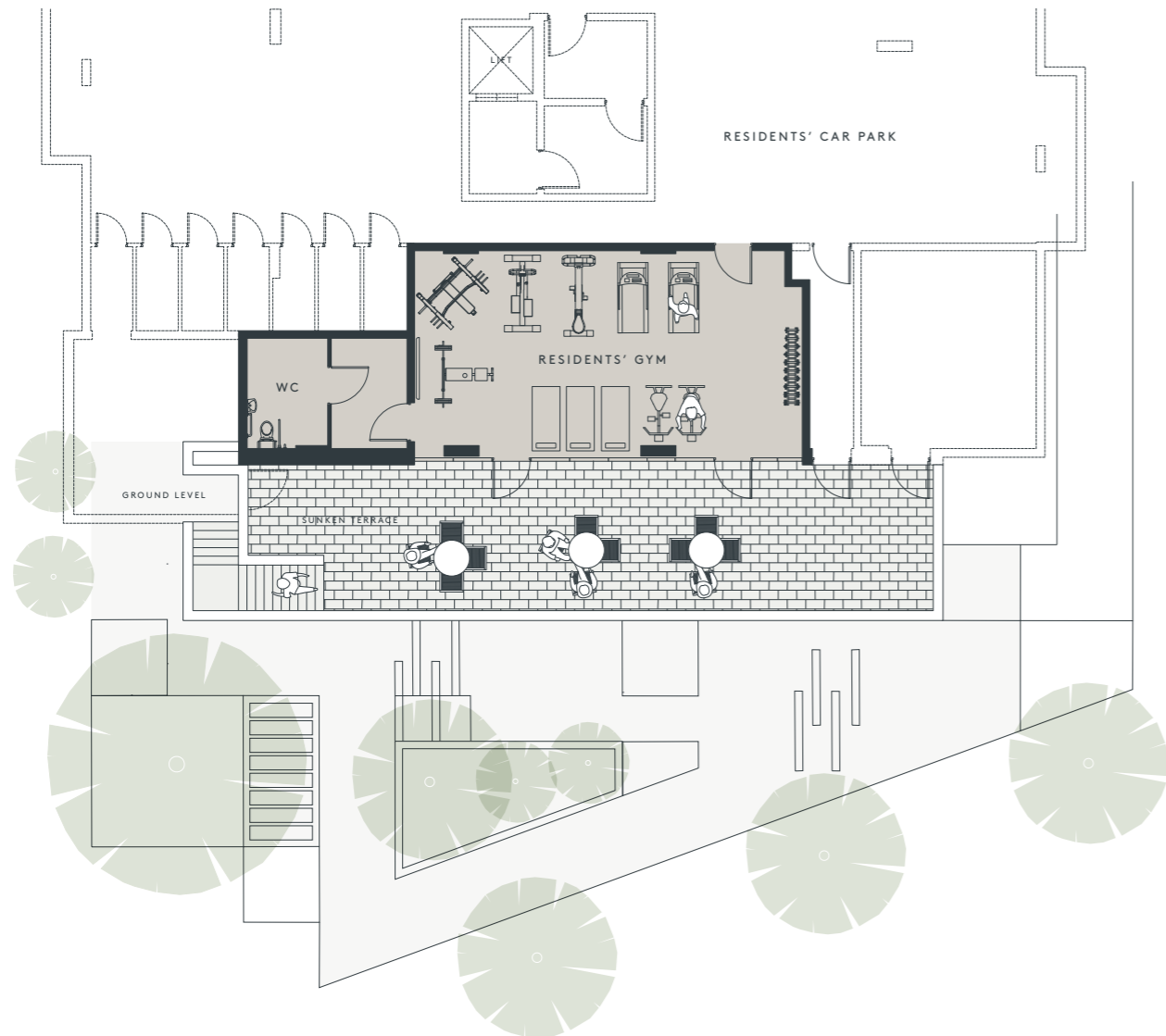




Start your day energised in your private residence gym, the perfect setting for your morning workout routine.

This dedicated space, located at the basement level of the apartments, offers a sanctuary for health and wellness, where you can focus on achieving your fitness goals in an inviting environment. Whether you prefer cardio-intensive sessions or strength training workouts, our exercise equipment, including treadmills, exercise bikes, rowing machines, elliptical trainers and weights, will provide you with all the necessary tools.

It will be possible for residents to arrange a personal trainer or yoga instructor if they wish or arrange group classes if there is sufficient interest to make it viable. The gym opens out onto an outdoor terrace with outdoor seating to cool off – or even just to relax with friends.





SITE PLAN



LEGEND



2 BED BUNGALOW



3 BED TWO-STOREY



4 BED THREE-STOREY

DALKEY VILLAGE

BARNHILL ROAD



RESIDENTS' GYM

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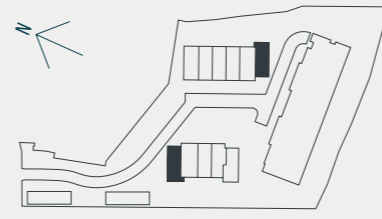
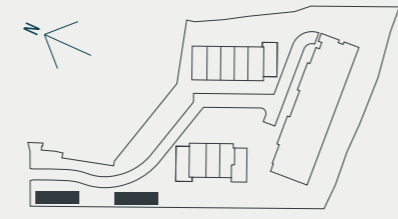
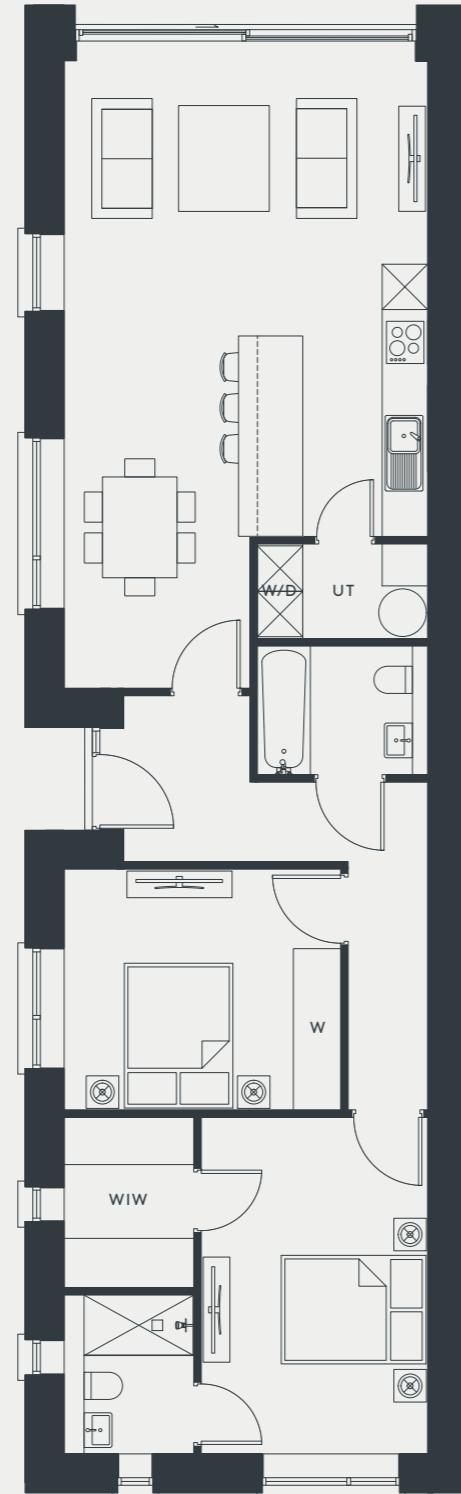


2 BED BUNGALOW

Approx.
86 sq.m / 926 sq.ft

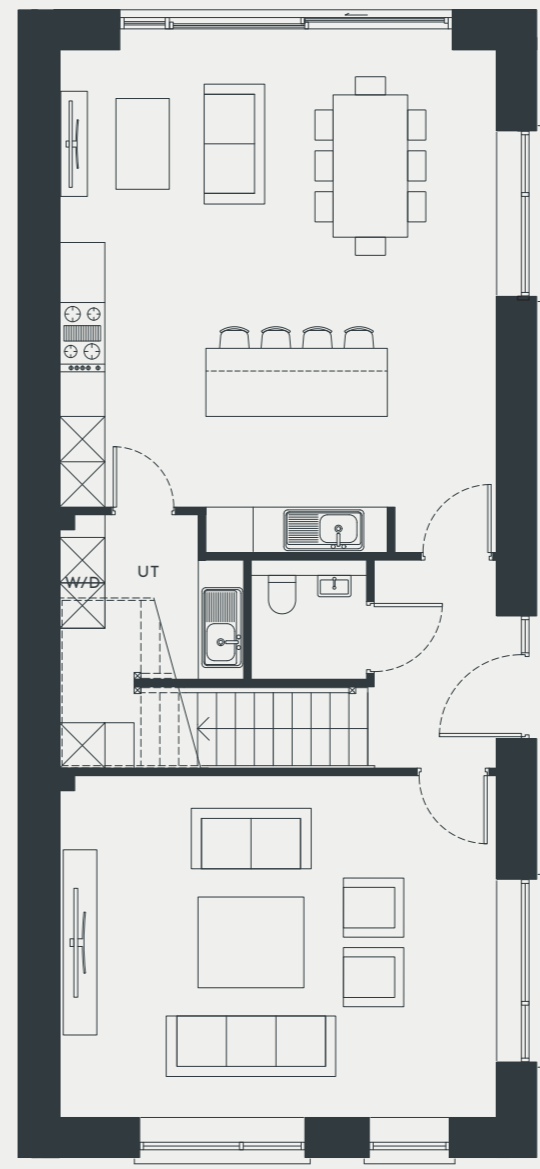
LEGEND

- UT Utility Room
- W/D Washer / Dryer
- ST Storage
- W Wardrobe
- WIW Walk-in Wardrobe

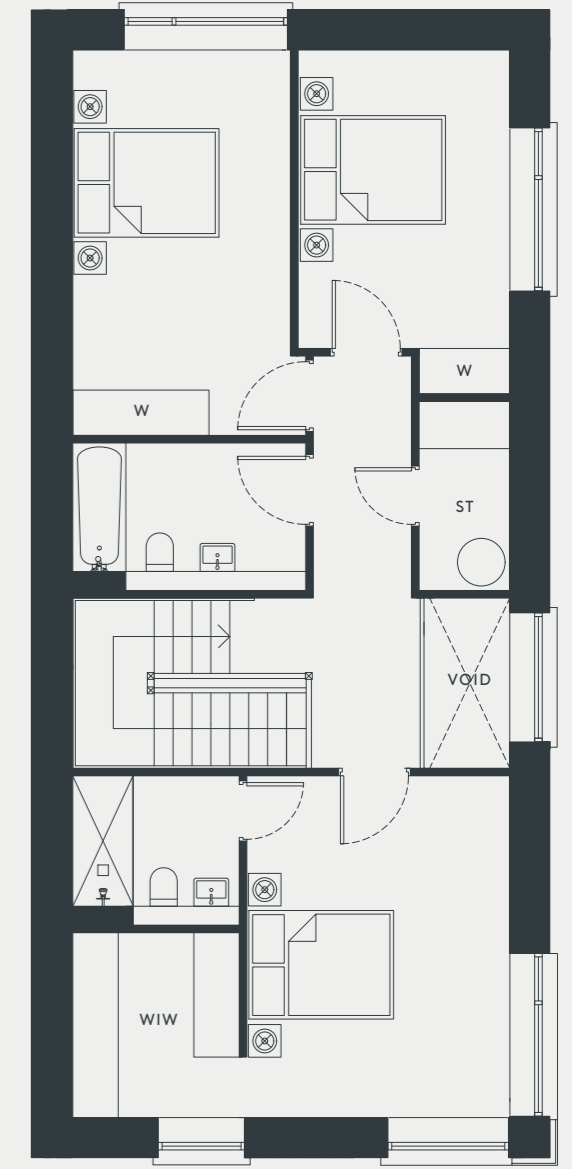


TYPICAL 3 BED END-TERRACE

Approx.
163 sq.m / 1,754 sq.ft



GROUND FLOOR



FIRST FLOOR

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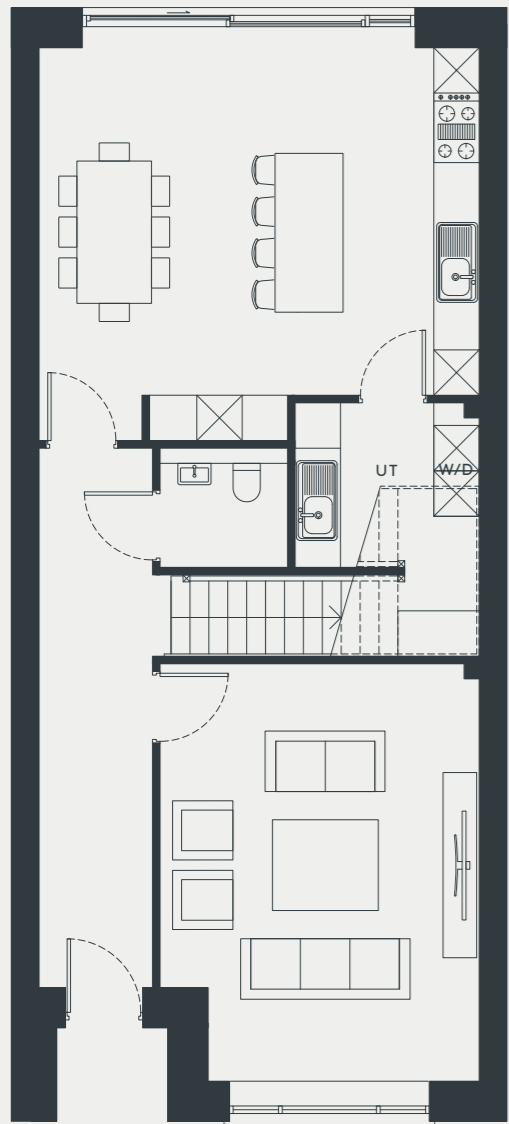
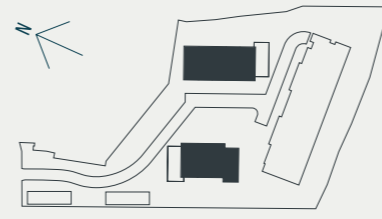


TYPICAL
4 BED
MID/END-TERRACE

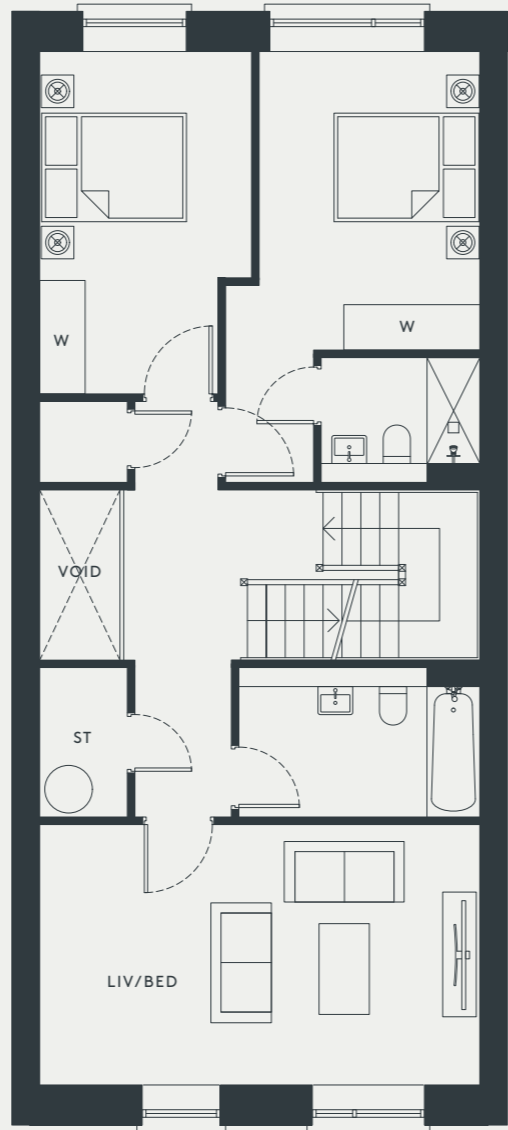
Approx.
216 sq.m / 2,325 sq.ft

LEGEND

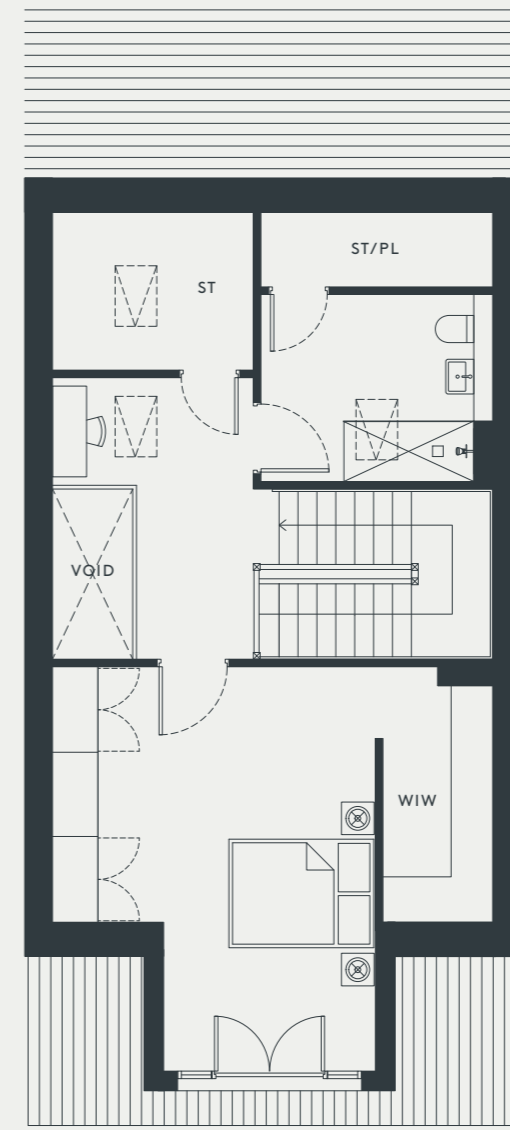
- LIV/BED Living Room/Bedroom
- UT Utility Room
- W/D Washer/Dryer
- ST Storage
- PL Plant
- W Wardrobe
- WIW Walk-in Wardrobe



GROUND FLOOR



FIRST FLOOR

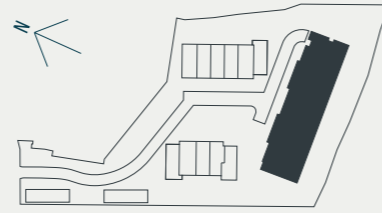


SECOND FLOOR

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GROUND FLOOR APARTMENTS



LEGEND

1 BED APARTMENT



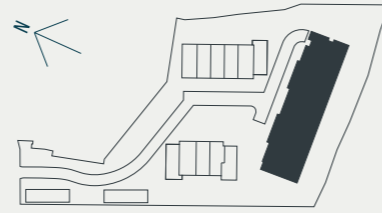
2 BED APARTMENT



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FIRST FLOOR APARTMENTS



LEGEND

1 BED APARTMENT



2 BED + STUDY APARTMENT



No. 17

1 Bed
Approx.
105 sq.m/
1,130 sq.ft

No. 24

1 Bed
Approx.
59 sq.m/
635 sq.ft

No. 25

2 Bed + Study
Approx.
151 sq.m/
1,625 sq.ft

No. 33

1 Bed
Approx.
67 sq.m/
721 sq.ft



No. 16

1 Bed
Approx.
62 sq.m/
667 sq.ft

No. 23

2 Bed + Study
Approx.
124 sq.m/
1,335 sq.ft

No. 32

2 Bed + Study
Approx.
124 sq.m/
1,335 sq.ft

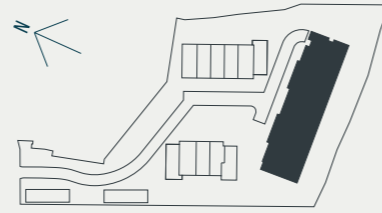
No. 34

2 Bed + Study
Approx.
150 sq.m/
1,614 sq.ft

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SECOND FLOOR APARTMENTS



LEGEND

2 BED APARTMENT



3 BED APARTMENT



No. 18

2 Bed
Approx.
149 sq.m/
1,604 sq.ft

No. 27

3 Bed
Approx.
169 sq.m/
1,819 sq.ft

No. 36

3 Bed
Approx.
150 sq.m/
1,614 sq.ft



No. 26

3 Bed
Approx.
161 sq.m/
1,733 sq.ft

No. 35

3 Bed
Approx.
161 sq.m/
1,733 sq.ft

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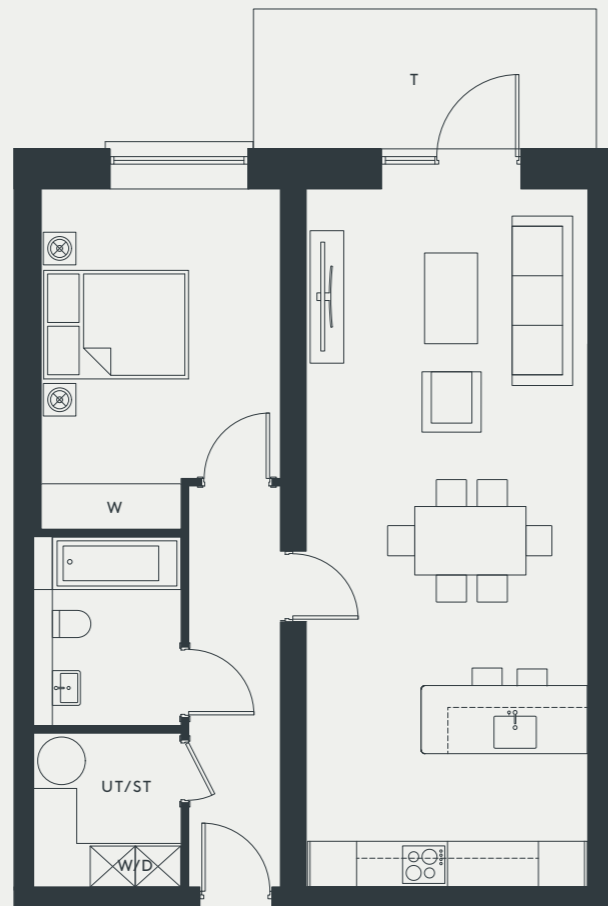


TYPICAL
**1 BED
APARTMENT**

Approx.
67 sq.m / 721 sq.ft

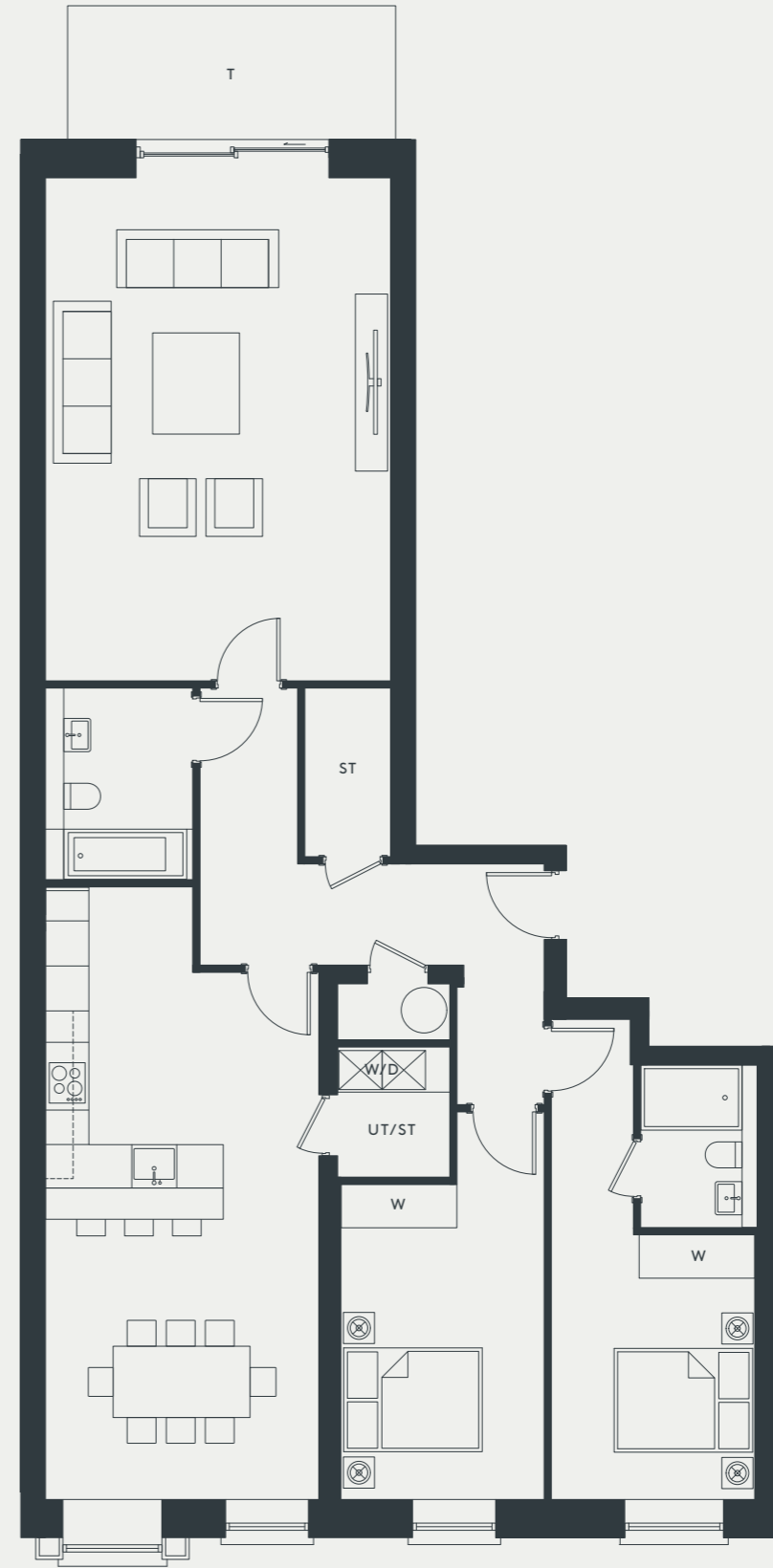
LEGEND

- UT Utility Room
- ST Storage
- HP Hot Press
- W Wardrobe
- WIW Walk-in Wardrobe
- P Pantry
- T Terrace
- B Balcony



TYPICAL
**2 BED
APARTMENT**

Approx.
124 sq.m / 1,335 sq.ft



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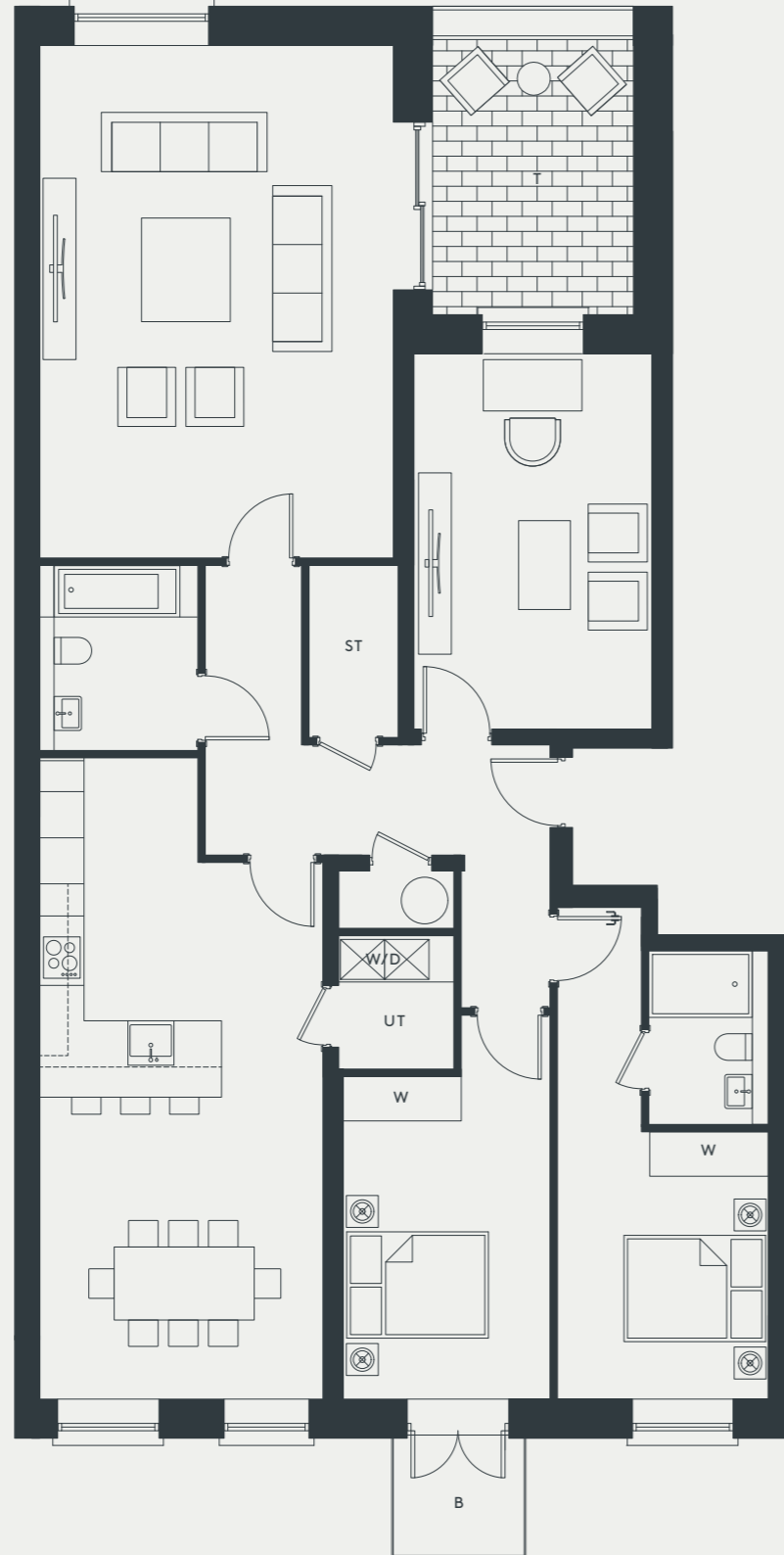


TYPICAL 2 BED + STUDY APARTMENT

Approx.
124 sq.m / 1,335 sq.ft

LEGEND

- UT Utility Room
- ST Storage
- HP Hot Press
- W Wardrobe
- WIW Walk-in Wardrobe
- P Pantry
- T Terrace
- B Balcony

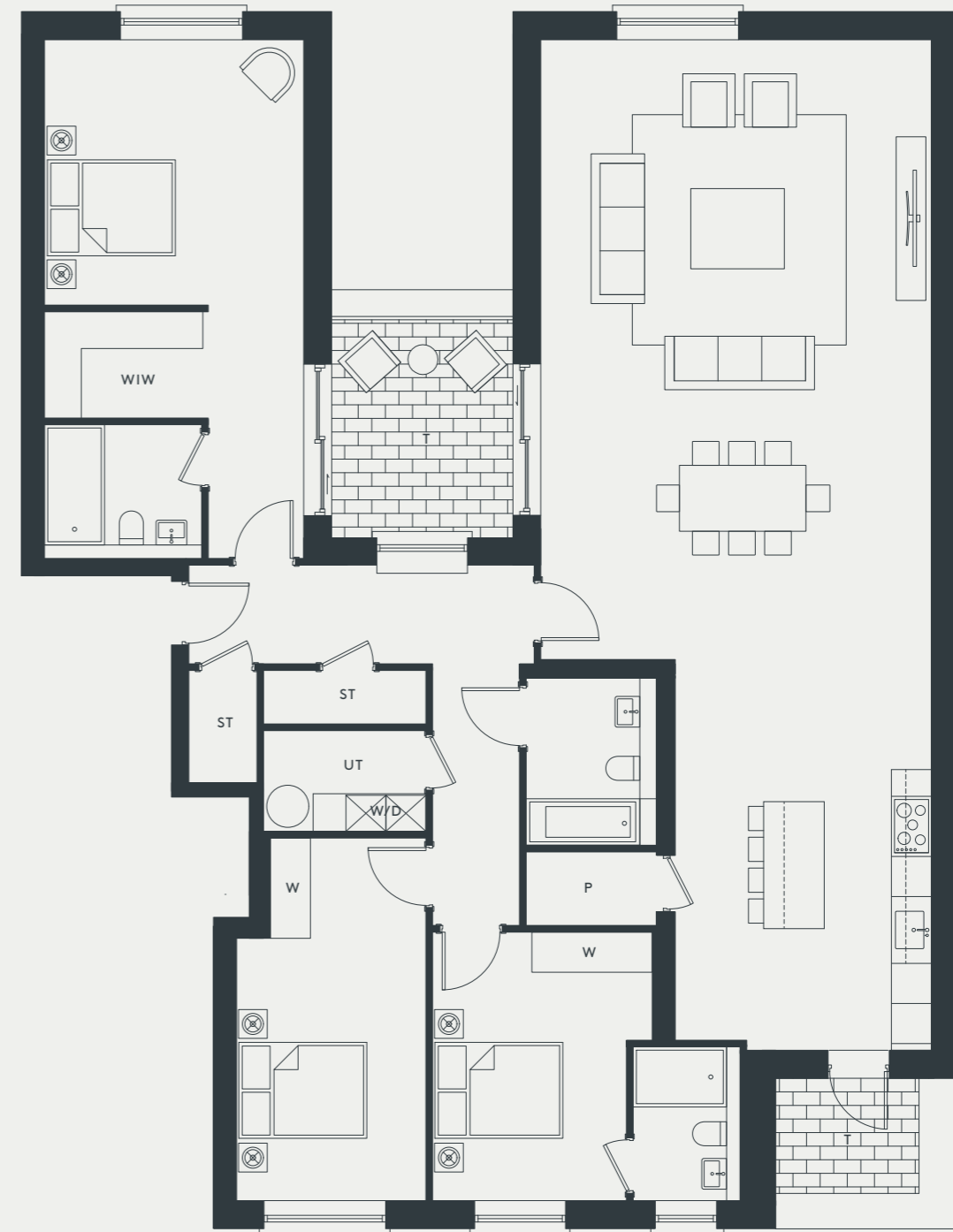


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TYPICAL 3 BED APARTMENT

Approx.
169 sq.m / 1,819 sq.ft



Standard Features



Houses

- High-quality contemporary fitted kitchens with quartz countertops and Quooker tap providing cold, hot and boiling water.
- Fully integrated Siemens or Neff appliances including dishwasher, fridge freezer, microwave, wine cooler, ceramic hob, oven and extractor fan.
- Separate utility room with washing machine and dryer.
- Large kitchen island unit (breakfast bar in bungalows)
- Hall, living room and kitchen/dining area are fitted with high-quality wood engineered flooring.
- High-quality electrical specification throughout including spotlights in the kitchen, chrome sockets & amp; switches and USB ports provided in kitchens.
- Superb sliding door to rear garden in 3- and 4-bedroom houses.
- High-quality fitted wardrobes in most bedrooms.
- The large bedroom at first floor in the 4-bedroom houses can be used as a superb family room.
- High-quality bathroom fittings throughout and extensive tiling provided.
- Pressurised water system.
- Highly efficient air source heat pump central heating, supplying underfloor heating on ground floor and radiators upstairs.
- Paved patio area to rear of houses.
- All walls and ceilings are plastered and painted.
- High-performance double-glazed windows throughout with multiple locking system.
- Composite main hall door.
- Elevated floor-to-ceiling height of approx. 2.7m at ground floor level.
- Exceptional levels of insulation and highly airtight.
- Separate communal bin store for the houses.
- Two allocated parking spaces with all 3- and 4-bedroom houses.
- EV charging available.
- 10-year structural warranty.

Apartments

- Lift from basement level to all floors.
- Three separate stair/lift cores, so very few apartments share each common area.
- Two dedicated parking spaces provided for 2- and 3-bedroom apartments. 1 space for 1-bedroom apartments. EV charging available.
- Excellent storage internally and a separate lock-up storage unit for each apartment is provided in the basement.
- Delivery box system to facilitate secure package delivery.
- Video/audio access from apartment to main building entrance.
- High-quality contemporary fitted kitchens with quartz countertops.
- Fully integrated Siemens or Neff appliances including dishwasher, fridge freezer, ceramic hob, oven, extractor fan and integrated microwave.
- Kitchen areas are fully tiled.
- Utility/storage area where available fitted with washing machine and dryer.
- Hall and living/dining room and bedrooms areas are fitted with high-quality wood engineered flooring.
- High-quality electrical specification throughout including spotlights in the kitchen, chrome sockets and switches and USB ports provided in kitchens.
- High-quality fitted wardrobes in all bedrooms.
- High-quality bathroom fittings from Bathhouse throughout and extensive tiling provided.
- Pressurised water system.
- Highly efficient central heating with exhaust air heat pump supplying hot water. Electric radiators and towel rads in bathrooms.
- All walls and ceilings are plastered and painted.
- High-performance double-glazed windows throughout with multiple locking system.
- Composite hall door.
- Elevated floor-to-ceiling height of 2.6m in all apartments.
- Exceptional levels of insulation and highly airtight apartments.
- Refuse area and bicycle storage in the basement.
- All apartments have a balcony or terrace.
- 10-year structural warranty.



Belgrove Homes is a family company whose directors have over 35 years experience in the construction industry

The company believes that excellent design, and an aesthetic appeal, is vital in the marketing of new homes. We employ architects, interior designers and landscape designers in all aspects of our schemes.

Externally, quality materials are carefully chosen to reflect the design philosophy and location of the scheme, whether it's redbrick and sash windows in houses to complement an existing intercity terrace, or steel and glass with zinc cladding for a modern apartment block facade, to a nautical theme for a coastal location.

Landscaping is carefully planned to add value providing a high-quality environment for residents to enjoy without the burden of maintenance. The internal layout and fit-out of each house and apartment is of the highest standard and common areas are designed to provide convenience and security for residents.

Belgrove has an excellent reputation for building innovative modern homes to high standards of design and finish and provides an excellent after sales service to home-buyers, through a dedicated after sales coordinator on each project. Our objective is to provide purchasers of a Belgrove Homes property with a comfortable, practical and superb investment.



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www.barnhillplace.com

BELGROVE



HOMES