

FOR SALE

**DUPLEX
PENTHOUSE**

4 BEDROOM / 3 BATHROOM
Two Car Parking Spaces
2,600 sq. ft. - Incl Balcony



504 Shelbourne Plaza
South Dock Road
Dublin 4

TURLEY
PROPERTY ADVISORS



DESCRIPTION

Turley Property Advisors are delighted to present 504 Shelbourne Plaza, South Dock Road, Dublin 4 to the market, for sale by Private Treaty. Nestled in the highly sought-after development of Shelbourne Plaza, this magnificent Duplex Penthouse offers a truly exceptional living experience. From its breath-taking panoramic views to its luxurious finishes, this residence is the epitome of sophisticated living in Dublin.

The Penthouse is located on the 5th & 6th floor of this development and comes with 2 designated parking spaces. Built in 2007, No. 504 is presented in excellent condition throughout, and boasts solid wood flooring, handcrafted carpentry, extensive storage space, gas central heating and double glazing.

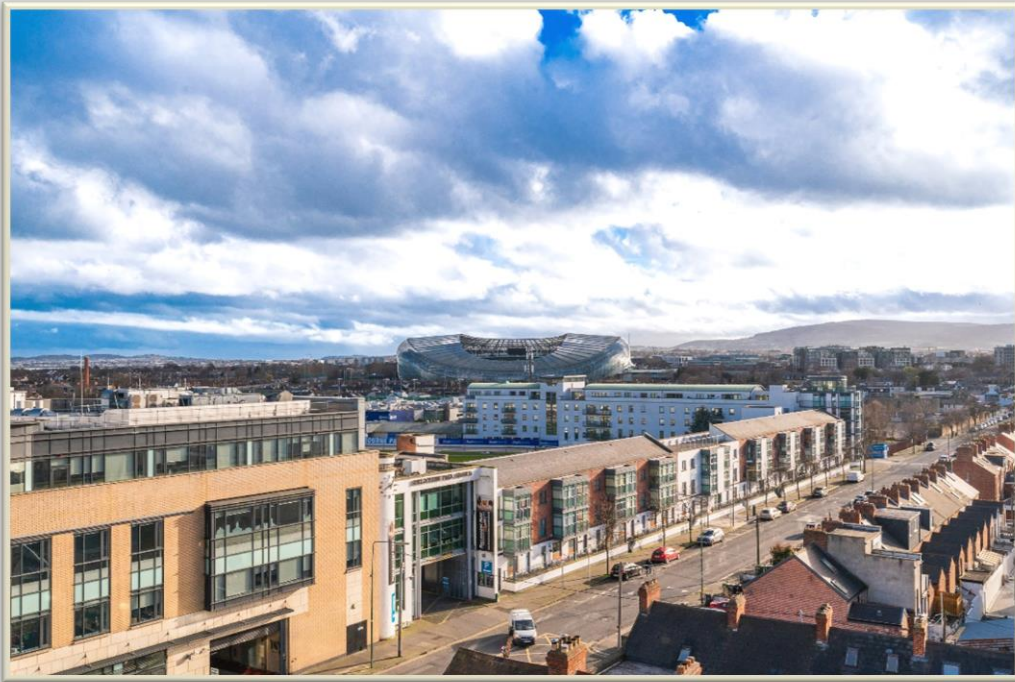
As you step inside, you will be immediately captivated by the exquisite design and impeccable attention to detail. At entrance level (5th floor), the penthouse features 2 double bedrooms (one with en-suite), a family bathroom and a large study/ additional bedroom. A beautifully crafted staircase sweeps from the down-stairs hallway to the light filled first floor.

At 6th floor, the open floor plan seamlessly integrates the living, dining, and kitchen areas, creating a sense of spaciousness and modernity. The floor-to-ceiling south facing windows flood the interior with natural light while providing stunning views of the Dublins City scape, the Dublin mountains and beyond. The sleek and contemporary kitchen is a culinary enthusiast's dream equipped with built in appliances and ample storage space.

Adjoining the living space is a sweeping private terrace, where you can bask in the beauty of the outdoors and enjoy alfresco dining while being enveloped by breath-taking vistas of views over Dublin's 'Silicon Valley'.

The master suite is on this level and is a true retreat, featuring a generous walk-in closet, a luxurious en-suite bathroom and a balcony offering views over Grand Canal Dock. A large storage room makes up the accommodation.





FEATURES

- Superb City location
- Duplex Penthouse with south facing balcony
- Panoramic views of The Aviva Stadium, The Dublin Mountains and Grand Canal Dock.
- 2 secure basement car parking spaces
- Building Energy Rating: B2
- Kitchen with built-in appliances
- Floor to ceiling south facing windows
- Solid wood flooring
- Gas fired central heating system
- 5th & 6th Floor

ACCOMMODATION

(Ground Floor / 5th Floor)

Bedroom 2:	4.34 x 4.95	En-Suite:	3.05 x 2.35
Bedroom 3:	4.05 x 3.11	Bedroom 4:	4.05 x 2.59
Bathroom:	2.93 x 1.21	Balcony:	10.04 x 1.47

(1st Floor / 6th Floor)

Living Room:	10.04 x 5.57	Kitchen:	6.40 x 4.35
Master Bedroom:	5.69 x 4.05	En-Suite:	2.00 x 1.64
Balcony:	10.04 x 3.50	Storage:	2.00 x 0.90

Total: 241.5 sq. m. (2,600 sq. ft.) (Incl balconies)



LOCATION

Situated on South Dock Road, this prestigious address places you at the epicentre of Dublin's cosmopolitan lifestyle. Enjoy unparalleled convenience with effortless access to the city's finest amenities, entertainment options, and business districts.

The area is home to a host of renowned tech, legal & financial firms including Google, Meta, Accenture, Matheson & Indeed, to name a few. The property is within a short walk to the Bord Gais Energy Theatre & The Aviva Stadium not to mention a host of established sports clubs.

Commute with ease from Shelbourne Plaza thanks to its excellent transport connections. Grand Canal Dart, Dublin Bus and Dublin Bikes are all on your doorstep. Additionally, major roadways and Dublin Airport are readily accessible, ensuring seamless travel both locally and internationally.

Discover a myriad of leisure opportunities right at your fingertips. Take a leisurely stroll along the picturesque Grand Canal, explore the lush greenery of Herbert Park, or soak in the artistic ambiance of nearby galleries and theatres. With an array of recreational options nearby, there's always something new to experience in this dynamic neighbourhood.

Experience the epitome of urban living with an array of upscale amenities from exclusive dining establishments to trendy cafes and chic boutiques. The development, located in Dublin 4, is on the doorstep of Barrow Street, Grand Canal Dock and The IFSC, now often referred to as, Dublin's 'Silicon Docks'.





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BER
Building Energy Rating B2

PRICE
€1,150,000

TITLE
We understand the properties are held
under a freehold/ long leasehold title.

VIEWINGS
Strictly by Appointment with the sole selling agents.

Within walking distance
of Trinity College and
Grafton Street, with a
multitude of shopping
facilities available.