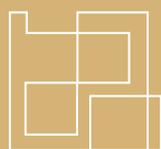


ST.
PAUL'S
SQUARE

ADELAIDE ROAD | GLENAGEARY

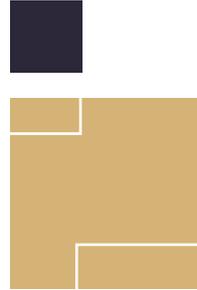
Welcome to St. Paul's Square

Truly exceptional 5 bedroom homes
on Adelaide Road, Glenageary.



ST.
PAUL'S
SQUARE





About the development

St. Paul's Square is a boutique enclave of 11 spacious and contemporary 2, 3 and 5 bedroom new homes located around the former and lovingly preserved St. Paul's parochial hall, Glenageary. This beautiful building designed by the renowned architects W.M Mitchell in 1919 will soon be converted to two stunning town houses. Located on Adelaide Road, Glenageary, the homes in St. Paul's Square boast high energy A2 ratings with triple glazed alu-clad windows, high specification kitchen with quartz worktops, beautifully appointed bathrooms throughout and high end built in wardrobes as standard. The 5 bedroom houses are designed over three levels plus a basement which is accessed directly from the private underground car park. This car park is accessed by the home owners by an electrical secured gate. Each garden, fitted with a premium quality easy maintenance artificial grass, connect to a raised terrace adding an additional relaxation area or place for al fresco dining.

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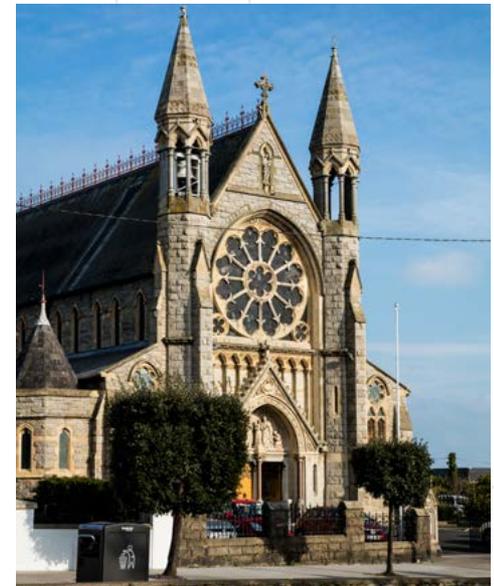


Location

St. Paul's Square is located on Adelaide Road, Glenageary in one of the most sought-after locations in South County Dublin. While the hidden gems of Glasthule and Sandycove Villages are on your door step, Dalkey village and Dun Laoghaire are just minutes walk away.

A host of amenities are available to include Sailing, tennis, rugby and golf at the local

clubs. There is a huge selection of popular restaurants and bars to pick from also. Beautiful beach walks or a leisurely stroll on the pier is within minutes. There is a super choice of local parks and walks in the area to include The People's Park with its popular Sunday market, Killiney Hill and the historic walk/cycle track through The Metals linking the Quarry at Dalkey to Dun Laoghaire Pier.



Access to the city centre is easy using the Dart from Glenageary Dart Station. There are reliable bus routes in the area as well as an Aircoach service linking regularly to Dublin airport. The N11 route to the city is just minutes away and the access to the M50 at Cherrywood provides a gateway to both the North and South of the country. There is an

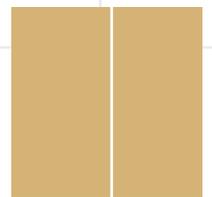
abundance of very good local schools to include Rathdown School, The Harold School, Loreto Dalkey, Blackrock College, The Dalkey school project and Glenageary Killiney National school. You will find a large number of artisan shops locally in the villages or the large shopping centres at Dundrum, Dun Laoghaire and Blackrock are minutes away by car.

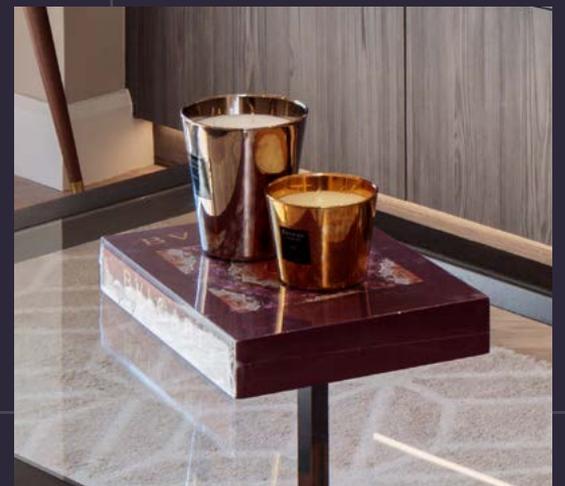
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The Houses

Constructed to the highest standards with a structural guarantee, St. Paul's Square offers high end spacious and luxury homes. Each A-rated home features exceptional energy efficiency. Spacious and contemporary, there is very generous living space with two

separate living rooms and kitchen /dining area. There is an additional room on the top floor which can act as a study or den. The bedrooms are very large with elaborate wardrobe space and beautifully appointed bathrooms. Ceiling to floor glazing in the

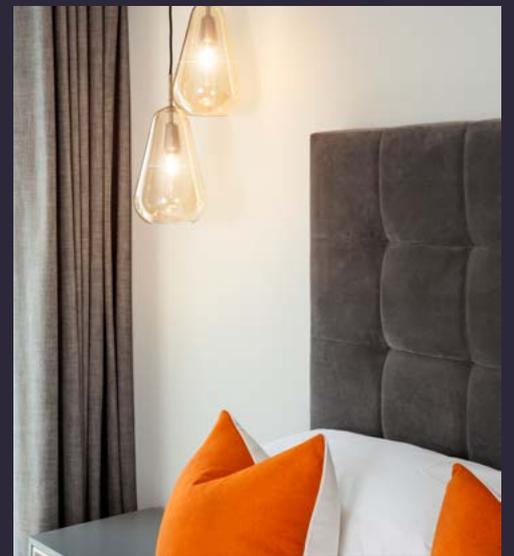
bay windows in both the formal living room and double bedroom allows for bright and attractive living space. A contemporary staircase with a frameless glass balustrade and solid timber handrail is completed with subtle LED lights at each step level.





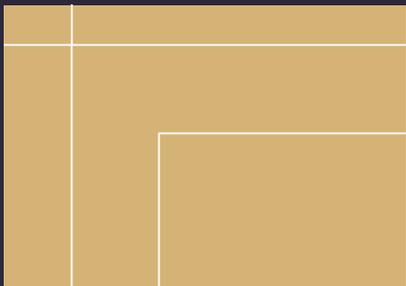


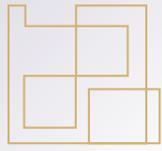
11





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ST. PAUL'S SQUARE

Site Plan



▲ To Dún Laoghaire

◀ Underground Car Park

ADELAIDE ROAD

▼ To N11

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■ 5 Bedroom ■ 3 Bedroom ■ 2 Bedroom

Site map not to scale. For indicative purposes only.

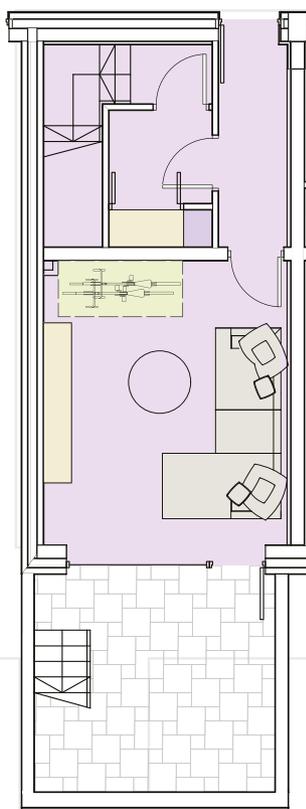


Floor Plans

No. 11 St. Paul's Square | 5 Bedroom End Of Terrace | 215 sq.m / 2,314 sq.ft

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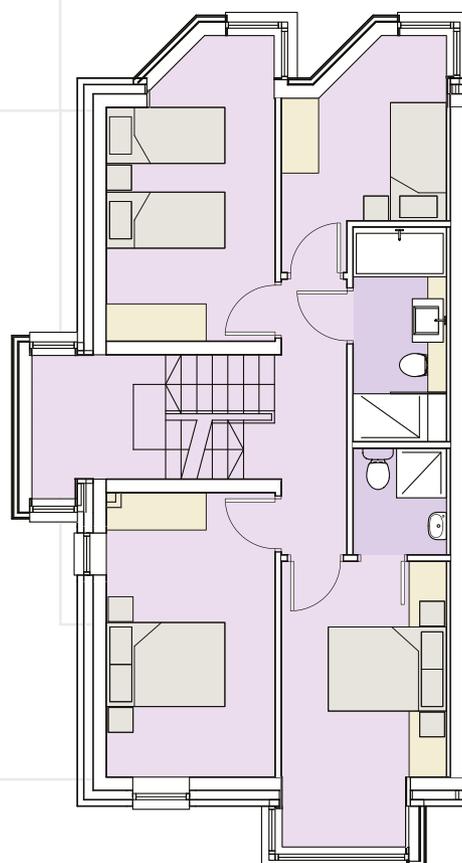
Underground Car Park



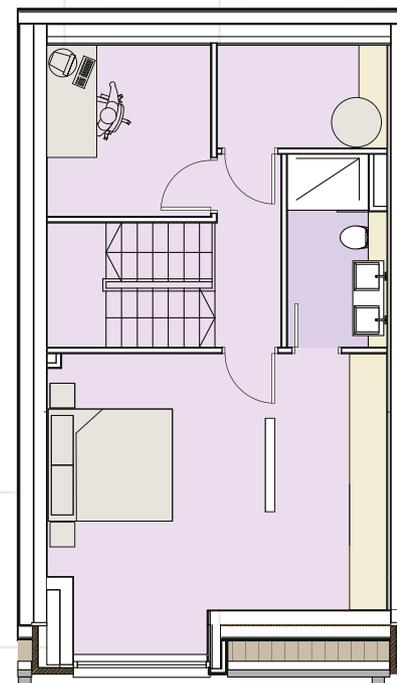
Lower Ground Floor



Upper Ground Floor



First Floor



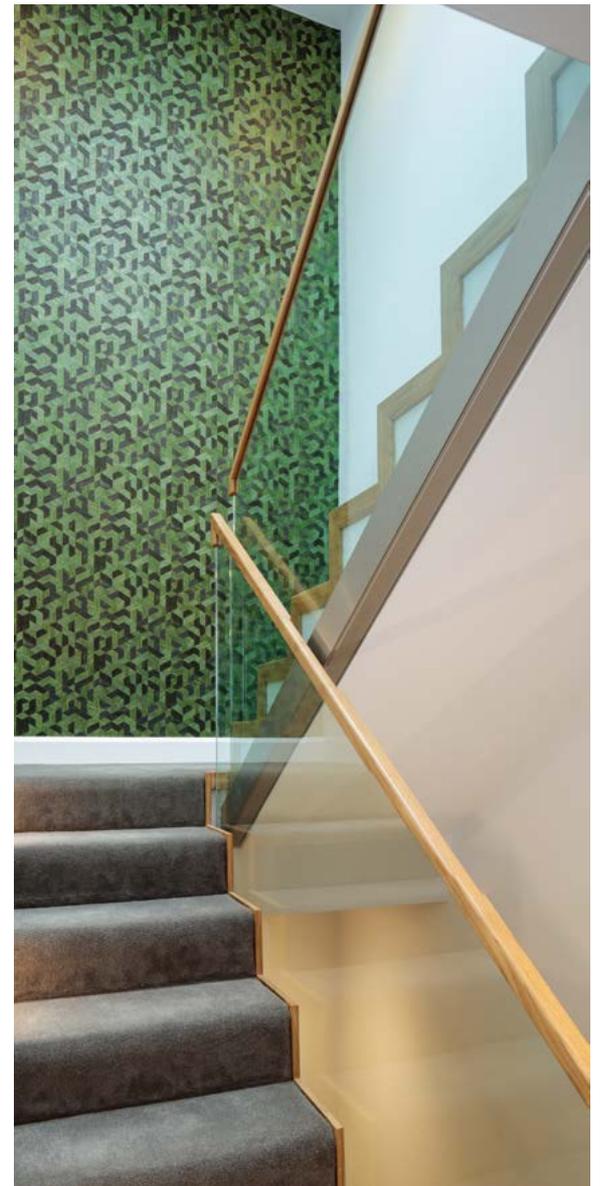
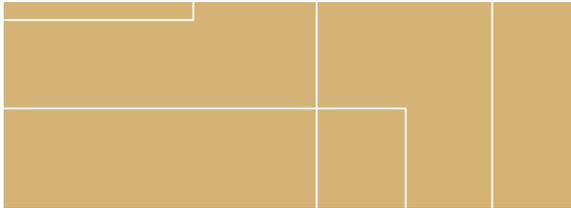
Second Floor

Floor plans not to scale. For indicative purposes only.

Floor Plans

No. 6 - 10 St. Paul's Square | 5 Bedroom Terrace | 225 sq.m / 2,422 sq.ft





Specification

External Finishes

- All houses finished in Ibstock Heritage Red with zinc effect metal cladding.
- All common areas are finished to the highest standard, including well-lit granite paved pathways and terraces, complimentary planting and clear circulation routes.
- The contemporary planting provides interest all year round through a mix of evergreen and deciduous species, including a wide palette of flowering species and selected trees.

Internal Finishes

- Contemporary stairs with frameless glass balustrade with solid timber handrail.
- All walls skimmed and painted throughout in a neutral colour.

Doors / Ironmongery

- Contemporary solid core doors with routed ladder detail throughout.
- High quality contemporary stainless steel fittings.

Kitchens / Utility

- Supplied and fitted by Langrell Furniture, minimal style flat panel handleless mat finish doors & drawers.
- Quartz worktop & splashback.
- Siemens appliances; integrated oven and microwave, hob, extractor fan, fridge freezer and dishwasher.

Bathrooms

- Supplied by Versatile Bathrooms, large format porcelain tiles with complimentary patterned mosaics. High quality sanitaryware and chrome fittings.

Wardrobes

- Supplied and fitted by Langrell Furniture, minimal style flat panel doors and drawers a mix of matt and gloss finishes.
- High quality ironmongery and internal fittings, integrated lighting.

Windows

- Triple glazed alu-clad windows and doors generally.
- Timber engineered main entrance doors. All provided by Munster Joinery.

Heating

- Each dwelling is fitted with a high efficiency Air to Water Heat Pump.
- Dwellings are heated via underfloor heating throughout.
- Zone temperature control is provided to all rooms.
- Mechanical Ventilation with Heat Recovery (MVHR) is provided to each dwelling.

Electrical

- Hardwired fire detection and alarm system throughout c/w battery backup.
- Sockets with USB Ports allocated in key areas
- All electrical power is derived from the Consumer Unit located in utility room.
- Lighting design completed by decorative lighting designer.
- Flexible AV design provided throughout the dwelling
- Pre-wired for Virgin Media and Eir
- High quality minimal architectural LED fittings
- Structured cable infrastructure installed throughout via central location, allowing for future flexibility

Parking / Bikes

- 2 private car parking spaces provided.
- Dedicated bicycle storage area at ground level and at basement level for Houses 5 to 11.

Garden

- Private back gardens have been fitted with a high level, contemporary, maintenance free, artificial grass to provide a safe, pleasant and durable living space.
- A large L-shaped planter at ground floor level will provide a stylish and natural backdrop to the garden.
- Connected to the back gardens by a small flight of stairs a tranquil terrace can be reached, adding another level to the outdoor space.
- The terraces will be fitted with a planter including a small tree and flowering shrubs, with the rear wall receiving a selection of climbing plants.

Management Company

- All purchasers will become members of the management company - details on request.

Guarantee

- 10-year Global Home Warranties structural guarantee.

YOUR DEVELOPER

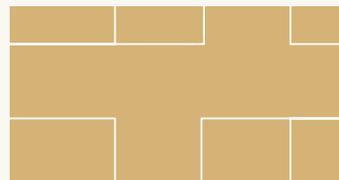
TORCA HOMES

Torca homes are a family run nationwide development company with a special focus on high end family homes in sought after locations.

Their building approach is very considerate with sustainability and energy efficiency being of utmost importance.

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These priorities are reflected in their recent developments at Elton Park, Sandycove, Co. Dublin and Manor Brook, Adare, Co Limerick.





For more information about these
stunning contemporary homes contact

Agent

The Lisney logo consists of the word "Lisney" in a white, bold, sans-serif font, centered within a white rectangular border. This is set against a solid red square background.

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2

01 638 2700

stpauls@lisney.com

PSRA 001848

A development by

TORCA
HOMES



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor (Torca Homes) or by the vendor's agent (Lisney) in respect of the premises, shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor (Torca Homes), or by the vendor's agent (Lisney), are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract.

Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor (Torca Homes) or by the vendor's agent (Lisney), shall give rise to any claim for compensation against the vendor or against the vendor's agent, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through the vendor's agent (Lisney).

BER A2

BER Number's available
on request

