



36 Orwell Hall

Marianella

Rathgar

Dublin 6

- Spacious 2 Bedroom Apartment
- c. 93 sq. m. / 1,001 sq. ft.
- Highly Desirable Location
- Exclusive Development



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**FOR
SALE**

LOCATION

Situated in Rathgar Village, Marianella is an exclusive residential development of luxury apartments, located in one of Dublin's most sought after suburbs.

Rathgar Village hosts a wide selection of restaurants, shops and services and is only a 5-minute walk from the property.

There are a number of amenities close by including Rathgar Tennis Club, Orwell Healthcare, Mount Carmel Community Hospital and Milltown Golf Club.

The area is well served by Dublin Bus and the Green Line LUAS at Milltown, provides easy access to the City Centre.

DESCRIPTION

No. 36 which is situated on the 3rd floor of the development, is a large, spacious 2 bedroom, 2 bathroom apartment.

An open plan kitchen / living and dining area is located to the front of the apartment, opening out onto a large south facing balcony providing an abundance of natural light throughout the space.

The feature master bedroom enjoys a private balcony, a fully fitted walk in wardrobe and a modern en-suite with bathtub, large walk in shower and double sink vanity unit.

The second bedroom consists of a bright, spacious double room with feature full height window and fitted floor to ceiling wardrobes.

The main bathroom provides a sleek walk in shower and ample storage space.

The entrance hall has the benefit of 2 storage rooms, a utility cupboard and separate laundry area.

The building provides excellent security and is accessed by security fob. There is one designated parking space.

ACCOMMODATION

Living & Dining Area:	5.9m x 5.5m
Kitchen:	3.1m x 2.8m
Master Bedroom:	4.2m x 2.8m
Bedroom 2:	4.5m x 2.8m

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence.

Service Charge: c. €4,132 per annum

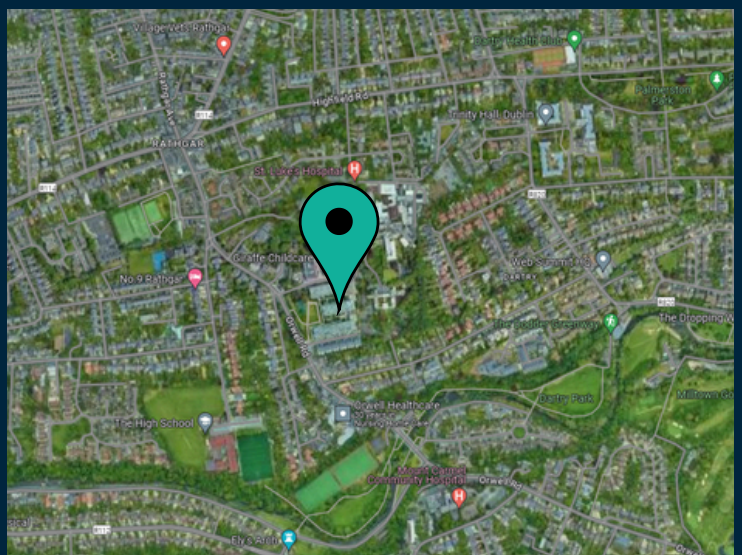


ONSITE AMENITIES

This wonderful apartment is further benefitted by the beautifully landscaped gardens.

There is also a private Residents Clubhouse which provides a wellness centre that includes a steam room, sauna and gym with an onsite personal trainer, a private residents cinema, stunning lounge area, concierge desk and an abundance of guest parking

An outdoor terrace, located off the lounge, also provides private outdoor living.







CONTACT DETAILS

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