

owenreilly

FOR SALE BY PRIVATE TREATY



**THE PENTHOUSE AT HANOVER QUAY,
28 HANOVER DOCK,
GRAND CANAL DOCK,
DUBLIN 2.**

BER B3

DESCRIPTION

Owen Reilly presents this truly magnificent penthouse with breath taking views in a unique waterfront setting on Hanover Quay in the heart of Dublin's most sought after city quarter overlooking the Martha Swartz designed Grand Canal Square. The light filled and spacious interior is laid over two levels facing south with all primary rooms boasting water views and is further complimented by extensive roof terrace space (c. 84 sq. m. / 903 sq. ft.) where the stunning 360 degree views can be further enjoyed and extends the generous living space. Presented in turn-key condition, the penthouse is finished and styled to the highest of standards and the accommodation briefly comprises of a hall with utility, living room with access to roof terrace incorporating a home office area, kitchen/dining room, three double-bedrooms, master ensuite and a bathroom. Features include two secure underground parking spaces, under floor gas heating, SieMatic kitchen, air conditioning and high ceilings.

LOCATION

Hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most fashionable & vibrant city districts and now Ireland's central business district. The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the rest of the city. Grand Canal Dock is also home to major employers such as AirBnB, HSBC, Facebook, Google and Facebook. Many more companies will be relocated to Dublin Docklands as a result of Brexit with JP Morgan scheduled to open offices in 2018. Grand Canal Dock is set to achieve significant capital appreciation in the coming years.

SPECIAL FEATURES

- 7/8th floor penthouse
- Stunning views
- Extensive south facing terraces
- Bright, spacious, light filled interior
- Two designated parking spaces
- Air conditioning
- Luxury bathrooms
- Underfloor gas heating
- Contemporary fully equipped SieMatic kitchen
- 15 minutes' walk from Dublin city centre
- Upmarket development



ACCOMMODATION

Entrance hall (4.11 x 1.7m)

L-shaped hallway with video intercom, marble tiling and a utility closet with a washing machine.

Living/Dining room (7.68m x 3.88m)

Spacious, light filled, open plan living room with hardwood flooring, spot lighting and floor to ceiling glazing with access to a large terrace which enjoys stunning views. Incorporates an office area.

Kitchen (2.54m x 2.42m)

Contemporary SieMatic kitchen with solid works tops and integrated appliances to include a dishwasher, fridge/ freezer, microwave, Gaggenau oven, hob and extractor fan.

Master bedroom (5.97m x 3.64m)

Superb master bedroom with access to the lower terrace and water views over Grand Canal Dock

En-suite (2.24m x 1.46m)

Fully tiled with a white three piece suite including large walk in shower, mirror and cabinets.

Bedroom 2 (4.94m x 2.63m)

Double bedroom with double built in wardrobes.

Bedroom 3 (3.2m x 2.89m)

Double bedroom with fitted slide robes.

Bathroom (2.28m x 1.73m)

Fully tiled bathroom featuring a white three piece, mirrored cabinets and spot lighting.

Upper level

Living room (6.39m x 3.75m)

Amazing, south facing living room with hardwood flooring, spot lighting and floor to ceiling glazing with access to a large terrace which enjoys stunning views. Corner office space (1.92m x 1.84m)

Terrace (8.07m x 4.16m)

Generous terrace boasting south facing water views of Grand Canal Dock, the Aviva stadium and the Dublin Mountains.



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VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 132 Sq. M

BER RATING

B3



Everything we touch turns to...

ALL ENQUIRIES

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