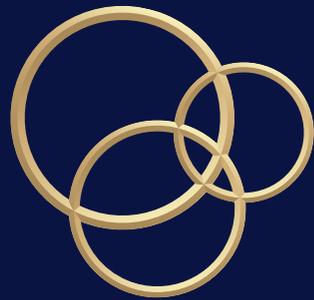


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Exceptional apartments at an  
outstanding Ballsbridge address



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Blackhall Green Homes

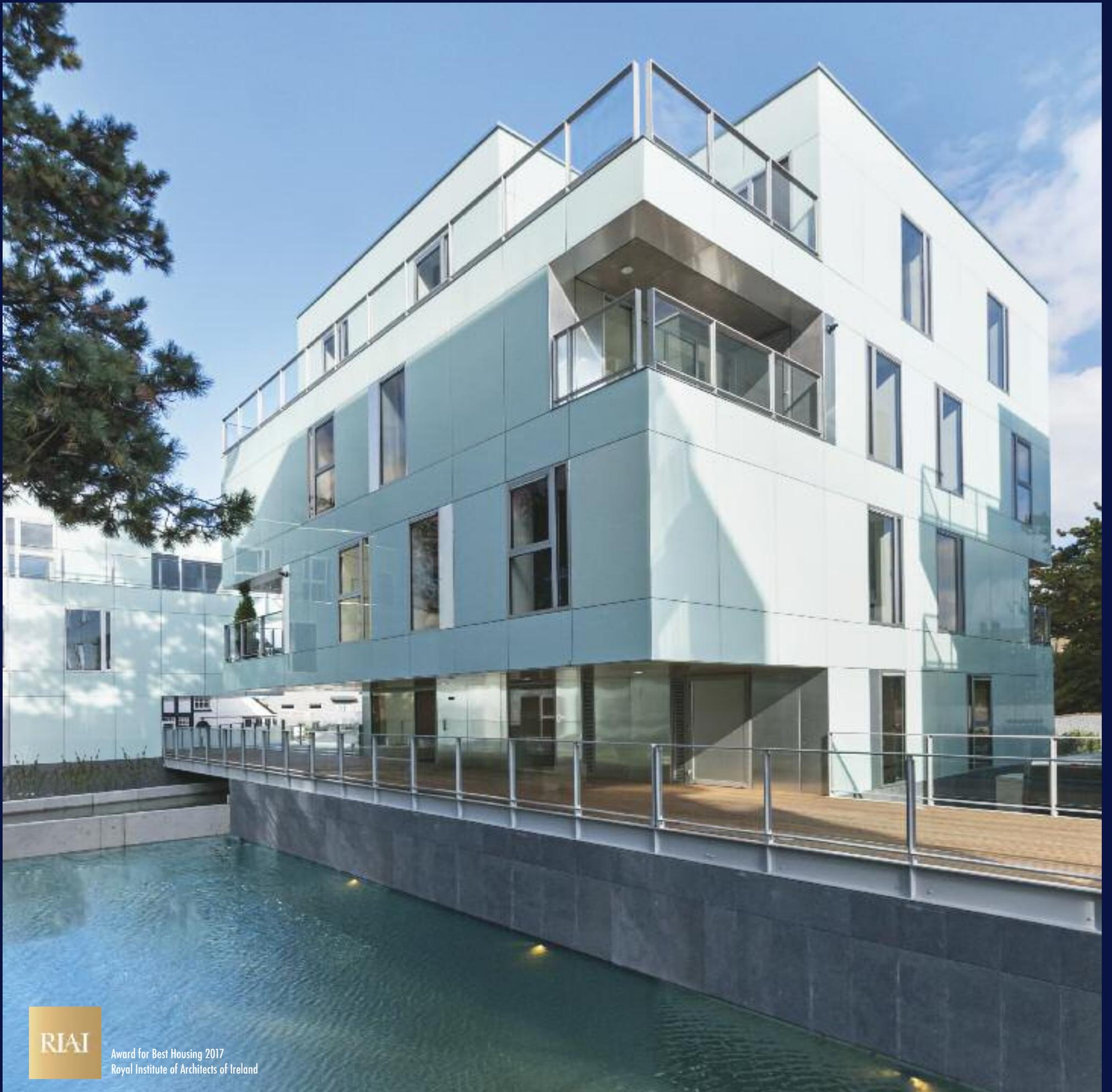




An oasis in the city...



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## Definitive Ballsbridge Address

When it comes to property – location has always been the benchmark of standing and Dunluce has it all. Situated amidst mature trees in the middle of Ballsbridge, Dublin 4 beside the RDS, overlooking the River Dodder and Herbert Park to the west, and Merrion Cricket Club to the south, Dunluce is arguably the best address in Dublin.

Accessed directly from Anglesea Road in the heart of Dublin's best neighbourhood just minutes from the City Centre, Dunluce is a small enclave of just 25 luxury apartments in four glass clad buildings.

Ballsbridge has evolved in tandem with the city of Dublin, one is as old as the other and it has long been an exquisite neighbourhood boasting outstanding local amenities with easy access to the City Centre.

It is said the world around us shapes us as much as we shape it and if that is true, then where better to be than Dunluce? where a unique contemporary apartment development worthy of its truly outstanding setting awaits the discerning purchaser, offering the pinnacle of apartment living in Dublin 4.

# Beside the RDS, on the banks of the River Dodder, overlooking Herbert Park & Merrion Cricket Club



Dunluce overlooks **Herbert Park**, a thirty two acre green oasis with parklands, decorative gardens, eight tennis courts, bowling green, croquet lawn, two children's playgrounds, bandstand and duck pond.

The **River Dodder** runs alongside Dunluce and is one of the best preserved city rivers in Europe. It rises in the Wicklow Mountains and along its 26 kilometres its power supplied the industries of the past on route to join the Liffey near Ringsend. It is home to an abundance of flora and fauna and frequent wildlife visitors include; mallard, heron, kingfisher, swan, red fox, badgers, otters, brown trout, eel and salmon and lamprey eels are expected to return to most of the river after more than a 200 year absence pending the construction of new fish ladders. The Dodder is popular for fishing and angling from the 17th March to the 30th September during fishing season.

**Merrion Cricket Club** next door to Dunluce was founded in 1906, it is a vibrant club with top quality coaching. A new clubhouse welcomes visitors to enjoy the friendly atmosphere.

The **RDS** (Royal Dublin Society) was founded in 1731 with the aim to promote Irish Agriculture, arts, industry and science. The Society relocated to 15 acres in Ballsbridge in 1879. The RDS Arena is a multi-purpose sports stadium with a capacity of 18,500 and while it was developed to host equestrian events it is regularly used for other sporting events – primarily international football and rugby. It also hosts Art and Antique shows, Musicals, Concerts, Family Funfairs, Ice Skating, Young Scientist Exhibitions and many other events including the occasional visit to Dublin of American Football.







The Royal Dublin Society together with all the great amenities of Ballsbridge are adjacent to Dunluce

# Cosmopolitan Ballsbridge, Dublin 4.

Ballsbridge is a thriving village with the very finest amenities all within walking distance of Dunluce. Ballsbridge was named after a three arched cut stone bridge of the same name built over the River Dodder in 1791, the village has a history dating back to The Donnybrook Fair in 1204 and has been home to many illustrious people and a good number of famous ones too, including literary greats like, William Butler Yeats, Brendan Behan and Patrick Kavanagh.

**Eating out** in Ballsbridge is a joy with; public houses at Crowes, Paddy Cullens, Mary Macs and Bellamy's Bridge 1859 Bar, all of which serve food. Then there are some of the City's finest restaurants including; Roly's Bistro, The Lobster Pot, Bella Cuba, Baan Thai, Kites, Belluccis, Chandni Indian Restaurant, MAIA, Jewel in the Crown and more as well as excellent hotels including The Intercontinental and Herbert Park Hotel.

**Shopping** in Ballsbridge is an eclectic mix of butchers, bakeries, book stores and bistros, most are Independent shops run by people who greet you by name – people who care and are living testimony to the great neighbourhood at Ballsbridge.

On your door step is a world of culture with no less that **29 Foreign Embassies** located in Ballsbridge including the American Embassy and the Embassies of Britain, Italy, Spain and France, so rest assured Dunluce residents can keep the best of multi-cultural company.

There are excellent schools close by among them; Muckross Park College, The Teresian School, St Michaels College and St Conleths College, as well as nearby universities at Trinity College and UCD.

## Transport Links

The DART runs close to Ballsbridge with Lansdowne and Sandymount being the closest stops, both c.5 min walk from Dunluce which is served by bus route numbers 4,7,8,18,70,63 & 84 and 27X. The DART connects with the LUAS at Connolly Station which has onward connections to Heuston Station and National Rail routes.

The Airport is easily accessed via Aircoach from Merrion Road at the front of the RDS and Dublin's Ferry Ports at Dún Laoghaire and Dublin Port are circa. 20 and 10 minute drives respectively.



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## Inspired Architecture

Here at Dunluce, in the heart of Ballsbridge on the banks of the river Dodder, award winning architects DTA were inspired by the verdant oasis of mature plants and trees overlooking Herbert Park.

At once they set about finding a sustainable design that would use the green setting to breathe life into the architecture, so residents benefit from this idyllic setting.

To maximise views, four buildings ranging in height from 3 to 6 floors have been created and arranged around a central garden linked together by raised walkways. The walkways and corner balconies provide residents with easy enjoyment of the exceptional landscape allowing the gardens and the apartments to merge as one unique living environment.

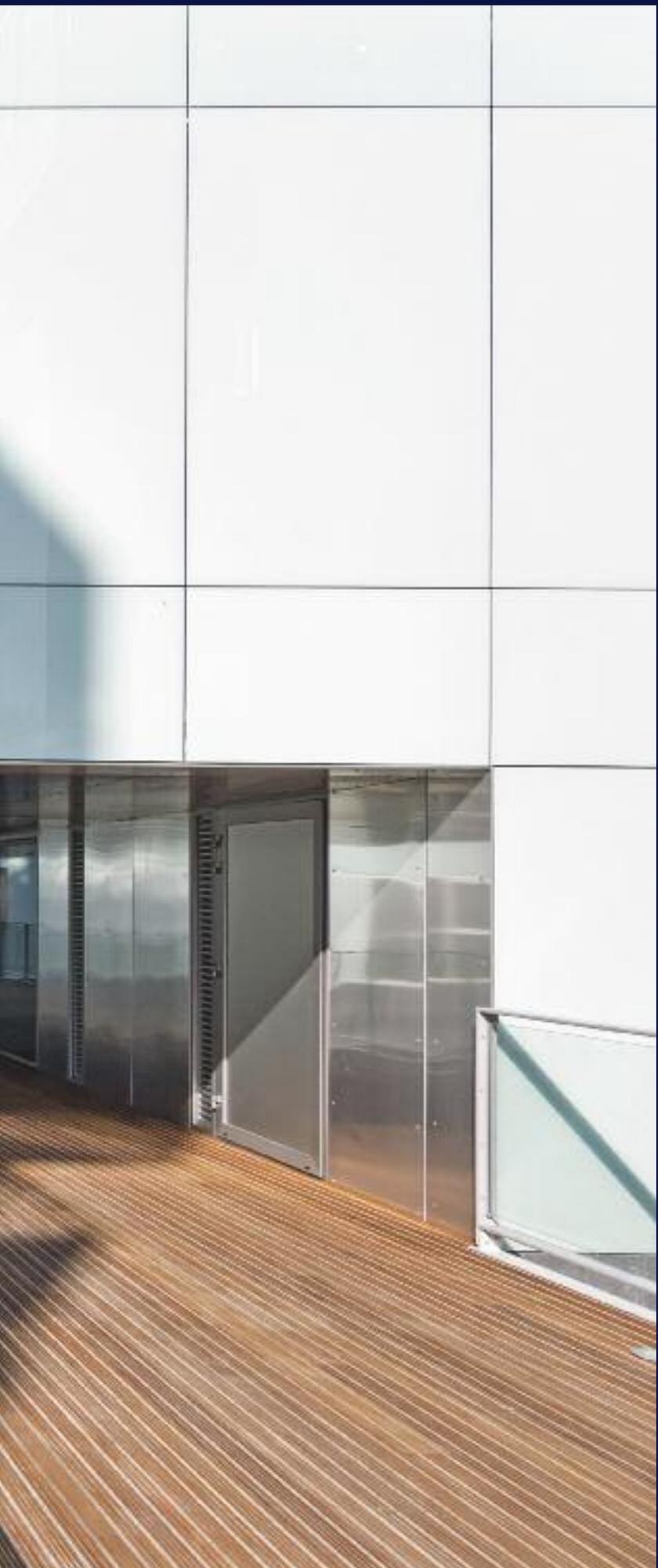
Stunning façades are finished in a unique glass cladding by Lithodecor, the reflective finish breaks down visual barriers to deliver a magical interplay between landscape and architecture. It's about integrating the apartments and "dissolving" the buildings into their surroundings, while walkways suspended over babbling brooks draw the senses to the sounds, sights and benefits of nature.

A Kilkenny Limestone plinth elevates the apartments improving views and promoting the permeation and reflection of light throughout the development. Full height anodized windows and bespoke glass balcony balustrades channel swathes of light indoors while allowing the great outdoors to become a meaningful extension of living space. Dunluce is an inspiring vision of cosmopolitan apartment living in a world apart.





A selection of photographs at Dunluce



## Recognising Excellence

The Dunluce apartment development by DTA Architects and Blackhall Green Homes won the Best Housing 2017 Award at the 2017 RIAI Architecture Awards which took place in the Mansion House, Dublin in June 2017, a fantastic achievement considering the competition for this prized accolade.





A selection of photographs at Dunluce

# Dunluce

# Specification

At Dunluce nothing is left to chance, every apartment offers commensurate standards of style and quality, planned, designed and finished to the most exacting specification.

Every aspect is perfectly proportioned to create a sense of higher space, as practical as it is striking, as effective as it is beautiful.

Both inside and out, Dunluce strives to achieve the pinnacle of perfection, embedding quality in every detail and enhancing a superior living experience by delivering on a pure concept.

Dunluce goes far beyond the mere functional, it is architecture for mind, body and soul.



EACH APARTMENT IS COVERED BY  
A 10 YEAR HOMEBOND GUARANTEE

**bgh.**  
Blackhall Green Homes

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## Structure

CFD Piled Foundation and solid concrete reinforced structure with the highest level of insulation applied to the fabric of the buildings.

## Insulation

Kingspan Styrozone Insulation and Grace Vapour Barrier membrane.  
Low Energy Double Glazing throughout.  
Building fabric is detailed to minimise thermal bridging.

## Cladding

Lithedecor Glass Rainscreen Cladding System to ground and upper levels with Limestone Cladding to lower ground levels.

## Kitchens

European handleless kitchens by Kitchen Elegance are reassuringly sophisticated.

High gloss lacquered doors with Blum fittings and Velstone work surfaces make a stylish statement with clean, crisp lines and smooth work surfaces.

This is complimented by a toughened glass metallic splashback and low voltage LED strip lighting.

Cabinet interiors are Limed Oak and the Velstone work surface offers a non-porous, seamless, stain resistant and low care solution.

Underslung stainless steel sinks are by Franco and are fitted with state of the art single lever mixer taps.

## Integrated appliances include:

Stainless steel fronted Electrolux Electric Fan Oven  
Electrolux 4 Zone Ceramic Hob in stainless steel and glass  
ELICA stainless steel touch controlled Extractor Hood  
Fully integrated fridge freezer by Electrolux  
Fully integrated dishwasher by Electrolux  
Eco friendly integrated recycling system for food waste and paper

## Utility / Laundry

Located away from the living space to isolate associated noises is a small laundry / utility which is fitted with an Electrolux Washing Machine/dryer and is easily accessed from the hall.

## Bathrooms & en-suites

Stylish bathrooms and en-suites are designed around clean modern lines and offer excellent quality throughout. Villeroy & Boch baths, Sinks and WC's are set in coordinated porcelain tiling to walls and floors which are also by Villeroy & Boch.

Elegant toughened glass shower enclosures include thermostatically controlled shower fittings by Kludi.

There are feature heated towel rails and matching fittings.

En-suites feature a mirrored vanity unit incorporating shaving socket and lighting, there is a large over-sink mirror incorporating shaving socket in the shower-room, all elegantly lit by low voltage ceiling down lighters.

## Bedrooms

Bedrooms are all double rooms and feature a fit-out by Bedroom Elegance, the subtle cashmere ultra-gloss finish mixed with a vintage limed oak surround create that sense of calm we all look for in our bedroom.

Together with wardrobes, there are clever storage solutions in each bedroom to help utilise all of your precious space.

## Electrical Specification

There are generous lighting and power points throughout with modern switches and sockets and a low energy lighting installation in living rooms, kitchens, halls and bedrooms.

## Broadband & TV

Pre-wired for triple play solution Broadband, TV and Phone system.  
TV points to living room and main bedroom.  
Telephone points and data points to living and main bedroom.  
Free to Air Satellite and Saorview system.

## Heat & Hot Water

A3 Rated Combi-Boiler heating, and contemporary radiators.  
Individually thermostatically controlled radiators to all rooms.  
Insulation standards exceed buildings regulations requirements.

## Internal Finishes

Walls and ceiling painted throughout and finished in emulsion paint, joinery is of the highest standard including Essexford Doors.

## Windows

High performance floor to ceiling pre-finished anodised aluminium double glazed windows by APA Systems.

## Private Balconies

High performance sliding patio doors lead to expansive balconies that are finished with hardwood decking complete with the highest quality fabricated glass and steel balustrades.

## Video Intercom

Video Intercom System to all apartments with access control of main entrance gate.

## Basement Storage

Assigned lockable storage cages are located in basements for each apartment and penthouse.

## Entrance Lobbies

Lobbies are finished to a very high standard.  
Individually assigned post boxes are located in each lobby.

## Lifts

Ascension Lifts feature high quality interior finishes and are fitted with a dedicated telephone line and emergency telephone handset.

## Car Parking

Assigned car parking space for each apartment and penthouse.

## Bicycle Parking

Conveniently located bicycle storage rack. .

## CCTV

24 hour remote monitored CCTV.

## Park Setting

The landscaped environment is designed to provide a peaceful and serene atmosphere, by internationally recognised landscape architect Bernard Seymour.

Mature trees provide majestic features in the spectacular gardens that are built around a network of water features all easily enjoyed from the raised boardwalks and bridges that inter-connect and provide access to all four buildings.

Views extend across the River Dodder to Herbert Park and Merrion Cricket Grounds.

## Management

Managing agents will be employed for the maintenance of communal facilities & landscaped areas. This will form part of a service charge.

Communal storage area caters for the 3 bin system for the collection of recyclables, organic waste and residual waste.



A selection of photographs at Dunluce



A Verdant Setting off Anglesea Road



So that residents enjoy more views, more light and more privacy, there is a maximum of just two apartments on any floor and only one at penthouse level. Car movements are confined to the Anglesea Road side of the site creating a car-free zone for residents enjoyment. The elegant raised walkways lead to the four apartment buildings and connect to the garden areas.

All apartments are dual aspect, with corner balconies, open plan living spaces, full height doors, floor to ceiling windows and a generous specification that includes kitchen designs by Kitchen Elegance, bathrooms by Villeroy & Boch and sleek wardrobes in all bedrooms. Dunluce is a singular development where every aspect is designed to deliver a vision of perfections in this extraordinary location.

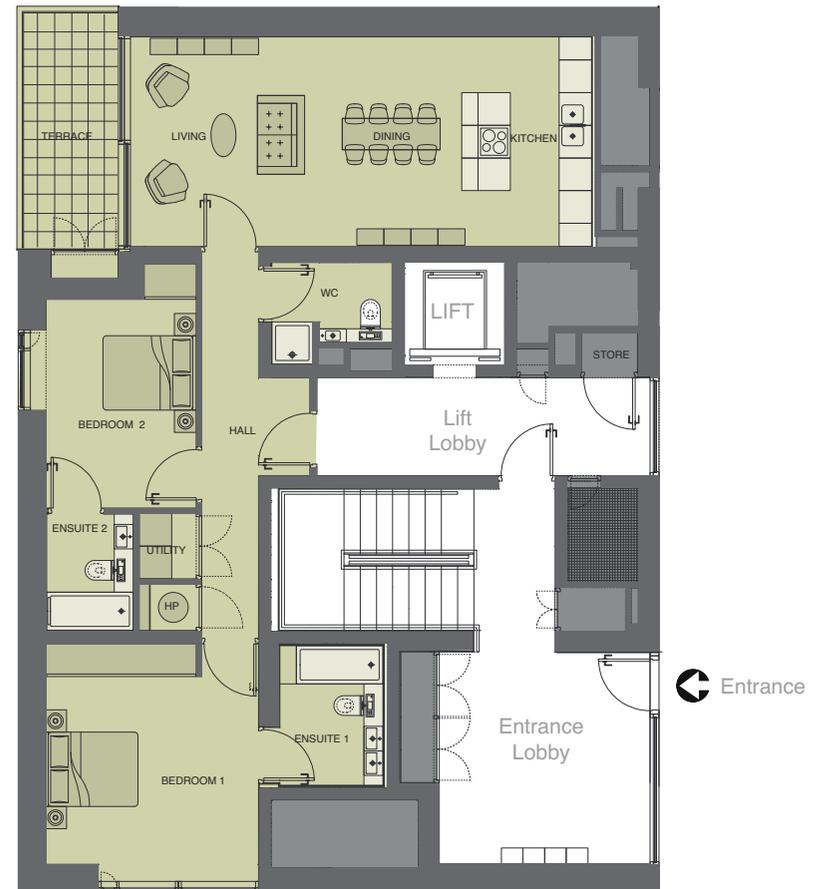




# Anu Building Floorplans

Apartment Stores are on lower ground floor - Not shown here

Ground Floor



**Apt no. A1**  
 2 Bedroom Apartment  
 Internal area: 89.97 sq.m  
 Terrace area: 7.59 sq.m

## 25 Apartments

Dunluce is a private development of just 21 two bedroom apartments and 4 three bedroom penthouse apartments. All bedrooms are double rooms and each apartment has its own private terrace. All 2 bedroom apartments are dual aspect while penthouses enjoy full aspect.

## 4 Buildings

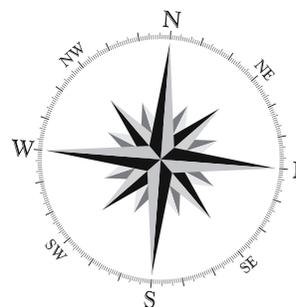
Arranging the 25 apartments in 4 buildings allowed the architects to deliver better views and more day light and with a maximum of just two apartments per floor there is more privacy too.

## 1 Dunluce

Dunluce is about offering the very best in apartment living in a truly magnificent setting at a prime Ballsbridge location. Dunluce is a unique development that delivers the pinnacle of apartment living in Dublin's finest address.



Award for Best Housing 2017  
 Royal Institute of Architects of Ireland





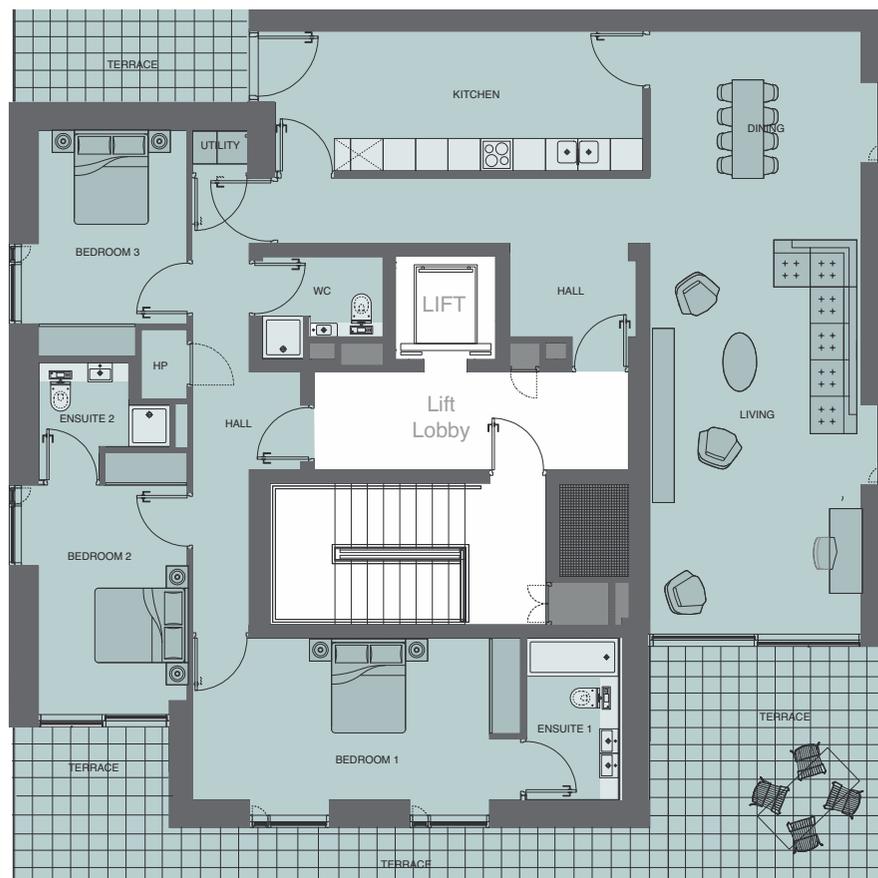
**First Floor**



**Apt no. A2**  
 2 Bedroom Apartment  
 Internal area: 86.10 sq.m  
 Terrace area: 7.59 sq.m

**Apt no. A3**  
 2 Bedroom Apartment  
 Internal area: 89.56 sq.m  
 Terrace area: 7.59 sq.m

**Second Floor**



**Penthouse Apt no. A4**  
 3 Bedroom Apartment  
 Internal area: 150.68 sq.m  
 Terrace area: 43.57 sq.m



# Bevin Building Floorplans

Apartment Stores are on Lower Ground Floor - *not shown here*

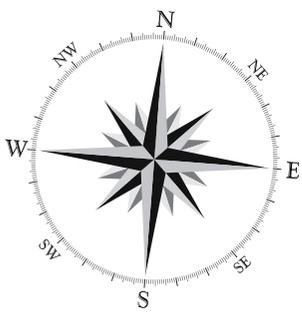


**Concierge / management**  
 Internal area: 85.62 sq.m  
 Terrace area: 7.59 sq.m



**Apt no. B6**  
 2 Bedroom Apartment  
 Internal area: 89.87 sq.m  
 Terrace area: 7.59 sq.m

**Apt no. B7**  
 2 Bedroom Apartment  
 Internal area: 87.39 sq.m  
 Terrace area: 7.59 sq.m





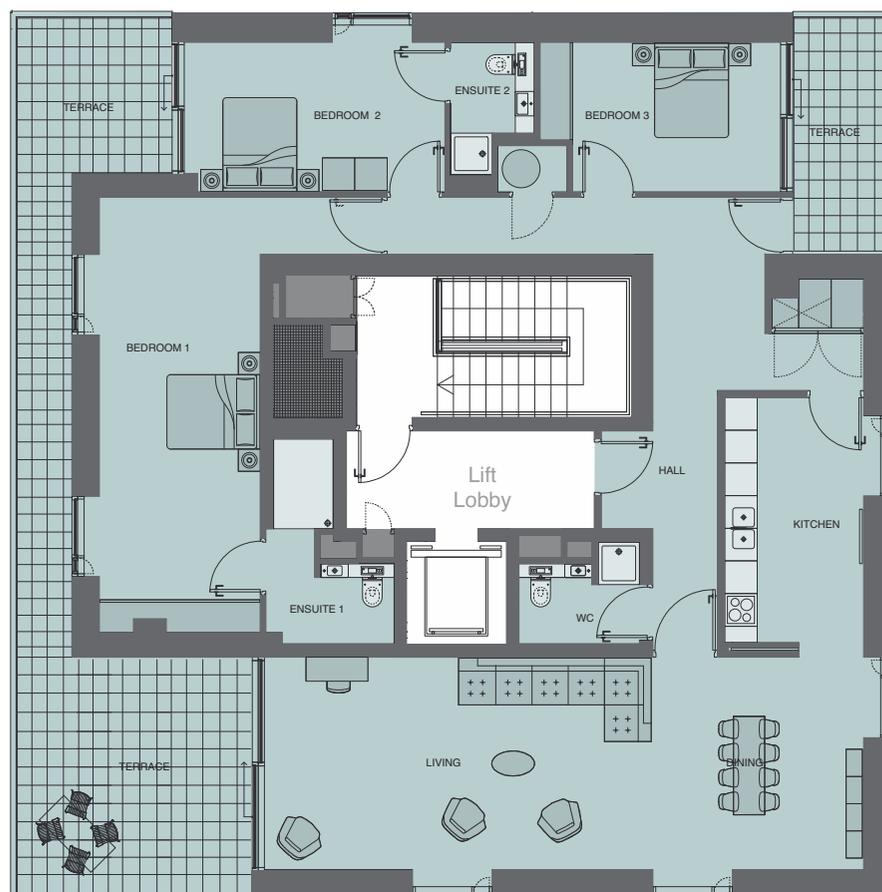
**Second Floor**



**Apt no. B8**  
 2 Bedroom Apartment  
 Internal area: 90.24sq.m  
 Terrace area: 7.59 sq.m

**Apt no. B9**  
 2 Bedroom Apartment  
 Internal area: 88.06 sq.m  
 Terrace area: 7.59 sq.m

**Third Floor**



**Penthouse Apt no. B10**  
 3 Bedroom Apartment  
 Internal area: 153.11 sq.m  
 Terrace area: 43.57 sq.m

# Coll Building Floorplans

Apartment Stores are on Lower Ground Floor - *not shown here*

**Ground Floor**



**Apt no. C11**

2 Bedroom Apartment  
Internal area: 86.97 sq.m  
Terrace area: 7.59 sq.m

**First Floor**

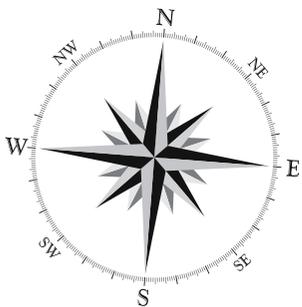


**Apt no. C12**

2 Bedroom Apartment  
Internal area: 89.39 sq.m  
Terrace area: 7.59 sq.m

**Apt no. C13**

2 Bedroom Apartment  
Internal area: 87.49 sq.m  
Terrace area: 7.59 sq.m





**COLL**  
BUILDING

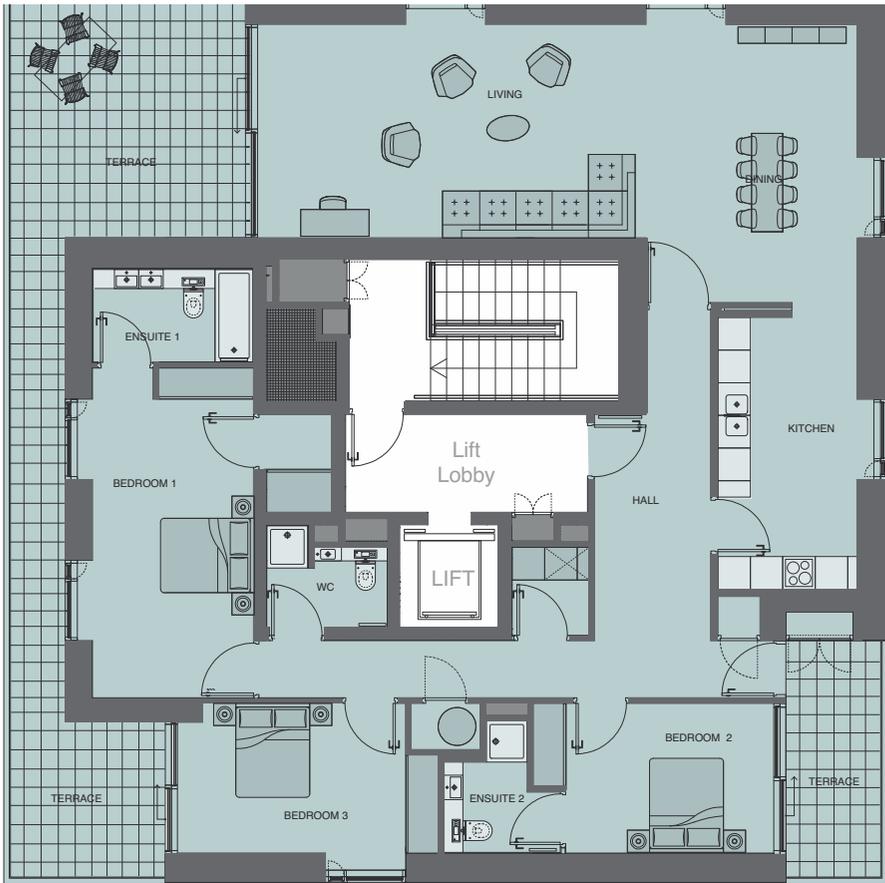
**Second Floor**



**Apt no. C14**  
2 Bedroom Apartment  
Internal area: 89.74 sq.m  
Terrace area: 7.59 sq.m

**Apt no. C15**  
2 Bedroom Apartment  
Internal area: 86.56 sq.m  
Terrace area: 7.59 sq.m

**Third Floor**



**Penthouse Apt no. C16**  
3 Bedroom Apartment  
Internal area: 152.50 sq.m  
Terrace area: 43.57 sq.m



# Danu Building Floorplans

Apartment Stores are on Lower Ground Floor - *not shown here*

### Ground Floor



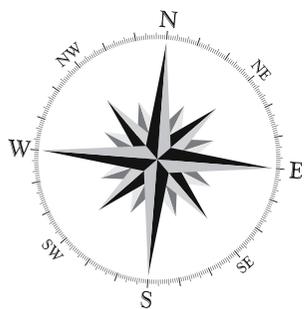
### First Floor



**Apt no. D17**  
2 Bedroom Apartment  
Internal area: 88.93 sq.m  
Terrace area: 7.59 sq.m

**Apt no. D18**  
2 Bedroom Apartment  
Internal area: 87.39 sq.m  
Terrace area: 7.59 sq.m

**Apt no. D19**  
2 Bedroom Apartment  
Internal area: 89.74 sq.m  
Terrace area: 7.59 sq.m





### Second Floor



### Third Floor

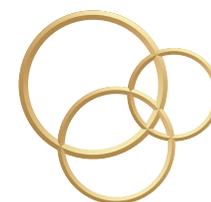


**Apt no. D20**  
2 Bedroom Apartment  
Internal area: 87.50 sq.m  
Terrace area: 7.59 sq.m

**Apt no. D21**  
2 Bedroom Apartment  
Internal area: 89.64 sq.m  
Terrace area: 7.59 sq.m

**Apt no. D22**  
2 Bedroom Apartment  
Internal area: 87.39 sq.m  
Terrace area: 7.59 sq.m

**Apt no. D23**  
2 Bedroom Apartment  
Internal area: 89.75 sq.m  
Terrace area: 7.59 sq.m



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# Danu Building Floorplans

*Continued*

Apartment Stores are on Lower Ground Floor - *not shown here*



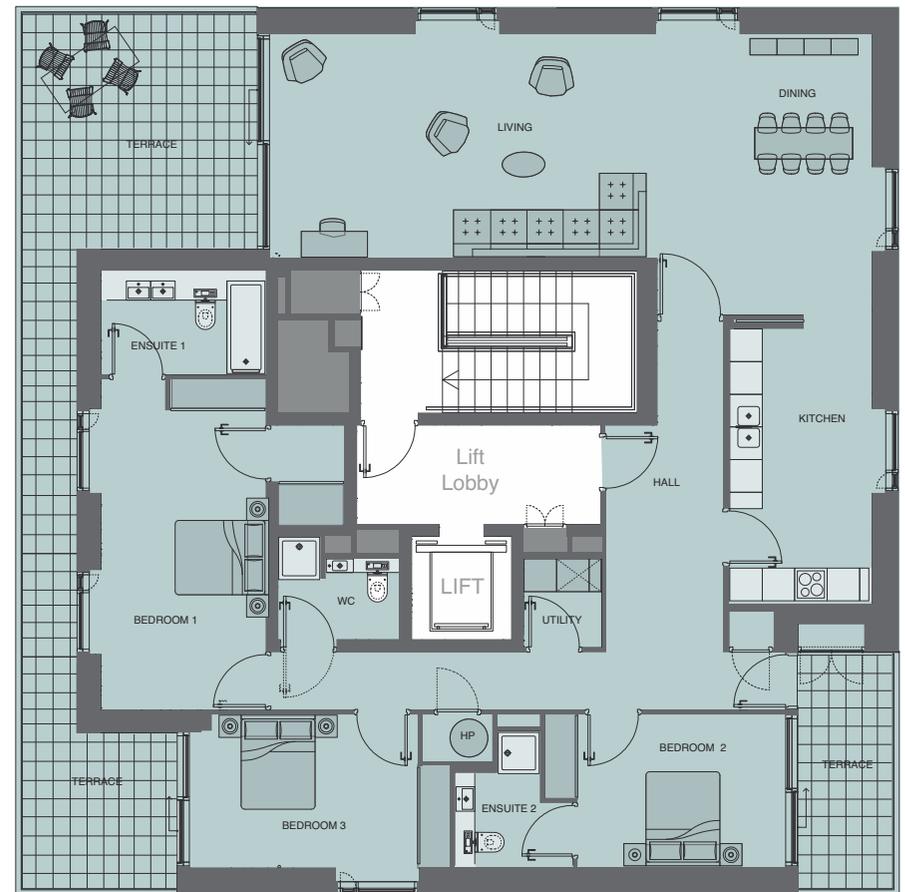
**Fourth Floor**



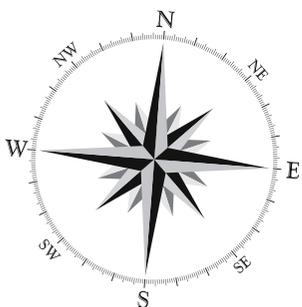
**Apt no. D24**  
2 Bedroom Apartment  
Internal area: 87.50 sq.m  
Terrace area: 7.59 sq.m

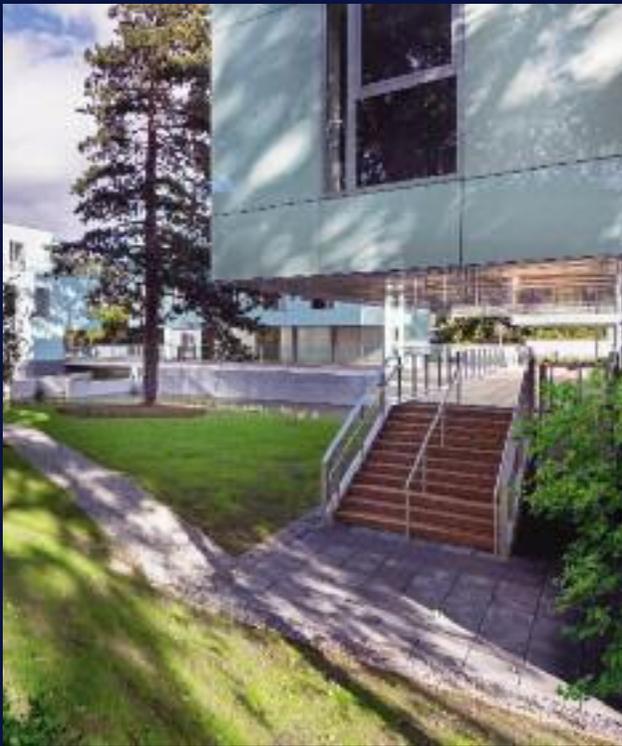
**Apt no. D25**  
2 Bedroom Apartment  
Internal area: 89.64 sq.m  
Terrace area: 7.59 sq.m

**Fifth Floor / Penthouse Level**

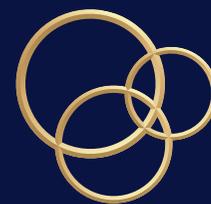


**Penthouse Apt no. D26**  
3 Bedroom Apartment  
Internal area: 152.56 sq.m  
Terrace area: 43.57 sq.m





“Interweaving nature and living space so that we enjoy the beauty of one and the comfort of the other, it has always been an architectural ideal, an ideal that Dunluce has mastered.”



**DUNLUCE**

BALLSBRIDGE



  
**DUNLUCE**  
BALLSBRIDGE



## PROFESSIONAL TEAM

ARCHITECTS  
DTA Architects

CIVIL & STRUCTURAL ENGINEERS  
Pat O’Gorman & Associates

MECHANICAL & ELECTRICAL ENGINEERS  
Varming Consulting Engineers

LANDSCAPE ARCHITECTS  
Bernard Seymour Landscape Architects

COST CONSULTANTS  
O’Farrell Quantity Surveyors

PLANNING CONSULTANTS  
MacCabe Durney Barnes

DESIGN CONSULTANT  
Archimedium



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