

For Sale

Asking Price: €425,000

Sherry
FitzGerald



36 The Old Chocolate Factory,
Kilmainham,
Dublin 8,
D08 X7E8

BER C1

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apt. 36 The Old Chocolate Factory, Kilmainham Square to the market. A One-of-a-Kind Penthouse Where Industrial Heritage Meets Contemporary Elegance. Featuring Irreplaceable design and craftsmanship throughout

Set atop a landmark factory conversion, Apartment 36 is a penthouse of rare pedigree—melding raw character with refined luxury in one of Dublin’s most sought-after city-fringe locations. This exceptional home reimagines modern living with artisanal precision and a bespoke interior vision that simply cannot be replicated in today’s market.

In collaboration with Langrell – Furniture of Distinction, one of Ireland’s premier bespoke joinery ateliers, every detail of this apartment has been tailored to perfection.

From the statement kitchen and custom wine closet to the hidden utility walls, vanities, and wardrobes, each piece is handcrafted, architectural, and timeless. This level of bespoke integration, both functional and aesthetic, is vanishingly rare and cost-prohibitive to recreate in new developments—making Apartment 36 a unique proposition for the design-conscious buyer.

Agent Note: Originally designated as a one-bedroom live-work unit, Apartment 36 has been exclusively and continuously used as a two-bedroom, two-bathroom residential home since its completion in 2007. No planning or enforcement issues have ever arisen.



Accommodation

Entrance Hall 1.22m x 2.10m (4' x 6'11"): Solid hardwood entrance door with a multi-point locking system, Rako smart lighting system, bespoke handle-free cabinetry with push catch doors, integrated coat hooks, floating shelving with woven basket storage, custom built-in bench seat with overhead storage, recessed ceiling spot lights, industrial style wall sconces, deep navy shiplap feature wall and all finished with exceptional engineered oak herringbone flooring with inlaid solid brass trim.

Living/Dining Room 3.85m x 3.00m (12'8" x 9'10"): Soaring double-height ceilings and full-height picture-frame windows bathe the space in natural light while showcasing uninterrupted panoramic views of Phoenix Park and Dublin's historic skyline, custom artisanal cabinetry, bespoke wall panelling, feature fireplace with inset electric fireplace all framed by custom artisanal cabinetry with a classic overmantel, tailor-made upholstered banquette comfortably seats 6–8, dual-layered window treatments pair motorized roller blinds with designer Roman blinds and finished with engineered oak herringbone flooring.

Kitchen 3.20m x 3.70m (10'6" x 12'2"): Fitted with bespoke hand-painted in-frame cabinetry with classic corning and glass-front display units reflects timeless craftsmanship and elegance, seamless Silestone countertops with matching splash back and under-mounted sinks offer a refined, low-maintenance surface, dual Franke stainless steel sinks with a full-size basin and dedicated prep sink, Franke Omni 4-in-1 tap delivers instant boiling, filtered, and cold water for everyday convenience with a luxury edge, custom American white oak sink cover extends counter space and functions as a designer chopping or serving board, an array of premium appliances include, a Miele freestanding fridge/freezer, SMEG professional-grade range cooker, Miele integrated dishwasher, Falmec extractor fan discreetly housed in a tailored canopy, breakfast peninsula with waterfall-edge Silestone worktop and a retractable, American white oak bar counter for flexible dining and entertaining, hammered metal pendant lights add a sculptural focal point above the peninsula, custom-built appliance station with integrated power, shelving, and cork board backsplash for both style and function, LED lighting throughout cabinetry with colour-changing options, discreet kickboard, clutter-free storage and finished with engineered oak herringbone flooring.

Pantry 2.02m x 0.80m (6'8" x 2'7"): Behind the frosted glass door reveals a refined utility space, featuring oak butcher block countertops and a classic white metro tile backsplash, open shelving and a dedicated appliance station combine style with everyday practicality, while attic-level storage offers additional convenience, exceptional ceiling height enhances vertical storage capacity, discreet extractor fan maintains continuous airflow and lasting freshness and finished with Engineered oak flooring.

Wine Closet 1.00m x 0.80m (3'3" x 2'7"): Exquisitely designed built-in wine and glassware closet, which has been fitted with, handcrafted cabinetry, dual-zone wine cooler, Glass-fronted upper cabinets with solid brass butt hinges, LED lighting, elegant X-frame wine rack for artful horizontal bottle storage, solid brass hanging rails for stemware, soft-close drawers and hidden shelving ensure effortless storage of barware/ accessories, Antique mirrored backsplash and Engineered oak flooring flows throughout.





Accommodation

Bathroom 1.70m x 2.17m (5'7" x 7'1"): Fitted with a versatile swing through door for ease of access, wall hung toilet, wall hung basin with chrome plated solid brass taps, chrome thermostatic shower system with handheld attachment, cold-touch safety technology, integrated shelf enclosed by a sleek matte black pivot screen, Terrazzo-style countertop, wall mounted mirrored vanity, open shelving with iron brackets and marble effect porcelain tiles.

Bedroom 1 3.32m x 3.51m (10'11" x 11'6"): Elegantly appointed double bedroom with uninterrupted views over the Phoenix Park, fitted with full-height button-tufted headboard with integrated ambient lighting, integrated spotlights, flush mounted speakers, fitted mirrored wardrobes with interior lighting, dual motorized Roman/roll blinds, Rako mood lighting system and rich hardwood flooring with refined bass accents.

Bedroom 2 3.78m x 4.00m (12'5" x 13'1"): Once the designated live-work unit of this designer penthouse, this self-contained wing has been masterfully reimagined into two bespoke private rooms and a full en-suite bathroom. Featuring a shiplap-lined corridor featuring gallery-style lighting, brass sconces, a statement designer radiator, Full-height custom storage wall with concealed ventilation, a solid American oak nook, Integrated ceiling speakers, colour-changing LED lighting, hidden fold-out desk, under-bed drawers, fitted wardrobes, curated library shelving, tailored window seats, motorized Roman blinds, vanity unit with in drawer power, prewired for an illuminated mirror, boutique wallpaper by Annika Reed and engineered oak flooring.

En-Suite Bathroom 2.69m x 1.62m (8'10" x 5'4"): Fitted with a frameless glass walk-in shower enclosure with a contemporary Mira Decor electric shower with matte black dual-control panel, wall hung toilet with concealed cistern, feature open frame basin unit with inset sink, brushed chrome plated brass tapware, integrated spotlights, built-in wall niche with shelving, Cole & Son wallpaper feature wall, upgraded A-rated 15L Ariston unit/expansion vessel and textured terrazzo-effect flooring.

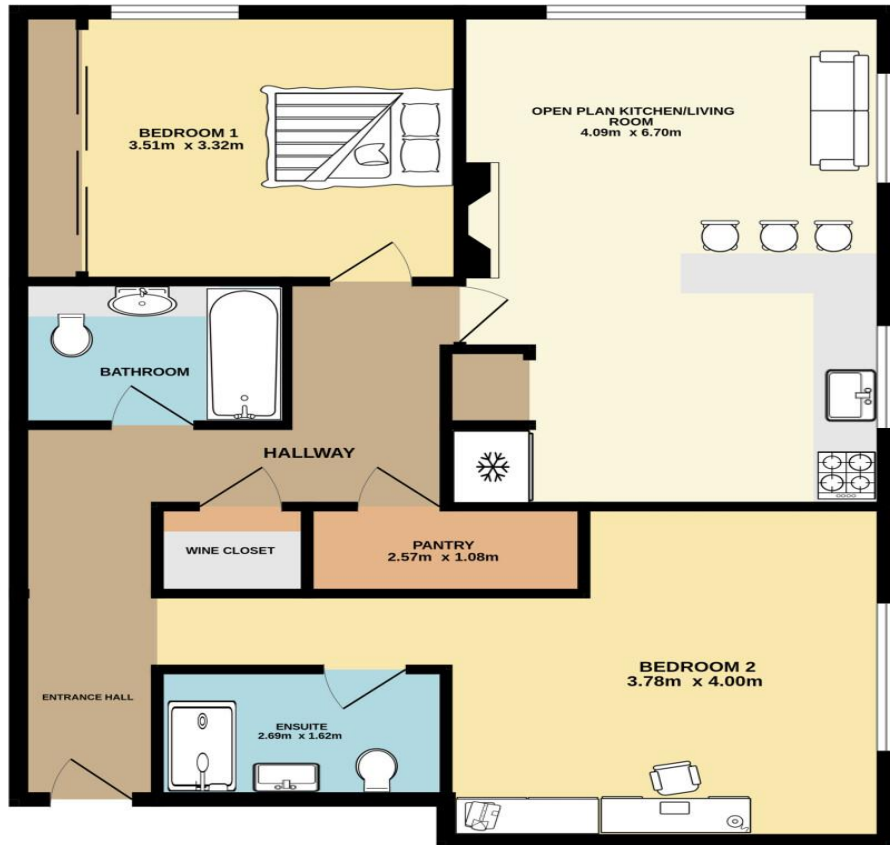
Special Features & Services

- **Iconic Penthouse** with panoramic views of Phoenix Park and Dublin's historic skyline.
- **Bespoke Interiors by Langrell**, featuring handcrafted cabinetry and refined architectural detail.
- **Two Elegant Double Bedrooms**, including a fully tailored master suite.
- **Expansive Glazing** with floor-to-ceiling windows and immersive natural light.
- **Integrated Smart Home System** with Rako lighting, motorised blinds, and zoned audio.
- **Private Allocated Parking** in a secure development.

BER BER C1, BER No. 100420991



THE PENTHOUSE



Not to scale, identification only
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