

55  
LAD  
LANE  
DUBLIN 2

An exclusive residential development of 25 luxury  
1, 2 and 3 bed apartments and penthouses

BER A2/A3



# 55 LAD LANE

DUBLIN 2

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Grand Canal



St. Stephen's Green

## 55 Lad Lane is situated in one of the most sought after residential locations in Dublin's City Centre, located between Baggot Street and Leeson Street in Dublin 2.

55 Lad Lane comprises of 25 luxurious and spacious 1, 2 and 3 bed apartments and penthouses with terraces in the heart of Dublin city centre.

Situated in Dublin's traditional Central Business District (CBD), the apartments and penthouses have direct access to St. Stephen's Green, Grafton Street, Grand Canal Dock, Merrion Square and numerous cafés, bars, hotels and restaurants.

The development is also easily accessible by excellent public transport modes with access to Charlemont and St. Stephens Green Luas stops, Pearse Street and Grand Canal Dock DART stations, a quality Dublin Bus corridor, the Aircoach and Dublin Bikes making 55 Lad Lane a desirable residential location.



Baggot Street Bridge



Merrion Square

# Surrounded by an abundance of local amenities

## ● Local Amenities

1. Dartmouth Square
2. The National Concert Hall
3. The Grayson
4. St. Stephens Green Shopping Centre
5. Temple Bar
6. National Museum of Ireland - Natural History
7. Bord Gais Theatre
8. The 3 Arena
9. The Aviva Stadium
10. Angelina's Restaurant and DIME Coffee

## ● Local Places of Interest

11. O'Connell Street
12. IFSC
13. Dáil Éireann
14. The Convention Centre
15. The Dublin Docklands
16. Grand Canal Dock
17. Dublin Port
18. Ringsend
19. Beggars Bush
20. Grand Canal

## ○ Education and Hospitals

21. Royal Victoria Eye and Ear Hospital
22. The Institute of Education
23. Trinity College
24. The National Maternity Hospital

## ● Multinational Companies and Offices

25. Forty One Leeson Street
26. Wilton Park Estate
27. LinkedIn
28. Google





## Transport Links



### Dublin Bus

Numerous buses run along Leeson Street and Baggot Street to and from the city centre including routes 46A, 46E, 145, 155, and 7B from Leeson Street and 38, 38a, 39, 39a and 70 from Baggot Street.



### Train

Pearse Street and Grand Canal DART stations located within approximately 15 minutes walking distance.



### LUAS

Luas Green Line stations including St. Stephens Green and Charlemont nearby providing access to the City Centre and across south Dublin.



### Drive Times

10 min drive to the M50 and 20 mins to Dublin Airport



### Train Line



### LUAS Line

# Luxurious Specification

## Kitchen

- Multi award-winning kitchen by German brand Allmilmo
- Floor to ceiling units with handle-less doors in a textured charcoal finish
- Arabescato Marble worktops and full-height splashbacks
- Fully integrated high end appliances
- Siemens iQ500 built-in microwave
- Siemens iQ500 built-in oven
- Siemens iQ100 induction hob
- Siemens iQ100 canopy cooker hood
- Siemens iQ300 fully integrated dishwasher
- Siemens iQ100 built-in bottom freezer refrigerator
- Weibert Dado Tap with Pull Out Spray
- Insinkerator HCl100 near boiling hot water taps
- Integrated bins
- Homestyle UM1023 Rhombus Compact single bowl undermount sink

## Utility Room

- Fully integrated high end appliances;
- Siemens iQ300 Washing machine 8kg
- Siemens iQ300 Condenser tumble dryer 8kg
- Floor to ceiling storage units with handle-less doors in a textured charcoal finish

## Bathrooms & En-suites

- High end sanitary ware throughout with wall mounted mirror vanity unit and marble surround
- Back to wall WC and wall mounted Laufen Val sink
- Walk in shower with full height shower screen with Aqualla Kylee mixer tap and rain head shower fitting
- Full height tiling to shower enclosure
- Crosswater Kai X toilet frame plate

## Bedrooms

- Sleek and contemporary wardrobes by Italian brand Zalf

## Ventilation & Hot Water

- Thermostatic-zone underfloor heating system
- Heat recovery ventilation system with heat pump fitted in each apartment

## Media & Communication

- Data and TV points to living and bedrooms
- Main infrastructure installed to accommodate, telecommunication services

## Electrical

- Generous lighting and power points throughout
- Recessed down lighters
- EVLine stainless steel pop-up sockets with USB points
- Hera LED Linear Luminaire Type Dynamic LED IN-Stick SF
- Allmilmo New illumination variant for wall cabinets-fully integrated built-in luminaire

## Internal Finishes & Features

- All apartments have generous outdoor private terraces
- High acoustic performance concrete floors throughout and solid concrete blockwork partition walls between apartments
- Double glazed windows
- Engineered oak herringbone flooring

## The Buildings & Their Surroundings

- Concrete style rendered external finish and insulated acrylic rendered system
- Soft and hard landscaped communal areas
- Entrance lobbies lift and common areas

## Management & Security

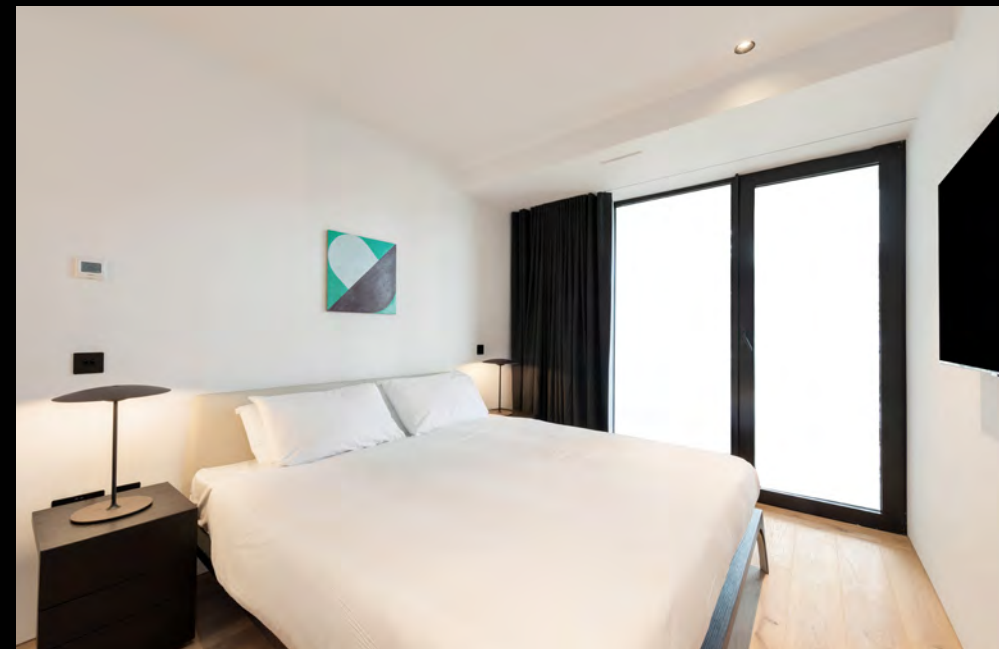
- Entry video-phone system in each apartment connected to the main entrance door
- Mains-supply smoke detectors
- 10 year Homebond Guarantee

## Parking & Services

- Secure car park access control
- Ducting for electrical car-charging points
- Secure bike parking
- Lift access from car park to all levels
- Secure storage space in the car park for each apartment
- Car parking spaces available by separate negotiation

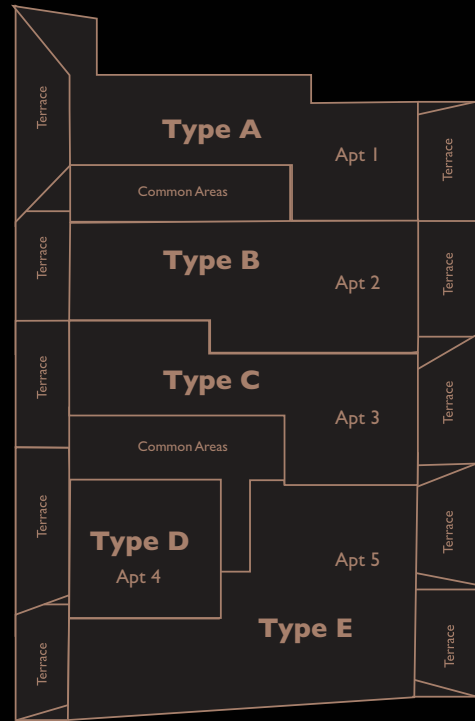
## Energy Efficiency

- A2/A3 BER rating
- High performance internal pipe insulation to reduce heat loss

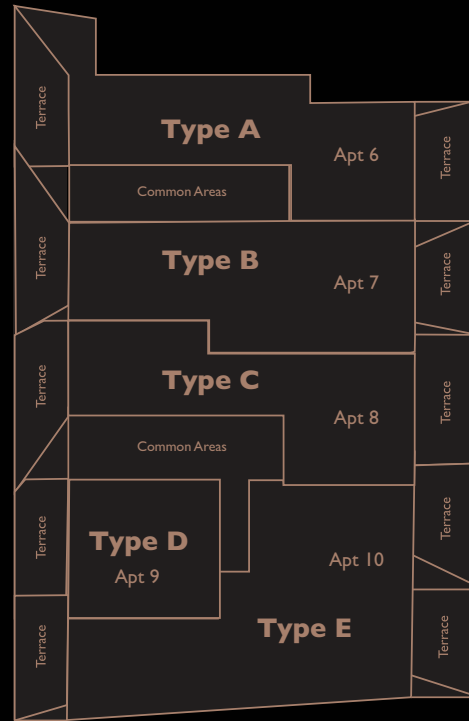




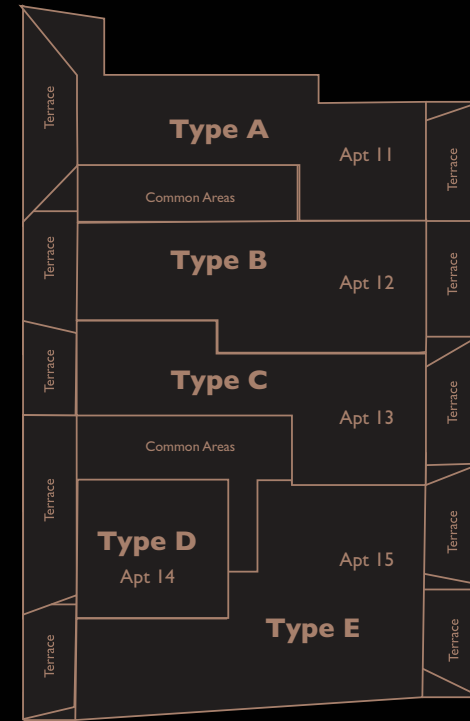
## Floor Plans 1st - 4th floors with Terrace Layouts



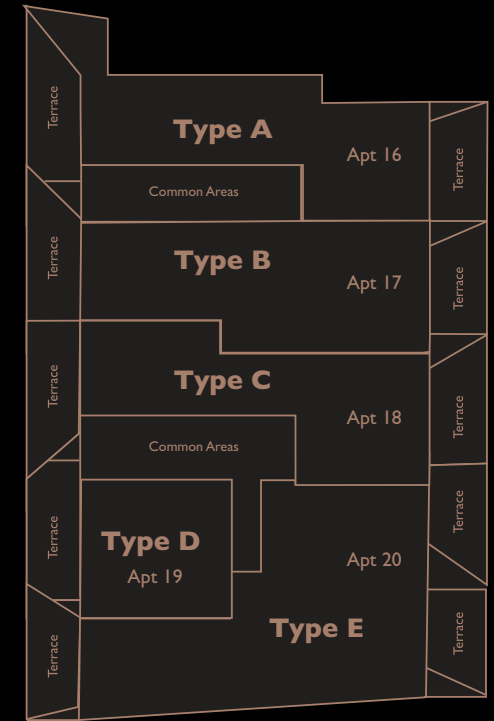
**First Floor**



**Second Floor**



**Third Floor**



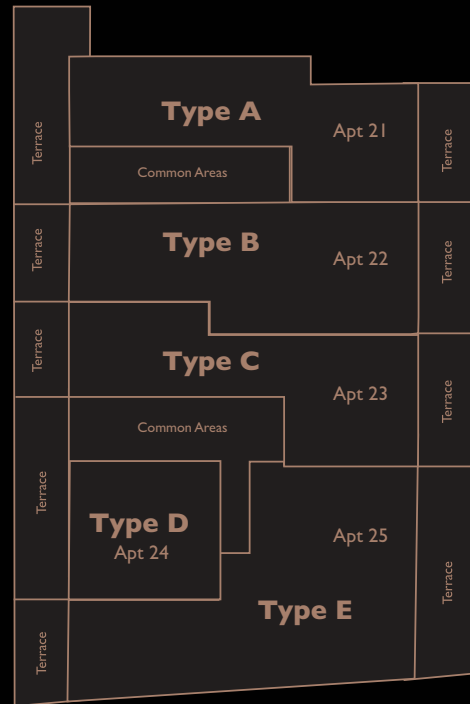
**Fourth Floor**



# Floor Plans 5th floors with Terrace Layouts

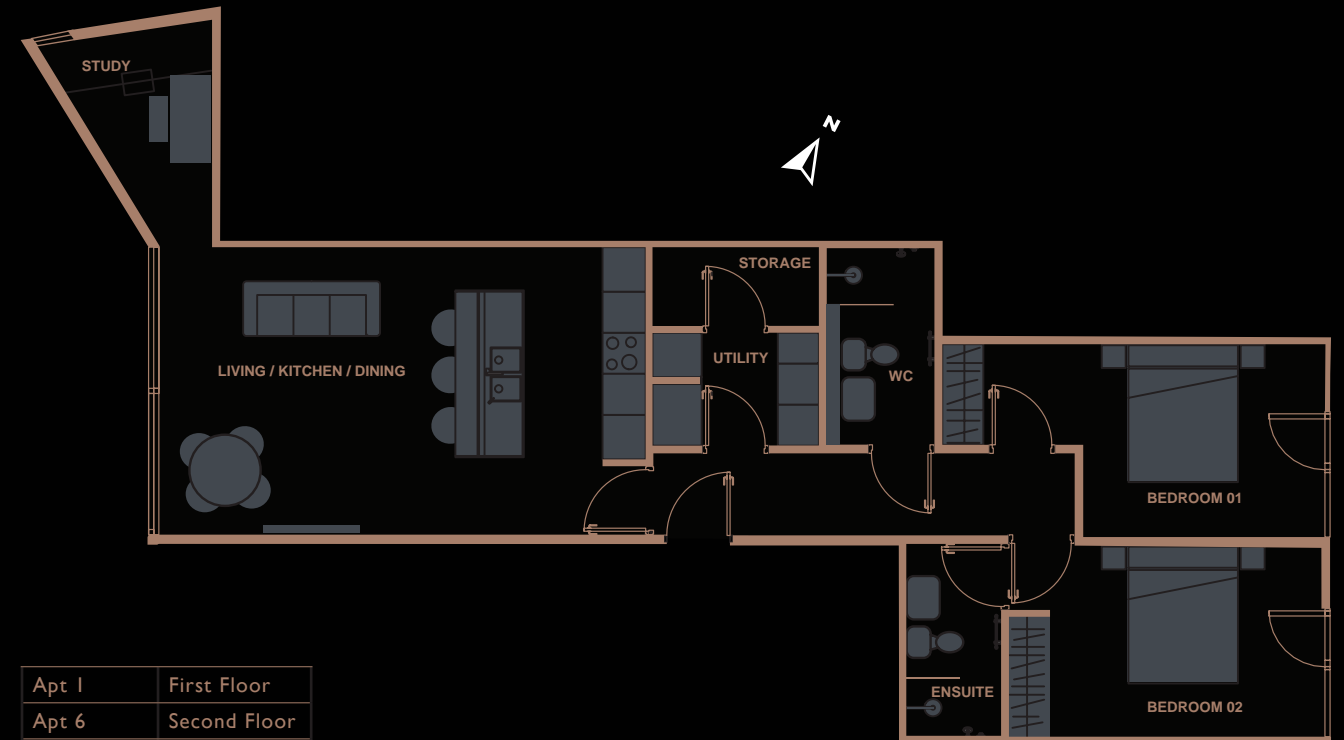
## Apartment Type A

Area: 89 sq.m/958 sq.ft



**Fifth Floor**

Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.



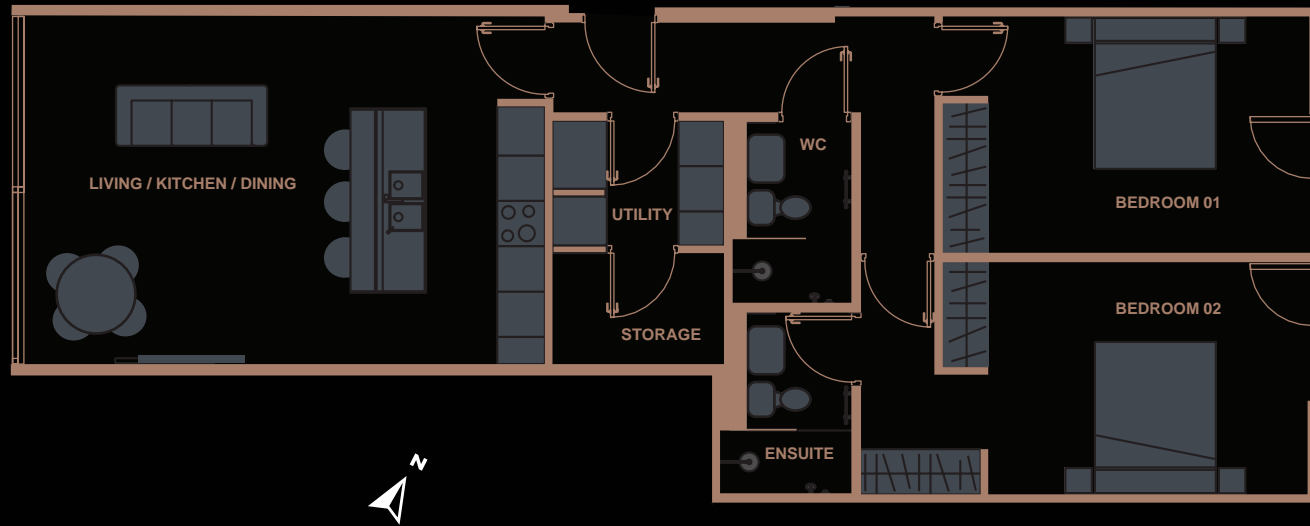
Apt 1	First Floor
Apt 6	Second Floor
Apt 11	Third Floor
Apt 16	Fourth Floor
Apt 21*	Fifth Floor

\*Apt. 21 excludes study

Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

## Apartment Type B

Area: 91 sq.m/980 sq.ft



Apt 2	First Floor
Apt 7	Second Floor
Apt 12	Third Floor
Apt 17	Fourth Floor
Apt 22	Fifth Floor

Note: All areas are approximate and exclude terraced areas.  
Room layouts, positions and details are subject to final revision.  
Furniture shown for indicative purposes.

## Apartment Type C

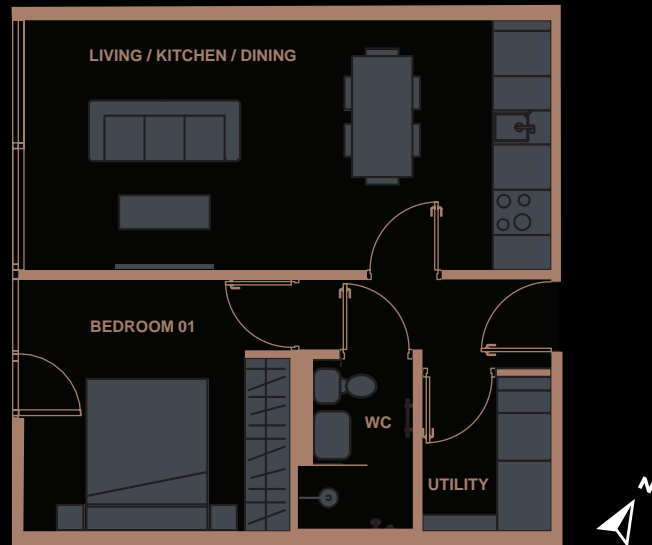
Area: 87 sq.m/936 sq.ft



Apt 3	First Floor
Apt 8	Second Floor
Apt 13	Third Floor
Apt 18	Fourth Floor
Apt 23	Fifth Floor

## Apartment Type D

Area: 47 sq.m/506 sq.ft

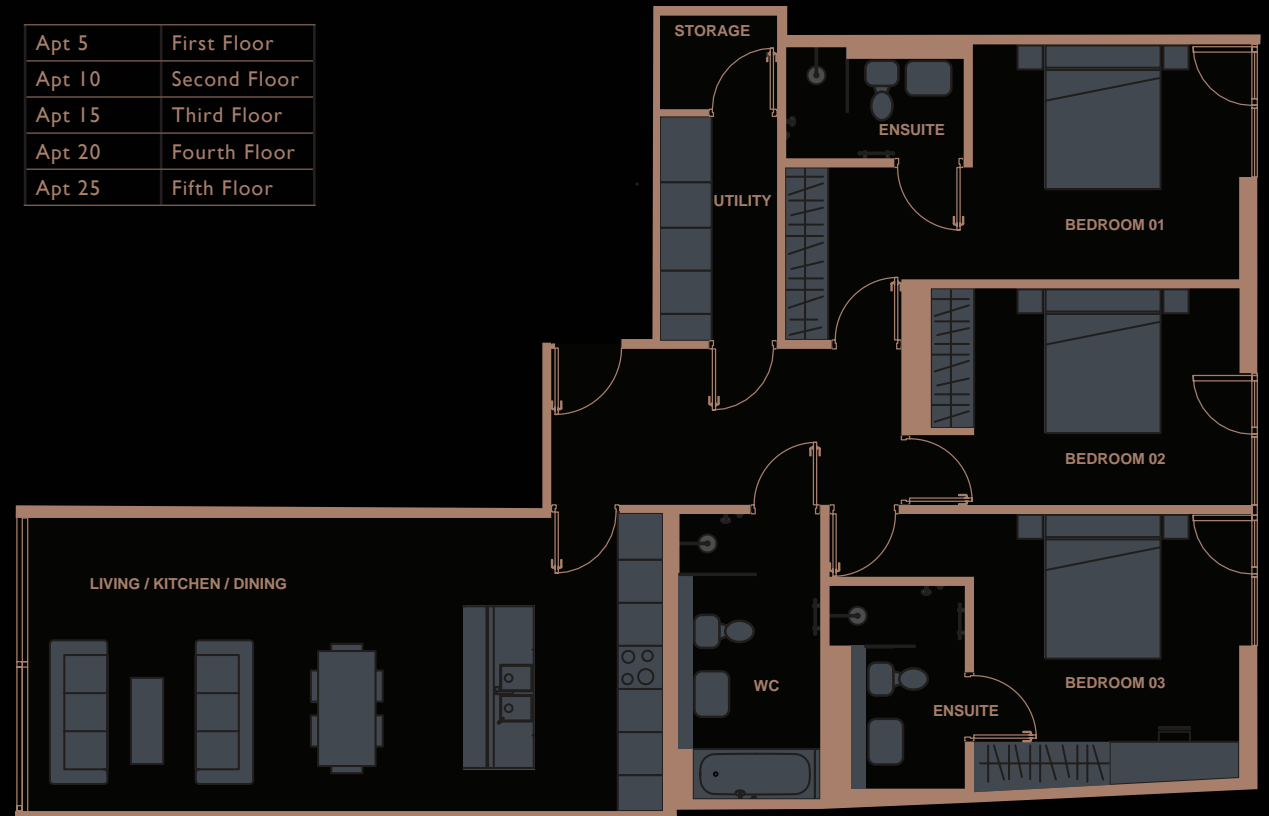


Apt 4	First Floor
Apt 9	Second Floor
Apt 14	Third Floor
Apt 19	Fourth Floor
Apt 24	Fifth Floor

Note: All areas are approximate and exclude terraced areas.  
Room layouts, positions and details are subject to final revision.  
Furniture shown for indicative purposes.

## Apartment Type E

Area: 127 sq.m/1,356 sq.ft



Apt 5	First Floor
Apt 10	Second Floor
Apt 15	Third Floor
Apt 20	Fourth Floor
Apt 25	Fifth Floor

Note: All areas are approximate and exclude terraced areas.  
Room layouts, positions and details are subject to final revision.  
Furniture shown for indicative purposes.



A DEVELOPMENT BY

OAKMOUNT

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CIVIL & STRUCTURAL  
**CS Consulting Group**

MECHANICAL AND ELECTRICAL  
**O'Connor Sutton Cronin**

LANDSCAPE ARCHITECT  
**Thirty Three Trees**

PLANNING CONSULTANT  
**Manahan Planners**

BER RATING



MAIN CONTRACTOR  
**McGill Construction**

FIRE, DAC AND ASSIGNED CERTIFIER  
**Goldsmith Engineering**

QUANTITY SURVEYOR  
**Kerrigan Sheanon Newman**

PSDP  
**McGovern Surveyors**

LEGAL  
**Ken Kennedy Solicitors**

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