



# Marianella

ORWELL ROAD • RATHGAR • DUBLIN 6

## Floor Plans & Specifications

### Orwell Place



The design of these homes has been meticulously considered to ensure space, light and practicality are all to the fore. Modern construction with the very latest technology in thermal and sound insulation will ensure these homes set new standards for Marianella residents.



# Site Plan

Cairn Homes Plc are delighted to introduce you to Marianella, a flagship development of the finest new apartments and houses carefully positioned amongst beautifully mature wooded grounds.

In Dublin terms the quality of this site is rare and the design for Marianella is inspired by the Victorian and Edwardian mansions that once dotted the countryside around Rathgar. The focal point of the scheme is the creation of a new park that conserves the collection of mature evergreen and broadleaf trees. All of the apartments will enjoy views of the park and the lushly planted courtyard gardens.

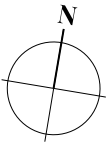
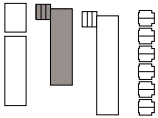


# Orwell Place

## Ground Floor Level

Key:

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



**APARTMENT 2**  
3 BEDROOM  
c.117 SQ M/  
1,259 SQ FT

**APARTMENT 3**  
2 BEDROOM  
c.84 SQ M/  
904 SQ FT

**APARTMENT 25**  
2 BEDROOM  
c.93 SQ M/  
1,001 SQ FT

BALCONIES

CORE 1  
ENTRANCE

CORE 2  
ENTRANCE

CORE 3  
ENTRANCE

**APARTMENT 1**  
3 BEDROOM  
c.121 SQ M/  
1,302 SQ FT

**APARTMENT 15**  
2 BEDROOM  
c.93 SQ M/  
1,001 SQ FT

**APARTMENT 16**  
2 BEDROOM  
c.84 SQ M/  
904 SQ FT

**APARTMENT 26**  
2 BEDROOM  
c.84 SQ M/  
904 SQ FT

**APARTMENT 34**  
2 BEDROOM  
c.84 SQ M/  
904 SQ FT

**APARTMENT 43**  
1 BEDROOM  
c.78 SQ M/  
839 SQ FT

**APARTMENT 42**  
3 BEDROOM  
c.118 SQ M/  
1,270 SQ FT

**1 THE MEWS, ORWELL PLACE**  
**2 THE MEWS, ORWELL PLACE**  
**3 THE MEWS, ORWELL PLACE**  
3 BEDROOM TOWNHOUSES  
c.155 SQ M / 1,668 SQ FT

# Orwell Place

## First Floor Level

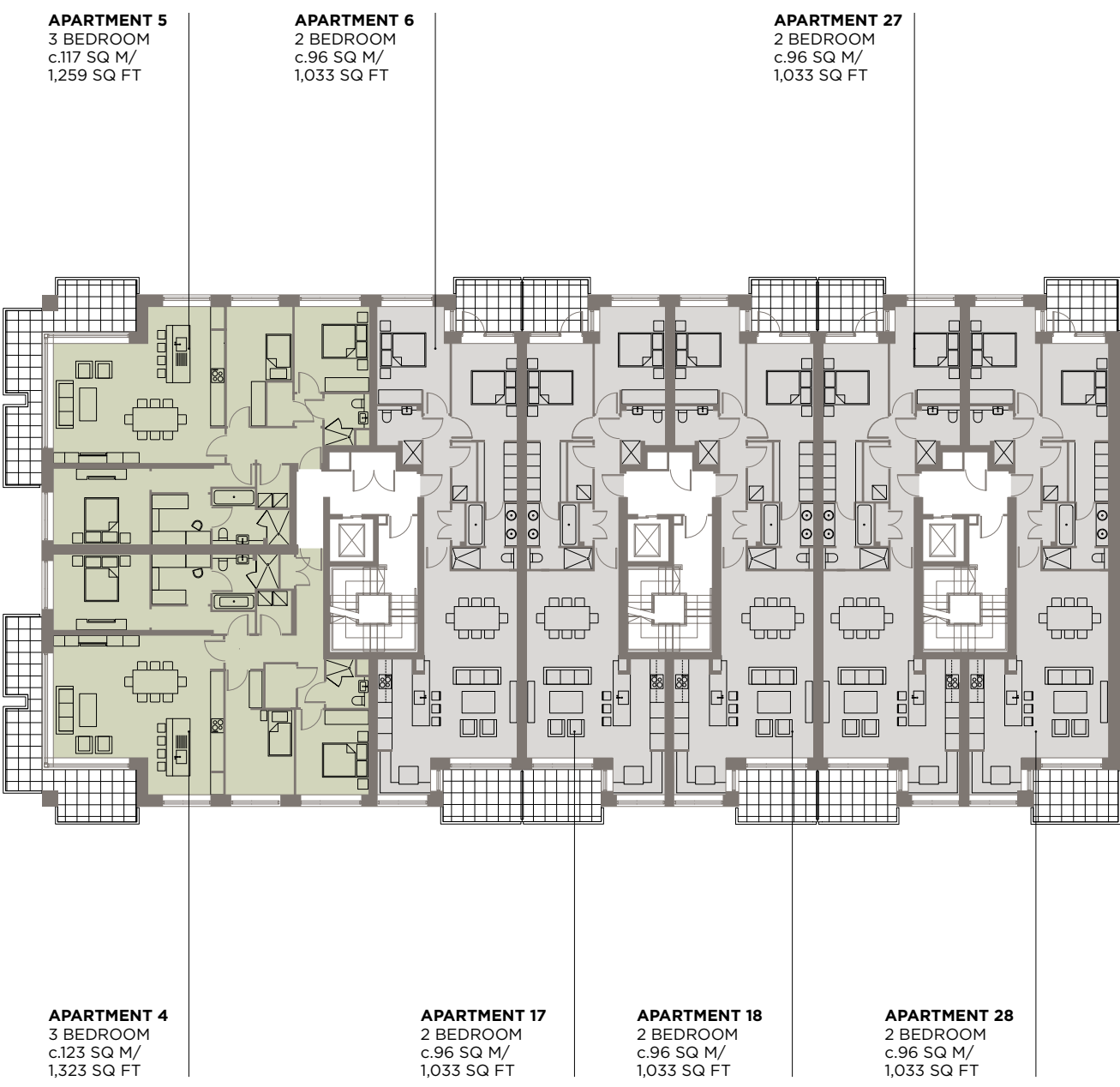
**Key:**

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment

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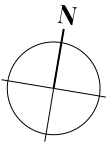
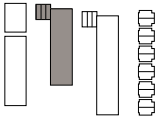
**1 THE MEWS, ORWELL PLACE**  
**2 THE MEWS, ORWELL PLACE**  
**3 THE MEWS, ORWELL PLACE**  
3 BEDROOM TOWNHOUSES  
c.155 SQ M / 1,668 SQ FT

# Orwell Place

## Second Floor Level

Key:

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



1 THE MEWS, ORWELL PLACE  
2 THE MEWS, ORWELL PLACE  
3 THE MEWS, ORWELL PLACE  
3 BEDROOM TOWNHOUSES  
c.155 SQ M / 1,668 SQ FT

APARTMENT 8  
3 BEDROOM  
c.117 SQ M/  
1,259 SQ FT

APARTMENT 9  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

APARTMENT 29  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

APARTMENT 36  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

APARTMENT 7  
3 BEDROOM  
c.123 SQ M/  
1,323 SQ FT

APARTMENT 19  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

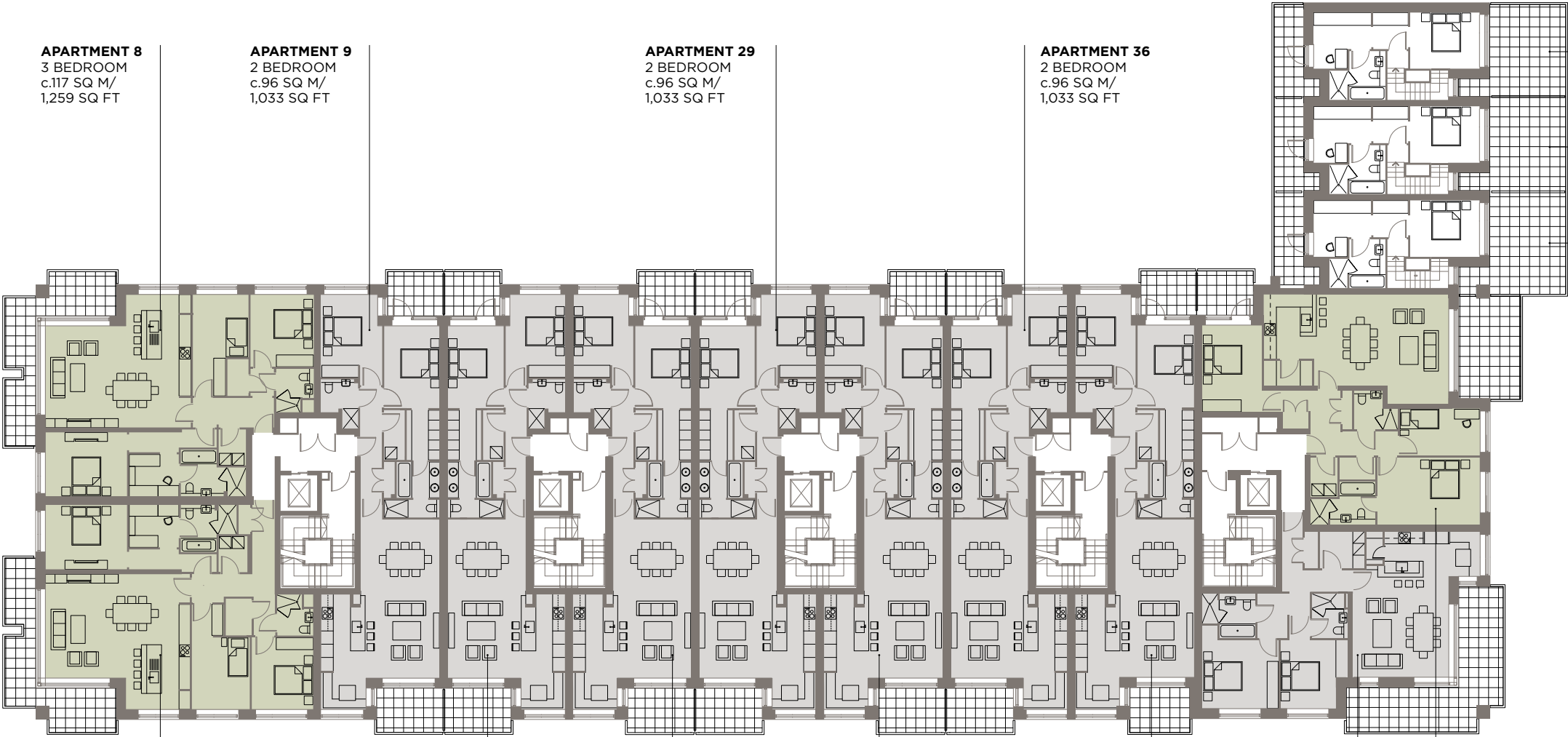
APARTMENT 20  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

APARTMENT 30  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

APARTMENT 37  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

APARTMENT 47  
2 BEDROOM  
c.93 SQ M/  
1,001 SQ FT

APARTMENT 46  
3 BEDROOM  
c.118 SQ M/  
1,270 SQ FT



# Orwell Place

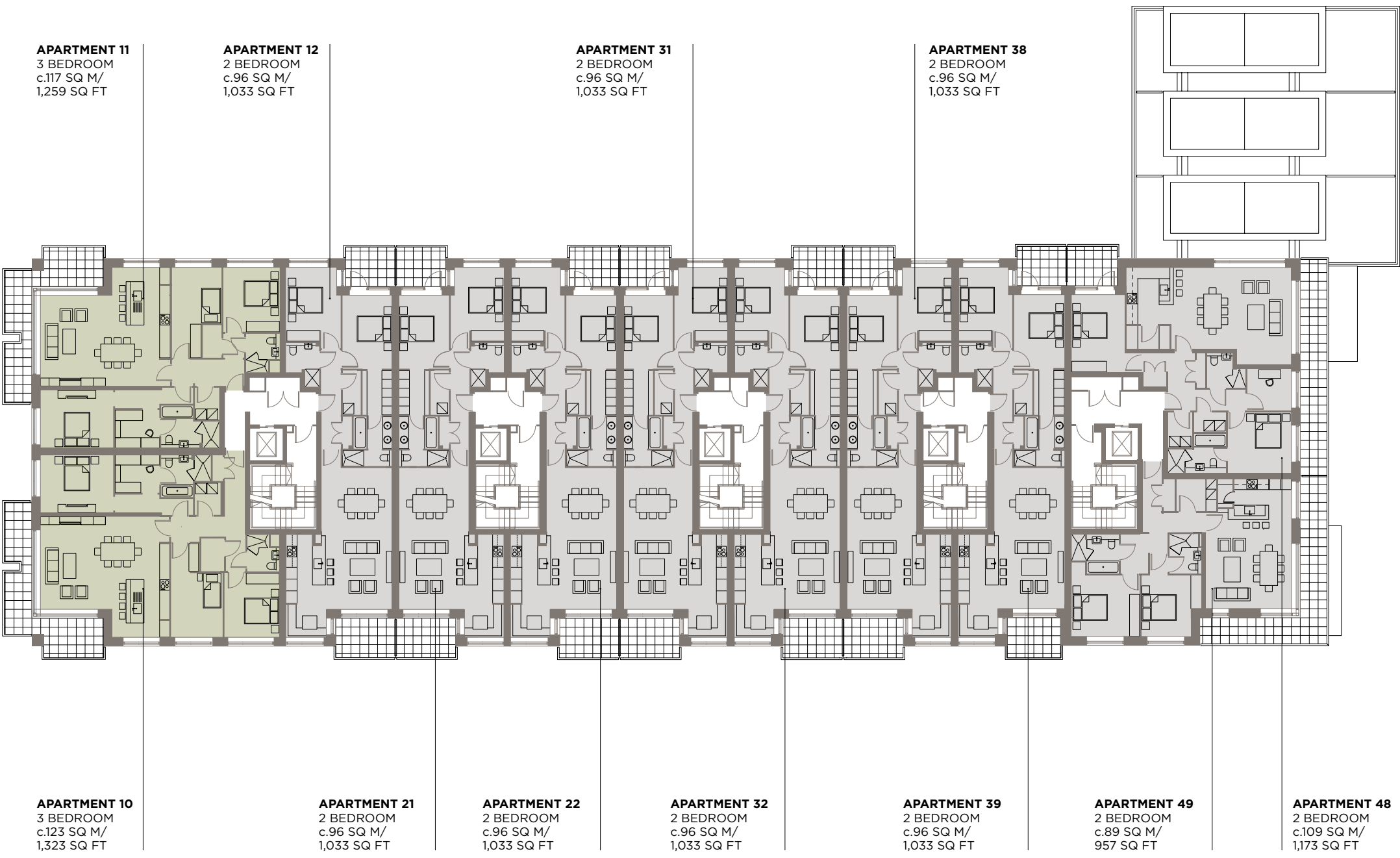
## Third Floor Level

Key:

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment

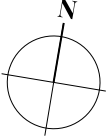
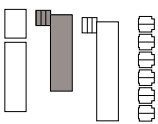


# Orwell Place

## Fourth Floor Level

Key:

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



**APARTMENT 14**  
3 BEDROOM  
c.168 SQ M/  
1,808 SQ FT

**APARTMENT 33**  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

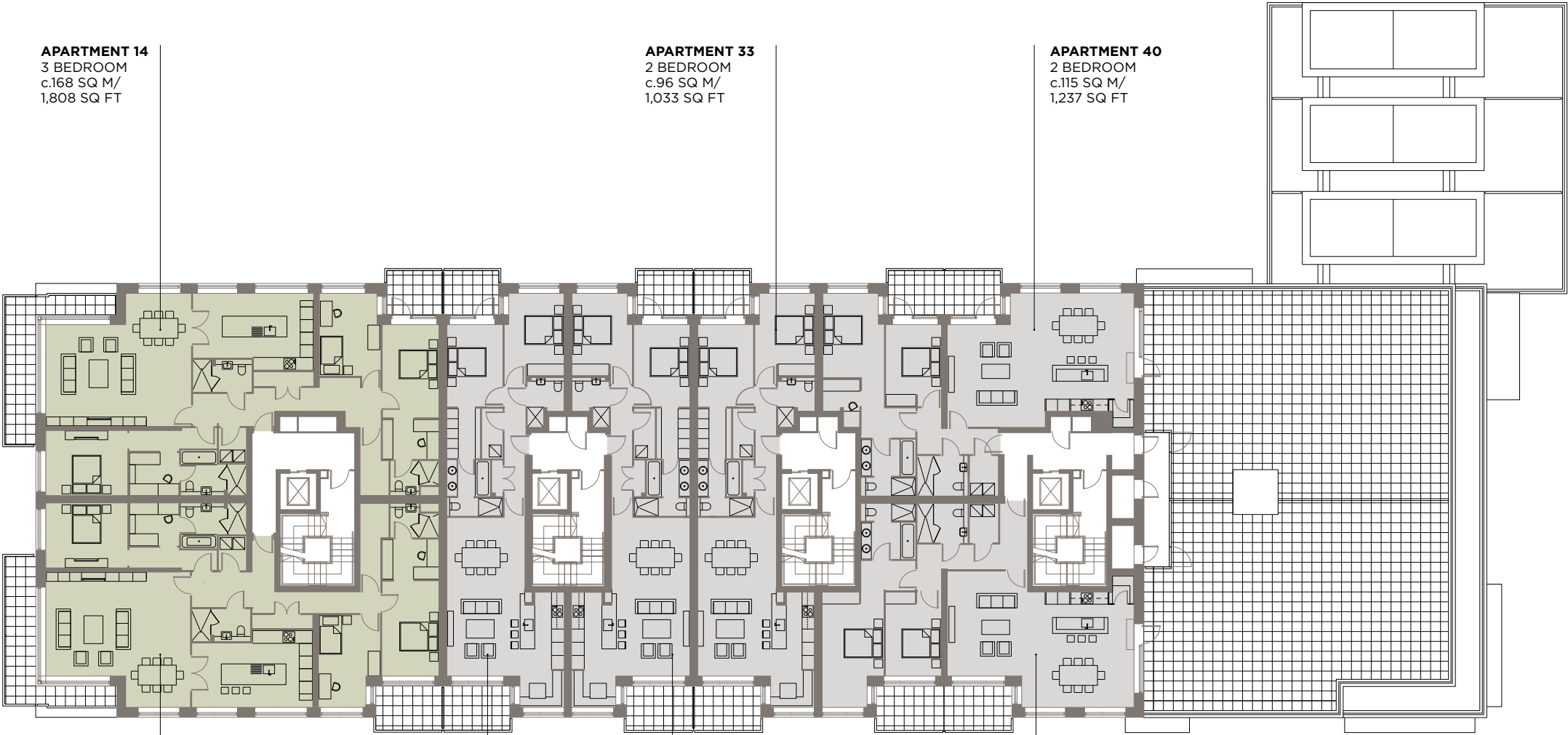
**APARTMENT 40**  
2 BEDROOM  
c.115 SQ M/  
1,237 SQ FT

**APARTMENT 13**  
3 BEDROOM  
c.169 SQ M/  
1,819 SQ FT

**APARTMENT 23**  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

**APARTMENT 24**  
2 BEDROOM  
c.96 SQ M/  
1,033 SQ FT

**APARTMENT 41**  
2 BEDROOM  
c.117 SQ M/  
1,259 SQ FT





# One Bedroom Apartment

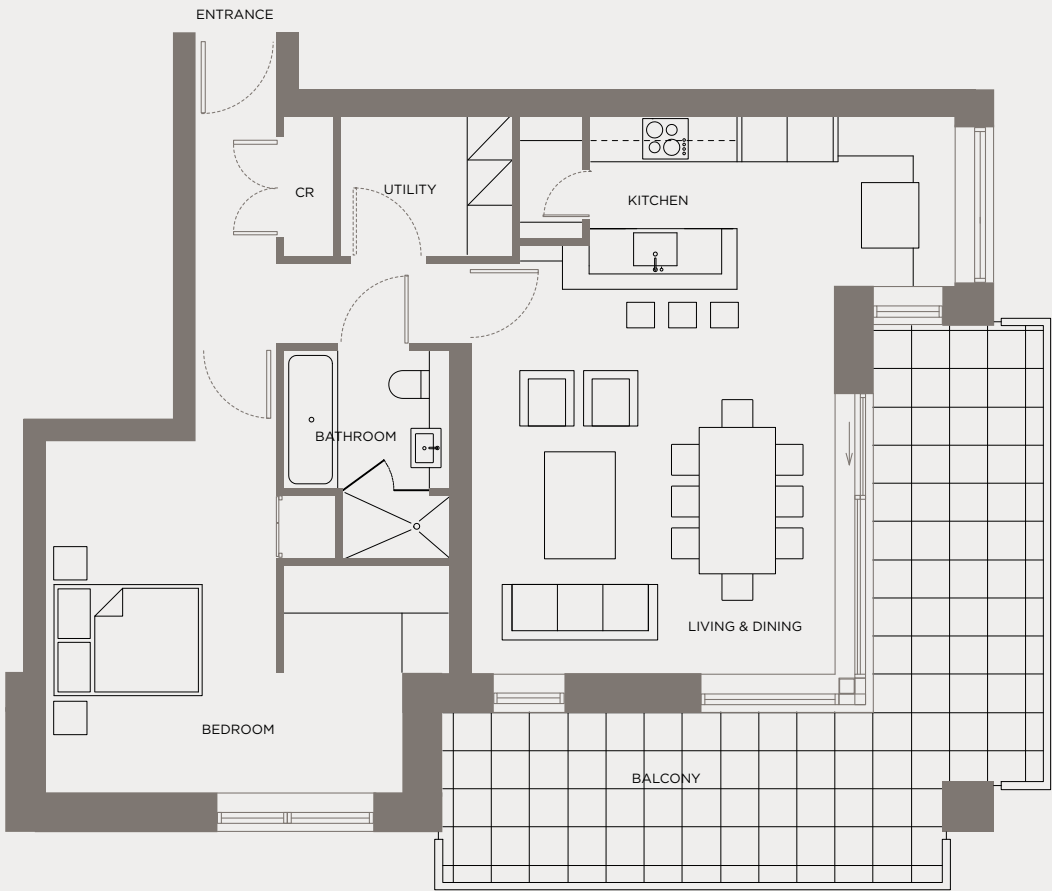
c.78 sq m / 839 sq ft

Apartment Numbers:

Ground Floor: 43

Schedule of areas:

Living & Dining  
4.8 x 5.1m  
Kitchen  
2.3 x 3.4m  
Bedroom 1  
4.6 x 4.6m



Legend:

CR Cloakroom  
STG Storage

Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.

# Two Bedroom Apartment

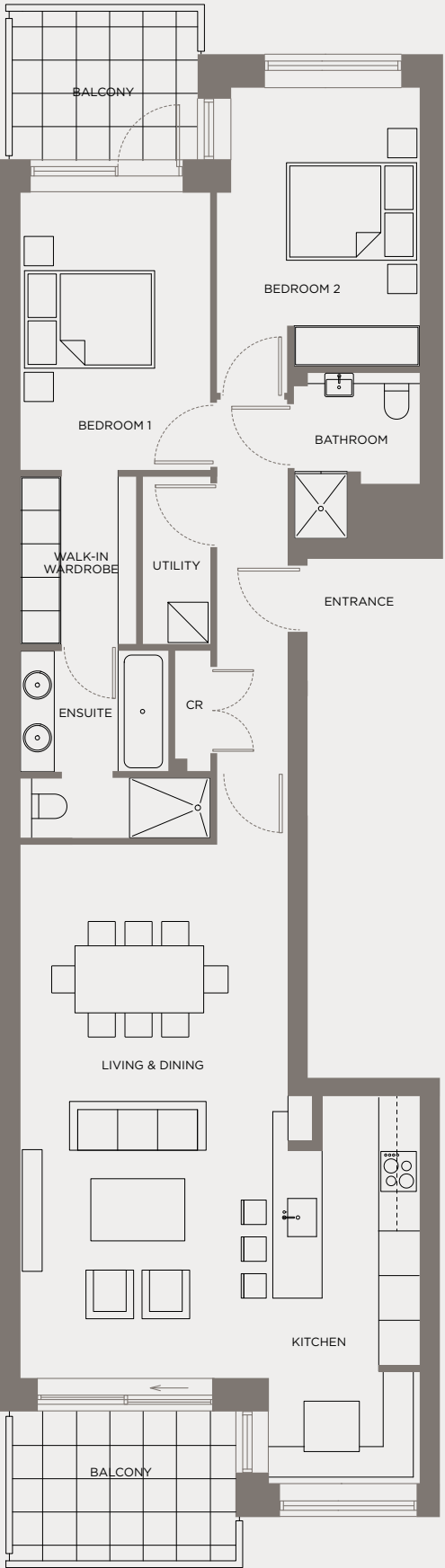
c.96 sq m / 1,033 sq ft

Apartment Numbers:

First Floor:  
6/17/18/27/28/35  
Second Floor:  
9/19/20/29/30/36/37  
Third Floor:  
12/21/22/31/32/38/39  
Fourth Floor:  
23/24/33

Schedule of areas:

Living & Dining  
4.0 x 7.9m  
Kitchen  
2.3 x 3.5m  
Bedroom 1\*  
2.8 x 4.1m  
Bedroom 2  
3.1 x 4.2m



\* separate wardrobe 1.8m x 2.5m & ensuite

# Two Bedroom Apartment

c.84 sq m / 904 sq ft

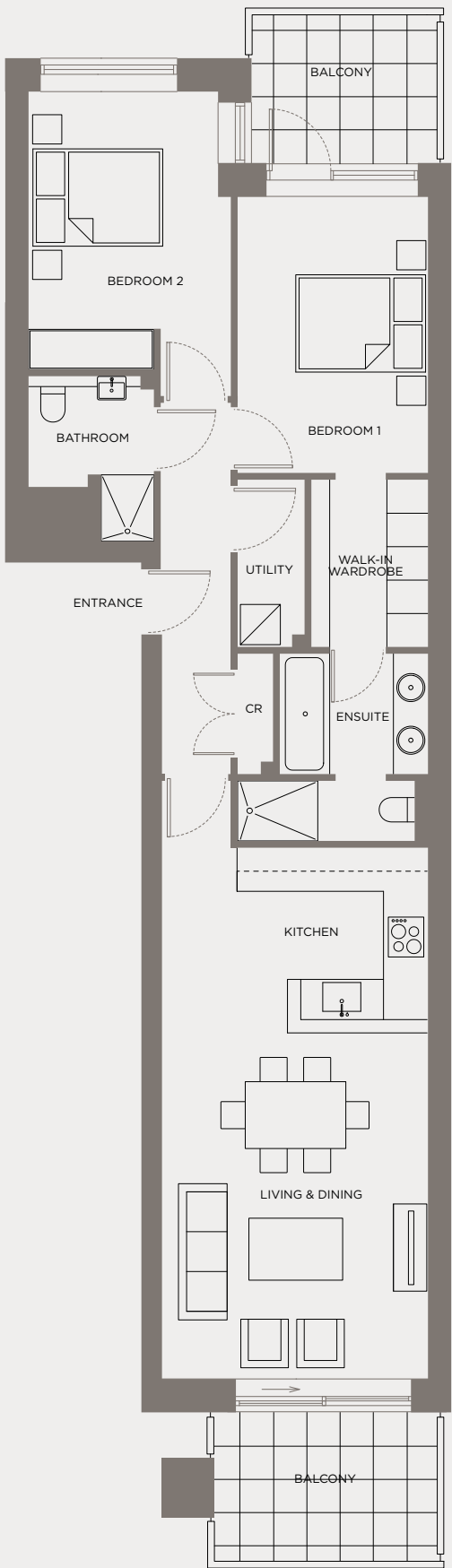
Apartment Numbers:

Ground Floor: 3/16/26/34

Schedule of areas:

Living & Dining  
4.0 x 7.9m  
Kitchen  
2.9 x 2.8m  
Bedroom 1\*  
2.8 x 4.1m  
Bedroom 2  
2.8 x 4.2m

\* separate wardrobe 1.4m x 2.5m & ensuite



# Two Bedroom Apartment

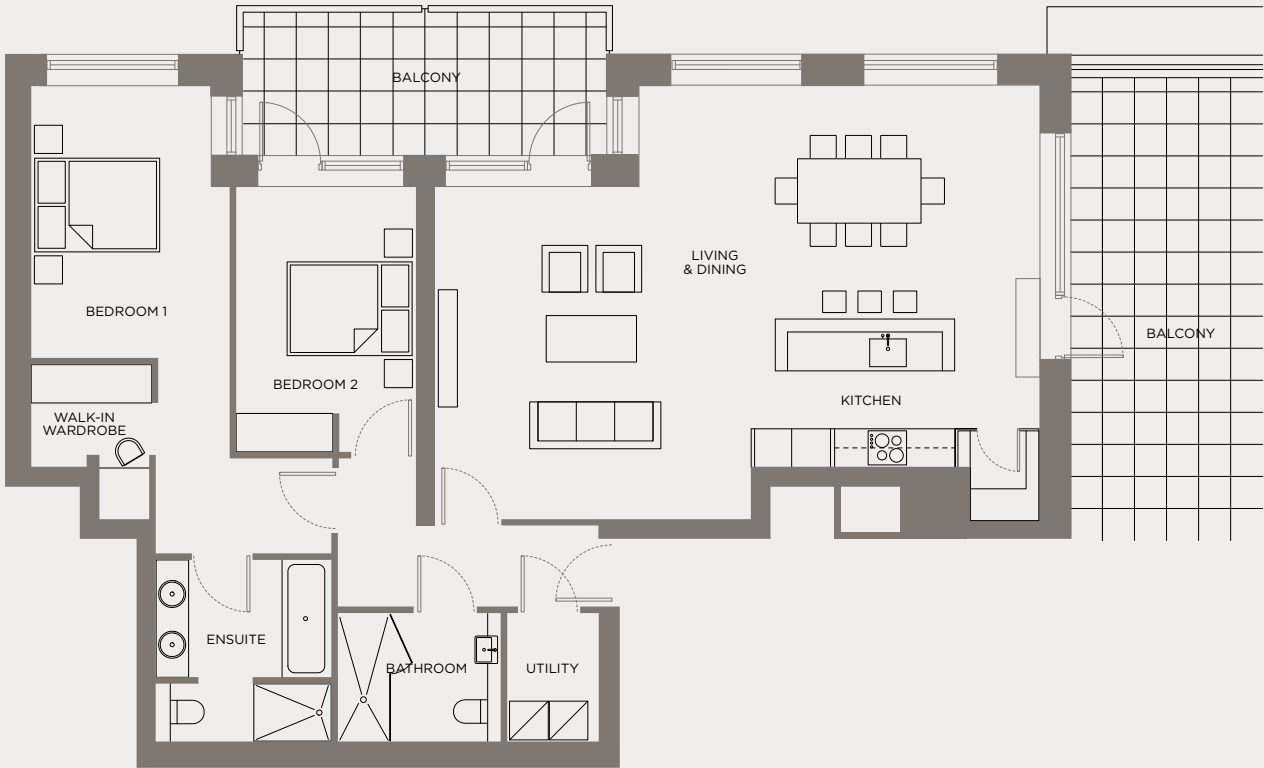
c.115 sq m / 1,237 sq ft

Apartment Numbers:

Fourth Floor: 40

Schedule of areas:

Living & Dining 5.2 x 9.4m	Bedroom 1 2.8 x 4.2m
Kitchen 2.3 x 4.4m	Bedroom 2 2.9 x 4.1m



# Three Bedroom Apartment

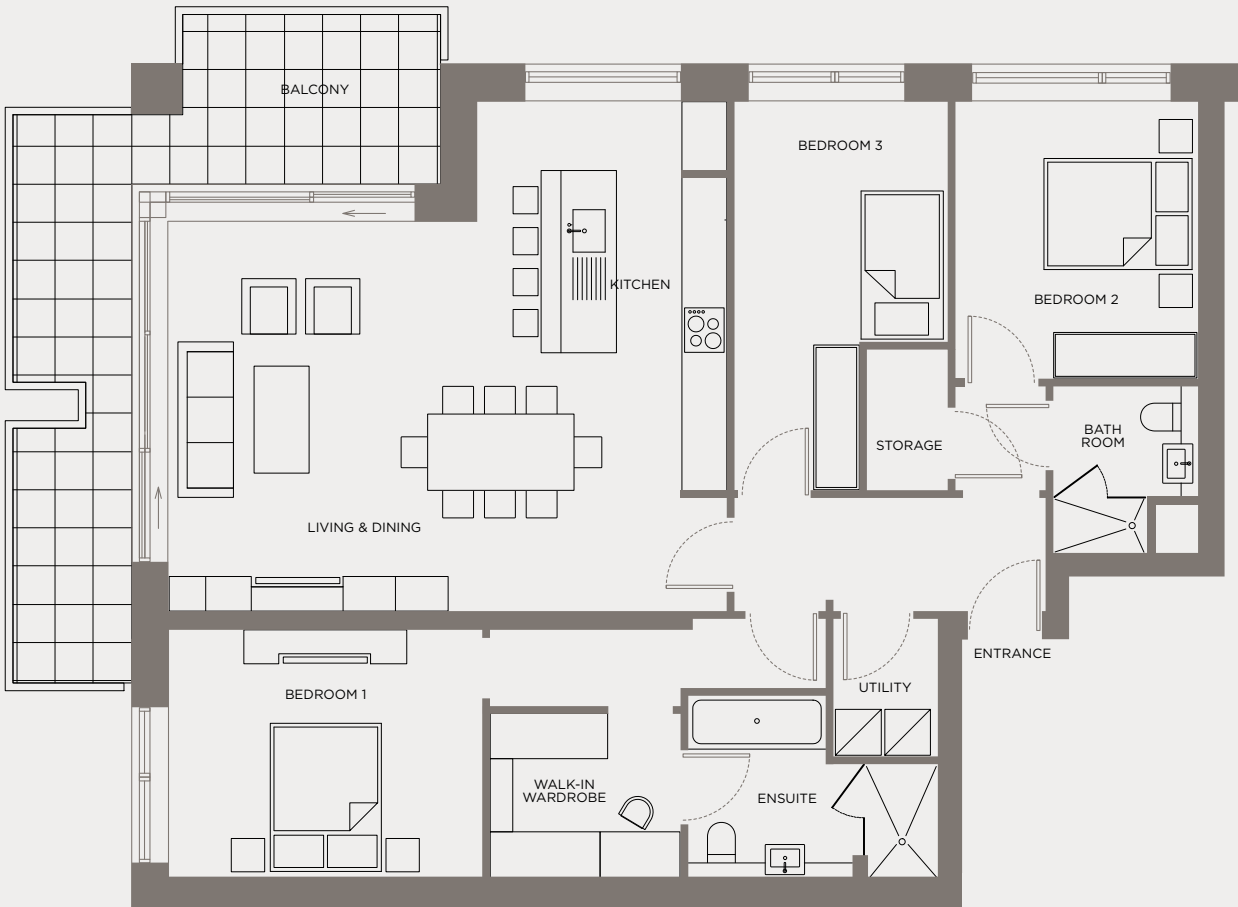
c.117 sq m / 1,259 sq ft

Apartment Numbers:

Ground Floor: 2  
First Floor: 5  
Second Floor: 8  
Third Floor: 11

Schedule of areas:

Living & Dining 5.5 x 6.7m	Bedroom 2 3.2 x 3.7m
Kitchen 1.8 x 5.1m	Bedroom 3 2.8 x 5.1m
Bedroom 1* 3.3 x 4.1m	



\* separate wardrobe and entrance area 2.1m x 2.4m & ensuite

# Three Bedroom Apartment

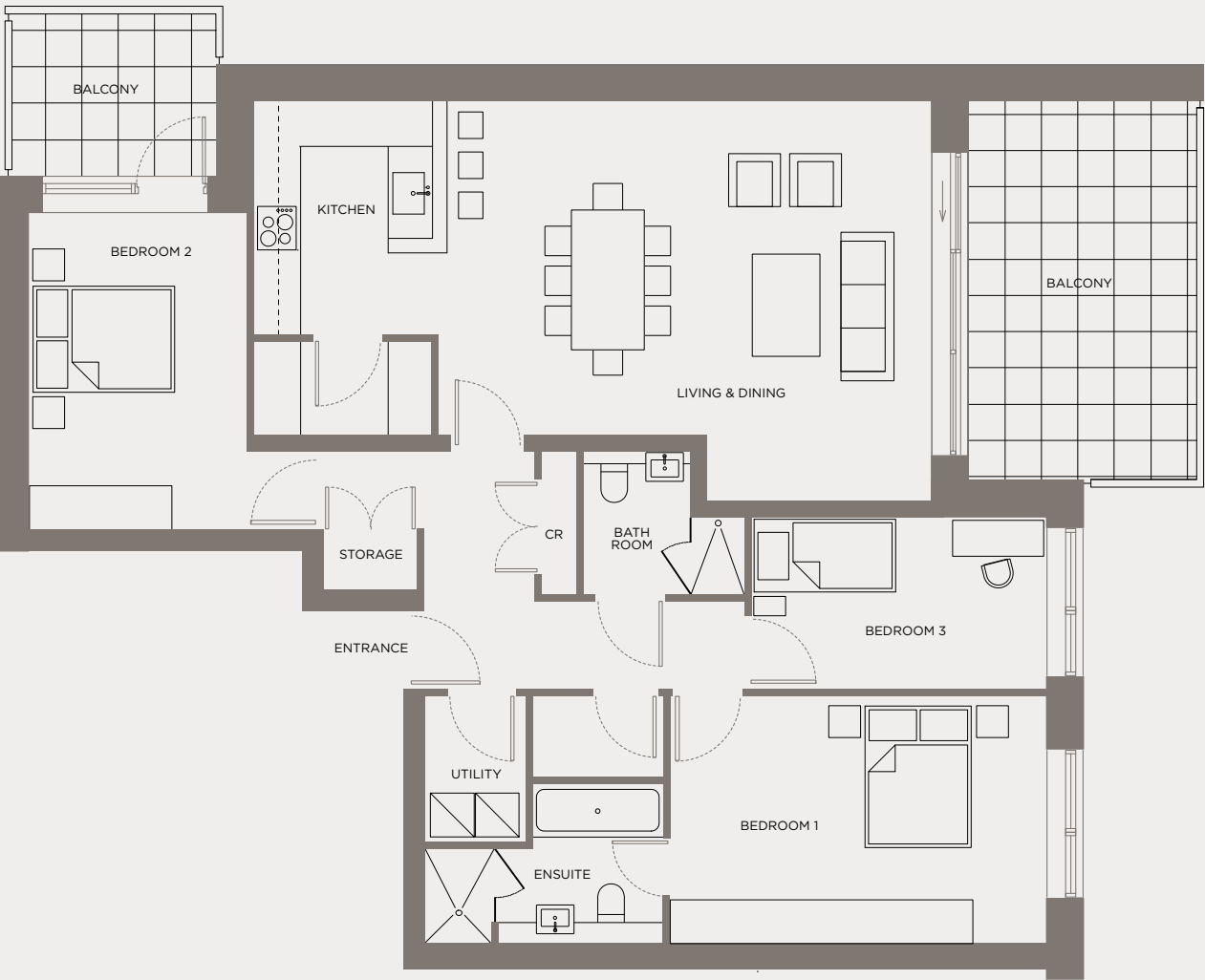
c.118 sq m / 1,270 sq ft

Apartment Numbers:

Ground Floor: 42  
First Floor: 44  
Second Floor: 46

Schedule of areas:

Living & Dining 5.4 x 6.6m	Bedroom 2 3.0 x 4.3m
Kitchen 3.2 x 2.6m	Bedroom 3 2.4 x 4.0m
Bedroom 1 3.3 x 5.1m	



# Three Bedroom Apartment

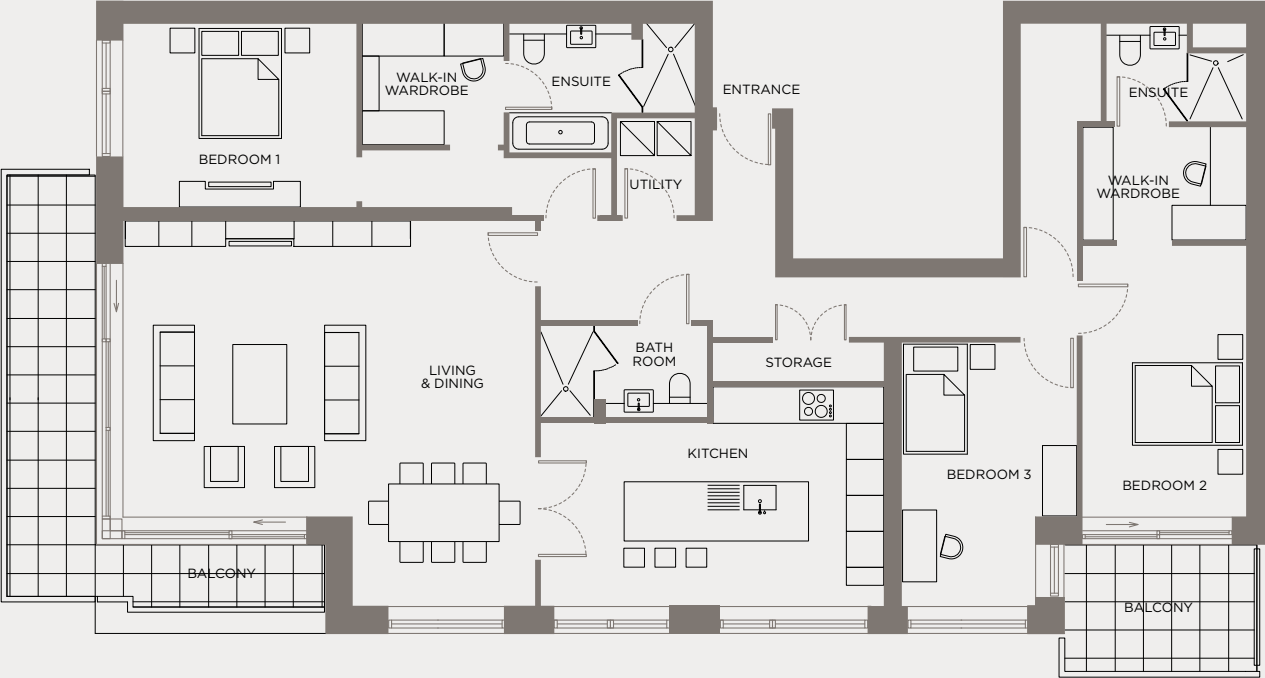
c.169 sq m / 1,818 sq ft

Apartment Numbers:

Fourth Floor: 13

Schedule of areas:

Living & Dining 6.8 x 7.4m	Bedroom 2** 2.9 x 4.8m
Kitchen 3.7 x 6.1m	Bedroom 3 3.0 x 4.6m
Bedroom 1* 3.3 x 4.1m	



\* separate wardrobe and entrance area 3.3m x 2.5m & ensuite  
\*\* separate wardrobe area 2.1m x 2.4m & ensuite





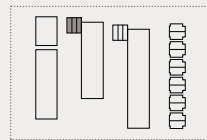
# Three Bedroom Townhouse

1/2/3 The Mews  
Orwell Place

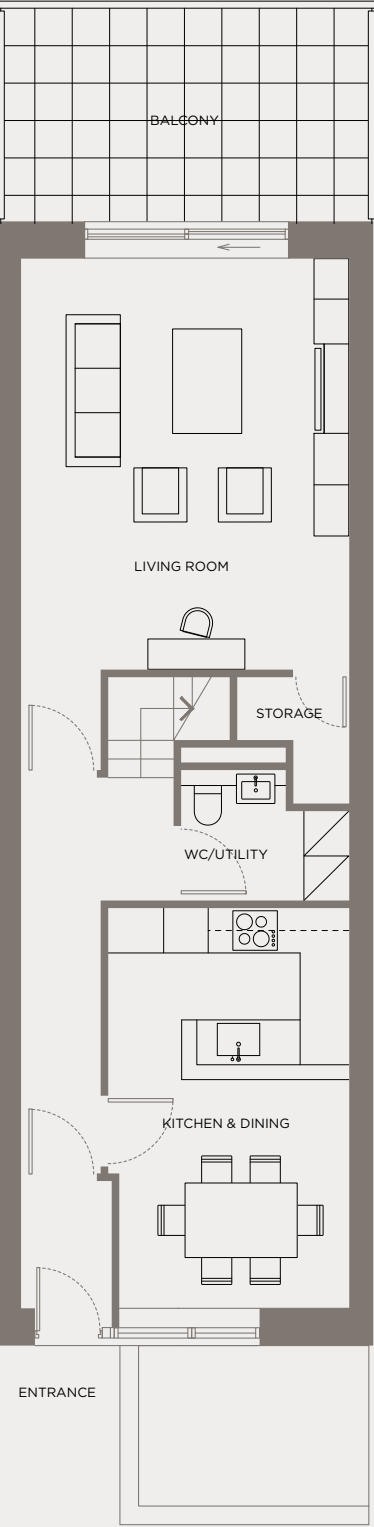
c.155 sq m / 1,668 sq ft

Schedule of areas:

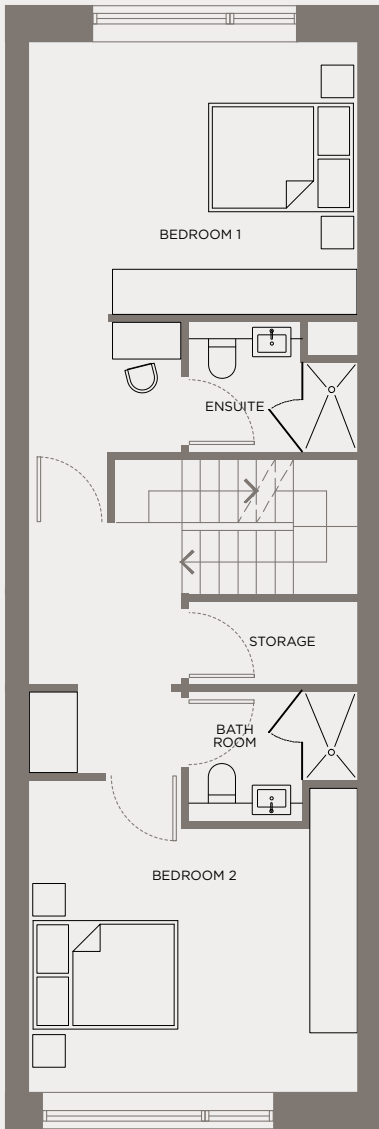
- Kitchen  
2.3 x 3.2m
- Dining  
3.1 x 3.1m
- Living Room  
4.4 x 5.5m
- Bedroom 1\*  
3.6 x 4.4m
- Bedroom 2  
3.5 x 4.4m
- Bedroom 3\*\*  
2.8 x 3.5m



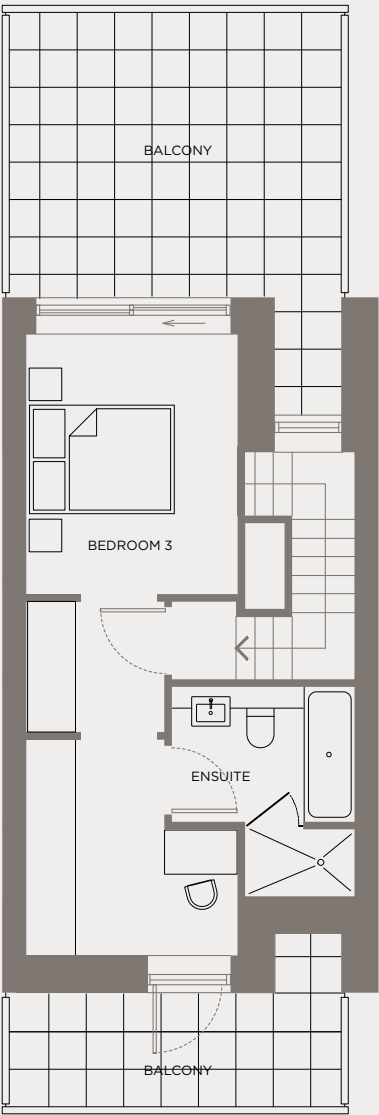
## Ground Floor



## First Floor



## Second Floor



\* separate entrance area 1.7m x 2.0m & ensuite  
\*\* separate wardrobe and entrance area 1.8m x 4.7m & ensuite

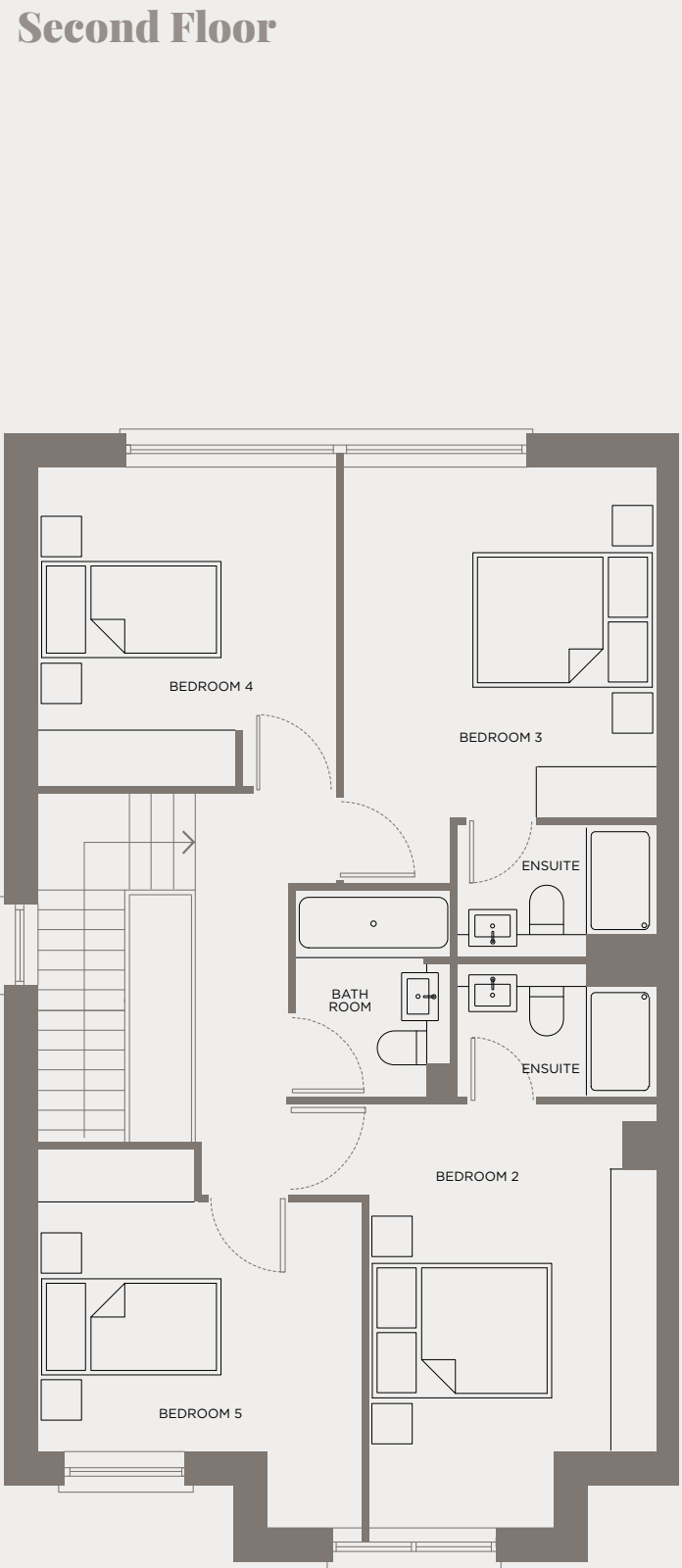
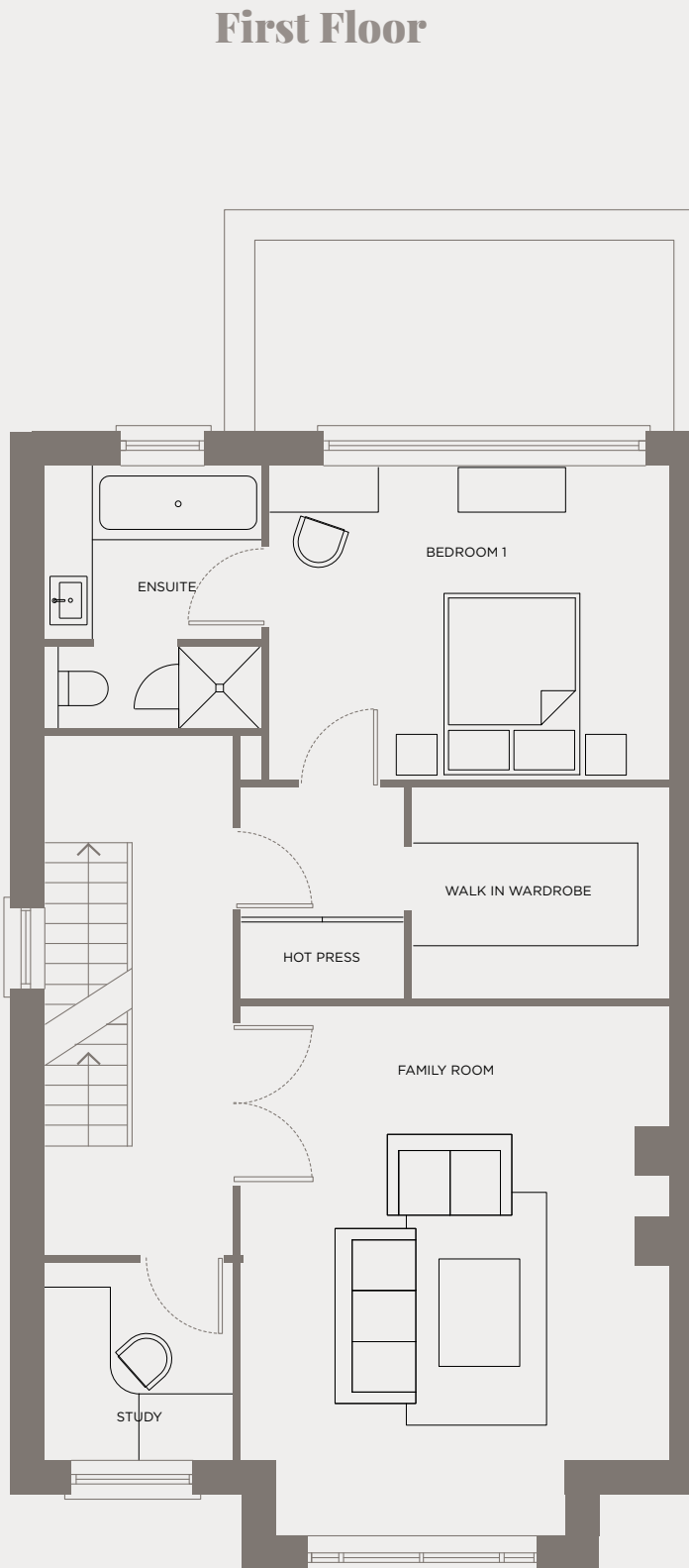
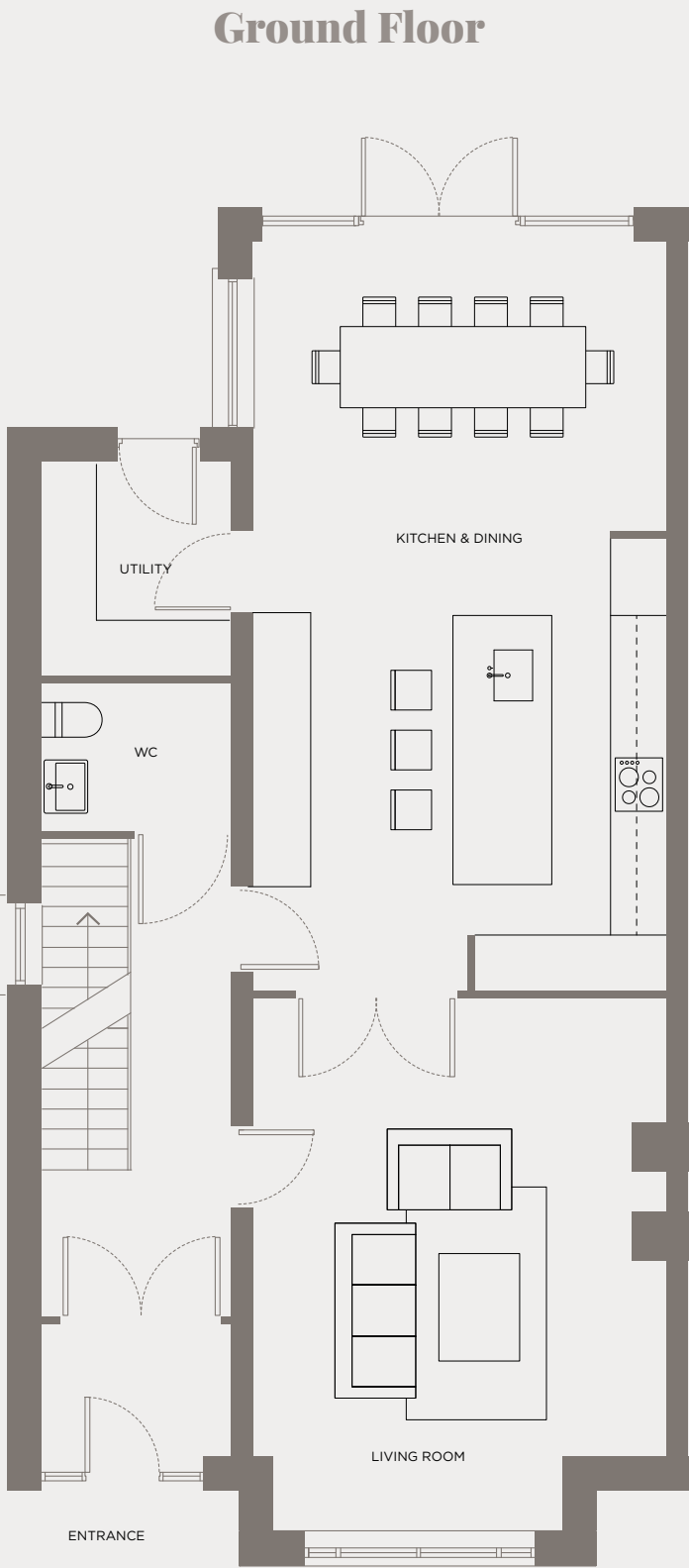
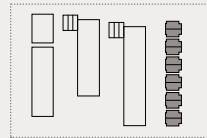
# Five Bedroom House

1-12 The Avenue

c.248 sq m / 2,669 sq ft

Schedule of areas:

- Kitchen & Dining  
4.6 x 8.3 m
- Living Room  
4.6 x 5.1 m
- Family Room  
4.8 x 5.0 m
- Bedroom 1  
3.5 x 4.4 m
- Bedroom 2  
3.2 x 4.7 m
- Bedroom 3  
3.5 x 3.9 m
- Bedroom 4  
3.3 x 3.5 m
- Bedroom 5  
2.8 x 3.6 m



# Exclusive amenities in your Residents' Clubhouse



With Marianella, you are investing in more than a home, you are investing in a lifestyle choice with a range of private club amenities to enhance your health and wellbeing.

The superbly appointed Residents' Club encompasses a gym and wellness suite, a meeting room for residents' use, a lounge area, a state-of-the-art private cinema room and a manned concierge desk. From a meeting room for your business or social needs, to the private cinema room for a movie screening, it's all available to you.



## KEY

- GYMNASIUM
- STEAM ROOM
- SAUNA
- CLUB / LOUNGE / FUNCTION ROOM
- MEDIA / CINEMA ROOM
- PRIVATE MEETING ROOM



# Apartment Features & Specification



### The Buildings and their Surrounds

Brickwork Birtley Olde English Buff by Ibstock

Low-maintenance Scandinavian Alu-Clad windows by Carlson, with low u-value for energy efficiency

High acoustic performance concrete floors throughout, and solid concrete blockwork party walls between apartments

Spacious balconies with glazed balustrades, and exterior light

Landscape Architect designed private communal garden areas for residents

Stunning adjoining new park with play facilities

Conservation of existing mature trees and 200 year-old gate lodge

### Energy Efficiency

A3 BER energy rating

Highly insulated airtight design works with HRV to reduce heat loss

Heat Recovery Ventilation (HRV) system resulting in the retention of 90% of the homes' energy that would otherwise be lost

Low E windows, Argon filled with low emissivity coating to reflect heat back into rooms

Centralised CHP plant located in basement providing energy saving metered hot water to all apartments

High performance internal pipe insulation to reduce heat loss

Energy saving LED light fittings in main living spaces

Provision for future electric car-charging points

### Management & Security

Concierge security services located in the Marianella Clubhouse office

Entry video-phone system in each apartment connected to the main entrance door

Secure access control and CCTV to Marianella Clubhouse, car park and bicycle storage area

Wired for future intruder alarm system

Mains-supply smoke detectors, heat detectors with battery back-up to apartments and common areas linked to concierge

Warranty cover under HomeBond 10yr Structural and Latent Defect Insurance

### Interior Finishes & Features

Extra high ceilings in main living areas and bedrooms

Contemporary feature architrave & skirting

Satin finish chrome door furniture throughout

Scandinavian timber internal window frames with external durable powder-coated aluminium paint finish

Internal smooth finish painting throughout

Superior quality internal joinery, including high quality solid timber doors

Bespoke wardrobes throughout by Cawleys with walk-in wardrobes in many of the main bedrooms, lacquered / painted doors and Cambrian oak deluxe internal carcass

Interior designed entrance lobbies, lifts and common areas

### Media & Communications

IP enabled video entry phone system in each apartment with remote mobile phone connectivity

High speed fibre broadband available

Data (Cat6) / telephone points to reception areas and master bedroom

USB charging points in kitchen and master bedroom

Digital TV connection to living room and bedrooms

Main infrastructure installed to accommodate Eir, Sky & Virgin Media

### Kitchens

Custom designed fully integrated Leicht kitchen (supplied by McNally Kitchens) with Silestone Carrara worktop (shark nose) and splashback

Fully integrated Miele cooking appliances and Whirlpool fridge/freezer

Fan assisted ducted extract vent from cooker hood to outside

Stainless steel recessed sink

### Utility Room

Fitted with Whirlpool washing machine and separate state-of-the-art Whirlpool heatpump condensing dryer

### Bathrooms & Ensuites

Satin glazed tiles to floors and walls

Pressurised shower system with rain head shower fittings, thermostatic mixer tap, and frameless glass shower doors

Wall mounted heated towel rails in all bathrooms

Grohe and Cersanit sanitary ware throughout

Saniacrylic baths by Duravit



Vanity mirror cabinets by Cawleys

Linear LED and recessed downlighters in bathrooms

### Heating, ventilation and Hot Water

Thermostatic zoned underfloor central heating system throughout

Individually metered system provides heating and hot water from development's central plant

Energy efficient fresh air and Heat Recovery Ventilation (HRV) system

Pressurised hot & cold water systems

### Electrical

Generous lighting and power points throughout

Recessed downlighters throughout

Satin finish chrome sockets and light switches in kitchen

Separate circuit for dimmable ambient lamp lighting in living rooms

### Parking & Services

Minimum one car space per apartment

Separate allocation of additional visitor parking

Provision for future electric car-charging points

Lift access from car park to all levels

Secure cycle parking at car park level with dedicated access ramp

Heated (frost resistant) main access ramp from car park

Centralised waste compaction room at car park level

Additional secure storage space can be purchased in the car park, where bulky items can be stored

Specifications based on apartments, please contact sales agents for house specification



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A DEVELOPMENT BY



CAIRNHOMES.COM

FOR ALL ENQUIRIES



01 631 8402



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