

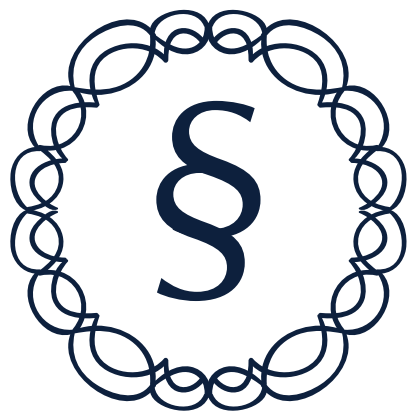


The Penthouse 70/80

Shrewsbury Square

Sandymount Avenue • Ballsbridge • Dublin 4





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70/80 Shrewsbury Square

Presents a rare opportunity to acquire an exceptional penthouse residence extending to approximately 303 sq.m (3,261 sq.ft), occupying the entire top floor of this prestigious development. Meticulously designed to an uncompromising standard, the apartment showcases a truly bespoke interior where every detail has been carefully considered, and no expense has been spared.

The property boasts two well-proportioned reception rooms and four magnificent double bedrooms, including a principal bedroom suite which benefits from a dressing room, walk in wardrobe and two en-suite bathrooms.

Flooded with natural light, the penthouse enjoys an extraordinary sense of space, privacy and tranquillity. High ceilings and floor-to-ceiling windows maximise the natural light throughout the interiors, while four private terraces provide a choice of sun-filled outdoor spaces to enjoy from morning through to evening.

The property further benefits from four designated underground parking spaces and two secure private storage units. Originally configured as two separate penthouse apartments, the residence could, if desired, be reinstated as two individual homes or reconfigured to satisfy one's own requirements.

Occupying a prime position on Sandymount Avenue, between Sandymount DART Station and the five-star InterContinental Dublin, this remarkable home combines magnificent proportions, refined contemporary design and an outstanding level of luxury. A distinguishing feature of Shrewsbury Square is its dedicated concierge service, providing residents with exceptional day-to-day convenience together with enhanced on-site security, creating an exclusive and highly desirable living environment.

Shrewsbury Square enjoys one of Dublin's most sought-after residential addresses, just a short stroll from the exceptional amenities of Ballsbridge. Nearby are the five-star InterContinental Dublin and Clayton Hotel Ballsbridge, together with the Royal Dublin Society (RDS), home to Leinster Rugby's headquarters, the world-renowned Dublin Horse Show, and a year-round programme of exhibitions, concerts, conferences, and events.

The 35 acres of Herbert Park are within easy walking distance, while Ballsbridge offers an excellent selection of acclaimed restaurants, cafés, specialist boutiques, and everyday conveniences. Sandymount DART Station is only a few minutes' walk away, providing swift access to Dublin city centre and beyond, while the charming village and seafront promenade at Sandymount are also close by. Dublin Airport is readily accessible via the Port Tunnel, making this an exceptionally convenient location for both domestic and international travel.





Features

- Exceptional penthouse residence extending to approximately 303 sq.m (3,261 sq.ft).
- Occupying the entire top floor with private lift access.
- Four private terraces enjoying sunshine throughout the day.
- Wonderfully bright, generously proportioned accommodation.
- Bespoke designer kitchen with premium integrated appliances.
- Integrated Fisher & Paykel refrigeration throughout, including freezer functionality.
- Originally configured as two penthouse apartments, offering the potential to reinstate two separate residences.
- Two independent entrance doors providing exceptional flexibility.
- Bespoke bar with integrated refrigeration, ice machine and marble worktops.
- Air conditioning to the majority of rooms.
- Electronic blinds throughout.
- Exceptional bespoke finishes, fixtures and fittings of the highest quality.
- Four designated underground car parking spaces.
- Excellent internal storage together with two secure private storage units.
- Dedicated concierge service.
- Beautifully landscaped communal gardens.
- Situated within Shrewsbury Square, one of Dublin 4's most prestigious and sought-after residential developments.



Accommodation

Entrance Hall

12.8m x 5.3m (42' x 17'5") Wonderful welcoming reception hallway with excellent floor to ceiling height , attractive herringbone oak floor, underfloor heating, feature wall mirrors, two storage areas, cloaks closet and recessed lights.

Guest WC

Wash hand basin with storage beneath, marble top, wc, porcelain floor, heated towel rail and recessed lights.

Cloaks Storage

Cloaks / good storage space.

Utility Room

Porcelain floor , plumbed for washing machine & dryer.

Living/Dining/Kitchen

10.5m x 6.6m (34'5" x 21'8") An exceptionally spacious open-plan living, dining, and kitchen area enjoys a desirable dual south- and west-facing aspect, flooding the space with natural light throughout the day. The beautifully appointed bespoke kitchen features elegant cabinetry, marble worktops, four integrated Fisher & Paykel pull-out drawer refrigerators / freezers, an integrated Miele dishwasher, a Neff four-ring induction hob with an automatic rising extractor, and a walnut larder complete with a Miele microwave and generous pull-out storage. A striking walnut and glass display cabinet adds a refined finishing touch. The inviting living area is centred around a contemporary gas fireplace and benefits from recessed lighting, porcelain tiled flooring, and underfloor heating throughout. Large doors open directly onto a sun-drenched private terrace, seamlessly connecting the indoor and outdoor living spaces.

Terrace / Balcony

Beautiful space benefitting from southerly sunshine. A wonderful oasis to enjoy al fresco dining.

Drawing Room / Bar

10.5m x 6.1m (34'5" x 20') A beautiful, light-filled reception room with impressive wall-to-wall windows, creating a bright and welcoming living space. A striking sandstone fireplace with a gas fire forms an elegant focal point, complemented by oak flooring, underfloor heating, and recessed lighting throughout. Bespoke alcove cabinetry with a mirrored backdrop and glass shelving provides both stylish display space and practical storage, while a door opens onto another private terrace. A standout feature of the room is the bespoke bar area, thoughtfully designed with fitted cabinetry, a mirrored splashback, glass shelving, two integrated Fisher & Paykel refrigerators, an ice machine, and luxurious marble worktops—perfect for entertaining.

Principal Bedroom Suite

7.47m x 4.93m (24'6" x 16'2") Wonderful bedroom suite to incorporate spacious double bedroom with electric blinds and window to side, door out to another north-west facing balcony with composite deck, sliding mirrored door through to wardrobe with bespoke cabinetry, drawers, hanging space. It's very private, surrounded by trees.

En-Suite Shower Room

Porcelain tiled floors, tiled walls, raised vanity unit, shower unit with power shower WC, WHB, door through to

Dressing Room

4.3m x 4.9m (14'1" x 16'1") Excellent range of bespoke drawers, hanging space, window to side.



Bathroom

Jacuzzi bath with shower attachment, large separate shower unit with power shower, WC, WHB

Bedroom 2

3.1m x 4.8m (10'2" x 15'9") Spacious double bedroom with mirrored wardrobes, recessed lights and air conditioning.

En-Suite Bathroom

Tiled floors, tiled shower, raised vanity unit with sink, power shower, heated towel rail.

Bedroom 3

3.2m x 3.8m (10'6" x 12'6") Double room with oak floor, mirrored wardrobes and air conditioning.

Bedroom 4

6m x 5m (19'8" x 16'5") Bright double room with recessed lights and door to terrace.

En-Suite Bathroom

Large shower unit, power shower, electric towel rail, WC, WHB.

BER Information

BER: B3.

BER No: 101399855.

Eircode

D04HH02



Outside

Shrewsbury Square is one of Dublin 4's most prestigious residential developments. Nestled behind secure gates just off Sandymount Avenue, this exclusive address is renowned for its beautifully landscaped grounds, exceptional concierge service, and impeccably maintained communal areas.

The penthouse offers outstanding outdoor living, with four private terraces that capture sunshine throughout the day. These generous outdoor spaces provide the perfect setting for al fresco dining, entertaining, or simply relaxing while enjoying the ever-changing light from morning through to evening.



OFFICES

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

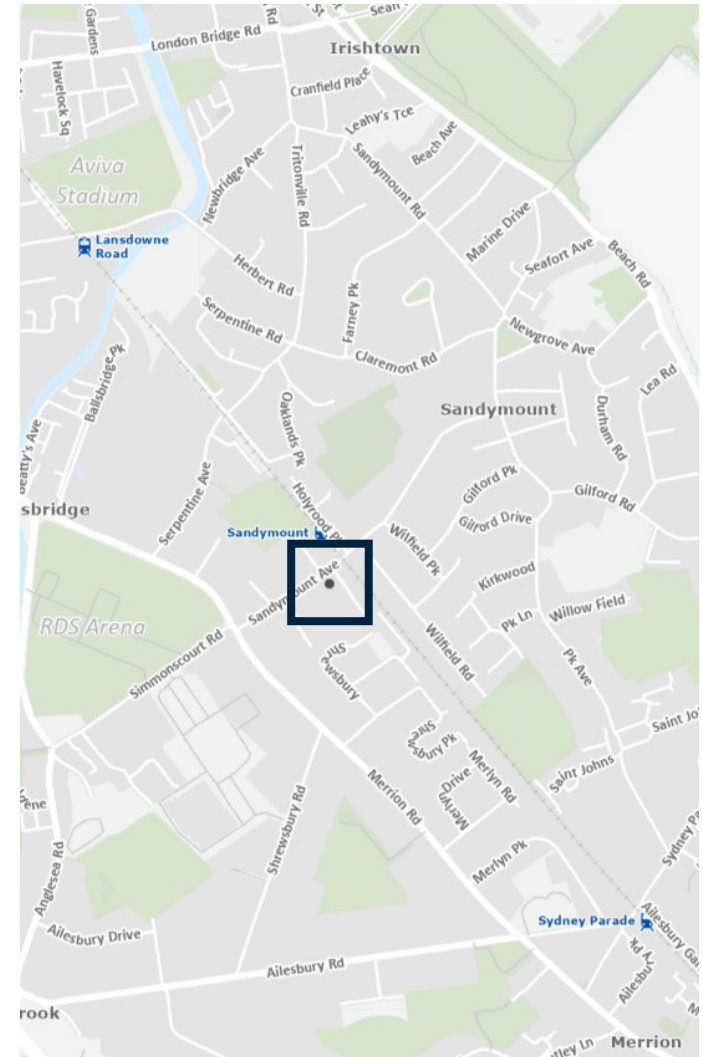
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



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FLOOR PLAN Not to scale - for identification purpose only.



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