



BALLSBRIDGE

ONE WATERLOO RD

DUBLIN 04

A NEW BENCHMARK IN CONTEMPORARY IRISH  
ARCHITECTURE & SOPHISTICATED MODERN LIVING

# One Address, No Comparison

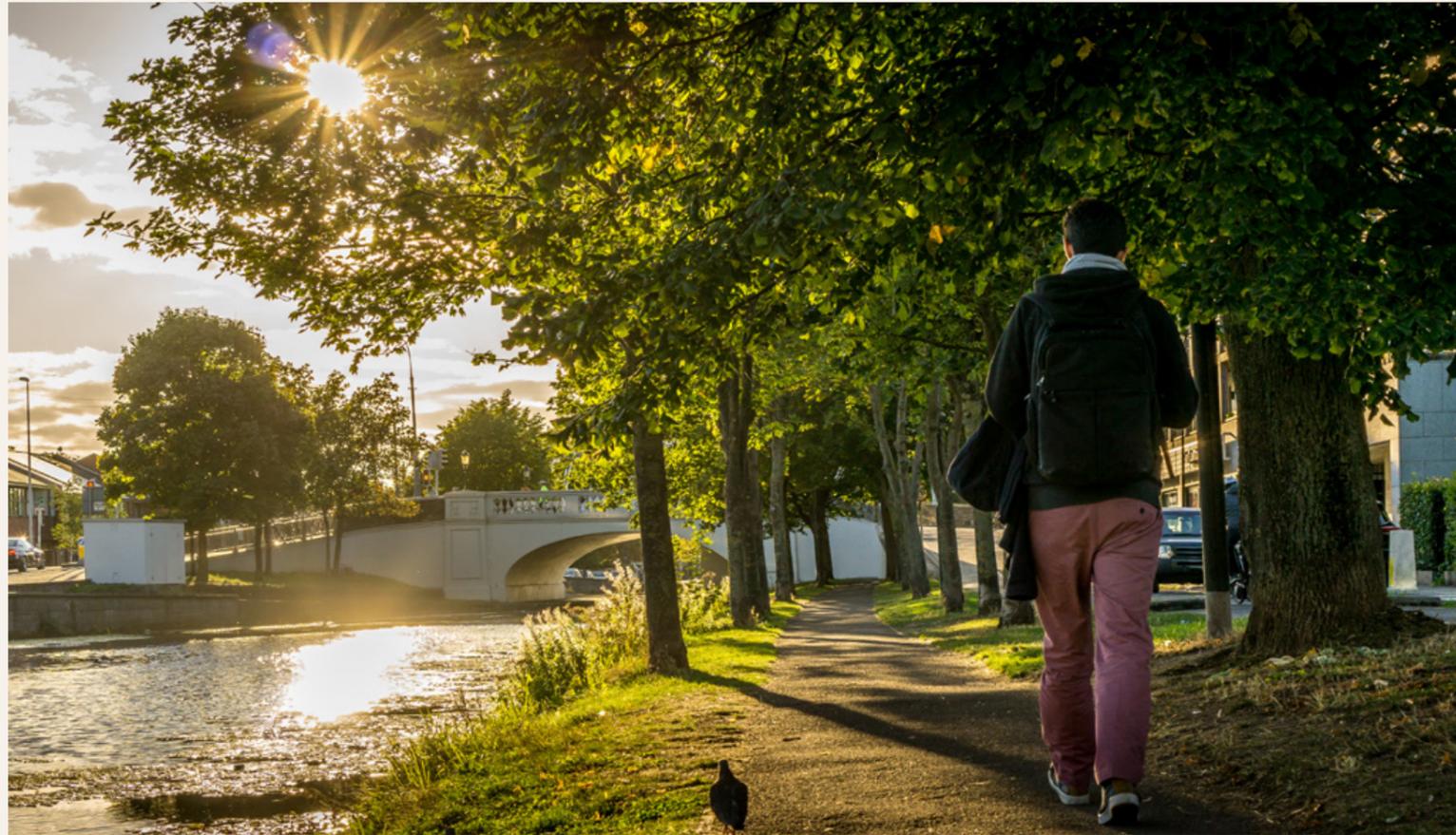
BALLSBRIDGE  
ONE | WATERLOO | RD  
DUBLIN 04



## *This is Not* An Ordinary Location

Waterloo Road is widely regarded as one of Dublin's most exclusive and desirable residential locations. Perfectly positioned within walking distance of St. Stephen's Green, Grafton Street, the Aviva Stadium, and the city's central business districts, it offers a blend of prestigious, convenience, and connectivity.

Excellent transport links further enhance the property's appeal. Bus routes run along Waterloo Road and Baggot Street, while the DART station at Lansdowne Road and LUAS stops at St. Stephen's Green and Dawson Street provide quick and easy access across the city. The Air Coach service to Dublin Airport also operates nearby.



# Among Dublin's *Most Spectacular & Sought After Areas*



The area is exceptionally well served by some of Dublin's leading schools, including St. Michael's College, Loreto on the Green, Sandford Park School, Gonzaga College, and St. Conleth's College, along with third level institutions such as Trinity College Dublin, UCD and RCSI making it an ideal setting for family living.

# *Enjoy a Lifestyle* Unlike Any Other

Residents enjoy an abundance of nearby amenities, from the cafés, restaurants, and boutiques of Baggot Street to the green open spaces of Herbert Park and the Canal walk with further leisure facilities in the Fitzwilliam Lawn Tennis Club, Elm Park Golf Club and the RDS.

Waterloo Road remains one of Dublin's most sought-after addresses – an exceptional location for refined city living.



# Every Convenience *On Your Doorstep*





# Live Where Convenience is Key

WATERLOO RD	AVIVA STADIUM	4 MINS
WATERLOO RD	RANELAGH	6 MINS
WATERLOO RD	GRAND CANAL	6 MINS
WATERLOO RD	STEPHEN'S GREEN	8 MINS
WATERLOO RD	DONNYBROOK	8 MINS
WATERLOO RD	IFSC	9 MINS
WATERLOO RD	O'CONNELL ST	13 MINS
WATERLOO RD	PHOENIX PARK	15 MINS
WATERLOO RD	DUBLIN AIRPORT	20 MINS
WATERLOO RD	BLACKROCK	25 MINS
WATERLOO RD	DUN LAOGHAIRE	25 MINS

\*ALL TIMES ARE APPROXIMATE



Stunning,  
Contemporary  
Architecture

## Floor Plans | *House 01*

# Relive What *Has Been*

This project is rooted in the spirit of the Victorian era-not as replication, but as a way of reliving what has already been experienced. The design breathes new life into a house full of history, allowing the purity of its spaces to re-emerge with breathe.

Original architectural features-doors, cornicing, wardrobes-are not replaced but restored, celebrated, and subtly reframed. Materials are refinedly salvaged or recycled introducing a distressed honesty that adds depth and authenticity to the home. These gestures give the building an attitude-one that feels both lived-in and timeless.

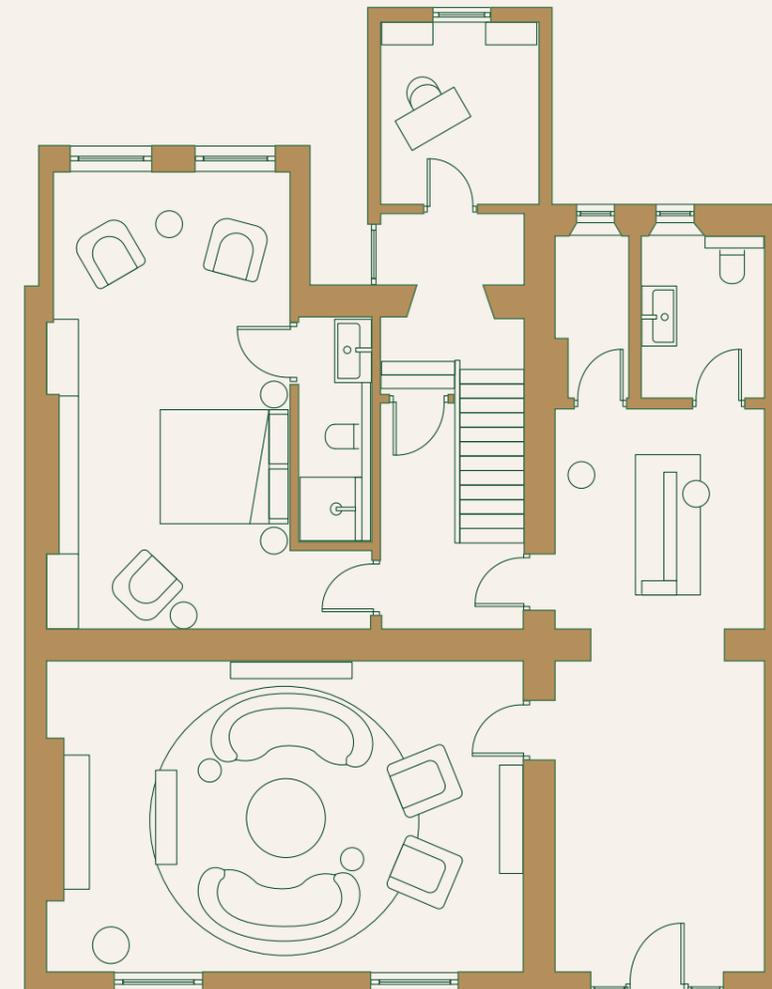
The plan retains a sense of clarity and simplicity, while new insertions-arches, walls, and sculptural joinery-blur the line between architecture, furniture, and art. These elements frame views and define zones without overpowering the existing character.

There is a strong sense of connection - to the city beyond, to the building's past, and to the tactile experience of living within it. Through subtle contrasts and careful layering, the design becomes a quiet conversation between eras-celebrating history while creating something deeply contemporary.



## Ground Floor

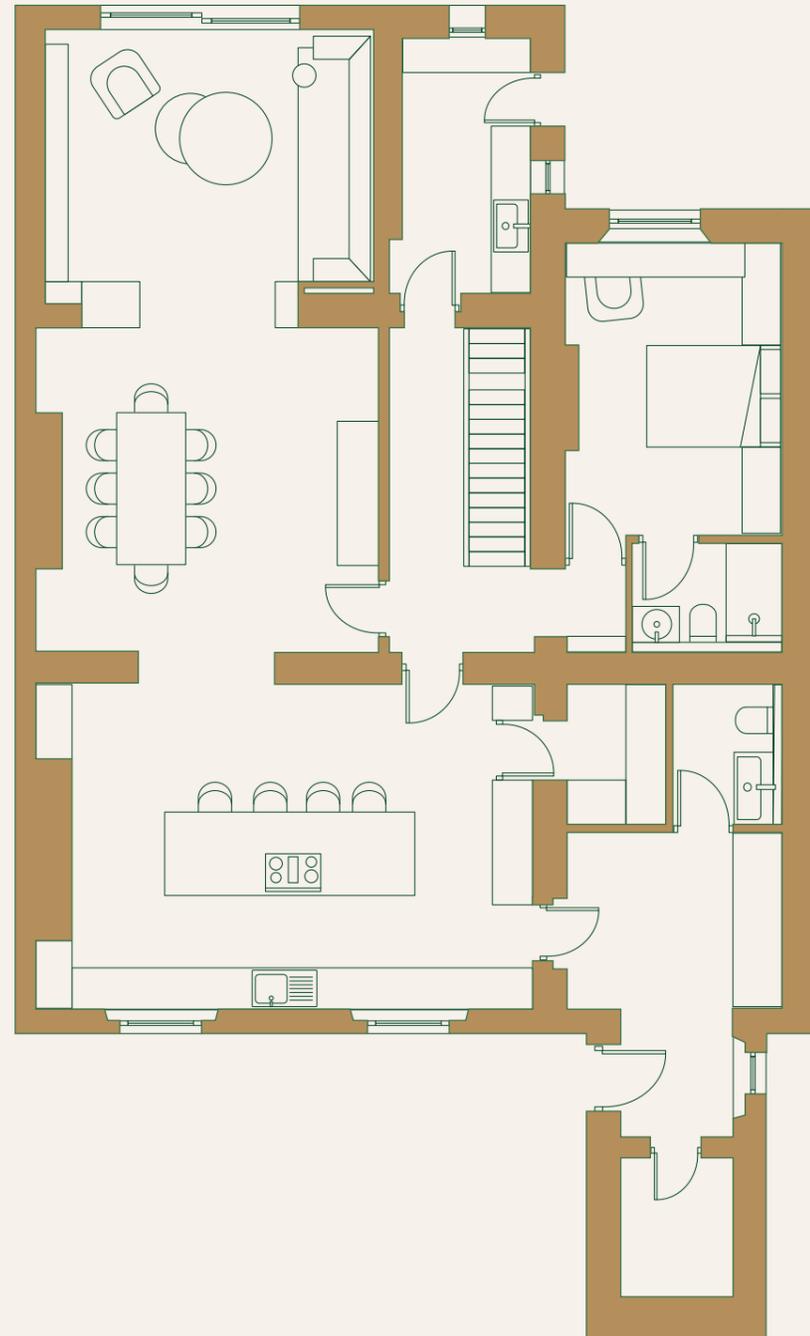
APPROX 4,486 SQ.FT



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

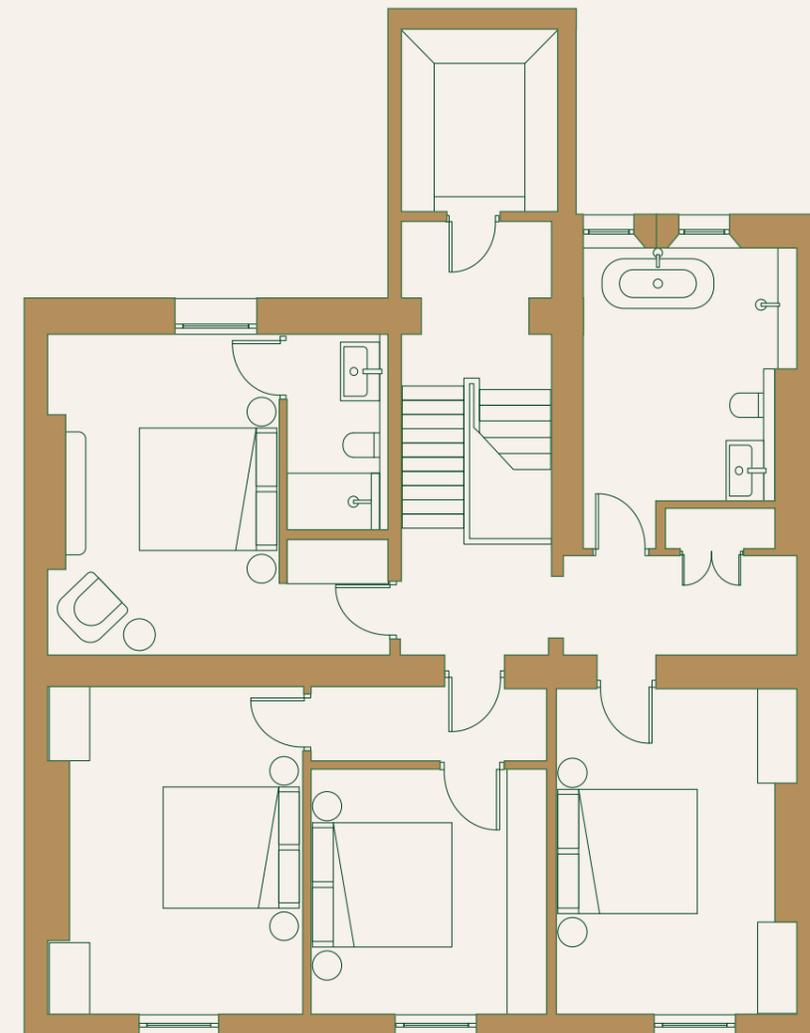
# Floor Plans | *House 01 (cont)*

## First Floor



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## Second Floor



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## Floor Plans | *House 02*

# Looking Two Ways - *Past And Future*

This design draws from the elegance and order of the Victorian era-nineteenth century, reinterpreting its architectural language through a contemporary lens. It respects the logic of the original layout-simple, structured, and proportioned while introducing modern interventions that both contrast with and complement the historic fabric.

The concept celebrates the old world by enhancing and repurposing its details rather than erasing them. Existing elements are retained, framed, and reimagined-walls define distinct zones, read both as spatial dividers and finely crafted joinery. Structures pierce through these original boundaries, becoming new insertions that animate the interior and redefine how the space is experienced.

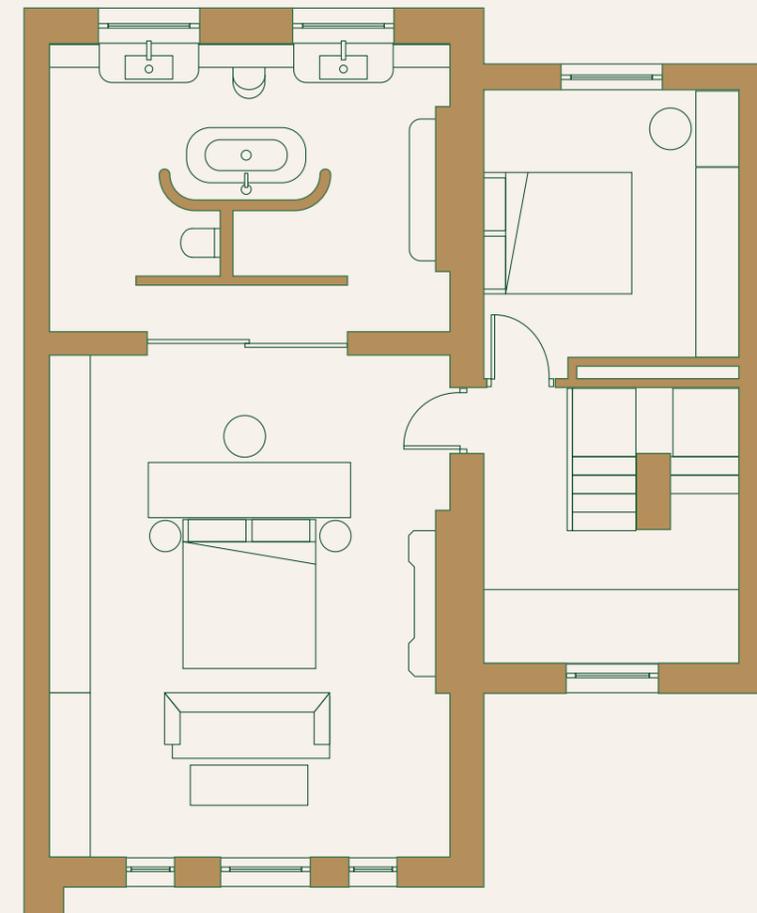
Ceilings are elevated from passive surfaces to functional features-devices for spatial rhythm, light, and contrast. Contemporary forms slice through rooms with intentional clarity, establishing a bold distinction between old and new. Yet, rather than compete, these new elements echo the essence of the original-shutter details, ornate coving, and joinery motifs-through minimalist reinterpretation.

Every intervention is deliberate: framing views, marking transitions, and inviting the user to relive the past through a contemporary spatial narrative.



## Ground Floor

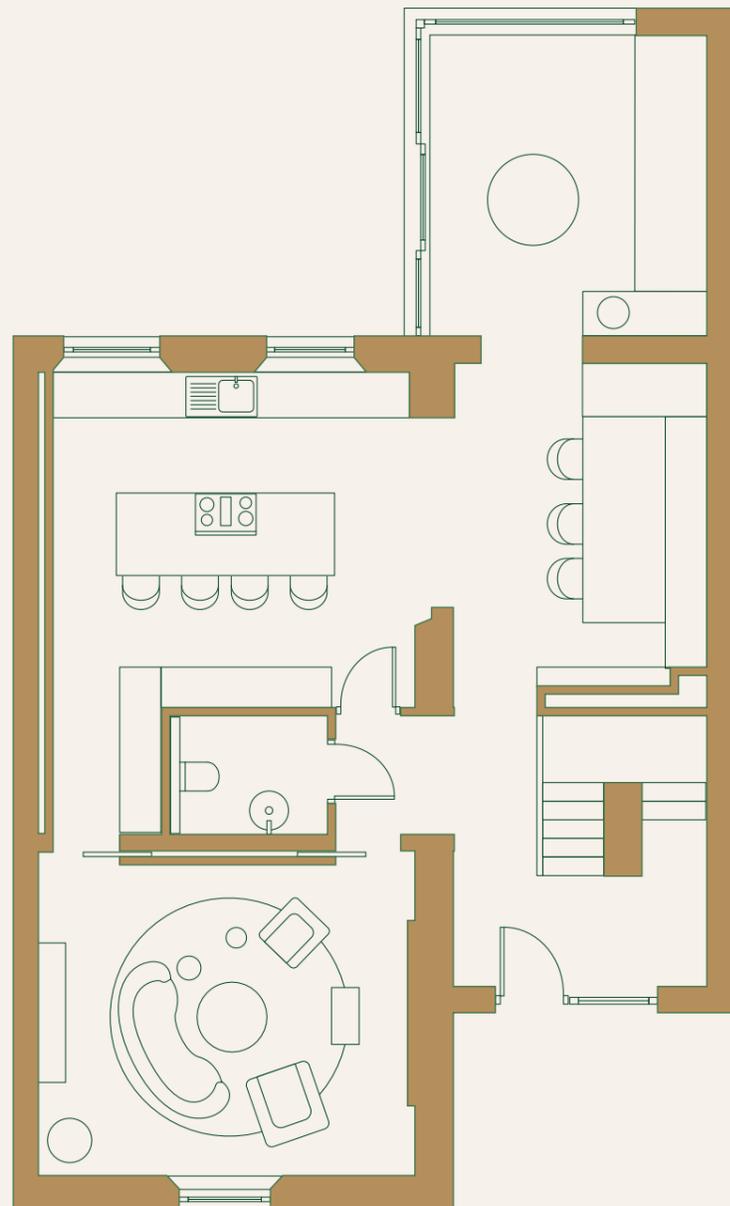
APPROX 3,067 SQ.FT



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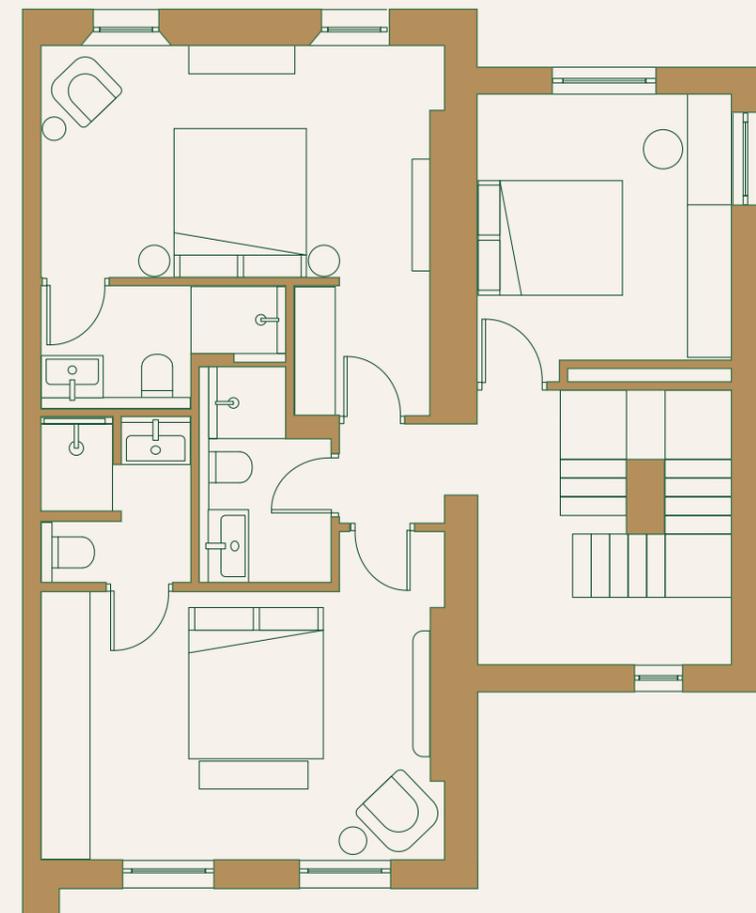
# Floor Plans | *House 02 (cont)*

## First Floor



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## Second Floor



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# Floor Plans | *The Coach House*

APPROX 2,002 SQ.FT

## Where Heritage *Meets Modern Living*

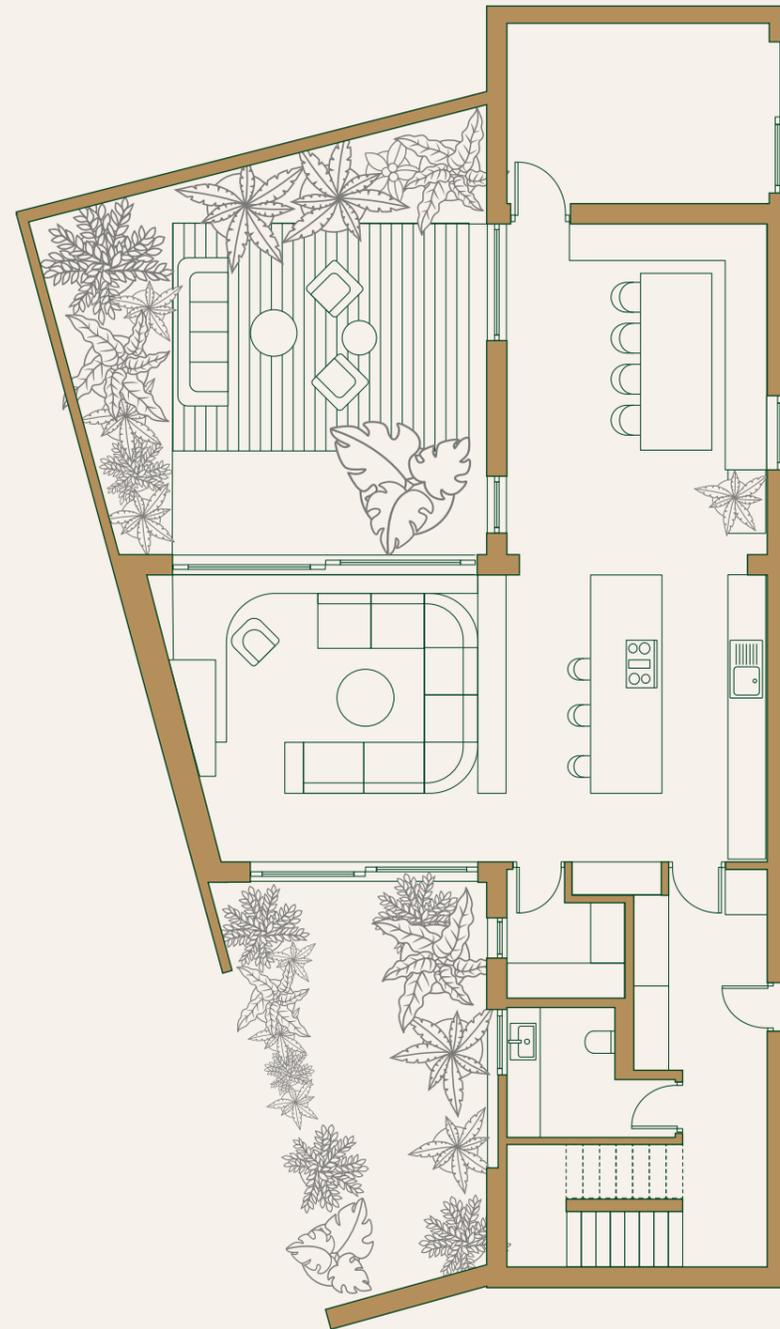
The Coach House is a timeless meeting point between two eras, rooted in the elegance 19th-century estate architecture, yet thoughtfully reimagined for contemporary life. Traditionally positioned apart from the main residence yet always in architectural harmony, the Coach House reflects the classic beauty of its origins through signature elements like distinctive rooflines, circular windows, and the rich textures of brick, stone, and timber.

Our design philosophy is simple: let the architecture lead the way. Every detail of the Coach House embodies this ethos. At the heart of the design are its rounded windows, a bold, elegant feature that defines both the exterior character and the interior ambiance. These curved forms invite natural light, soften structural lines, and create a unique visual rhythm that brings warmth and refinement to the living spaces.

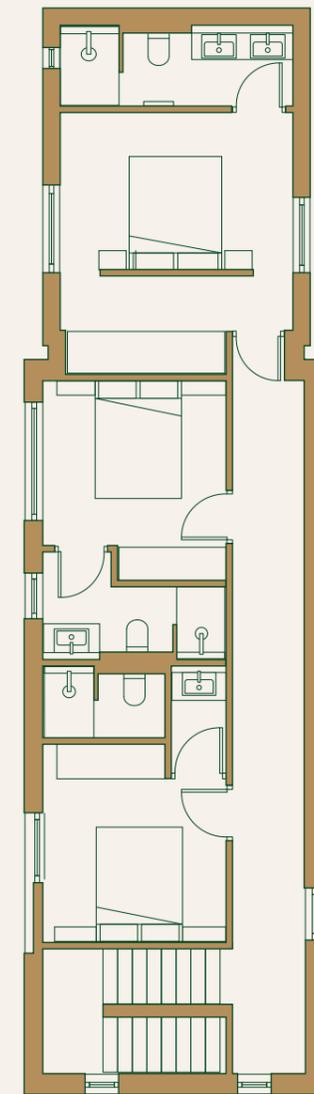
Inside, rounded details echo this softness, from circular lighting fixtures to bespoke curved furnishings like the TV unit—blending traditional influences with a quiet sophistication that speaks to today's sensibilities.

The Coach House is more than a home—it's a dialogue between past and present, tradition and innovation, structure and story. It's a space that doesn't just respect history it brings it beautifully into the now.

### First Floor



### Second Floor



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# Floor Plans | *Mews House. Type 1*

APPROX 2,315 SQ.FT

## A Contemporary *Tribute to Heritage*

The Mews House is a celebration of contemporary design, deeply rooted in the architectural language of the main house and the historic coach house. It stands as a modern extension of that legacy, reflecting how history evolves and design adapts over time.

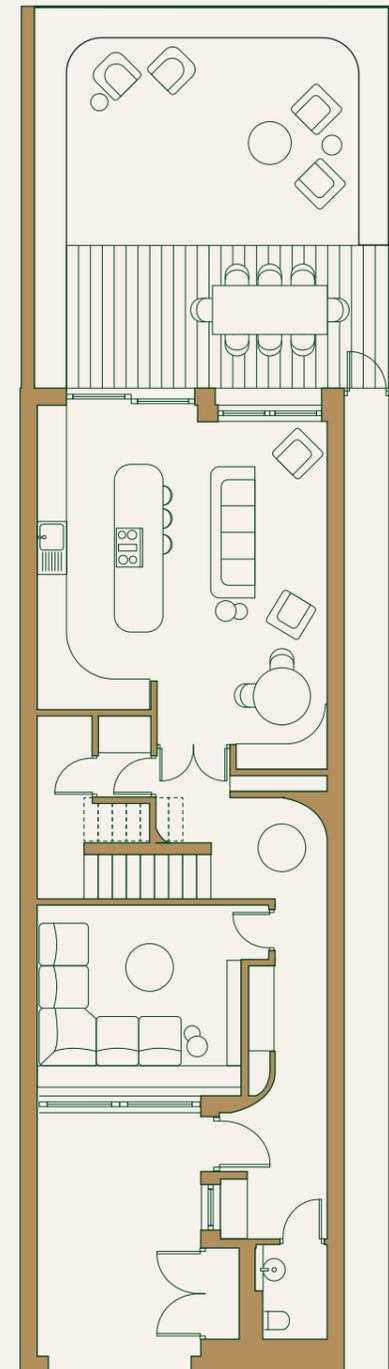
Each room tells its own story through carefully chosen materials, creating a dialogue between past and present.

Earthy, rust-toned tiles recall the patina and warmth of the original estate buildings, while sleek concrete elements introduce a bold, contemporary contrast. This thoughtful layering of textures and tones brings emotional depth to the space, offering a sense of continuity and progression.

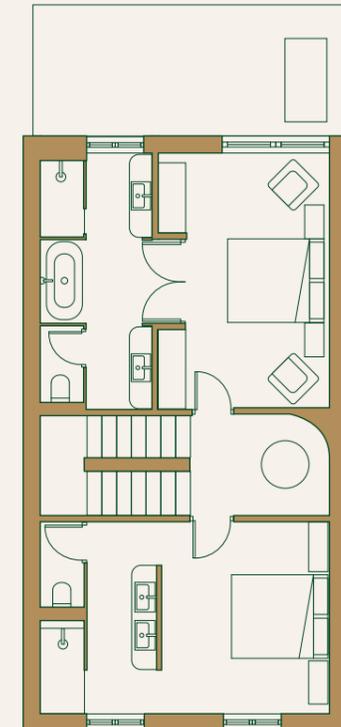
More than an architectural statement, the Mews House represents a moment in time, honouring where we come from while boldly expressing where design is headed.



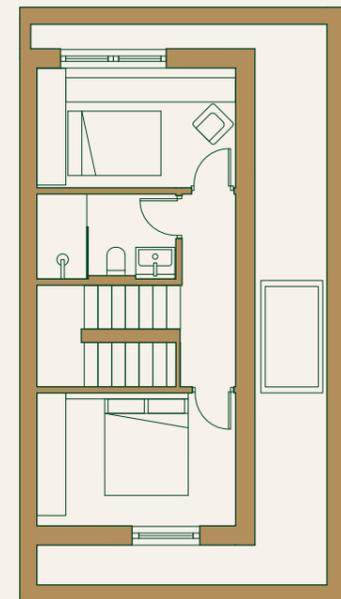
Ground Floor



First Floor



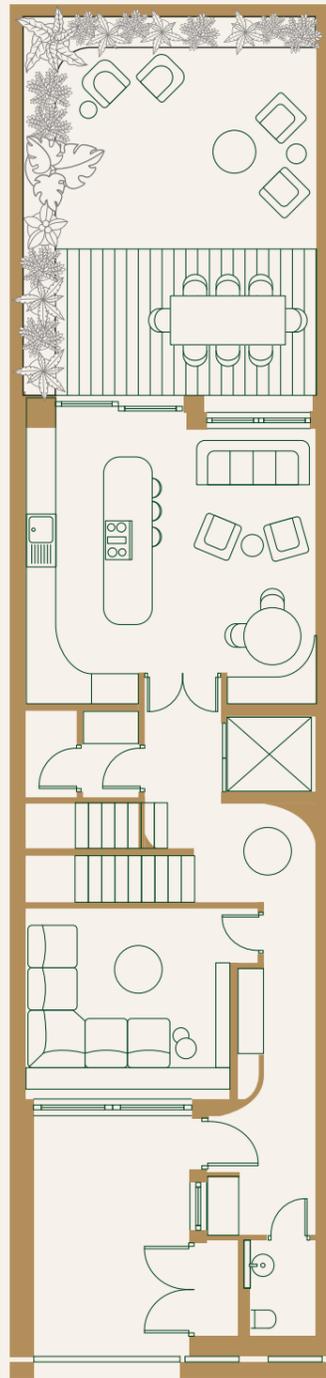
Second Floor



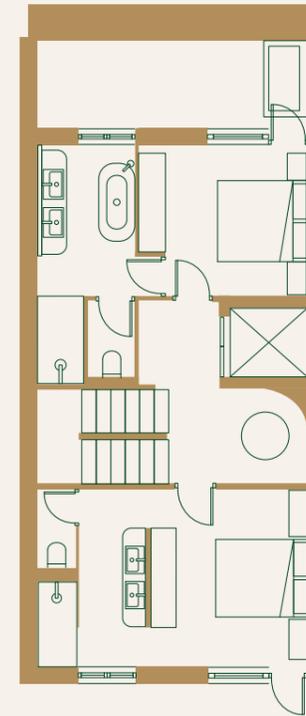
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# Floor Plans | *Mews House. Type 2-5*

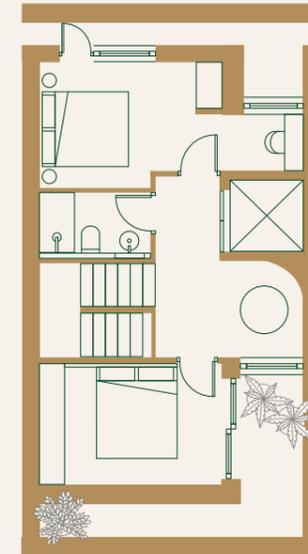
APPROX 2,411 SQ.FT



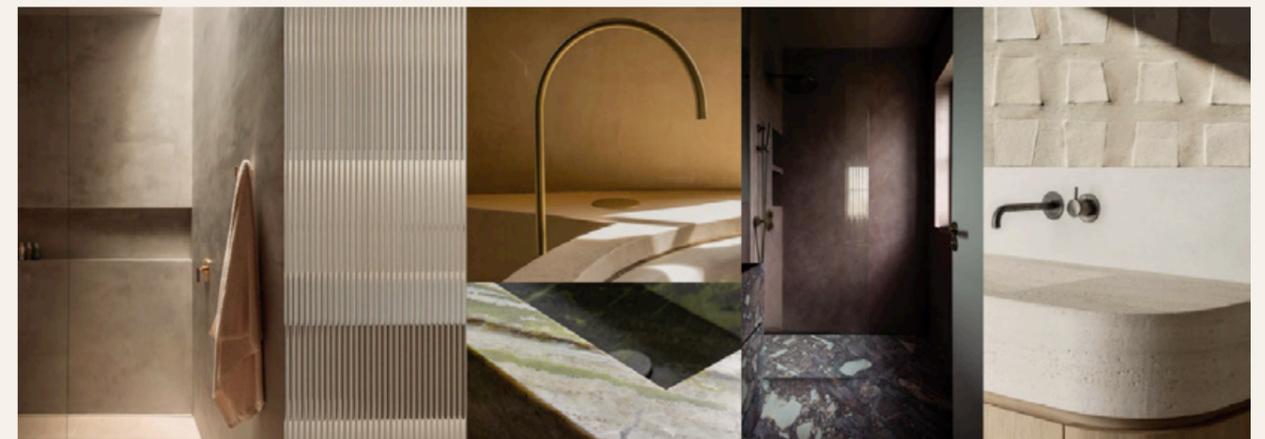
Ground Floor



First Floor



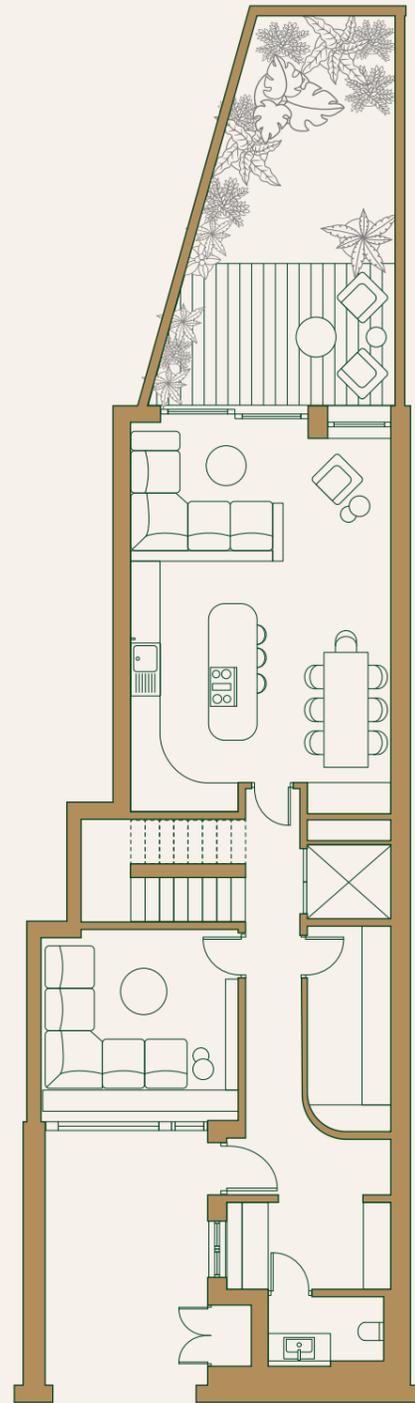
Second Floor



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# Floor Plans | *Mews House. Type 6*

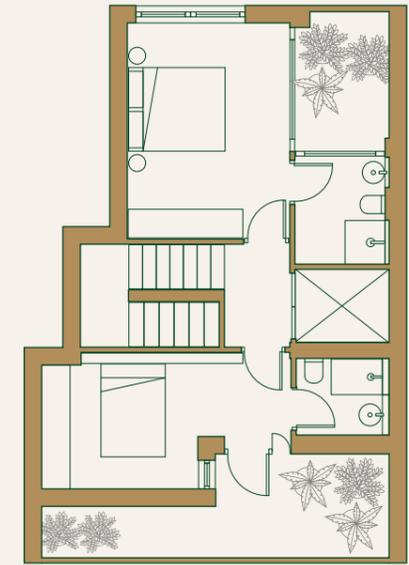
APPROX 2,432 SQ.FT



Ground Floor



First Floor



Second Floor

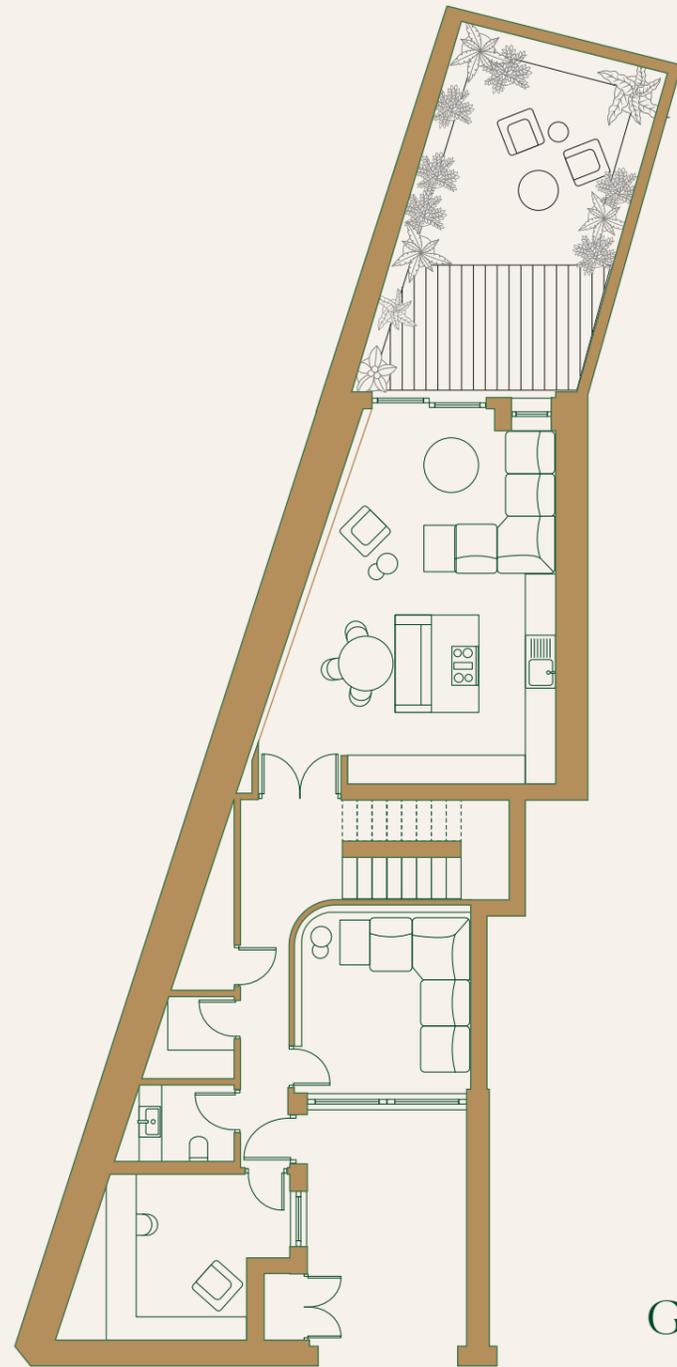


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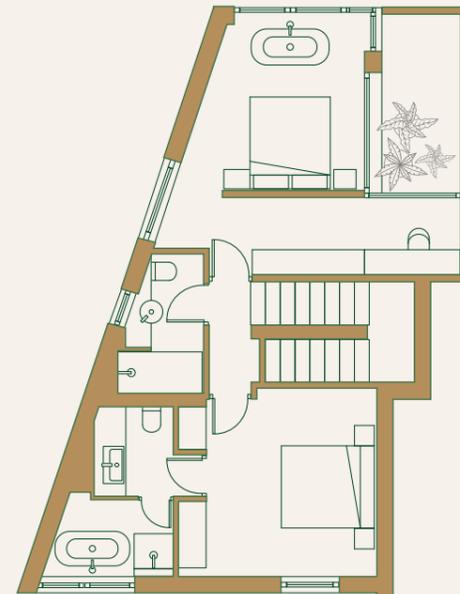
# Floor Plans | *Mews House. Type 7*

APPROX 2,388 SQ.FT

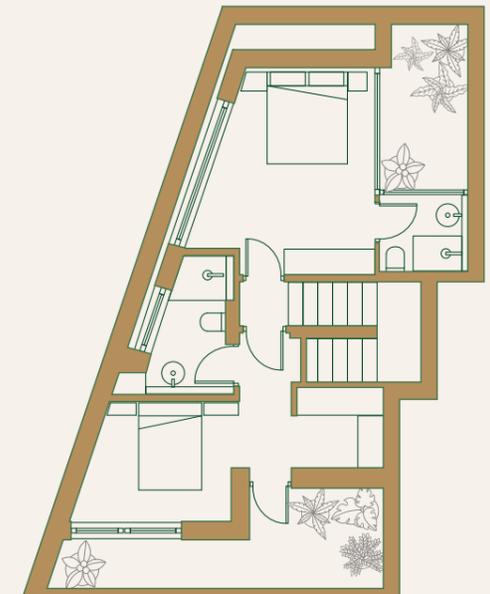


Ground Floor

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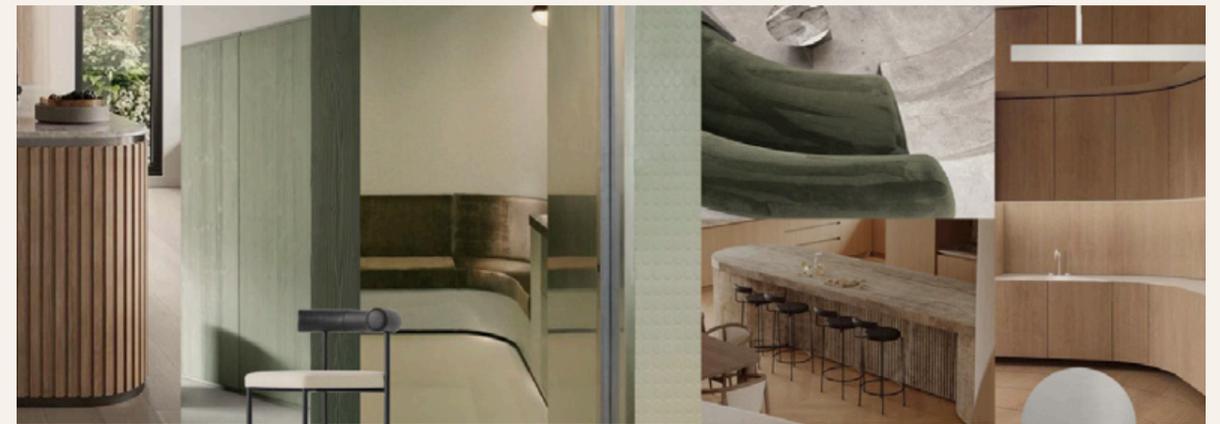


First Floor



Second Floor

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# Professional Team

## Developer

Reverie Developments  
38 Belgrave Road  
Dublin 6  
DO6 HW22



## Construction

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Dublin 6  
DO6 HW22

## Interiors

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Dublin 2  
DO2 RVO8

## Engineer

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Walkinstown  
Dublin 12

## Architect

OC Architects  
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For more information, please contact:  
[enquiries@reveriedevelopments.ie](mailto:enquiries@reveriedevelopments.ie)



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