

owenreilly

FOR SALE BY PRIVATE TREATY



**PENTHOUSE AT THE WATERFRONT,
GRAND CANAL DOCK,
DUBLIN 2**

BER B2

DESCRIPTION

Owen Reilly presents this spectacular duplex penthouse with panoramic water views in a unique waterfront setting in the heart of Grand Canal Dock, Dublin's most sought after city quarter. The south-facing, light filled and generous interior (c. 166 sq. m. / 1,787 sq. ft.) is laid out over two levels and is further complimented by extensive terrace space (c. 64 sq. m. / 689 sq. ft.) which extends the overall accommodation to 230 sq. m. / 2,475 sq. ft. The views from the living room, master bedroom and terrace are second to none, incorporating the Grand Canal water basin, the Aviva Stadium and the Dublin mountains. This stylish residence is located on the 6th and 7th floors of The Waterfront development, which is regarded as one of the most prestigious developments in Dublin.

LOCATION

Hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts. A host of amenities are on offer including a wide variety of cafes, restaurants, gyms, sports clubs as well as the renowned Marker Hotel and iconic Grand Canal Theatre. The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the rest of the city. Grand Canal Dock is already home to major employers such as AirBnB, HSBC, Google, Facebook, Matheson and McCann Fitzgerald, and is welcoming new corporate tenants JP Morgan, Indeed and Aptiv who will be taking up occupancy in new developments in the area.

SPECIAL FEATURES

- Stunning water views
- Generous south facing terrace
- In the heart of Grand Canal Dock
- SieMatic kitchen with Neff appliances and marble worktop
- Energy efficient gas fired underfloor heating system
- Two designated parking spaces
- Convenient to the city centre
- Management charges €3,706 p.a.



ACCOMMODATION

Entrance hall (3.67m x 1.17m and 2.71m x 1.35m)

Welcoming entrance call with video intercom.

Living/kitchen/dining room (9.22m x 6.08m)

Most attractive, south-facing living space with solid timber flooring throughout, incorporating a stylish mid-grey SieMatic kitchen with Gaggenau cooking appliances to include oven, hob, hood, microwave and coffee machine and separate tall fridge and freezer. The lounge benefits from floor-to-ceiling glazing with several sliding doors to the south-facing terrace and sweeping views from the water to the mountains.

South-facing terrace (9.77m x 3.18m)

A very spacious terrace with sweeping water and mountain views which incorporate landmarks such as the Aviva Stadium and Grand Canal Plaza.

Master bedroom (6.08m x 5.80m)

An incredibly generous, south-facing master bedroom suite with walk-in wardrobe (2.06m x 1.85m), en-suite, rooftop terrace, separate entrance at 7th floor level, floor-to-ceiling glazing and panoramic views.

Master en-suite (3.74m x 2.78m)

Luxurious marble tiled master en-suite with Villeroy & Boch bath, walk-in shower with rainfall showerhead, twin wash hand basins and wall-mounted WC.

Master bedroom terrace (7.53m x 4.37m)

Spacious and quiet rooftop terrace accessible from the master bedroom.

Bedroom 2 (3.67m x 3.64m)

Generous double bedroom with high quality gloss sliding wardrobes fitted with internal lighting and en-suite bathroom.

En-suite (2.38m x 1.69m)

Stylish marble tiled bathroom with contemporary, white, Villeroy & Boch three piece suite and mirrored vanity cabinet.

Bedroom 3 (3.85m x 3.27m)

Double bedroom with high quality gloss sliding wardrobes fitted with internal lighting.

Bathroom (2.55m x 1.78m)

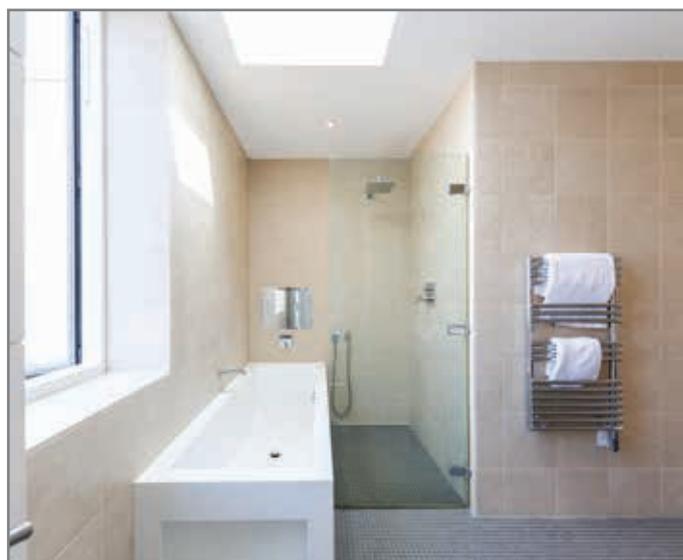
Contemporary marble tiled bathroom with granite shelf, mirrored cabinet, large shower cubicle, WHB and WC.

Utility (1.30m x 0.94m)

Utility room fitted with washer/dryer.

Storage room (2.17m x 1.39m)

Generous storage room off the hall.



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Maya Healy

FLOOR AREA

c. 166 Sq. M.

BER

B2



Everything we touch turns to...

ALL ENQUIRIES

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