

STRAND VIEW

STRAND ROAD, BRAY
CO. WICKLOW

**An Exceptional Development
with Stunning Sea Views**



Enjoy uninterrupted views over the stunning coastline from Bray Head to Dalkey Island



The development of 39 apartments and penthouses will have much to offer to its residents and is situated on the picturesque seafront of Bray, a short walk from all the amenities Bray has to offer and beautiful coastal walks. The luxury one, two and three bedroom apartments and indulgent penthouses stylishly blend indoor and outdoor living to maximise this spectacular coastal setting.



All apartments have a private outdoor space with glass fronted balcony and large double doors.





Ground Floor

- 1 Two Bedroom Apartment c. 80.5 sq.m 867 sq.ft
- 2 Two Bedroom Apartment c. 77.8 sq.m 837 sq.ft
- 3 One Bedroom Apartment c. 49 sq.m 527 sq.ft
- 4 Two Bedroom Apartment c. 80 sq.m 861 sq.ft



Meticulous attention has been paid to the design of the apartments set out facing Bray beach front. A number of the apartments have spectacular uninterrupted views out across the Irish Sea and Bray Head. The apartments, which are bright and spacious, are characterised by open plan living.

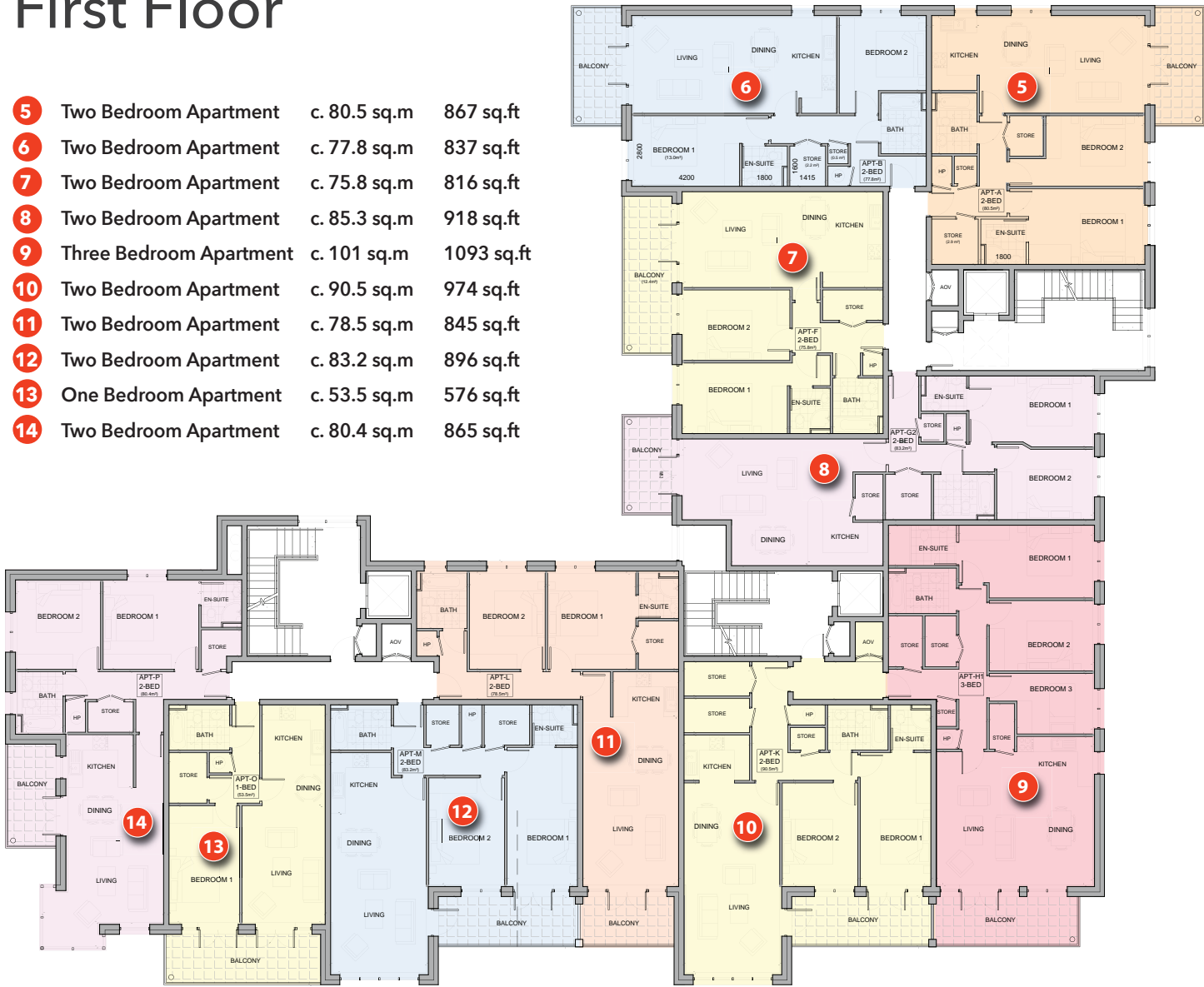


Fast and regular transport links can take you quickly to where you need to be at any hour. Restaurants, bars and cafés enhance the busiest of social lives. Then you can escape from it all with a walk on the broad expansive beach or cliff walk.



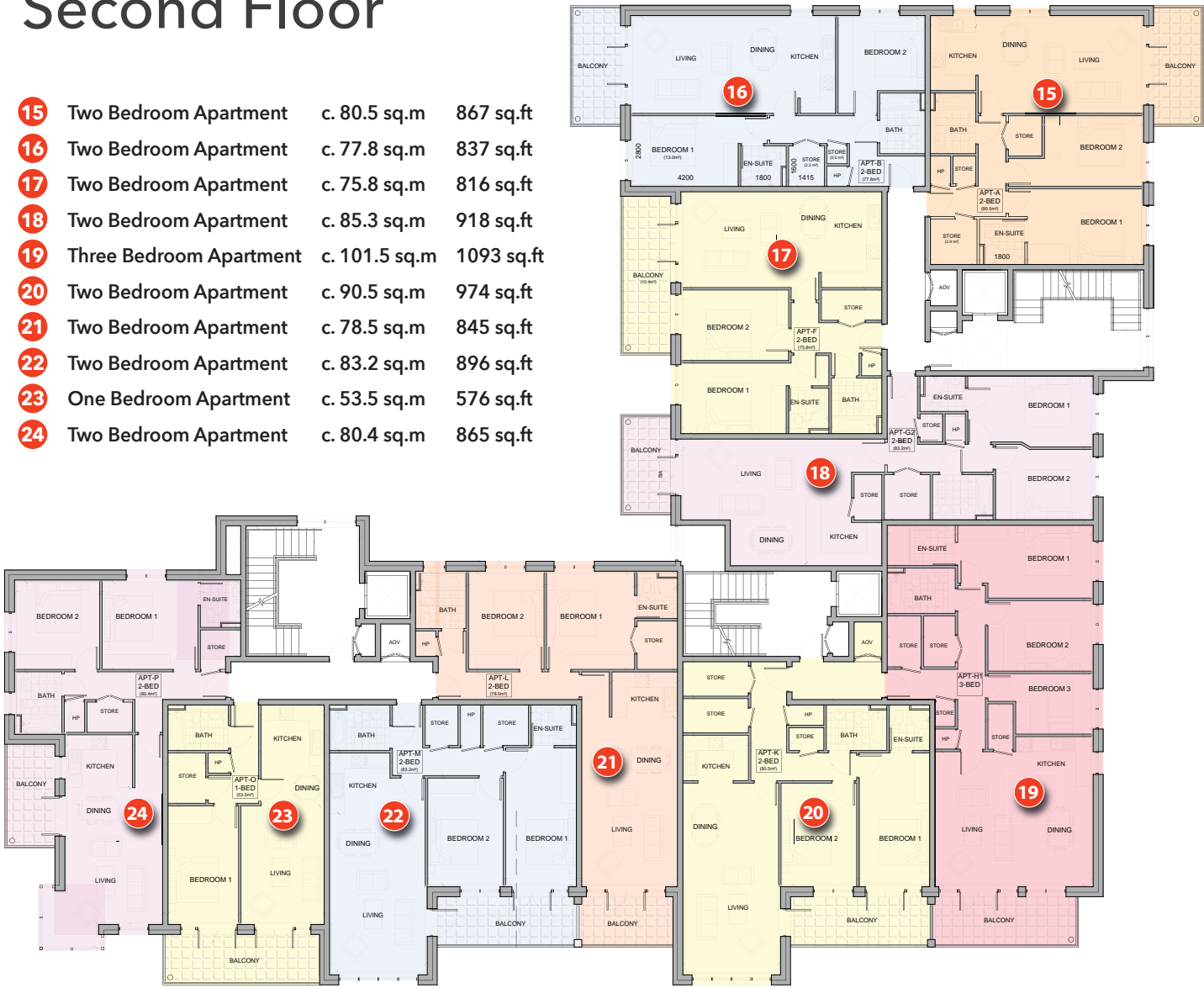
First Floor

- 5 Two Bedroom Apartment c. 80.5 sq.m 867 sq.ft
- 6 Two Bedroom Apartment c. 77.8 sq.m 837 sq.ft
- 7 Two Bedroom Apartment c. 75.8 sq.m 816 sq.ft
- 8 Two Bedroom Apartment c. 85.3 sq.m 918 sq.ft
- 9 Three Bedroom Apartment c. 101 sq.m 1093 sq.ft
- 10 Two Bedroom Apartment c. 90.5 sq.m 974 sq.ft
- 11 Two Bedroom Apartment c. 78.5 sq.m 845 sq.ft
- 12 Two Bedroom Apartment c. 83.2 sq.m 896 sq.ft
- 13 One Bedroom Apartment c. 53.5 sq.m 576 sq.ft
- 14 Two Bedroom Apartment c. 80.4 sq.m 865 sq.ft



Second Floor

- 15 Two Bedroom Apartment c. 80.5 sq.m 867 sq.ft
- 16 Two Bedroom Apartment c. 77.8 sq.m 837 sq.ft
- 17 Two Bedroom Apartment c. 75.8 sq.m 816 sq.ft
- 18 Two Bedroom Apartment c. 85.3 sq.m 918 sq.ft
- 19 Three Bedroom Apartment c. 101.5 sq.m 1093 sq.ft
- 20 Two Bedroom Apartment c. 90.5 sq.m 974 sq.ft
- 21 Two Bedroom Apartment c. 78.5 sq.m 845 sq.ft
- 22 Two Bedroom Apartment c. 83.2 sq.m 896 sq.ft
- 23 One Bedroom Apartment c. 53.5 sq.m 576 sq.ft
- 24 Two Bedroom Apartment c. 80.4 sq.m 865 sq.ft



Features include:

General:
A2 and A3 Building Energy Rating apartments.
Concrete build walls and precast concrete floor slabs.
Global Home Warranties Ltd. 10 Year Structural Defects Insurance Policy.

Kitchens:
Modern fashionable contemporary kitchens supplied and fitted to include soft close doors and drawers and a contemporary countertop.
All integrated kitchen appliances supplied subject to contracts being signed within 21 days.

Bathrooms:
Stylish bathrooms fitted with contemporary bathroom suites with mono block chrome fittings.
Pressurized shower systems with shower screens in ensuites and mixer taps and hose to main bathroom.
High quality floor tiling and wall tiling to wet areas fitted as standard.

Electrical:
Generous amounts of lighting and power points as standard.
Each apartment is pre-wired for TV/broadband/telephone.
Smoke and heat detectors fitted throughout.

Internal Finishes:
All walls and ceilings are skimmed plastered and painted throughout as standard with a matt paint.
Contemporary skirting and architraves. Elegant style internal doors with combined chrome and brushed chrome lever door handles and ironmongery.

Windows:
High performance uPVC double glazed windows and balcony doors (with safety restrictors).

Heating and Hot Water:
Energy Smart exhaust air heat pump system providing energy efficient central heating and hot water.
Thermostatically controlled radiators and wall mounted electronic heating system controller.

Storage Areas:
Extensive storage areas.

Balconies:
All apartments have a private outdoor space with glass fronted balcony and large double door leading to apartment.

Intercom:
Security intercom to each apartment.

Car and Bicycle Parking:
Designated underground car park space provided with each apartment, surface bicycle area also provided.

Energy Rating and Efficiency:
All apartments will be 'A2' or 'A3' energy rated (depending on apartment location). Superior low energy/low carbon emissions design.
Apartments have a low energy demand which greatly reduces the cost of heating and hot water production while supporting higher levels of comfort.

Insulation, Airtightness and Soundproofing:
High levels of superior quality external insulation system carefully designed and detailed to deliver exceptionally high levels of thermal performance. Excellent standard of airtightness and soundproofing insulation.

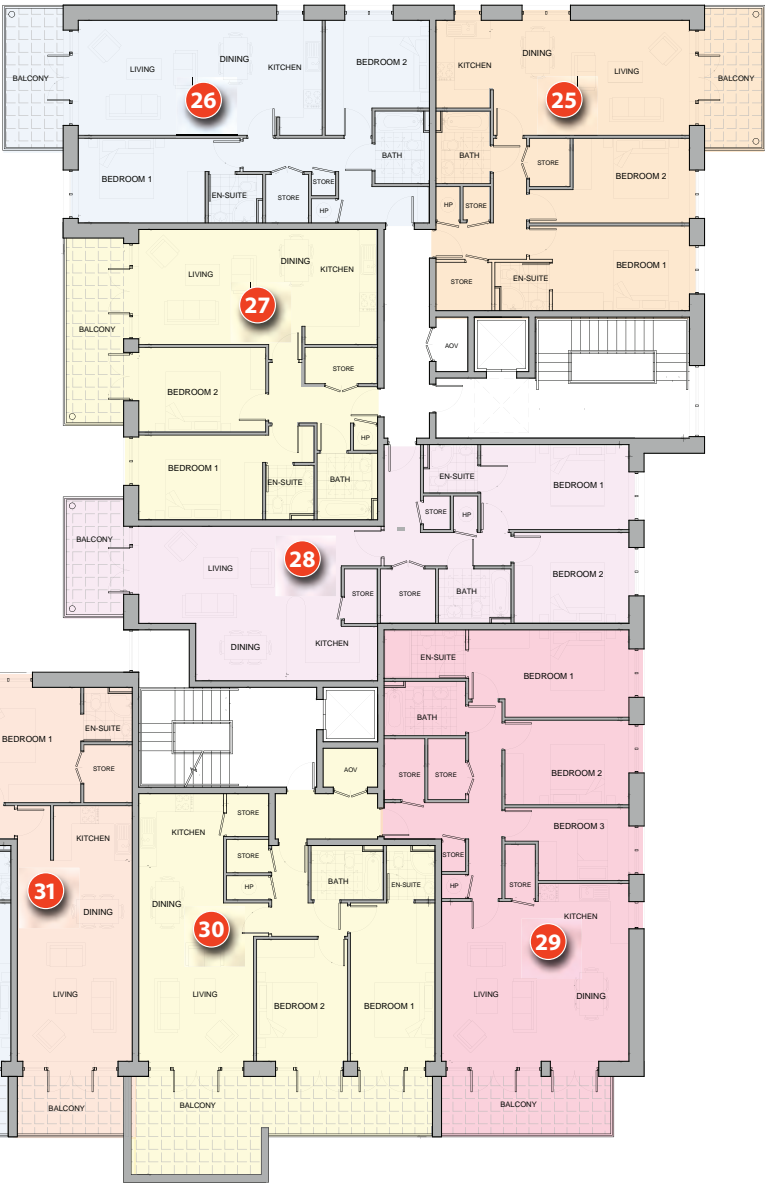
External Communal Areas:
Landscaped setting with estate management company in place.

Building Guarantee:
These quality apartments are covered by Global Home Warranties Ltd. 10 Year Structural Defects Insurance Policy.



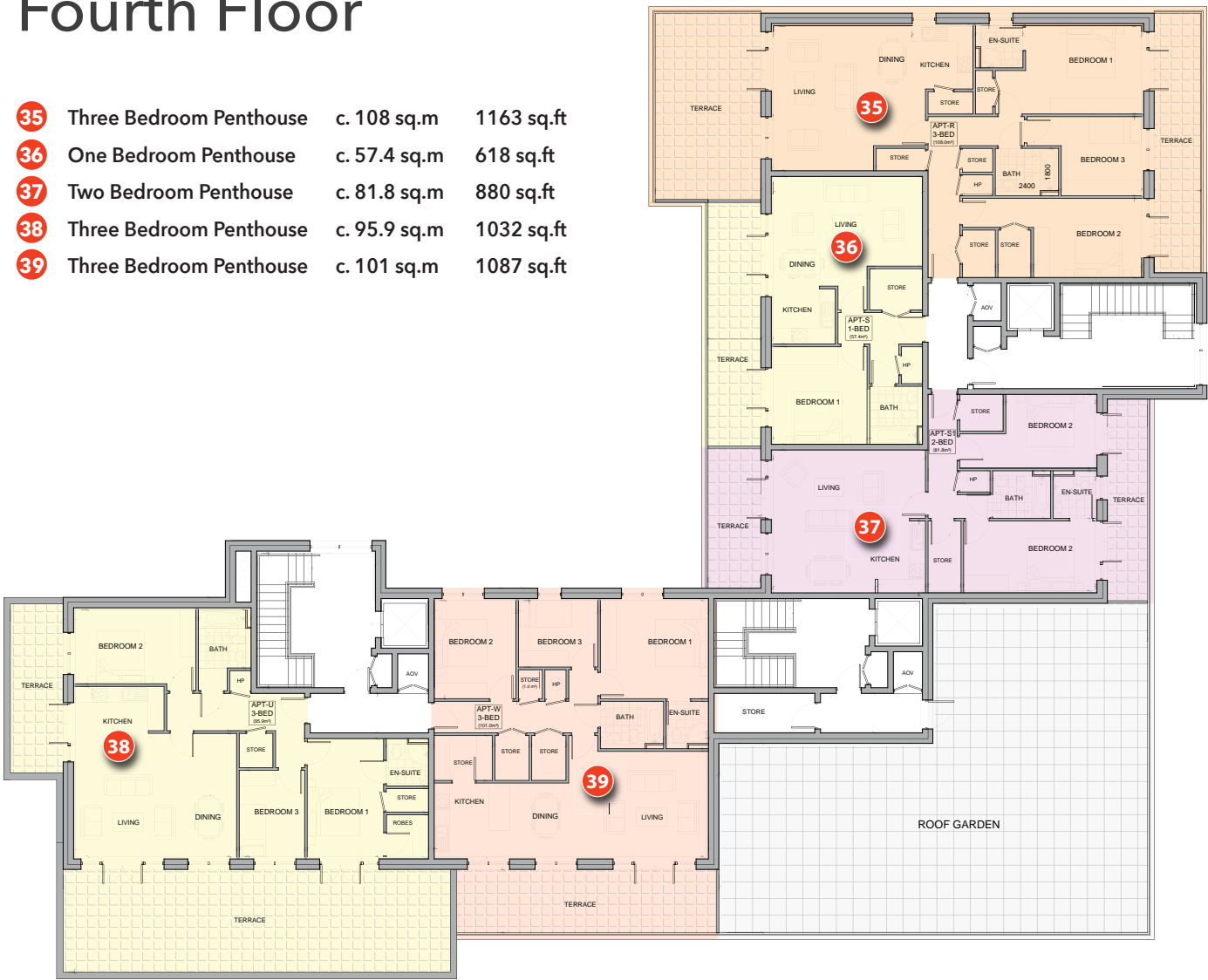
Third Floor

- 25 Two Bedroom Apartment c. 80.5 sq.m 867 sq.ft
- 26 Two Bedroom Apartment c. 77.8 sq.m 837 sq.ft
- 27 Two Bedroom Apartment c. 75.8 sq.m 816 sq.ft
- 28 Two Bedroom Apartment c. 85.3 sq.m 918 sq.ft
- 29 Three Bedroom Apartment c. 101.5 sq.m 1093 sq.ft
- 30 Two Bedroom Apartment c. 77.3 sq.m 832 sq.ft
- 31 Two Bedroom Apartment c. 78.5 sq.m 845 sq.ft
- 32 Two Bedroom Apartment c. 75.6 sq.m 814 sq.ft
- 33 One Bedroom Apartment c. 53.5 sq.m 567sq.ft
- 34 Two Bedroom Apartment c. 80.4 sq.m 865 sq.ft



Fourth Floor

- 35 Three Bedroom Penthouse c. 108 sq.m 1163 sq.ft
- 36 One Bedroom Penthouse c. 57.4 sq.m 618 sq.ft
- 37 Two Bedroom Penthouse c. 81.8 sq.m 880 sq.ft
- 38 Three Bedroom Penthouse c. 95.9 sq.m 1032 sq.ft
- 39 Three Bedroom Penthouse c. 101 sq.m 1087 sq.ft



SALES AGENT



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