



**Coonan**  
PROPERTY

## 38 STRAND VIEW

Strand Road, Bray, Co. Wicklow





[coonan.com](https://coonan.com)

# 38 STRAND VIEW

- Coonan Property is delighted to present No. 38 Strand View – an extraordinary penthouse that crowns this prestigious coastal development on Bray's Strand Road
- A truly unique residence, this top-floor apartment spans over 2,500 sq. ft. of beautifully appointed living space, with private lift access and a stunning light-filled interior
- The expansive open-plan living, dining, and kitchen area is designed for both comfort and impact, with panoramic glazing that opens to spectacular sea and mountain views
- Boasting 4 luxurious double bedrooms (2 en suite), a master suite with walk-in wardrobe, a spacious main bathroom, utility room, and elegant entrance hallway
- A showstopping private terrace wraps around the apartment, offering over 2,600 sq. ft. of outdoor living complete with jacuzzi, sauna, and a covered kitchen/dining area – perfect for entertaining by the sea
- Built in 2021 to an exceptional A3 BER standard, the property features cutting-edge smart home controls, statement LED lighting, bold décor, and premium finishes throughout
- The views are simply breath-taking – uninterrupted vistas stretch from Dublin Bay and Howth to Bray Head, with the Wicklow Mountains rising to the south-west
- Quite possibly one of Ireland's most remarkable penthouses, this once-in-a-lifetime home offers a rare blend of coastal grandeur, modern luxury, and complete privacy



4 Bedrooms



1 Reception Room



Terrace 260sqm



3 Bathrooms

**For Sale by Private Treaty**

**Guide Price: €2,500,000**

coonan.com



[coonan.com](https://coonan.com)



---

## The Property

Perfection doesn't always come wrapped in a bow. Sometimes it comes wrapped in 2,600 sq. ft. of stunning outdoor living space with panoramic views across the garden county and the Irish Sea!

As soon as you walk into the entrance foyer you will want what is on offer here. This four-bed penthouse is the jewel in the crown of Strand View and is a phenomenal home. The stuff of dreams. An exclusive, private residence that offers over 2,500 sq. ft of indoor living space which is the heart and soul of the listing but is also encased by a tremendous terrace that is sure to blow your mind. No. 38 is guaranteed to leave you longing to live in the coastal grandeur it offers.

The private lift access sets the tone for what will greet you on arrival. Light floods the penthouse, which is presented in a contemporary, comfortable and extremely luxurious manner. This large, beautiful space incorporates four bedrooms, with a master suite that is brimming with beautiful features, from the walk-in closet, to the his and hers sinks and the truly mesmerising terrace. The superb open plan kitchen/dining/living room is resplendent in light and overlooks both east and south, making full use of natural light and the spectacular views on offer. While opulent and luxurious, this is still a hugely practical space fit for a large family.

Outside, the terrace spans around three sides, giving over 2,600 sq. ft. of space that is north, south and east facing. This magnificent addition to the home has a jacuzzi, sauna and a covered and heated outdoor kitchen/dining area perfect for entertaining the many or the few. With briny air, seaside sounds, and uninterrupted views over the Irish Sea, Bray Head and beyond, it's very much a feast for all the senses. You're going to want a seat at the table in No. 38.



coonan.com





coonan.com

---

## **Accommodation**

### **Entrance Foyer**

4.47m x 1.46m

Wood flooring, panelled walls, recessed lights, light fitting, smoked mirror and Velux window operated by remote-control.

### **Entrance Hallway**

(4.38m x 6.1m) + (7.69m 1.2m)

Wood flooring, storage, LED ceiling lights, surround sound speakers and feature light fitting.

### **Open Plan Living / Kitchen / Dining Room**

9.1m x 9.48m

Wood flooring, LED ceiling lights, surround sound speakers, projector with screen (hidden in ceiling), oversized sea-view windows and large automated sliding doors, second sliding door to south facing terrace and remote-controlled blinds.

### **Kitchen**

Kitchen units with quartz worktop and upstands, bespoke quartz island with feature hanging light, double oven, induction hob, integrated dishwasher, fridge freezer, extractor fan, vertical radiator's, recessed lights and additional sockets with usb points.

### **Utility Room**

2m x 3.2m

Wood flooring, storage units with quartz worktops and upstands, fridge freezer, stainless steel sink, recessed lights and plumbed for washing machine.

### **Master Bedroom**

4.8m x 4.27m

Spacious room with spectacular seaviews and sliding door access to terrace. Wood flooring, hanging bed side lights, sockets with usb points, integrated TV surround and fitted TV, integrated electric fire, remote-controlled blinds and feature light.





coonan.com



coonan.com





coonan.com



coonan.com



---

## **Accommodation**

### **Walk-In-wardrobe**

3.8m x 2.37m

Bespoke cabinets with ample shelving and railings with lighting.

### **Ensuite**

1.8m x 2.77m

Fully tiled, wet room shower area, monsoon shower head, his & hers sinks, Grohe automatic w.c., fitted mirrors, recessed lights, extractor fan, toiletries shelf.

### **Bedroom 2**

3.8m x 3.7m

West facing with views of Bray and Wicklow Mountains  
Wood flooring, hanging bed side lights, fitted wardrobes, remote-controlled blinds, feature light and additional sockets with usb points.

### **Ensuite**

2.04m x 2.25m

Fully tiled, wet room shower area with electric shower, Grohe automatic w.c. and w.h.b., fitted mirrors, recessed lights, extractor fan, toiletries shelf.

### **Bedroom 3**

3.9m x 2.71m

West facing with views of Wicklow Mountains  
Wood flooring, fitted wardrobes, roman blinds, hanging bed side lights and additional sockets with usb points.

### **Bedroom 4**

3.8m x 3.43m

West facing with views of Wicklow Mountains  
Wood flooring, custom made bunk beds (4 in total), fitted wardrobes, additional sockets with usb points.

### **Bathroom**

4m x 2.26m

Fully tiled, his & her sink, toiletries shelf, towel storage unit and vertical radiator.





coonan.com



---

## Terrace Area

Extending to over 260sqm with uninterrupted views of the Irish Sea, Dublin Bay as well as Bray Head and the Wicklow Mountains.

Finished in low maintenance composite deck with outside lighting. Covered dining/kitchen area, jacuzzi and sauna.



[coonan.com](http://coonan.com)



coonan.com





coonan.com



## FLOOR PLAN

Gross internal floor area approx. 240 sq.m

Outside terrace area  
approx. 260sq.m (2,798 sq ft)



coonan.com



coonan.com



## **Additional Information**

Gross internal floor area approx. 240 sq.m

Outside terrace area approx. 260sq.m ( 2,798 sq ft)

Central smart controls for heating, lighting,  
entertainment system and blinds

Built 2021

Terrace area's facing east, south and north

Covered glass exterior dining area with electric heaters

80 inch outdoor tv

Extensive outdoor lighting

Outdoor sockets

## **Items included in sale**

Double oven, induction hob, integrated dishwasher,  
fridge freezer, extractor fan, blinds and light fittings.

Furniture negotiable

## **Services**

Mains water

Air to water heat pump heating  
and hot water system



# Coonan

PROPERTY

## DIRECTIONS

Eircode: A98 E7K3

## BER RATING

BER A3

## VIEWING

By appointment only

## CONTACT INFORMATION

Mick Wright

T: 01 628 84008

E: [info@coonan.com](mailto:info@coonan.com)

PSRA registration no. 003764

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorized to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)

[coonan.com](http://coonan.com)