

55 LAD LANE

DUBLIN 2

AN EXCLUSIVE RESIDENTIAL DEVELOPMENT OF 25
LUXURY 1, 2 AND 3 BED APARTMENTS AND PENTHOUSES

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BER A2 A3

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55 LAD LANE IS JUST 25 LUXURIOUS 1, 2 AND 3 BED APARTMENTS AND PENTHOUSES. EACH WITH PRIVATE TERRACES AND TWO EXPANSIVE RESIDENTS' ROOF GARDENS, SITUATED IN THE HEART OF DUBLIN'S CITY CENTRE AND CENTRAL BUSINESS DISTRICT.





LOCATION

Located in Dublin's traditional Central Business District (CBD), the apartments and penthouses have easy access to St. Stephen's Green, Grafton Street, Grand Canal Dock, Merrion Square and numerous cafés, bars, hotels and restaurants.

The development is also easily accessible by excellent public transport modes with access to Charlemont and St. Stephens Green Luas stops, Pearse Street and Grand Canal Dock DART stations, a quality Dublin Bus corridor, the Aircoach and Dublin Bikes making 55 Lad Lane a desirable residential location.



Trinity College ↑

St Stephen's Green ↑
National Gallery of Ireland ↙



SITUATED IN ONE OF THE MOST
SOUGHT-AFTER CITY CENTRE
LOCATIONS BETWEEN BAGGOT
STREET AND LEESON STREET
IN DUBLIN 2.





● LOCAL AMENITIES

1. Dartmouth Square
2. The National Concert Hall
3. The Ivy
4. St. Stephens Green Shopping Centre
5. Temple Bar
6. National Museum of Ireland - Natural History
7. Bord Gais Theatre
8. The 3 Arena
9. The Aviva Stadium
10. Brown Thomas

● LOCAL PLACES OF INTEREST

11. O'Connell Street
12. IFSC
13. Dáil Éireann
14. The Convention Centre
15. The Dublin Docklands
16. Grand Canal Dock
17. Dublin Port
18. Ringsend
19. Beggars Bush
20. Grand Canal

● EDUCATION AND HOSPITALS

21. Royal Victoria Eye and Ear Hospital
22. The Institute of Education
23. Trinity College
24. The National Maternity Hospital
25. Royal College of Surgeons

● MULTINATIONAL COMPANIES AND OFFICES

26. LinkedIn
27. Google
28. Knight Frank
29. Stripe

BUS

Numerous buses run along Leeson Street and Baggot Street to and from the city centre including routes 46A, 46E, 145, 155, and 7B from Leeson Street and 38, 38a, 39, 39a and 70 from Baggot Street.

TRAIN

Pearse Street and Grand Canal DART stations located within approximately 15 minutes walking distance.

LUAS

Luas Green Line stations including St. Stephens Green and Charlemont nearby providing access to the City Centre and across south Dublin.

CAR

10 min drive to the M50 and 20 mins to Dublin Airport









INSPIRED INTERIORS,
UNMATCHED LUXURY,
COMPLETE WITH YOUR
OWN PRIVATE TERRACE.



Bathroom ↑
Bedroom ↑



Kitchen/Dining ↑



Living/Dining ↑
Study →



Terrace ↑
Hallway ↑

KITCHEN

- Multi award-winning kitchen by German brand Allmilmo
- Floor to ceiling units with handle-less doors in a textured charcoal finish
- Arabescato Marble worktops and full-height splashbacks
- Fully integrated high end appliances
- Siemens iQ500 built-in microwave
- Siemens iQ500 built-in oven
- Siemens iQ100 induction hob
- Siemens iQ100 canopy cooker hood
- Siemens iQ300 fully integrated dishwasher
- Siemens iQ100 built-in bottom freezer refrigerator
- Webert Dado Tap with Pull Out Spray
- Insinkerator HC1100 near boiling hot water taps
- Integrated bins
- Homestyle UM1023 Rhombus Compact single bowl undermount sink

UTILITY ROOM

- Fully integrated high end appliances;
- Siemens iQ300 Washing machine 8kg
- Siemens iQ300 Condenser tumble dryer 8kg
- Floor to ceiling storage units with handle-less doors in a textured charcoal finish

BATHROOMS & EN-SUITE

- High end sanitary ware throughout with wall mounted mirror vanity unit and marble surround
- Back to wall WC and wall mounted Laufen Val sink
- Walk in shower with full height shower screen with Aqualla Kyloe mixer tap and rain head shower fitting
- Full height tiling to shower enclosure
- Crosswater Kai X toilet frame plate

BEDROOMS

- Sleek and contemporary wardrobes by Italian brand Zalf



ELECTRICAL

- Generous lighting and power points throughout
- Recessed down lighters
- EVOline stainless steel pop-up sockets with USB points
- Hera LED Linear Luminaire Type Dynamic LED IN-Stick SF
- Allmilmo New illumination variant for wall cabinets-fully integrated built-in luminaire

VENTILATION & HOT WATER

- Thermostatic-zone underfloor heating system
- Heat recovery ventilation system with heat pump fitted in each apartment

MEDIA & COMMUNICATION

- Data and TV points to living and bedrooms
- Main infrastructure installed to accommodate, telecommunication services

INTERNAL FINISHES & FEATURES

- All apartments have generous outdoor private terraces
- High acoustic performance concrete floors throughout and solid concrete blockwork partition walls between apartments
- Double glazed windows
- Engineered oak herringbone flooring

BUILDING & SURROUNDINGS

- Concrete style rendered external finish and insulated acrylic rendered system
- Soft and hard landscaped communal areas
- Entrance lobbies lift and common areas



MANAGEMENT & SECURITY

- Entry video-phone system in each apartment connected to the main entrance door
- Mains-supply smoke detectors
- 10 year Homebond Guarantee

PARKING & SERVICES

- Car parking spaces available by separate negotiation
- Secure car park access control
- Secure bike parking
- Lift access from car park to all levels
- Secure storage space in the car park for each apartment

ENERGY EFFICIENCY

- A2/A3 BER rating
- High performance internal pipe insulation to reduce heat loss

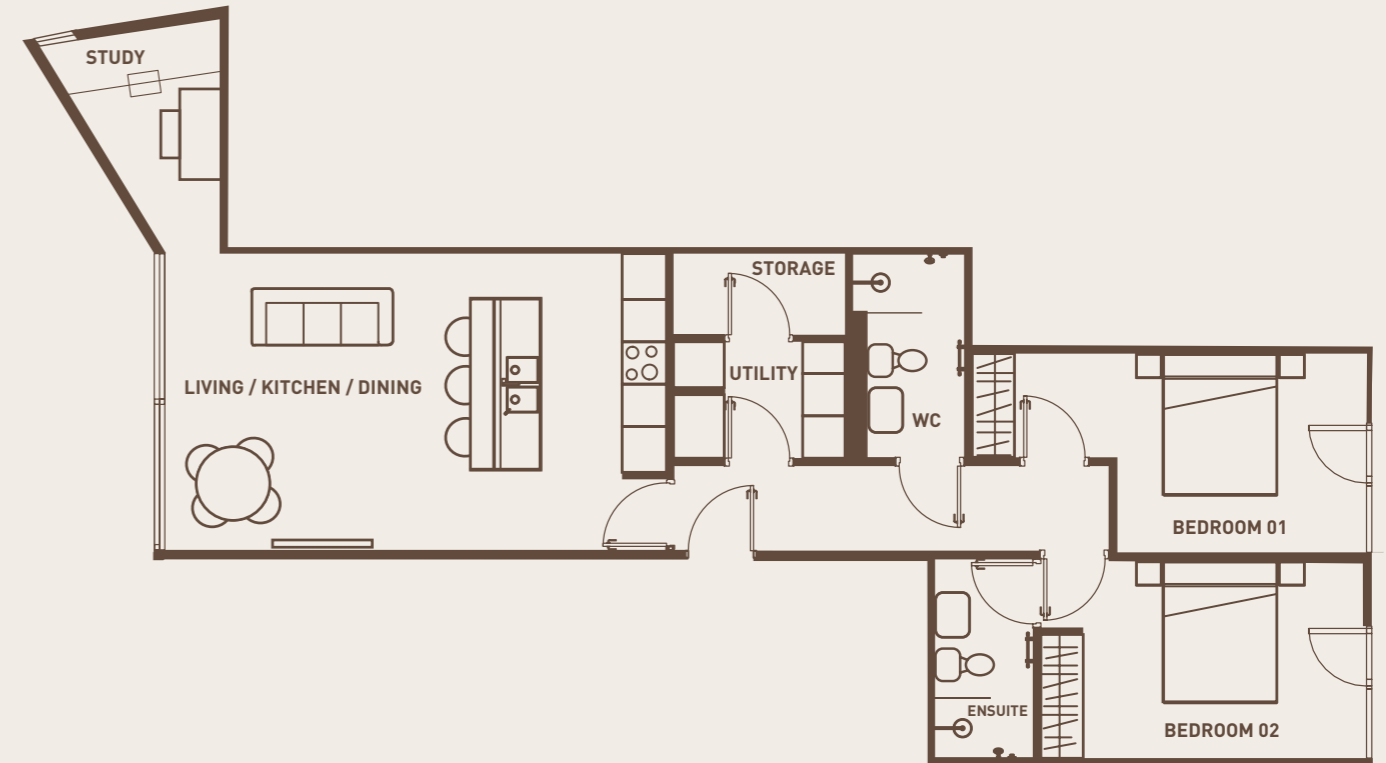
THE BUILDING FEATURES
TWO EXPANSIVE RESIDENTS'
ROOF GARDENS, ONE ON
THE FIRST AND ONE ON THE
SIXTH FLOOR



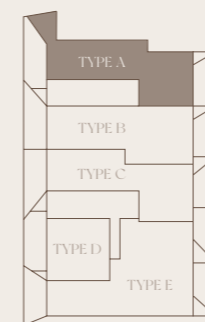
FLOOR PLANS

APARTMENT TYPE A

Area: 89 sq.m / 958 sq.ft



FLOORS 01-05

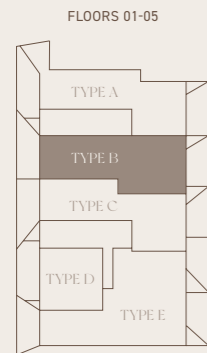
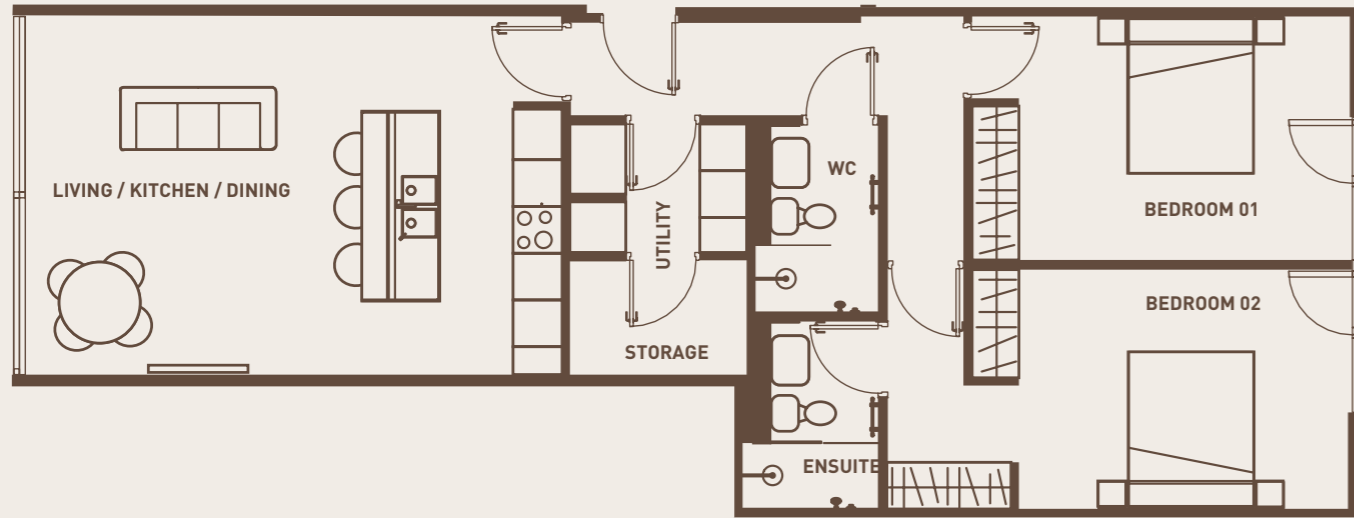


Note: All areas are approximate and exclude terraced areas.
Room layouts, positions and details are subject to final revision.
Furniture shown for indicative purposes.

APT 1	First Floor
APT 3	Second Floor
APT 5	Third Floor
APT 7	Fourth Floor
APT 9*	Fifth Floor

APARTMENT TYPE B

Area: 91 sq.m / 980 sq.ft

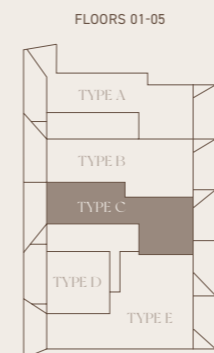
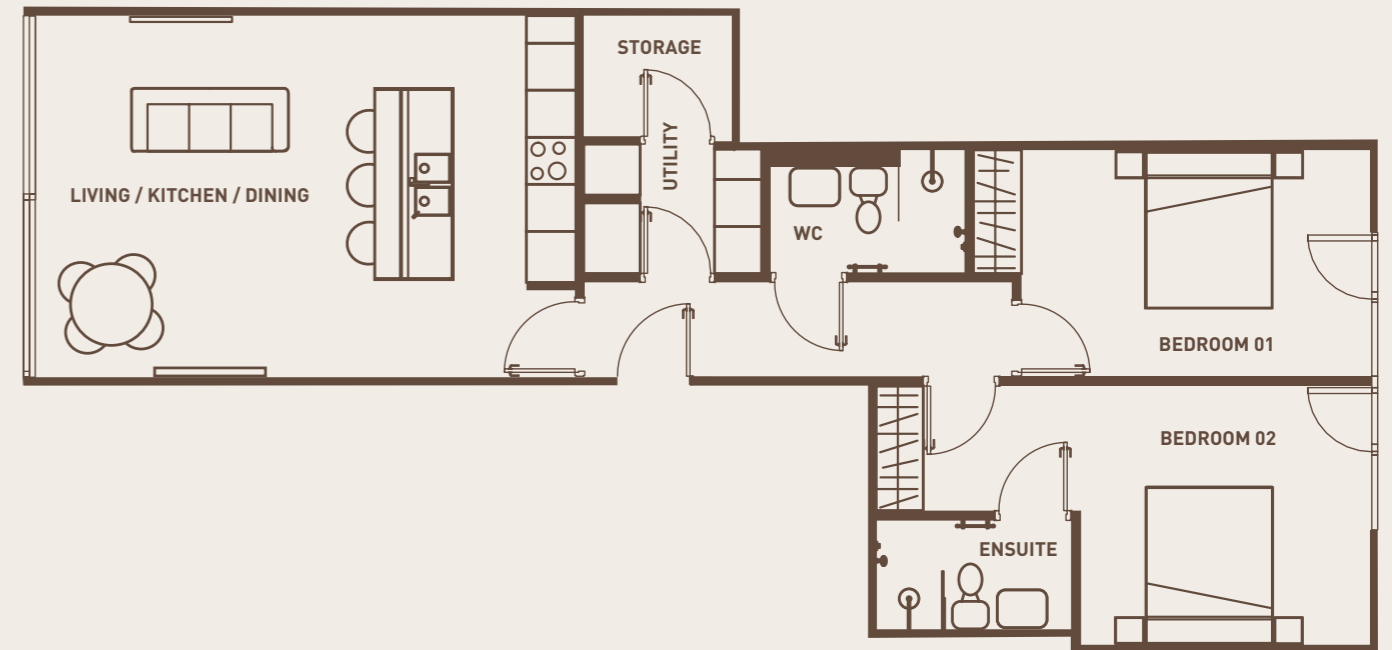


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APT 2	First Floor
APT 4	Second Floor
APT 6	Third Floor
APT 8	Fourth Floor
APT 10	Fifth Floor

APARTMENT TYPE C

Area: 87 sq.m / 936 sq.ft

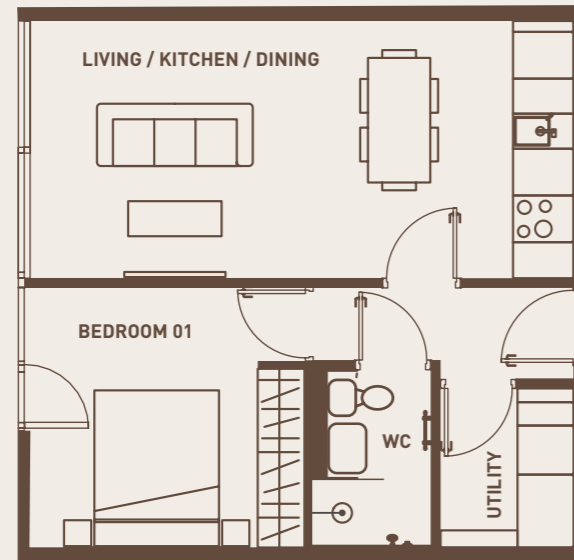


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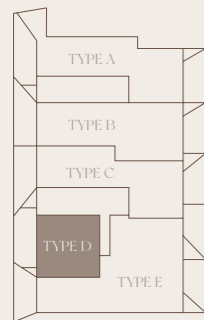
APT 11	First Floor
APT 14	Second Floor
APT 17	Third Floor
APT 20	Fourth Floor
APT 23	Fifth Floor

APARTMENT TYPE D

Area: 47 sq.m / 506 sq.ft



FLOORS 01-05

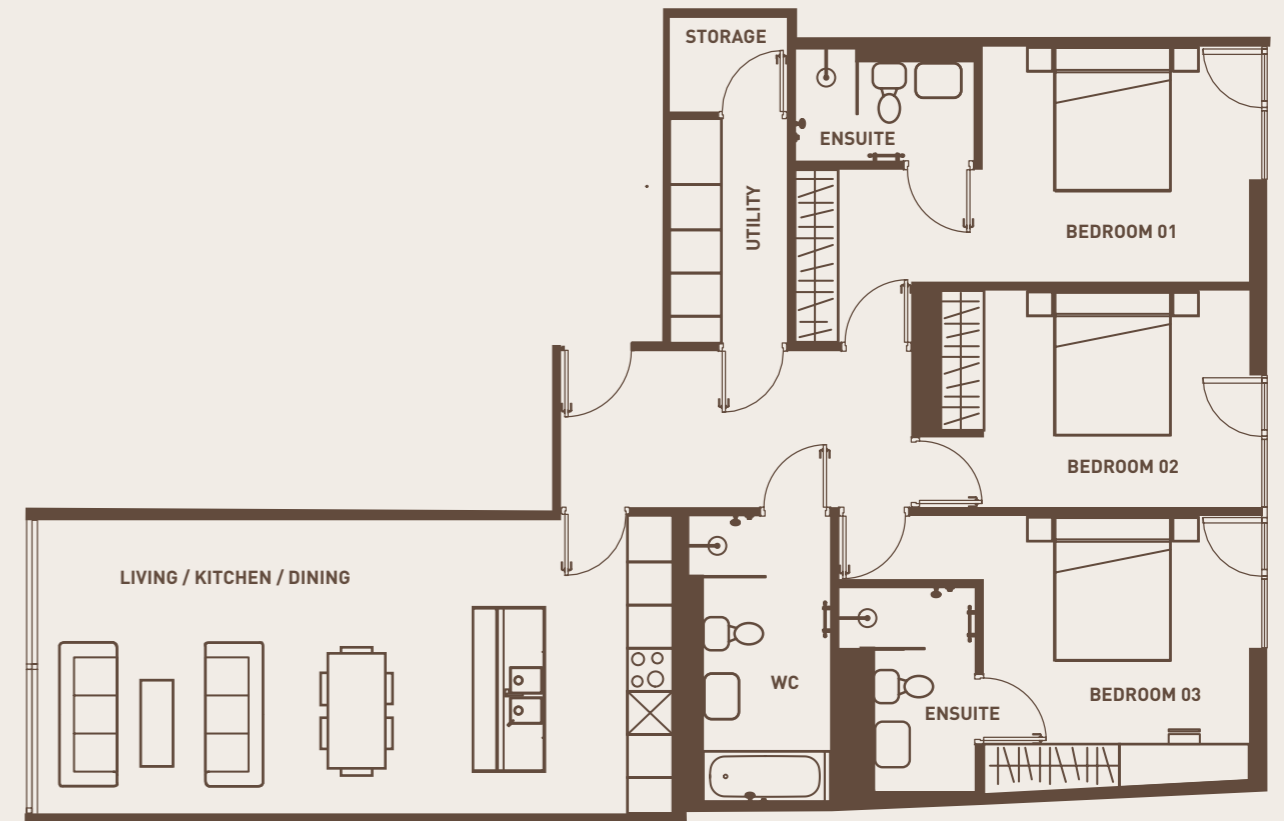


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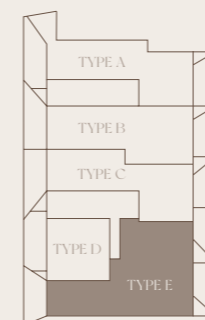
APT 4	First Floor
APT 15	Second Floor
APT 18	Third Floor
APT 21	Fourth Floor
APT 24	Fifth Floor

APARTMENT TYPE E

Area: 127 sq.m / 1,356 sq.ft



FLOORS 01-05



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Furniture shown for indicative purposes.

APT 13	First Floor
APT 16	Second Floor
APT 19	Third Floor
APT 22	Fourth Floor
APT 25	Fifth Floor

55 LAD LANE

DUBLIN 2

+ 353 1 237 4500

BER RATING

BER A2 A3

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