



BARTRA MARTELLO TOWER

HARBOUR ROAD • DALKEY



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Bartra Tower was built in 1804 to protect Dalkey against Napoleonic invasion. Today it captures only hearts.



www.bartratower.com



*“Both breathtakingly exhilarating
yet beautifully secluded”*

EXCLUSIVE FEATURES

- Fully authentic historic building, a striking Irish National Monument with original character and fabric completely intact and enhanced
- Outstanding restoration the landmark Dublin military defence tower has been artfully restored into an exquisite private residence
- Superbly situated in a prime coastal site in the premier location of Dalkey, the vibrant and beautiful Heritage village is 15km from Dublin City Centre and 30km to Dublin airport
- Private, peaceful and secure setting with enclosed garden and commanding panoramic views over Dublin Bay
- A stroll to the delights of Dalkey Village and all the natural beauty of this picturesque coastal area

SPECIAL FEATURES

- Security gates, sensor exterior lighting
- Delightful low maintenance landscaping
 - Stunning aged oak floor
 - Underfloor heating
- Custom designed Stainless Steel Kitchen
 - All Miele appliances
 - Excellent lighting design
- Original fireplaces on all floors
 - Luxury bathroom fittings
 - Roof top bar and barbeque
 - Spectacular panoramic views





This lovingly conserved and luxuriously appointed heritage property, an iconic landmark in one of Dublin's most prestigious neighbourhoods, offers the discerning buyer a unique residential opportunity.

Situated at the edge of the Irish Sea this beautiful bolt hole offers panoramic views of Dublin Bay, a coastline often compared to that of Naples.

The property stands behind high walls, amid sheltered gardens, providing utmost privacy. As you would expect, this reassuring sense of security doesn't stop there. Inside its thick granite walls is a sumptuous retreat fit for an emperor.

At first floor level the former Garrison Room - previously the sleeping quarters of the 12 soldiers stationed here - has been reborn as a stunning living, dining and reception area - with custom designed suspended kitchen. A light and airy sculptural space, it belies the solid granite walls and impressive barrel vaulted roof that encase it.

The lower floor is a haven of peace, warmth and tranquillity. The luxurious master suite comprises a bedroom, study, dressing area and ensuite bathroom. Delightfully warm, the original granite stone flags have been enhanced with under floor heating for barefoot heaven.

The original gun powder storage room has been transformed into a gleaming shower room of finest white Carrera marble while, in the bedroom, one can only imagine that Napoleon would have to say "tonight Josephine", thanks to the reinstatement of its original fireplace and the elegant free standing bath tub à deux.

Crowning all is a superb luxury look-out - a timber-decked roof garden, the perfect place for sun salu-

tations at sunrise or sundowners at sunset.

Surrounded by a parapet - and with a barbecue in place of the former 'shot furnace' - this space is both breathtakingly exhilarating yet beautifully secluded.

With a 360 degree panorama stretching from Howth Head to Killiney including the whole of Dublin Bay, Dublin city and Dublin mountains, the view brings home to you the true beauty of Bartra Tower - its location.

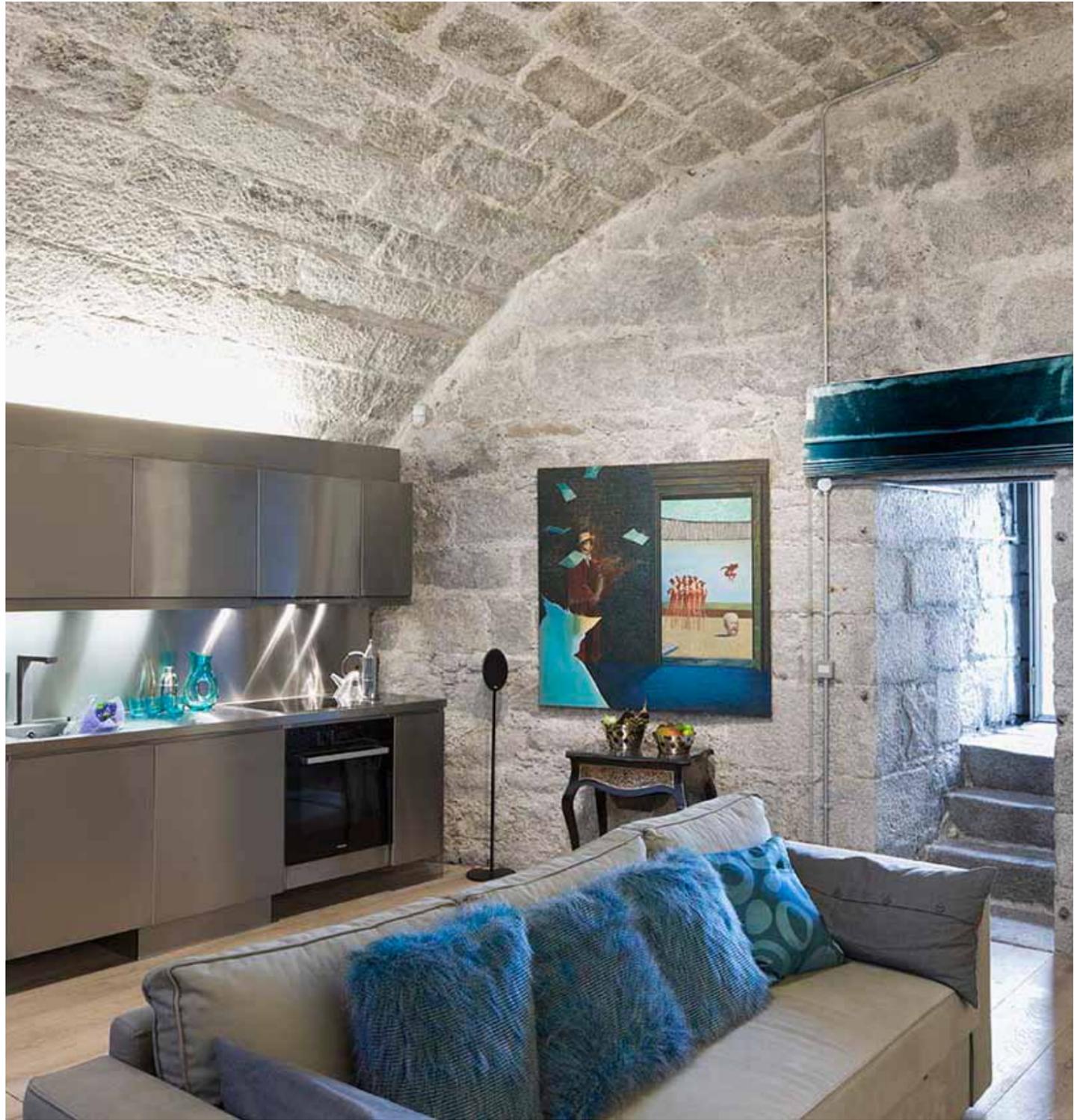
Situated beside picturesque Bullock Harbour, from where brightly painted fishing boats set out daily to lay lobster pots and catch luscious Dublin Bay prawns, Bartra Tower is a short stroll from the centre of Dalkey village

This heritage village on Dublin's south side has long been home to rock stars, racing drivers and business magnates, none of whom can boast a Martello tower restored as meticulously, and luxuriously as Bartra.

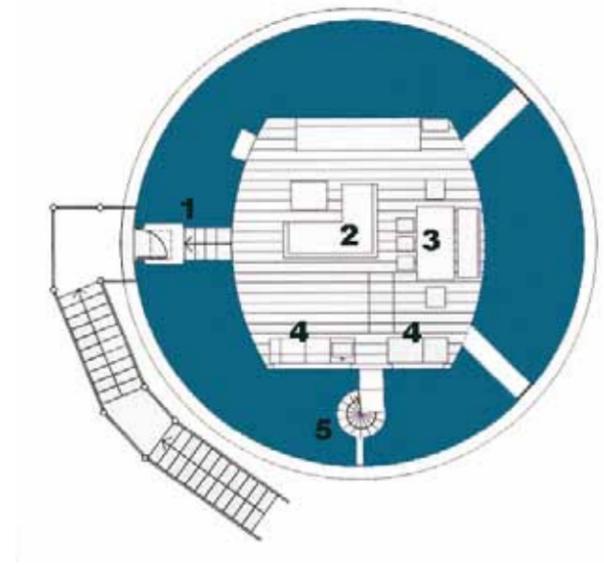
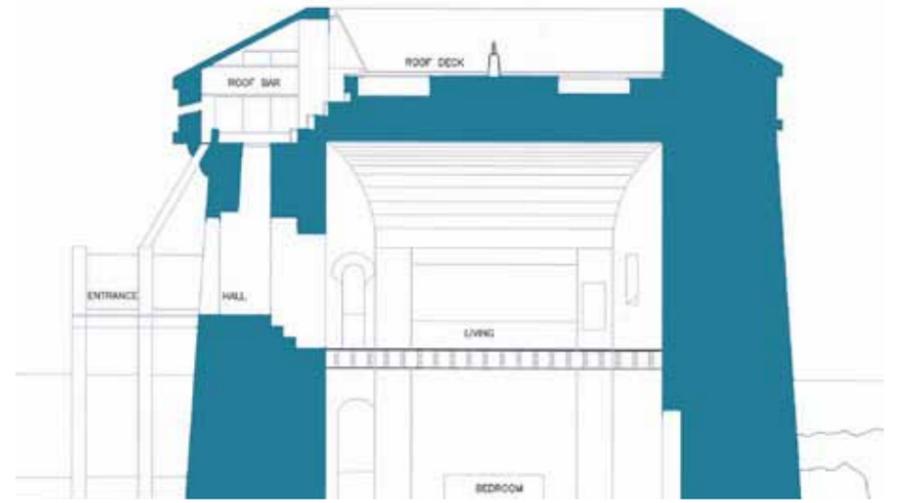
It's a part of the world that is perfect for hill walks and coastal adventures, whether sailing, snorkelling or kayaking. Buy crab fresh off the boats at nearby Bullock Harbour and stoke up the barbecue. Or head out to Dalkey's vibrant bars and great restaurants, its weekly market and quirky shops.

Immerse yourself in fun community events such as its annual lobster and literary festivals, or explore further a field. Dublin city centre is a 20 minute light rail journey to the north, while the Garden of Ireland and Wicklow Mountains are the same distance to the south, perfect for making entertaining sorties into the surrounding territories - before beating a happy retreat to Bartra Tower.





► FIRST FLOOR



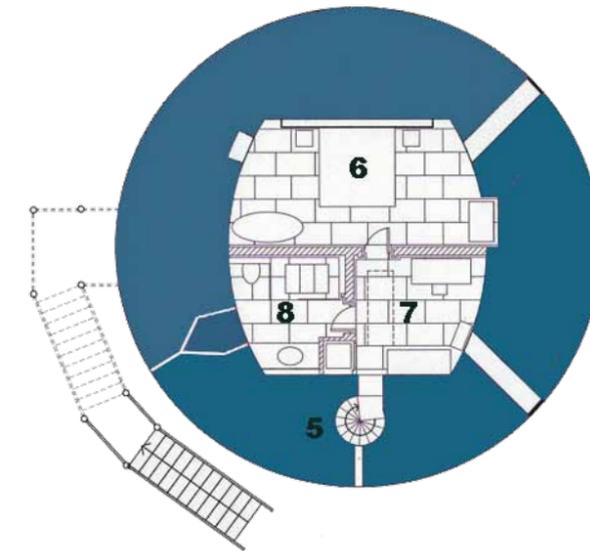
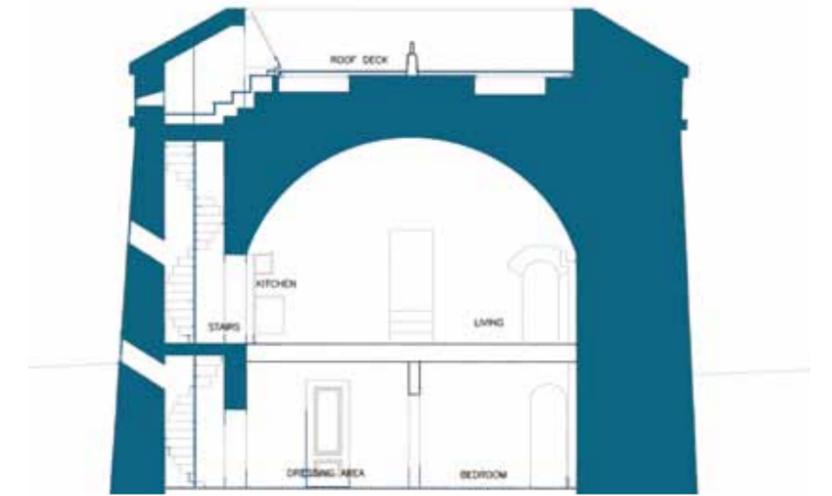
- 1: Entrance Hall
- 2: Living Area
- 3: Dining Area
- 4: Kitchen
- 5: Stairs

Entering at first level into the stunning barrel vaulted space, the previous sleeping quarters of the garrison is converted into the Main Reception Space with Living, Kitchen, and Dining areas carefully and artistically arranged.





► GROUND FLOOR



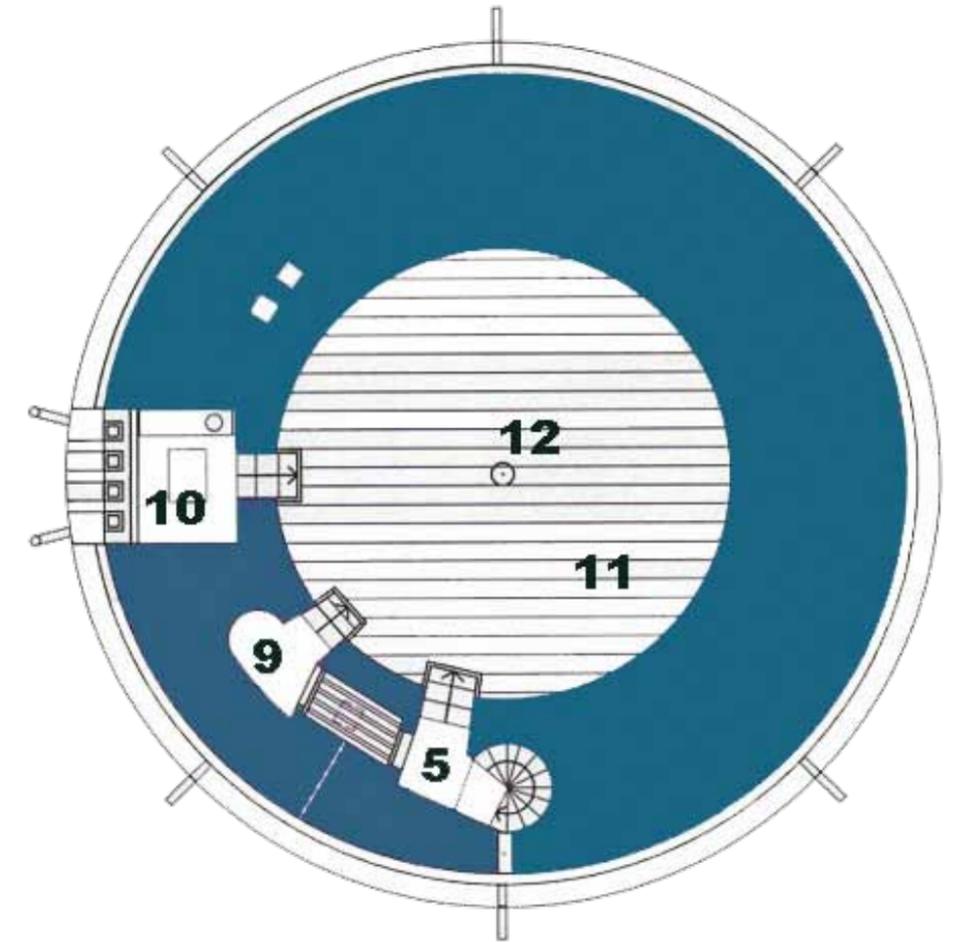
- 5: Stairs
- 6: Bedroom
- 7: Bathroom
- 8: Dressing Room

Within the thickness of the wall the original stone spiral stairs leads down to the luxurious sleeping quarters, the former officers mess is now the romantic bedroom and the original gun powder room has become the new gleaming bathroom.





► THE ROOF



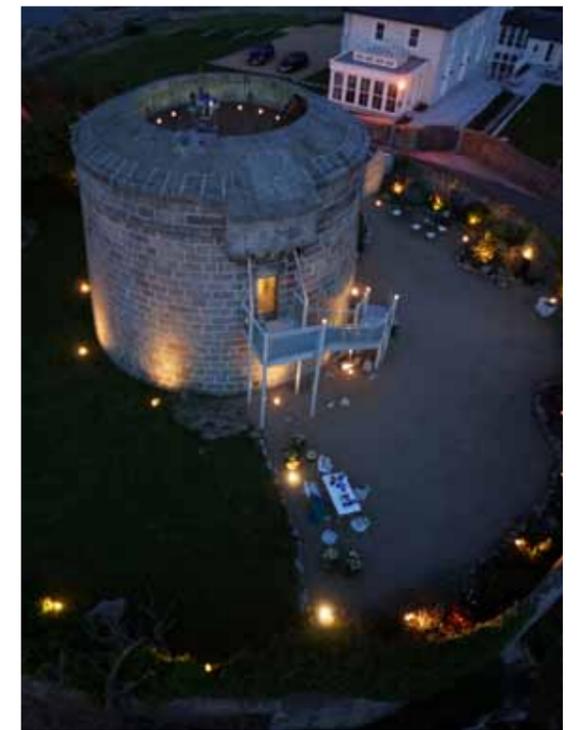
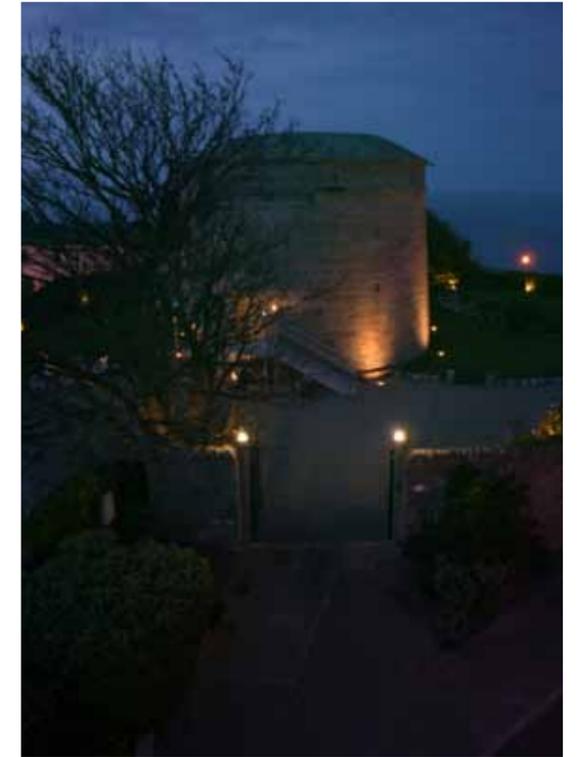
- 5: Stairs
- 9: Barbeque
- 10: Bar
- 11: Roof Deck over original stone roof
- 12: Canon Pivot

The stone spiral stairs leads all the way up to the canon platform modified to a roof top deck with a clever barbecue and bar area tucked into the existing structure. The rooftop offers breathtaking panoramic views over Dublin Bay and Killiney Hill.





At ground level the private walled garden wraps around the Tower enhancing the experience of the Restored National Monument in its original circular sitting.





LOCATION

The heritage village of Dalkey on Dublin's south coast is a wonderful place to live. Bartra Tower is surrounded on all sides with the natural beauty of the bay, Killiney Hill and Beach are perfect for lovely long walks, Bullock and Coliemore Harbours offer lobster and crab for sale and fishing boats to hire with trips to Dalkey Island and sailing or kayaking along the coast.

Dalkey is famous for its castles and its vibrant atmosphere with many good restaurants, bars and a great selection of local shops including a weekly market, live music and a strong community spirit supported by local businesses, schools and churches. Dalkey is a 30 minute train ride to Dublin City Centre and has a direct one hour journey to Dublin airport. Dalkey has everything to offer and much much more. The peace and tranquillity of living in this special historic setting in the heart of Dalkey is now possible with the opportunity to acquire this superb and truly unique property.

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