

Donnybrook Gardens has been designed
to create a new standard of
bespoke apartment living in Dublin.

The homes at Donnybrook Gardens have
been intelligently designed to maximise
light and space throughout.

The development has been carefully crafted
to offer simplicity, security and a more
sophisticated approach to urban living.



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The Apartments



I

VISION

“The apartment buildings that you see in great cities such as Vienna, Madrid and Barcelona, have elegant front doors, grand reception hallways, good lifts, and staircases filled with daylight. The residences at Donnybrook Gardens are designed to feel like proper houses, in which you could live in a very civilised way.”



A HORTICULTURAL HERITAGE

A History of Growth, Light & Space

Donnybrook Gardens was formerly home to UCD's School of Horticulture and the name was inspired by the horticultural history of the site. This heritage of research and teaching has informed the landscaping design of the development, resulting in an intricate environment that displays the best traditions of craft gardening.

The five apartment buildings are linked together by a series of shared common gardens with a central south-facing lawn and orchard planted with fruit trees. Formal knot gardens, lines of pleached lime trees and

mixed herbaceous borders are influenced by the horticultural traditions of the French renaissance, while a kitchen garden encourages residents to add their own touch to the gardens, reflecting the spirit and history of the site.

The apartments feature a dual-aspect wraparound balcony offering views of the beautiful landscaping. It is this aspect that maximises light, allowing residents to follow the sun throughout the day and create another garden space on their own terrace.

CONCEPT

Five Elegantly Linked Apartment Buildings

The 85 apartments and penthouses in Donnybrook Gardens are arranged in five elegant buildings. These gracious modern homes are inspired by the tradition of grand apartment-living found in the great cities of the world. A residents' clubhouse, concierge and manicured gardens contribute to a new standard of living. The interiors are premium, yet incredibly practical. Elegant, while still comfortable. Modern, yet timeless.

Understanding the needs and aspirations for a new way of living, the most talented designers and craftspeople were brought together to interpret and deliver that vision.

Designed and constructed by a dedicated team, every detail has been painstakingly considered to create an exceptional place to live.



II

LOCATION

Donnybrook has a long and illustrious history as one of Dublin's finest suburbs. Home to some of the Southside's best restaurants, boutiques and food outlets, Donnybrook has retained its exclusive village feel despite being just a short distance away from St Stephen's Green.

Enjoy a match or a concert in the Aviva Stadium or the RDS, both only minutes away, or head to Herbert Park, a real oasis of calm within the hustle and bustle of the city centre. Enjoy being at the centre of it all in this most convenient and charming location.





Dún Laoghaire 46A
via Donnybrook

Dublin Bus

162-D-15179

TO LET
McNally Family
01-441-2002



440001

12-D-1367

07-D-303

SHOPPING & RETAIL

True to its great reputation for fine cuisine, Donnybrook is packed full of excellent independent grocery stores serving the pick of artisan foods, such as the famous Donnybrook Fair. Fashionistas will enjoy browsing in the many boutiques in the village, including Havana and Marian Gale, which offer a finely curated selection from the latest and greatest designer collections.

But of course, the sheer convenience of Donnybrook's location means that nothing is out of reach. Grafton Street and its many shops and department stores is a short drive away, while Dublin's biggest shopping centre, Dundrum Town Centre, is only a couple of stops away on the Luas Green Line.



EATING AND DRINKING

Donnybrook is known as a foodie's paradise, boasting a fine selection of restaurants to suit all palates. Whether it's lunch with friends in Forno or dinner in Avalon, you'll be spoilt for choice when it comes to eating out in Donnybrook.





Donnybrook Village provides a wealth of great shops, pubs and restaurants closeby, including Marco Pierre White's Courtyard Bar & Grill, McCloskeys and Arthur Maynes.





For retail therapy, a short trip to Grafton Street will give you everything you need.



The beautiful “3 lakes walk” in the Belfield campus of UCD is a hidden treasure on your doorstep. A tranquil woodland surrounds the lakes and wildlife-rich reed beds. Look out for some of the sculptures that enhance the natural beauty of the walk.

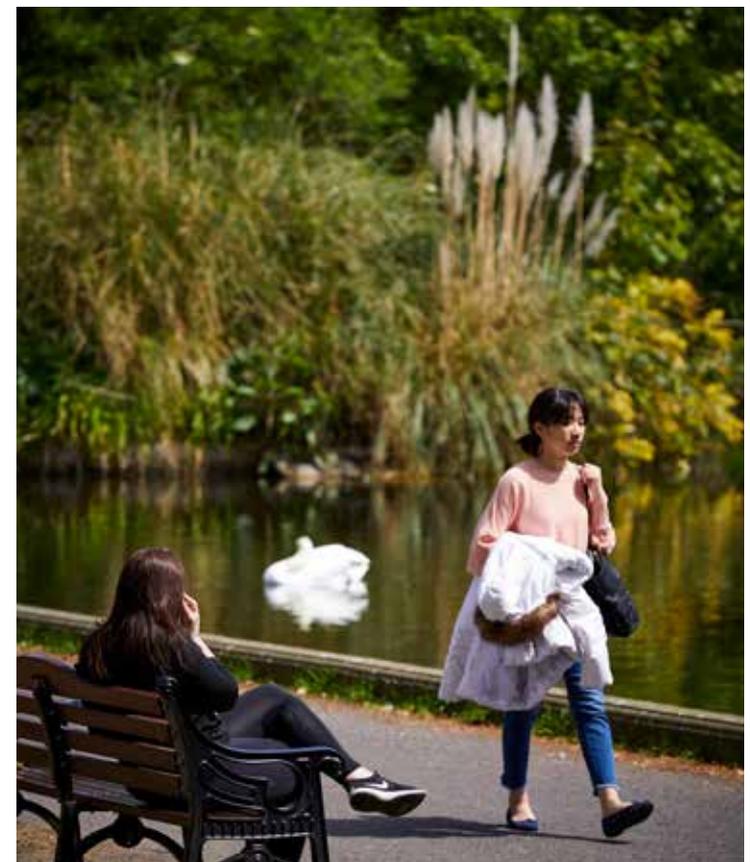


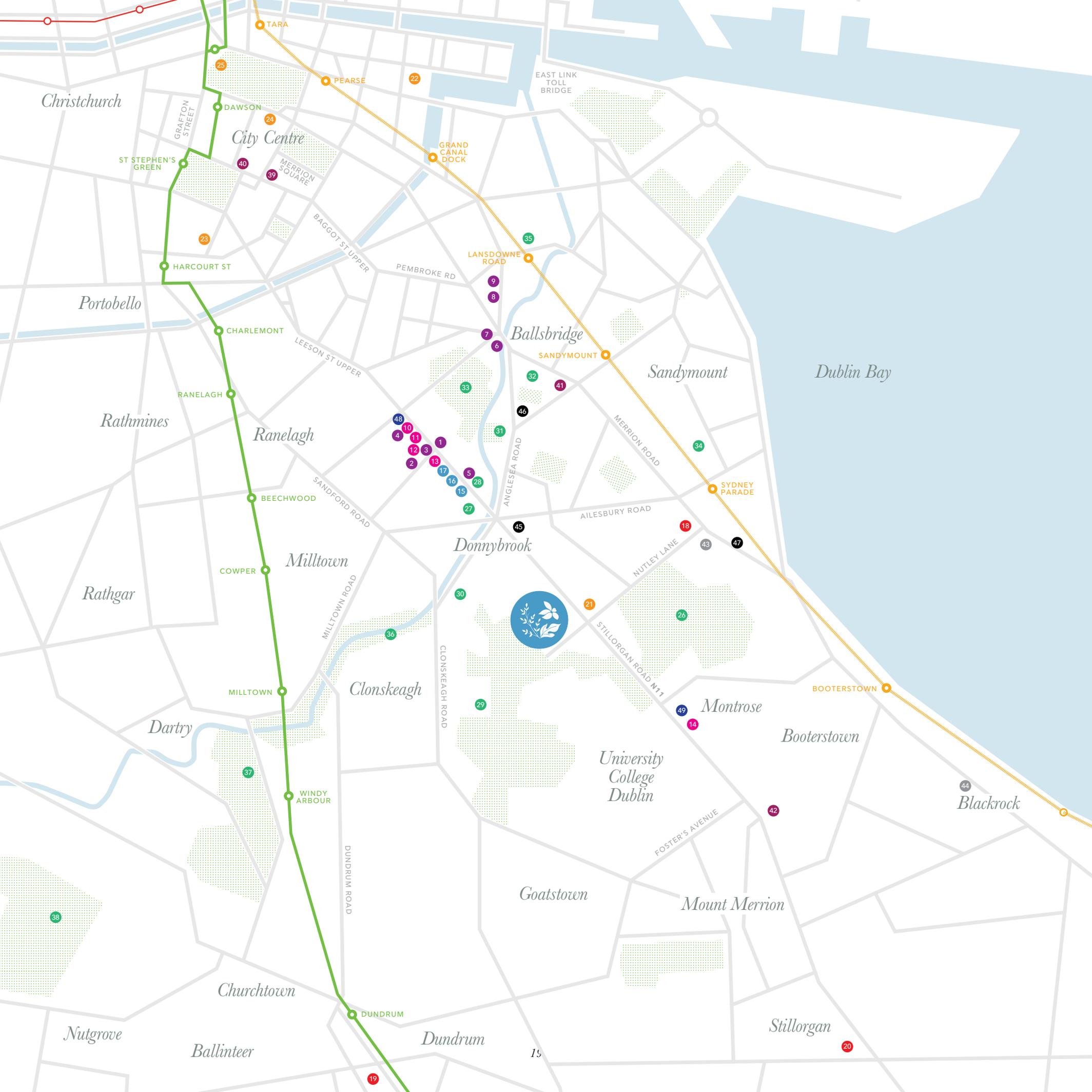
Herbert Park is one of the most popular parks in the city and provides a variety of amenities such as football, tennis, boules, croquet and children's play area.

For a suburb so close to Dublin City, Donnybrook is unusual in that it offers plenty of scope for walking enthusiasts. Just down the road is Herbert Park, a superb 32-acre park that offers a number of sporting facilities including tennis and football, a children's playground, native tree trails and other walks, and a weekly farmer's market.

Donnybrook Gardens is right beside UCD and residents can also avail of the 8km of woodland paths and series of walks that have been developed to open up the beautiful 350-acre campus to the wider community. Each woodland walk has its own set of unique characteristics. Along the tree lined paths, walkers will pass many mature trees dating from the 18th and early 19th centuries.

For those wanting to have a good walk spoiled, Elm Park Golf Club offers excellent golfing less than five minutes away. While Donnybrook Lawn Tennis Club is a great facility for the future Grand Slam winners in the family. If you prefer going further afield for your workout, the David Lloyd Riverview gym and sportsclub is only a few minutes down the road.





Christchurch

City Centre

Ballsbridge

Sandymount

Dublin Bay

Ranelagh

Donnybrook

Montrose

Booterstown

University College Dublin

Goatstown

Mount Merrion

Churchtown

Dundrum

Stillorgan

Nutgrove

Ballinteer

15

20

Blackrock

ST STEPHEN'S GREEN

GRAFTON STREET

MERRION SQUARE

BAGGOT ST UPPER

PEMBROKE RD

LANSDOWNE ROAD

ANGLESA ROAD

AILESBURO ROAD

STILLORGAN ROAD N11

FOSTER'S AVENUE

LEESON ST UPPER

SANDFORD ROAD

MILLTOWN ROAD

CLONSKEAGH ROAD

DUNDRUM ROAD

MERRION ROAD

NUTLEY LANE

BOOTERSTOWN

Portobello

Rathmines

Rathgar

Dartry

Milltown

Clonskeagh

WINDY ARBOUR

MILLTOWN

COWPER

BEECHWOOD

RANELAGH

CHARLEMONT

HARCOURT ST

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PEARSE

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19

LOCATION AND AMENITIES

At The Heart Of It All

EAT & DRINK

- 1 Mulberry Garden
- 2 Marco Pierre White Courtyard Bar & Grill
- 3 The Donnybrook Gastropub
- 4 Avalon Restaurant
- 5 Arthur Maynes
- 6 The Bridge 1859 Gastropub
- 7 Roly's Bistro
- 8 Shelbourne Social
- 9 Avoca Food Market & Fodder Restaurant

CONVENIENCE

- 10 Donnybrook Fair Gourmet Food Store
- 11 Terroirs Fine Wines
- 12 Branching Out Florists
- 13 Tesco Express
- 14 Spar (Montrose)

HEALTH & BEAUTY

- 15 Mink Hand & Foot Spa
- 16 Di Milo Hair Design
- 17 Lloyds Pharmacy

SHOPPING CENTRES

- 18 Merrion Centre
- 19 Dundrum Shopping Centre
- 20 Stillorgan Village

ARTS & CULTURE

- 21 RTÉ Studios
- 22 Bord Gais Theatre
- 23 National Concert Hall
- 24 National Gallery
- 25 Trinity College

SPORTS & RECREATION

- 26 Elm Park Golf Club
- 27 Donnybrook Lawn Tennis Club
- 28 Energia Park
- 29 UCD Sports & Fitness Club & 50m Olympic Swimming Pool
- 30 David Lloyd Riverview Healthclub
- 31 Merrion Cricket Club
- 32 RDS Showgrounds
- 33 Herbert Park
- 34 Pembroke Cricket Club
- 35 Aviva Stadium
- 36 Dodder Park Walk
- 37 Milltown Golf Club
- 38 The Castle Golf Club

HOTELS

- 39 The Merrion Hotel
- 40 The Shelbourne Hotel
- 41 The Intercontinental
- 42 Radisson Blu St Helen's Hotel

HOSPITALS

- 43 St. Vincent's University Hospital
- 44 Blackrock Clinic

RELIGION

- 45 Church of the Sacred Heart
- 46 St. Mary's Church of Ireland
- 47 Our Lady Queen of Peace

BANKS

- 48 AIB Bank
- 49 Bank of Ireland (Montrose)

ST STEPHENS GREEN
18 Minute Drive

DUBLIN CITY CENTRE
18 Minute Drive

IFSC
18 Minute Drive

DUBLIN AIRPORT
27 Minute Drive

RANELAGH VILLAGE
13 Minute Drive

DONNYBROOK VILLAGE
4 Minute Drive

HERBERT PARK
8 Minute Drive

5 Min





AVIVA STADIUM
8 Minute Drive

DUBLIN PORT TUNNEL
18 Minute Drive

SANDYMOUNT STRAND
13 Minute Drive

RDS
10 Minute Drive

RTÉ STUDIOS
2 Minute Drive

SYDNEY PARADE
5 Minute Drive

III

THE BUILDINGS & SURROUNDS

“In the history of Dublin architecture, the tradition is that public buildings are built in white stone, and domestic buildings are built in brick. Some of the best examples of brick-built private houses, in places such as Herbert Park and Argyle Road, date from the time of The Great Exhibition in 1907. The apartments at Donnybrook Gardens, are an evolution of this great tradition; they are a serious essay in brick-building.”





CONCIERGE



THE BUILDINGS

An Elegant Exterior



The apartments are crafted from a wholemeal, nutty buff brick set into a light champagne mortar. This is set off against green/black low-maintenance Umbra Scandinavian Alu-Clad windows which possess low u-value for energy efficiency.

Every home features full wraparound paved balconies with exterior lighting and structural glass balustrades, offering a peaceful outdoor retreat with views of the woodlands of the Belfield campus, while you can catch glimpses of Killiney Hill, Dublin Bay and the Dublin Mountains in the distance, and the skyline of the city to the north.





CONCIERGE







Each building has its own impressive double height wraparound Portuguese limestone front entrance. Natural daylight floods the central lift core and staircase, while the internal arrangement of just four large apartments per floor means that each apartment occupies one quadrant of the building. The lobby is bright, airy and inviting, dressed with natural materials such as light granite. Tall American White Oak panelled front doors invite you in to each home.

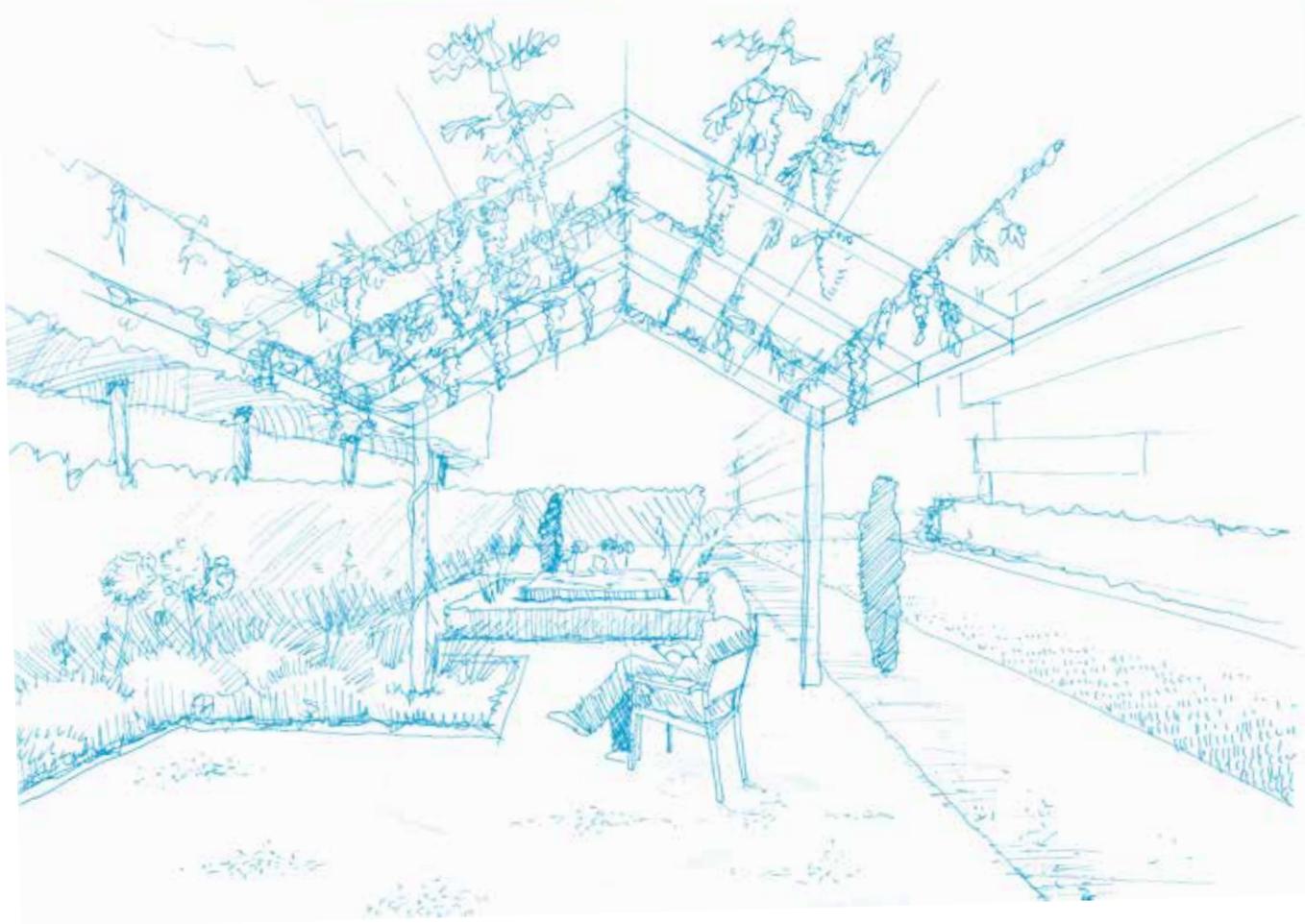
Each apartment building offers convenience and security from top to bottom with every building featuring a gated underground car park as well as ample visitor parking outside. There is also a provision for future electric car-charging points. For those who prefer two wheels to four, secure bicycle storage is also provided.

The basement level contains a generously sized and secure storage unit for each apartment, perfect for sets of golf clubs and other larger items. There is secure lift access from the car park to all levels of each building.









THE GARDENS

A Beautiful Sanctuary

The gardens have been designed as social spaces for the residents to enjoy. From meandering strolls to growing your own produce, the gardens come together to create an elegant, recreational environment. And for those looking for a quiet sanctuary, sit beneath the pergola and while away the hours.



Liriodendron tulipifera



Prunus kanzan

“Formal knot gardens, lines of pleached lime trees and mixed herbaceous borders are influenced by the horticultural traditions of the renaissance...”

Daibhí Mac Domhnaill

Head of Landscape and Urban Design
Cairn Homes plc



Tulbaghia violacea



Salvia Mainacht



Athyrium filix femina



Pyrus



Pyrus calleryana



Great care and thought have gone in to the choice of plants and trees for the gardens. Perennial plants have been selected to ensure a strong show of colour right throughout the year. From spring bulbs, through early summer flowering and in to winter, there will be strong visual interest as the seasons change.

Across all the gardens, there is a dedication to pollinator friendly planting which will contribute to greater urban biodiversity. The long lived trees will mature over one or two generations, ensuring the gardens will not only grow but improve over the years.



Tilia europea 'Pallida'



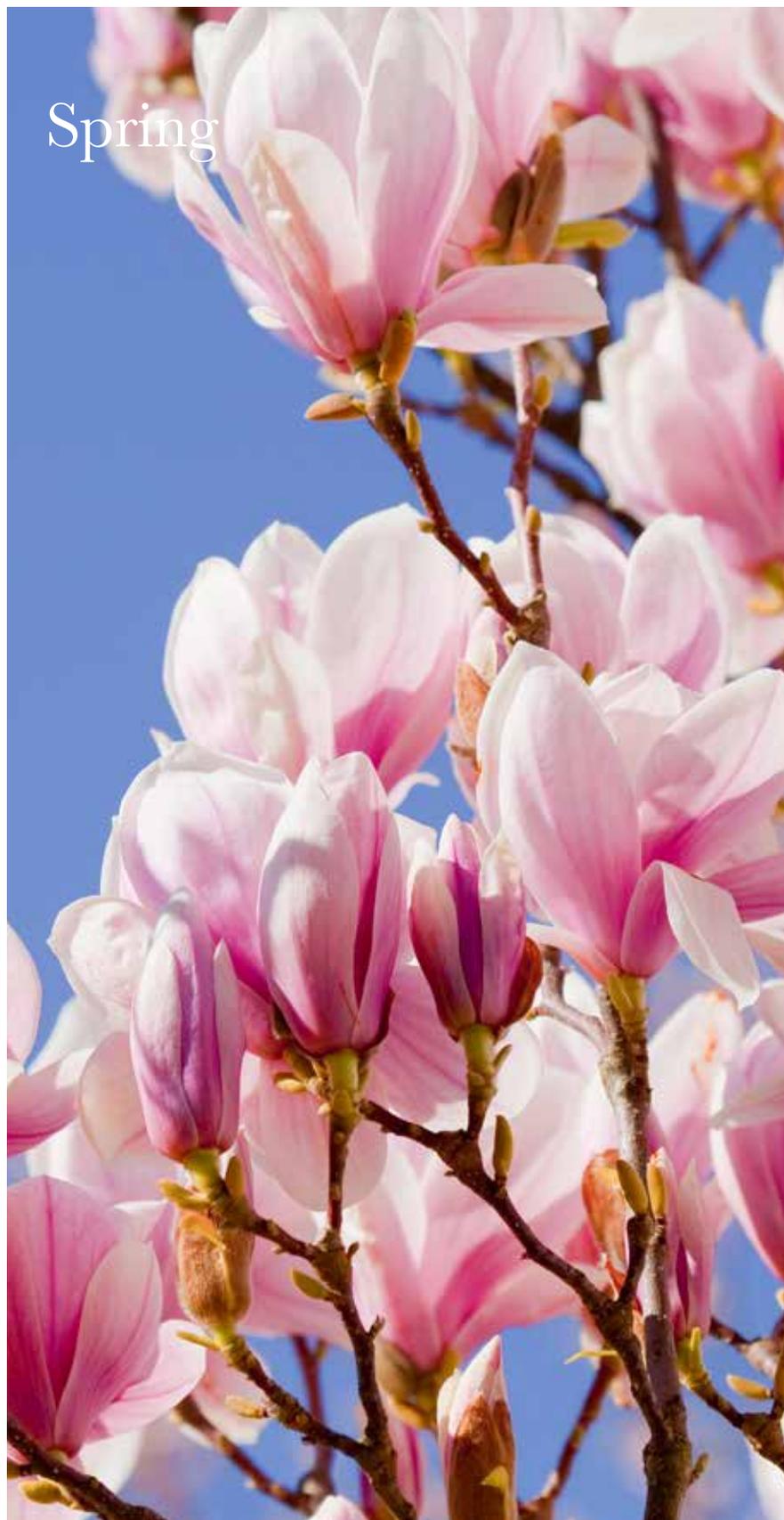
Malus



Verbena bonariensis



Santolina chamaecypariss



Magnolia



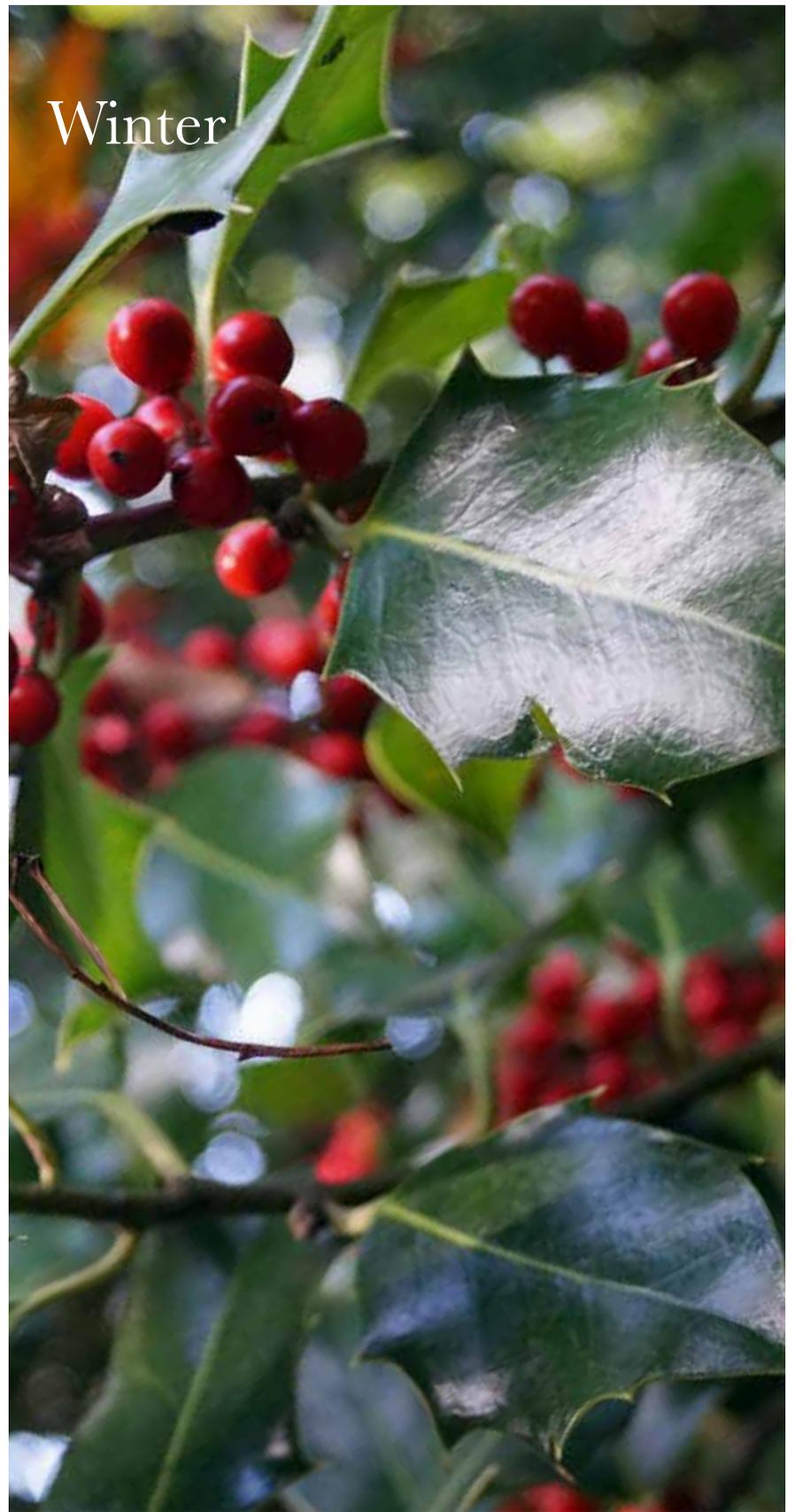
Agapanthus Bauer

Autumn



Quercus Palustris

Winter



Ilex Aquifolium



KNOT GARDEN

Formal planted border to create dramatic visual interest, based on formal knot garden.



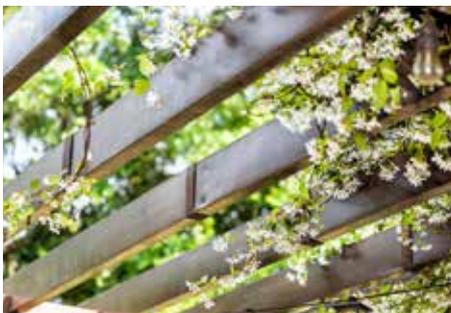
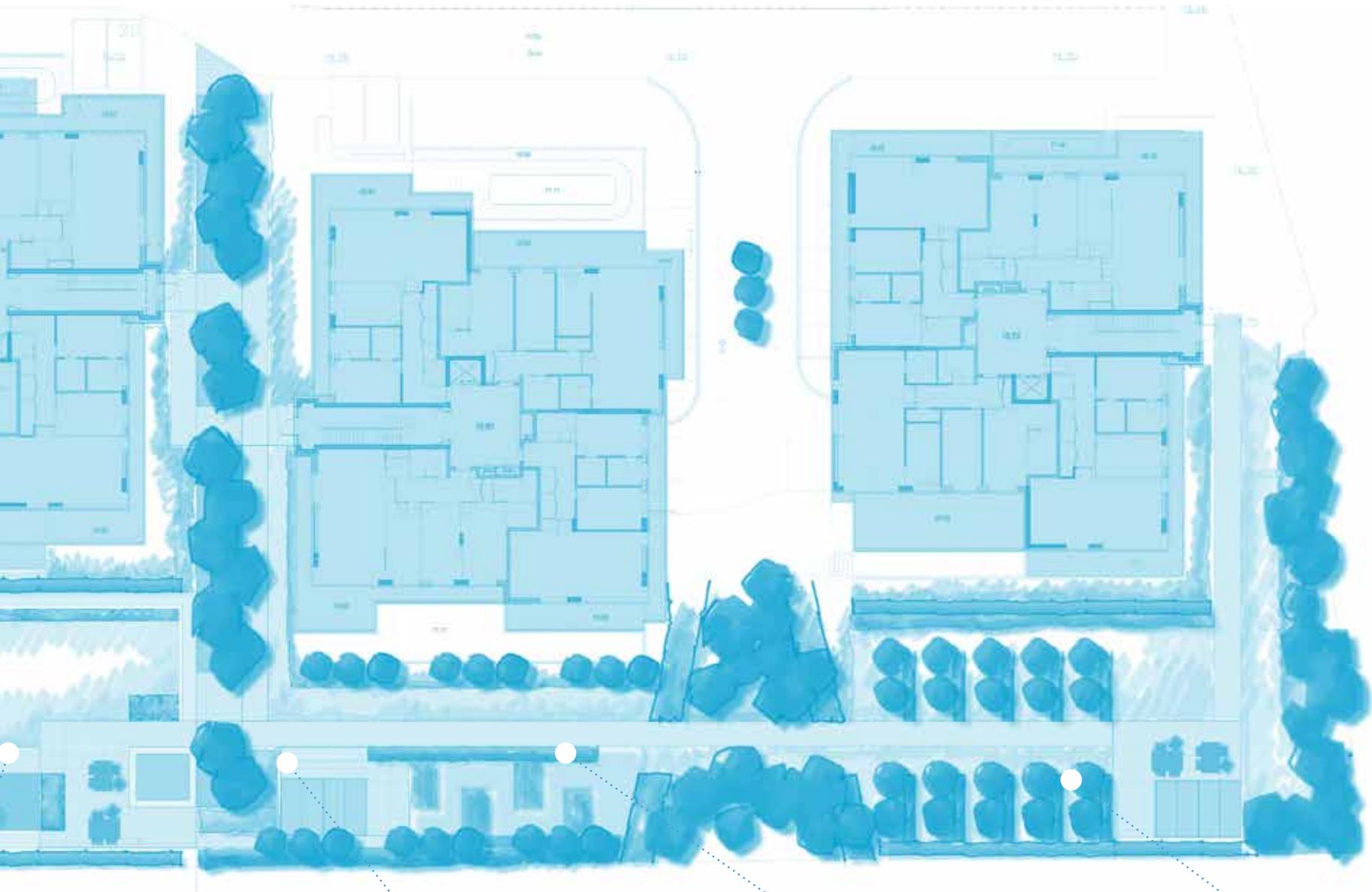
WOODLAND COPSE

Woodland copse with carpet of understory providing texture and colour.



THE LAWN

Formal lawn garden with seating and water feature, framed by espalier trees.



PERGOLA

*Pergola feature and seating space.
The design reflects the form of a traditional greenhouse.*



POTAGER

*The Potager or K tchen Garden with raised herb beds
serves as a focal point for the community to grow together.*



FRUIT GARDEN

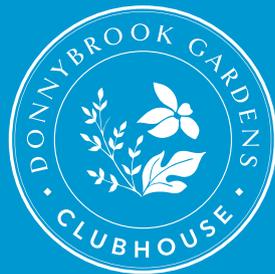
*A formal arrangement of fruit trees and bushes
including apple and pear trees.*

IV

CONCIERGE AND CLUBHOUSE

Donnybrook Gardens promises to deliver a sophisticated lifestyle for residents with an impressive range of private club amenities adding a touch of exclusivity.

The development features a dedicated concierge service and a superbly appointed clubhouse encompassing a gym, meeting rooms for residents use and coffee dock, allowing residents to work hard on their health and fitness or relax in the comfort and discretion of their own private club all without leaving home.



CONCIERGE & CLUBHOUSE

At Your Service



Donnybrook Gardens is run by a specialist residential management team, carefully selected to provide peerless service when required. The development features a concierge building at the entrance and a residents' clubhouse which has a large reception area and lounge for visitors as well as a coffee dock where residents can sit and relax. There is also a terrace with outdoor seating, perfect for the warmer months.

The concierge building is the first port of call for deliveries and enquiries providing peace of mind when residents are home or away. The concierge and security will also look after storage of deliveries until a convenient pick-up time.









For meeting friends, reading or working from home the Donnybrook Gardens Clubhouse lounge is the perfect venue. There's no waiting list as every resident is a member of the club and can enjoy the lounge as a social space with its comfortable and stylish décor.



The Coffee Dock offers residents a relaxed social space to entertain visitors or say a friendly hello to their neighbours over their morning cup, building a sense of community within the development. Combining contemporary style with the atmosphere of a neighbourhood favourite, the clubhouse will offer high quality service right on residents' doorsteps.





FITNESS AND WELLBEING

Donnybrook Gardens offers residents fitness and wellness facilities right on their doorstep. With 20 years experience working in health and wellness, Gym Manager and Personal Trainer Colin Gaffney is on hand to help residents with their fitness goals providing advice tailored to their individual needs. Colin will make sure you receive a thorough induction into the gym, so you can feel confident on to how to use all of the gym equipment correctly and safely.



“The convenience makes fitness and wellbeing so much easier to achieve. We have several bikes, rowers and treadmills as well as free weights and weights machines. It’s a superb facility, both in terms of the equipment and the way it is run.”

Colin Gaffney
Gym Manager and Personal Trainer
Donnybrook Gardens





THE APARTMENTS

Every building in Donnybrook Gardens features their own impressive entrances, with double height halls leading to large generous lobbies accessing only four apartments on each floor. Comprising of two-bedroom, two-bedroom with study and three-bedroom apartments, every detail has been carefully crafted to offer a refined living experience.









THE INTERIORS

Sophisticated Living

Comprising of two-bedroom, two-bedroom with study and three-bedroom apartments, every detail has been carefully considered to deliver a sophisticated living experience.

Each home features an open plan kitchen, living and dining space with room for a large dining table. The dual-aspect full wraparound balcony accessed from the main bedroom, kitchen and living room offers a peaceful outdoor space from which to enjoy the views of the gardens and beyond.

Floor-to-ceiling windows combine with generous ceiling heights and room proportions to bathe the homes in natural light throughout the day. These highly energy efficient homes are designed to be both elegant and practical, with high quality bathrooms and wardrobes, a dedicated utility room, a full-height cloak room and plenty of practical storage space. Made to high specification with top quality materials, the homes have been designed as versatile spaces that can be adapted to the taste and style of the residents.







Tall American White Oak panelled front doors greets residents as they step in to the extra wide hall and corridors in the apartments. Passing through the apartment contemporary feature architrave and skirting are across all rooms. Moving in to the living and dining space through elegant tall glazed doors, the sense of proportion and space is noticeable from the extra high-raised coffered ceiling. Large white corner windows in Scandinavian timber maximise light throughout the day while some apartment types feature a sliding door between study and lounge.

The custom designed contemporary kitchen is a chef's delight featuring bespoke cabinetry with generous storage, a pull-out Chef's larder and Silestone quartz worktop. There is also a set of fully integrated Miele cooking appliances as well as dishwasher and fridge freezer. The freestanding island with seating overhang and pendant light is the perfect spot for breakfast or to entertain guests with a glass of wine before dinner starts.









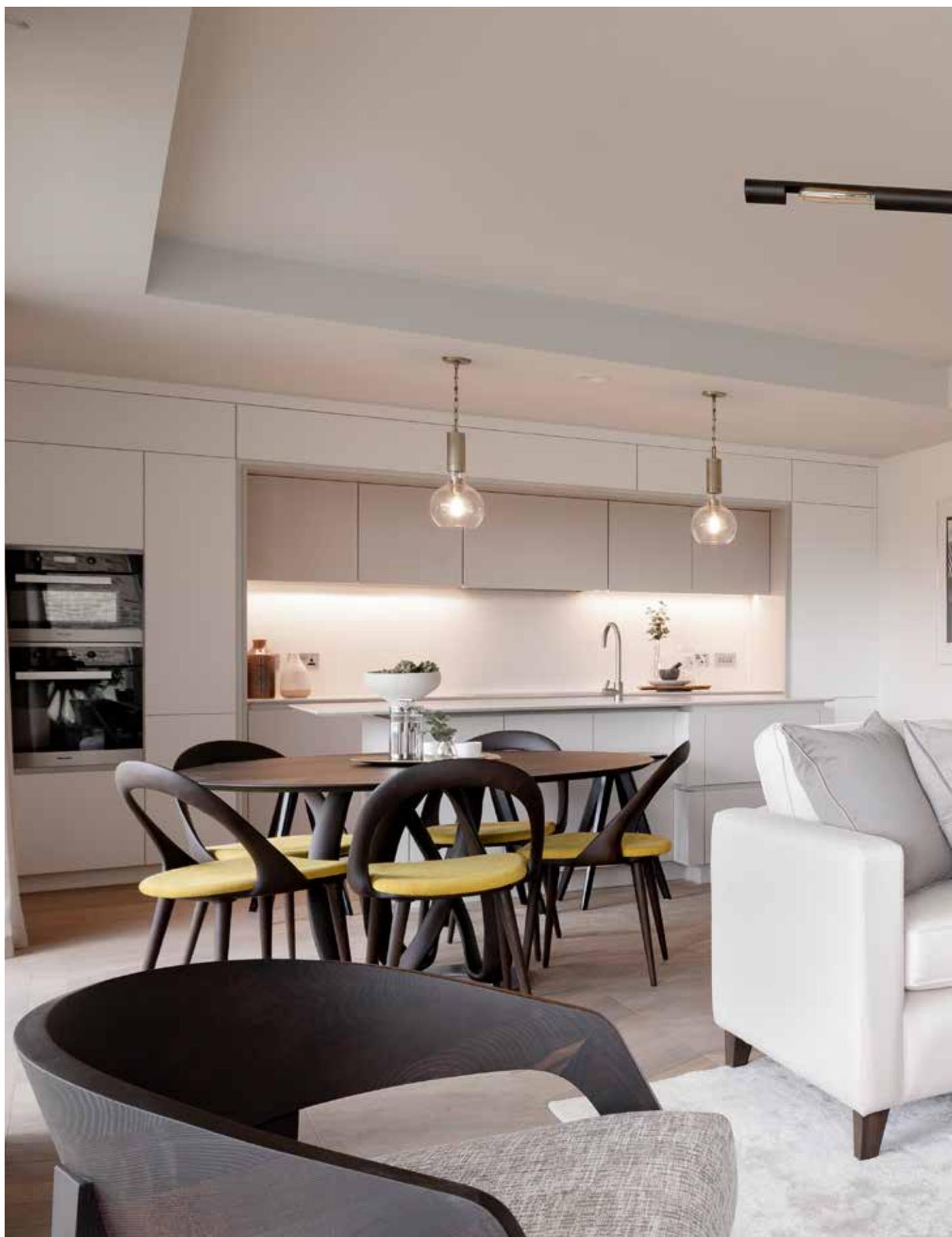
The spacious bedrooms offer a calm and relaxing haven, featuring custom designed integrated 'Soft Touch' finish wardrobes with matching walk-in wardrobes in the main bedroom. Contemporary designer LED downlighters offer residents a sophisticated lighting experience and greater control over brightness levels. The main bedrooms feature a window seat and direct access to the wrap around balcony.

The wall-mounted heated towel rail ensures that whatever you step out of, you'll be nice and warm instantly. There are also wall-mounted custom designed vanity mirrored cabinets and some apartment types feature double sinks offering convenience and the ability for couples to have their own distinct area.

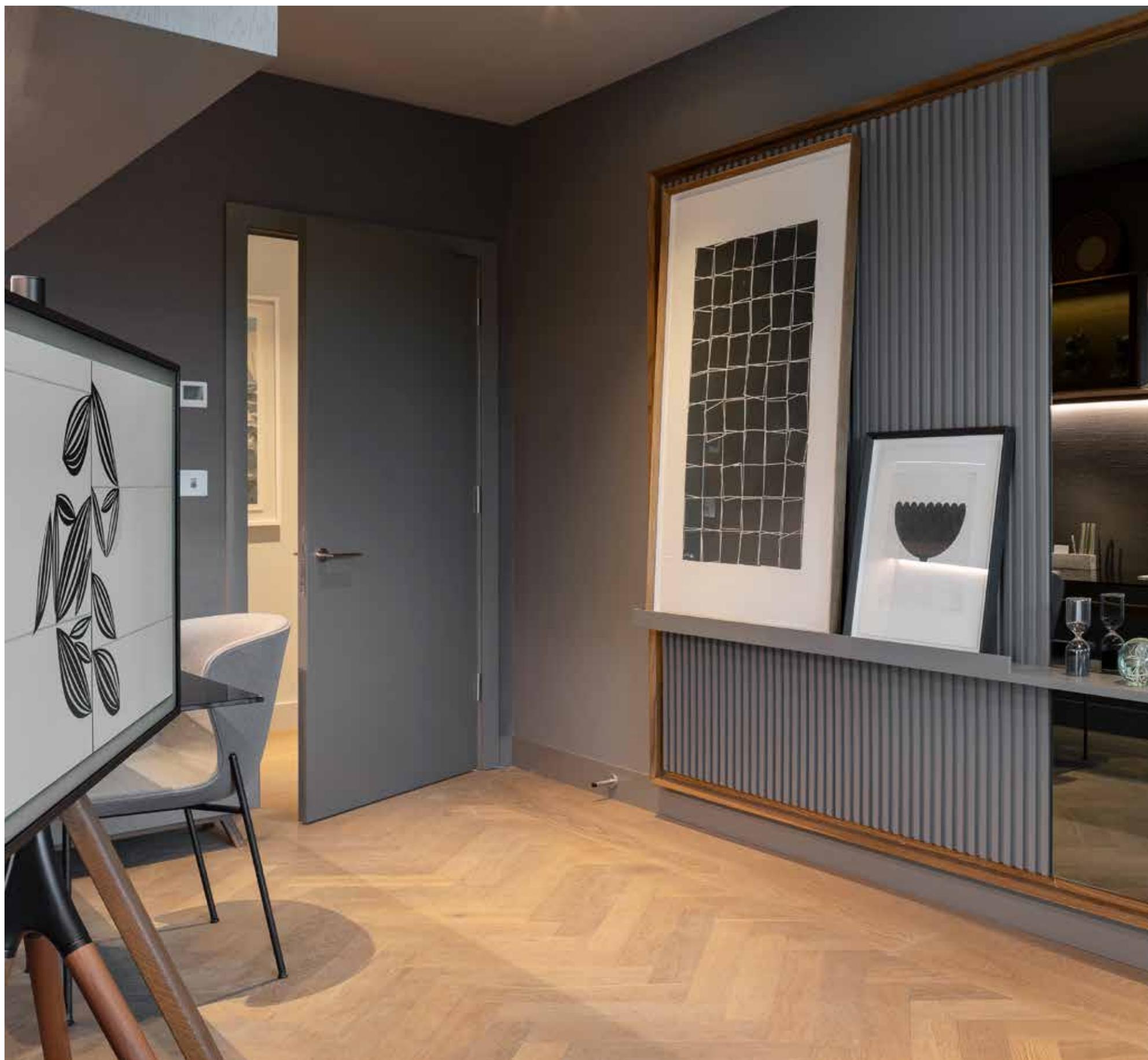


Every home has a main ensuite and secondary bathroom with naturally finished textured porcelain tiles covering the floors and walls and featuring high quality brassware and sanitaryware. The pressurised shower system with thermostatic valve offers a comfortable and consistent experience while those who prefer to soak can enjoy the spacious and high quality bath.

The living space is premium, yet incredibly practical. The spacious layout provides room for a large dining table if desired. The space is distinguished from the open plan kitchen by an extra high-raised coffered ceiling. Large floor to ceiling windows in Scandinavian timber bathe the space in natural light throughout the day. Access to the wraparound balcony is available in two locations here. Generous lighting and power points are found throughout and some apartment types also feature a sliding door between the living space and the study.









The study is designed to be a flexible, multi-functional room and is accessible from both the hallway and via a sliding pocket door in the living space. The room provides the perfect space for a home office or just a quiet sanctuary to curl up with a good book.



This dual-aspect nature of the balcony ensures that it is bathed in natural light throughout the day as it follows the sun. It is this aspect that allows residents greater variety in creating a private garden if desired. The balconies also have ample space for seating and provide the opportunity to eat out 'al fresco' in the warmer months or the perfect place to enjoy a morning coffee over the paper.





Inside

KITCHENS

- Custom designed contemporary kitchen.
- Bespoke cabinetry with generous storage and pull out Chef's larder.
- Freestanding island with seating overhang and retractable pop-up sockets.
- Silestone quartz worktop and splashback.
- Fully integrated Miele cooking appliances, dishwasher and fridge freezer.
- Extractor fan.
- Pendant light over kitchen island, lounge and dining space.
- Large recessed sink.

UTILITY ROOM

- Heat pump condenser drier and separate washing machine.
- Shelving and closed-cabinet storage.

BATHROOMS & ENSUITES

- Naturally finished textured porcelain tiles to floor and walls.
- High quality brassware and sanitaryware.
- Double sinks to some apartment types.
- Pressurised shower system with thermostatic valve.
- High quality bath.
- Wall-mounted heated towel rail.
- Wall-mounted custom designed vanity mirrored cabinets.

HEATING, VENTILATION & HOT WATER

- Thermostatic-zoned underfloor central heating system.
- Individually metered system provides heating and hot water from central plant.
- Energy efficient fresh air and Heat Recovery Ventilation (HRV) system.
- Pressurised hot and cold-water systems.

MEDIA & COMMUNICATIONS

- Entry video-phone system in each apartment connected to the main entrance door.
- USB charging points in kitchen and main bedroom.
- Digital TV connection to living room, study and main bedroom.
- Main infrastructure installed to accommodate Eir, Sky and Virgin Media.

ELECTRICAL

- Recessed LED down lighters.
- Satin chrome finish sockets and light switches in kitchen, living room and hall.
- Separate circuit for ambient lamp lighting in living room and main bedroom.

INTERIOR FINISHES & FEATURES

- Tall American White Oak panelled front door.
- Extra wide hall and corridors.
- Generous lighting and power points throughout.
- Elegant tall glazed doors to living space.
- Contemporary feature architrave and skirting.
- Extra high-raised coffered ceiling to living and dining space.
- High ceilings to kitchen, bedrooms and bathroom.
- Large white corner windows in Scandinavian timber.
- Feature sliding door between study and lounge to some apartment types.
- Generous wraparound balcony space to all apartments.

BEDROOMS

- Custom designed integrated 'Soft Touch' finish wardrobes with matching walk-in wardrobes to main bedroom.
- Contemporary designer LED downlighters to all bedrooms.
- Main bedrooms feature window seat and direct access to balcony.





Outside

THE BUILDINGS

- Buff brick with champagne mortar.
- Low-maintenance Umbra Grey Scandinavian Alu-Clad windows by Carlson, with low u-value for energy efficiency.
- High acoustic performance concrete floors throughout with solid concrete party walls between apartments.
- Full wraparound paved balconies with exterior lighting and structural glass balustrades.
- Double height wraparound Portuguese Limestone entrance to each block.
- Shared common gardens, with a central lawn, an orchard planted with fruit trees and formal knot gardens.

CONCIERGE & RESIDENTS CLUBHOUSE

- Concierge building at entrance.
- Large reception and lounge.
- Coffee dock.
- Outdoor seating on paved terrace.
- Concierge parcel/delivery storage.
- Gym with outdoor space.

MANAGEMENT & SECURITY

- Concierge and security services located in purpose-built Concierge building adjacent to Residents Clubhouse.
- Entry video-phone system in each apartment connected to the main entrance door.
- CCTV throughout development.
- Mains-supply smoke and heat detectors, linked to Concierge.

PARKING & SERVICES

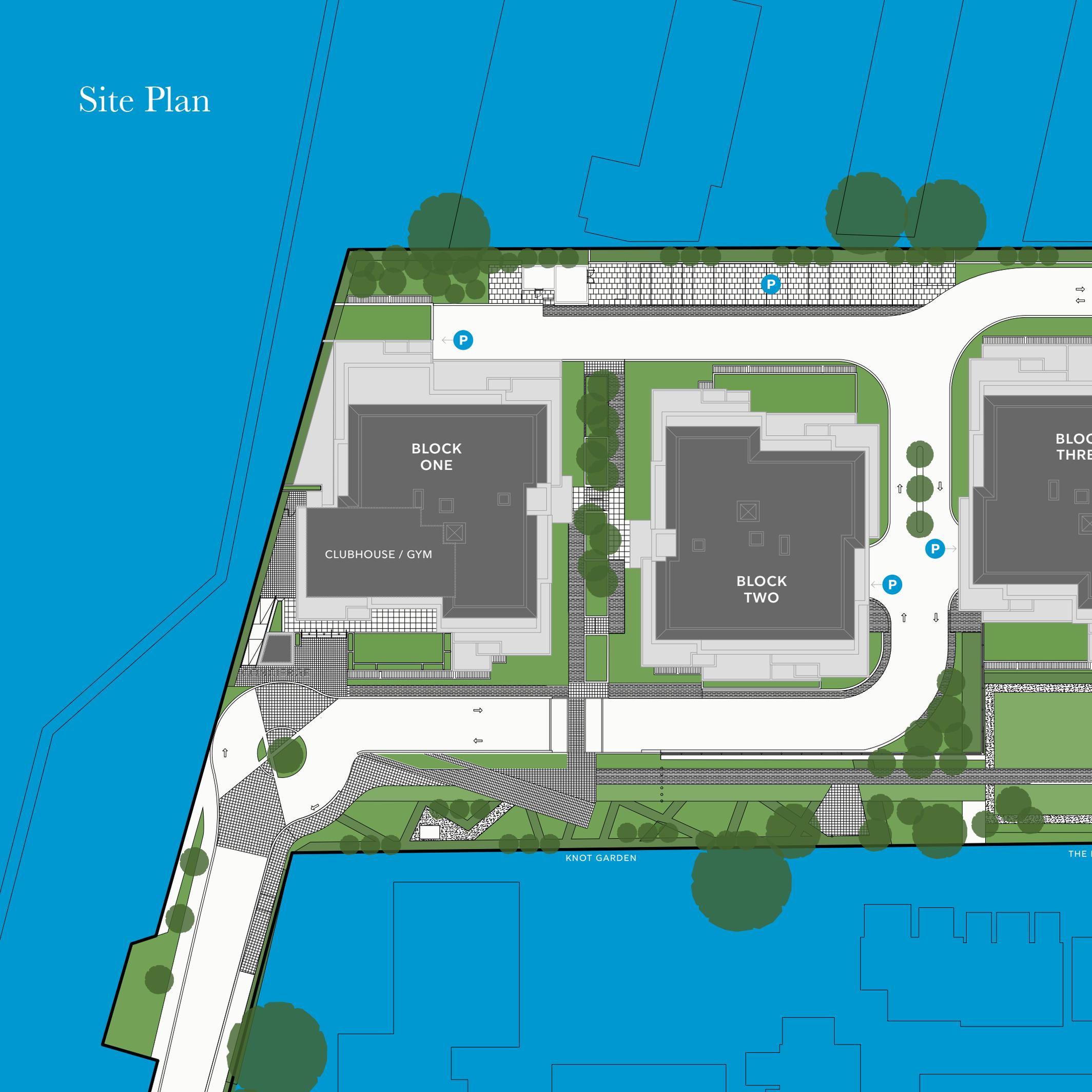
- Secure basement storage unit per apartment.
- Gated car park.
- Visitor parking.
- Provision for private electric car-charging points to all basement parking spaces.
- Communal electric car-charging points.
- Lift access from car park to all levels.
- Secure bicycle storage at basement level.
- Centralised bin storage facility at basement level.

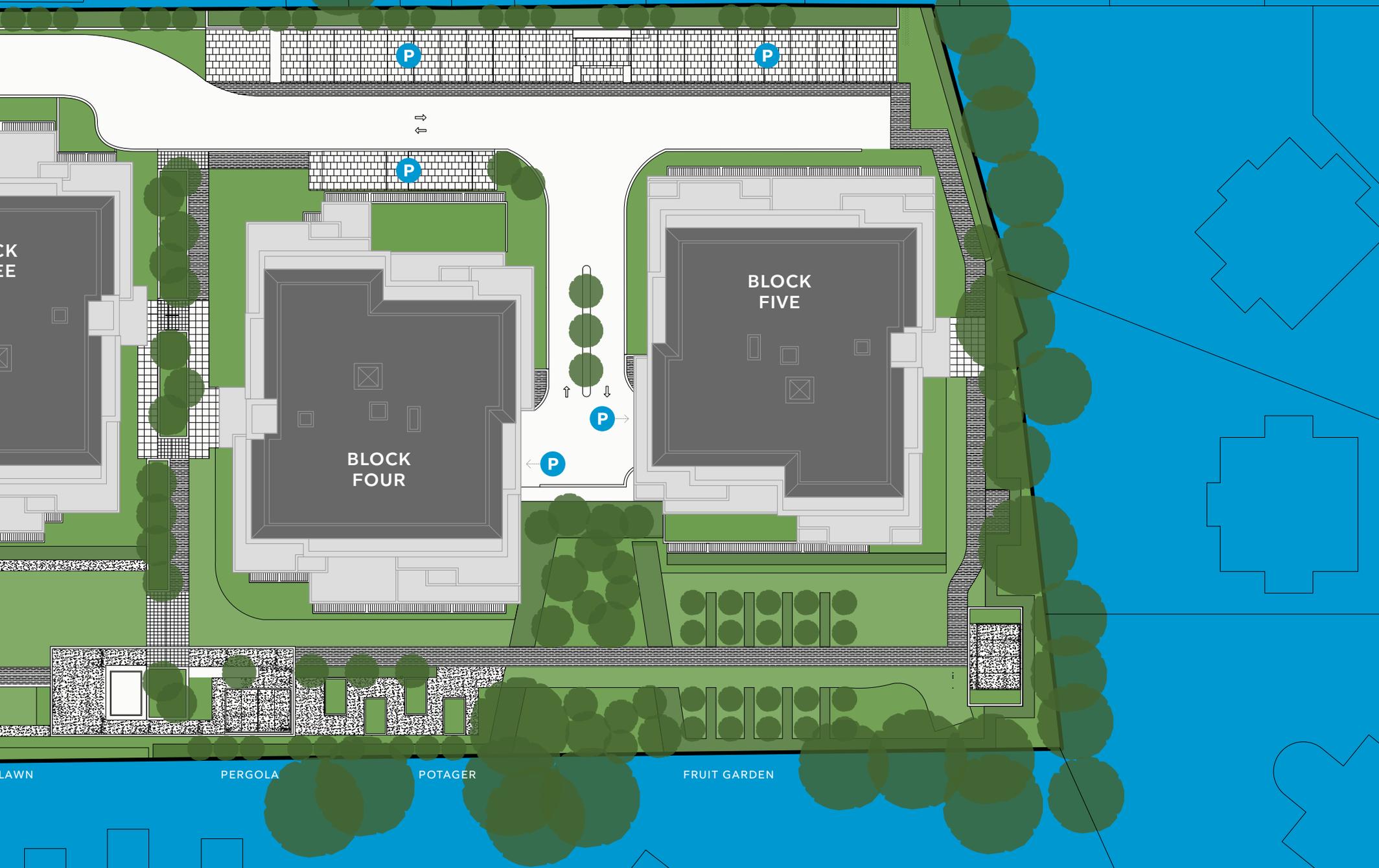
ENERGY EFFICIENCY

- Minimum A3 BER energy rating.
- Highly insulated and airtight design works with Heat Recovery Ventilation (HRV) to reduce heat loss.
- Low E windows, Argon filled with low emissivity coating to reflect heat back into rooms.
- Centralised combined heat and power system located in basement providing energy saving metered hot water to all apartments.
- High performance internal pipe insulation to reduce heat loss.



Site Plan



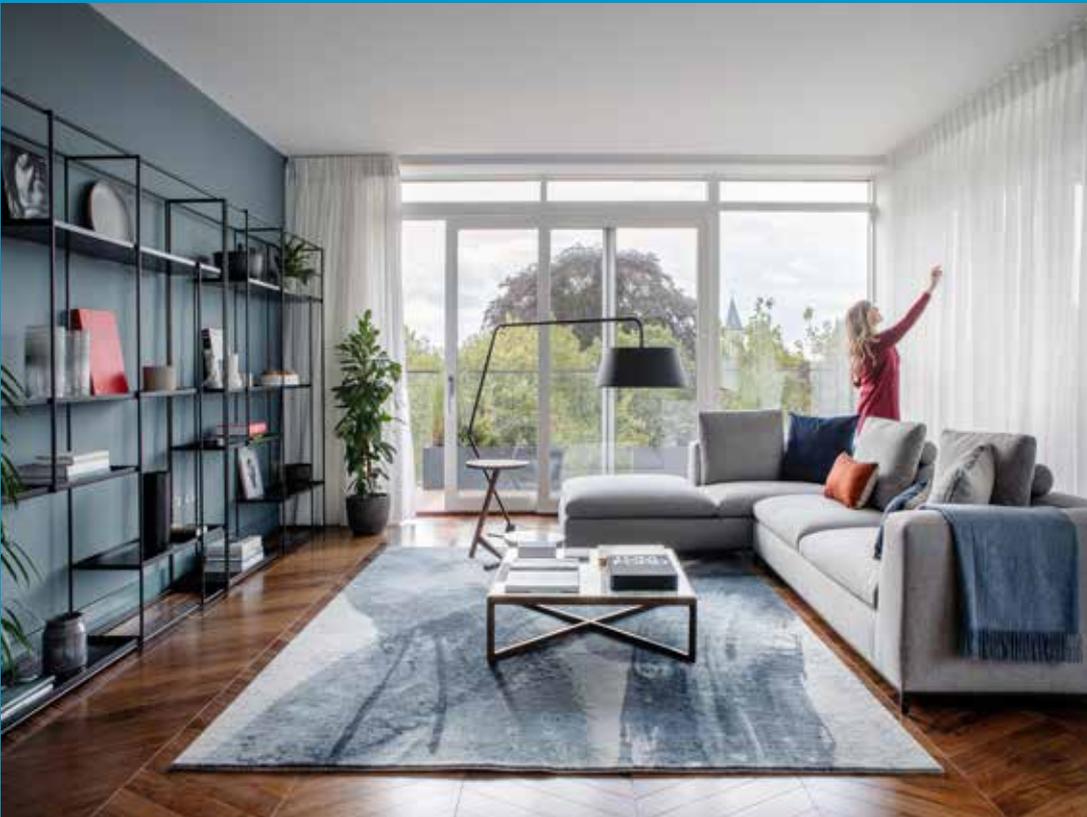


Floor plans, areas and room dimensions are indicative only and subject to change, construction variances and tolerances. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.

 PARKING  UNDERGROUND PARKING







All images above: Marianella, our award-winning development in Rathgar, Dublin 6.



CAIRN HOMES

Designed for living. Built for life.

As Ireland's leading housebuilder, we take great pride in the homes that we build and immense satisfaction in seeing communities grow and thrive in their new neighbourhoods.

From planning and design through to construction and landscaping, our focus on sustainable placemaking sets us apart. Considered shared spaces, playgrounds and parks give our developments a real sense of place and enhance the quality of life for everybody who lives there.

To find out more about us and the places we create and the homes we build, please visit us at www.CairnHomes.com

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