

143^M



143 MERRION ROAD

BALLSBRIDGE, DUBLIN 4



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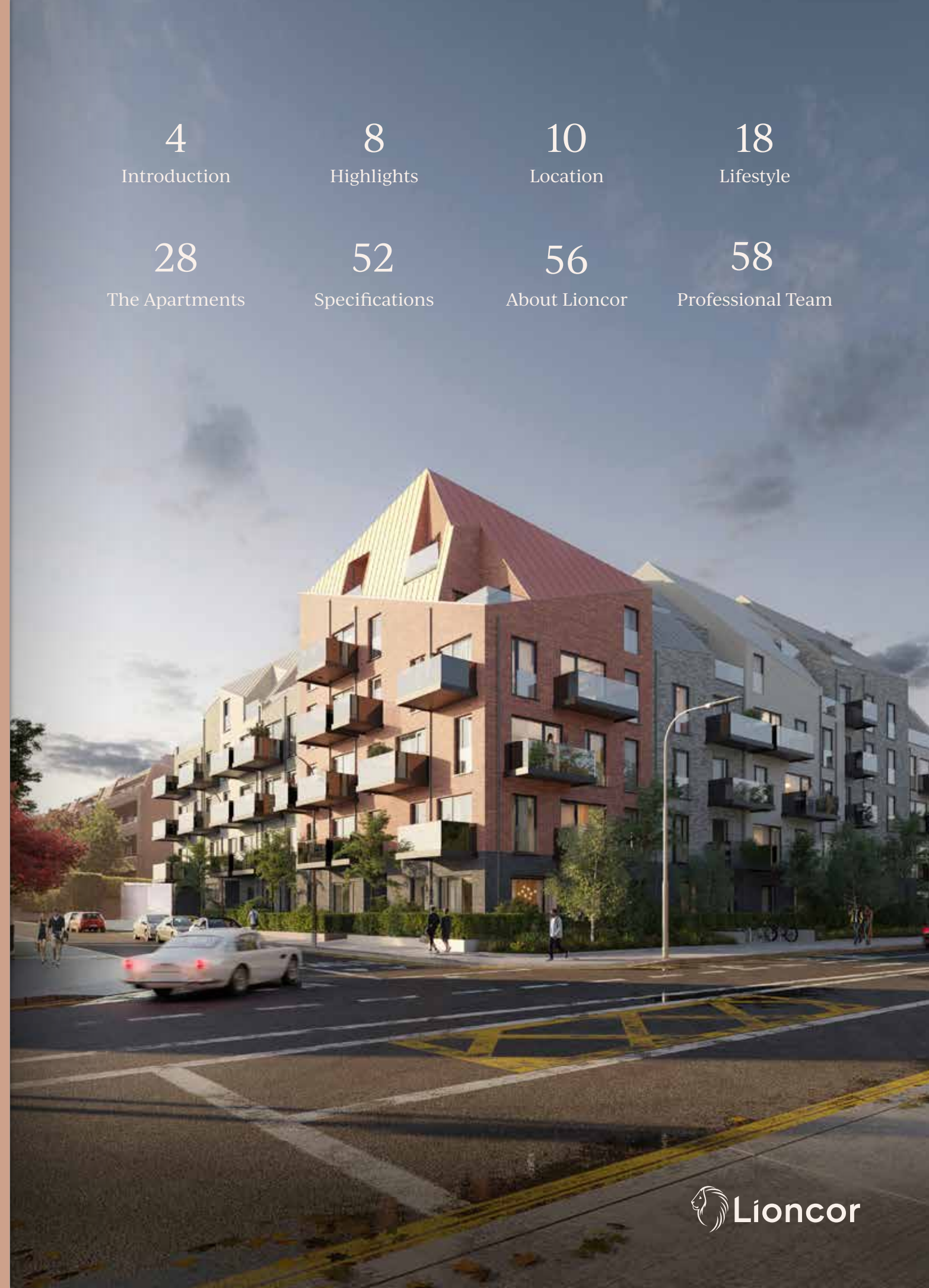
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Breath-taking views between city and strand.

Lioncor presents 143 Merrion Road, an inspiring residential address that fuses Georgian and Victorian influences with modern urban living.

Designed by award winning architects Urban Agency and brought to life by McCauley Daye O'Connell architects, 143 Merrion Road reimagines city living with 63 stunning apartments and penthouses complete with balconies that welcome the sunlight and sea air.

Located in Ballsbridge, one of the capital's most coveted neighbourhoods, each superbly finished 1, 2 and 3 bed residence affords you time to experience what living well truly means.



Discover the allure of early morning jogs on the beach, savour a stroll through Herbert Park or marvel at panoramic views of Sandymount Strand from your penthouse terrace with a glass of wine.



Highlights



PANORAMIC VIEWS OF DUBLIN BAY FROM MANY OF THE UPPER FLOOR APARTMENTS AND PENTHOUSES



A SHORT STROLL FROM SYDNEY PARADE RAILWAY STATION



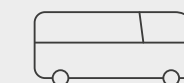
WALKING DISTANCE TO BALLSBRIDGE VILLAGE AND SANDYMOUNT STRAND



SECURED INTERNAL LANDSCAPED COURTYARD, DESIGNED BY NMP LANDSCAPE ARCHITECTS



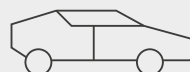
A BESPOKE DEVELOPMENT, INCORPORATING JUST 63 HOMES



SITUATED ON A DIRECT BUS ROUTE TO THE CITY CENTRE (Dublin Bus routes 4 & 7)



A SHORT STROLL TO ELM PARK GOLF AND TENNIS CLUB



SECURE UNDERGROUND PARKING



A-RATED ENERGY EFFICIENT HOMES



NEAR SOUTH DUBLIN'S TOP ACADEMIC INSTITUTIONS SUCH AS TRINITY COLLEGE, UCD, BLACKROCK COLLEGE ST. MICHAEL'S

LOCATION

143 Merrion Road in Ballsbridge helps you achieve that elusive balanced lifestyle by bringing cultural attractions, seaside villages and natural amenities closer.

Explore with ease, however you travel.

350m
Merrion Shopping Centre
Walking: 5 mins

650m
Sydney Parade Railway Station
Walking: 6 mins

800m
Sandymount Strand
Walking: 10 mins
Car: 2 mins

1km
Elm Park Golf & Sports Club
Walking: 12 mins

1.6km
Ballsbridge Village
Walking: 20 mins
Bus: 10 mins
Car: 5mins

2.2km
UCD
Car: 6 mins
Bus: 20-25 mins
Bike: 9mins

2.4km
Sandymount Village
Walking: 25 mins
Car: 9 mins

2.5km
Herbert Park
Walking: 30 mins
Car: 5-10 mins
Bus: 16 mins

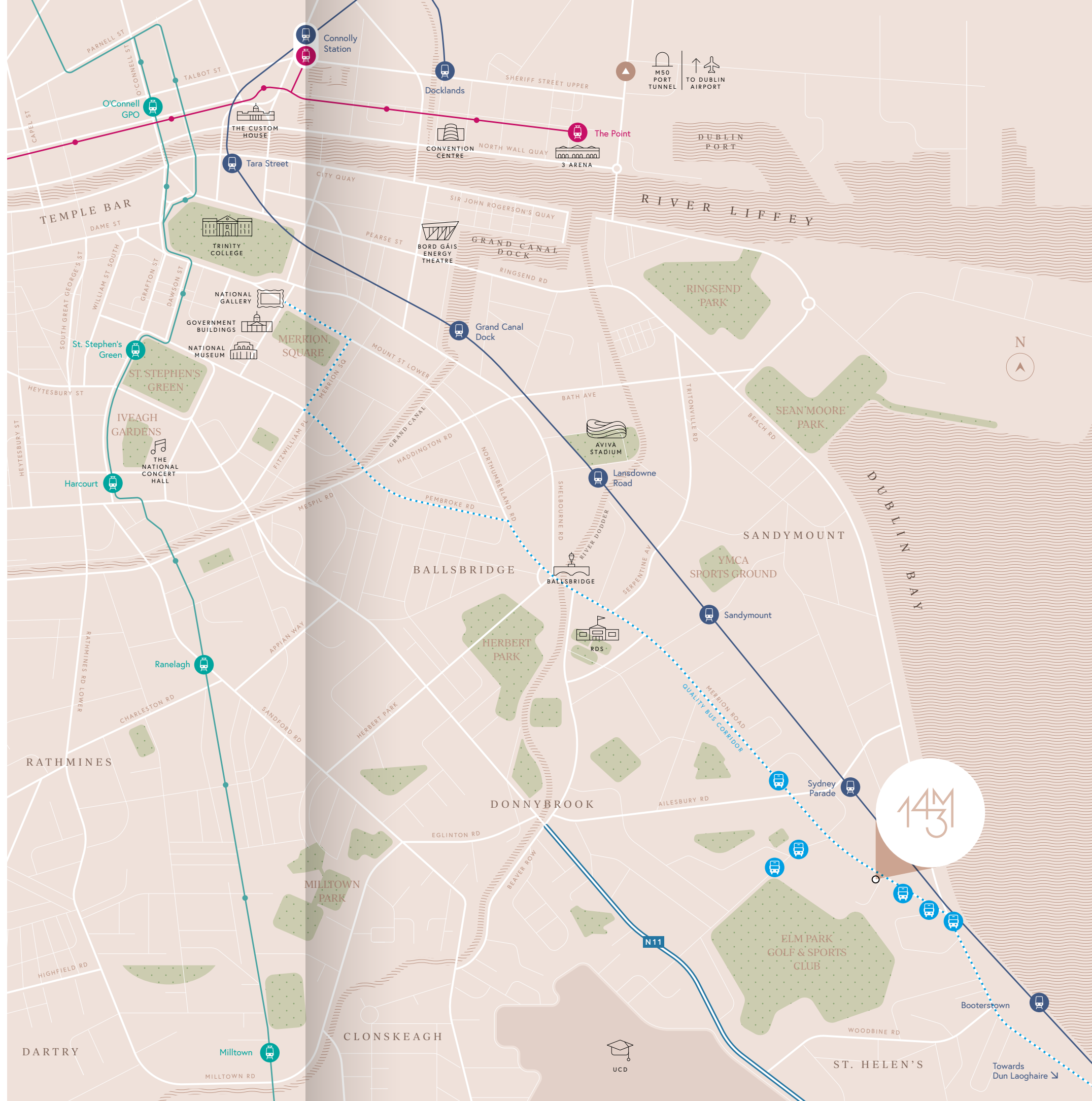
2.7km
Aviva Stadium
Car: 10 mins
Bus: 15 mins
Train: 15 mins

3km
Blackrock Village
Walking: 35 mins
Car: 5-10 mins
Bus: 11 mins

4.5km
St. Stephen's Green
Car: 15-25 mins
Bus: 25 mins
Train: 30 mins

6 km
M50 Motorway
Car: 12 mins

16.5km
Airport
Car: 25-35 mins
Bus: 35 mins

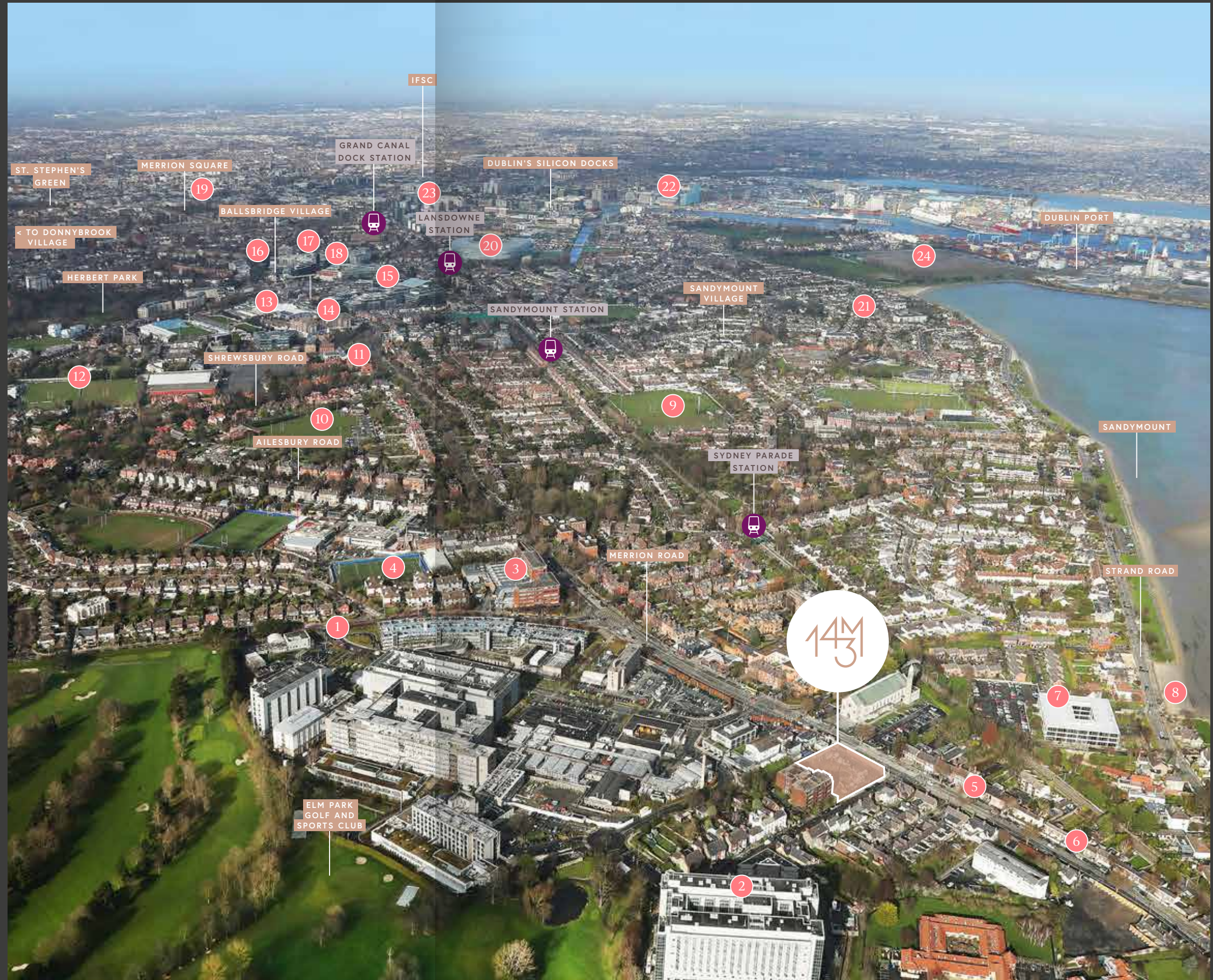


Whether it's parks, beaches, dining, shopping, leisure or easy access to the city centre, 143 Merrion Road has it all.



Surrounded by superb hospitality, healthcare and leisure facilities, 143 Merrion Road gives you a taste for better living with its highly accessible location near the city.

- 1 St Vincent's Hospital
- 2 St Vincent's Private Hospital
- 3 Merrion Shopping Centre
- 4 St Michael's College
- 5 Merrion Gates Medical Centre
- 6 The Yoga Room
- 7 Strand Montessori School
- 8 Merrion Strand
- 9 Pembroke Cricket Club
- 10 Wanderers F.C.
- 11 British Embassy
- 12 Old Belvedere Rugby Club
- 13 RDS Arena
- 14 The Intercontinental Hotel
- 15 Fibonacci Square - Meta EMEA HQ
- 16 American Embassy
- 17 Eden One Health Club & Spa
- 18 Avoca
- 19 Trinity College
- 20 Aviva Stadium
- 21 Platinum Pilates Sandymount
- 22 3 Arena
- 23 Bord Gáis Theatre
- 24 Glass Bottle Development



LIFESTYLE

Relish fine dining at Roly's Bistro or Mae, watch Ireland's show-jumping elite at the annual Dublin Horse Show in the RDS or enjoy a leisurely cruise around Dublin Bay.

Discover new experiences
that redefine your idea of bliss.

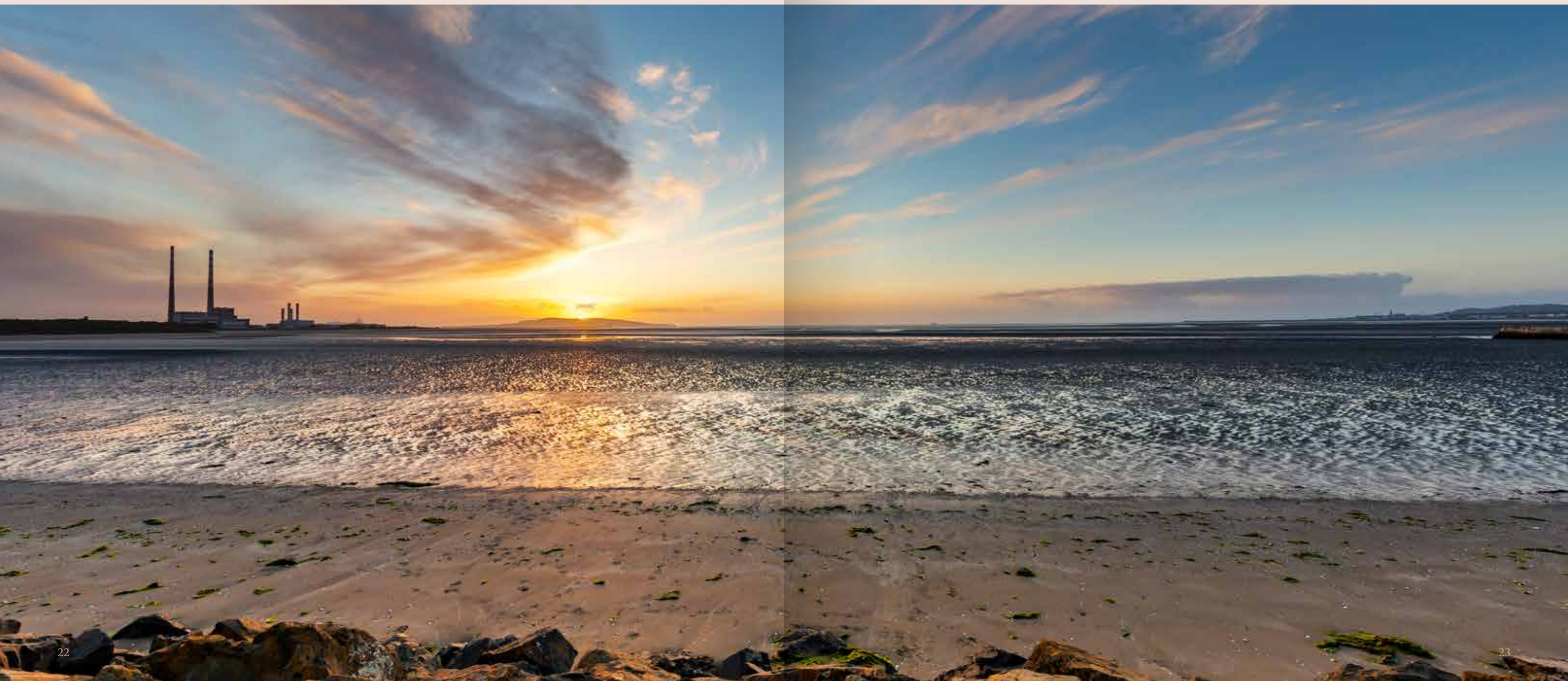


It could be morning lessons with a tennis pro at Elm Park Golf and Sports Club next door, or even a holistic workout at The Yoga Room on Merrion Road or Platinum Pilates in Sandymount.

Afterwards grab brunch at Elm Park Epicurean or cool down with a superfood smoothie from Green Beards in Donnybrook. or maybe catch up with friends over coffee in Butlers before grabbing a nutritious lunch from Sprout & Co or Avoca in Ballsbridge.

If experimenting in the kitchen is more you, Merrion Shopping Centre is five minutes away, making it easy to pick up ingredients for your own signature brunch.

Admire spectacular seascapes while walking your dog along the shoreline of Merrion and Sandymount Strands before treating the kids to ice-cream at Scoop Sandymount, five minutes from the beach.

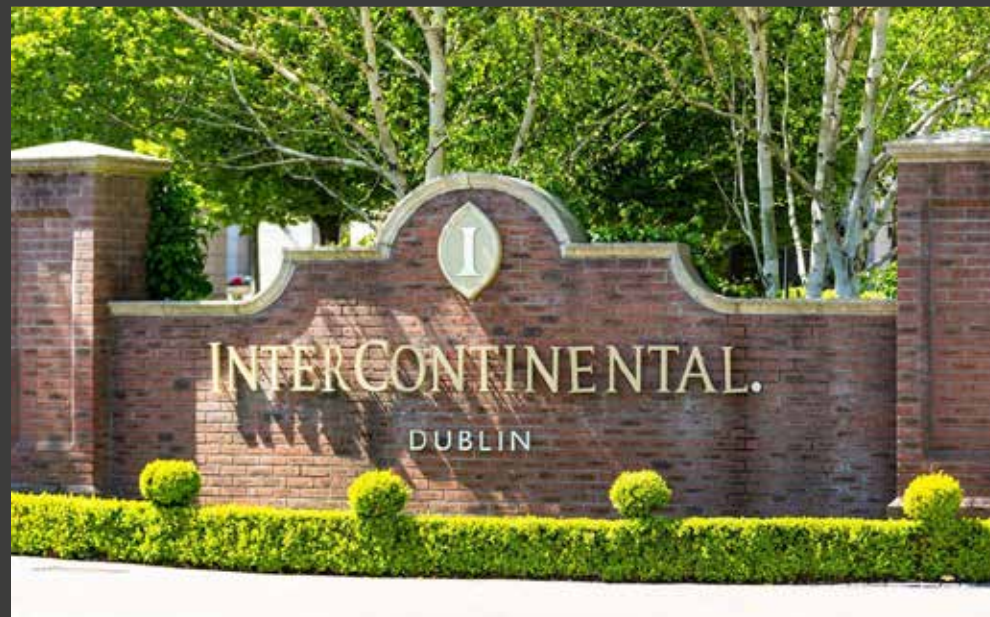


A community united by sport.

With prestigious sporting venues on its doorstep, it's hardly surprising fans of rugby, soccer and sailing find their home in this active community. Aviva Stadium, Energia Park and the RDS Arena play host to some of Dublin's biggest events, while celebrated local clubs Wanderers F.C. and Old Belvedere Rugby Club inspire young talent.

Keen sailors find neighbouring Dún Laoghaire awash with maritime activities. Once your sea legs have been tested, you can retire to Herbert Park for a family picnic or meet friends at one of the many bars or restaurants in nearby Sandymount or Ballsbridge.





When dinner beckons, you have plenty of choices.

You can opt for fine dining at Roly's Bistro, savour elegant fish dishes at The Lobster Pot restaurant or bask in the relaxed atmosphere of award-winning gastropub The Bridge.

THE APARTMENTS

Stylishly chic residences and a fulfilling lifestyle in Dublin 4.

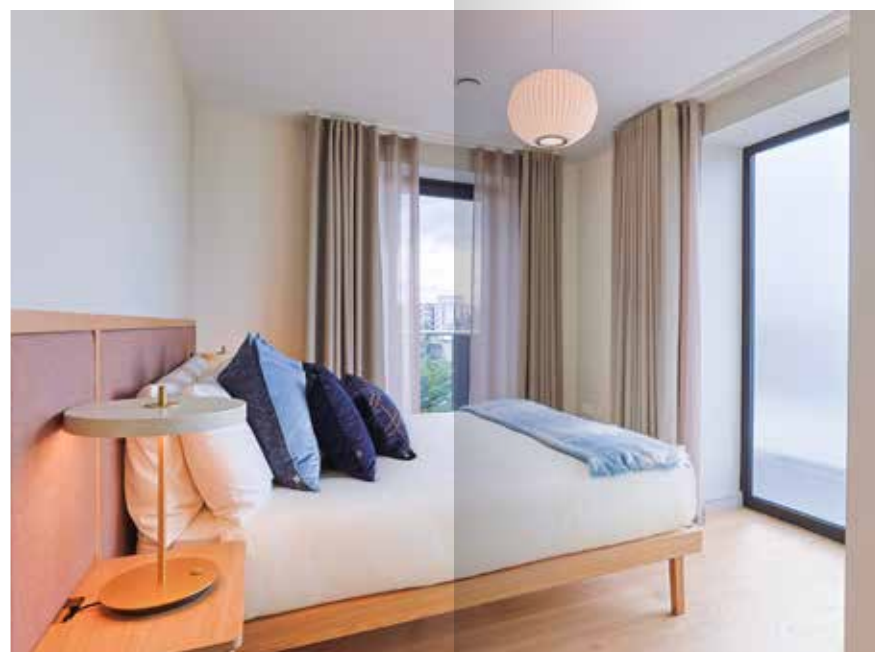
143 Merrion Road offers a beautiful collection of high quality apartments set over five floors in a building that creates a new architectural style.

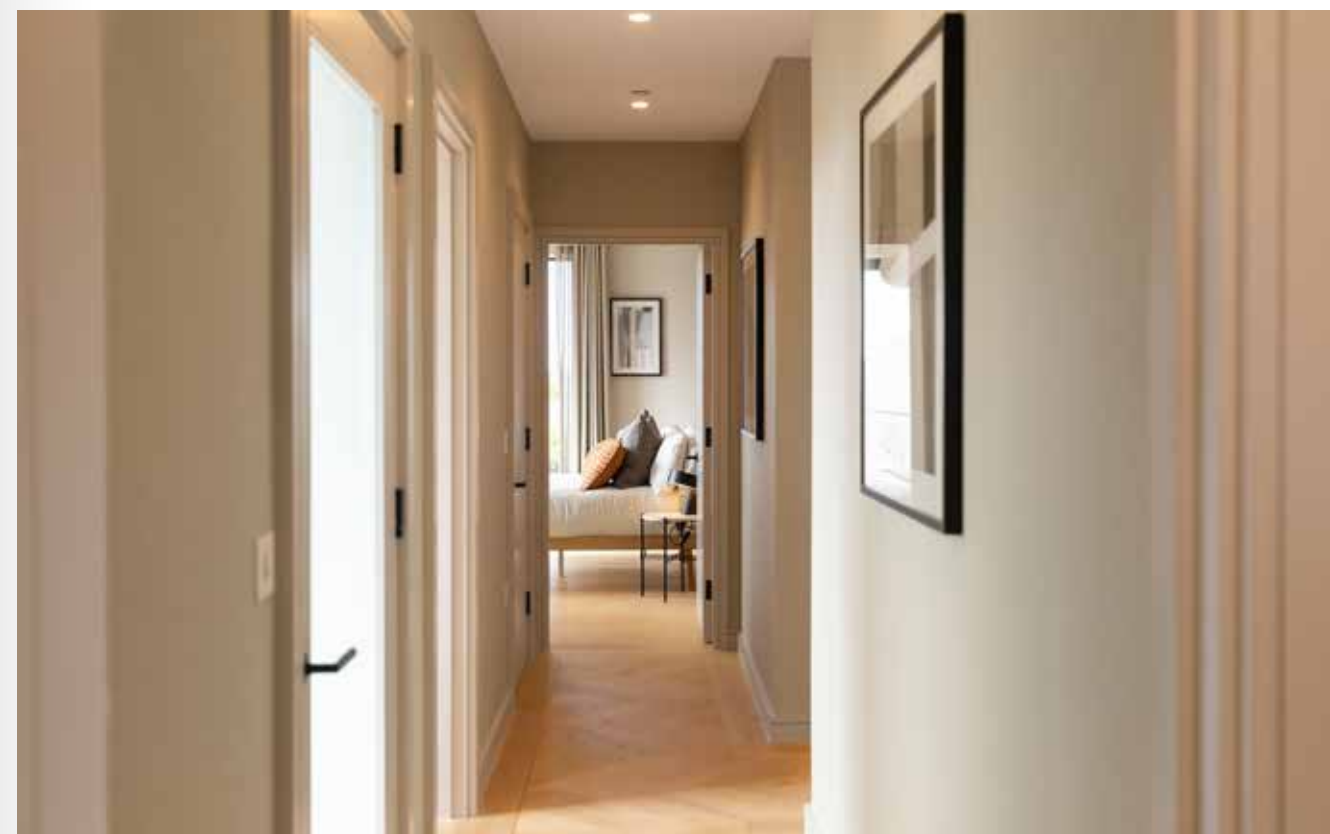
The matte brick facades, generous windows and terraces showcase a striking aesthetic, bringing together elements of historical Georgian and Victorian homes with modern urban living to deliver a new building typology that merges past with present.



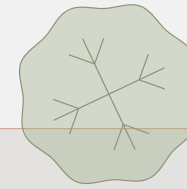
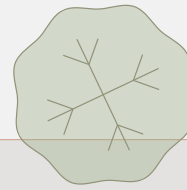
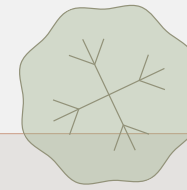
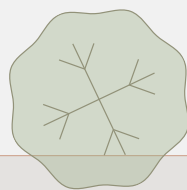
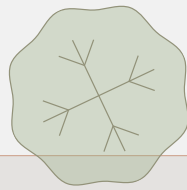
Create your own contemporary sanctuary with modern stylish interiors that enhance the generous open plan living spaces and indulge your creative flair in the kitchen with family and friends.







Site Plan



Merrion Road

< City Centre

Blackrock / N11 >

Merrion Road
Entrance

Herbert Avenue

< Herbert Avenue
Entrance

St Vincents
Hospital

1431

Courtyard

< Carpark
Access

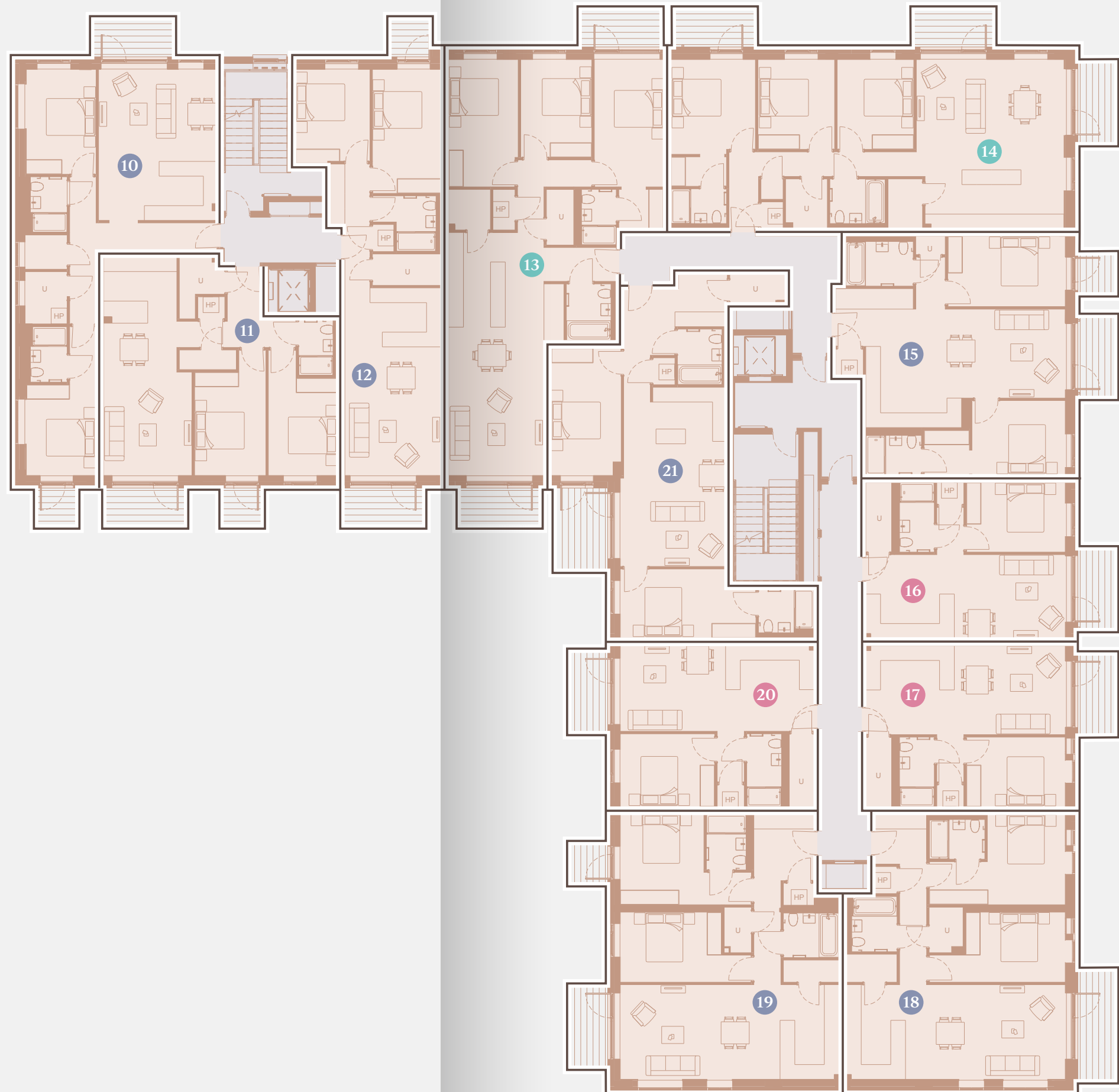
Please note the landscaping detail in the courtyard is for illustrative purposes only and is subject to change.



GROUND FLOOR

Type	Apartment Number	Approx sq.m.
● 1 Bed	3, 6	51 - 53.7
● 2 Bed	1, 2, 7, 8, 9	74 - 86.6
● 3 Bed	4, 5	113 - 114

Please note the plans illustrated are not to scale and any measurements are indicative on developer reserves the right to change and in some cases variations may occur, subject to tolerances. Measurements provided are based on Gross Internal Area and exclude balcony.



FIRST FLOOR

Type	Apartment Number	Approx sq.m.
● 1 Bed	28, 29, 32	52 - 53.9
● 2 Bed	10, 11, 12, 15, 18, 19, 21	75 - 94
● 3 Bed	13, 14	113 - 114

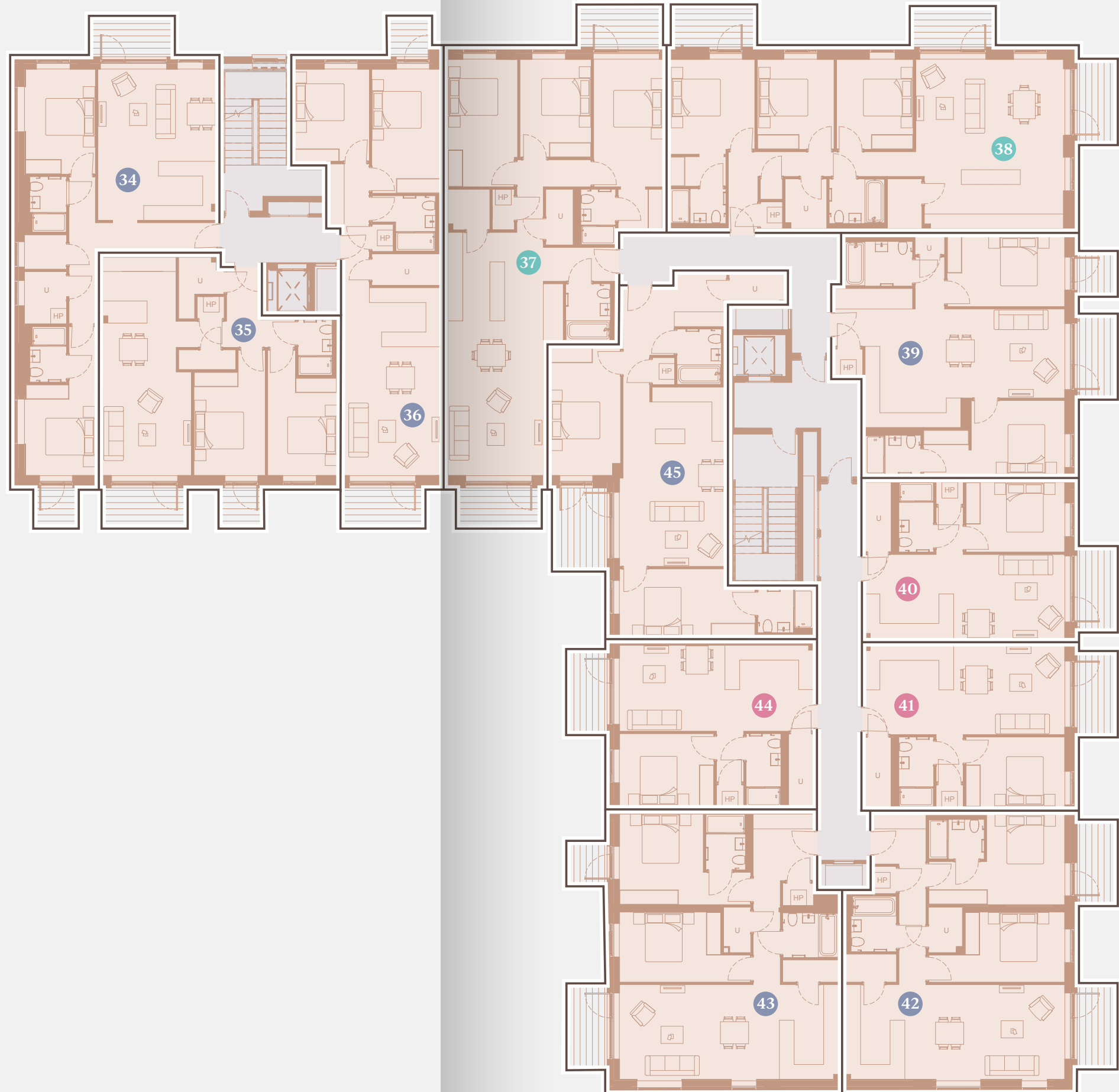
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SECOND FLOOR

Type	Apartment Number	Approx sq.m.
● 1 Bed	28, 28 ,32	52 - 53
● 2 Bed	22, 23, 24, 27, 30, 31, 33	75 - 94
● 3 Bed	25, 26	113 - 114

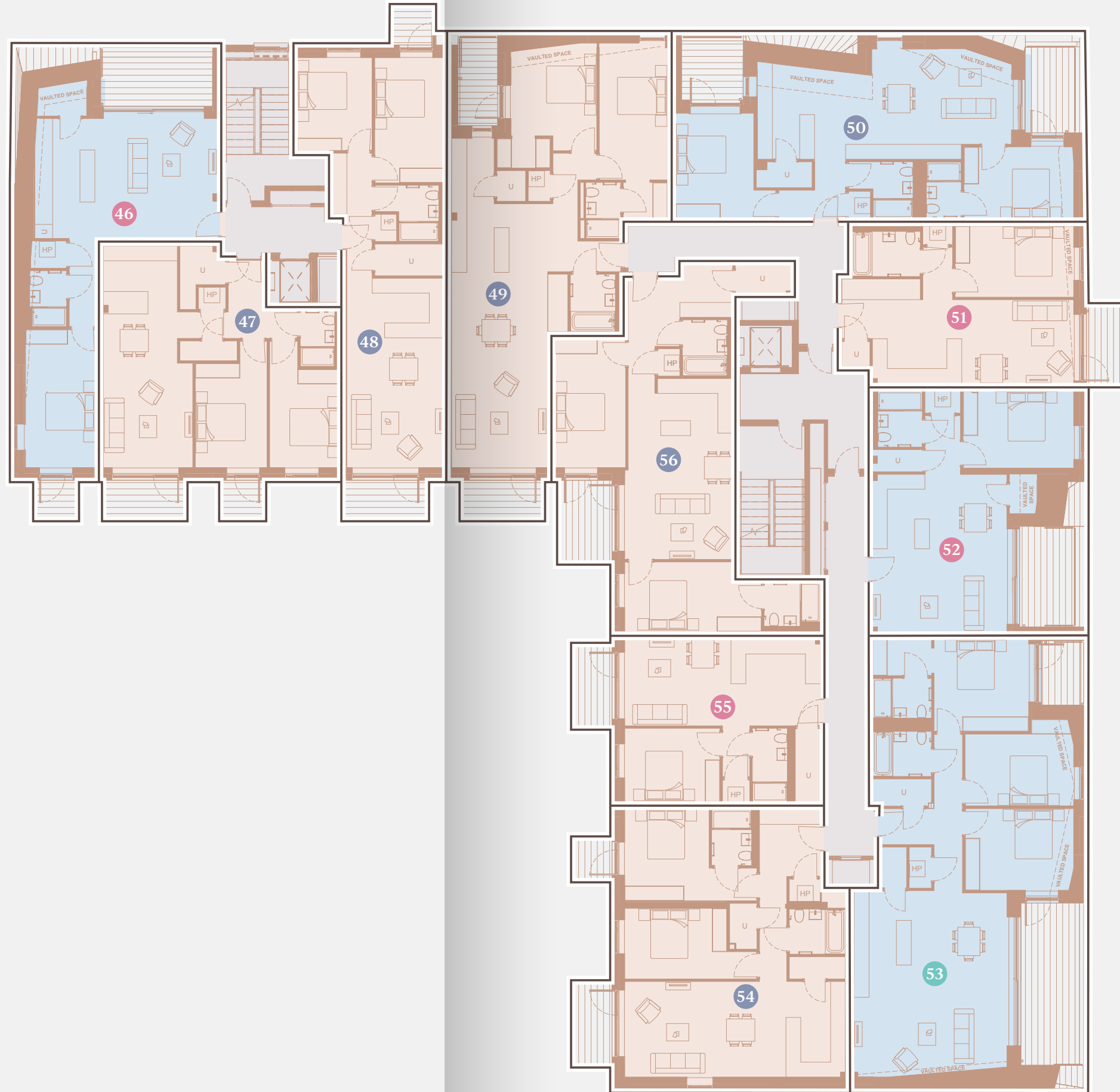
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THIRD FLOOR

Type	Apartment Number	Approx sq.m.
● 1 Bed	40, 41, 44	52 - 54
● 2 Bed	34, 35, 36, 39, 42, 43, 45	75 - 94
● 3 Bed	37, 38	113 - 114

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Herbert Avenue

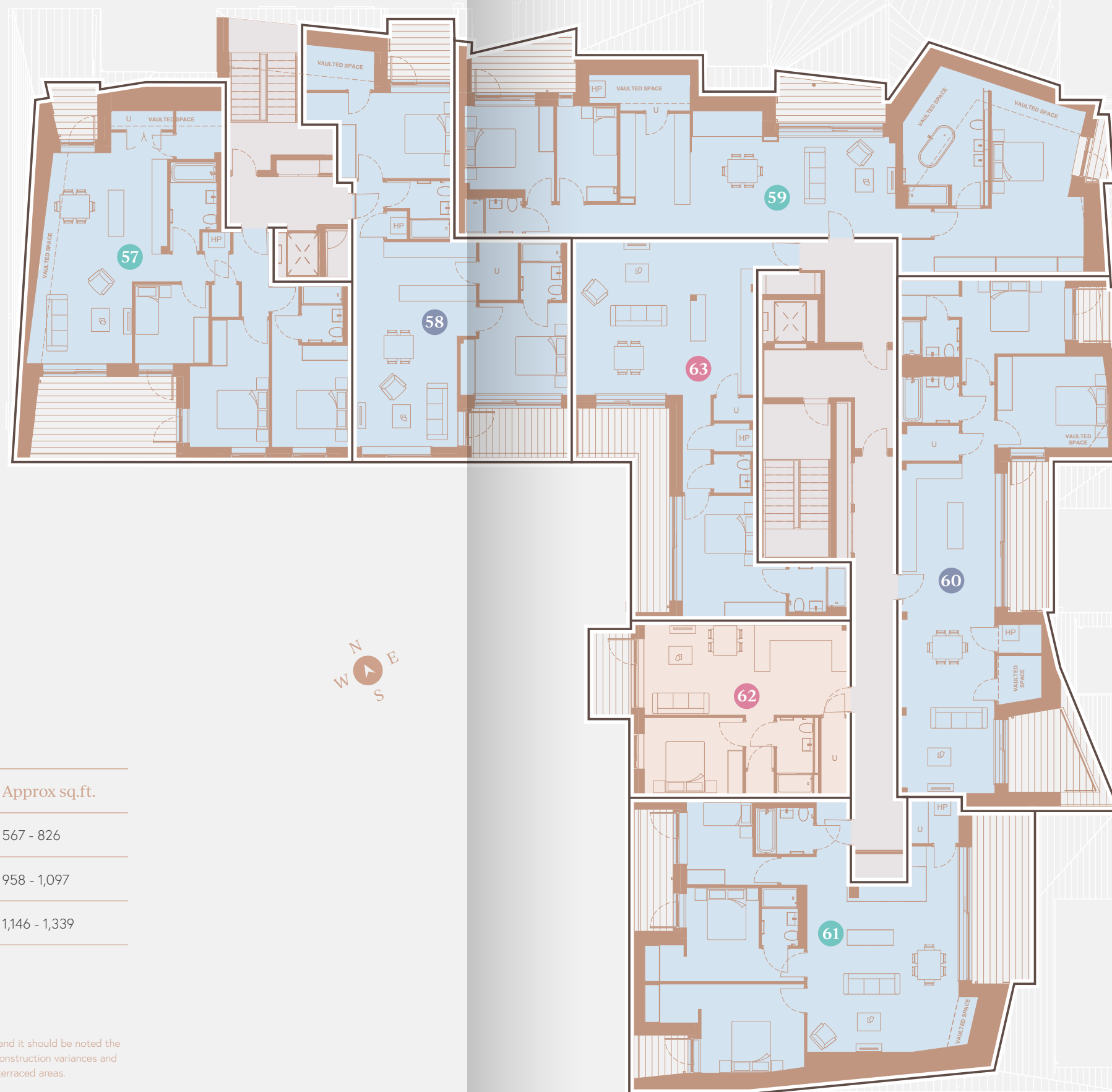
FOURTH FLOOR

Type	Apartment Number	Approx sq.m.
● 1 Bed	46, 51, 52, 55	52 - 64
● 2 Bed	47, 48, 49, 50, 54, 56	75 - 105
● 3 Bed	53	124.5

■ PENTHOUSE COLLECTION

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Merrion Road



Herbert Avenue

FIFTH FLOOR



Type	Apartment Number	Approx sq.m.	Approx sq.ft.
● 1 Bed	62, 63	52 - 76.7	567 - 826
● 2 Bed	58, 60	89 - 102	958 - 1,097
● 3 Bed	57, 59, 61	106 - 124	1,146 - 1,339

PENTHOUSE COLLECTION

Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.

External Finishes

- High quality low maintenance external finishes including a variety of brick colours supplied by Kingscourt Country Manor Bricks.
- Square profile aluminium fascia, soffits, gutters, and down pipes.
- Unique Kalzip standing seam aluminium roof installed in three colour variants to complement the varying brick tones.
- Glazed balconies to the upper floor apartments and terraces to the ground floor.

External Windows & Doors

- High performance triple glazed black aluclad windows and doors supplied by Carlson.
- Triple glazed windows and doors have better acoustic and insulation (u-values) ratings when compared to double glazed windows.
- High performance multi point locking systems on windows and external balcony/terrace doors.
- Carlson windows and doors come with a 10-year product guarantee.
- Opaque window detail to gable end apartments.

Internal Finishes

- All walls and ceilings are plaster skimmed and painted in a neutral tone.

Internal Doors and Joinery

- Contemporary square edged skirtings.
- Attractive painted timber apartment entrance door with beaded detail and contemporary square edge architrave.
- Internal apartment doors are modern flush panel painted doors with modern black door handles.

Kitchen

- Contemporary carbon grey kitchen supplied by FitzGerald's Kitchens to include soft closing doors.
- Recessed undercounter lighting.
- Silestone Calacatta gold countertop and splashback along with contemporary waterfall detail to kitchen islands/peninsula's where applicable.
- Integrated waste & recycling drawer.

Utility

- Plumbed for washing machine.
- Fitted countertop and or cabinetry.

Appliances

- All kitchen appliances supplied are Siemens including an integrated fridge /freezer, electric oven, combi oven or microwave, induction hob, integrated dishwasher, and integrated extractor hood.

- One-bedroom apartments & penthouses are supplied with a four-ring induction hob and microwave, whilst the two- and three-bedroom apartments & penthouses come with a five-ring induction hob and combi oven.

Bathrooms & En-suites

- All bathrooms and en-suites are fitted with high quality Sonas sanitary ware throughout.
- Luxury square basin to main bathroom and en-suite with attractive brushed gold taps.
- Custom made mirrored storage cabinet to main bathroom to include undermounted lighting.
- Decorative mirror with LED & heated demister to en-suite.
- Wall hung rimless WCs with soft close seat and dual flush cisterns for water conservation.
- Low pressure water conservation taps to bathroom and en-suites.
- Rainfall shower head and slide rail kit in brushed gold to all showers.
- Sonas low profile anti slip slate shower trays to all showers.
- Shower doors/screens are fitted to all showers and include a brushed gold finish.
- Porcelain tiles to floors and white bodied ceramic tiles in main bathroom and en-suite.
- Electric heated towel rails fitted to both the main bathroom and en-Suite.
- Sonas bath supplied where applicable with modern round overflow bath filler.

Wardrobes

- Contemporary style bespoke fitted wardrobes with oak effect interiors.
- Internal lighting to master bedroom wardrobe.

Electrical

- Secure access control to entrance lobbies.
- CCTV to external access points including car park, entrance lobbies and courtyard.
- Smoke and heat detectors fitted as standard.
- Lighting is a mixture of low voltage LED down lights and ceiling hung pendant lighting.
- Recessed under-counter lighting to all kitchens.
- External lighting to balconies and terraces.
- Pre-wired for multiple networks such as, Virgin Media, Vodafone or SKY. The apartments are also wired to accommodate a development-wide Integrated Reception System (IRS).
- USB sockets provided to kitchen and master bedroom.

Heating and Ventilation

- The energy saving Joule Modul- Air All-E exhaust air heat pump (EAHP) provides continuous mechanical ventilation, hot water, and zoned underfloor heating to the apartments.
- The Modul-Air All-E operates as a Continuous Mechanical Extract Ventilation (CMEV). This system extracts warm stale air from the kitchens and bathrooms, recovers the energy and draws in fresh into bedrooms and living rooms.

- The benefits of the CMEV system includes continuous ventilation and energy recovery from the stale discharged apartment air. An easy to clean air filter means the exhaust air heat pump is protected.
- Pressurised hot and cold water systems providing water to the kitchen, hand basins, showers, and baths. Priority hot water is available on demand.

Energy Efficiency & BER

- The apartments at 143 Merrion Road enjoy features designed to reduce energy demand including:
- High levels of insulation in the walls and floors.
- Triple glazed windows with high u-values.
- Dual flush cisterns for water conservation along with low pressure water conservation taps.
- A2-A3 Building Energy Rating.

Basement & Security

- Secure car parking for many apartments.
- All car spaces are EV enabled, containment is provided for future charging points.
- Secure bicycle storage.
- Centralised waste store provided in the basement.
- CCTV and access control to basement.
- Lift access from car park to all levels.

Communal Landscaped Garden

- Landscaped garden to include attractive modern paving, planting, and lighting.

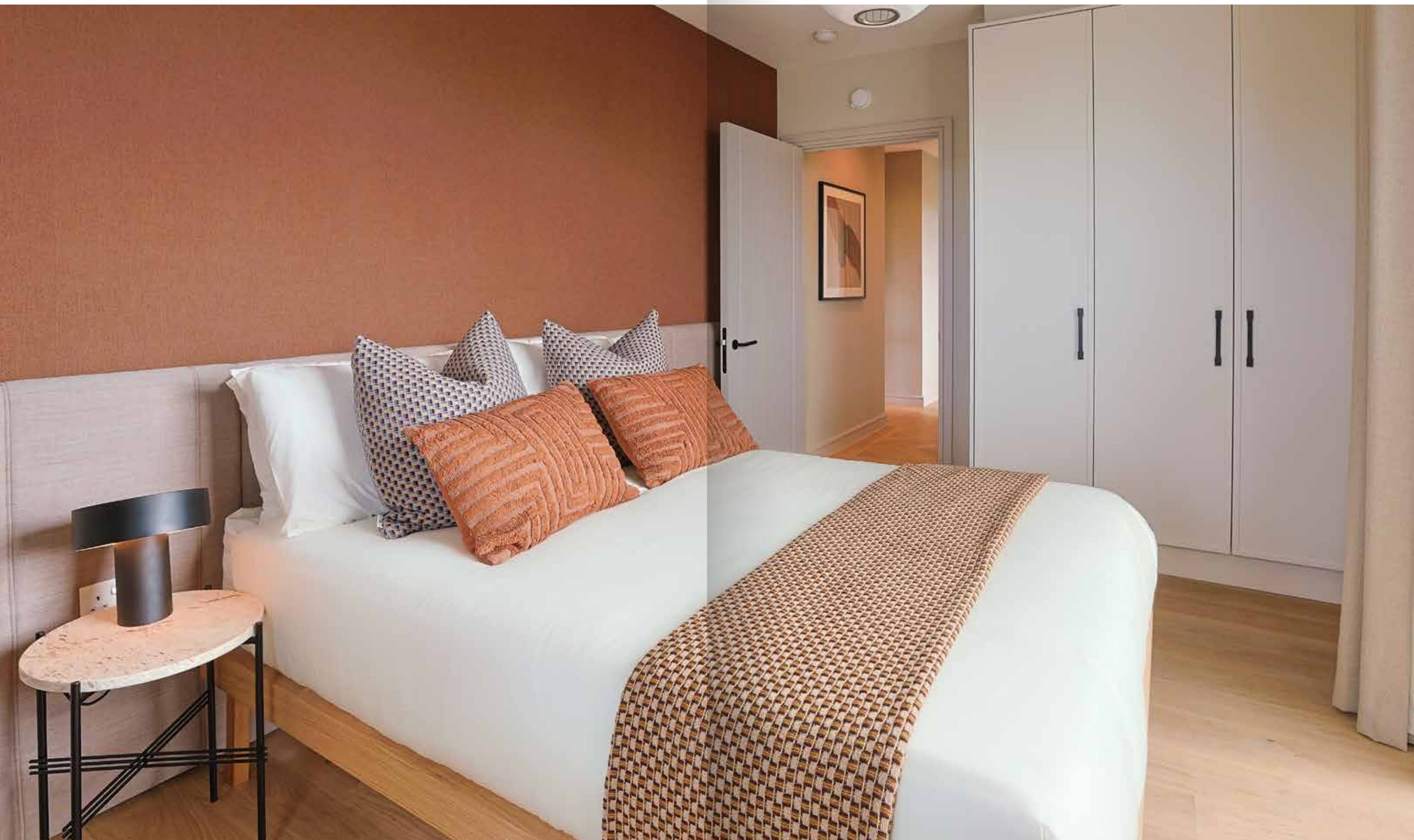
Guarantee

- All apartments come with a 10-year Home Bond Structural Guarantee including Mechanical & Electrical Latent Defects cover.

Management Company

- All homeowners will automatically become a member of the management company.







Richmond Rise, Glanmire, Co. Cork



Castlebrook Manor, Castletroy, Limerick



The Nurseries, Dundrum



Chatham House, Dublin 2



Condor, Killiney, Co. Dublin



Southern Cross, Bray, Co. Wicklow

About Lioncor

Lioncor are committed to delivering new homes across the country with a strong focus on design, specification, sustainability, innovative technology and community creation.

We take pride in the homes and communities we create and try to ensure we future proof them for generations to come. Our homes are highly energy efficient and are designed with modern living in mind, where both space and light are maximised. Originality and innovation are at the forefront of all our development projects.

We believe Lioncor properties enhance the local environment and the local communities in which they sit.



lioncor.ie



143

Professional Team

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Concept Architect



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143 MERRION ROAD

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BER A2/A3



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