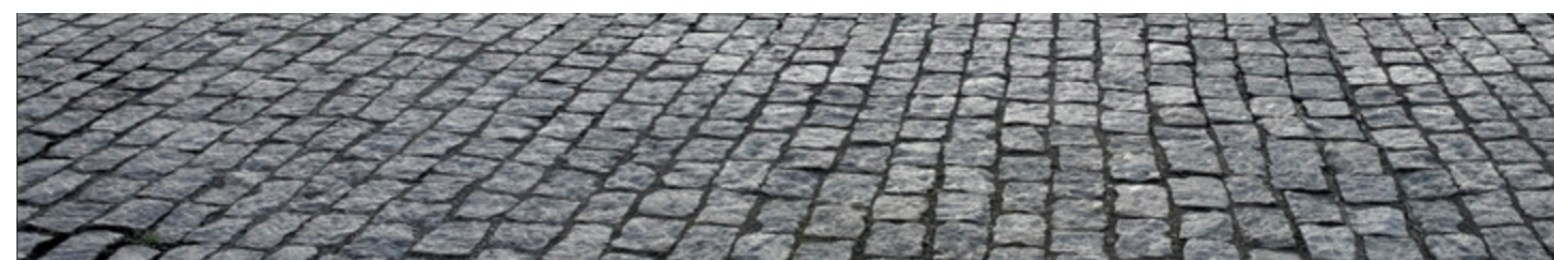
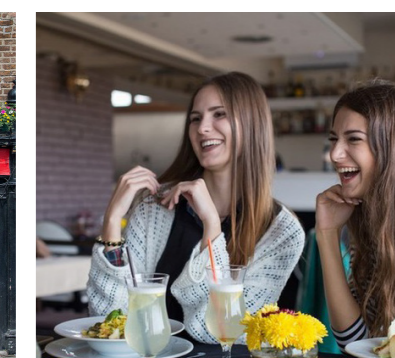


STONEYBATTER MEWS

ARBOUR PLACE DUBLIN 7

Walk through history.



Contacts



Selling agents
 The Property Shop
 27/28 Manor Street
 Dublin 7
 01 8388 444
 info@propertyshopmanorstreet.ie

The Design Team

Architects

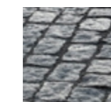
PMCA Architects
 104 Francis Street
 Dublin 8

Engineers
 GK Consulting Engineers
 Unit 12,
 Millbank Bus Park
 Lucan
 Co Dublin

The Developer

The Developer

GT Clover Properties Ltd



STONEYBATTER MEWS

ARBOUR PLACE DUBLIN 7

Walk through history.

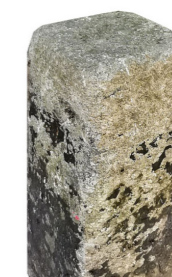
Stepped in history, and undisturbed for years this unique area of Dublin has long held onto its own distinctive character. The majority of the buildings in the surrounding area are protected to preserve the area's unique architectural heritage. So this development of five contemporary Boutique style 2, 3 and 4 bedroom townhouses offers a rare opportunity to live in one of Dublin's most desirable neighbourhoods. Arbour Place in the heart of Stoneybatter, Dublin 7.

You are not just buying into a superb investment but into the very best of city centre living. Weekends in Stoneybatter include the weekly farmers market, strolling into town, cafe culture, or viewing edgy art galleries and exhibitions. In the evening Mulligans calls you, like it did Judy Garland, Seamus Heaney and, James Joyce.

If its not your taste The Morrison is just a short stroll away. In short you get to live again, so say goodbye to commuting and discover what you are really capable off. These distinctively designed houses feature tasteful facades and generous rear patio gardens. Built by G2 Clover properties each home is finished to the very highest standard with an excellent specification inside and out and is an ideal place to call home.

Price on Application

Stoneybatter has a long and interesting history. Collins Barracks, Arbour Hill Cemetery, The Law Library at Blackhall Place, Grangegorman and the Phoenix Park. Stoneybatter itself offer an array of independent cafes, shops, restaurants and bars with the added advantage of a weekly farmers market in Pender's Yard. Excellent transport links via Dublin Bus cross city services, Luas at Smithfield/ Museum. Dublin Bikes and easy walking distance of the city. A village with a vibrant atmosphere and a can-do community with all the advantages of living in the city.



Joyces stone, located just outside 7 Arbour Place is mentioned in Joyce's - The Dubliner's



Investing in a great location

EXCELLENT RENT ROLE AT €19,000.00 PER MONTH. (TENANTS NO EFFECTED)

Boutique development of five contemporary 2, 3 & 4 bedroom townhouses in the heart of Stoneybatter, Dublin 7. built in 2020 the development of 5 houses offers a rare opportunity for any discerning investor to increase their portfolio.

Located in one of Dublin's most desirable neighbourhoods, these distinctively designed houses feature tasteful facades and generous rear patio gardens. Each home is finished to the very highest standard with an excellent specification inside and out.

No.	Sq.M	Bedrooms	Stores	Price
No.21	82 Sq.M	2 BED	2 STOREY	Price on Application
No.22	103 Sq.M	3 BED	3 STOREY	
No.23	102 Sq.M	3 BED	3 STOREY	
No.24	125 Sq.M	3 BED	2 STOREY	
No.25	140 Sq.M	4 BED	2 STOREY	



STONEYBATTER MEWS

ARBOUR PLACE DUBLIN 7

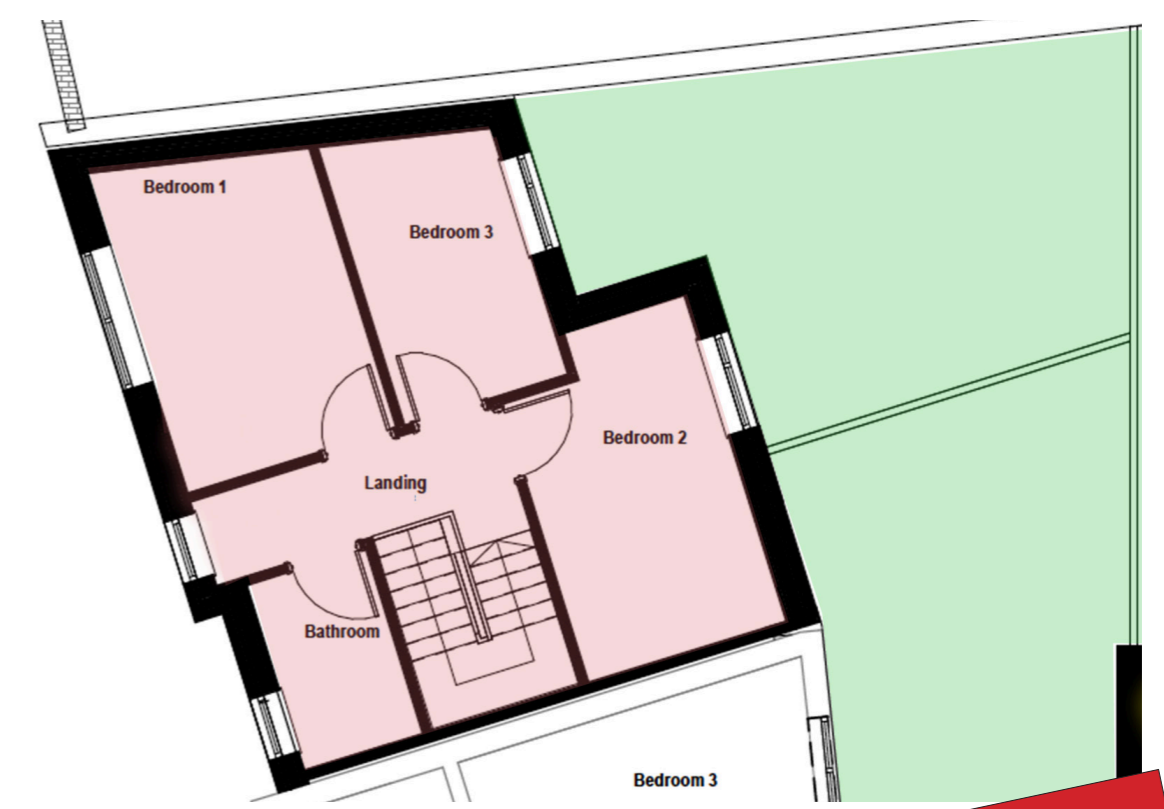
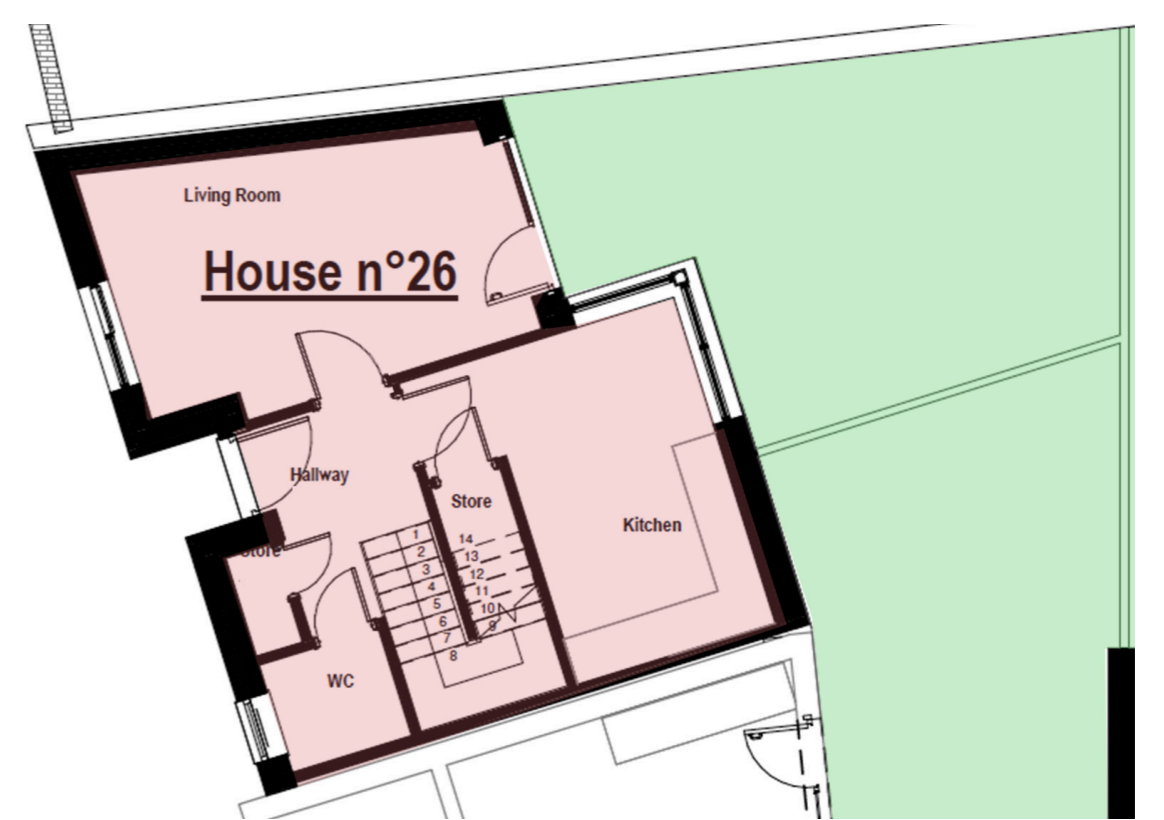
Special Features

- Stylish, architecturally designed city homes
- Energy efficient, A-rated homes with superior sound and heat insulation
- Air to water heating system
- Homes covered by Homebond 10 – year structural warranty
- Superior insulation to walls, floors and roof's ensure heating and hot water systems may be operated effectively.
- Homes are fitted with demand-controlled ventilation system, consisting of an advance centrally controlled ventilation unit providing continuous ventilation to all bathrooms and en-suites and kitchens.
- Bespoke Italian brick to the front
- Low maintenance durable and high-quality external finishes
- Colour matched UPVC downpipes
- Acrylic render to all exterior rear walls
- Windows are NSAI certified high performance double glazed, superior locking mechanisms are provided throughout.
- Hardwood contemporary style front doors.
- Contemporary joinery, doors skirting's and architraves, provided throughout echoing the modern style of the external frontage
- Fully alarmed
- Generous electrical layout throughout the homes providing a mixture of down-lights and pendants.
- Smoke and carbon monoxide detectors fitted throughout.
- Homes wired for T.V. telephone and broadband
- High ceilings on the ground floor throughout
- Walls painted in skimming stone colour and joinery elements in strong clean white
- Kitchens fitted with Rimini high gloss doors and quartz worktops giving a contemporary design, integrated appliances & chrome electrical sockets fitted to counter areas.
- Bathrooms & en-suites feature contemporary, grey porcelain tiling
- Bathrooms fitted with high quality Sonas sanitary ware.
- Slim line shower doors are fitted throughout the en-suites.
- Chrome heated towel rails fitted in all the bathrooms and en-suites.
- Built in Curragh deluxe wardrobes
- North East & South facing landscaped Patios & Gardens to the rear.
- Low maintenance artificial grass applied to all rear lawns.



Air to water heat pumps, or air source heat pumps work by like a refrigerator only in reverse. The system draws in air from outside of the building and once it arrives into the heat exchanger, the refrigerant absorbs the latent heat from outside and the air evaporates. The vapour is condensed into pure hot water which can then be used as your hot water source.

- Reduced Energy Costs
- One System for all heat sources
- Climate Control
- Safety Ensured
- Energy Efficient
- Eco Friendly
- Drier Homes & Reduced Condensation
- Sustainable Energy Authority of Ireland (SEAI) approved heating system.



Sale Agreed - €600,000.00

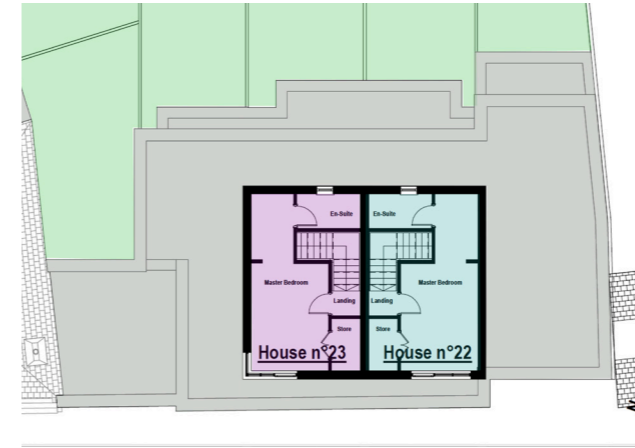
No.26 90 Sq.mts 3 BED/2 STOREY



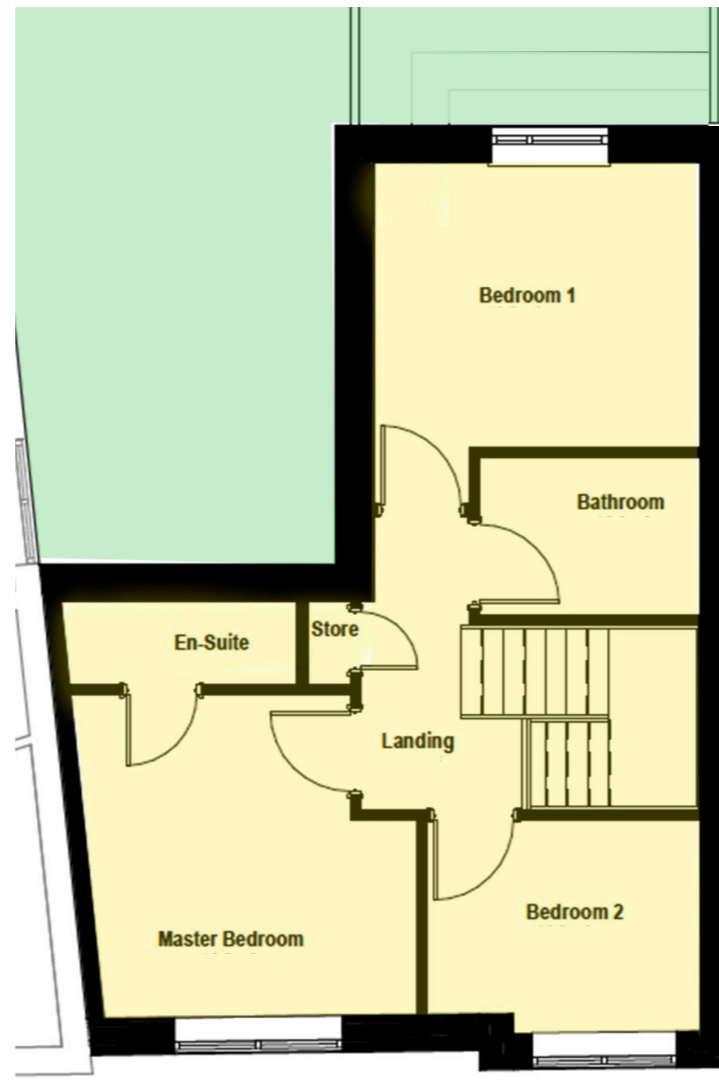
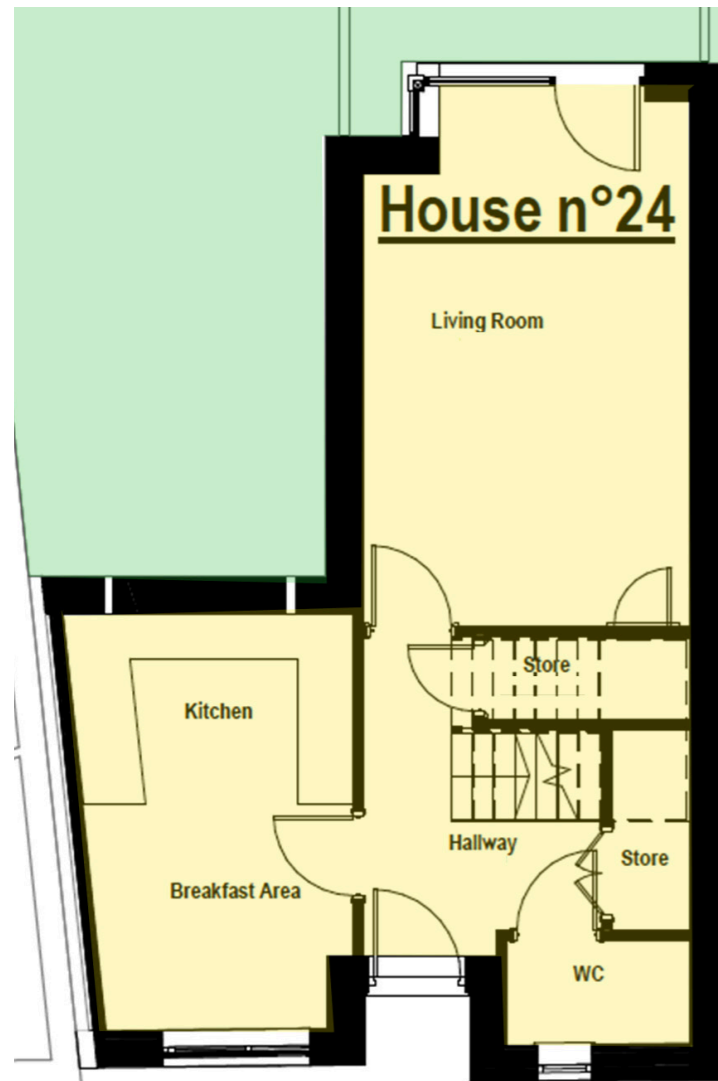
STONEYBATTER MEWS

ARBOUR PLACE DUBLIN 7

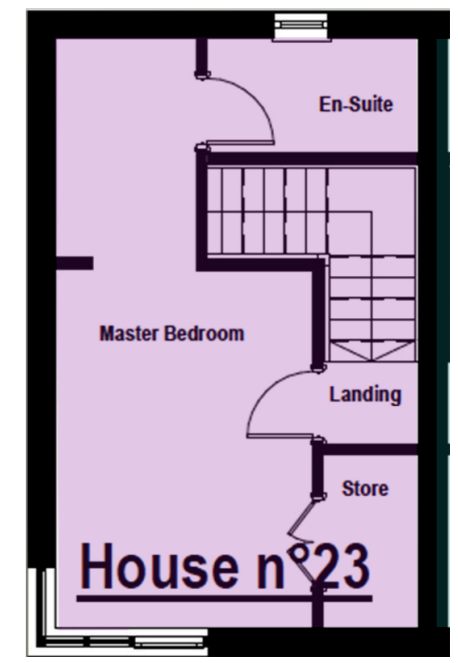
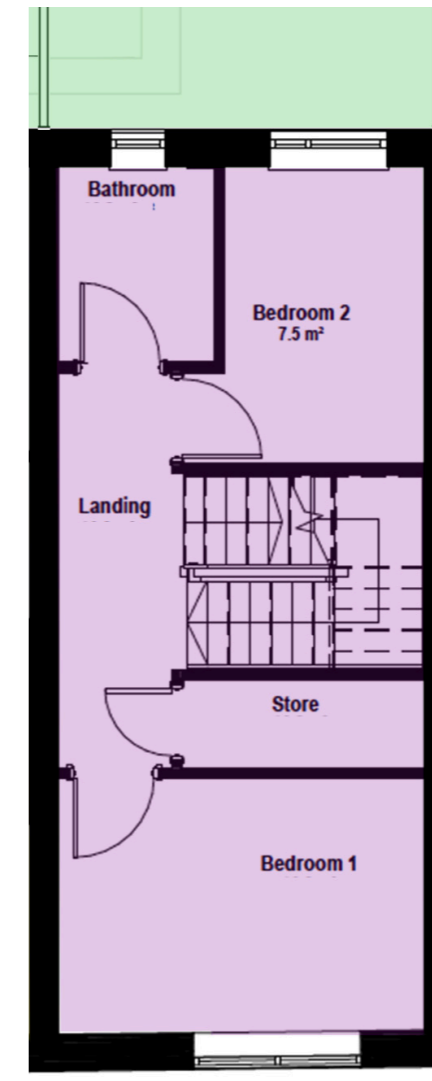
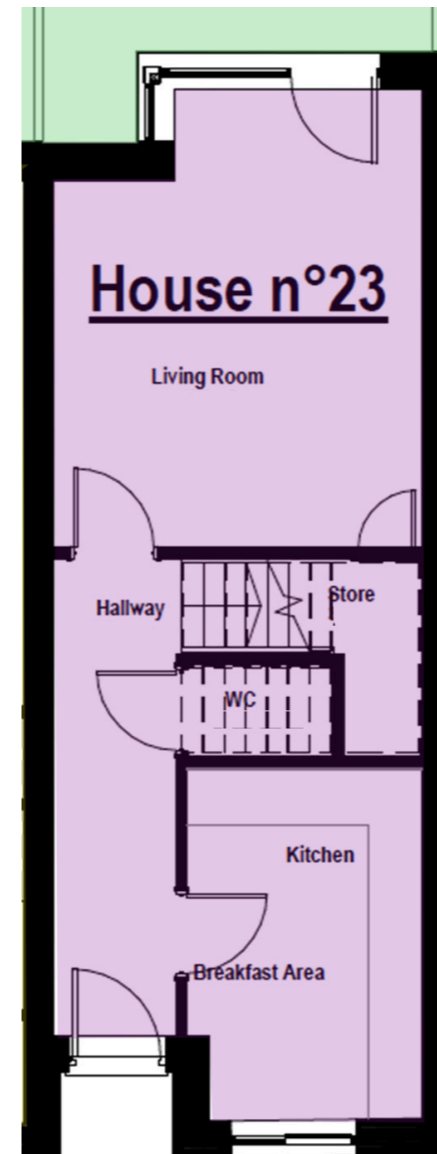
Walk through history.



No.24 125 Sq.mts 3 BED/2 STOREY



No.23 102 Sq.mts 3 BED/3 STOREY





No. 22 103 Sq.mts 3 BED/3 STOREY



No. 21 82 Sq.mts 2 BED/2 STOREY

