



Marianella

ORWELL ROAD • RATHGAR • DUBLIN 6

YOUR SPACE. YOUR TIME.

FLOOR PLANS & SPECIFICATIONS

Orwell Hall



A typical apartment at Marianella

WELCOME TO MARIANELLA

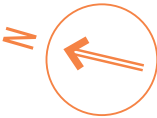
Cairn Homes is delighted to introduce Marianella, our flagship development of the finest new apartments and houses. With an emphasis on space, our light and airy homes are generously proportioned and built to the very highest specifications.

Marianella is surrounded by stunning landscaped grounds, complete with a collection of mature evergreen and broad leaf trees, and it's all yours to enjoy.

**Beautiful new homes in
stunningly landscaped grounds.**

SITE PLAN

Marianella, a flagship development of the finest new apartments and houses carefully positioned amongst beautifully mature wooded grounds.



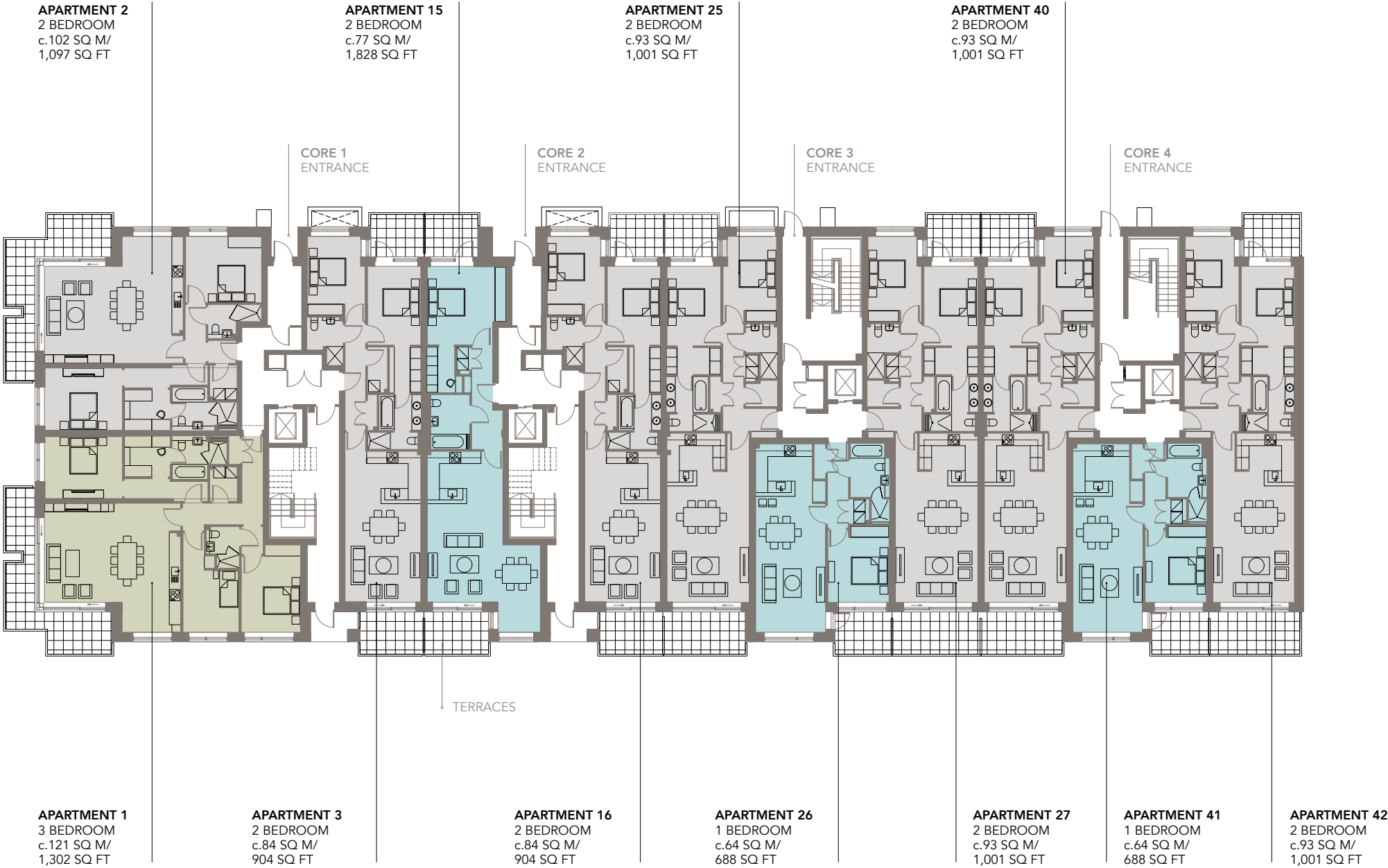
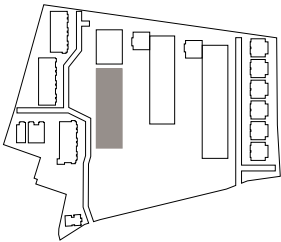
Site plan and floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.
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ORWELL HALL

Ground Floor Level

KEY:

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



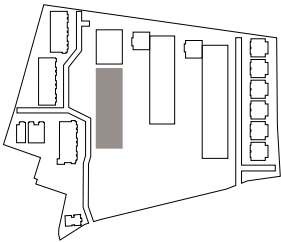
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ORWELL HALL

First Floor Level

KEY:

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



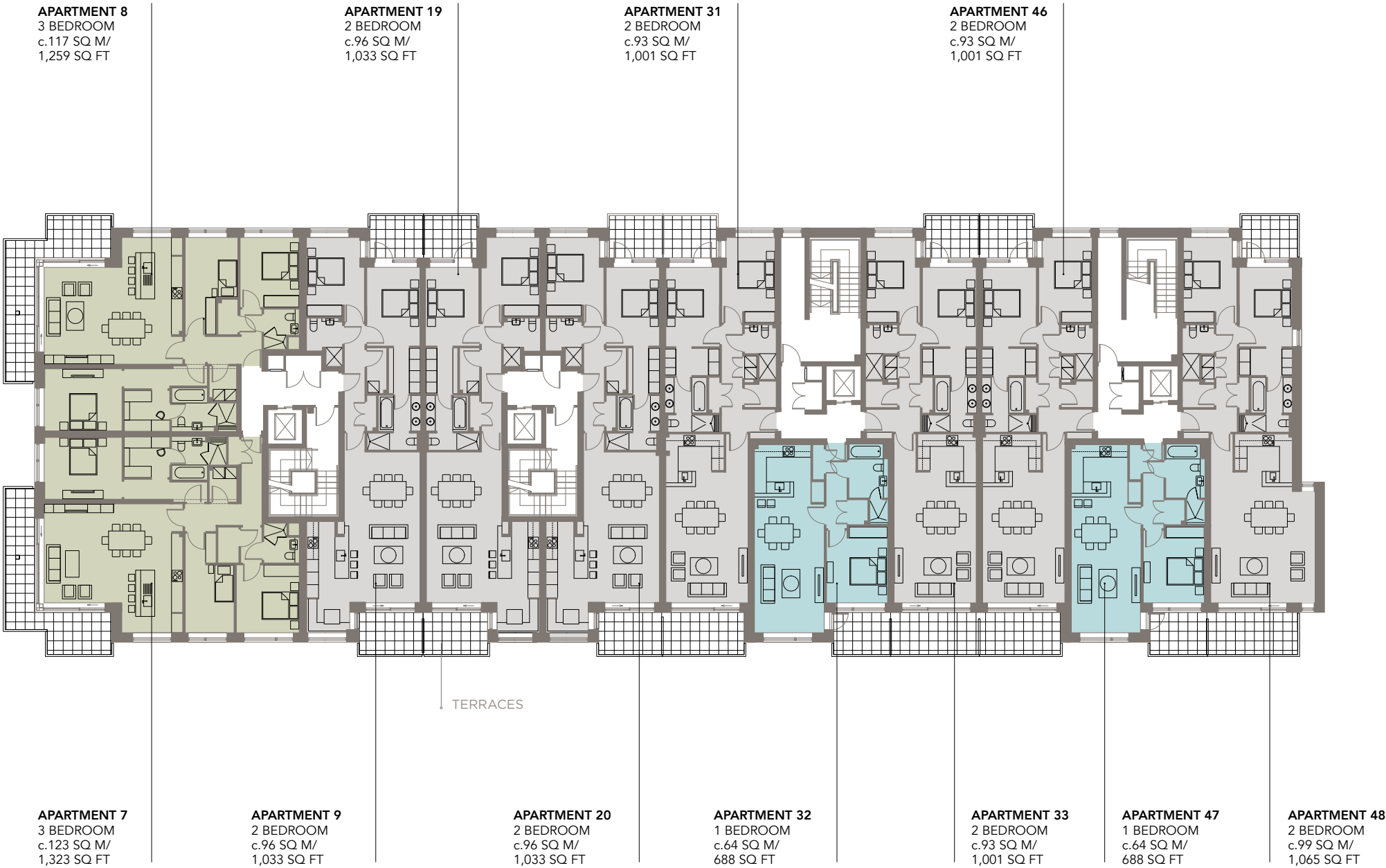
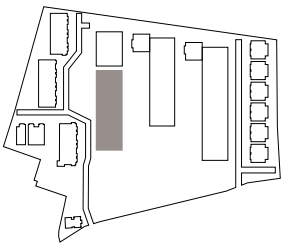
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ORWELL HALL

Second Floor Level

KEY:

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



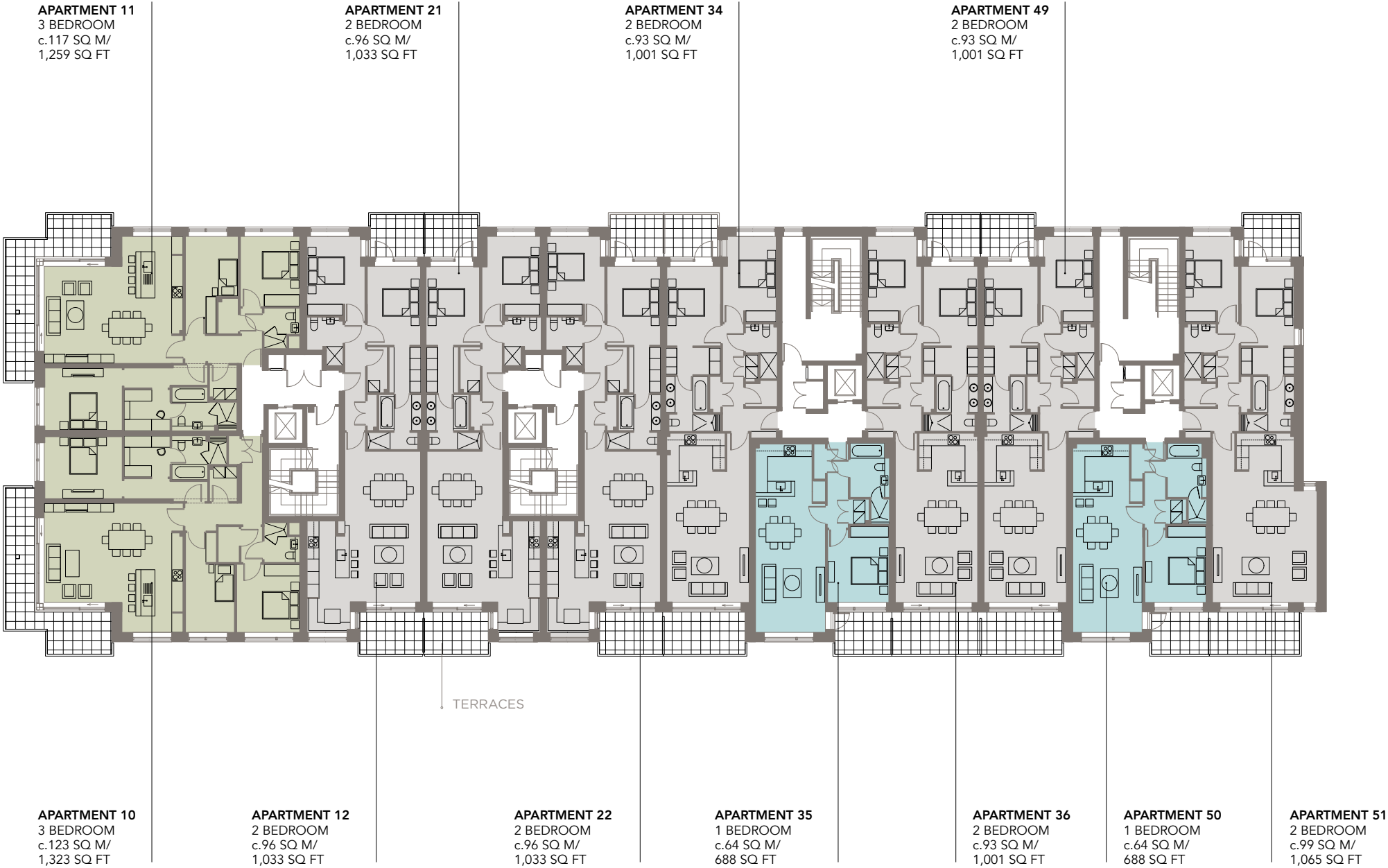
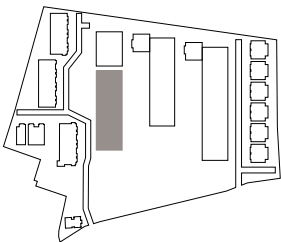
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ORWELL HALL

Third Floor Level

KEY:

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment



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ONE BEDROOM APARTMENT

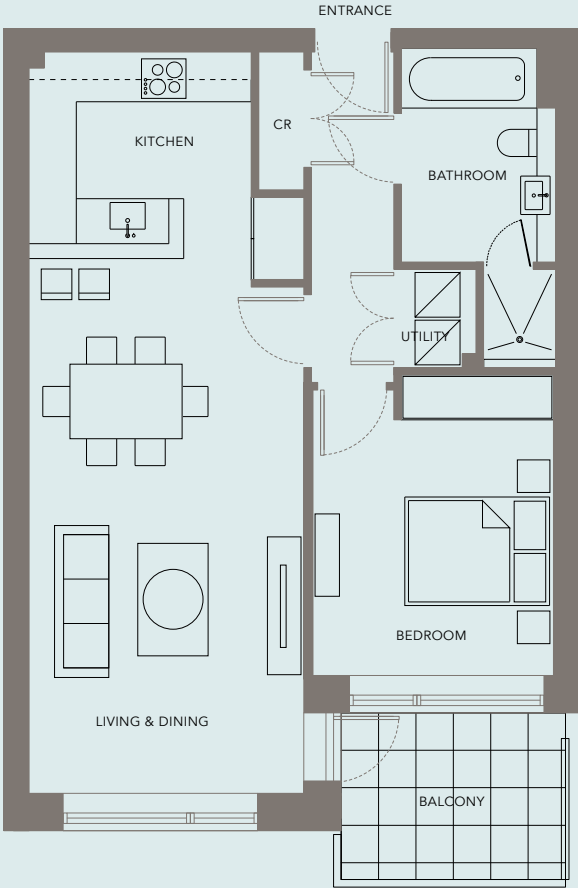
c64sq m / 688sq ft

Apartment Numbers:

- Ground Floor: 26/41
- First Floor: 29/44
- Second Floor: 32/47
- Third Floor: 35/50

Schedule of areas:

- Living & Dining 3.6 x 7.1m
- Kitchen 3.1 x 3.0m
- Bedroom 3.2 x 4.0m



Legend:
CR Cloakroom
STG Storage

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TWO BEDROOM APARTMENT

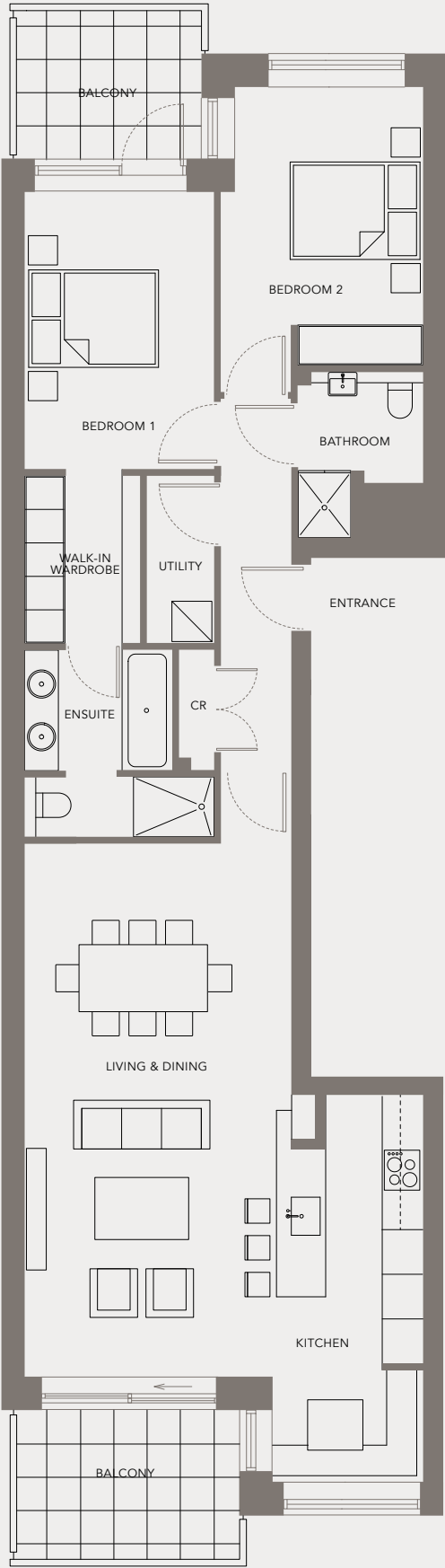
c96sq m / 1,033sq ft

Apartment Numbers:

- First Floor: 6/17/18
- Second Floor: 9/19/20
- Third Floor: 12/21/22

Schedule of areas:

- Living & Dining 4.0 x 7.9m
- Kitchen 2.3 x 3.5m
- Bedroom 1* 2.8 x 4.1m
- Bedroom 2 3.1 x 4.2m



* separate wardrobe 1.8m x 2.5m & ensuite

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TWO BEDROOM APARTMENT

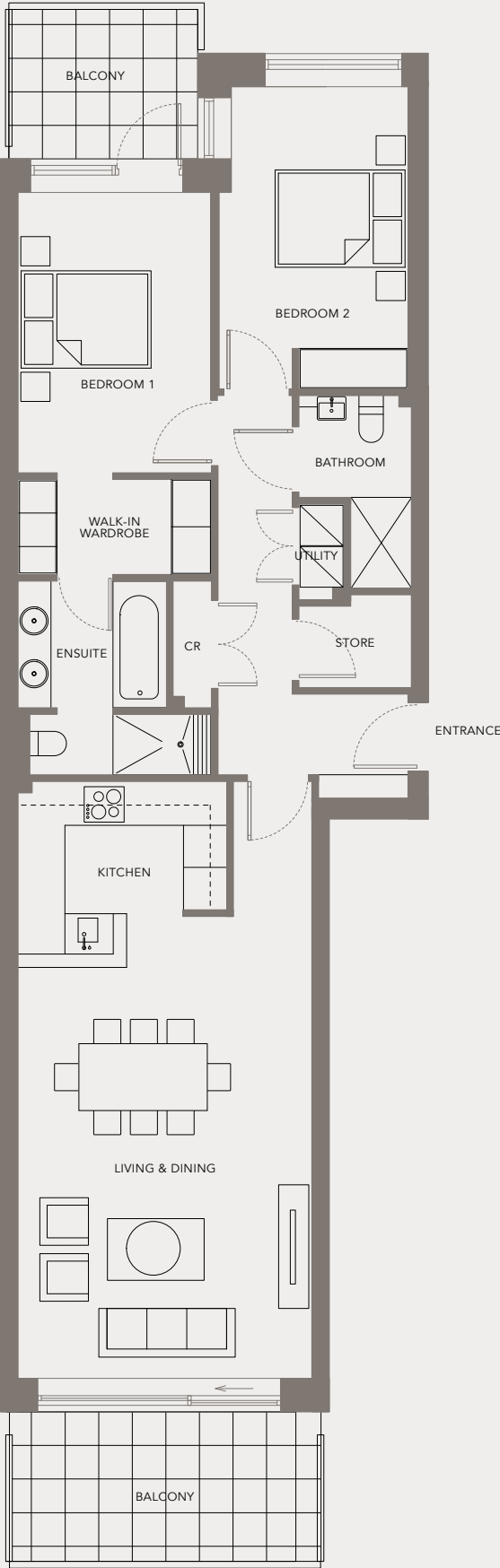
c93sq m / 1,001sq ft

Apartment Numbers:

- Ground Floor: 25/27/40/42
- First Floor: 28/30/43/45
- Second Floor: 31/33/46
- Third Floor: 34/36/49

Schedule of areas:

- Living & Dining
4.3 x 6.1m
- Kitchen
3.2 x 2.8m
- Bedroom 1
2.8 x 4.2m
- Bedroom 2
2.8 x 4.5m



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TWO BEDROOM APARTMENT

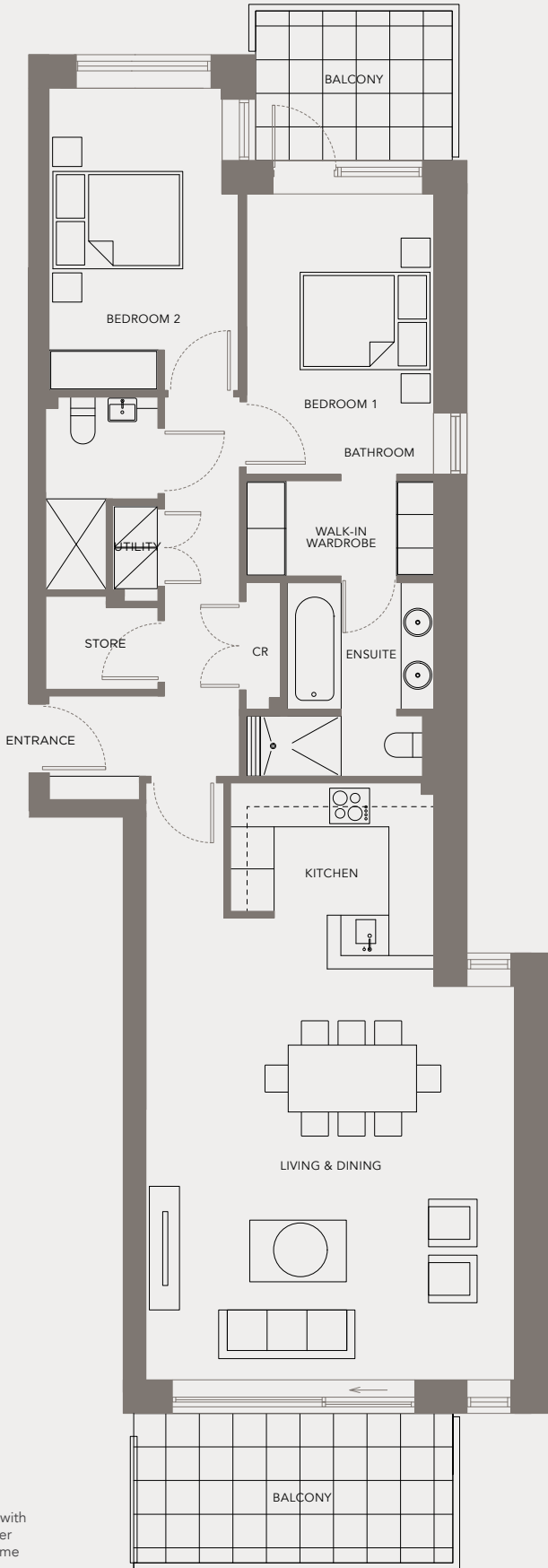
c99sq m / 1,065sq ft

Apartment Numbers:

- Second Floor: 48
- Third Floor: 51

Schedule of areas:

- Living & Dining
5.9 x 5.5m
- Kitchen
2.8 x 3.1m
- Bedroom 1
2.8 x 4.2m
- Bedroom 2
2.8 x 4.5m



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THREE BEDROOM APARTMENT

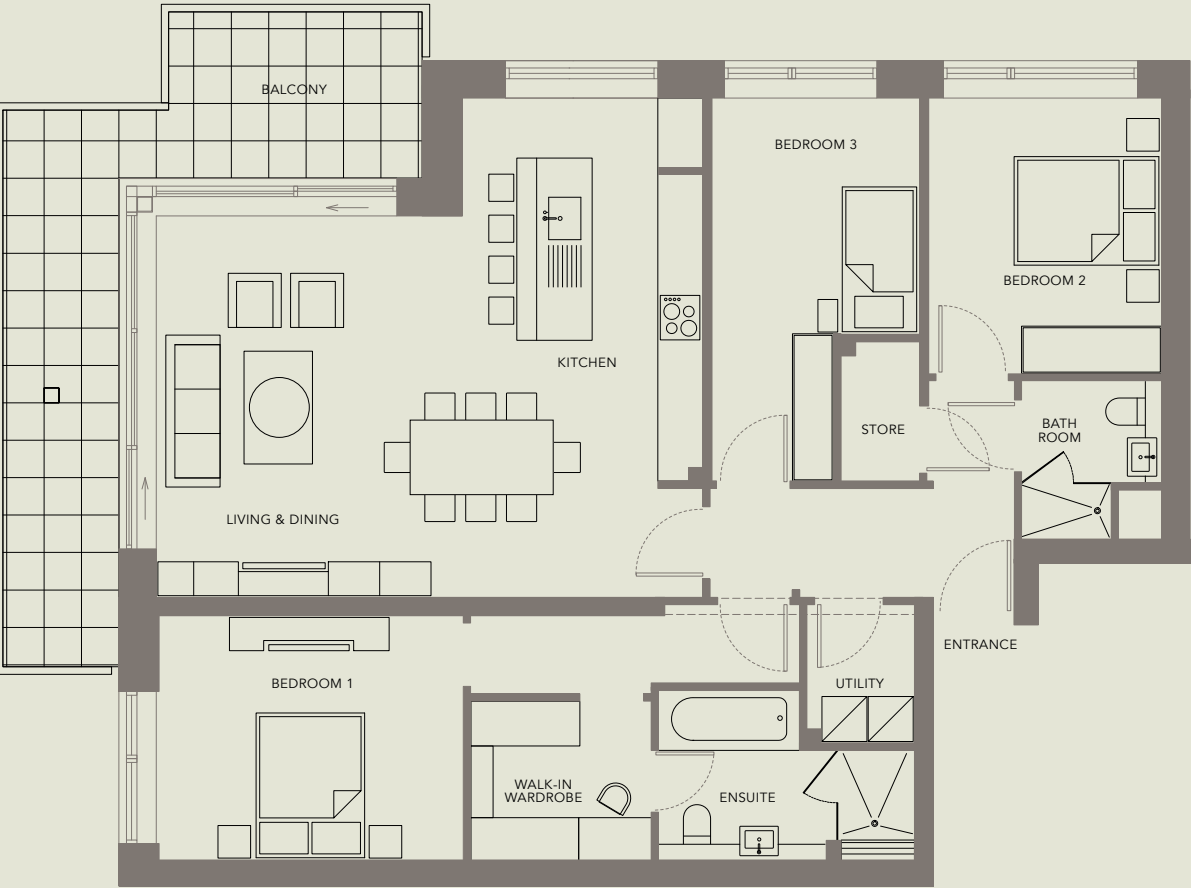
c117sq m / 1,259sq ft

Apartment Numbers:

First Floor: 5
Second Floor: 8
Third Floor: 11

Schedule of areas:

Living & Dining
5.1 x 7.3m
Kitchen
3.2 x 2.6m
Bedroom 1*
3.3 x 4.1m
Bedroom 2
3.2 x 3.7m
Bedroom 3
2.8 x 5.1m



* separate wardrobe and entrance area 2.1m x 2.4m & ensuite

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THREE BEDROOM APARTMENT

c123sq m / 1,324sq ft

Apartment Numbers:

First Floor: 4
Second Floor: 7
Third Floor: 10

Schedule of areas:

Living & Dining
5.2 x 7.3m
Kitchen
3.2 x 2.6m
Bedroom 1
3.3 x 4.1m
Bedroom 2
3.4 x 3.6m
Bedroom 3
2.6 x 5.2m



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RESIDENTS' FACILITIES

An impressive range of private club amenities add a touch of exclusivity, help you maintain your health and fitness and even smooth the passage of business. The superbly appointed Residents' Clubhouse offers a gym, steam room and sauna, a meeting room, a lounge area, a manned concierge desk and a state-of-the-art private cinema room.



Meeting Room at Marianella



Residents' Lounge at Marianella

At Marianella you are investing in more than a home. You are investing in a lifestyle choice with a range of private club amenities.



KEY

- | | |
|------------|-------------------------------|
| GYMNASIUM | CLUB / LOUNGE / FUNCTION ROOM |
| STEAM ROOM | MEDIA / CINEMA ROOM |
| SAUNA | PRIVATE MEETING ROOM |

A CONSIDERED SPECIFICATION

KITCHENS

- Custom designed fully integrated Leicht Kitchen (supplied by McNally Kitchens) with Silestone
- Carrara Worktop (shark nose) and splashback
- Fully integrated Miele cooking appliances and Whirlpool fridge/freezer
- Fan assisted ducted extractor vent from cooker hood to outside
- Stainless steel recessed sink

BATHROOMS & ENSUITES

- Satin glazed tiles to floors and walls
- Pressurised shower system with rain head shower fittings, thermostatic mixer tap, and frameless glass shower doors
- Wall mounted heated towel rails in all bathrooms
- Grohe and Cersanit sanitary-ware throughout
- Saniacrylic baths by Duravit
- Vanity mirror cabinets by Cawleys
- Linear LED and recessed down lighters in bathrooms

UTILITY ROOM

- Fitted with Whirlpool washing machine and separate state-of-the-art Whirlpool heatpump condensing dryer

HEATING, VENTILATION & HOT WATER

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

MEDIA & COMMUNICATIONS

- IP enabled video entry phone system in each apartment with remote mobile phone connectivity
- High speed fibre broadband available
- Data (Cat6) / telephone points to reception areas and master bedroom
- USB charging points in kitchen and master bedroom
- Digital TV connection to living room and bedrooms
- Main infrastructure installed to accommodate Eir, Sky & Virgin Media

ELECTRICAL

- Generous lighting and power points throughout
- Recessed down lighters throughout
- Satin finish chrome sockets and light switches in kitchen
- Separate circuit for dimmable ambient lamp lighting in living rooms

INTERIOR FINISHES & FEATURES

- Extra high ceilings in main living areas and bedrooms
- Contemporary feature architrave & skirting
- Satin finish chrome door furniture throughout
- Scandinavian timber internal window frames with external durable powder-coated aluminium paint finish
- Internal smooth finish painting throughout
- Superior quality internal joinery, including high quality solid timber doors
- Bespoke wardrobes by Cawleys throughout with walk-in wardrobes in many of the main bedrooms, lacquered / painted doors and Cambrian oak deluxe internal carcass
- Interior designed entrance lobbies, lifts and common areas





A CONSIDERED SPECIFICATION

THE BUILDINGS & THEIR SURROUNDINGS

- Brickwork Birtley Olde English Buff by Ibstock
- Low-maintenance Scandinavian Alu-Clad windows by Carlson, with low u-value for energy efficiency
- High acoustic performance concrete floors throughout, and solid concrete blockwork party walls between apartments
- Spacious balconies with glazed balustrades, and exterior light
- Landscape Architect designed private communal garden areas for residents
- Stunning adjoining new park with play facilities
- Conservation of existing mature trees and 200 year old gate lodge

MANAGEMENT & SECURITY

- Concierge security services located in the Marianella Clubhouse office
- Entry video-phone system in each apartment connected to the main entrance door
- Secure access control and CCTV to Marianella Clubhouse, car park and bicycle storage area
- Wired for future intruder alarm system
- Mains-supply smoke detectors, heat detectors with battery back-up to apartments and common areas linked to concierge
- Warranty cover under HomeBond 10 year Structural and Latent Defect Insurance

PARKING & SERVICES

- Minimum one car space per apartment
- Separate allocation of additional visitor parking
- Provision for future electric car-charging points
- Lift access from car park to all levels
- Secure cycle parking at car park level with dedicated access ramp
- Heated (frost resistant) main access ramp from car park
- Centralised waste compaction room at car park level
- Additional secure storage space can be purchased in the car park, where bulky items can be stored.

ENERGY EFFICIENCY

- A3 BER energy rating
- Highly insulated air tight design works with HRV to reduce heat loss
- Heat Recovery Ventilation (HRV) system resulting in the retention of 90% of the homes energy that would otherwise be lost
- Low E windows, Argon filled with low emissivity coating to reflect heat back into rooms
- Centralised CHP plant located in basement providing energy saving metered hot water to all apartments
- High performance internal pipe insulation to reduce heat loss
- Energy saving LED light fittings in main living spaces
- Provision for future electric car-charging points



Specifications based on Apartments, please contact sales agents for House specification



CAIRN: LEADING THE WAY

Cairn is a leading Irish homebuilder, and quality is at the heart of everything we do. Our design-led process continually questions outmoded practices and their relevance to new ways of living.

We strive to understand our customers' needs and aspirations and then bring together the most talented designers and craftsmen to interpret and deliver that vision. Given our existing and future development pipeline we believe we are making a meaningful contribution to the current shortage of quality new homes in Ireland.

Find out more about us at www.cairnhomes.com



WWW.MARIANELLA-RATHGAR.COM



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JOINT SELLING AGENTS



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