

Saggart Lodge Court



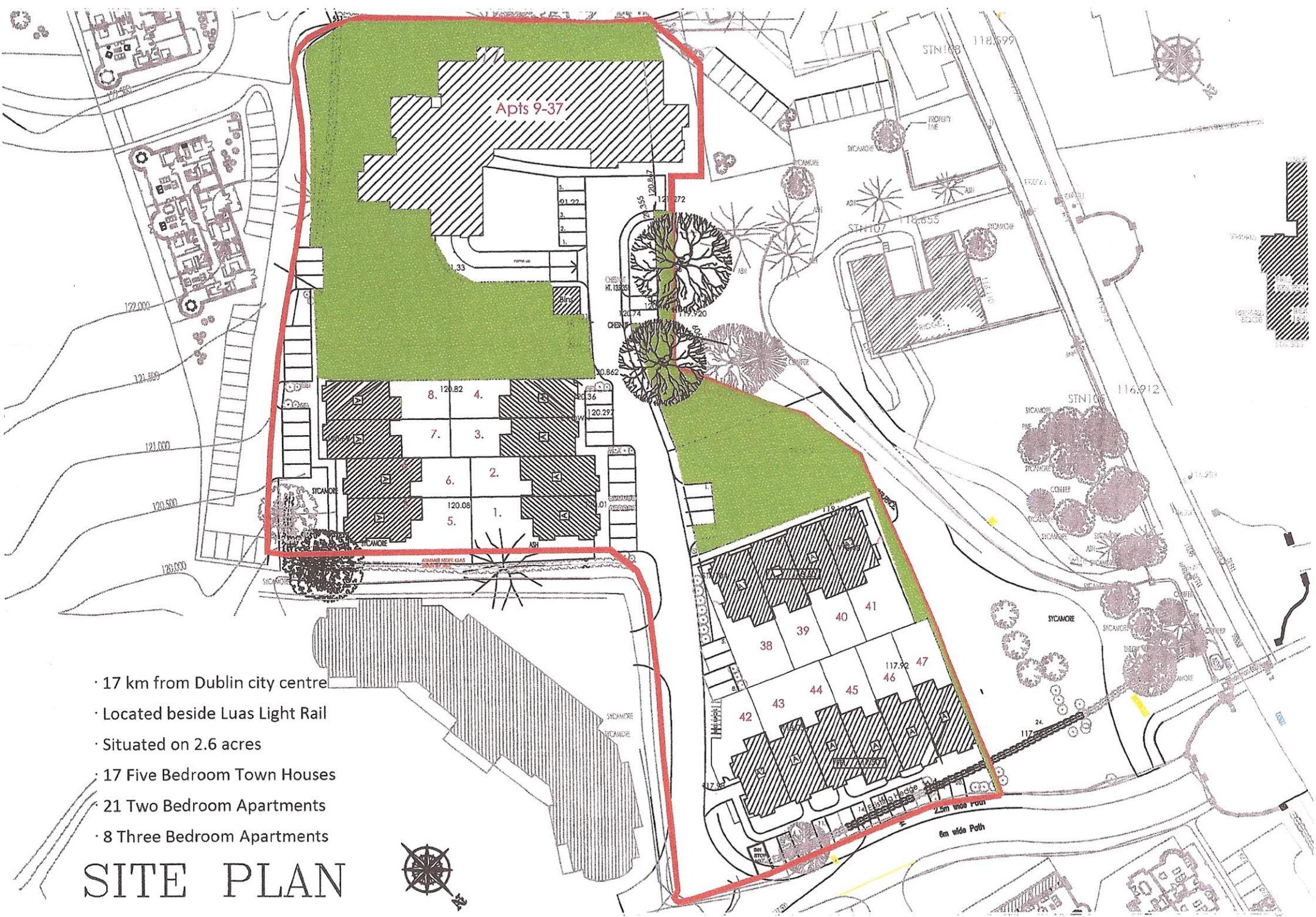


SAGGART LODGE COURT

Saggart Lodge Court is located on the east side of Garter lane, opposite the entrance to the Citywest Hotel Complex. The development is bound by Swiftwood residential development to the north, Tassagart Greens to the south, Garter lane to the west and Citywest Golf Course to the east.

The scheme comprises a development of 15 townhouses and 29 apartments. The townhouses are arranged in four blocks. Each house extends over three floors and provides four bedrooms, two of which are en-suite. The ground floor is laid out to provide an open plan kitchen, dining room and living room. A second living room is located at first floor. Each extends to a gross internal area of c.231.1sq m (2,498 sq ft). Communal car parking is provided to the front of the houses and each has a private rear garden.

29 apartments are provided in 2 four storey block to the rear of the development. Basement car parking is provided to this block. The apartments comprise large two and three bedroom units with balconies. The average floor area is c.112 sq m (1.206 sq ft).



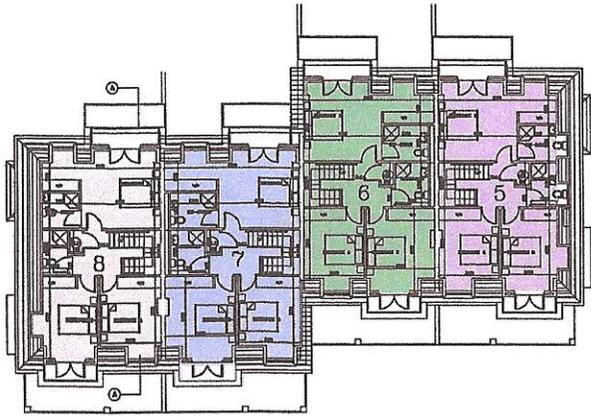
- 17 km from Dublin city centre
- Located beside Luas Light Rail
- Situated on 2.6 acres
- 17 Five Bedroom Town Houses
- 21 Two Bedroom Apartments
- 8 Three Bedroom Apartments

SITE PLAN

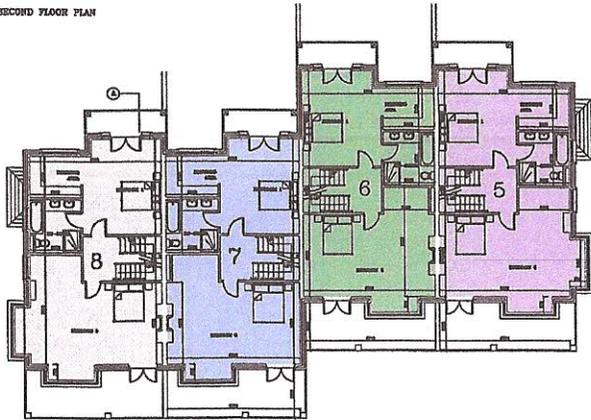


HOUSES NUMBERED 5-8

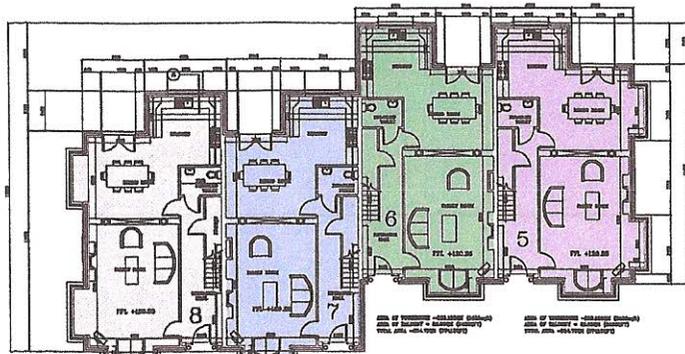
SAGGART LODGE



SECOND FLOOR PLAN



FIRST FLOOR PLAN



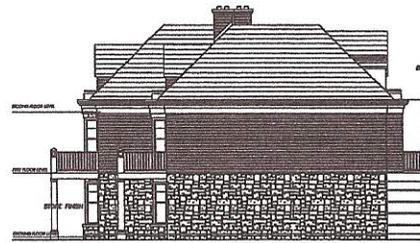
AREA OF TOWNHOUSE (INCLUDES BALCONY)
AREA OF BALCONY = 22.6 SQM (243 SQFT)
TOTAL AREA = 254.7 SQM (2741 SQFT)

GROUND FLOOR PLAN
HOUSES NUMBERED 5-8



NORTH ELEVATION
HOUSES NUMBERED 1-4

- BLACK/BLACK ROOF SLATE/TILE
- CAST ALUMINUM GUTTERS & DOWNPIPES
- LINCO PLASTER & BOYSE
- SELECT BRICK FINISH
- "TUDOR STONE" CLAS & SHINGLES
- TWOX DOUBLE GLAZED DOORS & WINDOWS
- STONE FINISH



WEST ELEVATION

- BLACK/BLACK ROOF SLATE/TILE
- CAST ALUMINUM GUTTERS & DOWNPIPES
- LINCO PLASTER & BOYSE
- SELECT BRICK FINISH
- "TUDOR STONE" CLAS & SHINGLES
- TWOX DOUBLE GLAZED DOORS & WINDOWS
- IMP PLASTER FINISH

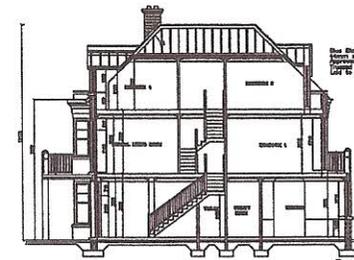


EAST ELEVATION



SOUTH ELEVATION

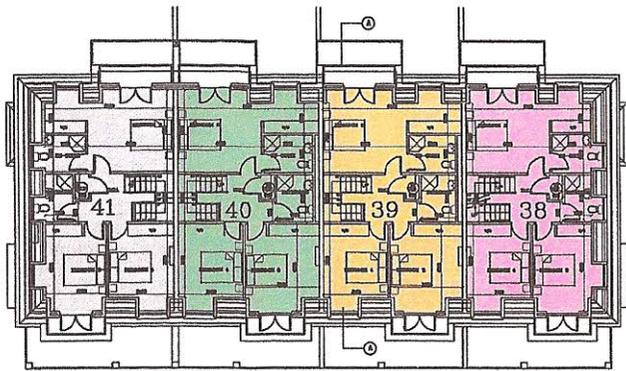
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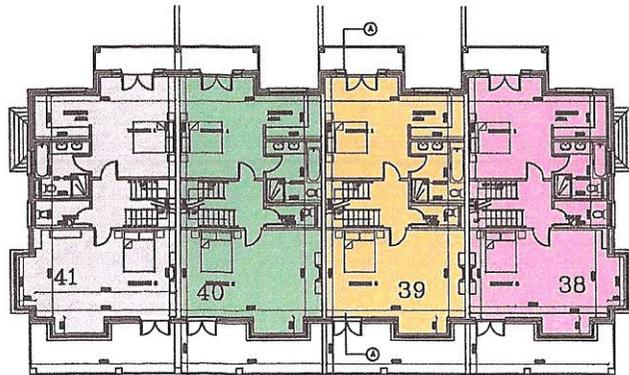
SECTION A-A

- One third roof slope on dormer & second floor dormer on cast in concrete substructure
- Imp Construction: 100mm brick outer leaf/ 100mm stone/ facing brick 100mm cast in concrete substructure 100mm stone inner leaf/ 100mm brick inner leaf with plaster finish internally
- Floor: 100mm concrete on 100mm brick on 100mm stone on 100mm brick on 25mm (100%) cast in concrete substructure

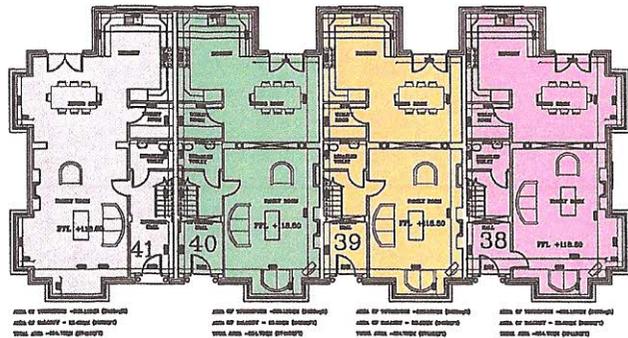
AREA OF TOWNHOUSE = 232.12SQM (2498sqft)
 AREA OF BALCONY = 22.6SQM (243SQFT)
 TOTAL AREA = 254.7SQM (2741SQFT)



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

HOUSES NUMBERED 38-41



SOUTH ELEVATION
HOUSES NUMBERED 10-15



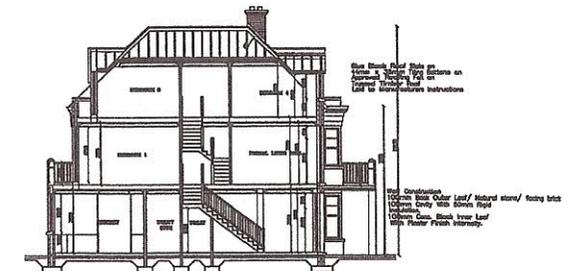
EAST ELEVATION



WEST ELEVATION



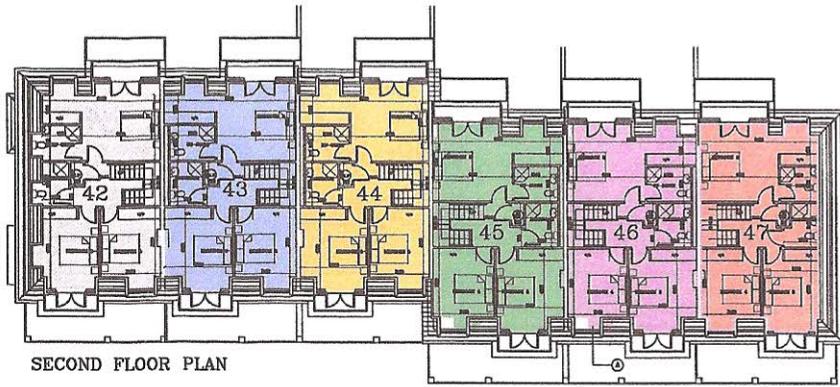
NORTH ELEVATION



SECTION A-A

AREA OF TOWNHOUSE = 232.12SQM (2498sqft)
 AREA OF BALCONY = 22.65SQM (243SQFT)
 TOTAL AREA = 254.77SQM (2741SQFT)

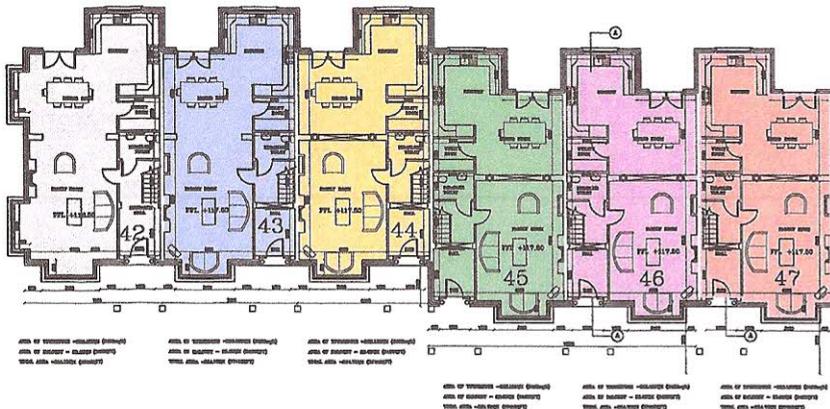
HOUSES NUMBERED 42-47



SECOND FLOOR PLAN



FIRST FLOOR PLAN



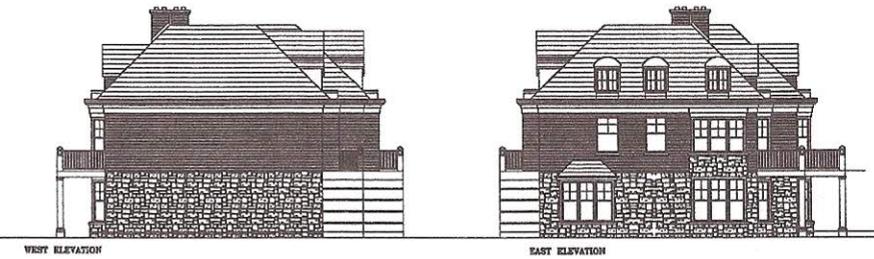
GROUND FLOOR PLAN
HOUSES NUMBERED 42-47



NORTH ELEVATION



SOUTH ELEVATION

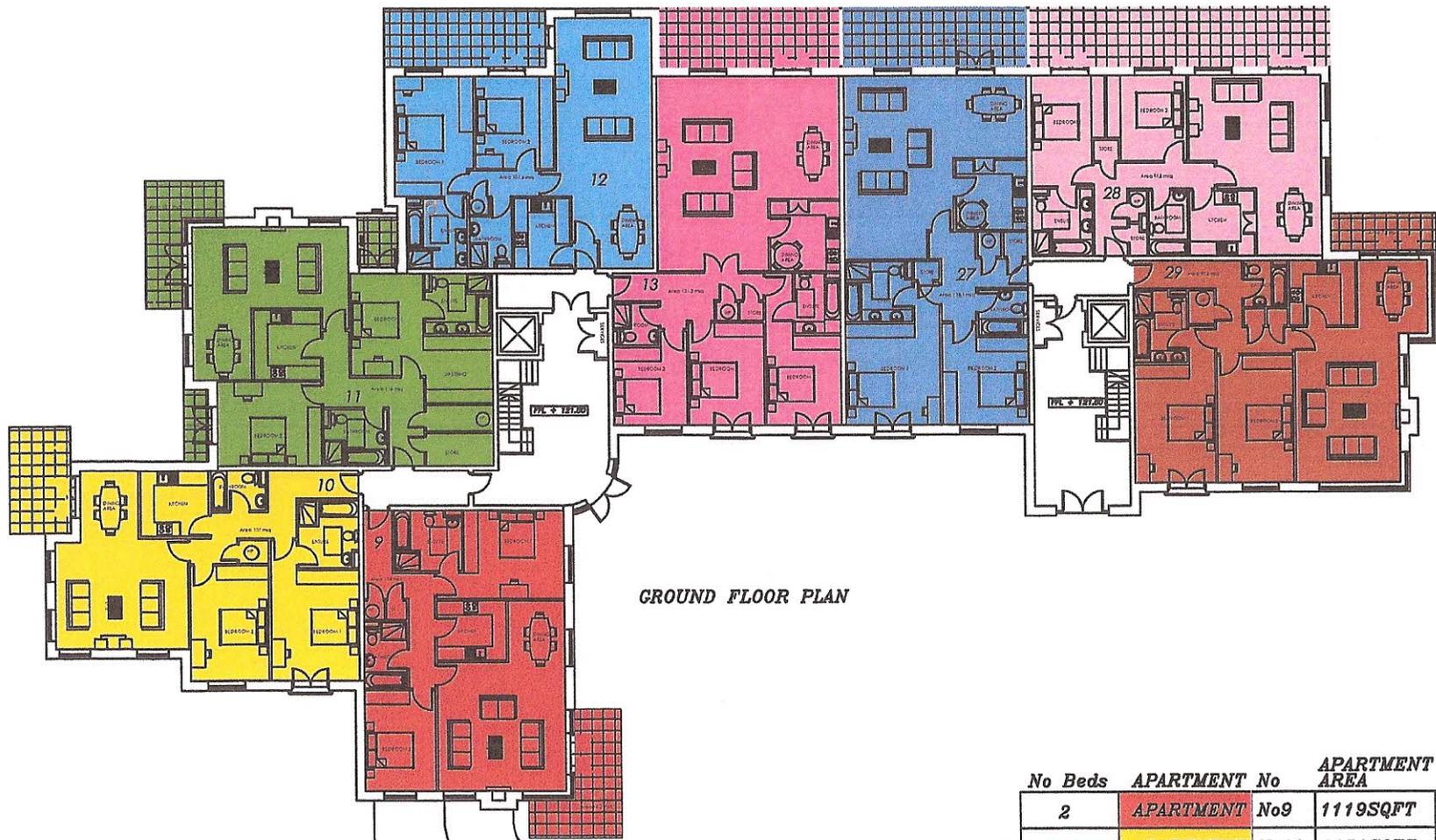


WEST ELEVATION

EAST ELEVATION

AREA OF TOWNHOUSE = 232.12SQM (2498sqft)
 AREA OF BALCONY = 22.6SQM (243SQFT)
 TOTAL AREA = 254.72SQM (2741SQFT)

GROUND FLOOR PLAN



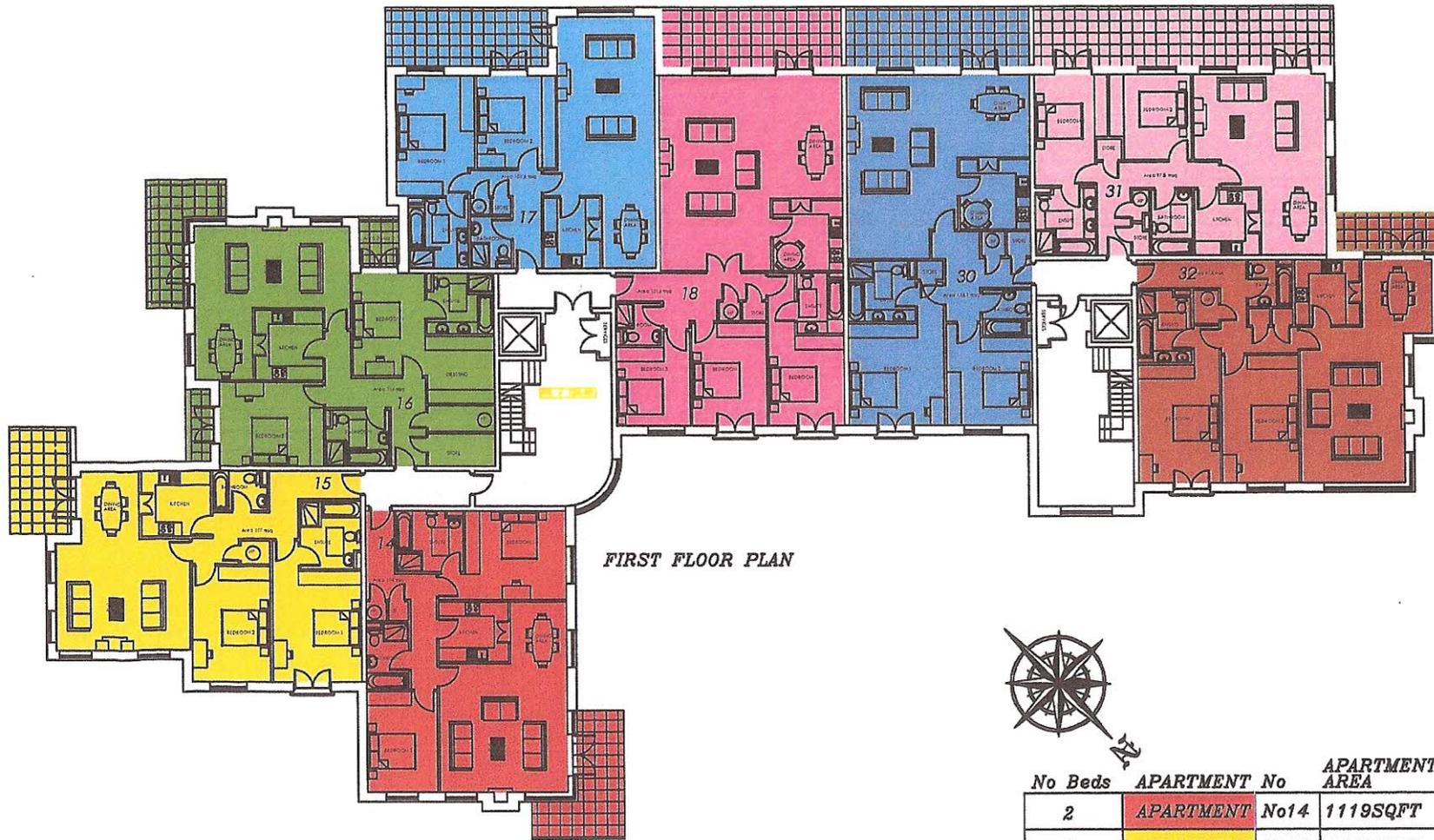
GROUND FLOOR PLAN



No Beds	APARTMENT	No	APARTMENT AREA	BALCONY AREA	TOTAL AREA
2	APARTMENT	No9	1119SQFT	153SQFT	1272SQFT
2	APARTMENT	No10	1151SQFT	147SQFT	1298SQFT
2	APARTMENT	No11	1248SQFT	215.5SQFT	1463.5SQFT
2	APARTMENT	No12	1093SQFT	188SQFT	1281SQFT
3	APARTMENT	No13	1413SQFT	205SQFT	1618SQFT
2	APARTMENT	No27	1271SQFT	211SQFT	1482SQFT
2	APARTMENT	No28	1052SQFT	348SQFT	1400SQFT
2	APARTMENT	No29	1205SQFT	77.5SQFT	1282.5SQFT

APT No 9

FIRST FLOOR PLAN

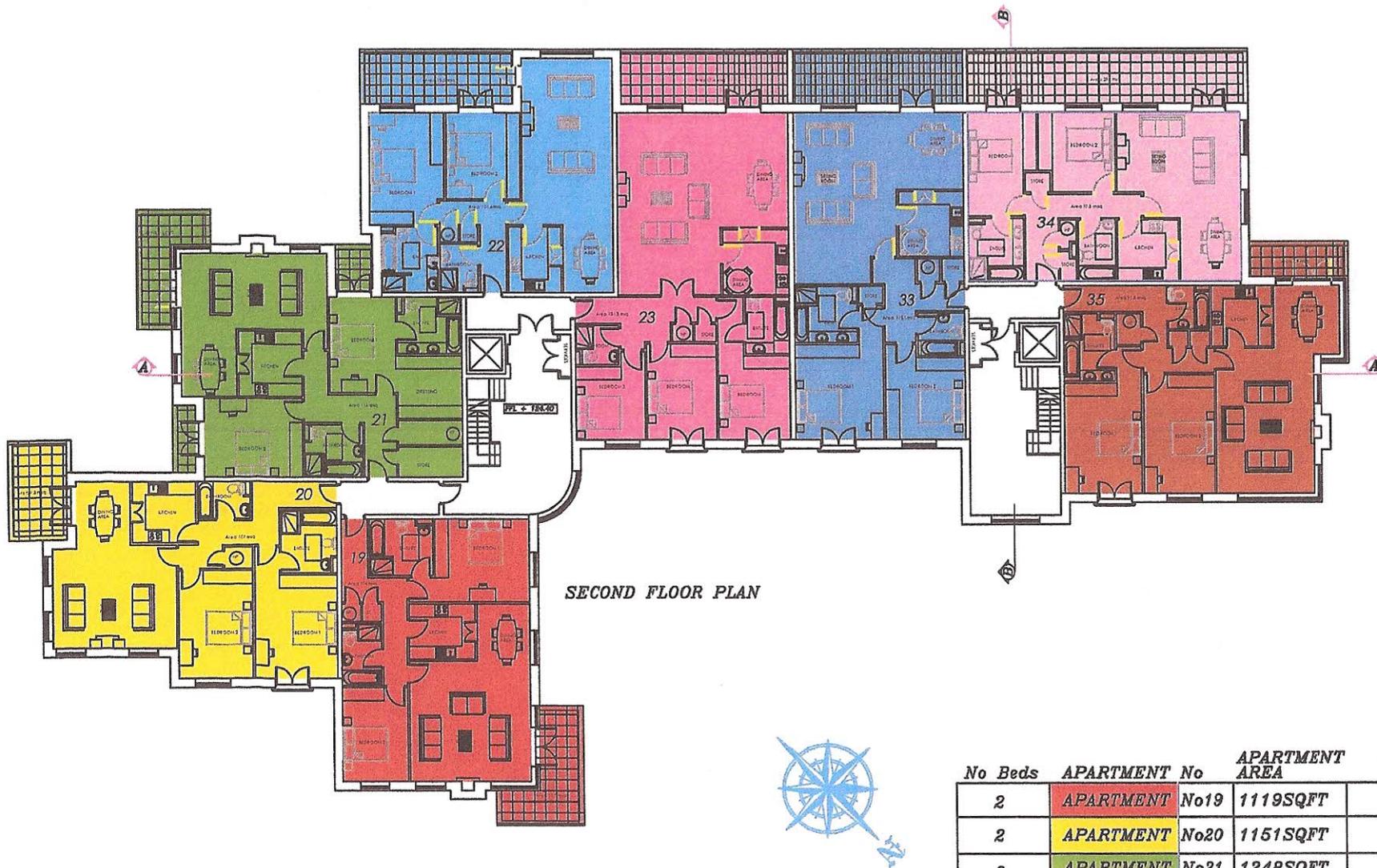


FIRST FLOOR PLAN



No Beds	APARTMENT No	APARTMENT AREA	BALCONY AREA	TOTAL AREA
2	APARTMENT No14	1119SQFT	153SQFT	1272SQFT
2	APARTMENT No15	1151SQFT	147SQFT	1298SQFT
2	APARTMENT No16	1248SQFT	215.5SQFT	1463.5SQFT
2	APARTMENT No17	1093SQFT	188SQFT	1281SQFT
3	APARTMENT No18	1413SQFT	205SQFT	1618SQFT
2	APARTMENT No30	1271SQFT	211SQFT	1482SQFT
2	APARTMENT No31	1052SQFT	348SQFT	1400SQFT
2	APARTMENT No32	1205SQFT	77.5SQFT	1282.5SQFT

SECOND FLOOR PLAN

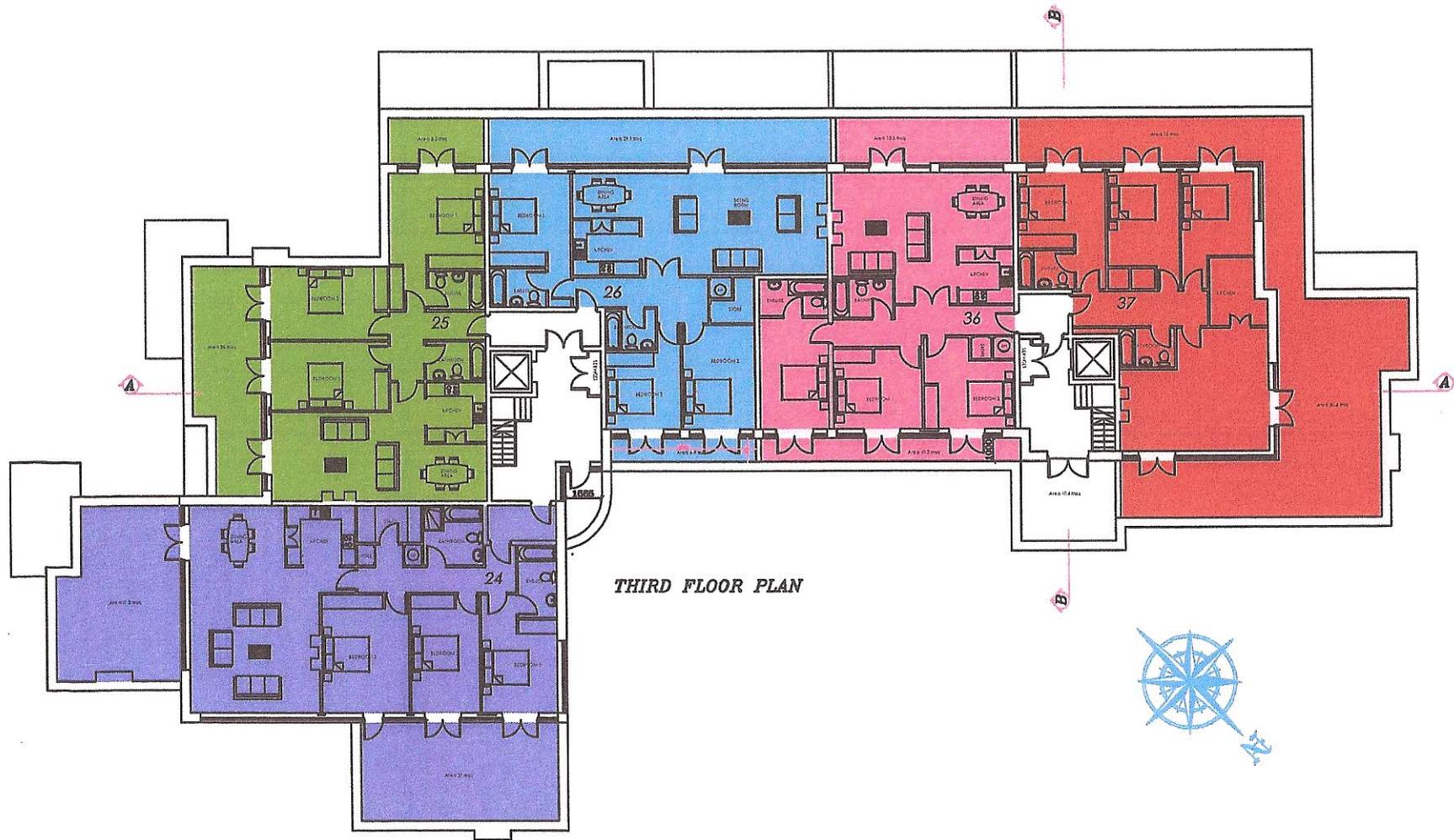


SECOND FLOOR PLAN



No Beds	APARTMENT No	APARTMENT AREA	BALCONY AREA	TOTAL AREA
2	APARTMENT No19	1119SQFT	153SQFT	1272SQFT
2	APARTMENT No20	1151SQFT	147SQFT	1298SQFT
2	APARTMENT No21	1248SQFT	215.5SQFT	1463.5SQFT
2	APARTMENT No22	1093SQFT	188SQFT	1281SQFT
3	APARTMENT No23	1413SQFT	205SQFT	1618SQFT
2	APARTMENT No33	1271SQFT	211SQFT	1482SQFT
2	APARTMENT No34	1062SQFT	348SQFT	1400SQFT
2	APARTMENT No35	1205SQFT	77.5SQFT	1282.5SQFT

THIRD FLOOR PLAN



No Beds	APARTMENT No	APARTMENT AREA	BALCONY AREA	TOTAL AREA
3	APARTMENT No24	1560SQFT	798SQFT	2358SQFT
3	APARTMENT No25	1227SQFT	369SQFT	1596SQFT
3	APARTMENT No26	1259SQFT	389.5SQFT	1648.5SQFT
3	APARTMENT No36	1188SQFT	288SQFT	1476SQFT
3	APARTMENT No37	1108SQFT	1076SQFT	2184SQFT

A schedule of floor areas is detailed below:

Schedule of Floor Areas					
Type	Unit No.	No. Beds			Floor Area sq m
Townhouse	1	4			232.1
Townhouse	2	4			232.1
Townhouse	3	4			232.1
Townhouse	4	4			232.1
Townhouse	5	4			232.1
Townhouse	6	4			232.1
Townhouse	7	4			232.1
Townhouse	8	4			232.1
Townhouse	38	4			232.1
Townhouse	39	4			232.1
Townhouse	40	4			232.1
Townhouse	41	4			232.1
Townhouse	42	4			232.1
Townhouse	43	4			232.1
Townhouse	44	4			232.1
Townhouse	45	4			232.1
Townhouse	46	4			232.1
Townhouse	47	4			232.1
Sub Total					4,177.80

Type	Unit No.	No. Beds	Floor	Balcony Area sq m	Floor Area sq m
Apartment	9	2	Ground	14.2	104
Apartment	10	2	Ground	13.7	106.9
Apartment	11	2	Ground	20	115.9
Apartment	12	2	Ground	17.5	101.5
Apartment	13	3	Ground	19	131.3
Apartment	27	2	Ground	19.6	118.1
Apartment	28	2	Ground	32.3	97.7
Apartment	29	2	Ground	7.2	111.9
Apartment	14	2	First	14.2	104
Apartment	15	2	First	13.7	106.9
Apartment	16	2	First	20	115.9
Apartment	17	2	First	17.5	101.5
Apartment	18	3	First	19	131.3
Apartment	30	2	First	19.6	118.1
Apartment	31	2	First	32.3	97.7
Apartment	32	2	First	7.2	111.9
Apartment	19	2	Second	14.2	104
Apartment	20	2	Second	13.7	106.9
Apartment	21	2	Second	20	115.9
Apartment	22	2	Second	17.5	101.5
Apartment	23	3	Second	19	131.3
Apartment	33	2	Second	19.6	118.1
Apartment	34	2	Second	32.3	97.7
Apartment	35	2	Second	7.2	111.9
Apartment	24	3	Third	74.1	144.9
Apartment	25	3	Third	34.3	114
Apartment	26	3	Third	36.2	117
Apartment	36	3	Third	26.8	110.4
Apartment	37	3	Third	100	102.9
Sub Total					3,251.10
Overall Total					7,428.90

