

MOUNT S^T ANNES

MILLTOWN



DON'T MISS YOUR OPPORTUNITY TO OWN A PROPERTY IN MOUNT ST ANNE'S



Park Developments transformed four sleepy acres of Milltown parkland and historic buildings into an exemplary residential environment that has become one of Dublin's most prestigious addresses.

The development of Mount St Anne's combined the construction of new apartments and town houses with the careful restoration of an historic convent and school into luxury apartments, all set in four acres of serene grounds.

The apartments are located in four buildings - Temple Hall, Cowper Hall, Maple Hall and Richmond Hall. These one, two and three bedroom apartments utilise the very best in fittings and building technology to create luxurious and comfortable homes.

WELCOME HOME TO MOUNT ST ANNE'S

Visualise.... arriving home relaxed after a quick journey on the LUAS. Step in the front door to the ultimate in comfort.... spacious open plan living with extra high ceilings....the sun streaming in north facing floor-to-ceiling windows....the warmth of in-floor heating beneath your feet.... immaculately fitted bathrooms and kitchens...a private balcony to enjoy the vista of green stretching to the Dublin Mountains....

Here is your opportunity to be part of an award winning residential development of luxurious one, two and three bedroom apartments at Mount St Anne's.



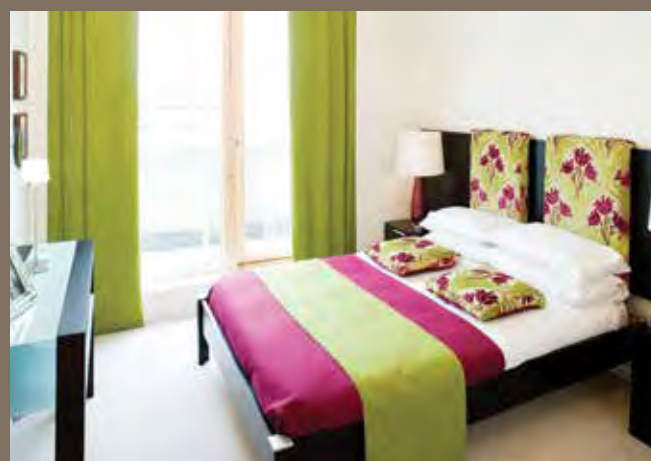


These high quality residences represent the very best the city has to offer – a home where you can be connected to the centre in ten minutes yet enjoy wide open green spaces and stroll to gourmet stores, excellent restaurants, and designer boutiques.

Mount St Anne's is perfectly situated for those with gourmet tastes; its location within walking distance of the chic restaurants and cafés of Ranelagh and Donnybrook.

This area is a haven for dedicated foodies; with niche neighbourhood shops offering a wide selection of the very best in Irish and international produce.

A special aspect to the apartments are balconies featuring Scandinavian style "winter gardens". The balcony enclosure is fully glazed top to bottom, with sections on the top half that can be drawn back to fully open up the balcony. They can also be partially opened – allowing you to enjoy the balcony while being protected from the elements.



THE DETAILS



KITCHEN & STORAGE

Modern Italian designed fitted kitchens with polished granite counter tops and unique under cupboard lighting & socket feature. Included in the kitchen are integrated appliances

Spacious storage room with counter-top

.....

BATHROOMS & EN-SUITES

Specially designed bathrooms & en-suites with extensive wall & floor tiling, thermostatically controlled showers & topped vanity units.

Top quality shower doors, large shower trays and bath screens also come as standard. Bathroom furniture is included comprising of chrome towel racks, cloths hooks, toilet roll holder & mirror. Main bathroom is pre-wired for electric heated towel rail.

.....

WARDROBES

Luxurious wardrobes with free hanging space, shelving and chrome baskets.

.....

HEATING

Gas fired under floor central heating operated by wall mounted radio controlled thermostats.

.....

ELECTRICS

Recessed down lighters to hallways, kitchen & bathrooms

Pre -wired from a central hub to allow flexible connection of telephones, broad band internet, FM radio & television, from a variety of providers. Take advantage of the latest technology with a state-of-the art winning system from Magnet Entertainment. Using Fibre To The Home technology, all homes in Mount St Anne's come equipped with ready access to digital telephony, digital television and broadband. Magnet Entertainment offers subscribers at a comprehensive range of high-quality communication and entertainment services.

Pre-wired for a security alarm

Video intercom system



THE DETAILS

DECORATION

Extra high ceilings to hallways, living-room & bedrooms

High quality oak entrance and internal doors

Brushed stainless steel sockets & door furniture

.....

WINDOWS & BALCONIES

High quality low maintenance double glazed Rational windows with pine finish internally

All apartments come with an attractive balcony or terrace.

Many of the apartments have an attractive Scandinavian style winter garden (excluding the ground floor and penthouse apartments and those apartments with a cantilevered timber decked balcony).

The winter gardens allow you to open your balcony fully or enclose the space as required. Opening sections of glass can be drawn back to allow you to enjoy your balcony or you can partially open the glass partitions to protect you from the elements, whilst also enjoying the fresh air. All apartments with the winter garden also have attractive floor tiling as per show-unit.

The ground floor units come with cobbled terraces, whilst those units with a cantilevered balcony have an attractive timber deck.

.....

RECREATION

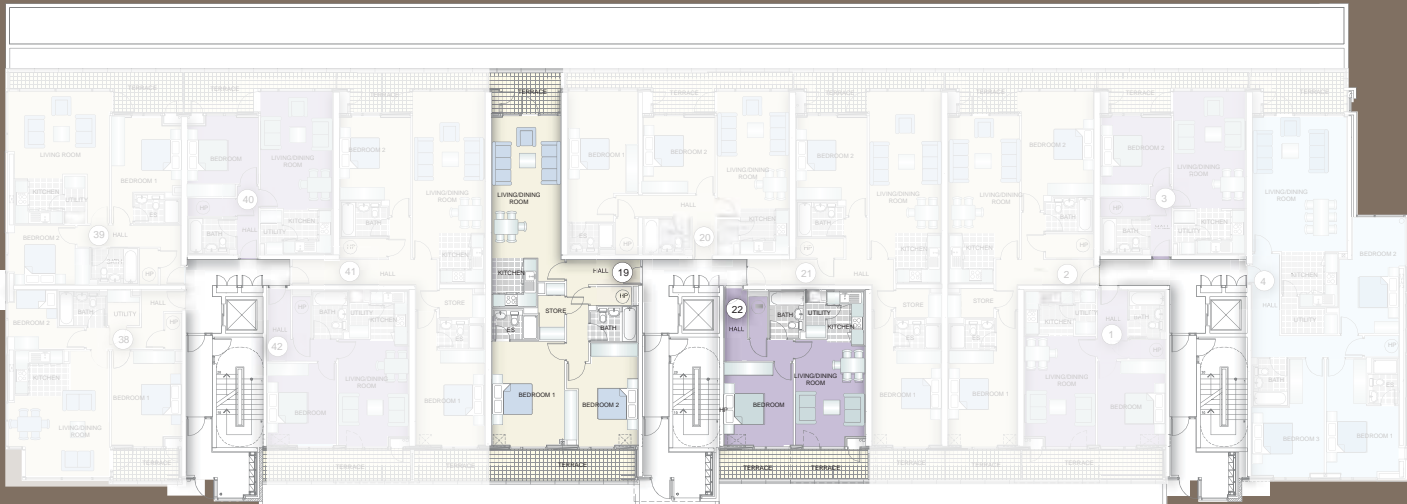
At Mount St. Annes you can enjoy over four acres of beautifully manicured & mature open space, which includes attractive water features, designated seating areas & landscaped lawns.

.....



FLOOR PLANS

TEMPLE HALL - GROUND FLOOR



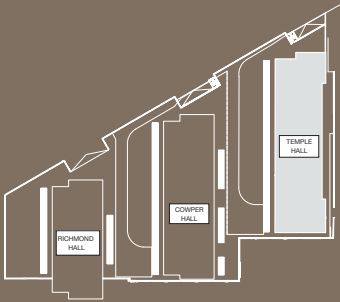
TEMPLE HALL - FIRST FLOOR



TEMPLE HALL - SECOND/THIRD FLOOR



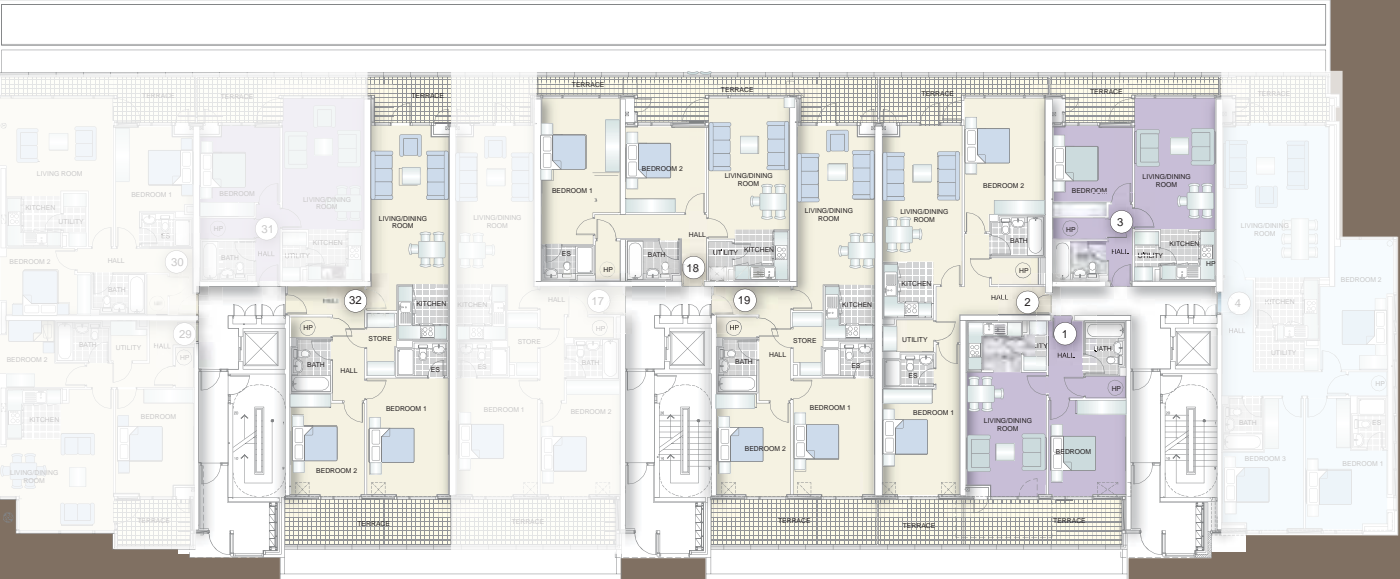
SECOND FLOOR 00
THIRD FLOOR 00



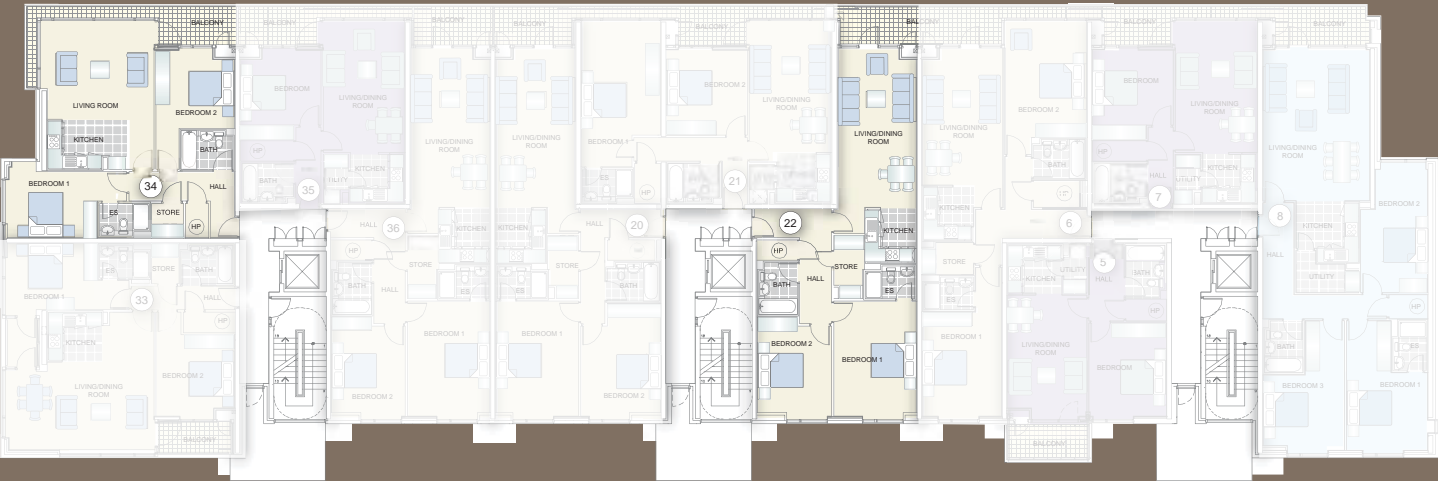
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT

FLOOR PLANS

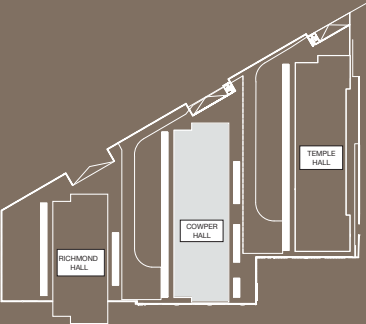
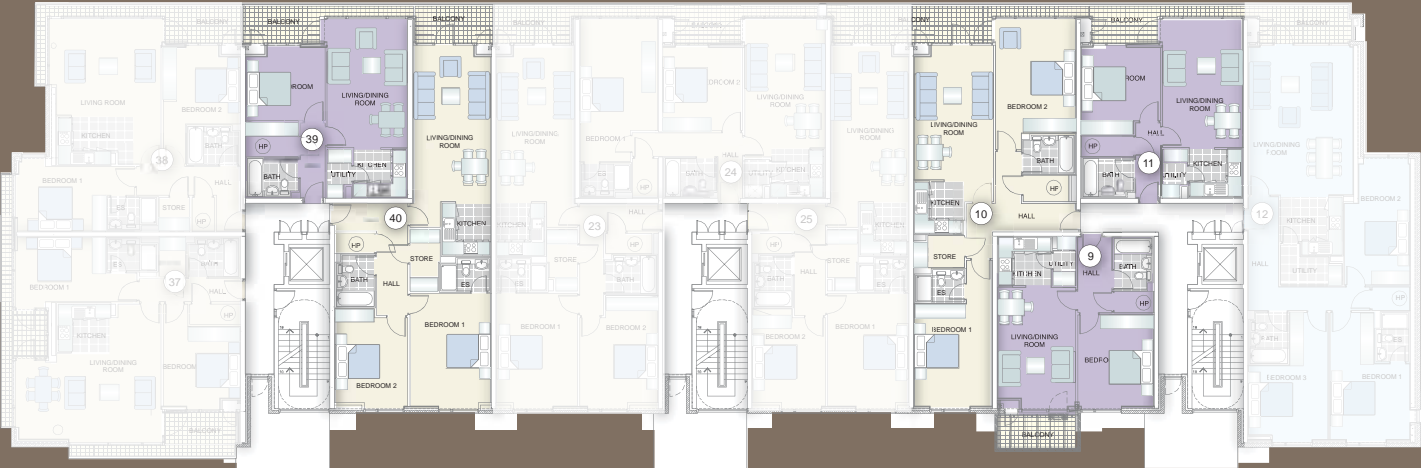
COWPER HALL - GROUND FLOOR



COWPER HALL - FIRST FLOOR

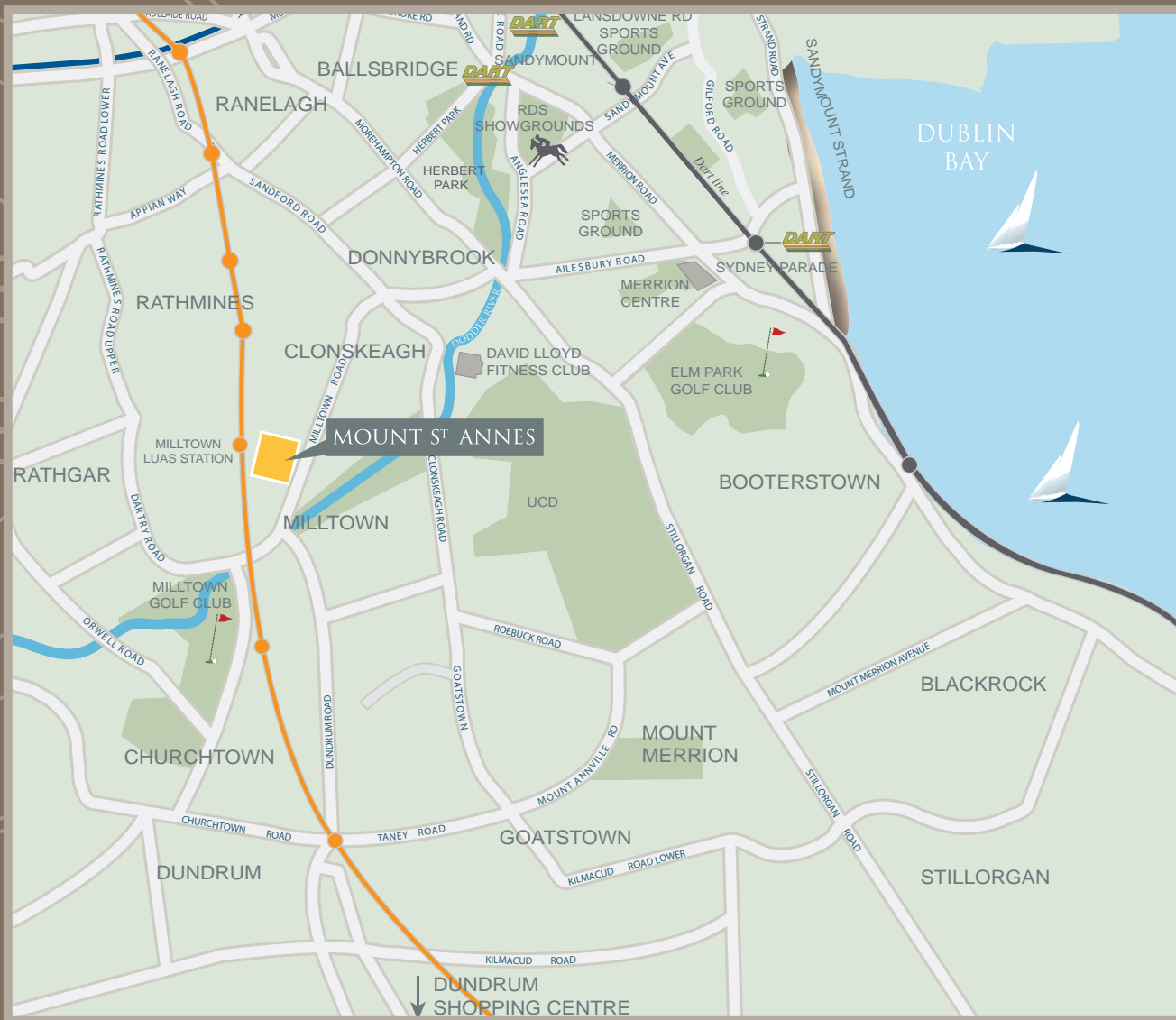


COWPER HALL - SECOND FLOOR



- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT





Situated in leafy South Dublin, Milltown Village provides everyday amenities to include Wilde & Green and Simply Fitness Gym on your doorstep. Mt St Anne's is within walking distance to the upmarket neighbourhoods of Donnybrook and Ranelagh. The nearby Dodder River and Milltown Golf Club further enhance the space and peace of the area, yet Mount St Anne's is less than 5km from the city centre. Residents enjoy a private walkway and entranceway to the Milltown LUAS station; only 5 minutes walk through the grounds. The LUAS puts residents within easy reach of the excitement of the city centre, the journey a little over ten minutes to St Stephens Green.

Only five minutes along the LUAS line, the internationally awarded Dundrum Town Centre offers high street shopping, a 15-screen cinema complex, and 21 bars and restaurants. At the same location the 220-seat Milltown Theatre presents the very best in international theatre. Other amenities nearby include the Trinity College Dublin, a variety of sports grounds, tennis courts, and the River Dodder walkway.



Savills New Homes
33 Molesworth Street
Dublin 2
newhomes@savills.ie

savills.ie

 **PARK**
Developments Group

(01) 618 1300

savills

Note: These particulars do not form part of any contract and are for guidance only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.