

# THE PINNACLE

MOUNT MERRION, SOUTH DUBLIN

An exclusive residential development of 48 luxury  
1, 2 and 3 bed apartments and penthouses









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MOUNT MERRION, SOUTH DUBLIN

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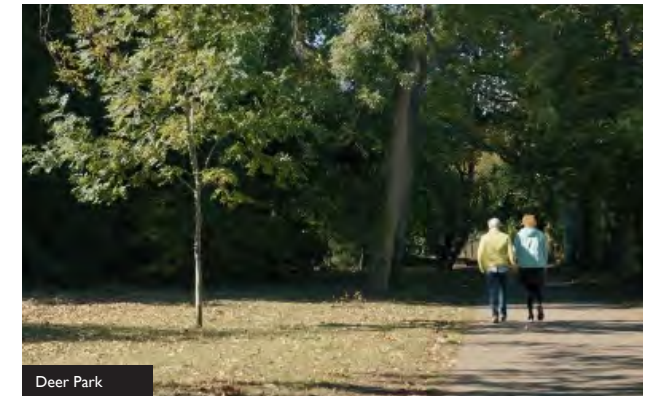
**The Pinnacle, Mount Merrion, is situated in one of the most established and sought after residential locations in South Dublin.**

The Pinnacle comprises of 48 luxurious and spacious 1, 2 and 3 bed apartments and penthouses with terraces in the heart of Mount Merrion on Deerpark Road.

Positioned 60m above sea level the apartments and penthouses will benefit from stunning panoramic views over Dublin Bay and the city.

Facing Deerpark's 32 acres of woodland and within easy reach of some of Dublin's finest schools and universities, this thriving community continues to draw significant residential interest.

This highly accessible site is just minutes from the M50 and N11 with Luas, Dart and key bus corridors nearby.





# Surrounded by an abundance of local amenities

## ● Amenities

1. Union Café
2. Kennedy's
3. Deer Park
4. Mount Merrion Pharmacy
5. Mount Merrion Medical Centre
6. John O'Reilly Butchers
7. Kiernan's Supervalu, Mount Merrion
8. The Rise Pharmacy
9. Applegreen
10. Radisson Blu St. Helen's
11. Blackrock Park
12. St. Vincents Hospital

## ● Sports

13. Deerpark Tennis Club
14. Mount Merrion Youths Football Club
15. UCD Sports Centre
16. Elm Park Golf and Sport Club

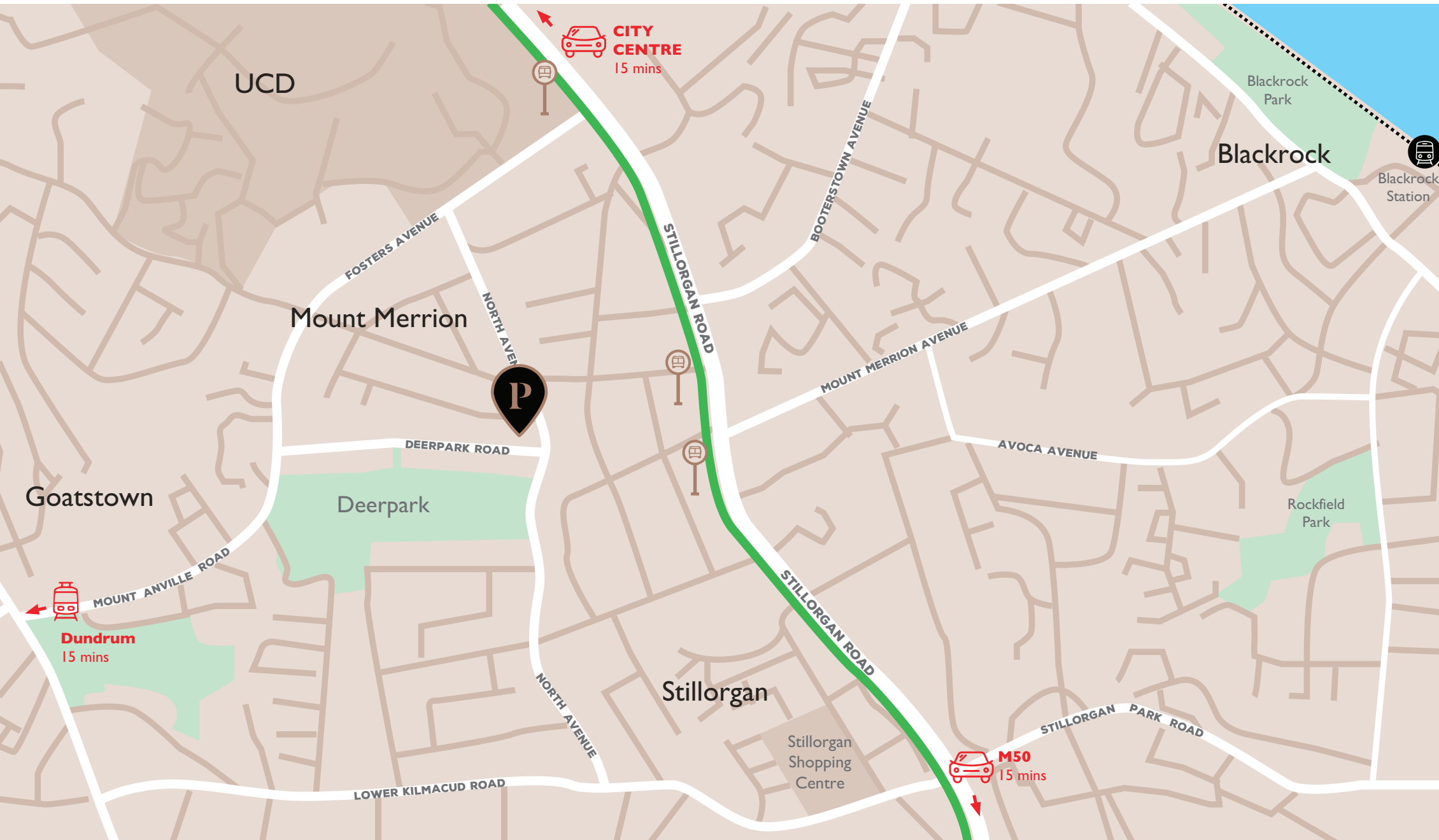
## ○ Education

17. Scoil San Treasa
18. Mount Anville
19. UCD
20. Colaiste Eoin
21. Colaiste Iosagain
22. Our Lady of Mercy Convent School
23. Willow Park School
24. Blackrock College

- The Pinnacle Marketing Suite







## Transport Links



### Dublin Bus

Numerous buses run along the N11 to and from the city centre including routes 46A, 46E, 145, 155, 47 and 7B.



### LUAS

Luas Green Line stations including Stillorgan, Ballally and Dundrum nearby providing access to the city centre and across south Dublin.



### Train

Boooterstown and Blackrock DART Stations located within walking distance.



### Drive Times

15 min drive to the M50 and Dublin City Centre

 **Dublin Bus Corridor**

# Luxurious Specification

## Kitchen

- Multi award-winning kitchen by German brand Allmilmo
- Floor to ceiling units with handle-less doors in a textured charcoal finish
- Arabescato Marble worktops, full-height splashbacks and island breakfast bar
- Fully integrated high end appliances
- Stainless steel recessed sink with instant hot water and mixer tap
- Pull-out bins
- Electric induction hob

## Bathrooms & En-suites

- High end sanitary ware throughout with wall mounted mirror vanity unit and marble surround.
- Back to wall WC and wall mounted sink
- Walk in shower with full height shower screen with mixer tap and rain head shower fitting
- Full height tiling to shower and closure

## Bedrooms

- Sleek and contemporary wardrobes by Italian brand Zalf

## Ventilation & Hot Water

- Thermostatic-zone underfloor heating system
- Heat recovery ventilation system with heat pump fitted in each apartment

## Media & Communication

- Data and TV points to living and bedrooms
- Evoline stainless steel pop-up sockets with USB points in kitchen
- Main infrastructure installed to accommodate, Eir, Sky & Virgin Media

## Electrical

- Generous lighting and power points
- Recessed downlights throughout

## Internal Finishes and Features

- High acoustic performance concrete floors throughout and solid concrete part blockwork walls between apartments
- Double glazed windows

## The Buildings & Their Surroundings

- All apartments have outdoor private terraces
- Situated 60M above sea level – some apartments will have sea views or views over the Dublin Mountains depending on the aspect
- Jura Limestone and rendered external finish
- Soft and hard landscaped communal areas
- Entrance lobbies lift and common areas

## Management & Security

- Entry video-phone system in each apartment connected to the main entrance door
- Wired for future intruder alarm system
- Mains-supply smoke detectors
- 10 year Homebond Guarantee

## Parking & Services

- Entrance lobbies, lifts and common areas
- Secure car park access control
- Secure bike parking
- Lift access from car park to all levels
- Larger apartments come with additional storage in the car park

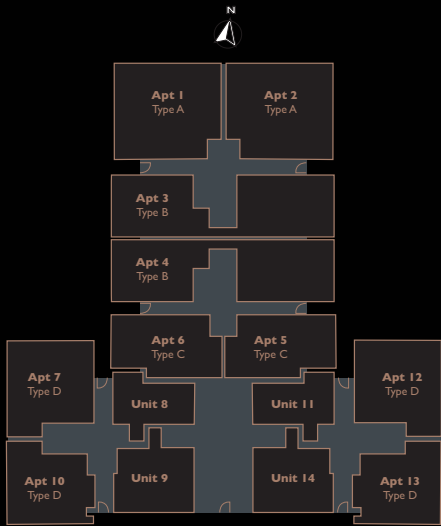
## Energy Efficiency

- A3 BER energy rating
- Near Zero Energy Building (NZEB) compliant
- High performance internal pipe insulation to reduce heat loss



Ground Floor

Ground Floor Plan Layout



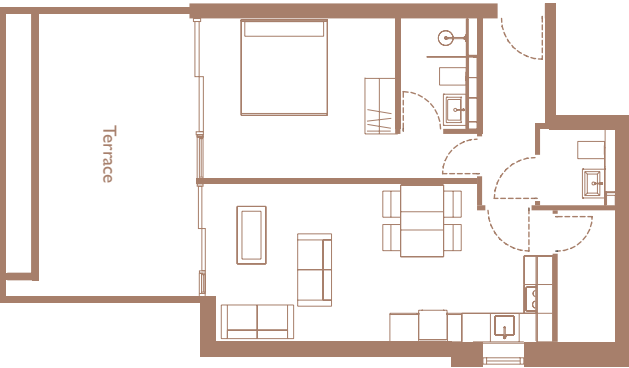
Ground Floor Apartment Types

| Type       | No. of beds | Apartment no.  |
|------------|-------------|----------------|
| A          | 2 Bed       | 1 & 2          |
| B          | 2 Bed       | 3 & 4          |
| C          | 1 Bed       | 5 & 6          |
| D          | 1 Bed       | 7, 10, 12 & 13 |
| Commercial |             | 8, 9, 11 & 14  |

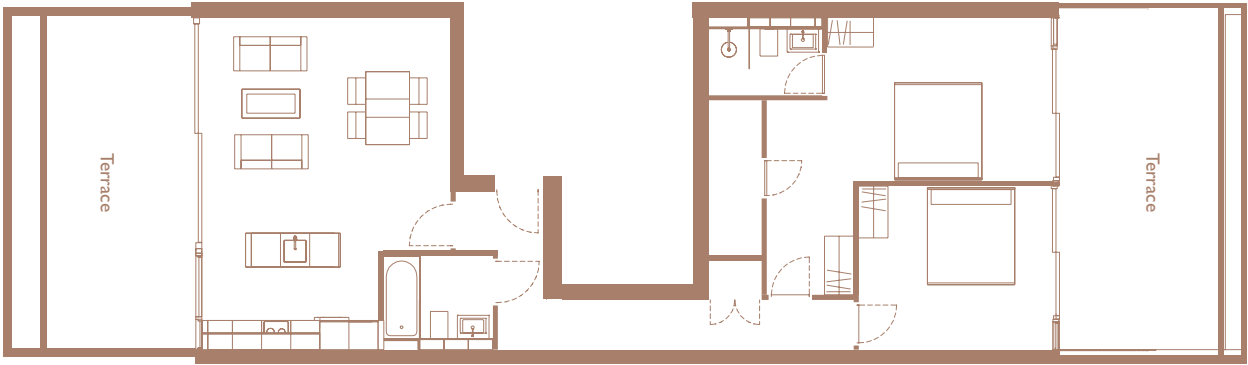
Note: All areas are approximate and exclude terraced areas.  
Room layouts, positions and details are subject to final revision.  
Furniture shown for indicative purposes.



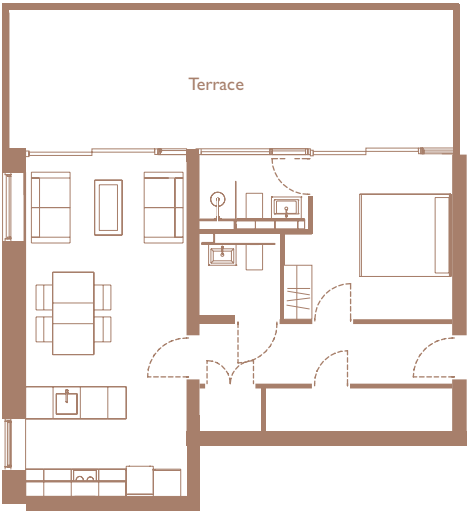
Typical Type A  
90 sq.m/ 969 sq.ft



Typical Type C  
55 sq.m/ 592 sq.ft



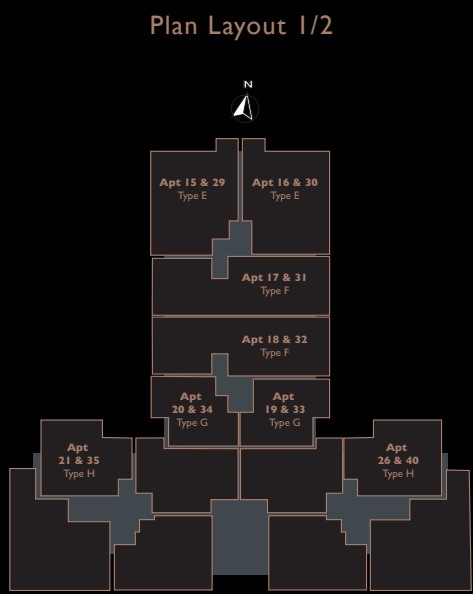
Typical Type B  
93 sq.m/1,001 sq.ft



Typical Type D  
60 sq.m/646 sq.ft



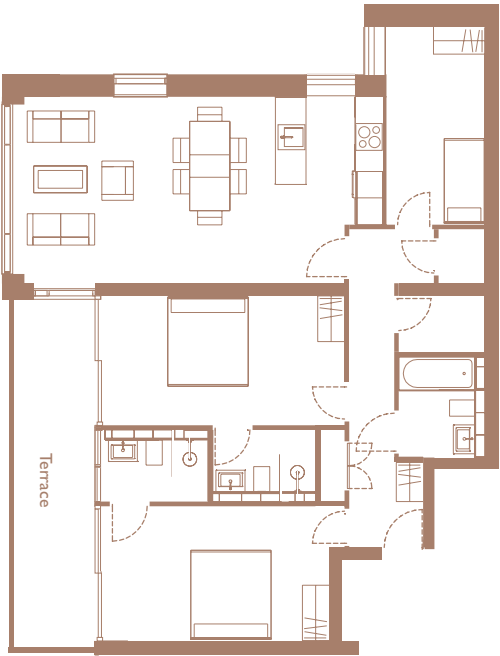
First & Second Floor



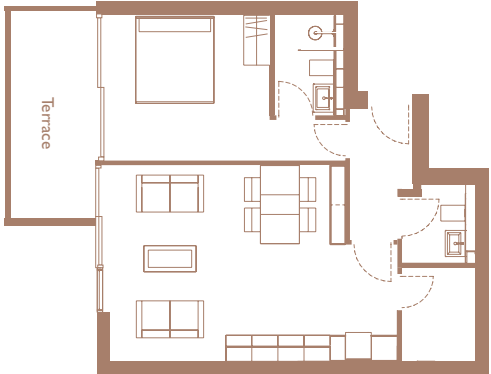
First and Second Floor Apartment Types

| Type | No. of beds | First Floor | Second Floor |
|------|-------------|-------------|--------------|
| E    | 3           | 15 & 16     | 29 & 30      |
| F    | 2           | 17 & 18     | 31 & 32      |
| G    | 1           | 19 & 20     | 33 & 34      |
| H    | 2           | 21 & 26     | 35 & 40      |

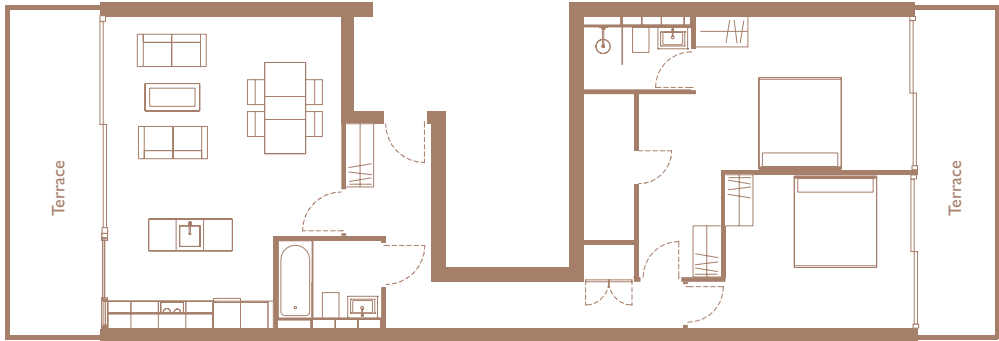
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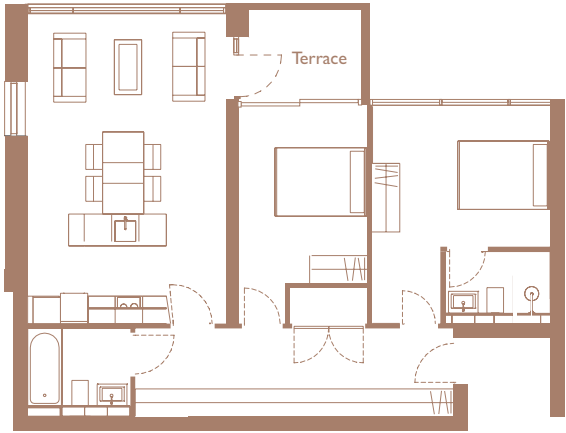
**Typical Type E**  
107-111sq.m/1,152-1,195 sq.ft



**Typical Type G**  
59-63 sq.m/635-678 sq.ft



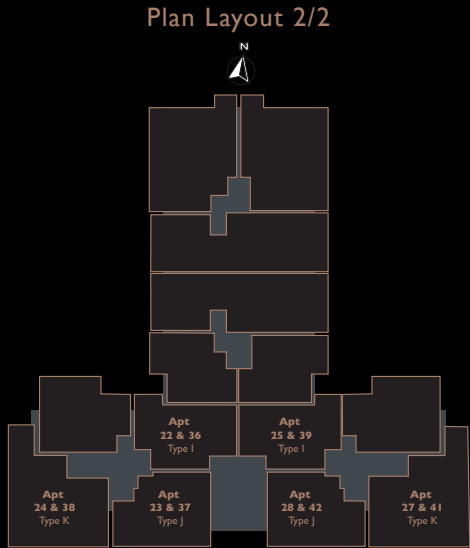
**Typical Type F**  
96 sq.m/1,033 sq.ft



**Typical Type H**  
83 sq.m/893 sq.ft



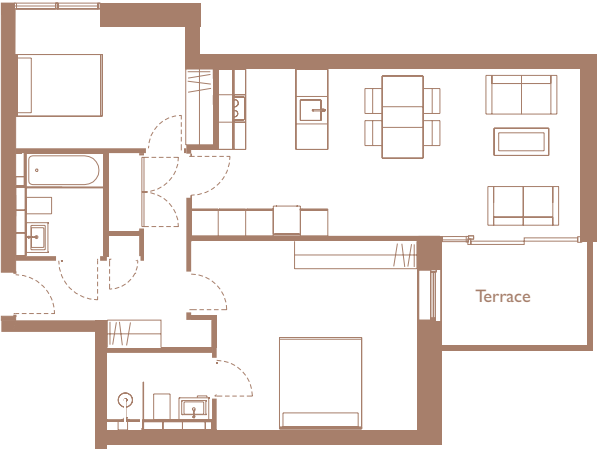
First & Second Floor



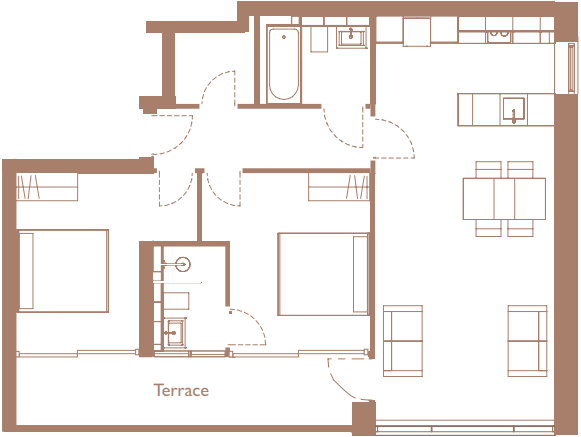
First and Second Floor Apartment Types

| Type | No. of beds | First Floor | Second Floor |
|------|-------------|-------------|--------------|
| I    | 2           | 22 & 25     | 36 & 39      |
| J    | 2           | 23 & 28     | 37 & 42      |
| K    | 3           | 24 & 27     | 38 & 41      |

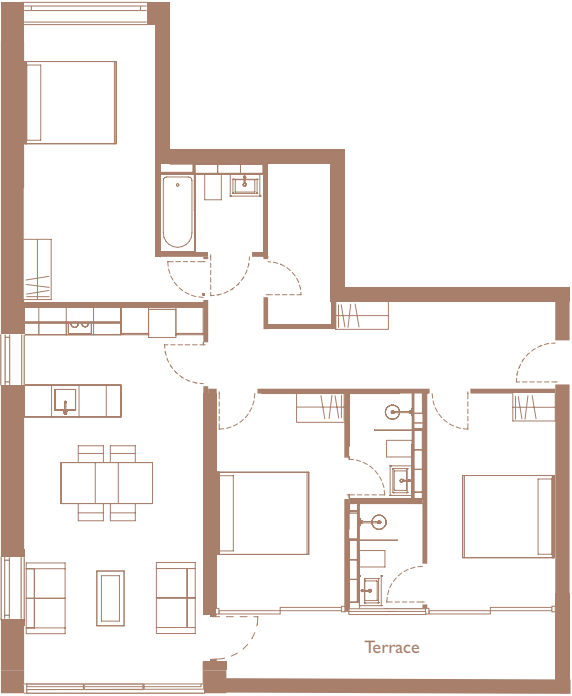
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Typical Type I  
82 sq.m/883 sq.ft



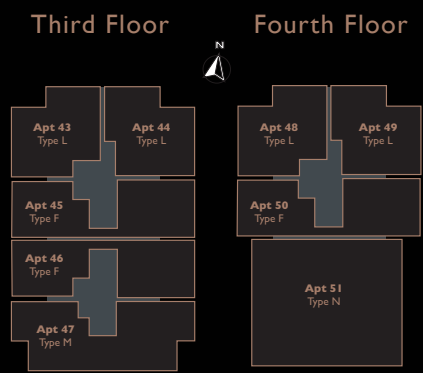
Typical Type J  
81 sq.m/ 872 sq.ft



Typical Type K  
114 sq.m/1,227 sq.ft



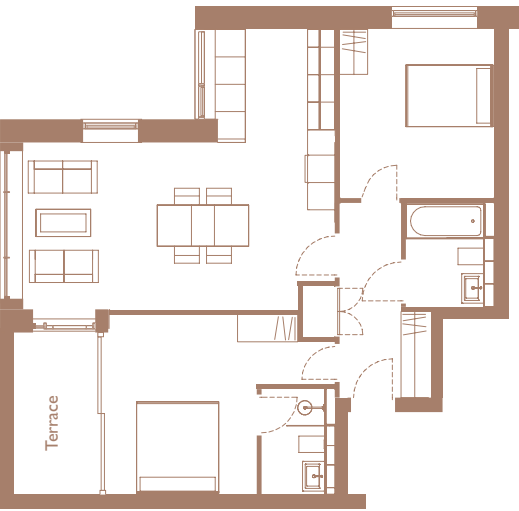
# Third & Fourth Floor



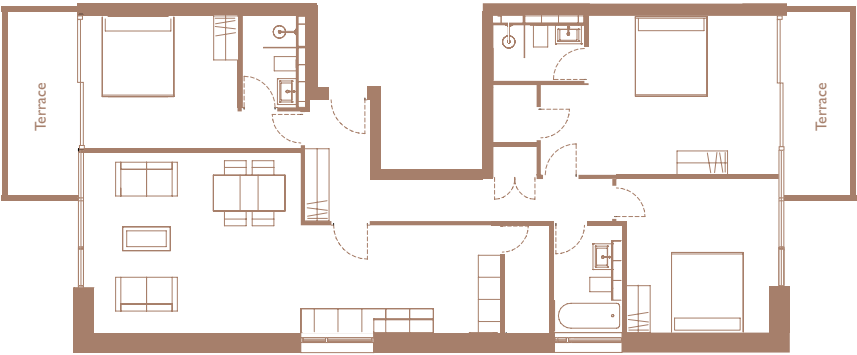
Third and Fourth Apartment Types

| Type | No. of beds | Apartment no.   |
|------|-------------|-----------------|
| L    | 2           | 43, 44, 48 & 49 |
| F    | 2           | 45, 46 & 50     |
| M    | 3           | 47              |
| N    | 3           | 51              |

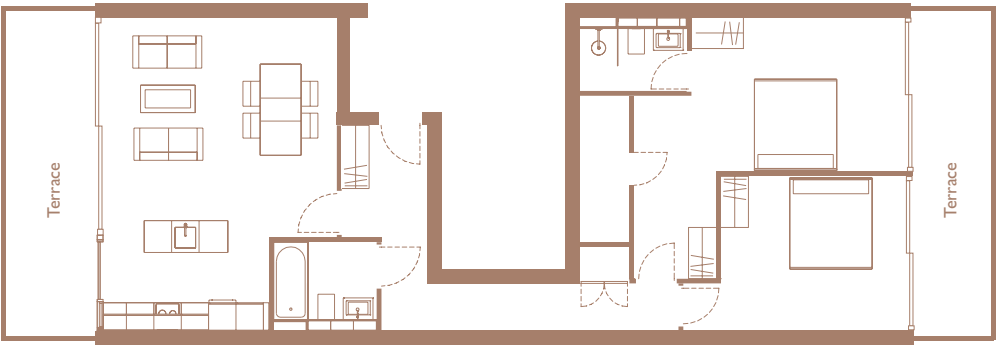
Note: All areas are approximate and exclude terraced areas.  
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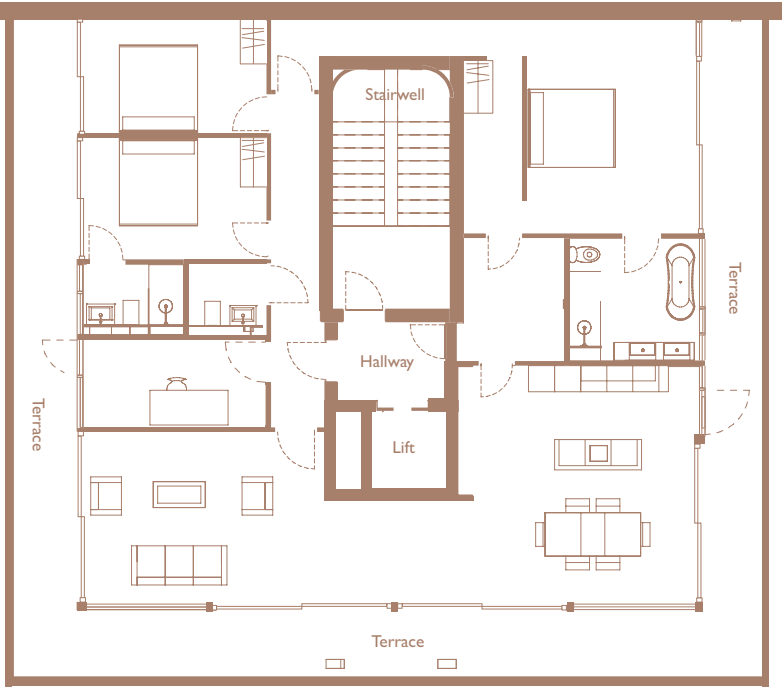
**Typical Type L**  
78-84 sq.ft/840-904 sq.ft



**Typical Type M**  
123 sq.m/1,324 sq.ft



**Typical Type F**  
93-97 sq.m/1,001-1044 sq.ft



**Typical Type N**  
159 sq.m/1,711 sq.ft



Fifth Floor

Fifth Floor



Fifth Floor Penthouse

| Type | No. of beds | Apartment no. |
|------|-------------|---------------|
| O    | 3           | 52            |

Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.



**Type O**  
157sq.m/1,690 sq.ft



A DEVELOPMENT BY

# OAKMOUNT

NEW HOMES AGENTS



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[pinnaclemountmerrion.ie](http://pinnaclemountmerrion.ie)

THE PROFESSIONAL TEAM

ARCHITECTS:

**FKL Architects**  
**Box Architecture**

PLANNING ARCHITECT

**Cathal O'Neill & Associates**

CIVIL & STRUCTURAL:

**Barrett Mahony**  
**Consultant Engineers**

MECHANICAL AND ELECTRICAL:

**O'Connor Sutton Cronin**  
**Consultant Engineers**

LANDSCAPE ARCHITECT:

**TTT - thirtythreetrees**

FINANCED BY:



MAIN CONTRACTOR:

**McGill Construction**

FIRE, DAC & ASSIGNED CERTIFIER:

**Goldsmith Engineering**

QUANTITY SURVEYORS:

**Kerrigan Sheanon Newman**

LEGAL:

**Orpen Franks**

PLANNING CONSULTANT

**Manahan Planners**



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