



ORBY

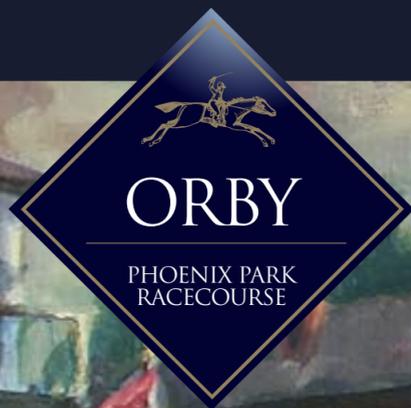
PHOENIX PARK RACECOURSE

PHOENIX PARK AVENUE
DUBLIN 15

NEW 2 & 3 BEDROOM APARTMENTS OF DISTINCTION AND QUALITY
ON THE GROUNDS OF THE FORMER PHOENIX PARK RACECOURSE

BER A2/A3





Painting of the Phoenix Park Racecourse is courtesy of the artist, Roy Lyndsey.

THE PHOENIX PARK RACECOURSE A SITE STEEPED IN HISTORY

The glamour and excitement, the echo of hooves, the rising crescendo of cheering as the fastest racehorses give it their all for glory in the World's richest race



The late Victorian concept of an admission charging enclosed racecourse revolutionized the sport of horse racing and the Phoenix Park venue attracted English and Irish investors with the Arnott and Loder families putting up the capital and the Peard family the managerial expertise, the Phoenix Park Racecourse opened its gates in 1902. The Peard family provided seven decades of innovation which blended a garden party atmosphere with lush flower beds, garden seats, a cocktail bar, and a band stand.

The Phoenix Plate for two-year-olds was from 1902 through to 1913 the richest race in Ireland and the programme of quality racing endured to the end where at the final Phoenix Park fixture in the Autumn of 1990 the feature was a remarkable two-year-old event, the Cartier Million in which the renowned international jewellers and Goffs Bloodstock Sales joined forces to stage the World's richest race. It all happened here at The Phoenix Park Racecourse, the abiding home of cosmopolitan style.



ORBY AT A GLANCE

-  **88** Apartments & Penthouses
-  **12** ONE BEDROOM APARTMENTS
-  **72** TWO BEDROOM APARTMENTS
-  **4** THREE BEDROOM APARTMENTS



ORBY APARTMENTS IN A LANDMARK LOCATION

The enchanted grounds of the former Phoenix Park Racecourse provide a superb residential setting for these high specification apartments and penthouses which overlook the expansive main development park, and are next to the Phoenix Park, transport links and just a short walk from Castleknock Village.

Orby is comprised of 88 apartments and penthouses, located at the heart of the superb Phoenix Park Racecourse Development. There are 12 one-bedroom apartments, 72 two-bedroom apartments and 4 three-bedroom apartments. The high specification buildings are newly constructed and benefit from the highest contemporary standards throughout.

The Orby apartments and grounds are extremely well designed and are finished to a high quality specification with excellent hard and soft landscaping incorporating many mature trees throughout an elegant setting that links directly to the 1,760 acres of public parklands at The Phoenix Park. Supporting facilities onsite include: gardens, shops, cafe, salon, piazzas, courtyards, off-street car and bicycle parking. All within easy access to the village of Castleknock with excellent bus and rail transport links to Dublin City Centre.



Navan Road Parkway Train Station
23 minutes to City Centre



Dublin Bus stops directly outside
Servicing the City Centre & Maynooth



Overlooking the main residents park
Residents Park is currently being developed



108
Residential Car Parking spaces
INCLUDES 20 VISITOR SPACES



Ample Bicycle Spaces/Storage



Landscaped Garden Setting
The apartments enjoy a landscaped setting



Phoenix Park
Located adjacent to Phoenix Park with 1,760 acres of public parklands



PERFECTLY POSITIONED

Castleknock and The Phoenix Park provide a mature, established, cosmopolitan and elegant address, while the re-development of the Phoenix Park Racecourse provides an exceptional 21st Century living environment from which to enjoy it.

Accessed from both Castleknock Road and Navan Road the Phoenix Park Racecourse enjoys a unique strategic location close to both the City Centre and the M50 Ring Road making it a perfect location for getting around Dublin City by public or private transport.

Castleknock Village and The Phoenix Park provide some of the city's finest amenities in this highly sought after residential location. The Phoenix Park Racecourse offers an amenity rich lifestyle at an advantageous location.



WITHIN REACH OF EVERYTHING DUBLIN HAS TO OFFER



ORBY
PHOENIX PARK RACECOURSE

NAVAN ROAD PARKWAY TRAIN STATION

ASHTOWN TRAIN STATION

M50

M50

N2

N1

N3

N4

M50

N7

M50

LUAS

TEMPLEOGUE

RATHMINES

KIMMAGE

TERENURE

BALLYMOUNT

DUNDRUM

DONNYBROOK

BALLSBRIDGE

SANDYMOUNT

CONNOLLY STATION

DOCKLANDS

HEUSTON STATION

DRUMCONDRA

PHIBSBOROUGH

CABRA

PHOENIX PARK

CHAPPELLIZOD

CASTLEKNOCK

SANTRY

BEAUMONT

COOLOCK

FINGLAS

PORTMARNOCK

SUTTON

CLONTARF

SANDYMOUNT

BALLSBRIDGE

DONNYBROOK

BOOTERSTOWN

BLACKROCK

DÚN LAOGHAIRE



CASTLEKNOCK



WELCOME TO ORBY



Recognising the potential of this great setting the Flynn & O'Flaherty team have created a unique development of high specification homes at Orby in an amenity rich setting.

Passing along the old stone walls, under a canopy of mature trees, Castleknock Road provides a majestic entrance to the Phoenix Park Racecourse and a stunning setting for 21st century living. Here Flynn & O'Flaherty have created a great selection of superb homes at Orby amid landscaped grounds in a development that includes it's own train station at Navan Road while Ashtown Station is also close by.

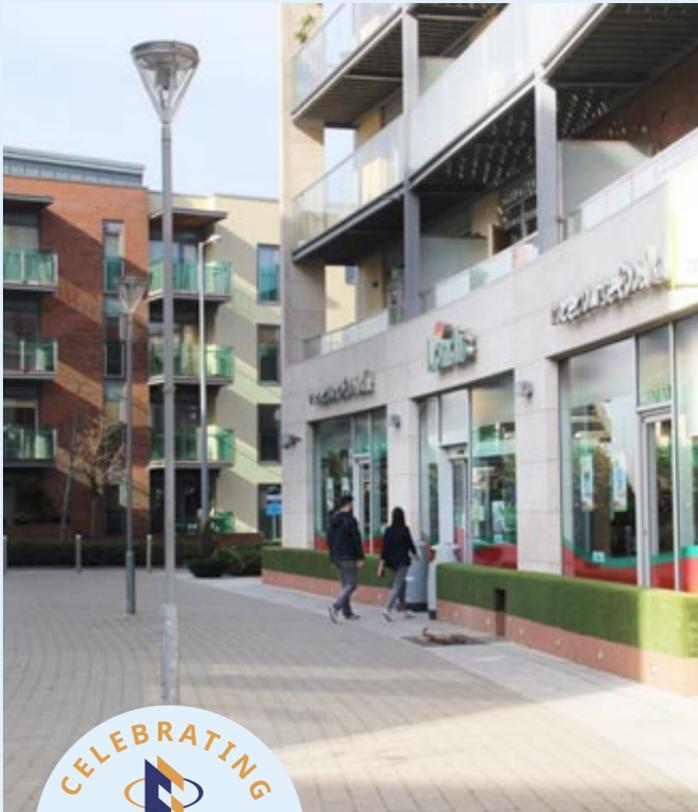
With convenience shopping at Londis, a pharmacy, a salon on site and adjacent access to the Phoenix Park, this is both a pedestrian and cycle friendly location and with the historic Castleknock Village nearby, residents can enjoy the superb amenities. Excellent public transport links provide easy access to the City Centre and beyond.

A VISION OF EXCELLENCE

The redevelopment of the Phoenix Park Racecourse delivers homes at Orby in an amenity rich setting in a mature and sought after neighbourhood

Aspirational architecture and high quality finishes define the apartments at Orby. The Phoenix Park Racecourse where landscaped grounds benefit from excellent hard and soft landscaping in an elegant setting linking directly to the expanse of the Phoenix Park.

Supporting on site facilities include: gardens, parklands, shops, cafe, beauty salon, piazzas, courtyards, a network of footpaths and cycle paths and off-street undercroft /basement car parking lowers the visual impact of parked cars and bicycles on site.



FLYNN & O'FLAHERTY
1976 50 2026
FIFTY YEARS





THERE'S ONLY ONE PHOENIX PARK EUROPE'S LARGEST CITY PARK

As old as the city itself, the Phoenix Park is dedicated to the enjoyment of the great outdoors right here in the heart of this great European capital city. The 1,760 acres of parkland provides a spectacular amenity for residents of The Phoenix Park Racecourse.

The Phoenix Park is situated directly across Castleknock Road from the Phoenix Park Racecourse, it is Europe's largest city park with c.1,760 acres of public parklands that are home to a world of amenities and some illustrious neighbours too, including; Dublin Zoo, Playing Fields, Polo Grounds, Cricket Grounds, Ashtown Castle, The Magazine Fort, The People's Garden, The Wellington Monument, Prehistoric Burial Chambers, The Phoenix Monument, the American Ambassadors Residence and of course Áras an Uachtaráin, the stately home of the Irish President.



EVERY GREAT CITY IS DEFINED BY ITS ADDRESSES

For centuries Castleknock and its environs has been a sought after location with endless outdoor pursuits at the park and an abundance of local amenities to enjoy.

Here at one of Dublin's finest addresses, residents enjoy amenities and facilities of the highest order, within easy walking distance of great restaurants, bars, cafes, boutiques, salons and all the great facilities of the historic and cosmopolitan village of Castleknock.

There are excellent gyms, sports clubs, hobby and interest groups catering for; golf, rowing, running, rugby, soccer, polo, GAA, basketball, athletics, ballet, fencing and many more with something for everyone, while Castleknock Tennis Club is one of Ireland's finest. The National Sports Campus and the National Aquatic Centre are both nearby, and of course for general health and wellbeing adjoining the Phoenix Park provides a spacious and stunning setting at a venue that also hosts many exceptional events throughout the year.

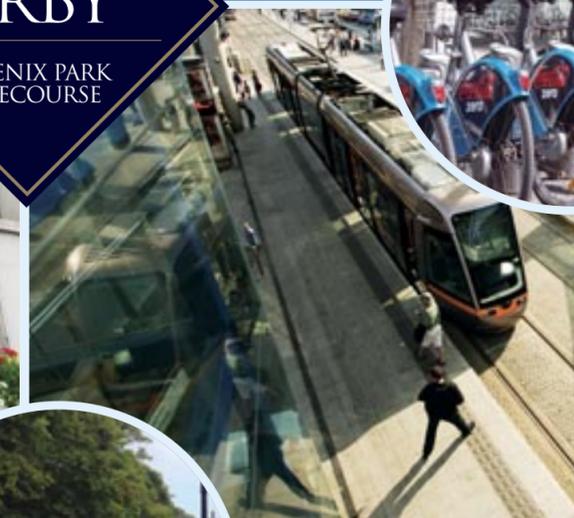
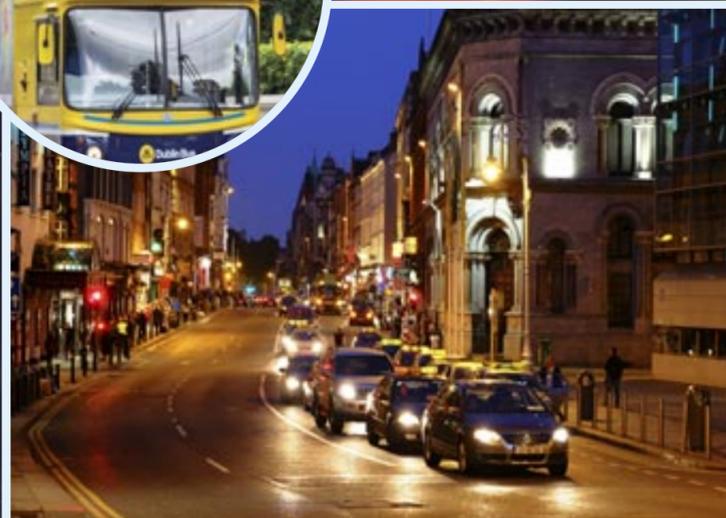
Situated right next to the Phoenix Park there are literally thousands of acres full of diverse possibilities for leisure and recreation from a jog in the park to a visit to Dublin Zoo.



ACCESS ALL AREAS

The Orby apartments at Phoenix Park Racecourse are suited to a wide range of residents working in Dublin, city centre, docklands and along train & bus routes as well as all around the M50 Ring Road. This is a location that really does offer access to all areas.

There is a high concentration of Business Hubs and Employment Centres in the City Centre, the Docklands and around the M50 (Dublin's Ring Road), in addition Dublin Airport is only 18 minutes away and almost all of Dublin's other major commercial centres are less than a 30 minute drive from the Phoenix Park Racecourse apartments where residents benefit from the excellent public transport links and a great strategic location for getting around by bus, train, bicycle or private car.





ASPIRATIONAL ARCHITECTURE

It's about creating quality spaces inside and out, thoroughly dedicated to achieving a timeless and sophisticated setting for a cosmopolitan and comfortable lifestyle.

Elegant facades at Orby rise from the richly landscaped grounds displaying an impressive palette of materials with natural stone, steel, glass, brick finishes, copper, terracotta and timber combining in a symphony of protruding and recessed walls, cantilevered balconies and large overhanging roof planes, the result is an exceptional architectural character that flows throughout the development providing a sophisticated living environment.

Each building is resolved to incorporate high levels of daylight through the large windows and glass fronted balconies that frame pleasant views of the surrounding architecture, courtyards, gardens and landscaped streetscapes below. Most apartments are dual aspect and there is a maximum of five apartments per landing which contributes to the sense of privacy.

The scale and layout of the buildings promote a high level of privacy as promenades merge with cobbled pathways that lead to peaceful courtyards and garden areas, creating a network of "mini-communities" within the development.

In addition, the impact of cars on-site has been significantly reduced by the provision of undercroft / basement car parking throughout the development, so that the outside spaces offer a garden-like feeling throughout the development.





IMMEDIATE CONVENIENCES

The Phoenix Park Racecourse Neighbourhood Centre is anchored by the recently expanded Londis Racecourse foodhall which is owner occupied.

The property comprises a 500 sq.m premises which provides residents with convenient retail amenity including coffee, off-licence, deli and hot food.

Terms have recently been agreed with an expanding creche operator which will further enhance the offerings available to local residents. In addition, a new café concept operator is due to open shortly along with a veterinary clinic recently agreeing terms.

The Phoenix Park Pharmacy has recently commenced trading following a high quality fit out which is located adjacent to Nazoo Skin & Beauty which specialise in delivering high quality skincare and beauty services.



OUTSTANDING INSIDE

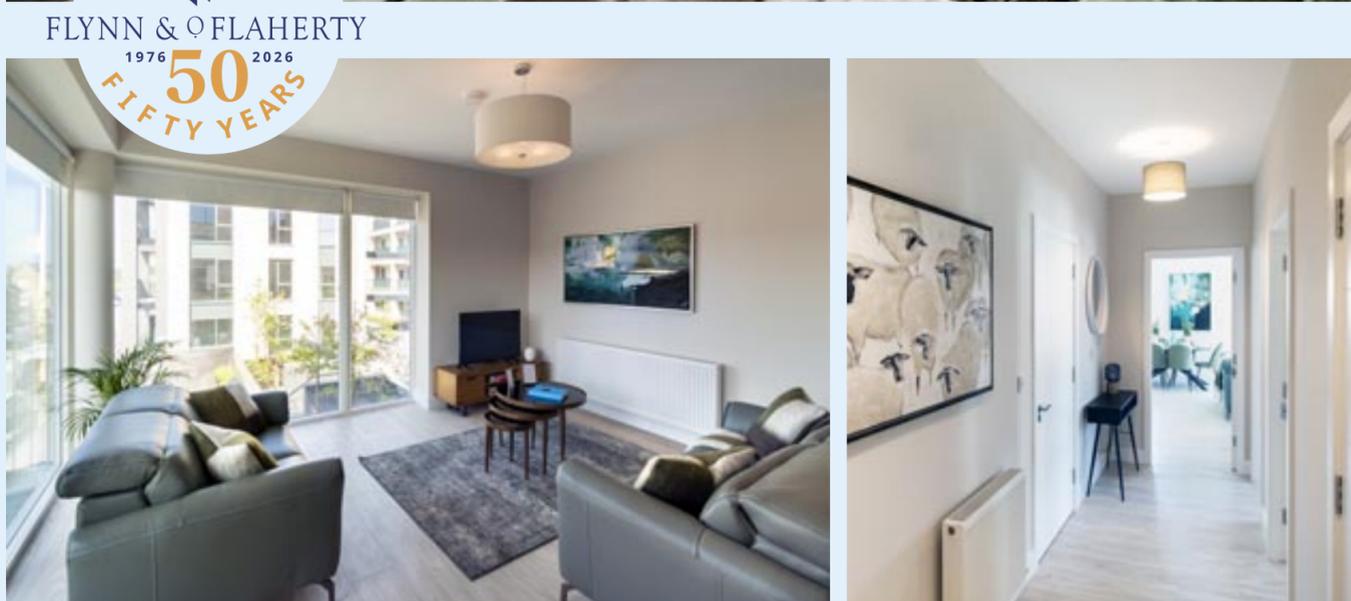
Delivering comfort, elegance & long lasting quality throughout

The Orby homes at the Phoenix Park Racecourse are a testament to Flynn & O'Flaherty's commitment to long lasting quality. Spacious layouts enjoy high ceilings and large windows with open-plan kitchen/living/dining rooms at the heart of each home opening to balconies or terraces to provide an extension of living space.

Quality laminate timber floors flow throughout the halls, living areas, bedrooms and stores, while kitchen areas, bathrooms and ensuites are tiled. Bedrooms are mainly

double rooms and feature quality wardrobes. Ensuites and bathrooms are finished to a high contemporary standard with a focus on clean lines and robust materials.

Hard wearing kitchens boast composite stone worktops and a user-friendly layout complete with high quality appliances. Perfect detailing define these apartments where everything is considered by the Flynn & O'Flaherty team who have fifty years of hands-on experience delivering high quality new homes.





CELEBRATING
1976 2026
50
FIFTY YEARS

FLYNN & O'FLAHERTY

ORBY
PHOENIX PARK
RACECOURSE

A QUALITY SPECIFICATION

The Building

- High quality brick finish and standing seam metal cladding
- Low-maintenance Alu-Clad windows by Nordan, with low u-value for energy efficiency
- High acoustic performance party walls
- Concrete floors throughout
- Semi-Private landscaped courtyard area
- Adjoining and overlooking new park including play ground
- Aluminium rainwater goods



Balconies

Large balconies with premium Porcelain pavers and glazed/metal balustrades, all with exterior lights and power.



Kitchens

Contemporary kitchens opening to large living spaces form the heart of these apartments. The kitchens are custom designed and manufactured by Nolan's kitchens

- Fully integrated cooking appliances and fridge/freezer
- Composite stone kitchen worktop.
- Stainless steel recessed sink.



Utility Room

Two and three bedroom apartments have utility rooms fitted with washing machine/dryer and Central NEBE MVHR heat pump unit.



Bathrooms & Ensuites

Clean contemporary lines define the bathrooms and ensuites at The Phoenix Park Racecourse where quality suites and fittings are specified throughout. Typical specification includes:

- Porcelain tiles to floors and walls.
- Thermostatic mixer taps , bifold glass shower doors, single panel glass screen to baths
- Wall mounted heated towel rails
- Roca sanitaryware with Viega concealed cisterns



Wardrobes

Bespoke wardrobes throughout with light oak internal finish



Floors & Ceilings

2.7m min ceiling in living areas and bedrooms
Laminate timber flooring
High quality Porcelain tiles to bathrooms and ensuites



Interior Finishes

Contemporary architrave & skirtings
Stainless steel satin finish door furniture throughout
Scandinavian timber internal window frames with external durable powder-coated aluminium
Internal painting throughout
Superior quality internal joinery
High quality timber doors



Electrical & Media

- Generous provision of lighting and power points
- External weatherproof powerpoint



Intercom & Access

Entry video-phone system in each apartment connected to the main entrance door
Secure access control to all entrances, car park and all ancillary areas



Fire Alarm

Mains-supply smoke detectors / heat detectors with battery back-up to apartments linked to main building fire detection system



Heating & water

Nibe exhaust air heat recovery pump works in conjunction with mechanical ventilation to energy efficiently provide heating and pressurised hot water throughout



Storage

Most units have additional stores off the hall.



Energy Efficiency

A2/A3 BER energy rating
Highly insulated design
Exhaust air heat recovery pump works in conjunction with mechanical ventilation to energy efficiently provide heating and hot water throughout
Triple glazed AluCad windows by Nordan
Provision of EV parking to some spaces
Energy efficient radiators



Internal Communal Areas

- Spacious entrance lobbies
- Internal communal areas are finished in high quality long lasting materials and are well illuminated.
- Lifts are of high quality with stainless steel doors and interiors.
- General circulation staircases have steel handrails with a wood finish and powder coated steel balustrades with carpet or tiled floor finish.
- Lighting is mostly surface mounted ceiling fittings with occasional surface wall lights as appropriate.



Car Parking

The vast majority of parking spaces excluding visitor & disabled spaces are located in undercroft / basement carparks which ensures the visual impact of cars is kept to a minimum.



Bicycle Parking

There is bicycle parking storage in the car park.



External Communal Areas

The Orby homes at the Phoenix Park Racecourse benefit from extensive hard and soft landscaping, maintained to a high standard and include a large number of feature areas, including courtyards, piazzas, residents courtyard gardens and a network of walkways that link to local shops, cafe, Nazoo Salon and of course The Phoenix Park itself just across Castleknock Road.



Parkland Amenity

The Orby building overlooks an expansive main residents park for the development, which is currently being completed. Residents also benefit from unrivalled access to the Phoenix Park, which is the largest city park amenity in Europe, with over 1,700 acres of parkland packed full of sports & leisure possibilities.



On Site Shop, Pharmacy, Salon & Cafe

A Londis supermarket, deli, the Phoenix Park Pharmacy and Nazoo Skin & Beauty provide convenient on-site facilities of a high standard.



Cycle Friendly Location

There is a network of cycle paths throughout The Phoenix Park Racecourse linking to the Phoenix Park and on to the City.



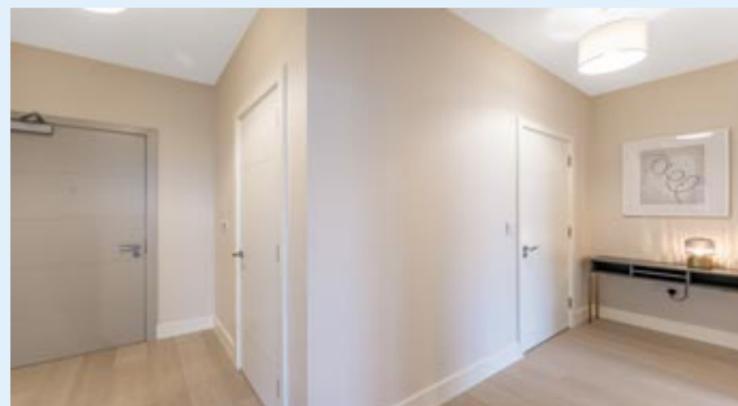
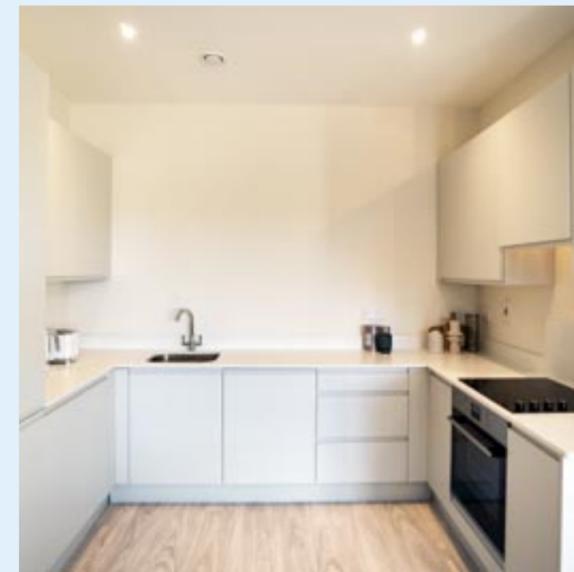
Bus & Rail Links

There is a choice of convenient bus services and train services at both Navan Road Parkway and Ashtown Station serving the City Centre - Maynooth.



Airport

Dublin Airport is c.15mins from Phoenix Park Racecourse via the M50.





NAVAN ROAD PARKWAY TRAIN STATION

PEDESTRIAN GATE
LINK TO NAVAN ROAD AND NAVAN ROAD TRAIN STATION

ENTRANCE NAVAN ROAD

100M FROM ROUNDABOUT TO BUS STOPS 37, 38, 38A, 38B, 38D, 39, 39A, 39X, 70, 179

M50

NAVAN ROAD

NAVAN ROAD

CITY CENTRE

PARKLAND AMENITY

ORBY

PLAYGROUND

NEIGHBOURHOOD CENTRE

EDMUND RICE COLLEGE SECONDARY SCHOOL

FUTURE DEVELOPMENT

DANEHILL

MILLRACE ROAD

CEDARHURST ROAD

PHOENIX PARK AVENUE

PHOENIX PARK AVENUE

PHOENIX PARK AVENUE

CASTLEKNOCK ROAD

NAVAN ROAD TRAIN STATION

ASHTOWN GATE

ENTRANCE CASTLEKNOCK ROAD

CITY CENTRE Via Park

FUTURE HOUSING

FUTURE HOUSING

FUTURE HOUSING

FAIRHAVEN

CASTLEKNOCK ROAD



PHOENIX PARK RACECOURSE SITEPLAN

PHOENIX PARK Europe's Largest City Park

The Phoenix Park is Europe's largest city park with c.1,700 acres of parklands that is home to; Dublin Zoo, Playing Fields, Polo Grounds, Cricket Grounds, Ashtown Castle, The Magazine Fort, The People's Garden, The Wellington Monument, Prehistoric Burial Chambers, The Phoenix Monument and both the Irish President's and US Ambassador's Residences.

CASTLEKNOCK VILLAGE

CASTLEKNOCK GATE

CHESTERFIELD AVENUE

CHESTERFIELD AVENUE



ORBY

BUILDINGS GUIDE & FLOOR PLANS

BER A2 A3

- 12** ONE BEDROOM APARTMENTS

2 ONE BEDROOM PENTHOUSES
- 72** TWO BEDROOM APARTMENTS

10 TWO BEDROOM PENTHOUSES
- 4** THREE BEDROOM APARTMENTS

TOTAL 88 APARTMENTS & PENTHOUSES

SHORT DESCRIPTION

Orby comprises four separate apartment buildings positioned to form a courtyard above the landscaped podium. At ground level there is secure parking for cars and lock-ups for bicycles as well as plantroom, water tanks, and services.

The 88 apartments are spread across four buildings so that the vast majority of apartments are dual aspect to make the most of views and natural light, while delivering improved privacy with only three to five apartments at any one landing and there are six own door one bedroom apartments at ground level. Upper floors and penthouses enjoy commanding views over the Phoenix Park Racecourse Park Lands, the City and surrounds.

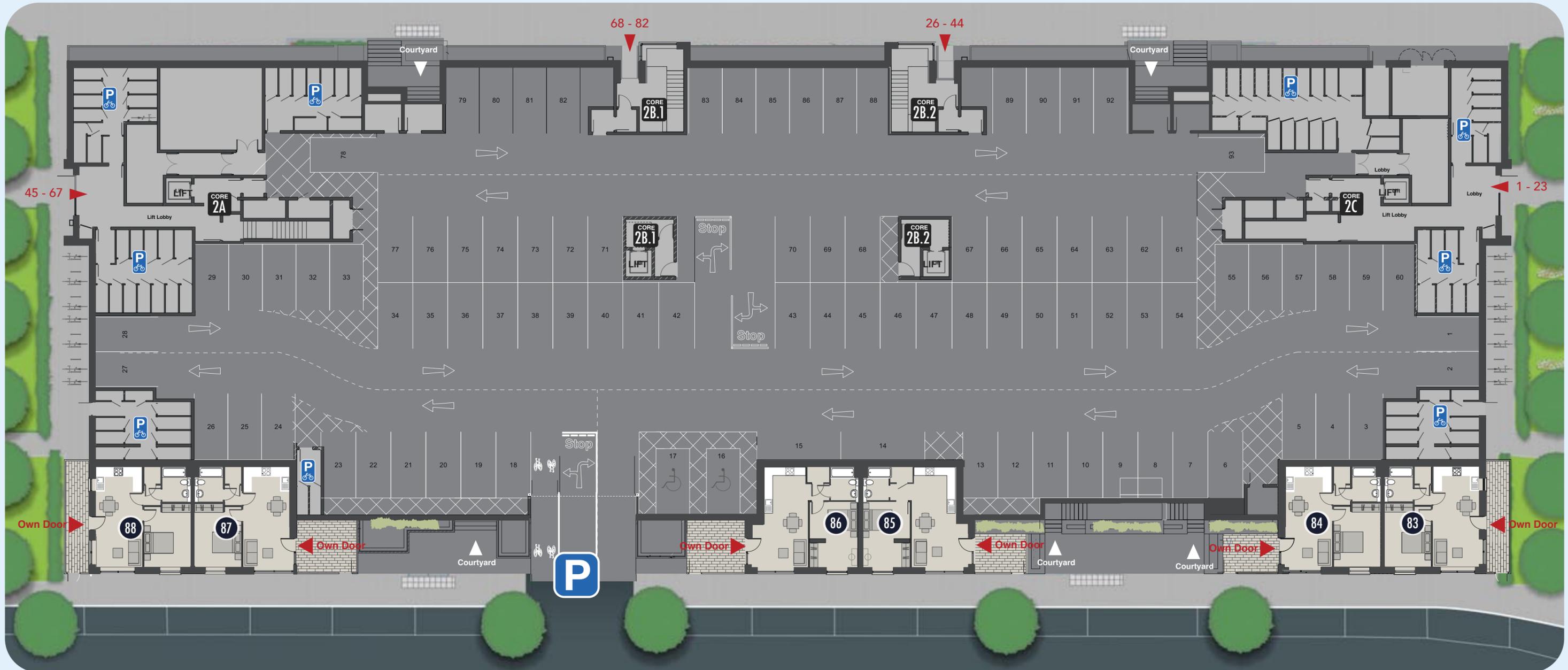
108 Residential Car Parking spaces
INCLUDES 20 VISITOR SPACES

Ample Bicycle Spaces/Storage



GROUND FLOOR

BER A2/A3



1 Bedroom Apartments



FIRST FLOOR

BER A2/A3



1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments

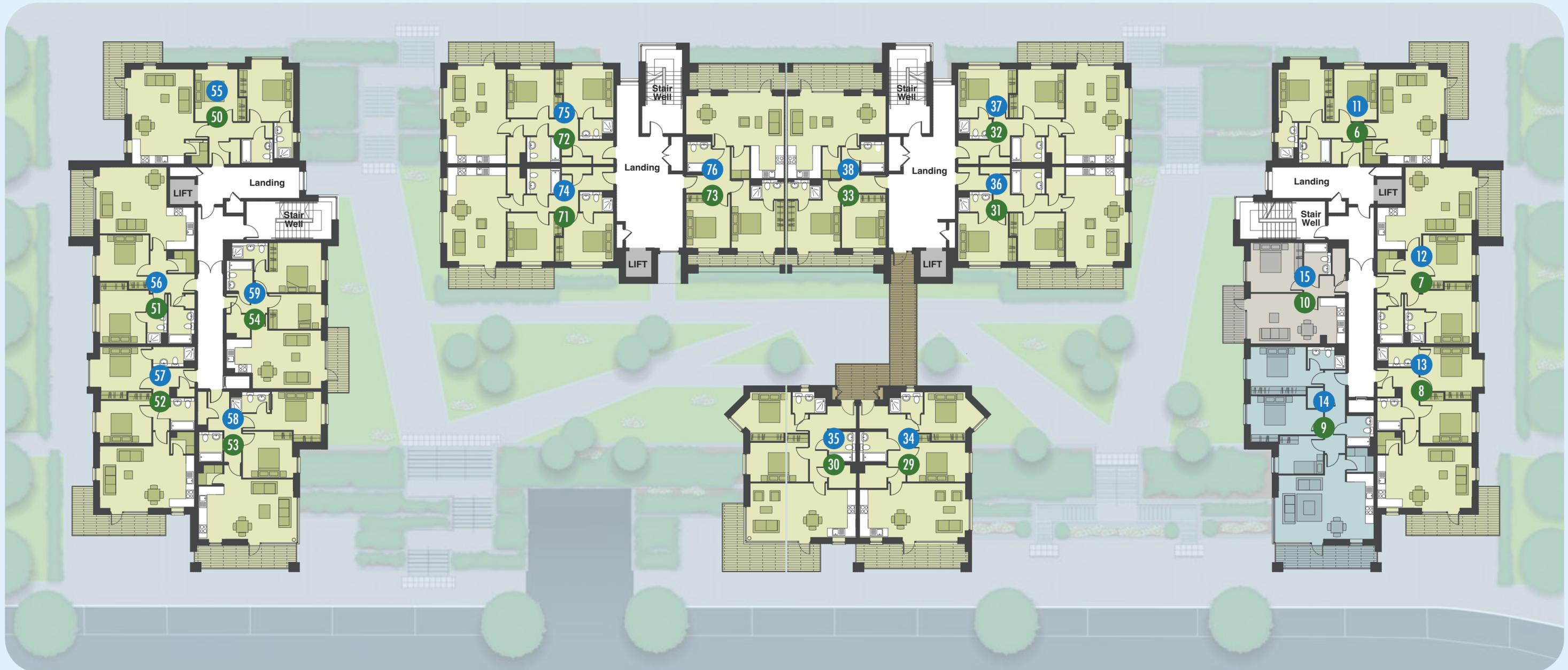


● SECOND FLOOR



● THIRD FLOOR

BER A2/A3

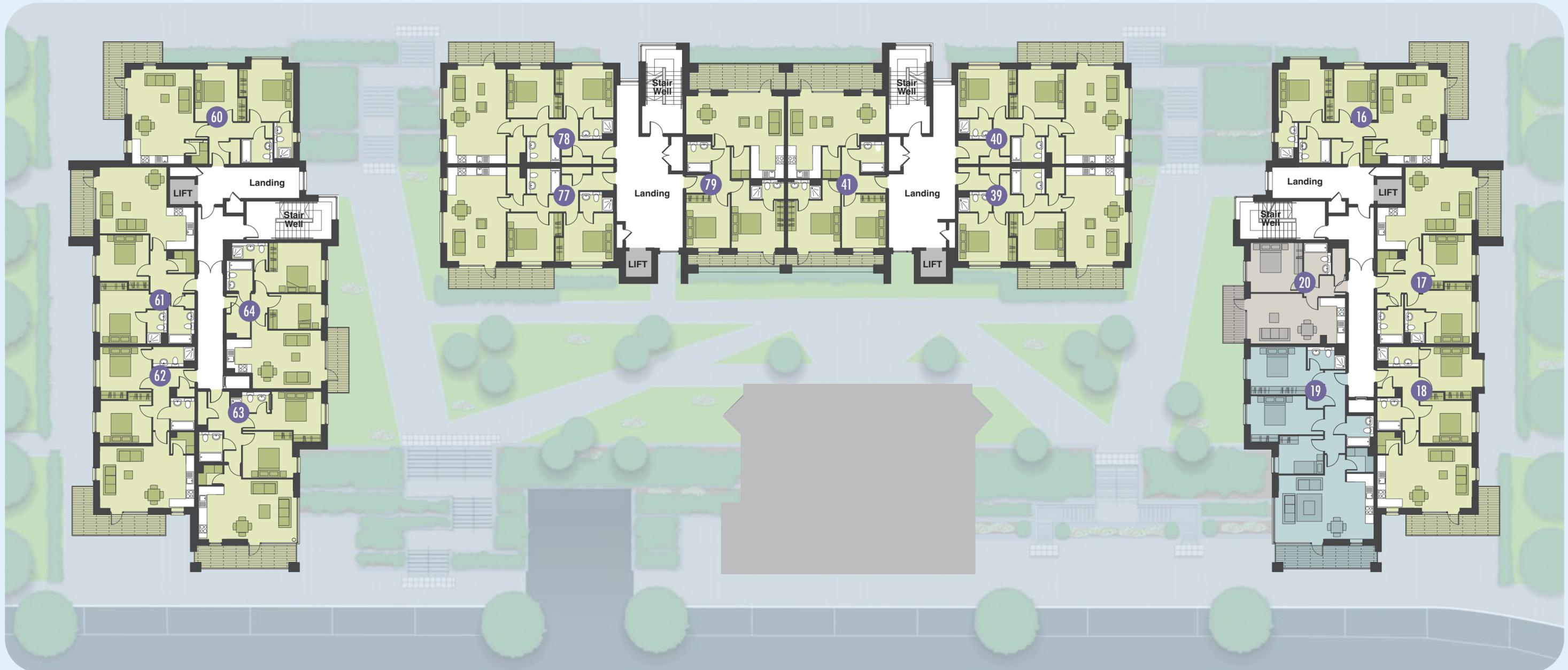


1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments



FOURTH FLOOR

BER A2 A3



1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments



FIFTH FLOOR - PENTHOUSE LEVEL

BER A2 A3



1 Bedroom Penthouse Apartments

2 Bedroom Penthouse Apartments



TYPICAL APARTMENTS

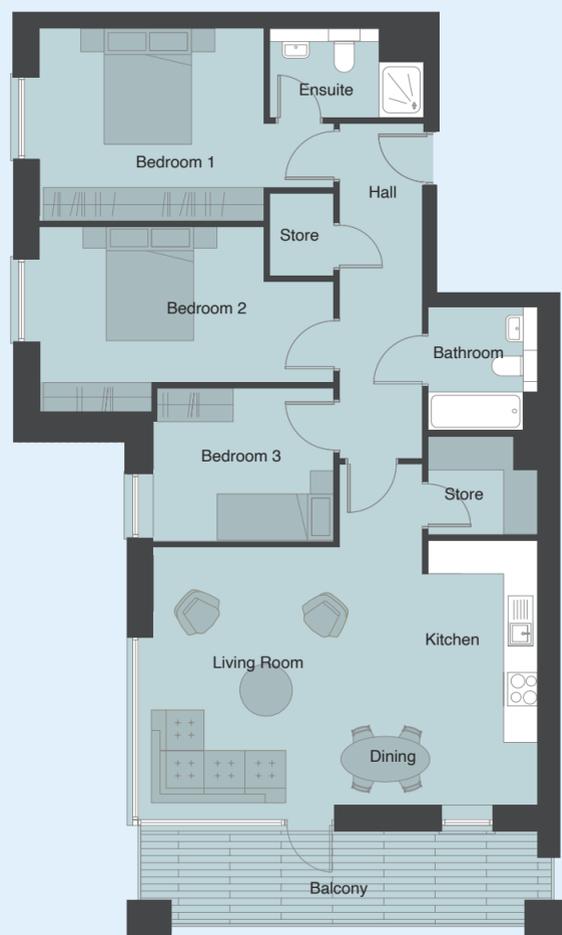
BER A2/A3



1 Bedroom Apartment

Internal Area 50 sqm / 538 sqft

No's: 5, 10, 15, 20 & 23



3 Bedroom Apartment

Internal Area 99 sqm / 1,065 sqft

No's: 4, 9, 14 & 19



2 Bedroom Apartment

Internal Area 80.4 sqm / 865 sqft

No's: 25, 30 & 35 - Handed: 24, 29 & 34



2 Bedroom Apartment

Internal Area 81 sqm / 872 sqft

No's: 45, 50, 55, 60 & 65
Handed: 1, 6, 11, 16 & 21



2 Bedroom Apartment

Internal Area 80 sqm / 861 sqft

No's: 28, 33, 38, 41 & 44 Handed: 70, 73, 76, 79 & 82

2 Bedroom Apartment

Internal Area 81.7 sqm / 879 sqft

No's: 46, 51, 56, 61 & 66
Handed: 2, 7, 12, 17 & 22



2 Bedroom Apartment

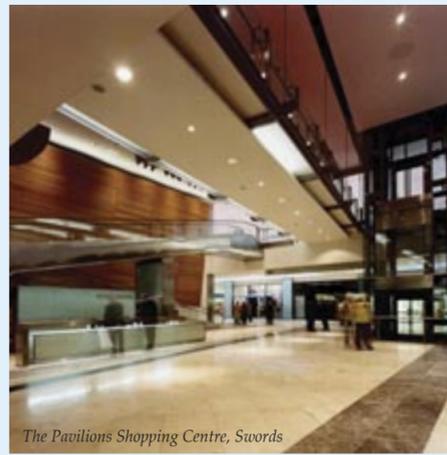
Internal Area 80 sqm / 861 sqft

No's: 68, 71, 74, 77, 80, 27, 32, 37, 40 & 43
Handed: 26, 31, 36, 39, 42, 69, 72, 75, 78 & 81

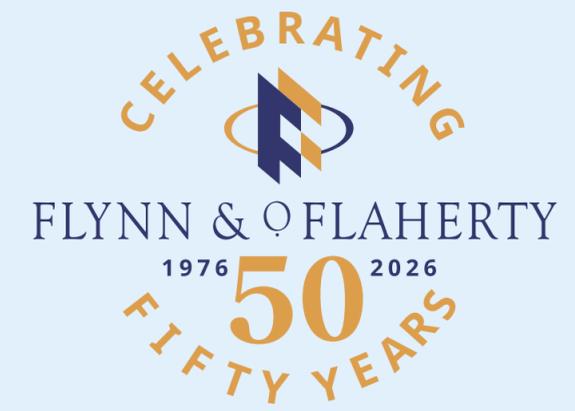




Charlemont, Griffith Ave, Dublin 9



The Pavilions Shopping Centre, Swords



50 YEARS OF EXPERTISE

Founded in 1976, Flynn & O'Flaherty is a family run business with fifty years experience delivering new homes, property investments as well as Office and commercial developments.

From considered planning to innovative architecture, enhanced community spaces, combined with exceptional hard and soft landscaping, Flynn & O'Flaherty have applied their expertise to deliver an exceptional living environment at Phoenix Park Avenue, Phoenix Park Racecourse..



Fairhaven Walk, Castleknock



Fairhaven, Castleknock



Flynn O'Flaherty New Offices



The Pines, Castleknock, Co. Dublin



Wainsfort Manor, Terenure, Dublin 6



Collinswood, Dublin 9



Navan Road Parkway Train Station

TRANSPORT LINKS



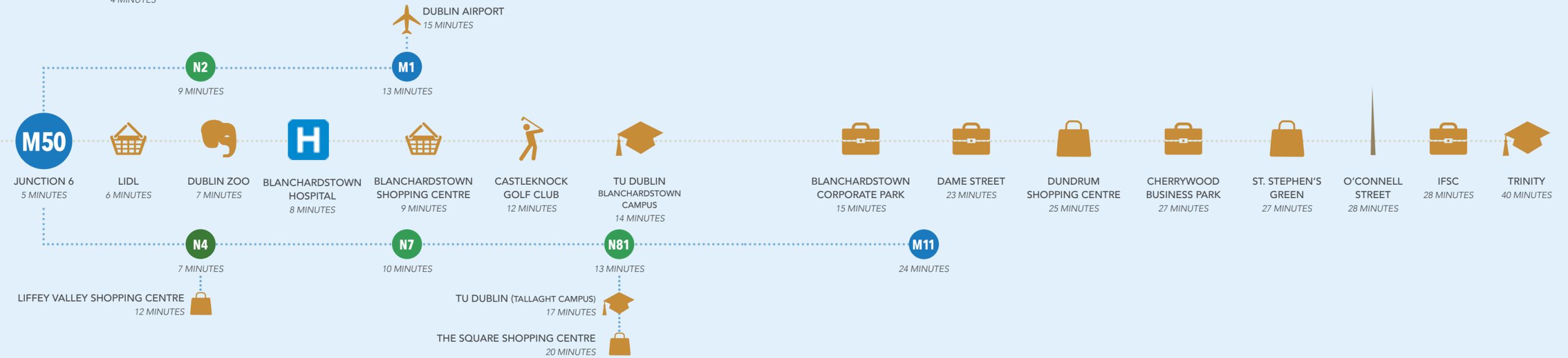
Source for walking times: Google Maps



Source for cycling times: Google Maps



Source for driving times: Google Maps



Sources: www.transportforireland.ie • www.google.ie/maps/ • www.irishrail.ie • www.dublinbus.ie • Travel Times Vary

Dublin Bus

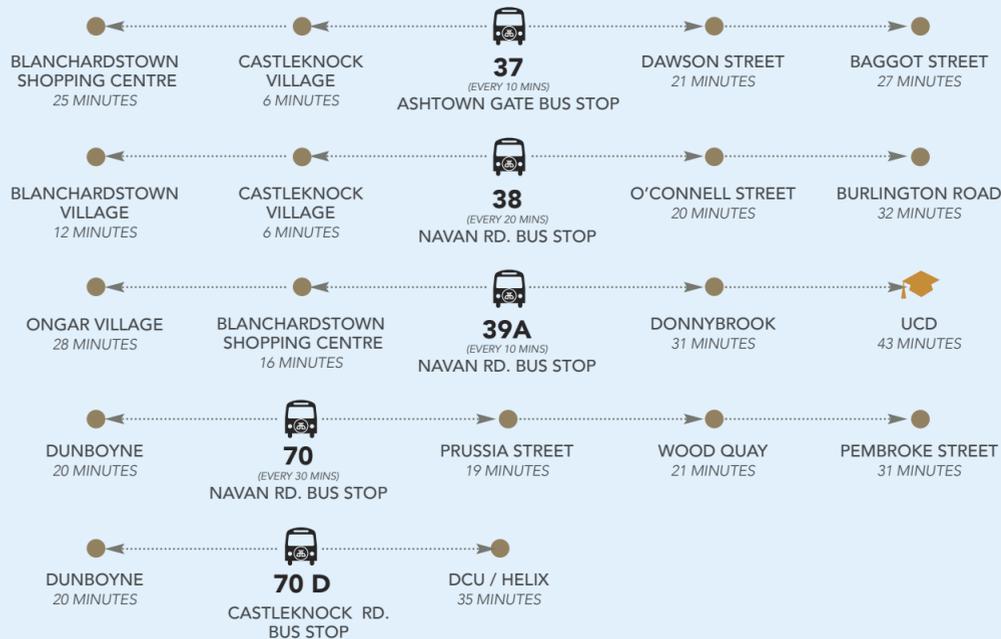
SAMPLE TRAVEL TIMES

CITY CENTRE IN 19 MINUTES

Routes easily accessible from Phoenix Park Racecourse

37, 38, 38A, 38B, 38D, 39, 39A, 39X, 70, 179*

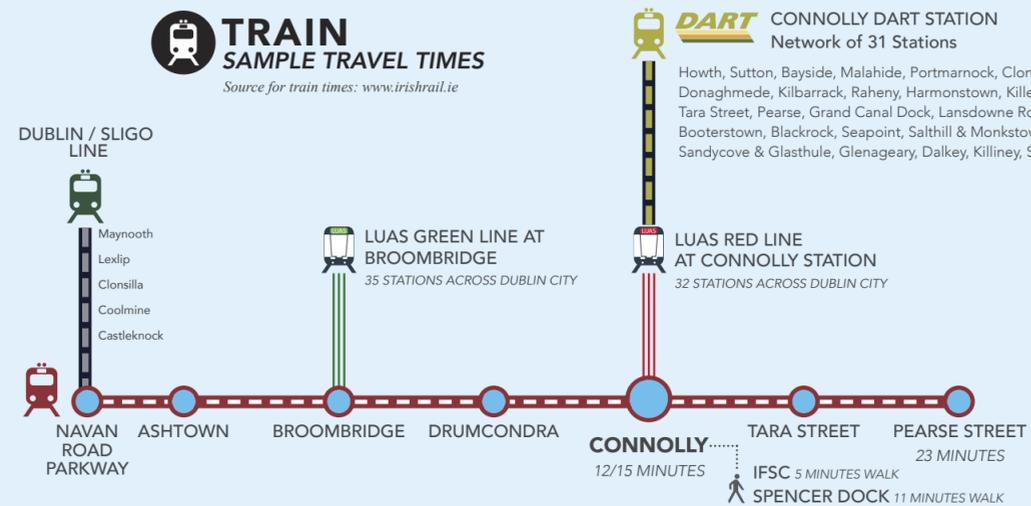
* not operated by Dublin Bus



TRAIN

SAMPLE TRAVEL TIMES

Source for train times: www.irishrail.ie



TfL Leap Card

TfL Leap Card is a convenient way to pay for public transport services in Dublin. TfL Leap Card fares are up to 31% cheaper than cash single tickets.



A GREAT DUBLIN LOCATION

CONVENIENT TO THE PHOENIX PARK, CITY CENTRE & M50





Professional Team

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CIVIL / STRUCTURAL

O'Connor Sutton Cronin

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MECHANICAL & ELECTRICAL ENGINEER

Johnston Reid & Associates

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Sandyford Business Park, Sandyford, Dublin 18
(01) 293 8910

DESIGN CONSULTANT

Archimedium



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