

'Ananda', St. Georges Avenue, Killiney, Co. Dublin.



The balance of a unique rural ambience in an urban setting offers privacy, peace and tranquillity combined with its accessible coastal location within easy reach of Dublin make the location faultless.

An illusion of countryside created by a building or garden within a City – ‘Rus in Urbe’. The secret to Ananda is within the subtle design and commanding build on St. Georges Avenue. Architect (Ross Cahill O’Brien) and current owners agreed early on in the design process that, due to the unique setting, indoors and the outdoors of this property should blend whenever possible. With a breathtakingly positioned site surrounded by mature trees, granite rock, sea and mountain views with only the vast sky above, the design was always going to be the key. The outside has been ‘invited’ indoors wherever possible and vice-versa. A first time visitor to the property will get a strong sense of this blend as soon as they stand at the front of the house and are able to see straight through the structure to (an almost surreal) panoramic framing of the Sugarloaf mountain. These design decisions have manifested themselves and made into one of the finest, naturally artistic, properties that south county Dublin has to offer.

Ananda comprises 7 bedrooms and 6 bathrooms plus 2 guest WC, across 929m²/10,000ft² with astonishing views of Killiney Bay and the Wicklow Mountains. Nature meets contemporary architecture as a curved undulating frame blends granite, steel, hardwood and glass of exceptional craftsmanship, whilst providing a never ending range of modern comforts. The balance of a unique rural ambience in an urban setting offers privacy, peace and tranquillity combined with its accessible coastal location within easy reach of Dublin City making the location faultless.

The property is floored throughout the ground and first floor in extra wide, high quality, solid oiled oak boards. Designed for entertaining and home life, Ananda offers a magnificent double living room featuring a striking glass climate controlled wine room. Hidden behind is a separate prep/larder room with walk-in fridge/freezer. From the living room a discreet door leads into a customised office/study featuring magnificent curved cabinetry and maximising the natural light, with full length windows overlooking the grounds This is the ultimate working from home

location. There is a second entrance at the side of the house which serves for the daily access for shopping, sports or school activities.

The Mudroom (or boot room) includes substantial storage and utility/laundry room. The guest bedroom, with wet-room shower en-suite, is also accessed from the ground floor. From the centre foyer and discreetly hidden behind a floor to ceiling frameless door leads into the custom designed open plan kitchen from ‘Strato Cucine’ of Milan, Italy. The kitchen embraces clean and minimalistic features including a generous 5-seater island, 3 large sinks, as well as a wealth of integrated appliances by ‘Gaggenau’ and ‘Wolf’. The 12 seater dining table is set beside large sliding windows to offer an al fresco dining experience. Leading into a spacious family room, the fluid and open-plan nature of the ground floor offers a perfect entertainment space as well as intimate living space with unbeatable views from each room.

The master suite bedroom features a unique curved glass wall offering views overlooking the Killiney Bay, Bray Head and the Wicklow Mountains, automated curtains and his and hers walk-in closets. The exceptional master en-suite with book-marked Carrara marble includes a freestanding bath and a wet room style shower with panoramic views. The additional 4 bedrooms offer study areas, ample closet space, Jack and Jill en-suites and wonderful views.

The large media/games room includes a mini- kitchen, staff/guest quarters with en-suite, storage area and separate lower-level entrance. North side of the property includes two separate automated car entrances, detached single car garage and 2 entrances into the main house.

The south side of the property includes the magnificent garden, barbecue/cooking area, two separate seating areas, outdoor fireplace and detached Gym/Yoga studio with change area and en-suite facilities.



**‘ANANDA’ IS SANSKRIT
FOR CONTENTMENT AND
HAPPINESS.**



Ananda offers a magnificent double living room featuring a striking glass climate controlled wine room.



DETAILS OF ACCOMMODATION

GROUND FLOOR

FRONT ENTRANCE HALL/RECEPTION AREA

Burglar alarm panel, concealed access to cloakroom.

GROUND FLOOR GUEST BEDROOM (BEDROOM 6)

(5m x 4.14m) ensuite, wet room and 2 fitted wardrobes, TV.

MUD ROOM

Ample storage units and cabinets.

GUEST WC

(1.91m x 1.57m)

LAUNDRY ROOM

(3.47m x 3.04m) 2 washing machines and 1 dryer, ample storage units.

BUTLERS PANTRY

(2.75m x 2.44m) wine fridge, freezer, walk in fridge and dishwasher.

WINE STORE

(5.05m x 1.58m) climate controlled with capacity for 500-600 bottles.

KITCHEN/DINING

(11.76m x 7.07m) Gaggenau fridge freezer, cooker, coffee machine, oven, steamer, 2 warming drawers, porcelain floor, Strato Cucine handmade kitchen imported from Italy, five ring Wolf gas hob with concealed extractor fan, 2 Gaggenau dishwasher, 3 stainless steel sinks with garbage disposal, 12 seater dining area, concealed TV, hidden window, enclosed fireplace and sliding door to rear garden.

FAMILY ROOM

(6.67m x 5.53m) automated concealed tv unit, enclosed fireplace, door to rear garden.

LIVING ROOM

(13.20m x 7.07m) enclosed handmade Belgium COSI fireplace and sliding door.

OFFICE

(8.04m x 6.23m) concealed TV, ample bespoke handmade carpentry storage and picture window, door to garden.

FIRST FLOOR

MASTER BEDROOM

(5.23m x 4.32m) walk in wardrobes (his and hers), small drinks fridge in wardrobe.

ENSUITE

(5.23m x 4.32m) Carrara marble, Belgium carpentry, double shower, stand-alone bath, W.C., mirror storage, chrome towel rail, dual aspect sink, modular lighting and stunning views from Bray Head to the Sugar Loaf.

BEDROOM 2

(4.69m x 4.24m) desk and open shelving, fitted wardrobe (closet to main bedroom), access to balcony with stunning views and Jack & Jill entrance to bathroom with W.C., W.H.B, bath and power shower.

BEDROOM 3

(4.69m x 4.13m) desk and open shelving, fitted wardrobe (closet to main bedroom), access to balcony with stunning views and Jack & Jill entrance to bathroom with W.C., W.H.B, bath and power shower.

LANDING

Quiet reading nook, laundry shoot and stunning views to Bray head and Wicklow with ideal observation point for viewing events such as the annual Bray Air Festival. Door to first floor exterior terrace.

BEDROOM 4

(5.19m x 3.95m) desk and open shelving, fitted wardrobe and dresser.

BEDROOM 5

(5.28m x 1m) desk and open shelving, fitted wardrobe and dresser.

BATHROOM

(4.06m x 2.90m) W.C., shower, bath, dual W.H.B.

BASEMENT

CINEMA/GAMES ROOM

(9.47m x 7.90m) TV, game room, sink, fridge, entertainment area, W.C., storage, piano storage, access to the south garden and St. Georges Avenue.

BEDROOM 7

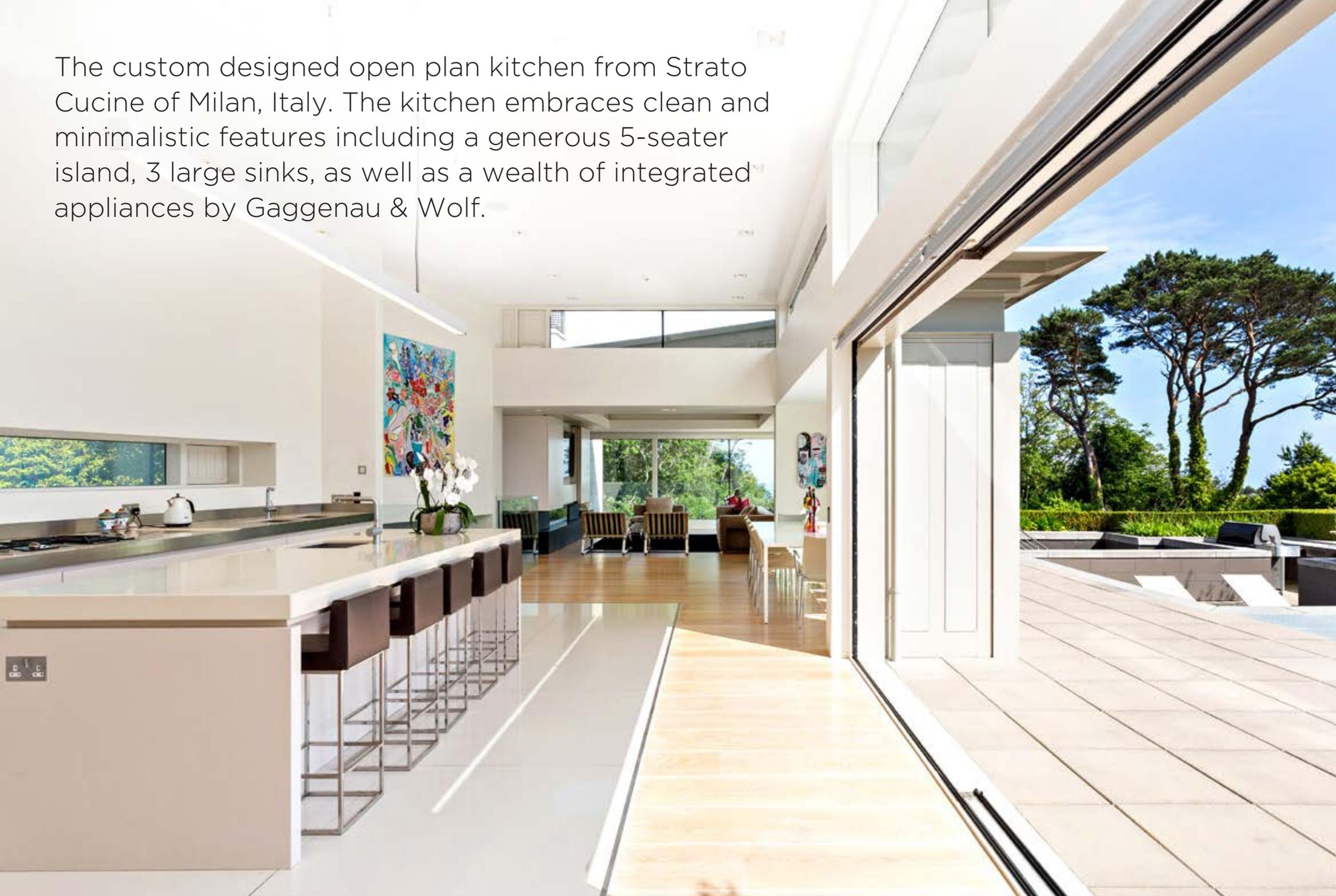
(6.36m x 4.68m) ensuite, desk and open shelving, fitted wardrobe, bath, W.C., W.H.B.

STORE ROOM

(4.32m x 3.34m) barber shop or beauty and make up room.



The custom designed open plan kitchen from Strato Cucine of Milan, Italy. The kitchen embraces clean and minimalistic features including a generous 5-seater island, 3 large sinks, as well as a wealth of integrated appliances by Gaggenau & Wolf.





GLORIOUS POSITION

Located in picturesque Killiney Bay, beside Dalkey - a heritage town with Dalkey Castle and Heritage Centre as its focal point. The town centre is within walking distance and where one can enjoy a good selection of restaurants, bars and cafes. Shopping includes a butchers shop, fish shop, delicatessen, numerous coffee shops, health food shop, craft shop, newsagents, a general grocery store, a wine shop, off-licence and assorted artisan shops and weekly market. The DART train railway can be accessed in the town, giving access to Dublin city centre within about 30 minutes commute. Ananda is both the perfect family home and holiday retreat. Dun Laoghaire Harbour is located 2.1 miles from Killiney and is home to four waterfront Yacht Clubs between the East and West Piers.

SCHOOLS

There are a number of schools easily accessible including Loreto Dalkey, Holy Child Killiney, Castle Park School Dalkey, Willow Park, St. Michaels, Blackrock College and St. Andrews.

SAILING AND WATERSPORTS

There are several small harbours close by, namely Coliemore Harbour and Bulloch Harbour, this being the biggest and is a declared seal sanctuary. There is also swimming at Killiney Beach, White Rock and Vico Rock.

SPORTS

Dalkey and Killiney offer great leisure activities with Cuala GAA Club, Dalkey United F.C. or for those that enjoy a challenge there is paragliding off Killiney Hill or scuba diving in the bay.

ASKING PRICE: €10 million

BER: B2

NEGOTIATOR: Vinnie Finnegan
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From the living room a discreet door leads into a customised office/study featuring magnificent curved cabinetry and maximising the natural light, with full length windows looking onto the garden. This is the ultimate working from home location.







The magnificent master suite bedroom features a unique curved glass wall offering views overlooking Killiney Bay, Bray Head and the Wicklow Mountains, automated curtains and his and hers walk-in closets.



















This large media/games room includes a mini-kitchen, staff/guest quarters with en-suite, storage area and separate lower-level entrance.

The north side of the property includes two separate automated car entrances, detached single car garage and two entrances into the main house.

ACCESS AND TRANSPORT LINKS

- **CAR** Communications are good with the M50 motorway (4 miles) linking Killiney with the main arterial road system.
- **TRAIN** Killiney railway station is within 10 minutes walking distance and is served by the DART electric rail system, which affords quick access to and from Dublin City Centre.
- **BUS/COACH** An Aircoach service with a stop at Hyde Road links Killiney with Dublin Airport. Dublin Bus services 59, 7d and 8 link the area with the city centre.
- **FERRY** Dublin Port just 10 miles from Killiney is served by four ferry companies, between them, they operate up to thirteen sailings daily connecting Dublin with Holyhead, Liverpool and Douglas.
- **AIR** Dublin Airport (45 mins) offers daily flights to an extensive number of international destinations and has a general aviation facility. 9 miles south east of Dublin City Centre, the Killiney/Dalkey area is arguably one of the most sought after locations in Ireland the perfect setting for this superbly designed home.







The southern area of the property includes the magnificent garden, barbecue/cooking area, two separate seating areas, outdoor fireplace and detached gym/yoga studio with change area and en-suite facilities.



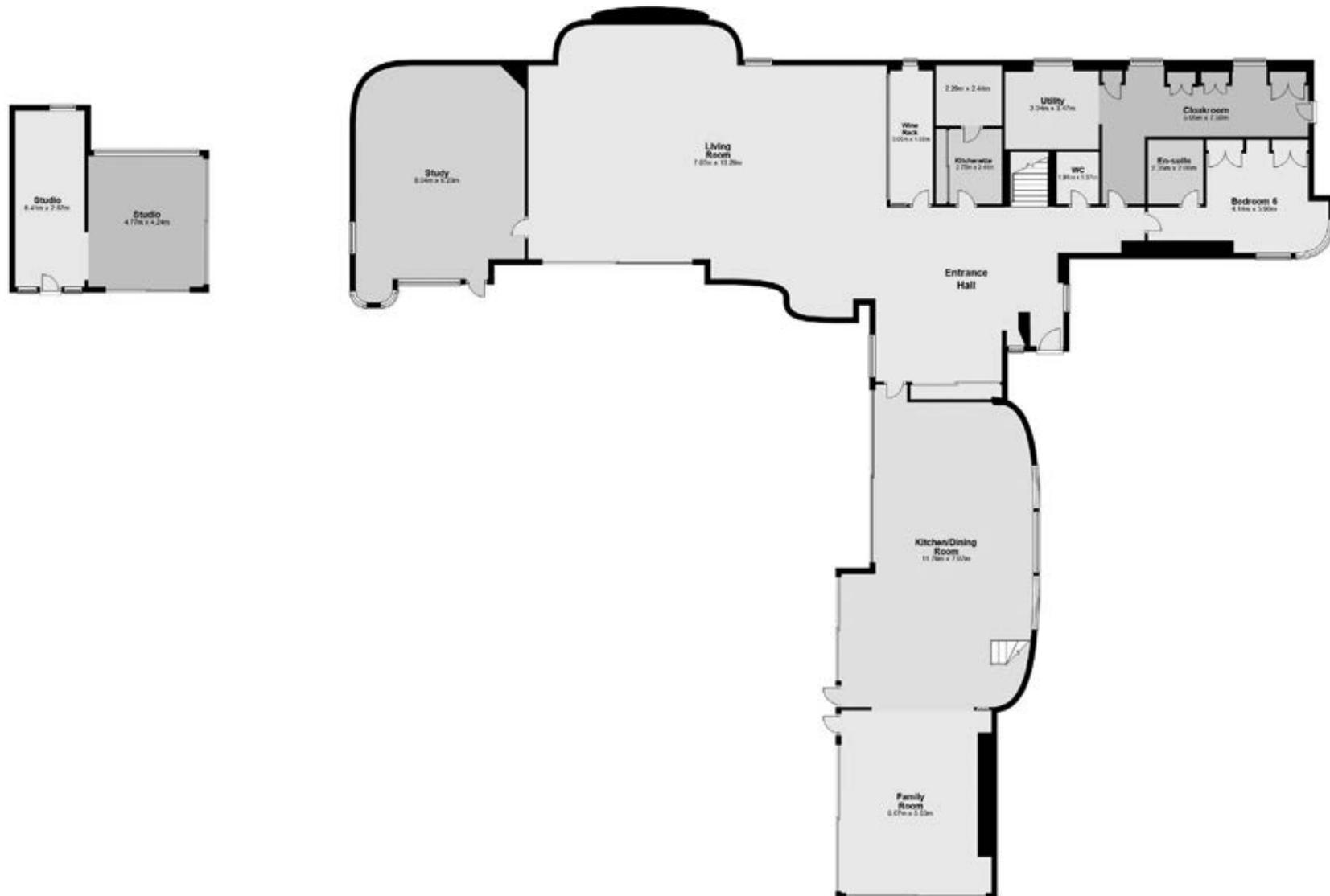


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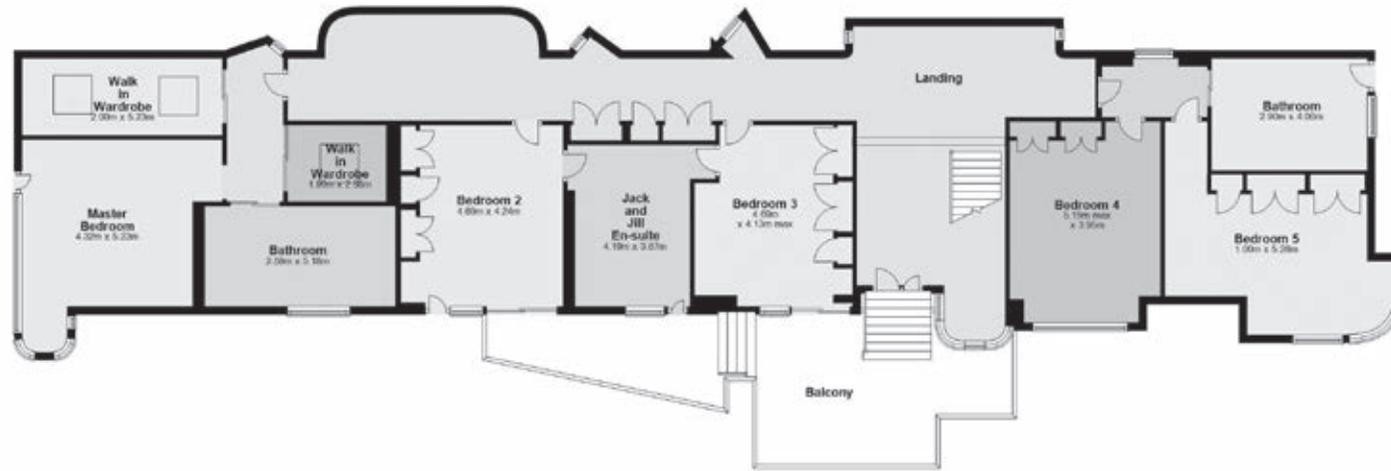


GARDEN LEVEL/GROUND FLOOR



Plans not to scale, for identification purposes only

FIRST FLOOR



BASEMENT



Plans not to scale, for identification purposes only







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