BERA2A3



New 1, 2 & 3 bedroom apartments of distinction and quality on the grounds of the former phoenix park racecourse







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.



## DANEHILL 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.

Danehill 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 development and grounds are extremely well designed and are finished to a high quality specification with excellent hard and soft landscaping incorporating many mature trees in 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.



## DANEHILL AT A GLANCE



**Apartments & Penthouses** 



ONE BEDROOM



TWO BEDROOM APARTMENTS



THREE BEDROOM APARTMENTS





**Navan Road Parkway Train Station** 





**Dublin Bus stops directly outside** Servicing the City Centre & Maynooth



Overlooking the main residents park

Residents Park is currently being developed



Residential Car Parking spaces **INCLUDES 23 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.









Recognising the potential of this great setting the Flynn & O Flaherty team have created a unique development of high specification homes at Danehill 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 amid landscaped grounds in a development that includes it's own train station at Navan Road while Ashtown Station is also close by.

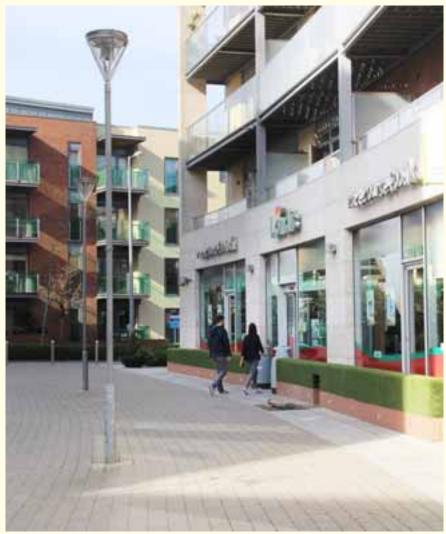
With convenience shopping at Londis, a pharmacy, a salon on site and adjacent access to the Phoenix Park, this is both a pedestrian and cycle friendly location and with the historic Castleknock Village nearby, residents can enjoy the superb amenities. Excellent public transport links provide easy access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

# A VISION OF EXCELLENCE

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

Aspirational architecture and high quality finishes define the apartments at Danehill, 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.









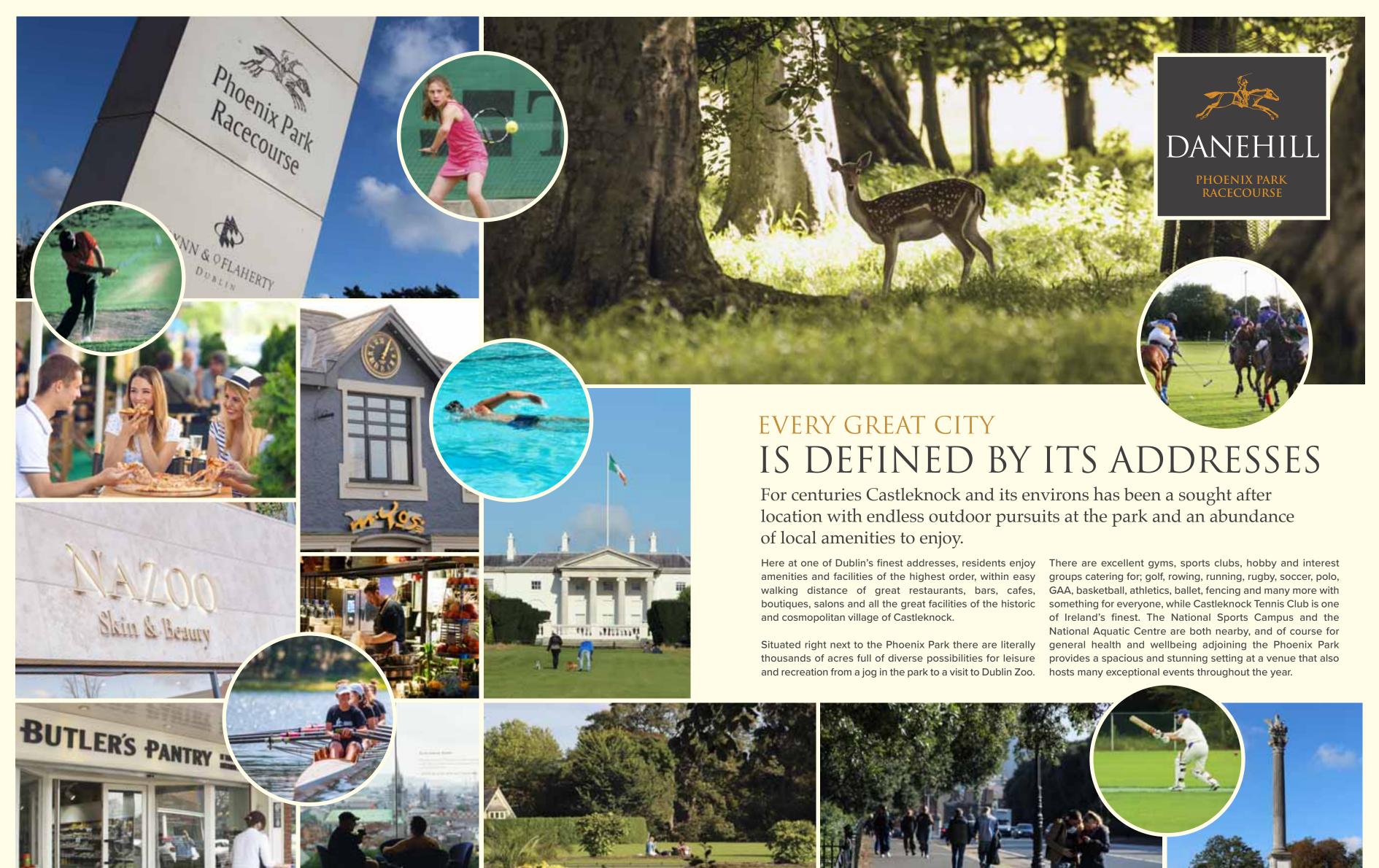
















## ASPIRATIONAL ARCHITECTURE

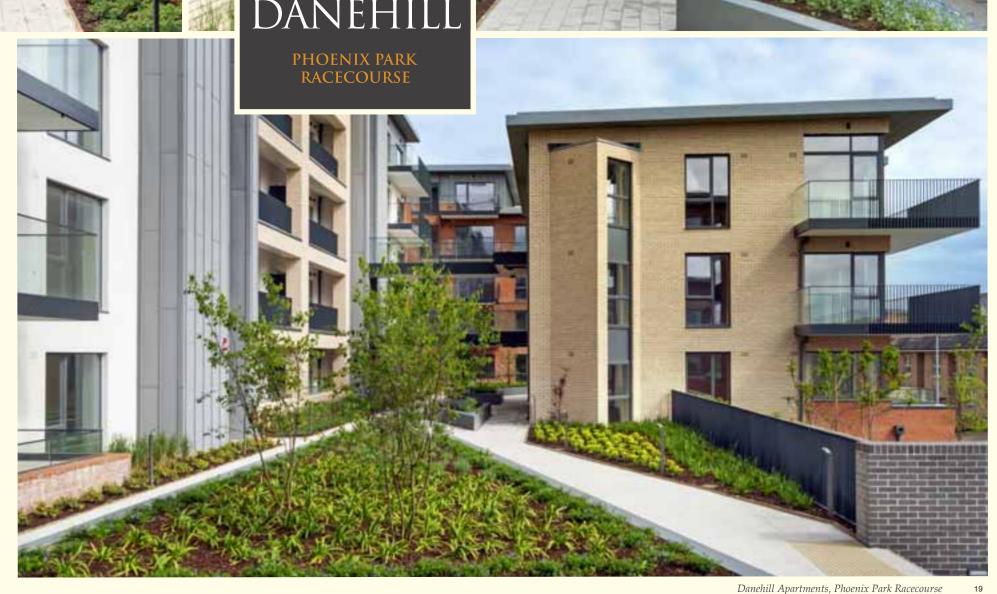
It's about creating quality spaces inside and out, thoroughly dedicated to achieving a timeless and sophisticated setting for a cosmopolitan and comfortable lifestyle.

Elegant facades at Danehill 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.

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.

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.

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.



Danehill Apartments, Phoenix Park Racecourse



## 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.

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.

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 in autumn 2024 along with a veterinary clinic recently agreeing terms.





## OUTSTANDING INSIDE

Delivering comfort, elegance & long lasting quality throughout

The Danehill 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 appliances. Perfect detailing define these apartments 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 quality where everything is considered by Flynn & O'Flaherty who have over four decades of hands-on experience delivering high quality homes.



















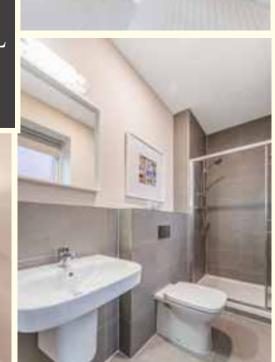












## A QUALITY SPECIFICATION

### 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



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
- · Recessed LED downlighters in hallway
- External weatherproof powerpoint
- · Telephone and data points
- TV connections to accommodate Virgin Media



#### 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



Most units have additional stores off the hall.



## BER) A2) A3 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 20% of spaces and infrastructure in place for future electric car-charging point connections.

**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 stainless steel handrails 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 adjacent to the car park as well are areas throughout the development.



#### **External Communal Areas**

The Danehill 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 Danehill 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.



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























# BUILDINGS GUIDE & FLOOR PLANS







2 ONE BEDROOM PENTHOUSES



**72** TWO BEDROOM APARTMENTS



10 TWO BEDROOM PENTHOUSES



THREE BEDROOM APARTMENTS

TOTAL 88 APARTMENTS & PENTHOUSES

**SHORT DESCRIPTION** 

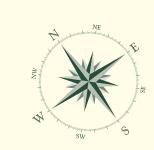
Danehill comprises four separate apartment buildings positioned to form a courtyard above the landscaped podium. At ground level there is secure parking for cars and lock-ups for bicycles as well as plantroom, water tanks, and services.

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.



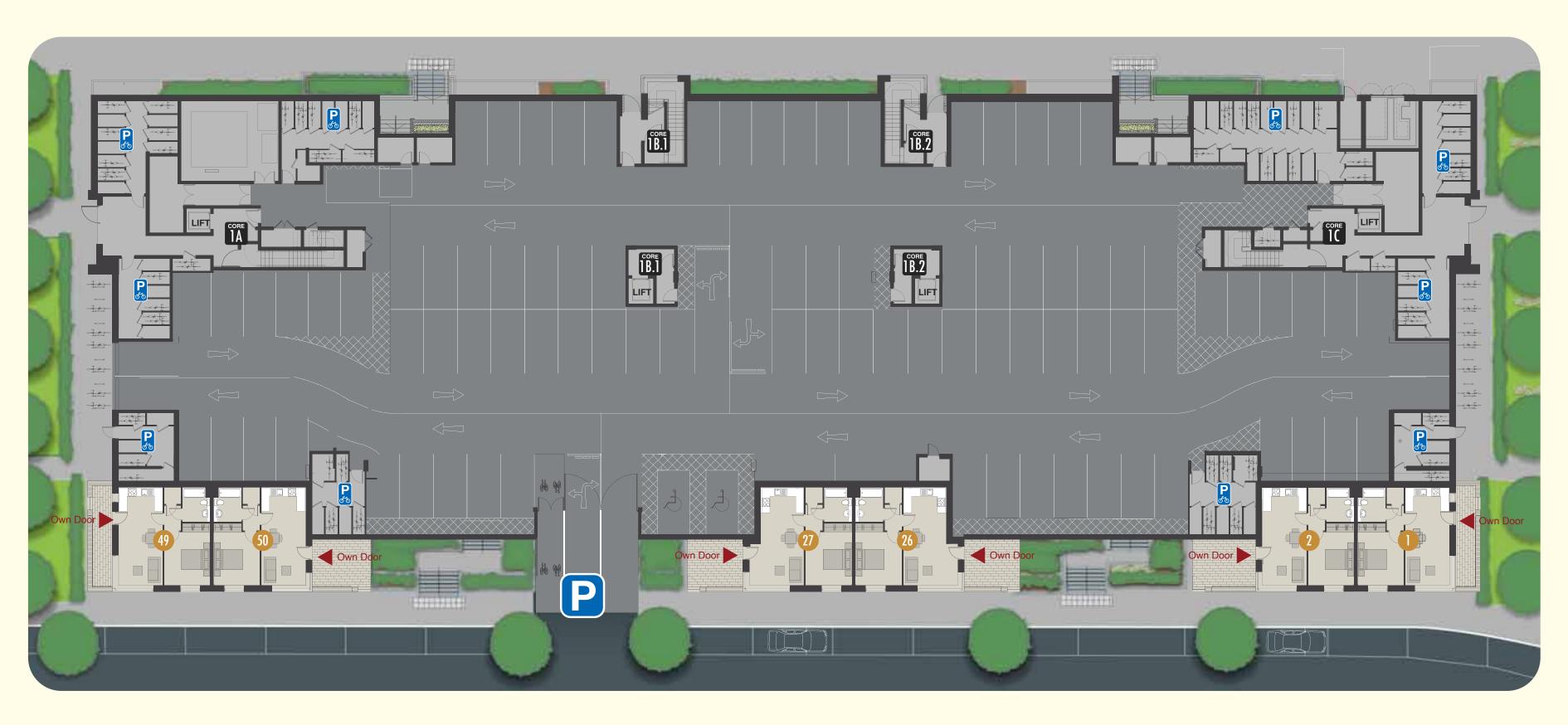
Residential Car Parking spaces





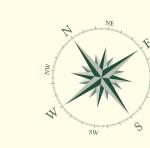






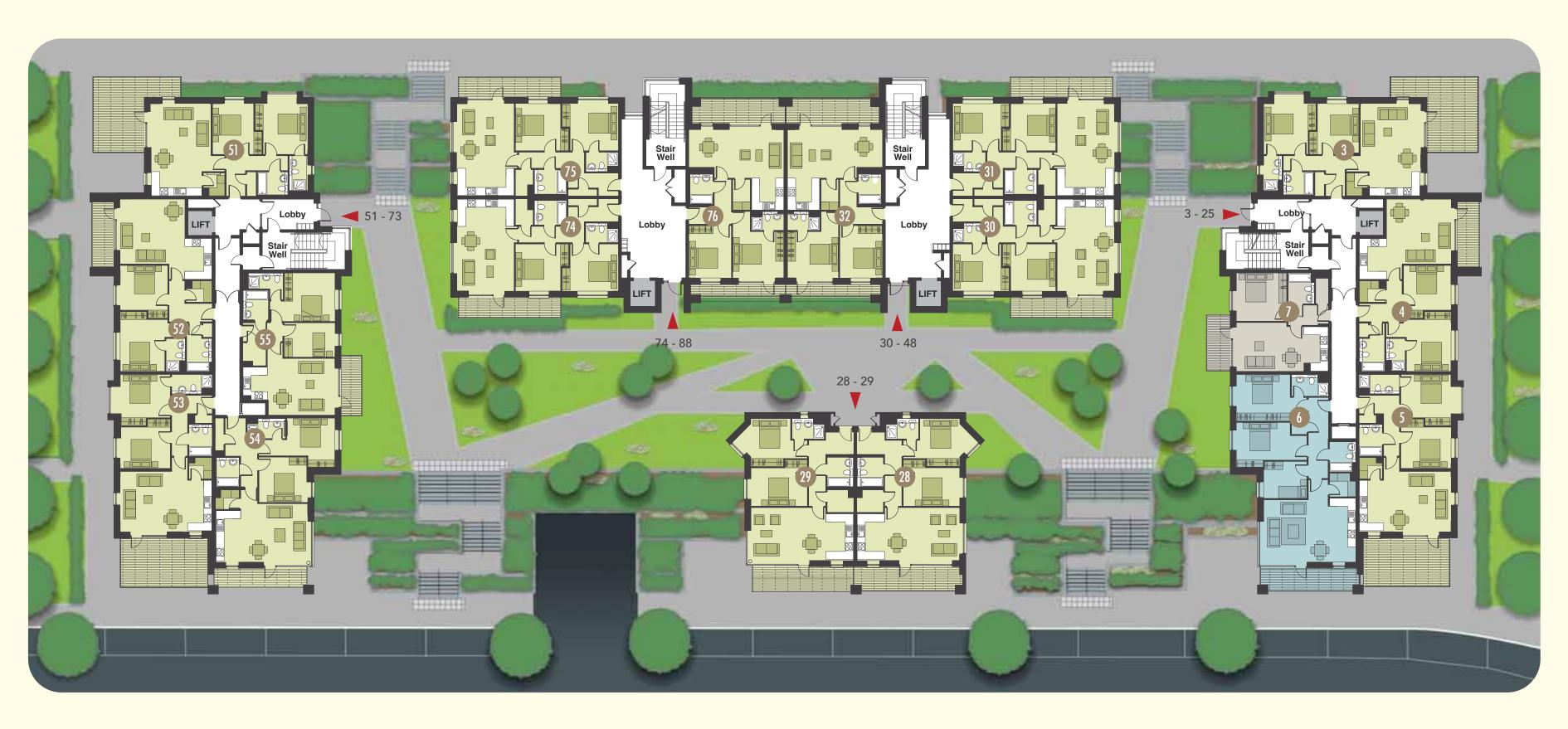
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1 Bedroom Apartments





# • FIRST FLOOR





1 Bedroom Apartments

2 Bedroom Apartments

3 Bedroom Apartments

















1 Bedroom Apartments

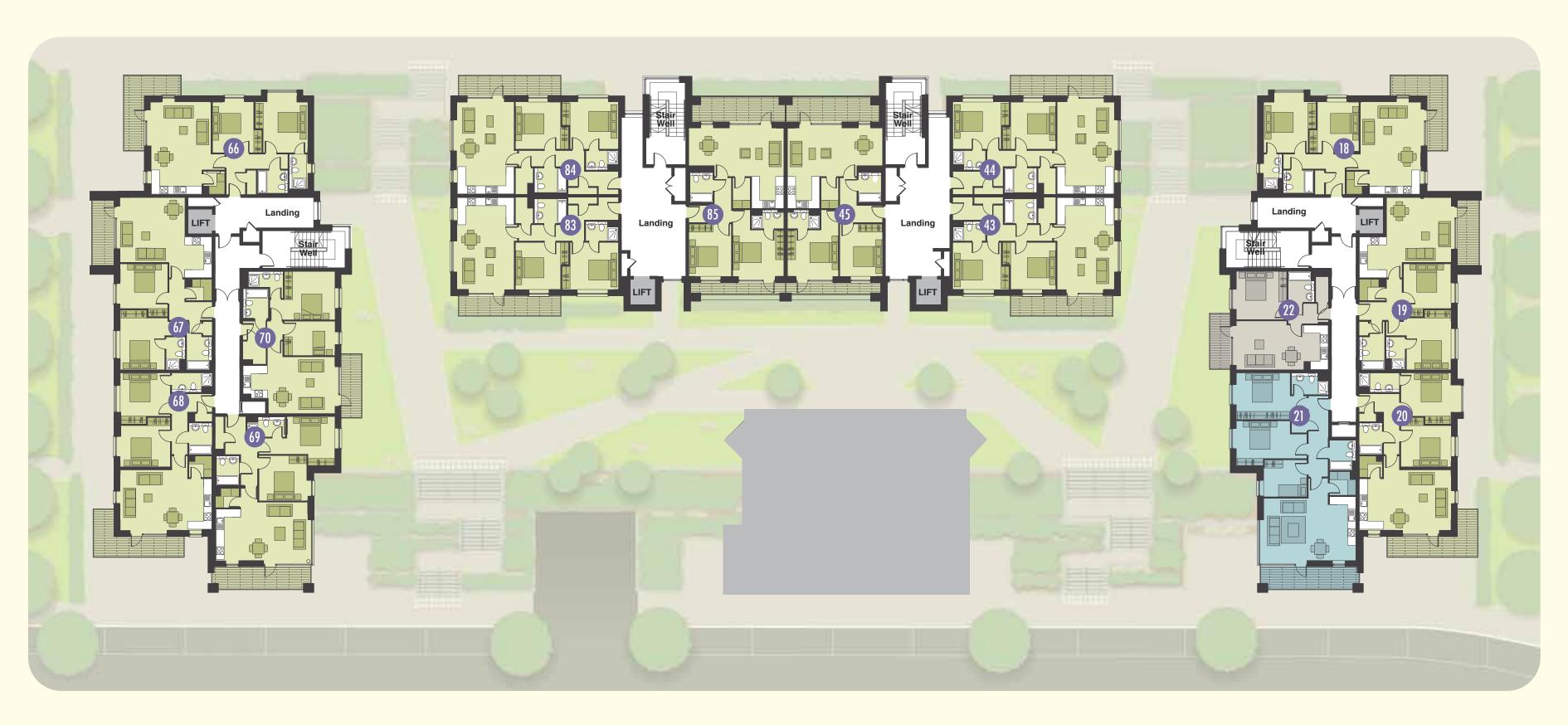
2 Bedroom Apartments

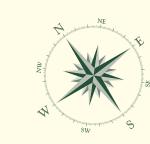
3 Bedroom Apartments





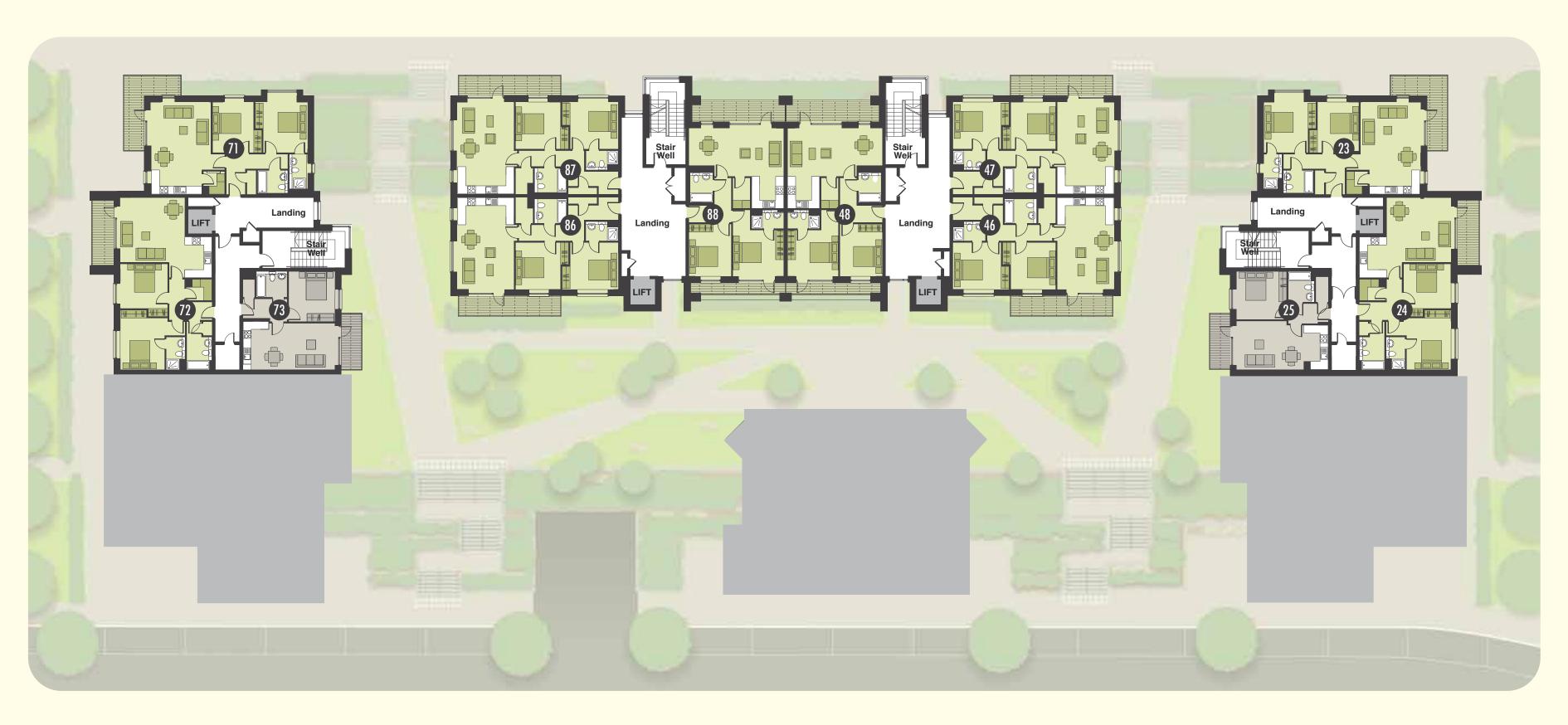
# • FOURTH FLOOR







## FIFTH FLOOR - PENTHOUSE LEVEL





1 Bedroom Penthouse Apartments

2 Bedroom Penthouse Apartments



## TYPICAL APARTMENTS

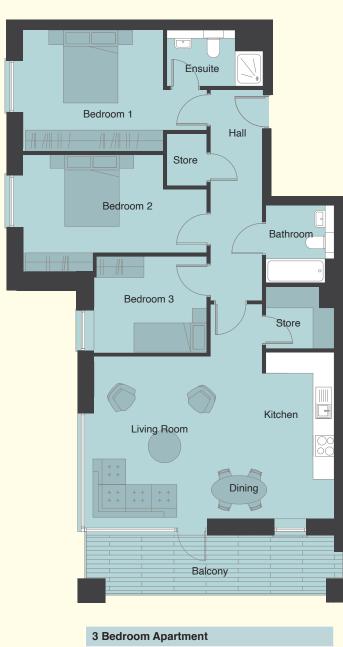




No's: 7,12,17,22 & 25

Internal Area 50 sqm / 538 sqft





3 Bedroom Apartment
Internal Area 99 sqm / 1,065 sqft

No's: 6,11,16 & 21

No's: 29,34 & 39 - handed: 28,33 & 38

80.4 sqm / 865 sqft

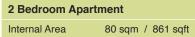






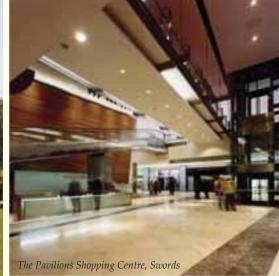
2 Bedroom Apartment
Internal Area 80 sqm / 861 sqft

No's: 74,31,77,36,80,41,83,44,86 & 47 Handed: 75,30,78, 35,81,40,84,43,87 & 46



No's: 32,37,42,45 & 48 Handed: 76,79,82,85 & 88



















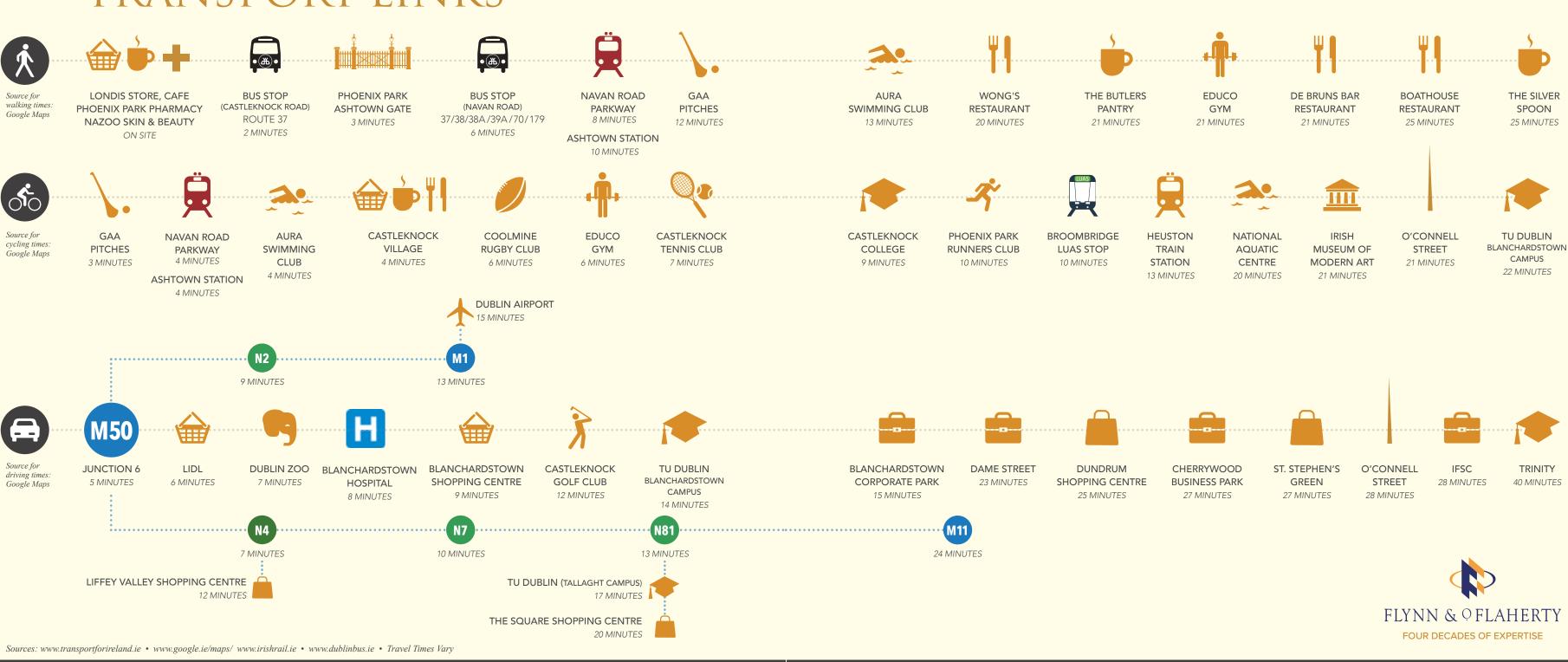
# DECADES OF EXPERTISE

Founded in 1976, Flynn & O'Flaherty is a family run business with almost half a century experience delivering New Homes, Property Investments as well as Office & Commercial Developments.

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



## TRANSPORT LINKS





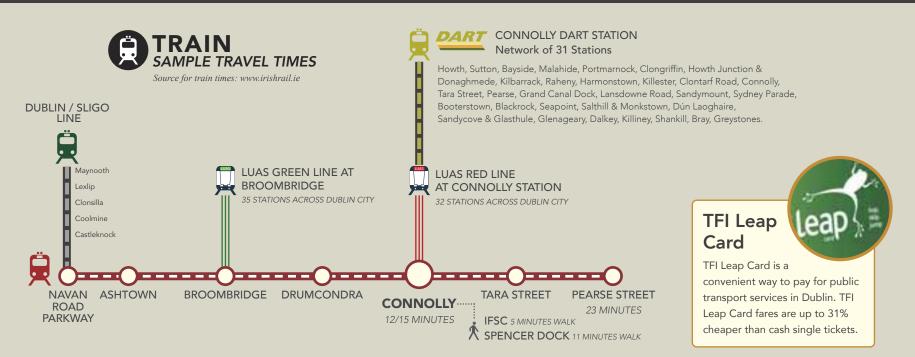
70 D

DCU / HELIX

35 MINUTES

DUNBOYNE

20 MINUTES



# A GREAT DUBLIN LOCATION

CONVENIENT TO THE PHOENIX PARK, CITY CENTRE & M50







## FOUR DECADES OF EXPERTISE

## **Professional Team**

#### ARCHITECT

## OMS Architects

21-22 Grafton Street, Dublin 2 (01) 661 8590

## SOLICITORS

## Donal T. McAuliffe

57 Merrion Square, Dublin 2 (01) 676 1283

#### CIVIL / STRUCTURAL

#### O'Connor Sutton Cronin

9 Prussia St, Stoneybatter, Dublin (01) 868 2000

## MECHANICAL & ELECTRICAL ENGINEER

## Johnston Reid & Associates

Leopardstown Office Park, Burton Hall Ave, Sandyford Business Park, Sandyford, Dublin (01) 293 8910

## DESIGN CONSULTANT

Archimedium





Hooke & MacDonald 118 Lower Baggot Street, Dublin 2.

Tel: (01) 63 18 402 Email: sales@hmd.ie

PSRA No. 00165

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