

AN EXCEPTIONAL, FULLY FURNISHED  
THREE BEDROOM PENTHOUSE

RESIDENCE

TWENTY  
TWO



Woodlands Grove

BLACKROCK



### THREE BEDROOM PENTHOUSE

An exceptional, fully furnished penthouse offering generous proportions, refined interiors and a rare sense of privacy. Finished to an impeccable standard throughout, this turnkey residence combines elegant design with elevated living in one of South Dublin's most desirable addresses.

# A SIGNATURE PENTHOUSE AT WOODLANDS GROVE

Set at the pinnacle of the prestigious Woodlands Grove development, this exceptional three-bedroom penthouse represents one of Blackrock's most impressive contemporary homes.





Extending to approximately 178 sq.m (1,916 sq.ft), this fully furnished residence offers a rare combination of space, privacy, refined interior design and outstanding energy efficiency.



Fully designed and furnished by renowned interior designer Helen Turkington, Residence Twenty Two is presented as a complete turnkey home, with all furniture, soft furnishings, fittings and contents included in the sale. Every element has been carefully curated to create a home of exceptional comfort, style and quality.



## UNRIVALLED CONNECTIVITY

Perfectly located between Blackrock village and the N11, Woodlands Grove offers easy access to the city by road, DART or bus. Ample bicycle parking also encourages residents to enjoy the scenic coastal route from Sandymount to Bray.

### TRAVEL TIMES



**Dublin Bus**  
Walking | 2 mins  
**Travel Time**  
20 mins to City Centre



**N11 Motorway**  
Car | 6 mins  
**M50 Motorway**  
Car | 17 mins



**Blackrock DART**  
Walking | 20 mins  
**Travel Time**  
18 mins to City Centre



**Aircoach**  
3 mins  
**Travel Time**  
40 mins to Dublin Airport



LIVING IN BLACKROCK

ONE OF SOUTH DUBLIN'S MOST SOUGHT AFTER RESIDENTIAL AREAS

Woodlands Grove enjoys a prime location that blends coastal living with urban convenience. Blackrock is one of South Dublin's most sought after residential areas, renowned for its village atmosphere, coastal walks, parks and excellent transport connections.



Residents enjoy easy access to a wide range of cafés, restaurants, boutiques and shopping centres, while nearby coastal amenities and green spaces offer a relaxed outdoor lifestyle. Excellent connectivity is provided via the DART, Quality Bus Corridor, N11 and M50, ensuring swift access to Dublin City Centre and beyond.

Woodlands Grove offers a rare opportunity to enjoy refined apartment living in a mature, well-established and highly desirable location.



01



02



03



04



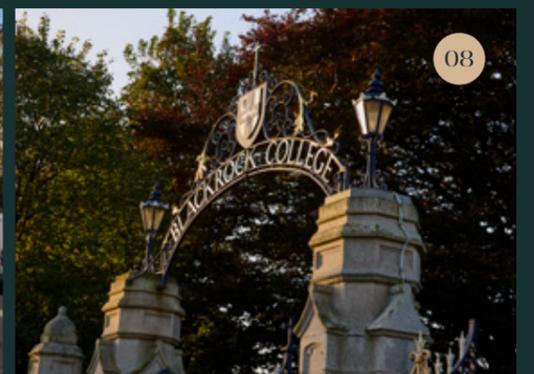
05



06



07



08

- 01. Blackrock Dart Station
- 02. Gleasons of Booterstown
- 03. Main Street, Blackrock
- 04. Blackrock Park
- 05. Starbucks Coffee
- 06. Bear Market Coffee
- 07. Mount Merrion Avenue
- 08. Blackrock College

THE PENTHOUSE  
**DESIGN, SPACE  
 AND LIGHT**

Residence Twenty Two is an exceptional penthouse, meticulously designed to deliver an uncompromising standard of light, space and comfort. The expansive open-plan living, dining and kitchen area forms the heart of the home and is finished to an outstanding specification. Direct lift serving only Residence Twenty Two at this level enhances both convenience and privacy, reinforcing the sense of exclusivity throughout.

A triple-aspect layout and extensive floor-to-ceiling glazing flood the interior with natural light, creating a bright and airy living environment throughout the day. Two substantial private terraces, extending to approximately 36 sq.m in total, provide exceptional outdoor living and a seamless connection between indoor and outdoor space.

Residence Twenty Two is offered fully furnished and styled, including all furniture, lighting, window treatments, fitted joinery and soft furnishings. The property is fully furnished by Helen Turkington which allows a purchaser to move in immediately, with no additional fit-out required, making it an ideal option for discerning owner-occupiers or downsizers seeking a seamless transition to a refined penthouse lifestyle.





The bespoke kitchen is elegantly appointed with contemporary cabinetry, Quartz Calacatta Gold worktops, integrated Miele appliances and a wine fridge, combining refined aesthetics with everyday practicality. Within the living space, a custom-designed media wall provides a striking architectural focal point, seamlessly integrating bespoke joinery, generous storage and audiovisual provision.





All three bedrooms are luxuriously appointed and fully furnished, offering an exceptional level of comfort and finish. The principal bedroom suite features an elegant en-suite bathroom and an impressive walk-in wardrobe with bespoke fitted storage. Bedroom two also benefits from its own walk-in wardrobe and en-suite, further enhancing the sense of space and excellent storage throughout the residence.

The principal bedroom enjoys direct access to the larger 22.5 sq.m terrace, offering a private outdoor retreat, while a second 13 sq.m terrace is accessed from the main living and dining area, extending the entertaining space outdoors. Both terraces are finished with porcelain decking and feature lighting and enjoy tranquil views over the landscaped communal gardens.



Bathrooms and en-suites are finished with sleek contemporary tiling, rain-head showers, heated towel rails and premium sanitaryware, delivering a refined, hotel-quality finish.



## SPECIFICATIONS

### CONSIDERED LIVING, BEAUTIFULLY DELIVERED

Residence Twenty Two has been thoughtfully designed as a home of quiet luxury — where proportion, light and materiality come together to create a refined and comfortable living environment. Every element has been carefully selected to balance contemporary design with enduring quality, reflecting the calm and understated character of Woodlands Grove.

### LIVING WELL

Comfort sits at the core of the home. An energy-efficient air source heat pump provides heating and hot water, delivering consistent warmth while supporting sustainable living. Zoned controls allow spaces to adapt effortlessly to daily life, creating an environment that feels both efficient and intuitive.

Generous ceiling heights and expansive glazing enhance natural light throughout, reinforcing a sense of openness and calm.

### THE KITCHEN — CRAFTED FOR EVERYDAY LIVING

Designed as the natural centre of the home, the kitchen combines clean architectural lines with beautifully considered materials.

Full-height bespoke cabinetry provides elegant storage, complemented by Quartz Calacatta Gold worktops and splashbacks that introduce warmth and texture. Integrated Miele appliances, including a wine fridge, are seamlessly incorporated to maintain a refined aesthetic while supporting modern living and entertaining.

Subtle LED lighting enhances atmosphere, allowing the space to transition effortlessly from day to evening.

### SPACES TO RESTORE

Bathrooms and en suites are designed as calm, restorative environments. Contemporary tiling, refined sanitaryware and carefully integrated storage create spaces that feel both practical and indulgent.

Pressurised showers, heated towel rails and bespoke vanity detailing add everyday comfort, elevating routine moments into quiet rituals.

### REFINED INTERIORS

Throughout Residence Twenty Two, attention to detail is evident in both finish and proportion.

Engineered herringbone flooring defines the entrance and living areas, complemented by soft, luxurious carpeting in the bedrooms, while contemporary square-edge detailing delivers a clean architectural aesthetic throughout. A custom-designed media unit anchors the living area, reinforcing the sense of thoughtful design continuity.

Large alu-clad windows maximise natural light while ensuring excellent thermal performance and acoustic comfort.

### PRIVATE & PEACEFUL

Bedrooms are designed as restful retreats, complete with bespoke fitted wardrobes offering practical, well-considered storage solutions. Soft finishes and balanced proportions create spaces intended for relaxation and retreat.

### CONNECTED LIVING

Technology integrates discreetly into the home, supporting modern lifestyles without compromising design.

- Video entrance system
- Integrated digital TV connectivity
- Energy-efficient LED lighting throughout
- Brushed antique brass switches and sockets adding subtle character

### ARCHITECTURE & LANDSCAPE

Woodlands Grove combines contemporary architecture with timeless materials, including brick, render and glazed façade elements that sit comfortably within the surrounding Blackrock landscape.

Private balconies finished with porcelain decking extend living spaces outdoors, while landscaped communal gardens provide tranquil shared spaces for residents to enjoy throughout the seasons.

### EASE & ASSURANCE

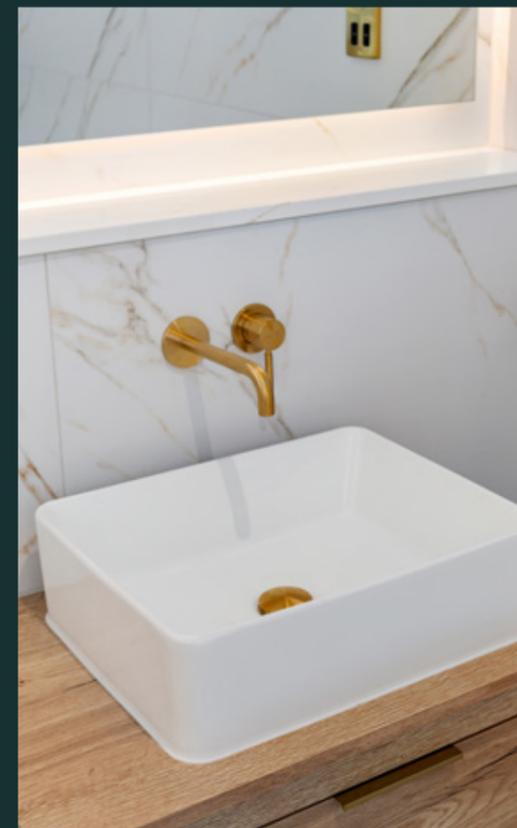
Daily living is supported through carefully planned resident amenities:

- Secure parking with direct building access
- Two allocated parking spaces
- Electric vehicle charging provision
- Lift access throughout
- Secure bicycle storage

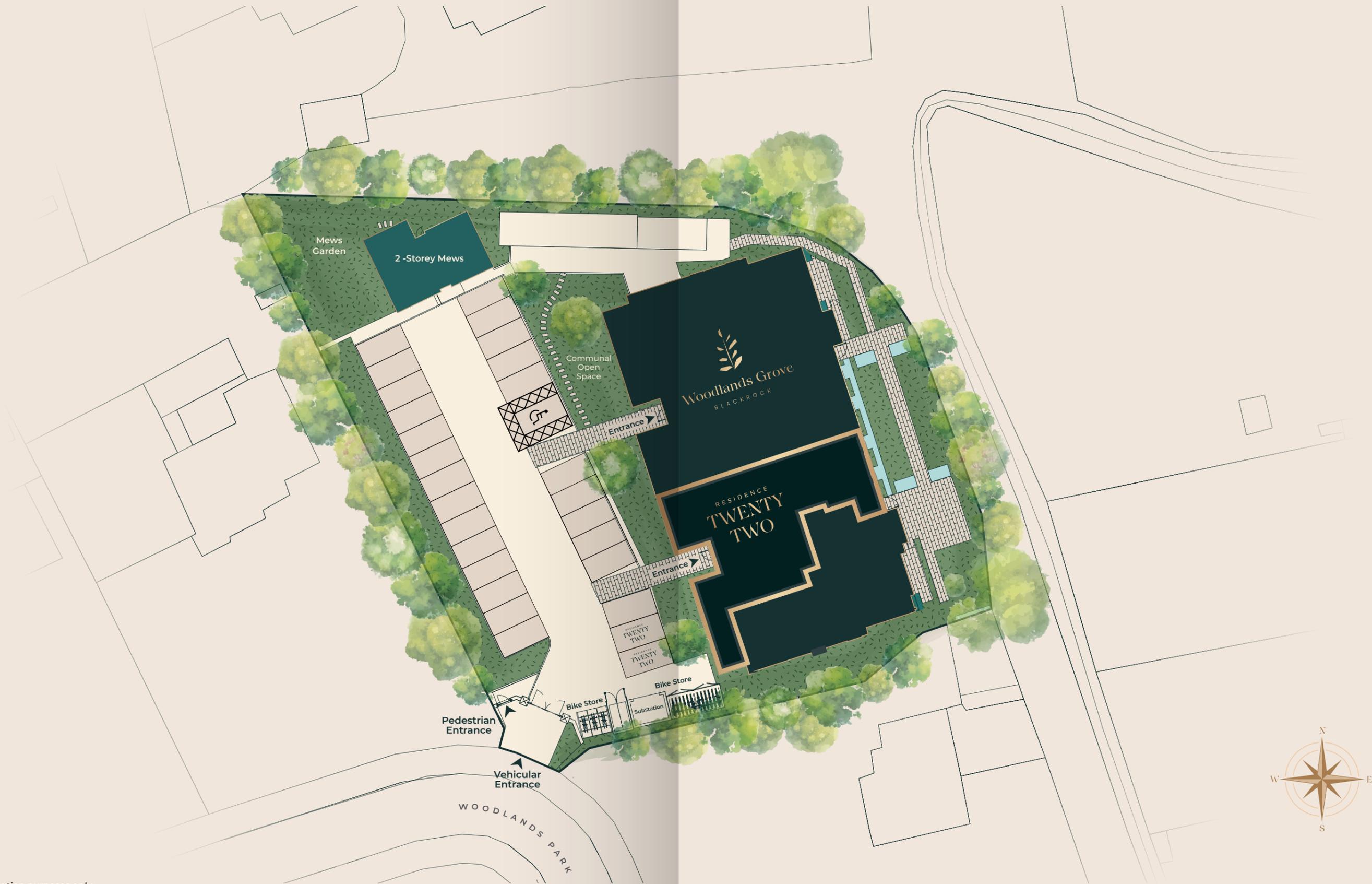
Security and peace of mind are integral, with monitored entrances, modern fire detection systems and a comprehensive 10-year structural guarantee.

### SUSTAINABLE BY DESIGN

Achieving a A2 Building Energy Rating, Residence Twenty Two reflects a commitment to long-term sustainability through highly efficient construction, advanced insulation and energy-conscious systems designed for modern living.



# SITE PLAN



\*for information purposes only

FLOOR PLAN



	SQ.M	SQ.FT
Overall	215	2,314
Entrance Hall	20	204
Kitchen/Living/Dining	52	559
Master Bedroom	41	333
Bedroom Two	29	258
Bedroom Three	23	236
Family Bathroom	5.5	59
Utility	5	53
Storage	2.5	26
Living Room Terrace	14	151
Master Bedroom Terrace	23	248



*\*for information purposes only*



## ABOUT THE DEVELOPER

**At TurkingtonRock, we believe a home should feel instinctively right the moment you walk through the door.**

Founded by Helen Turkington and Red Rock Developments, our work begins with design at its core — blending Helen's signature interior expertise with Red Rock Developments' vision for boutique, high-quality residential development. The result is Ireland's first truly interior-design-led property developer, where every detail is considered from the very beginning.

We focus on distinctive sites across South Dublin, creating boutique developments that pair architectural clarity with the refined, layered interiors synonymous with Helen Turkington.

Every residence is shaped with intention — bespoke kitchens and wardrobes, premium materials, thoughtful layouts and a warm, modern palette that gives each home its own sense of calm and character.

From elegant apartments to penthouse-level homes and private mews residences, TurkingtonRock delivers spaces designed for living beautifully — homes that feel timeless, grounded and deeply personal from the very first moment.

For buyers who value craft, design integrity and homes built with care, TurkingtonRock sets a new benchmark in contemporary Irish living.



SALES AGENTS



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**TurkingtonRock**

HOMES WITH SOUL

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**woodlandsgrove.ie**



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