



El Pinar

KILGOBBIN ROAD, SANDYFORD



El Pinar

KILGOBBIN ROAD, SANDYFORD

The Development

What is seldom is wonderful, 'An rud is annamh is iontach'

El Pinar is a stunning development of just 14 apartments comprising a mixture of 1,2 & 3 beds by McCrossan O'Rourke Architects. A small exclusive development of just 14 fantastic apartments set amidst beautiful, mature, private gardens. Enjoying an ideal South west orientation, the gardens are the perfect place to rest and relax in a truly unique setting.





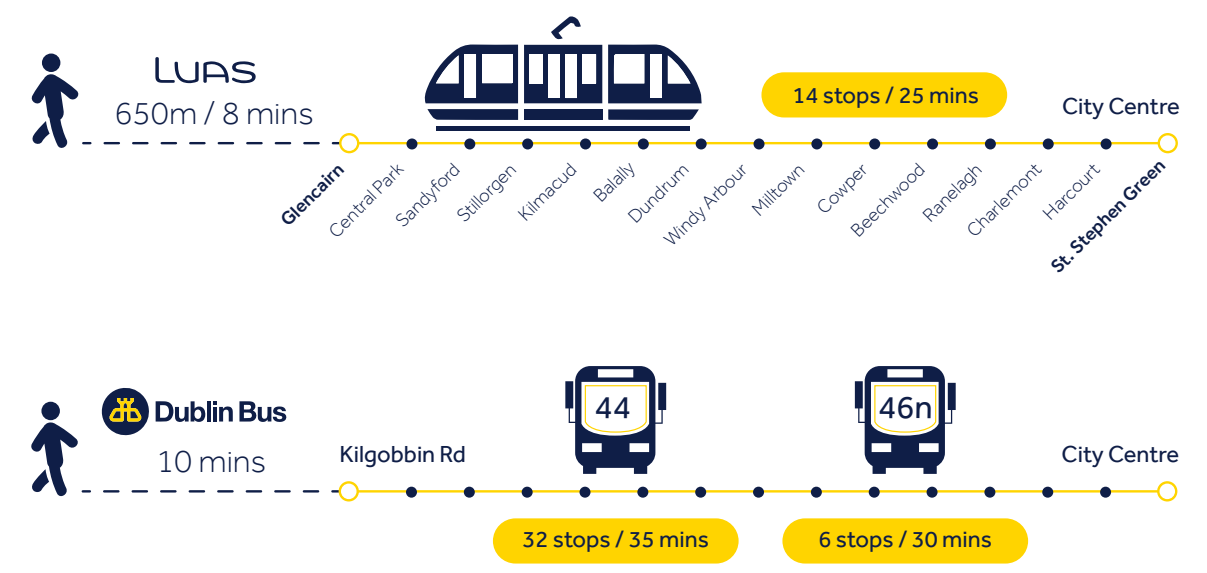



El Pinar
 KILGOBBIN ROAD, SANDYFORD

Location

*A fantastic location on the Kilgobbin Rd, Dublin 18.
 EL Pinar enjoys a pivotal location adjacent to
 virtually every amenity.*

Nestled at the foot of the Dublin mountains, El Pinar offers the best of the great outdoors alongside fantastic connectivity via bus, Luas and the M50 road network and is within easy reach of Sandyford Industrial Estate/Stillorgan business Park and the town centres of Dundrum and Stillorgan. Stepside village is within walking distance at 1.7km away and Ticknock Forest Park offers a great variety of waymarked trails for walkers or mountain bikers.



When it comes to shopping, you'll be spoiled for choice with a number of premium options within easy reach, such as Dunnes Stores, The Beacon, Stillorgan Shopping Centre and Dundrum Town Centre.





Specifications

KITCHENS

High gloss kitchens by McNally's including brand new Neff hob and oven.

BALCONIES/PATIO

Maintenance free composite decking to balconies with stone flags bounded by hedging on ground floor terraces.

HEATING

All apartments have been fitted with new energy efficient condensing boilers.

WINDOWS

Energy efficient timber frame, double glazed 'Rational' windows.

BATHROOMS

All bathrooms tiled as standard and incorporate a shower screen and quality Laufen sanitary ware.

INTERNAL FINISHES

Walls and ceilings are painted throughout with emulsion paint.

BER RATING

BER B2

PARKING

All apartments come with 1 designated car space and there is a pool of 3 visitor spaces. (There will be a limited number of additional spaces available to purchase).

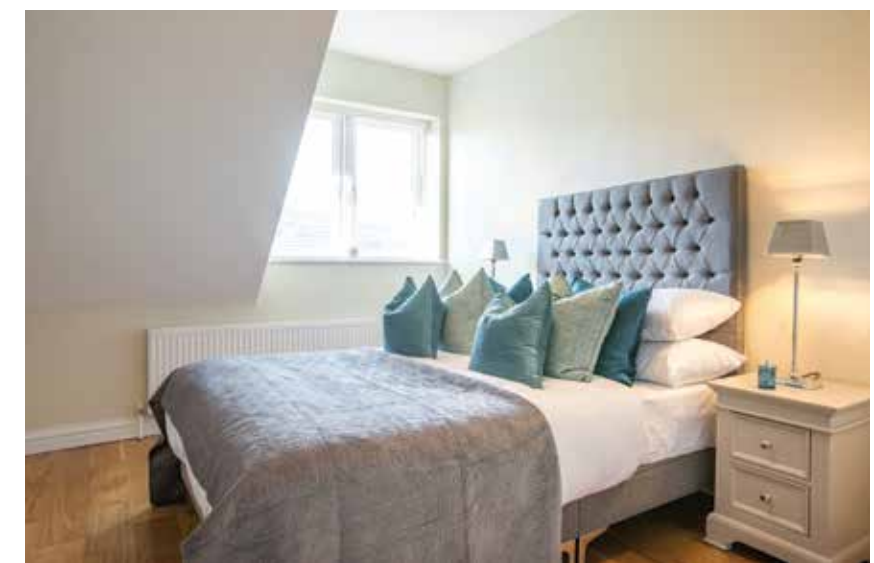


*High gloss kitchens by
McNally's including brand
new Neff hob and oven.*





Maintenance free composite decking to balconies with stone flags bounded by hedging on ground floor terraces.





The Gardens

El Pinar's residents will enjoy the use of a large South West facing, private garden bounded by mature hedging and set out in a beautiful combination of grass, shrubs and trees.

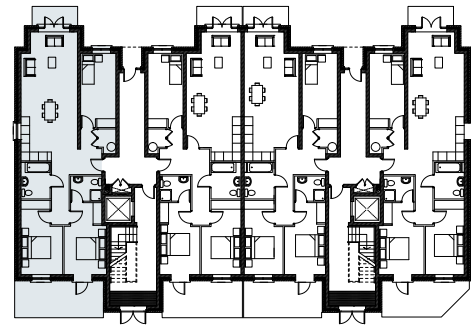
The perfect place to rest and relax



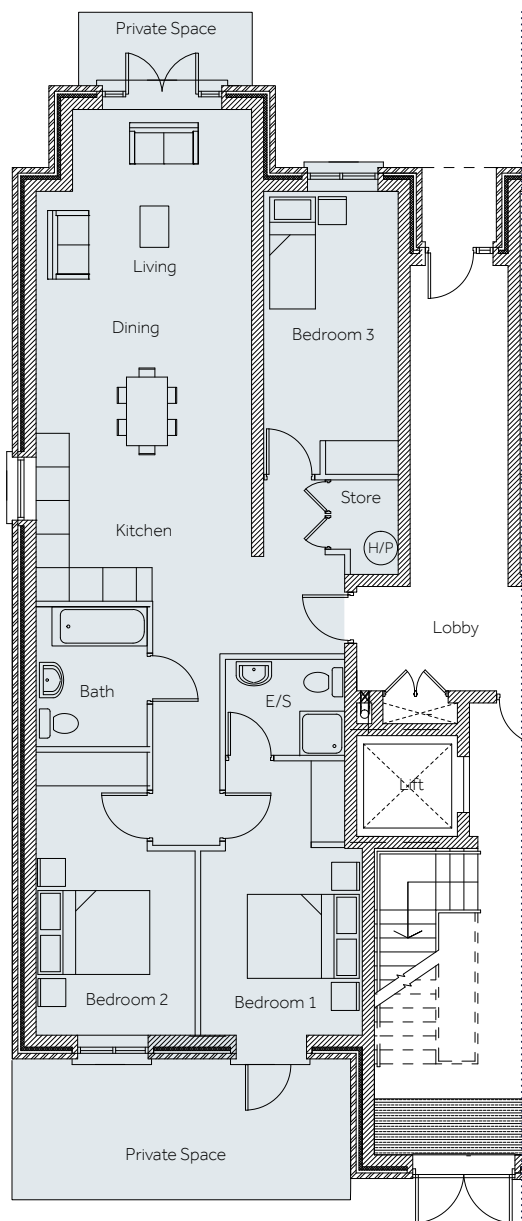
Apartment 09

3 Bedroom & 2 Bath

APPROX. 94 SQ.M. / 1,017 SQ.FT.



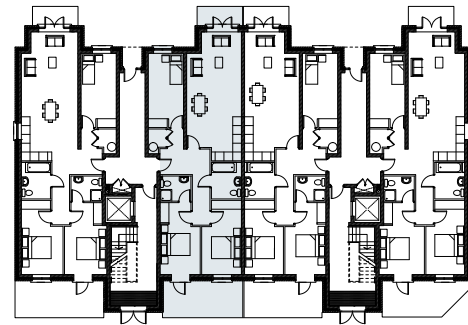
GROUND FLOOR



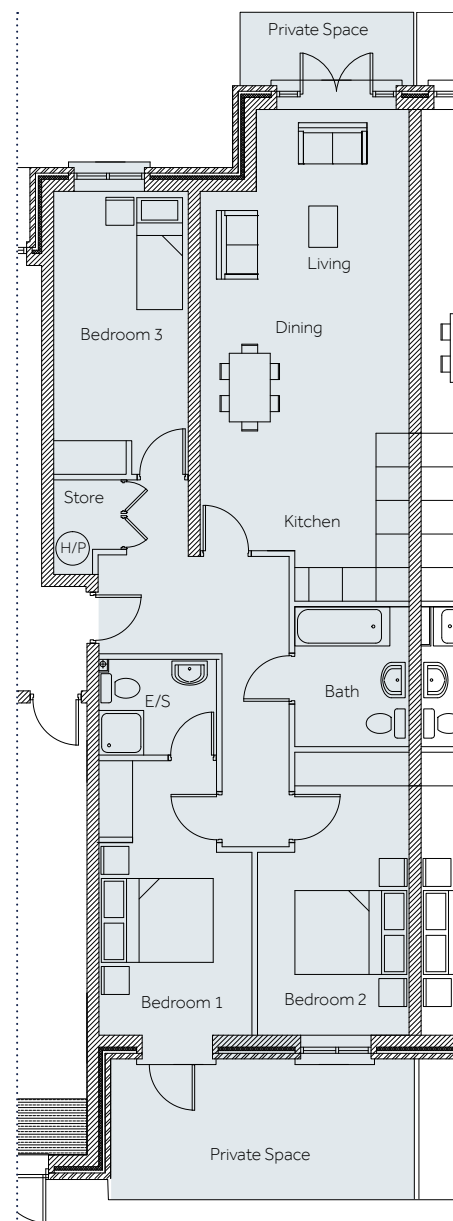
Apartment 08

3 Bedroom & 2 Bath

APPROX. 93 SQ.M. / 1,006 SQ.FT.



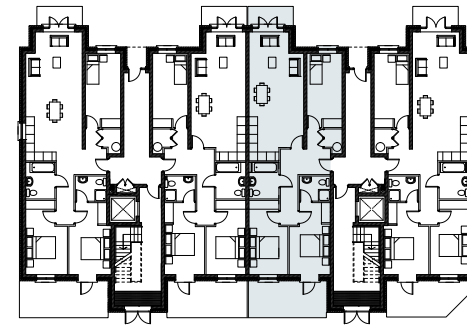
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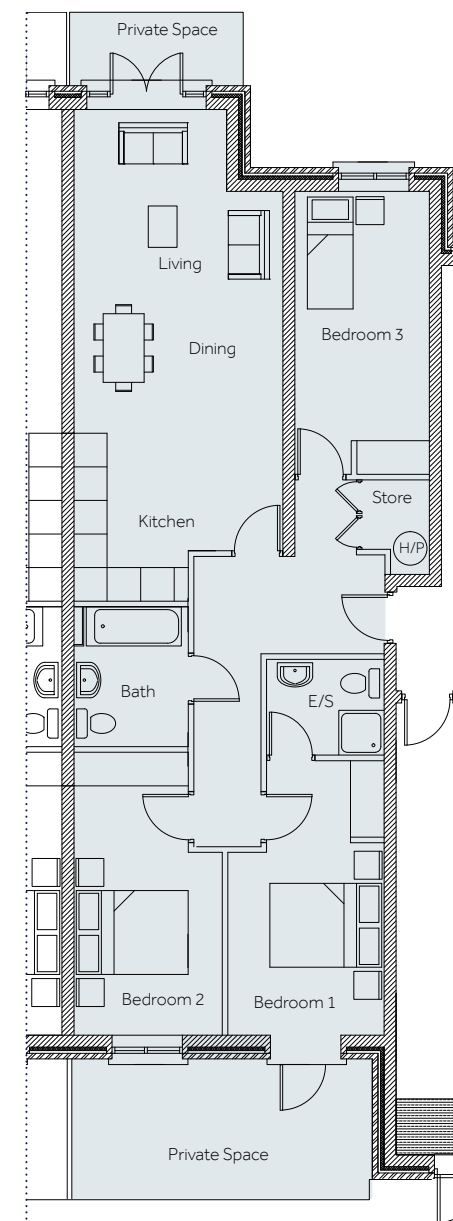
Apartment 02

3 Bedroom & 2 Bath

APPROX. 93 SQ.M. / 1,006 SQ.FT.



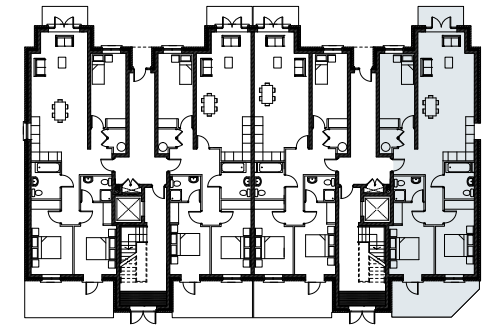
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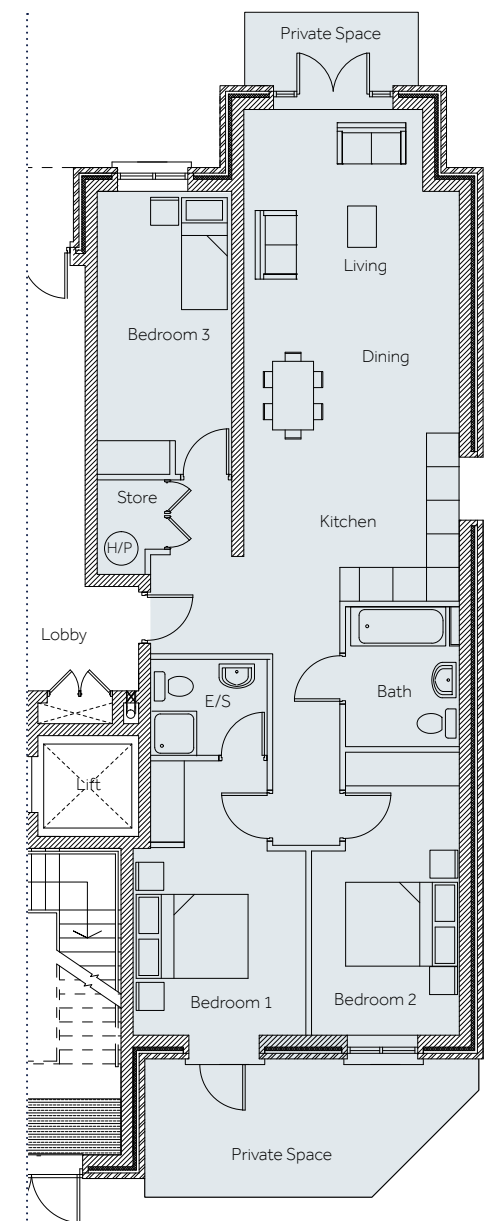
Apartment 01

3 Bedroom & 2 Bath

APPROX. 94 SQ.M. / 1,017 SQ.FT.



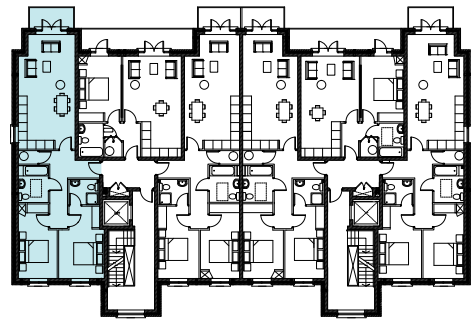
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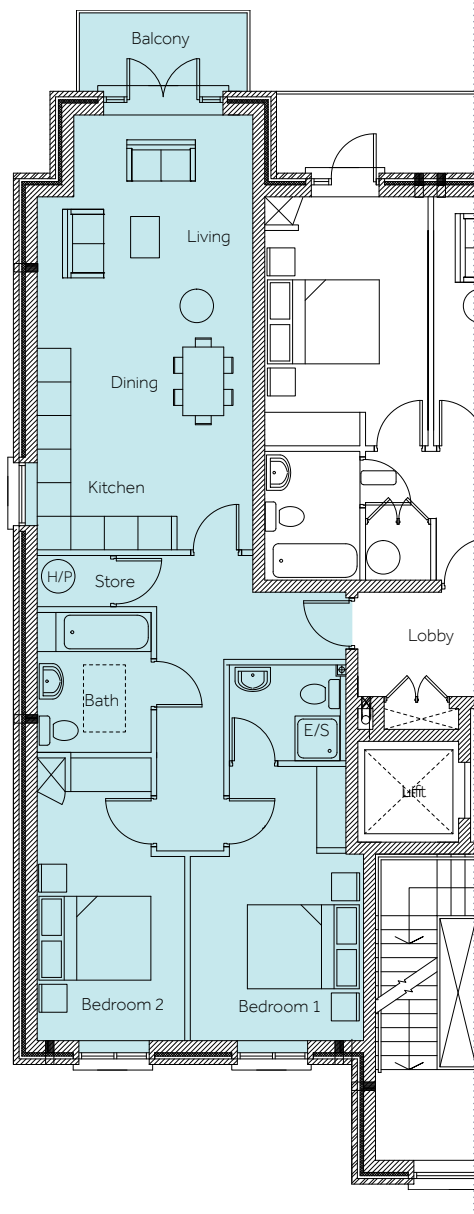
Apartment 12

2 Bedroom & 2 Bath

APPROX. 76 SQ.M. / 821 SQ.FT.



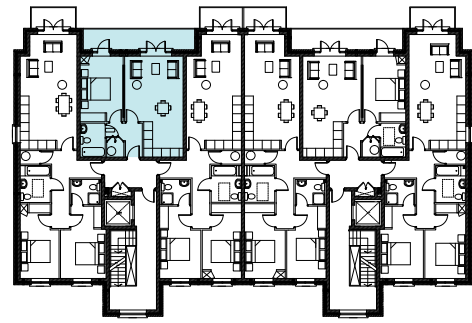
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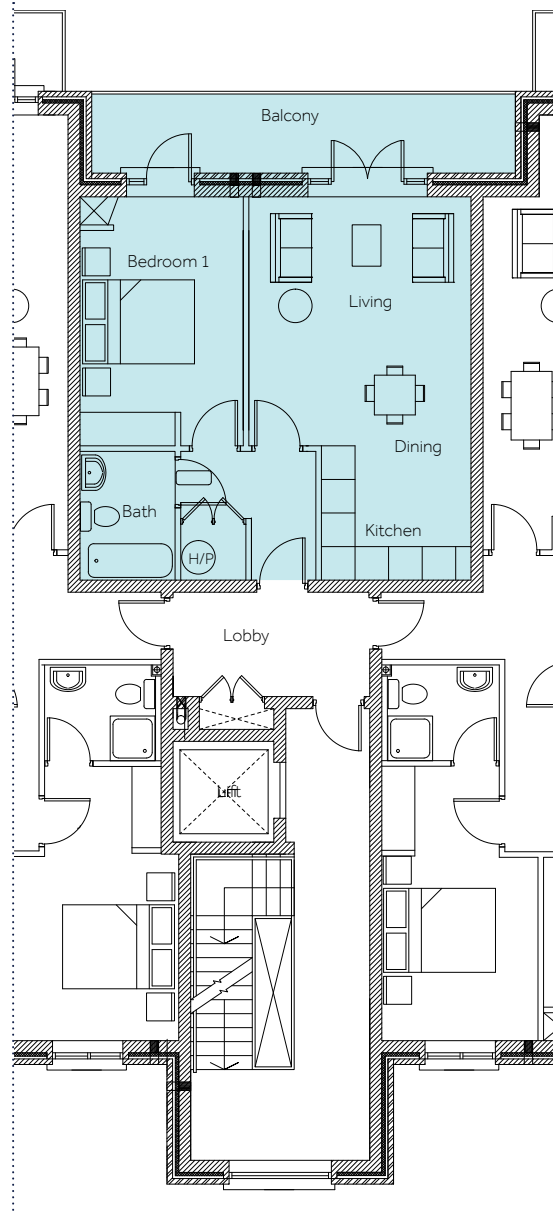
Apartment 11

1 Bedroom & 1 Bath

APPROX. 48 SQ.M. / 513 SQ.FT.



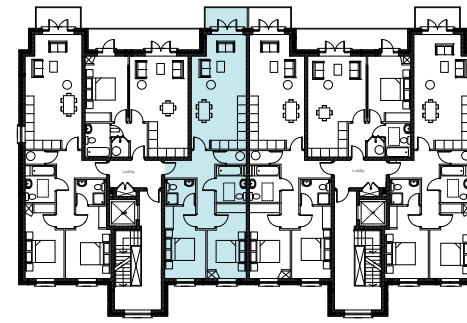
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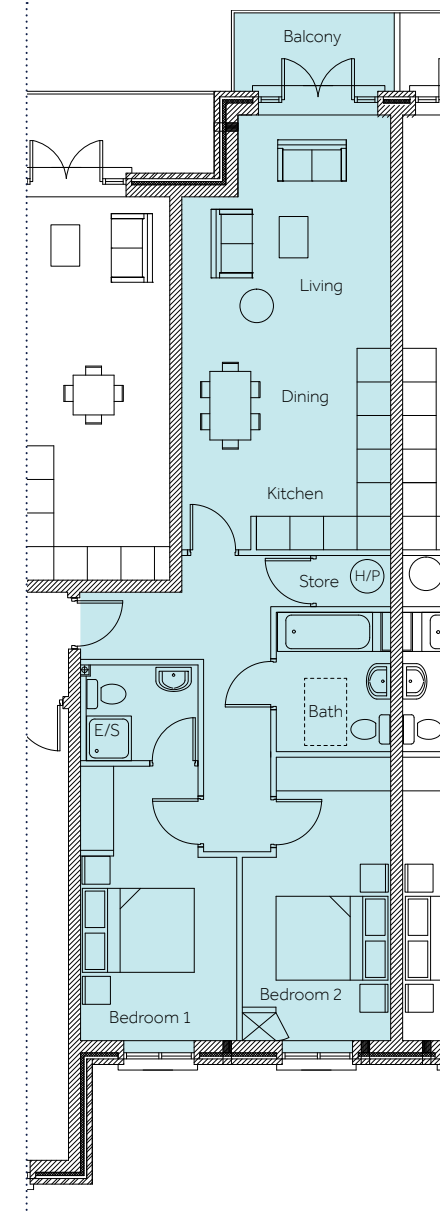
Apartment 10

2 Bedroom & 2 Bath

APPROX. 75 SQ.M. / 810 SQ.FT.



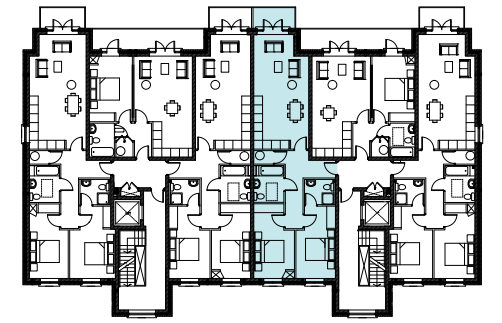
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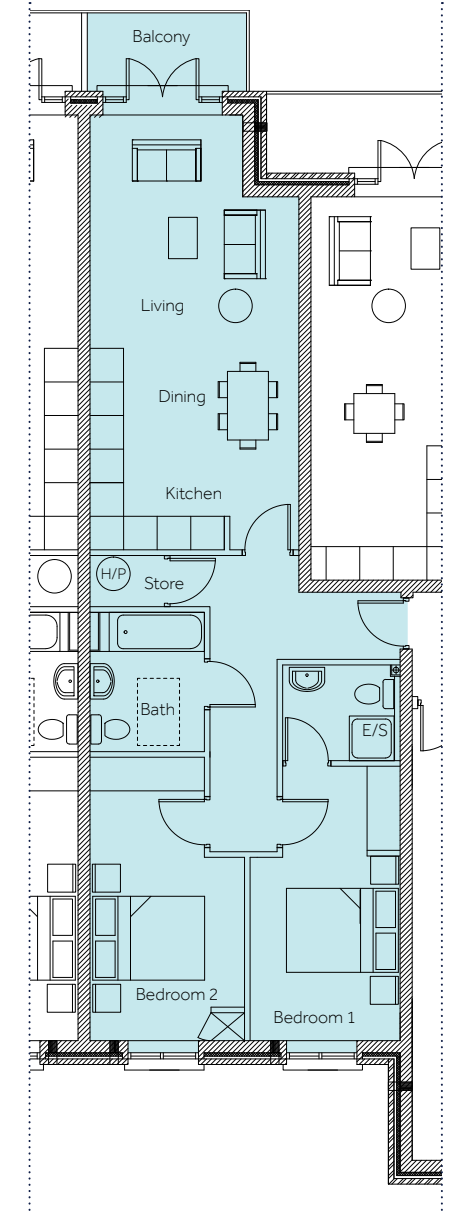
Apartment 05

2 Bedroom & 2 Bath

APPROX. 75 SQ.M. / 810 SQ.FT.



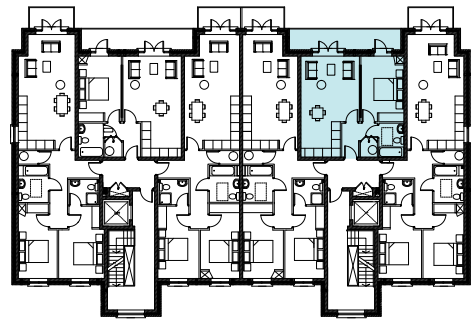
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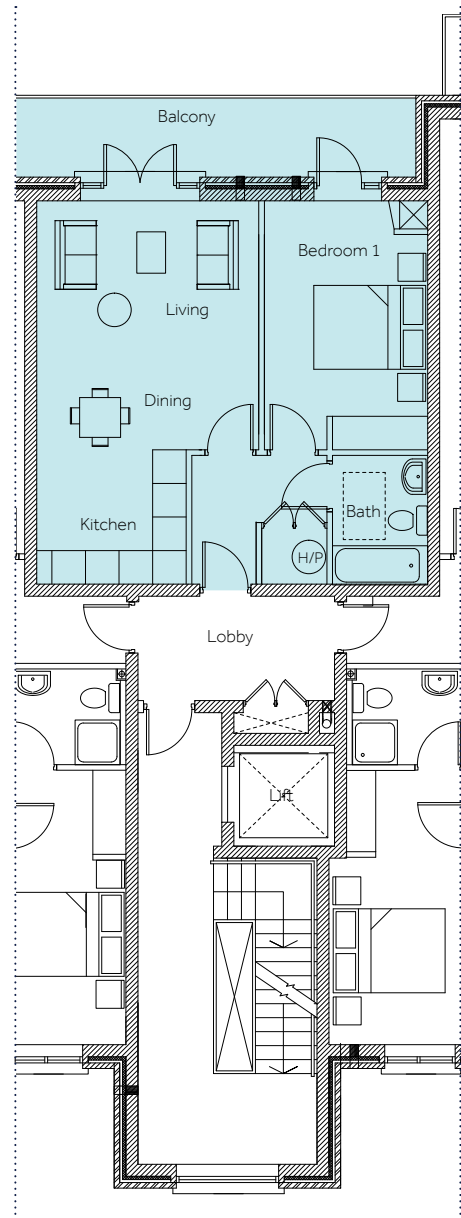
Apartment 04

1 Bedroom & 1 Bath

APPROX. 48 SQ.M. / 513 SQ.FT.



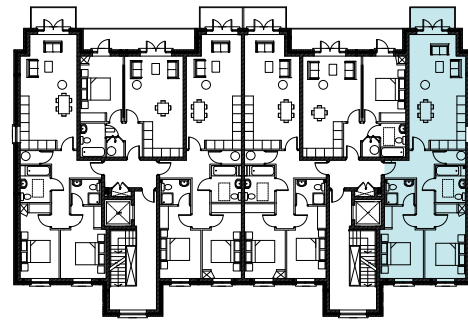
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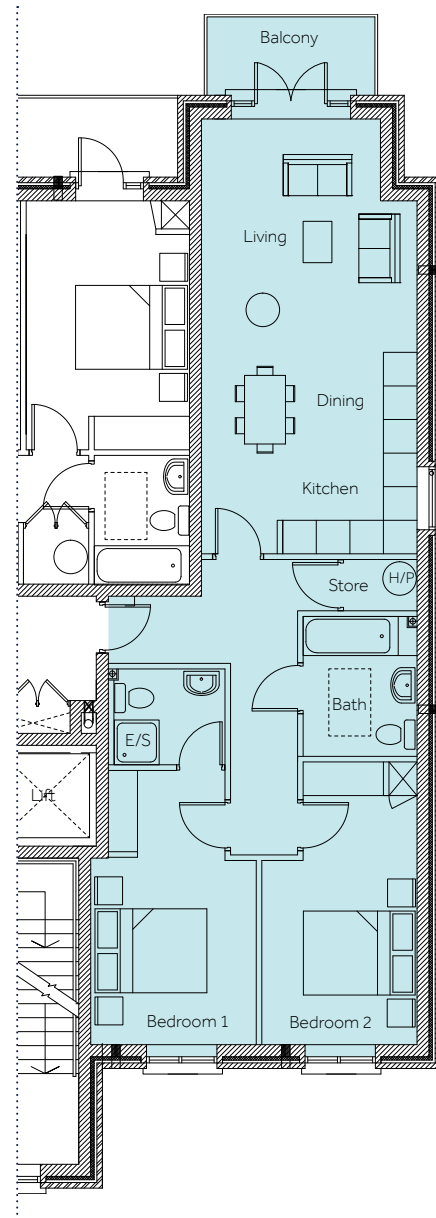
Apartment 03

2 Bedroom & 2 Bath

APPROX. 76 SQ.M. / 821 SQ.FT.



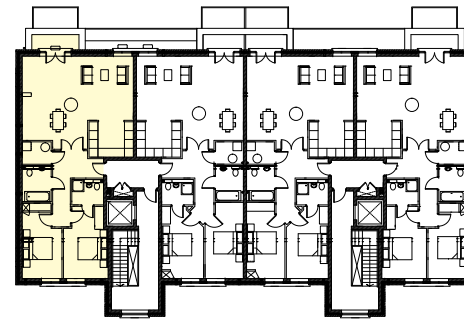
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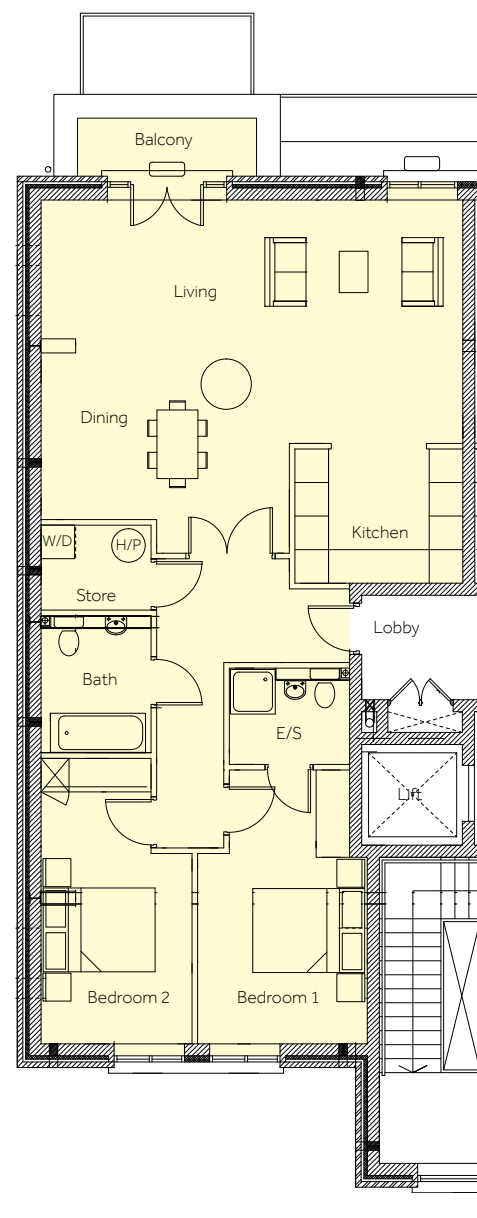
Apartment 14

2 Bedroom & 2 Bath

APPROX. 97 SQ.M. / 1,041 SQ.FT.



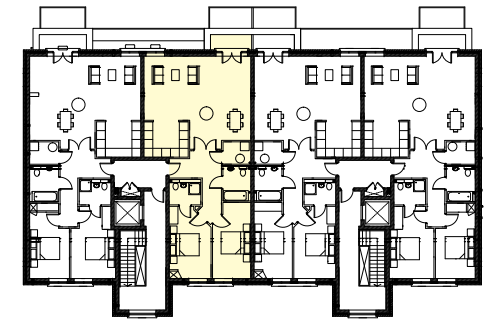
SECOND FLOOR



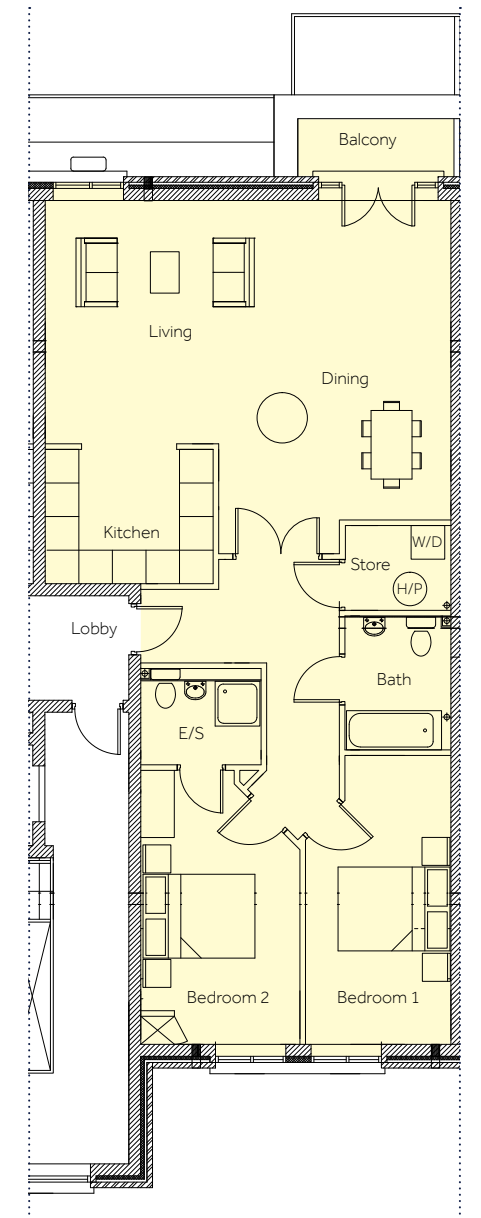
Apartment 13

2 Bedroom & 2 Bath

APPROX. 97 SQ.M. / 1,041 SQ.FT.



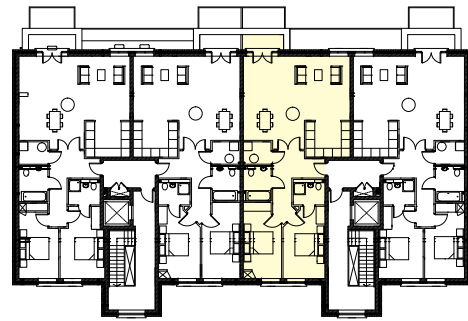
SECOND FLOOR



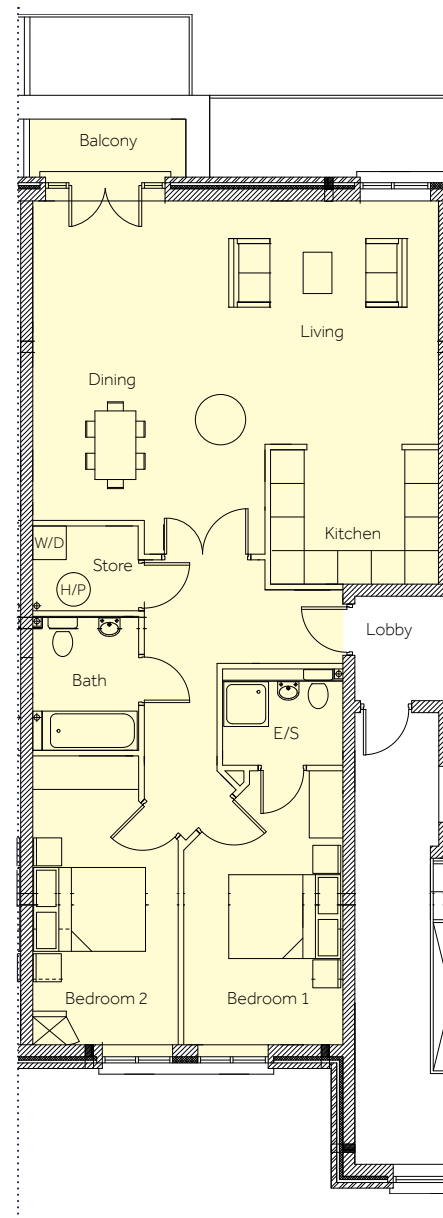
Apartment 07

2 Bedroom & 2 Bath

APPROX. 97 SQ.M. / 1,041 SQ.FT.



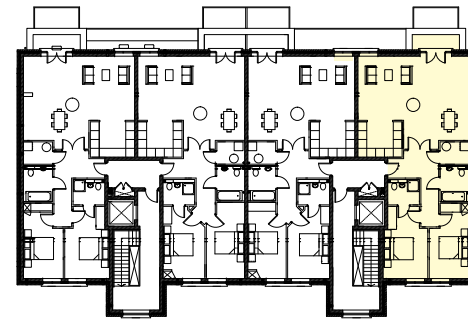
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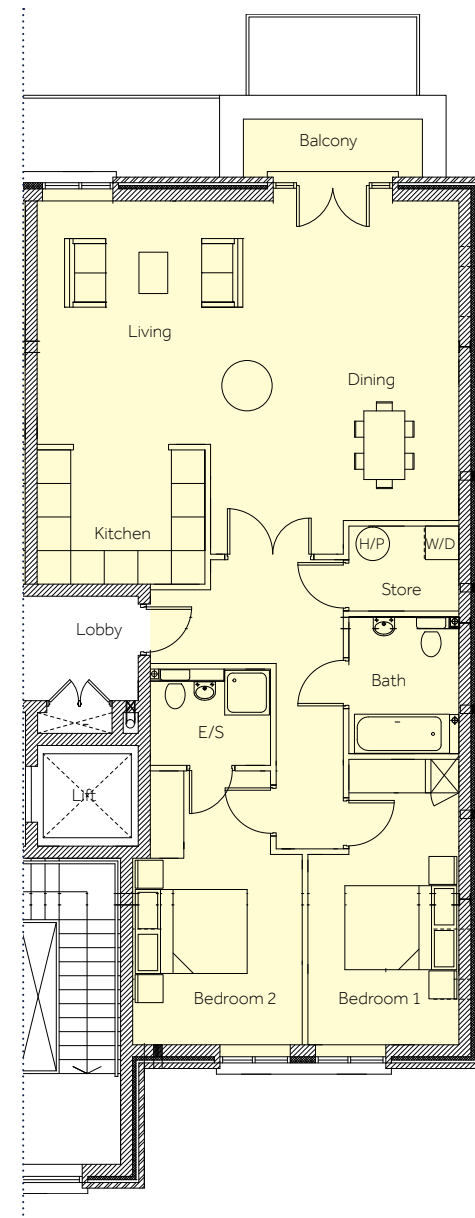
Apartment 06

2 Bedroom & 2 Bath

APPROX. 97 SQ.M. / 1,041 SQ.FT.



SECOND FLOOR





All apartments come with 1 designated car space and there is a pool of 3 visitor spaces (A limited number of additional spaces may be available to purchase separately).





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