



No's 195-238

# ASHBROOK

CLONTARF





## A SUPERB NEW DEVELOPMENT WITH THE BENEFITS OF COASTAL AND CITY LIFE

Enjoy contemporary living in a mature setting at Nos. 195-238 Ashbrook, a boutique development of only 44 luxurious apartments on the prestigious Howth Road, Clontarf, Dublin 3.

These apartments, perfectly located close to the beautiful North Dublin coastline and just minutes from Dublin City Centre, offer a rare opportunity to secure a new home in Clontarf, built to exceptional standards of design and energy efficiency. With second-to-none local amenities and transport links, this is a fantastic opportunity to enjoy convenient living at its very best.



# A VIBRANT COMMUNITY CLOSE TO IT ALL



Nos 195-238  
**ASHBROOK**  
 CLONTARF



CLONTARF GOLF CLUB

## GREAT AMENITIES ALL WITHIN A SHORT WALK

Residents at Nos. 195-238 Ashbrook can enjoy the best of local amenities, all within a short walk. The Clontarf seafront, which has plenty of food and retail options, is close by and runs as far as the other well-known North Dublin neighbourhoods of Sutton and Howth. Local shopping, including a flagship SuperValu store, can be enjoyed in Killester Village, home also to several popular cafés, shops, takeaways and The Beachcomber pub.

Ashbrook is also close to one of Dublin's most popular parks, the 220-acre St Anne's Park, home to the famous rose gardens, café, tennis courts and weekend market. Both Fairview Park and St Anne's have become popular locations for festivals and music gigs; residents at Ashbrook can simply stroll to all of these amenities.



Live close to it all at Ashbrook



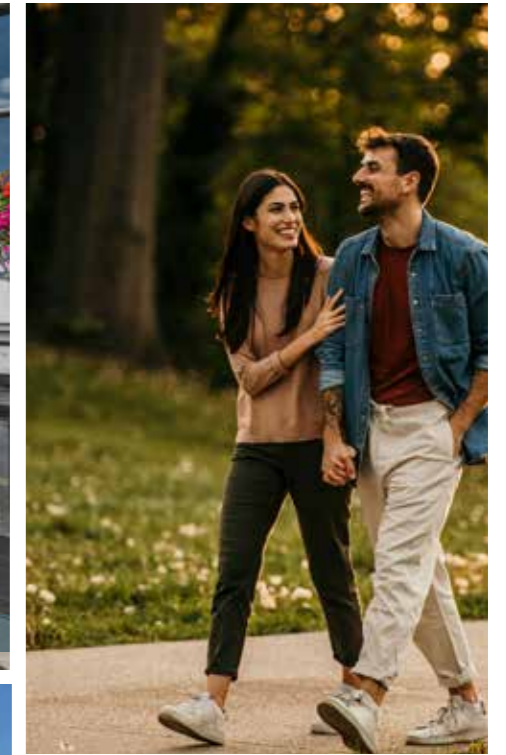
CLONTARF CASTLE HOTEL



LOCAL CAFÉ



THE YACHT



ST. ANNES PARK



KENNEDY'S



FAIRVIEW PARK



CLONTARF TENNIS CLUB

Spend your free time on the beautiful North Dublin Coastline



# A HAVEN FOR OUTDOOR ENTHUSIASTS

The seafront promenade stretches 3km in length from Fairview Park to Bull Wall in Dollymount. Bull Island is one of Dublin's most treasured leisure attractions and home to two golf courses (St Anne's Golf Club and Royal Dublin Golf Club), Dollymount Strand and the North Bull Island Nature Reserve, the only UNESCO designated Biosphere in a capital city, which recognises the rich wildlife and rare habitat. These amenities, along with others in the area, reinforce Ashbrook, Clontarf as a place for outdoor enthusiasts to live and love.



BRIDGE TO NORTH BULL ISLAND



DOLLYMOUNT STRAND AERIAL



DOLLYMOUNT STRAND



BRIDGE TO NORTH BULL ISLAND



Ashbrook is located in the popular coastal suburb of Clontarf in North Dublin & is well served by extensive transport links.

No's 195-238  
**ASHBROOK**  
 CLONTARF



KILLESTER STATION



# GET TO WHERE YOU NEED TO BE QUICKLY AND EASILY

Superbly serviced by public transport links

Ashbrook is highly accessible whether taking public transport, cycling or walking. Killester DART Station is located approximately 950m to the north and Clontarf DART Station located approximately 1.4 km to the southwest, with a journey time of approximately 5 minutes, only one stop, to Dublin City Centre & Docklands.

Due to its proximity to the city centre, Ashbrook benefits from all of the new Dublin Bus routes of BusConnects on the H-Spine; introduced in 2024 the H1, H2, H3, H9 buses and Route 6, provide highly frequent access to Dublin City Centre and wider areas. There is also easy access to Dublin Airport.

The Clontarf to City Centre Cycle & Bus Priority Project (C2CC Project) is due to complete in late 2024 and will provide segregated cycling facilities and bus priority infrastructure along a 2.7km route that extends from Clontarf Road at the junction with Alfie Byrne Road, to Amiens Street at the junction with Talbot Street.



CLONTARF ROAD STATION



CLONTARF PROMENADE BUS STOP



CYCLE PATH



ORIGINAL ASHBROOK DEVELOPMENT



No's 195-238 Ashbrook

## A DEVELOPMENT OF DISTINCTION

Nestled between the original Ashbrook apartments and the Howth Road, the 44 newly completed apartments that comprise Nos. 195-238 Ashbrook are set across three blocks. This distinctively designed A-rated energy efficient scheme by O'Mahony Pike Architects is a mix of 11 studios, 8 one-bedroom and 25 two-bedroom apartments which are generously sized and will appeal to a wide range of purchasers.

The thoughtfully designed landscaped garden to the front of the development ensures the apartments are set back from the Howth Road with the historic trees providing a natural privacy buffer and beautiful setting.



PLAYGROUND AT BLOCK G NOS 228-238



ORIGINAL ASHBROOK DEVELOPMENT



LANDSCAPED GARDENS IN FRONT OF BLOCK E NOS. 195-212





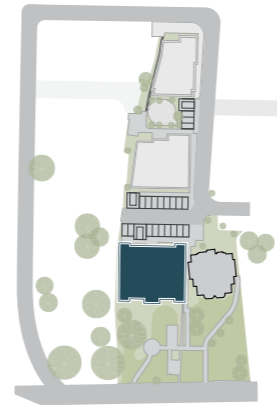


LANDSCAPED GARDENS IN FRONT OF BLOCK E NOS. 195-212

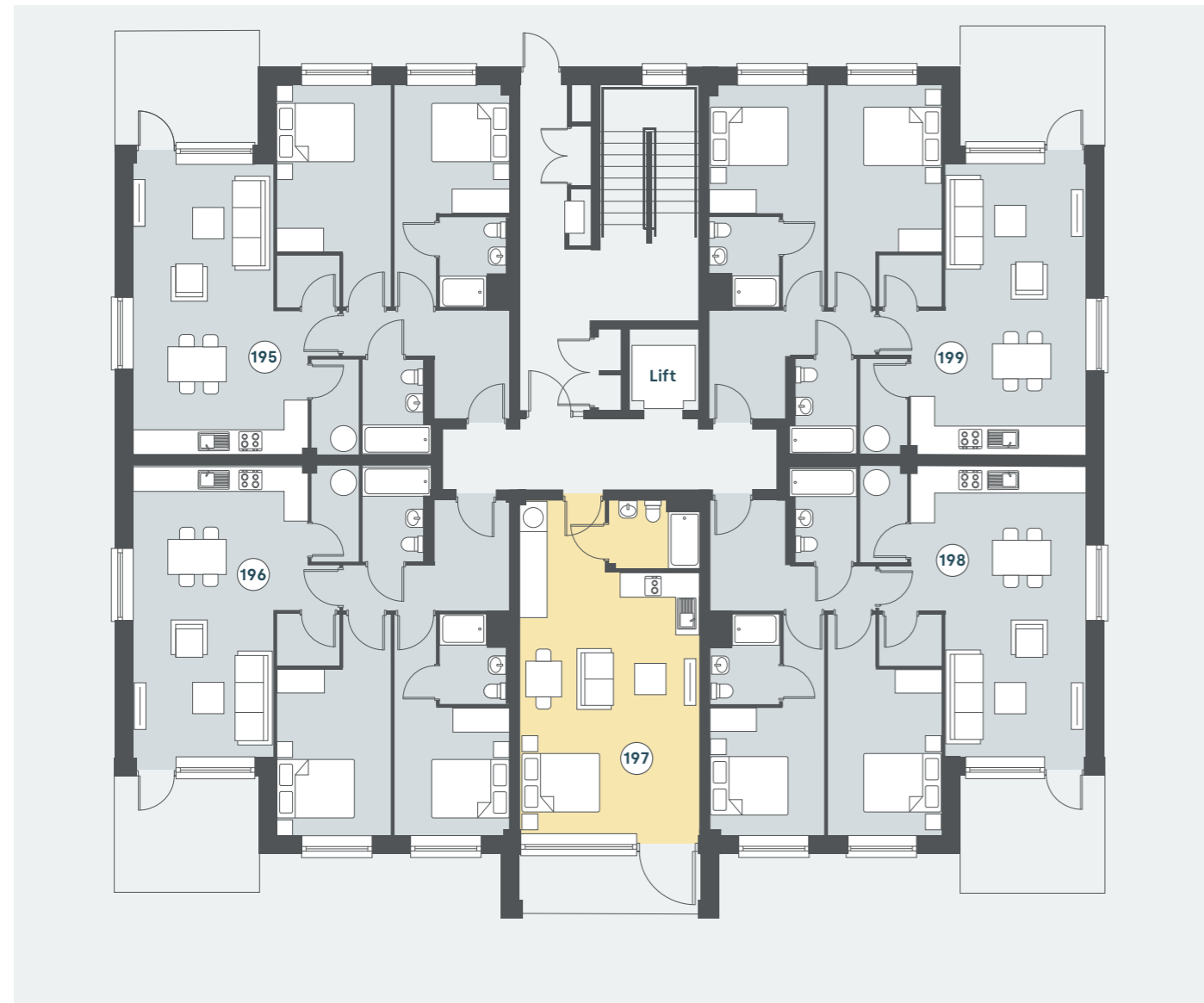


# BLOCK E

## GROUND FLOOR

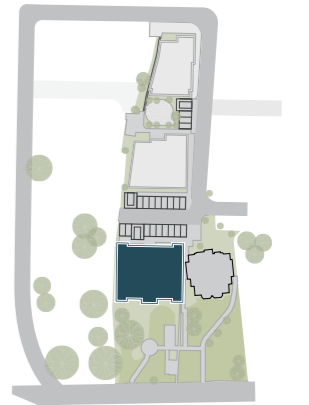


- **APARTMENT NO. 195**  
2 BEDROOM  
81.7 SQ.M | 879 SQ.FT
- **APARTMENT NO. 196**  
2 BEDROOM  
81.7 SQ.M | 879 SQ.FT
- **APARTMENT NO. 197**  
STUDIO  
39.1 SQ.M | 421 SQ.FT
- **APARTMENT NO. 198**  
2 BEDROOM  
81.7 SQ.M | 879 SQ.FT
- **APARTMENT NO. 199**  
2 BEDROOM  
81.7 SQ.M | 879 SQ.FT

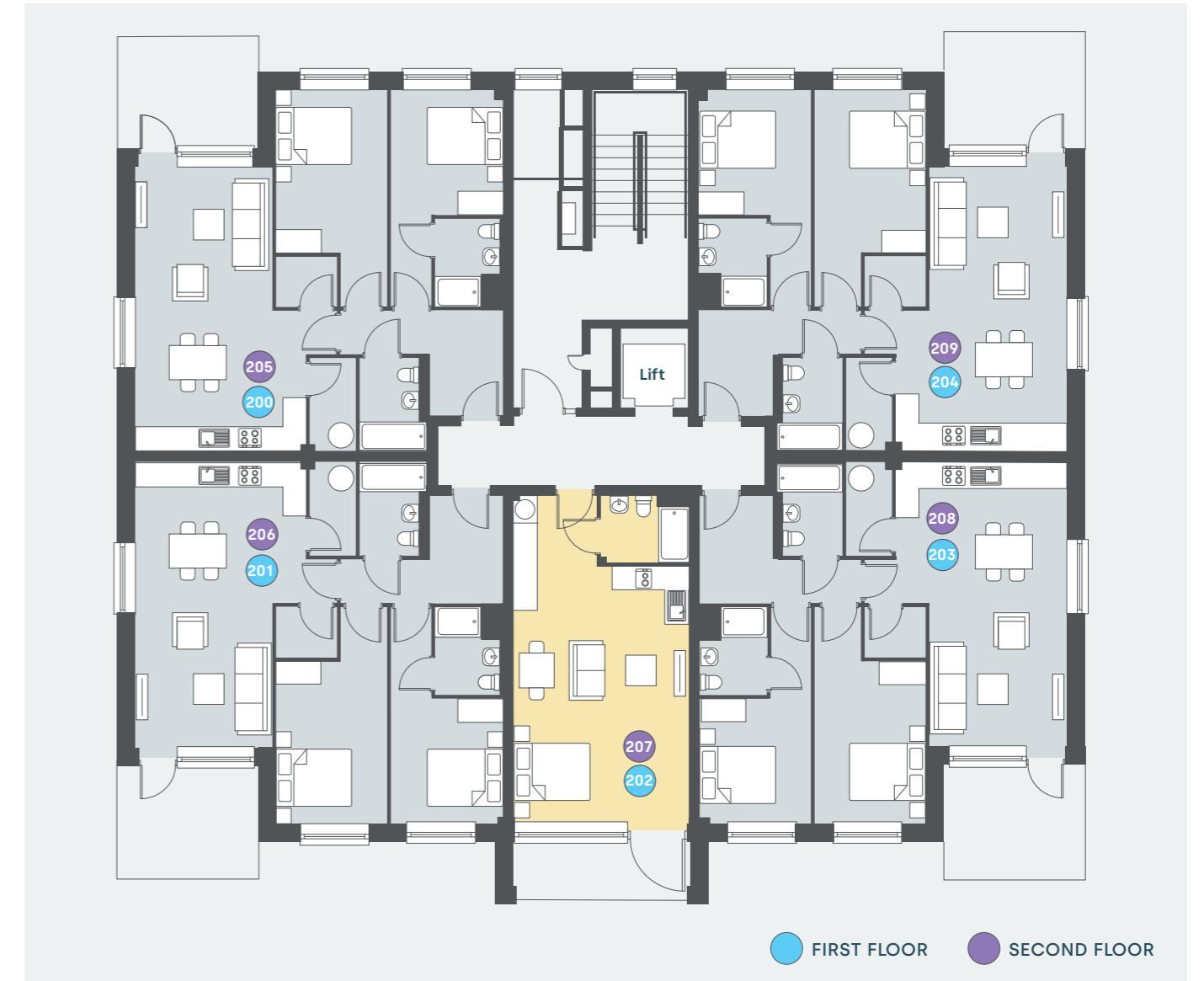


# BLOCK E

## FIRST & SECOND FLOOR

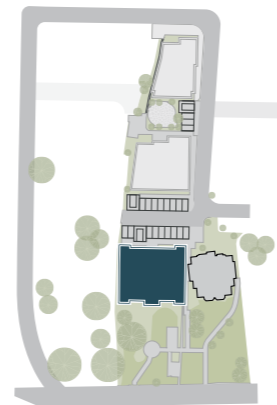


- **APARTMENT NO. 200 & 205**  
2 BEDROOM  
81.7 SQ.M | 879 SQ.FT
- **APARTMENT NO. 201 & 206**  
2 BEDROOM  
81.7 SQ.M | 879 SQ.FT
- **APARTMENT NO. 202 & 207**  
STUDIO  
39.1 SQ.M | 421 SQ.FT
- **APARTMENT NO. 203 & 208**  
2 BEDROOM  
81.7 SQ.M | 879 SQ.FT
- **APARTMENT NO. 204 & 209**  
2 BEDROOM  
81.7 SQ.M | 879 SQ.FT



# BLOCK E

## THIRD FLOOR



- **APARTMENT NO. 210**  
2 BEDROOM  
98.3 SQ.M | 1058 SQ.FT
- **APARTMENT NO. 211**  
2 BEDROOM  
78.8 SQ.M | 848 SQ.FT

- **APARTMENT NO. 212**  
2 BEDROOM  
98.3 SQ.M | 1058 SQ.FT



STUDIO APARTMENT



STUDIO APARTMENT

# BLOCK F

## GROUND FLOOR

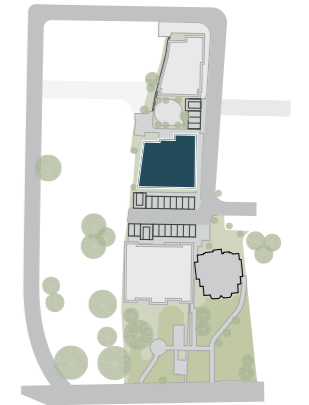
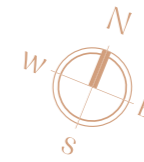


- **APARTMENT NO. 213**  
2 BEDROOM  
78.9 SQ.M | 849 SQ.FT
- **APARTMENT NO. 214**  
STUDIO  
38.5 SQ.M | 414 SQ.FT
- **APARTMENT NO. 215**  
STUDIO  
38.5 SQ.M | 414 SQ.FT
- **APARTMENT NO. 216**  
1 BEDROOM  
52 SQ.M | 560 SQ.FT
- **APARTMENT NO. 217**  
2 BEDROOM  
66.9 SQ.M | 720 SQ.FT



# BLOCK F

## FIRST & SECOND FLOOR



- **APARTMENT NO. 218 & 223**  
2 BEDROOM  
78.9 SQ.M | 849 SQ.FT
- **APARTMENT NO. 219 & 224**  
STUDIO  
38.5 SQ.M | 414 SQ.FT
- **APARTMENT NO. 220 & 225**  
STUDIO  
38.5 SQ.M | 414 SQ.FT
- **APARTMENT NO. 221 & 226**  
1 BEDROOM  
52 SQ.M | 560 SQ.FT
- **APARTMENT NO. 222 & 227**  
2 BEDROOM  
78.8 SQ.M | 848 SQ.FT



● FIRST FLOOR    ● SECOND FLOOR

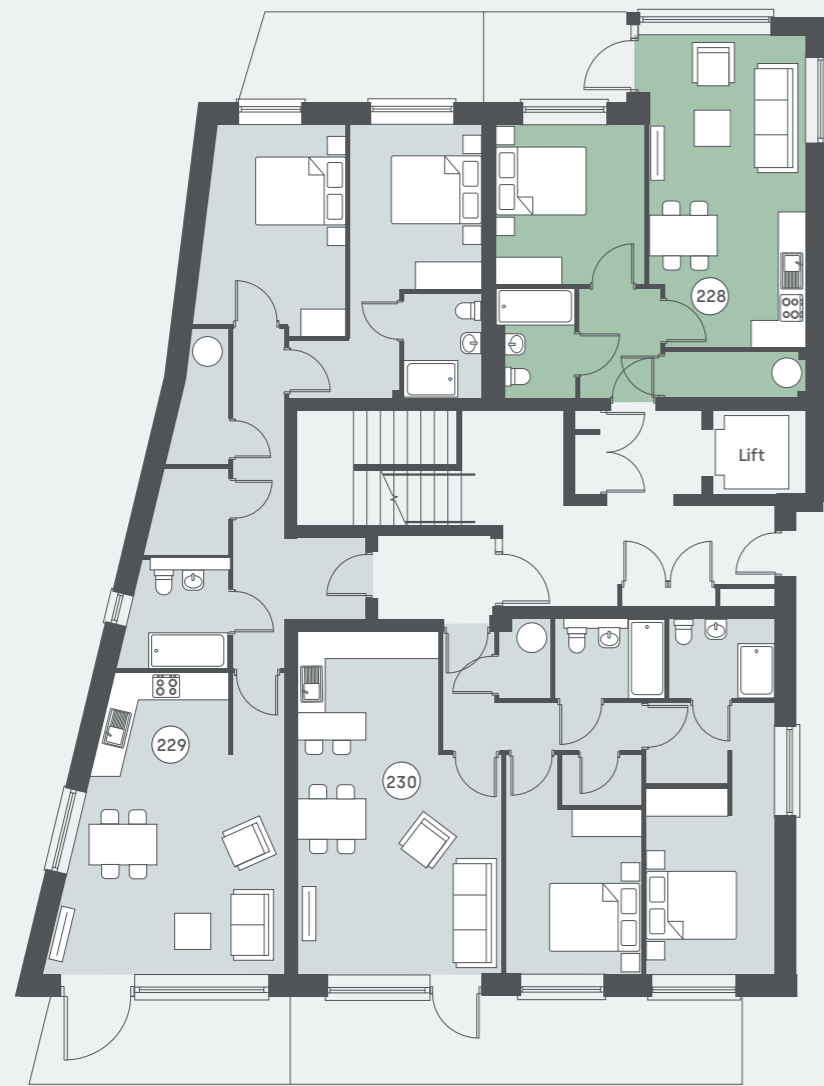
# BLOCK G

## GROUND FLOOR



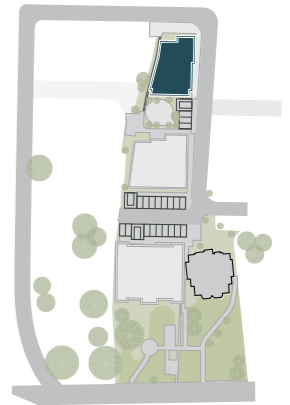
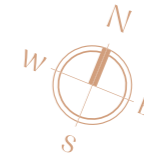
- **APARTMENT NO. 228**  
1 BEDROOM  
48.3 SQ.M | 520 SQ.FT
- **APARTMENT NO. 229**  
2 BEDROOM  
88 SQ.M | 950 SQ.FT

- **APARTMENT NO. 230**  
2 BEDROOM  
81.2 SQ.M | 874 SQ.FT



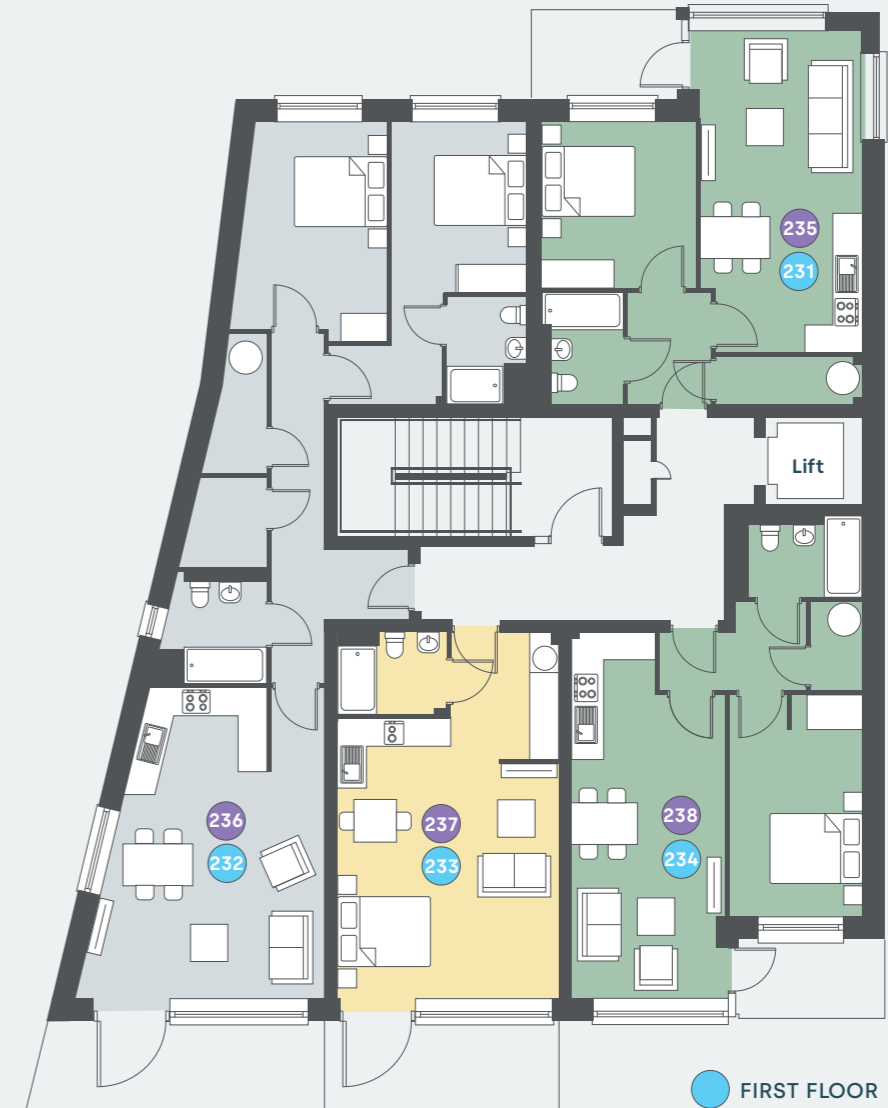
# BLOCK G

## FIRST & SECOND FLOOR



- **APARTMENT NO. 231 & 235**  
1 BEDROOM  
49.9 SQ.M | 537 SQ.FT
- **APARTMENT NO. 232 & 236**  
2 BEDROOM  
88.3 SQ.M | 950 SQ.FT

- **APARTMENT NO. 233 & 237**  
STUDIO  
38.7 SQ.M | 416 SQ.FT
- **APARTMENT NO. 234 & 238**  
1 BEDROOM  
48.9 SQ.M | 526 SQ.FT



● FIRST FLOOR ● SECOND FLOOR

# SPECIFICATIONS



## INTERNAL FINISHES

- Oak laminate flooring and tiling provided throughout
- All internal walls & ceilings skimmed and painted
- Quebec oak entrance door
- Painted skirting board and architrave
- Brushed chrome ironmongery throughout
- Contemporary elegant wardrobes by Cawleys Furniture



## KITCHENS

- Contemporary fitted kitchens by Cawleys Furniture
- Integrated appliances comprising oven, hob, extractor fan, microwave, fridge freezer, dishwasher and washer dryer
- Silestone worktops

## BATHROOMS AND EN-SUITES

- Stylish & contemporary bathroom complete with all sanitary fittings
- Tiling on floor and part wall and full height tiling around shower and bath
- Thermostatic controlled bath and shower
- Electrically heated towel rail



## HEATING AND ELECTRICAL

- Hot water via a Dimplex air-source heat pump cylinder
- Heating provided by Dimplex electric panel heaters
- Heat recovery ventilation system in each apartment
- Smoke and heat detectors fitted as standard
- Energy efficient LED pendant lighting to main living areas
- Prepay electricity system installed in all apartments
- Wired for TV
- Generous light and power points provided within each apartment using contemporary switches and sockets

## COMMON AREAS

- Tastefully designed internal and external common areas
- Luxurious entrance lobbies to each block
- High speed Kone lifts to all floors
- Appropriate directional signage to main entrance and ground floor lobbies of all buildings
- Landscaped communal garden and external common areas designed by Landscape Architect
- Childrens play area

## • BERRATING

- BER ratings from A2-A3

## ACCESS AND SECURITY

- Fob access to entrances to ground floor lobby.
- CCTV installed in ground floor lobbies, and key external areas
- Lift access in each block

## BALCONIES

- Balconies finished with paving/decking, feature wall light and high quality gazed balustrade to maximise light and aspects

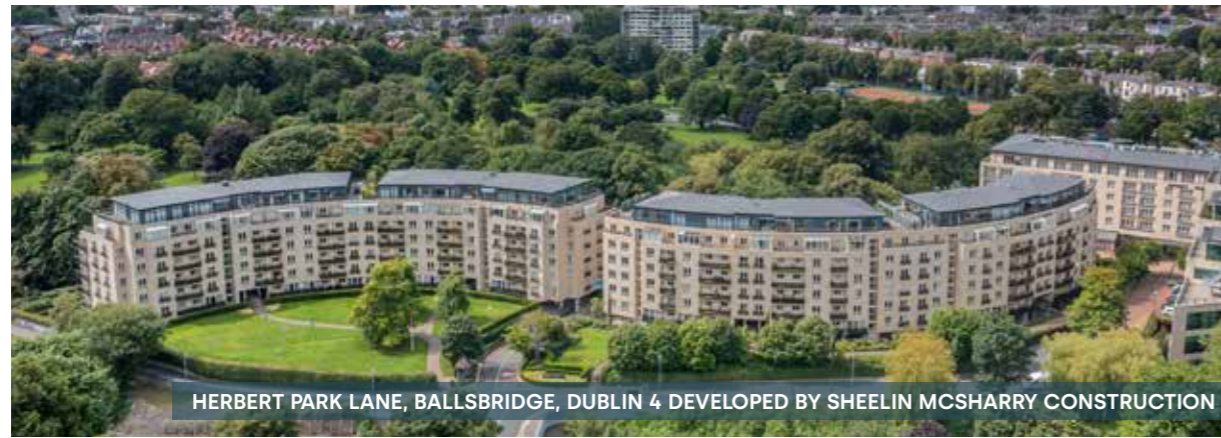
## GUARANTEE

- Each apartment is covered by the Homebond 10 year structural guarantee scheme.














## BUILT WITH EXPERIENCE



The Ashbrook estate was originally developed by Sheelin McSharry Construction in the 1990's. The 44 newly completed apartments that comprise Nos. 195-238 Ashbrook have been developed by Baystreet Limited which is a joint venture between directors of Sheelin McSharry Construction and MKN Property Group, bringing together decades of development experience in Ireland.

## DEVELOPMENT TEAM

DEVELOPER	SELLING AGENTS	SOLICITORS	
<p><b>Baystreet Limited</b></p> <p><b>BAYSTREET LIMITED</b> Embassy House Dublin 4</p>	<p> Hooke &amp; MacDonald PSRA:001651</p> <p><b>HOOKE &amp; MACDONALD</b> 118 Baggot Street Dublin 2 Ireland hmd.ie Sales@hmd.ie Ph: 016318402</p>	<p><b>EVERSHEDS SUTHERLAND</b></p> <p><b>EVERSHEDS SUTHERLAND</b> One Earlsfort Centre Earlsfort Terrace Dublin 2 Ireland www.eversheds-sutherland.com</p>	
ARCHITECT	ENGINEER	M&E ENGINEERS	FINANCED BY
<p> mahony pike</p> <p><b>OMP Architects</b> Mount Saint A Dublin 6</p>	<p> BDP</p> <p><b>BDP</b> Blackhall Green Dublin 7</p>	<p> OCSC</p> <p><b>OCSC</b> Prussia Street Dublin 7</p>	<p> AIB</p> <p><b>AIB</b> Molesworth Dublin 2</p>



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LOCAL CAFÉ



ST. ANNE'S PARK



CLONTARF ROAD DART



LOCAL SHOPS & CAFÉS



VIEW OF POOLBEG



BULL ISLAND NATURE RESERVE & ROYAL DUBLIN GOLF CLUB



HARRY BYRNES BAR & RESTAURANT



CLONTARF PROMENADE & SHOPS

