

Coast Road, Malahide,  
Co. Dublin

## Low Rock View House

Truly unique with uninterrupted  
views of Lambay Island





A-Rated Energy Efficient Home



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## A Masterpiece by the Sea

This exceptional 5-bedroom coastal home, located on the picturesque Malahide Coast, offers panoramic views of the Irish Sea, Lambay Island, and the rolling landscapes beyond. Immerse yourself in the elegance, comfort, and serenity of Low Rock View House, an unparalleled property nestled in one of Dublin's most sought-after locations.





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## Coastal Elegance, Timeless Design

Spanning over 3,600 square feet, this detached home epitomises luxurious living with an open-plan living, dining, and kitchen area, a TV room, a study/gym area, and five spacious double bedrooms, including three ensuites designed for both relaxation and entertaining.

The breathtaking open-plan living dining and kitchen area, offers an abundance of natural light, while the state-of-the-art kitchen is outfitted with quartz worktops and equipped with high-quality appliances.

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## Exquisite Features Throughout

Every detail of this coastal retreat has been meticulously crafted with luxurious materials and finishes. This complete turnkey property boasts:

- A-rated BER, energy-efficient air-to-water heating system.
- Triple-glazed Nordan windows with an external polyester powder-coated aluminium finish.
- Elegant Roca, Tesi, and Grohe sanitary ware in the bathrooms, featuring stylish Aqualla, Phoenix, and Vado taps and mixers.
- High ceilings of 2.975m in the main living space and 2.625m finished with extensive mouldings throughout, creating an expansive sense of space.
- Beautifully landscaped grounds with secure parking for 4 cars.





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## Ground Floor

### Room Size (mm)

LOUNGE	3870 x 4905
DINING AREA	3450 x 4905
KITCHEN	6720 x 4905
OFFICE	4927 x 4025
LIVING ROOM	5328 x 4000
WC	2500 x 1555
CLOAK ROOM	1650 x 2500
LAUNDRY	3353 x 3150
HALL	5955 x 3350
BALCONY	4870 x 1300/2700



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## Lower Ground Floor

### Room Size (mm)

MASTER BEDROOM	4800 x 4150
MASTER BEDROOM WALK IN WARDROBE	3500 x 2400
MASTER ENSUITE	3355 x 2402
BEDROOM 02	3583 x 4200
ENSUITE 02	1500 x 2600
BEDROOM 03	3598 x 3940
ENSUITE 03	1500 x 2600
BEDROOM 04	3270 x 3930
BEDROOM 04 WALK IN WARDROBE	1895 x 3930
BEDROOM 05	4860 x 3600
BATHROOM	2890 x 2700
PLANT ROOM	1900 x 2250
STORE	2500 x 1665
HALL	3840 x 3980

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## A Coastal Retreat in Malahide

Malahide, a charming coastal village renowned for its beaches, parks, and historical landmarks, offers a lifestyle like no other. From scenic walks along the Dublin Bay to the vibrant social scene with local restaurants, cafés, and nightlife, everything you need is right at your doorstep. Low Rock View House is situated at Low Rock, a beloved bathing landmark. Whether you're a history enthusiast, sports lover, or someone who enjoys the finer things in life, Malahide provides the perfect blend of relaxation and convenience.







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## An Idyllic Life Awaits

Low Rock View House is more than just a property; it's an invitation to experience the best of coastal living. The seamless blend of modern luxury with natural beauty makes this home a rare find.

Make your next move a statement. Let us welcome you to your new life by the sea.





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# DETAIL

**Spanning over 3,600 square feet, this detached home epitomises luxurious living with an open-plan living, dining, and kitchen area, a TV room, a study/gym area, and five spacious double bedrooms, including three ensuites designed for both relaxation and entertaining.**

## **Premium Inclusions.**

**Flooring & Finishes:** On the ground floor Low Rock View features high quality engineered hardwood timber flooring in the living, dining, kitchen area, TV room and home office whilst the hallway, cloak room toilet and utility room are finished with a large format ceramic tile.

On the lower ground floor bedrooms are carpeted for added comfort, while bathrooms, ensuites and hotpress areas are elegantly tiled.

## **Fully Equipped Kitchen:**

The kitchen, supplied by Robinson Interiors exudes quality with sophisticated worktops and wall linings made from luxurious Quartz. This modern German kitchen boast a combination of concealed and visible handles; and utensil drawers come with solid walnut dividers. A generous Quartz island is the heart of the kitchen.

The kitchen appliances include a pair of Siemens Self Clean ovens, Siemens dishwasher and microwave, a Fisher & Paykel luxury family sized fridge freezer and a Bora ceramic hob with built-in extraction to complete a seamless cooking experience.

A Quooker boiling water tap adds an extra touch of convenience.

The utility room is provided with a Bosch washing machine and the latest Bosch heat pump tumble dryer.

## **Space and Light: Ceiling Heights**

The kitchen, living and dining area is provided with an impressive 2.975m ceiling height, whilst all other room are provided with a generous 2.625m ceiling height which creates a spacious and airy feel throughout.

A bright entrance hall with commanding views over the sea flows into a double height staircase which leads to the bright lower ground floor bedrooms.

## **Beautiful Bathrooms:**

The bathrooms feature high quality sanitaryware from Roca, Tesi, and Grohe.

Taps, mixers and shower accessories are provided by Aqualla, Phoenix and Vado, ensuring a sophisticated finish in every bathroom.

## **Elegant Lighting**

All hallways, living rooms and bathrooms are fitted with decorative pendant lights, recessed downlights and spotlights to create a warm and inviting ambiance. Bedrooms are provided with ceiling roses paired with decorative shades.

## **State-of-the-Art Heating & Ventilation**

Low Rock View is equipped with a Mechanical Ventilation Heat Recovery system (MVHR), ensuring optimal air quality by extracting air from the bathroom, ensuite and kitchen while supplying fresh air to bedrooms and living areas.

Underfloor heating is provided throughout the home which is coupled to an energy efficient air source heat pump for hot water, ensuring efficient and reliable heating throughout the home. The Viessman heating control system can be operated remotely via a phone app.

The Home is delivered to the very highest standards and the investment in build quality, airtightness, insulation and technology delivers an A-Rated home.

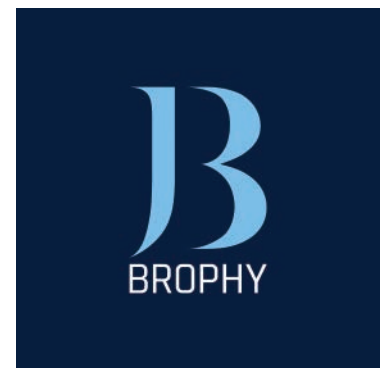
## **Eco-Friendly Features**

Solar/PV panels from UKSOL with a 12-year warranty are installed, minimising utility costs and contributing to the eco-friendliness of the home.

## **Additional Features**

**Windows:** Enjoy the best of both worlds with Aluclad Triple Glazed windows by Nordan. These windows feature an external polyester powder-coated aluminium finish for longevity and an internal white prefinished wood frame with satin silver handles, ensuring both durability and style.

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For more information  
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