



PROSPECT BAY

MOUNT PROSPECT AVENUE • CLONTARF

www.prospectbay.ie



An Idyllic Suburban Setting



Sea and City *on your* Doorstep

Enjoy the splendour of the beautiful North Dublin coastline at Prospect Bay, an exclusive collection of apartments in the heart of Clontarf, Dublin 3. Located at the start of one of the neighbourhood's most prestigious roads, Mount Prospect Avenue, Prospect Bay offers quite simply the best of every world – close proximity and easy access to Dublin City Centre, the beautiful coastline on your doorstep and excellent amenities within walking distance.

North Dublin's golden coastline is quite literally your back garden at Prospect Bay. Residents can enjoy the wonderful promenade, which runs along the coast from Sutton and Howth right through to edge of Dublin City Centre. Stay fit by biking to work along the convenient cycle path, or make an evening stroll the ideal way to end each day. And with Dollymount Strand, Burrow Beach and the white sands of Portmarnock all within a easy reach, beach days will become a staple of your weekends.





Park Life *just* *across* the Road

Prospect Bay residents can enjoy the best of local amenities, all just a short stroll away. Directly across the road is one of Dublin's most popular parks, St Anne's Park, home to the famous rose gardens, a café, several pitches and playing fields, tennis courts and a weekend market.

Prospect Bay residents can enjoy the very best of the life in the Great Outdoors. Several sports clubs are well established in the immediate area, including tennis, GAA, rugby and cricket. Try your hand at kite surfing, paddleboarding or kayaking at Dollymount Strand, take up sailing at Clontarf Yacht Club or make a daily sea swim part of your morning routine. And for golfers, there are several golf clubs within a short distance, including St Anne's, Royal Dublin, Clontarf, Sutton, Portmarnock and Howth.





08



DUBLIN AIRPORT

M1

M1

M50

Santry

Portmarnock

Baldoyle

PORTMARNOCK CHAMPIONSHIP COURSE

Beaumont

Coolock

Raheny

Sutton

Glasnevin

Artane

Howth

HOWTH GOLF CLUB

N1



GLASNEVIN CEMETERY

Killester

ST. ANNES PARK

ST. ANNES GOLF CLUB

Drumcondra

Fairview

MT PROSPECT AVENUE

ROYAL DUBLIN GOLF CLUB
Bull Island

N1

Clontarf

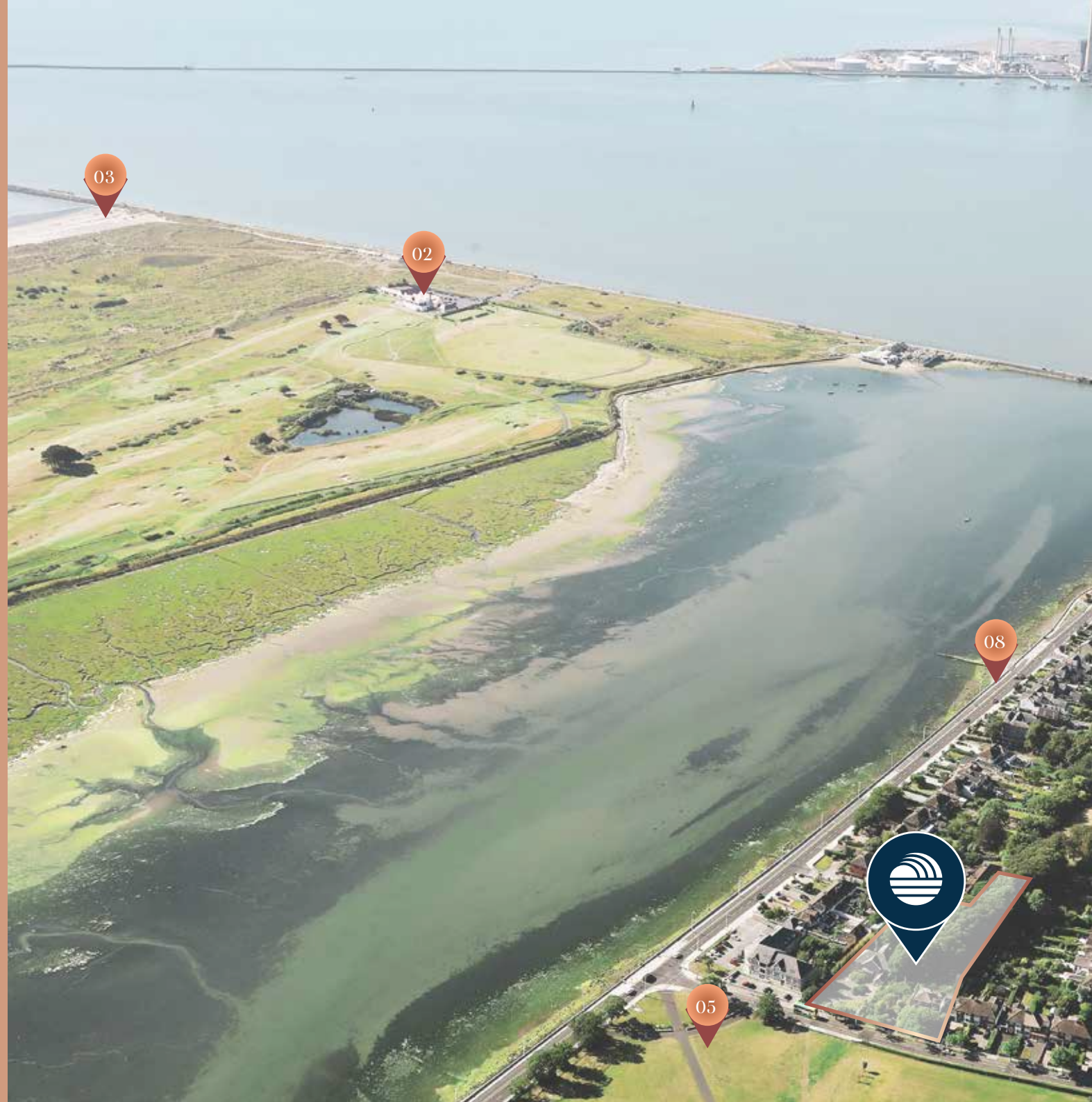
DUBLIN CITY CENTRE

IFSC

Eastpoint

*Connect
to the City
with Ease*







A Thriving Community

- Nearby attractions include St. Annes Park and Dollymount Strand - the beautiful beaches of Sutton, Howth and Portmarnock are also just a short drive away.
- There is an incredible selection of world class golf courses nearby, including St. Anne's Golf Club, Royal Dublin Golf Club and Clontarf Golf Club.
- Excellent location with a wonderful lifestyle right on your doorstep- an easy commute to Dublin City Centre.
- Sports enthusiasts are well catered for with Clontarf Cricket and Rugby Club, Clontarf Yacht Club and Clontarf GAA club nearby.

1. Dublin Port
2. Royal Dublin Golf Club
3. Dollymount Strand
4. Dollymount, Wooden Bridge
5. St Annes Park
6. Clontarf Promenade
7. Cycle Path
8. Quality Bus Corridor



A Bustling Neighbourhood Atmosphere

Several excellent restaurant, bars and cafés are within walking distance. Enjoy brunch at Bay Restaurant, a popular choice after a stroll on the promenade, or head to Vernon Avenue, location for several well-regarded eateries, including Picasso and Hemmingways.

Stock up on essentials from Nolans Supermarket, also on Vernon Avenue, and meet a friend for a pint in Connollys Pub (known by locals as The Sheds) – all minutes from your new home.



You'll be *spoiled for choice* with an *impressive* selection of eateries and bars in Clontarf.



Fabulous Amenities just minutes from your new Home

The peaceful coastline at Clontarf is made even more special by the neighbourhood's close proximity to Dublin City Centre. Just six kilometres away, the City Centre can be reached quickly and efficiently via a wide variety of transport options, including bus, car and the DART commuter service. The popular cycle path on the seafront is currently being extended to offer a safe and fast way to bike all the way into the city – an easy way to travel and keep fit.

For motorists, Clontarf is highly accessible. The M1 and M50 interchange can be reached within minutes, which opens up Ireland's motorway network. If travelling further afield, Dublin Airport is just ten kilometres away. And if you prefer to let someone else do the driving, Connolly train station and Busáras main bus station are only six kilometres away, offering excellent public transport connections to every part of Ireland.













Homes

Specifications



Thermostatic central heating system

- The heating system uses Joule air-source heat pumps to achieve Nearly Zero Energy Building status.
- Heat is “pumped” or relocated from outdoor/outgoing air and transferred to the piped water which is then used for space and hot water heating.
- The heat pumps can achieve seasonal heating efficiencies of over 150%.
- The heating system is an all-electric system, future-proofing the development for all future scenarios.
- Internally, heat emission is by steel panel radiators, with low-temperature (45 degree) operation for increased efficiency.

Kitchens

- Custom designed contemporary kitchens designed by BESPACÉ Kitchens
- An array of build in units and drawers at floor and eye levels
- Tribeca Super Matt Porcelain Doors with Feature Ribbed Halifax Oak Doors to Wall Units
- Grey Linen Textured Interior / Carcass
- Hettich Soft close Hinges & Drawers
- Gola Handleless Rail – Brass Finish
- Matching Quartz Splashback Behind Hob & 100mm Upstands
- Undermount Stainless Steel Sink
- Pegler Jeroni Brass Tap
- Led Strip Lighting Concealed in Aluminium
- Elica CIAK2GRA60 Telescopic Fan
- Hotpoint SI5854PIX Single Oven
- Hotpoint TQ4I60SBF 60cm Induction Hob
- Hotpoint HMCB7030I 70/30 Integrated Fridge/Freezer
- Hotpoint HIC3C26W 60cm Integrated Dishwasher

Bathrooms and Ensuities

TWO BED APARTMENTS

Main bathroom

- Serenity btw rimless pan comfort height c/w seat
- Apex concealed cistern and chrome flush plate
- Atlanta 550 vanity unit wall hung 2 door vanity unit (550x370mm)
- Arch basin mixer and clic clac waste chrome
- Shower tray 1200x800 low profile c/w white waste
- Image i3 1200 sliding door chrome
- Riviera rain head shower valve chrome

Ensuite

- Serenity btw rimless pan comfort height c/w seat
- Apex concealed cistern and chrome flush plate
- Semi recessed basin 480x370mm
- Arch basin mixer and clic clac waste chrome
- Shower tray 1200x800 low profile c/w white waste
- Image i3 1200 sliding door chrome
- Riveria rain head shower valve chrome

ONE BED APARTMENTS

Main bathroom

- Serenity btw rimless pan comfort height c/w seat
- Apex concealed cistern and chrome flush plate
- Atlanta 550 vanity unit wall hung 2 door vanity unit (550x370mm)
- Arch basin mixer and clic clac waste chrome
- Shower tray 1200x800 low profile c/w white waste
- Image i3 1200 sliding door chrome
- Riviera rain head shower valve chrome

Media & Communications

- Entry intercom-phone system in each apartment connected to the main entrance door
- TV and data points in in living space and main bedroom
- USB charging points in kitchen and main bedroom

Bedrooms

WARDROBES

- Vilo Micro Shaker Doors with Super Matt White Grey Finish
- Light Grey Oyster Oak Interior/Carcass
- Hettich Soft close Hinges
- Modern Station Handle in Inox Finish
- Chrome Hanging Rails

Interiors finishes & features

INTERNAL DOORS

- Apartment Entry doors: Primed flush Norma 54mm thick door with Proline JSS280 satin stainless-steel handle & Redwood frame.
- Apartment internal doors: Primed flush Norma 44mm thick door, with Proline JSS280 satin stainless-steel handle with LVL/ Redwood frame

PAINT COLOURS

- Your apartment will be painted one colour throughout. The walls will be painted with Farrow & Ball strong white no.2001 or mix equivalent on walls doors, skirting & architrave.
- The ceilings will be painted Brilliant white ceilings & storerooms.

FLOORING

- Your apartment will be finished with hardwood engineered wood flooring board throughout as per the specification set out below. This

flooring will be included in the sale of your apartment subject to the contract being signed and retuned with 10% deposit within 3 weeks of your solicitors receiving the contracts. (subject to contract return)

- Floor Specification: Prego Nordic Polar Oak floorboards
- Dimensions of the flooring: Length 2200 mm / Width 260 mm / Height 13.5 mm / Number of grooves 4-way bevel

The Buildings

- A combination of high quality, attractive brick and stone cladding, with metal cladding to penthouse level.
- Enhanced acoustic performance concrete floors throughout with solid concrete party walls between apartments
- Balconies finished with paving, feature wall lighting and high- quality glazed balustrade to maximise light and views from each apartment
- Shared landscaped woodland common gardens and additional open space for apartment residents to enjoy.

Electrical

- Combination of recessed spot lighting and ceiling rose fittings provided throughout with USB sockets provided in selected locations
- Generous light and power points provided within each apartment using contemporary switches and sockets throughout

Parking & Services

- Secure parking with direct access to the apartments
- Visitor parking

CAR PARKING / ELECTRIC CHARGING POINTS

- Each apartment will have use of at least ONE car parking assigned to their apartment.

- There will be electric car charging points in the development for compliance with planning permission. There will be an electrical 'spur' located adjacent to each car parking space for the future installation (and the owner's choice) of a car charging point.

- One allocated car parking space for each apartment and two for penthouses.
- Lift access from car park to all levels
- Centralised bin storage facility at basement level
- Individual Car Charging Points

Outside Space

- The scheme is set amidst landscaped grounds. Beautiful woodland walkways run at the rear of the scheme while St Annes Park is across the road.
- Each apartment has a private balcony with a glazed balustrade, maximizing natural light and aspects

Energy Efficiency

- Minimum A3 Building Energy Rating energy rating
- Highly insulated and airtight design
- Energy efficient windows with argon filled triple glazing and low emissivity coating to reflect heat back into rooms
- High performance internal pipe insulation to reduce heat loss

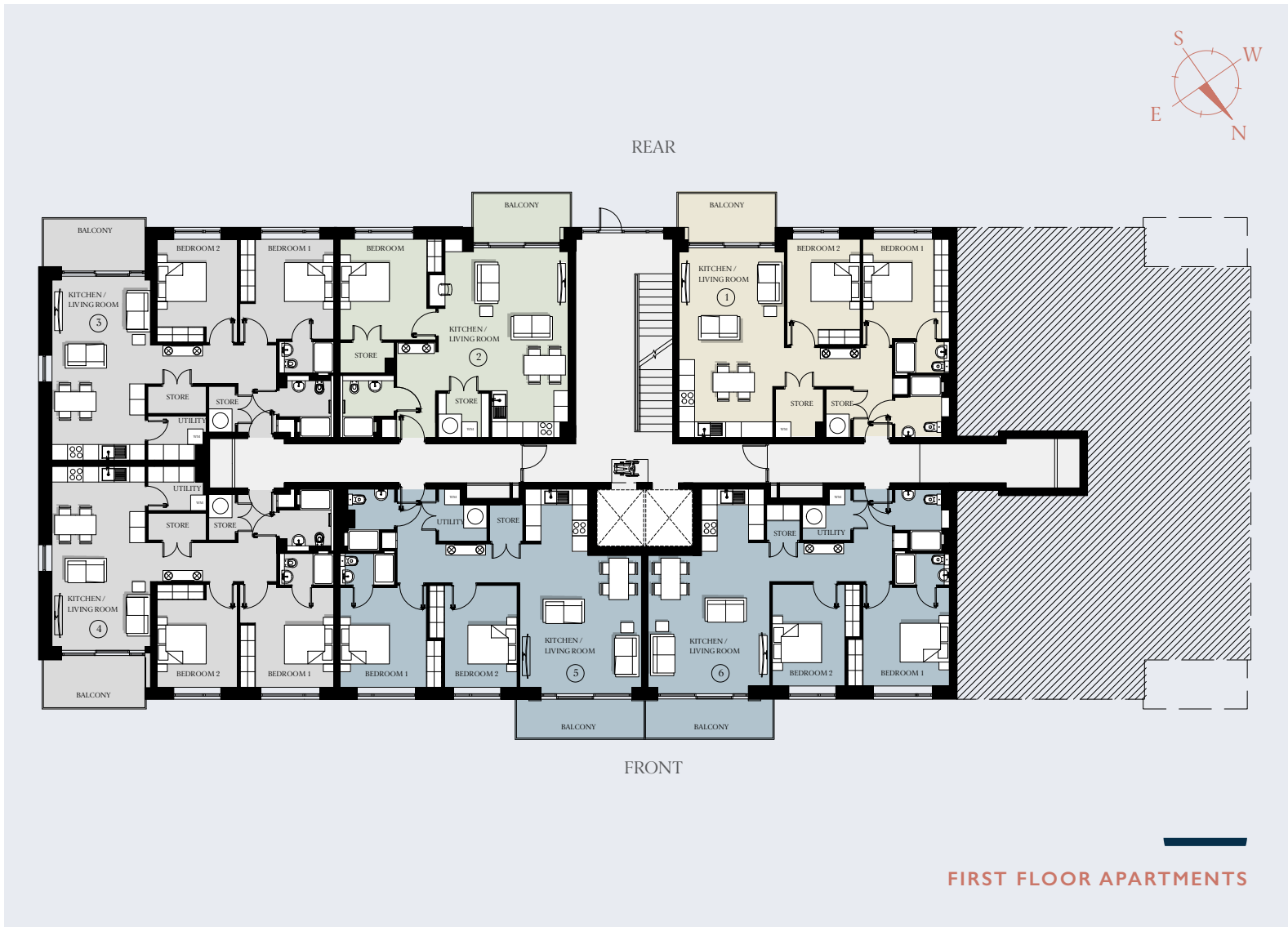
Guarantee

- Each home is covered by a 10-year structural guarantee scheme

Site Plan



NORTH





APARTMENT NO. 07

2 Bedroom

872 SQ.FT | 81 SQ.M

APARTMENT NO. 08

2 Bedroom

840 SQ.FT | 78 SQ.M

APARTMENT NO. 09

1 Bedroom

710 SQ.FT | 66 SQ.M

APARTMENT NO. 10

2 Bedroom

872 SQ.FT | 82 SQ.M

APARTMENT NO. 11

2 Bedroom

872 SQ.FT | 81 SQ.M

APARTMENT NO. 12

2 Bedroom

883 SQ.FT | 82 SQ.M

APARTMENT NO. 13

2 Bedroom

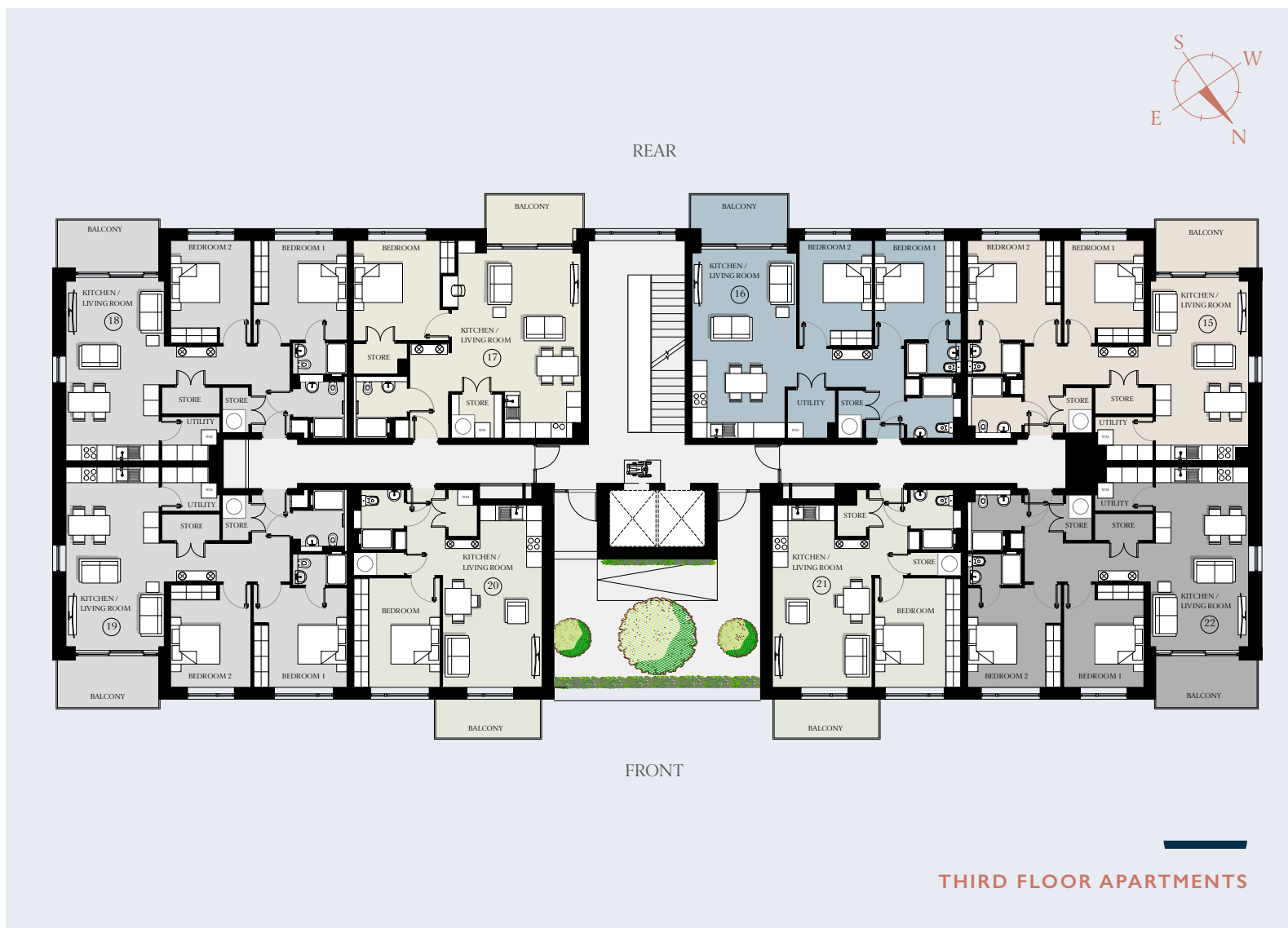
883 SQ.FT | 82 SQ.M

APARTMENT NO. 14

2 Bedroom

872 SQ.FT | 81 SQ.M

SECOND FLOOR APARTMENTS





APARTMENT NO. 23

2 Bedroom
872 SQ.FT | 81 SQ.M

APARTMENT NO. 24

1 Bedroom
840 SQ.FT | 78 SQ.M

APARTMENT NO. 25

1 Bedroom
710 SQ.FT | 66 SQ.M

APARTMENT NO. 26

3 Bedroom
1,324 SQ.FT | 123 SQ.M

APARTMENT NO. 27

1 Bedroom
581 SQ.FT | 54 SQ.M

APARTMENT NO. 28

2 Bedroom
872 SQ.FT | 81 SQ.M







Professional Team



Selling Agent

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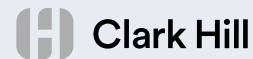
WATERLOO HOMES

Developer

WATERLOO HOMES

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Dublin 3



Engineer

Alan Taylor Consulting Engineers Ltd

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Greeny, Belturbet, Co. Cavan



Finance Provided by

Castlehaven Finance

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