

South Dublin's Vibrant New Address



EUSTACE COURT

CUALANOR UPPER GLENAGEARY ROAD DÚN LAOGHAIRE CO. DUBLIN

www.eustacecourt.com



Superb New 1,2 & 3 Bedroom Apartments
In An Outstanding Parkland Setting

BER A2/A3





CUALANOR

DÚN LAOGHAIRE

by Cosgraves

On the lands of the former Dún Laoghaire Golf Club, Cualanor is situated right in the heart of Dún Laoghaire, where Cosgraves are creating outstanding quality homes in an exceptional landscaped setting.

EUSTACE COURT

Eustace Court at Cualanor is comprised of 96 exquisite large 1,2 and 3 Bedroom Apartments including a superb selection 2 and 3 Bedroom Penthouse Apartments.

Eustace Court is ideally situated on the seaward side of the development next to Dún Laoghaire Bowling Club with pedestrian access to the town centre and seafront via Tivoli Road.



Perfectly Positioned

EUSTACE COURT

CUALANOR

Dún Laoghaire Marina

Dún Laoghaire Sea Scouts

St. Michael's Rowing Club

Dún Laoghaire Motor Yacht Club

De Vesci Gardens

York Road

Royal Irish Yacht Club

Royal St. George Yacht Club

National Maritime Museum of Ireland

Royal Marine Hotel

Pavilion Theatre

National Yacht Club

Queens Road

Peoples Park

Pedestrian Access

Tivoli Road

Georges Street

Marine Road

Dún Laoghaire Bowling Club

Monkstown Tennis Club

Park amenity c. 6.5 Acres



KILL AVENUE

UPPER GLENAGEARY ROAD

Tesco

Costa Coffee

ENTRANCE

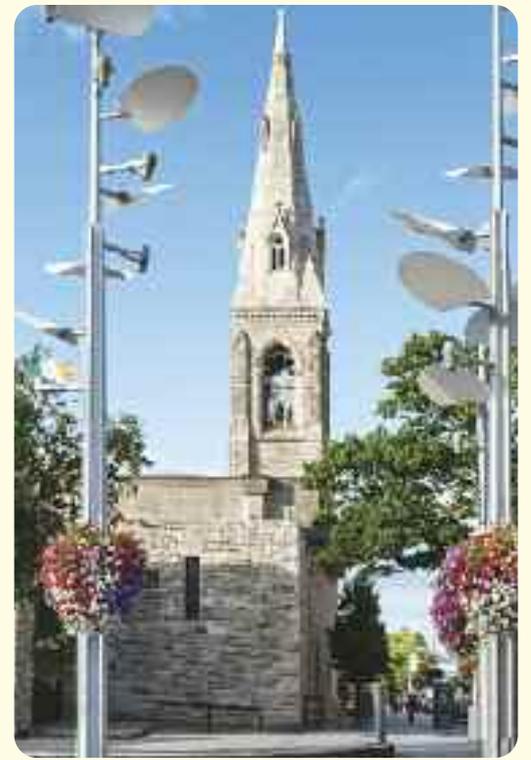
ParkPointe Neighbourhood Centre

Boots Pharmacy



UPPER GLENAGEARY ROAD

LOWER GLENAGEARY ROAD



South Dublin's Vibrant Seafront Hub...

Eustace Court, Cualanor offers spacious homes nestled in the exceptional landscaped grounds of the former Dún Laoghaire Golf Club in a superb location with easy access to all the great amenities of Dún Laoghaire, Glenageary and Monkstown, with easy access to the City Centre.

Located directly off Upper Glenageary Road with pedestrian access to Tivoli Road via Eglington Park, Eustace Court, Cualanor benefits from easy access to all the great amenities of Dún Laoghaire town centre and Monkstown Village.

Brought to you by one of Ireland's best building teams, Eustace Court offers an elegant selection of 96 large superior quality 1, 2 and 3 bedroom apartments, including a superb selection of 2 and 3 bedroom penthouse apartments. Set in the richly landscaped grounds of the former old Dún Laoghaire Golf Club, the grounds at Cualanor include woodland areas, parklands open spaces, a piazza, jogging paths, many feature areas and a childrens playground. Local Shops at ParkPointe Neighbourhood Centre include: Tesco, Costa Coffee, Boots Pharmacy, Base Pizza, L'Ombre Hair & Beauty as well as Pattersons Kitchens and TC Matthews Carpets.

From Eustace Court residents can walk to the charming cafes, restaurants, shops, salons and boutiques of Monkstown Village and Dún Laoghaire in an area that offers a tradition of good living in one of Dublin's most established neighbourhoods.

From Dublin's favourite pier to fish markets to Martello Towers, Dún Laoghaire provides an awe inspiring backdrop to life. There are splendid local schools and an abundance of sports and leisure activities as well as a host of excellent civic amenities.

There are many fine local sports clubs, including Dún Laoghaire Bowling Club which is adjacent to Cualanor, Monkstown Tennis Club is a short walk and above all is the seafront with its splendid Yacht Clubs and outstanding coastal walks. The amenities here are of the highest order and are all convenient to Eustace Court residents.

Eustace Court, Cualanor presents a rare opportunity to purchase a new energy efficient apartment particularly close to both Dún Laoghaire town centre and Monkstown Village.

Eustace Court is the perfect embodiment of true quality and sense of place, where no detail is overlooked to deliver the finest homes at the heart of Dún Laoghaire enjoying easy access to local amenities, the capital city and beyond.







Eustace Court

Eustace Court, Cualanor, offers exemplary apartments and penthouses by multi-award winning builders in a development that has been recognised for its contribution to sustainable living as well as for its outstanding community benefit amenities.

The pursuit of perfection has always been a pre-occupation of the Cosgrave Team and Cualanor offers the pinnacle of comfortable living with excellent amenities. High quality construction and materials together with low maintenance finishes and exceptional energy efficiency, with lots of space for all the family in exceptional surroundings combine to deliver a residential setting of the highest order.

There are numerous standard innovative features in Eustace Court. These include superb walnut panelling in the entrance halls and walnut hall doors throughout, wide hallways with natural light on stairwells, tall ceilings, bright rooms, picture windows, apartments are floored throughout with a mix of 'Tassero Gris' Cerrad floor tiles and engineered wood flooring, stylish wardrobes with built in sets of drawers in main bedroom, contemporary kitchen presses, all kitchen appliances included, all bedrooms wired for TV and Wi-Fi. The ceilings heights are 8 feet, 8 inches which is 8 inches higher than regulations.

The extensive landscaped courtyard is well designed and generously planted with mature beech trees and a water feature. Many of the apartments have views not only of the courtyard, but also of the six acre park at the front of

the building. The penthouses have great views of Killiney Hill and the Dublin Mountains and some have sea views.

A generous master-suite is composed of a large bedroom with extensive wardrobes finished to exemplary standards. Bathrooms are an exercise in functional style, an assembly of associated elements; mirrored vanity units with integrated LED lighting, select tiling, cantilevered wash basin, chrome fittings, quality ceramic suite with water saving features and elegant "P" shaped baths. The clean lines are mirrored in ensuites where large shower enclosures with quality sliding doors and chromed steel heated towel rail provide focal points.

All bedrooms feature quality wardrobe storage solutions by Cawleys finished with walnut interiors and ivory shadow doors. A hotpress is accessed from the hall and contains the heat recovery ventilation system that works together with passive building features to deliver exceptional energy efficiency and constant flow of fresh air.







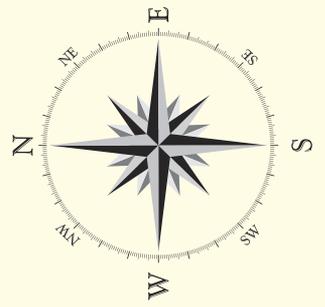
EUSTACE COURT

Ground Floor Apartments

- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS



First & Second Floor Apartments

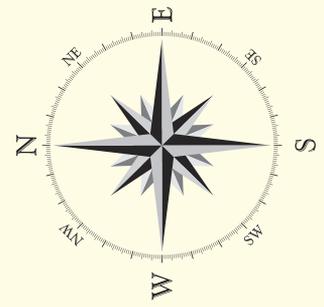


- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS

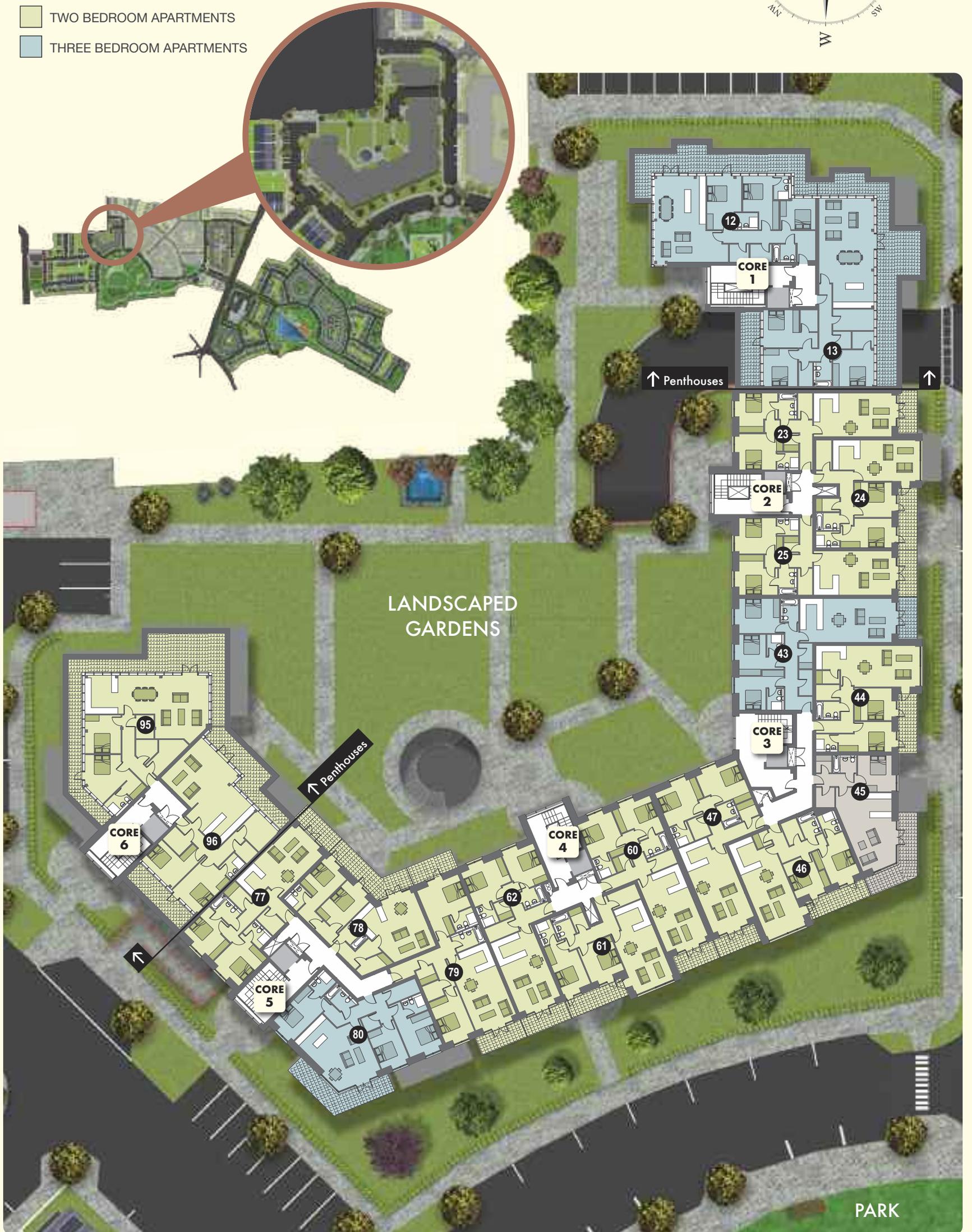
- SECOND FLOOR APARTMENTS
- FIRST FLOOR APARTMENTS



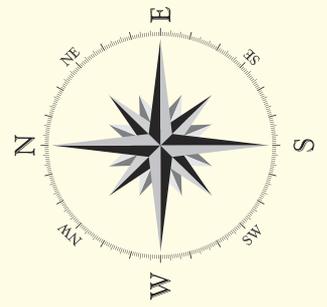
Third Floor Apartments & Penthouses



- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS



Fourth Floor Penthouses

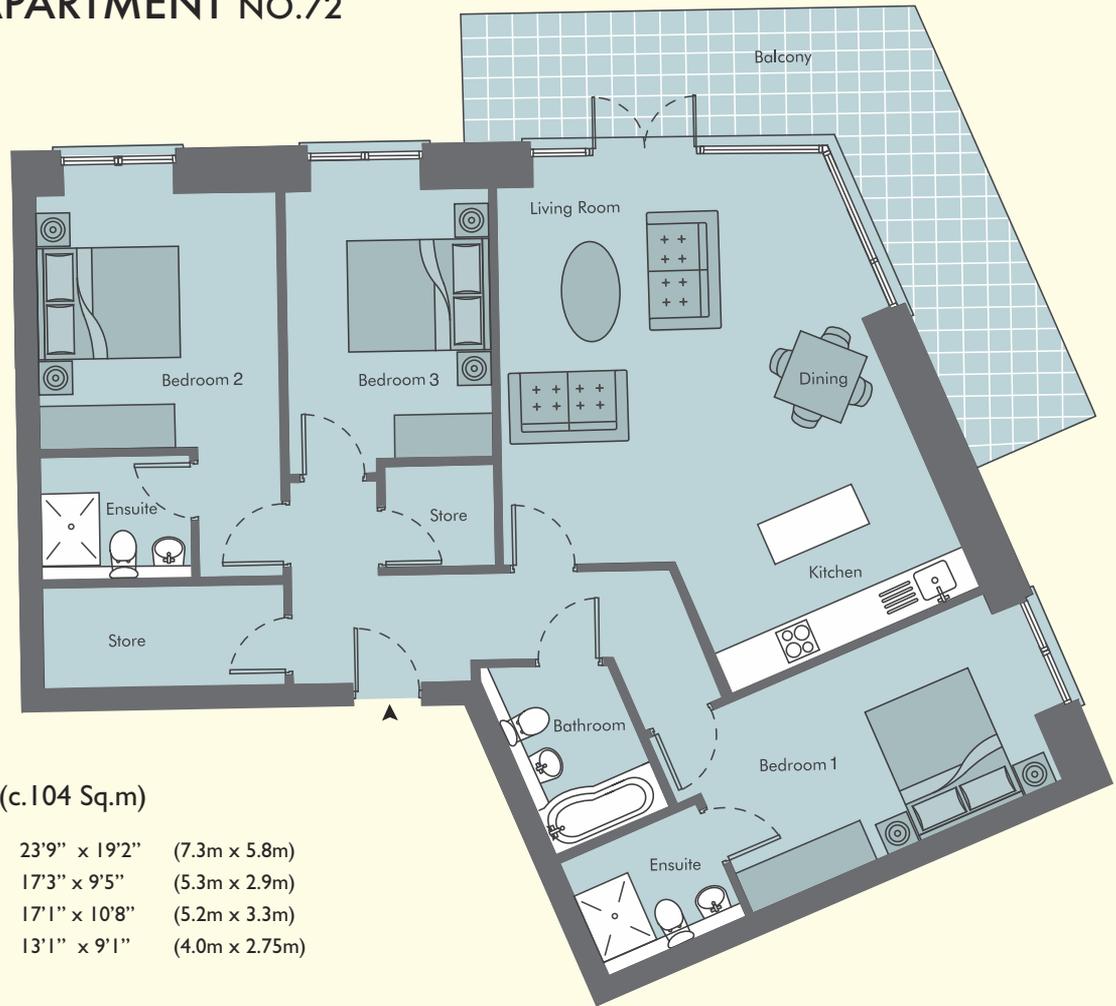


- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS



Typical Apartments

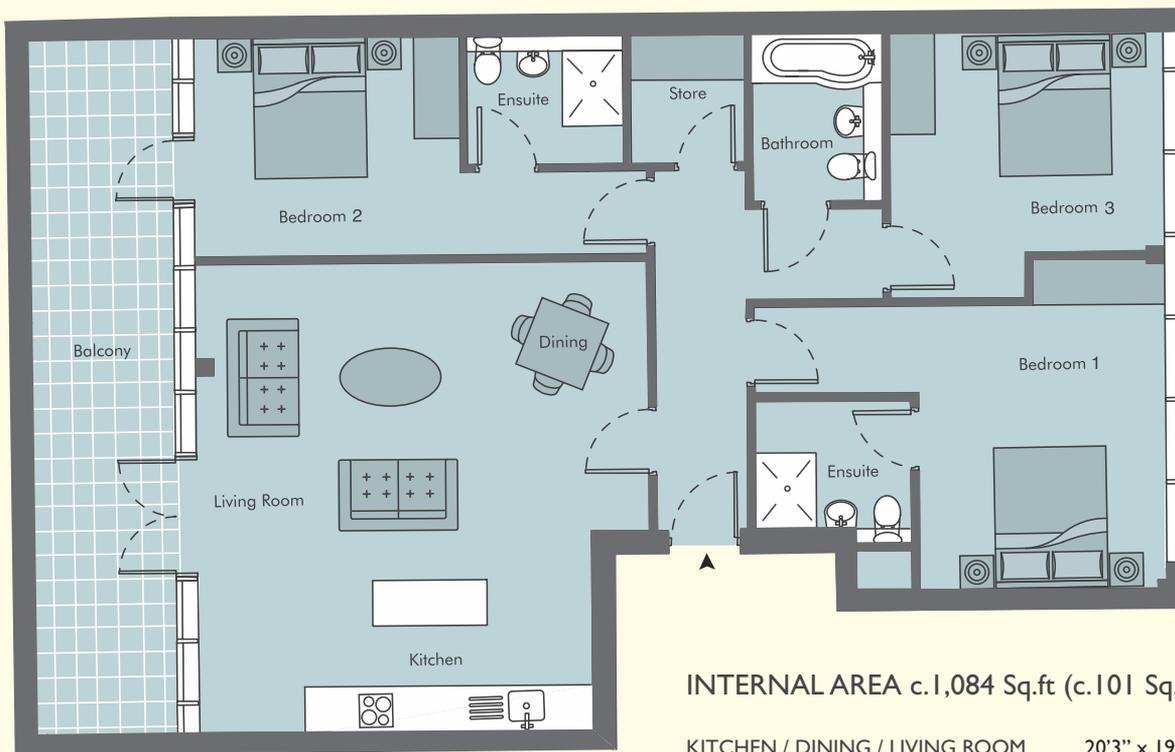
TYPICAL 3 BEDROOM APARTMENT NO.72



INTERNAL AREA c.1,119 Sq.ft (c.104 Sq.m)

KITCHEN / DINING / LIVING ROOM	23'9" x 19'2"	(7.3m x 5.8m)
BEDROOM 1	17'3" x 9'5"	(5.3m x 2.9m)
BEDROOM 2	17'1" x 10'8"	(5.2m x 3.3m)
BEDROOM 3	13'1" x 9'1"	(4.0m x 2.75m)

TYPICAL 3 BEDROOM PENTHOUSE APARTMENT NO.64



INTERNAL AREA c.1,084 Sq.ft (c.101 Sq.m)

KITCHEN / DINING / LIVING ROOM	20'3" x 19'3"	(6.2m x 5.9m)
BEDROOM 1	17'3" x 14'1"	(5.3m x 4.3m)
BEDROOM 2	19'3" x 9'5"	(6.0 x 2.9m)
BEDROOM 3	11'8" x 9'8"	(3.6m x 3.0m)

TYPICAL 2 BEDROOM APARTMENTS



INTERNAL AREA c.904 Sq.ft (c.84 Sq.m)

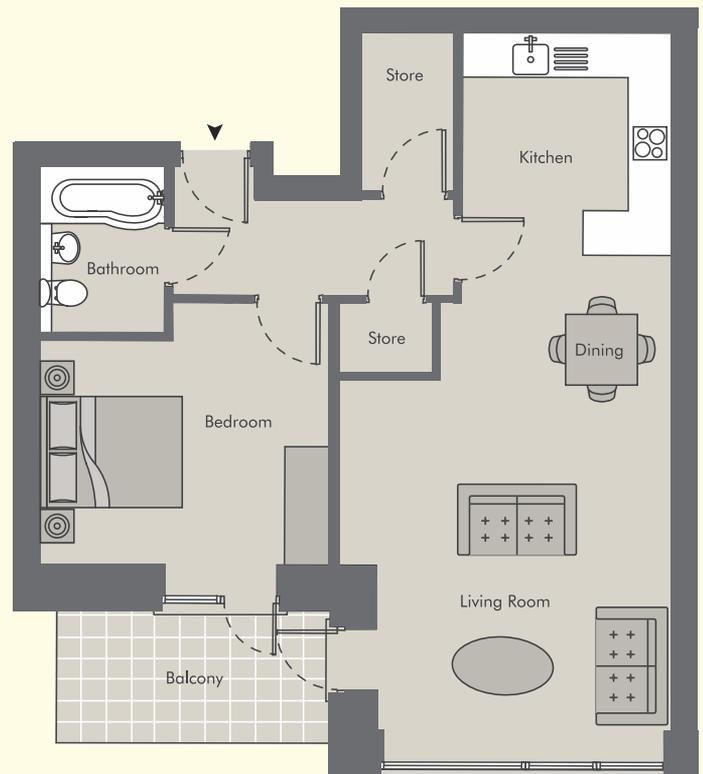
KITCHEN / DINING / LIVING ROOM	25'9" x 13'5"	(7.9m x 4.1m)
BEDROOM 1	12'3" x 10'8"	(3.75m x 3.3m)
BEDROOM 2	12'8" x 11'5"	(3.9m x 3.5m)



INTERNAL AREA c.875 Sq.ft (c.81.3 Sq.m)

KITCHEN / DINING / LIVING ROOM	23'6" x 11'5"	(7.2m x 3.9m)
BEDROOM 1	15'8" x 9'2"	(4.8m x 2.8m)
BEDROOM 2	13'1" x 10'8"	(4.0m x 3.3m)

TYPICAL 1 BEDROOM APARTMENT



INTERNAL AREA c.689 Sq.ft (c.64 Sq.m)

KITCHEN / DINING / LIVING ROOM	31'1" x 14'4"	(9.5m x 4.4m)
BEDROOM	13'1" x 11'8"	(4.0m x 3.6m)

Specification

Eustace Court offers the pinnacle of sustainable apartment living. It is the culmination of Cosgraves significant experience over 38 years as a premier builder, boasting outstanding quality both inside and out from; the design of the environment, the apartment layouts, the communal entrance halls, right down to the specification of each individual component.

Kitchens

Contemporary high gloss cashmere acrylic paint finish crystal edge kitchen designs have been created specially for Eustace Court. Sleek lines define a minimalist aesthetic, square chrome block handles, soft action on unit doors and drawers with contrasting quartz worktops, including upstands and full splashback at hob, detailed with brushed metal finish sockets. Stainless steel underslung sinks are fitted with stylish single lever water saving taps. Kitchens are complete with integrated A-Rated energy efficient appliances including: electric hob and extractor fan, built in oven, combination microwave oven, fridge / freezer and dishwasher. Kitchen floors are engineered wood finish.

Bathrooms

Cool clean Concept Range sanitary ware by Ideal Standard with water saving taps and "P" Shaped Baths. Contemporary mirrored vanity units compliment the sleek contours of the sanitaryware and incorporate highly effective LED lighting. Bathrooms and Ensuites incorporate 'Tassero Gris' Cerrad Floor tiles and 'Iceberg' Fanal Wall tiles. Quartz finished cistern tops complete the Bathrooms and Ensuites.

Wardrobes

All bedrooms feature generous contemporary Grey Shaker wardrobes with Oak carcass.

Floors

Entrance halls, utility rooms, bathrooms & Ensuites are floored with 'Tassero Gris' Cerrad Floor tiles. Floors in living areas, bedrooms and store room are finished in an engineered wood.

Doors

A Walnut 'Quebec' Grooved front door leads to the apartment hall where white 'Quebec' lineal internal doors are fitted with high quality 'Bella -Sq' door handles.

Lighting

Ceiling pendants provided throughout with 28w 2Ds in bathrooms.

Finishes

Paint finish to walls and ceilings throughout

Windows

Glazing to the apartments are A-Rated uPVC windows with door access onto private balconies or terraces with most apartments overlooking the Park or Landscaped Gardens.

Balconies

Balconies provide a useful extension of living space and are finished in maintenance free decking with steel and glass balustrade. Terraces to ground floor apartments.

Wiring

Apartments are wired for TV in living rooms and bedrooms and for telephone/data in living rooms, all bedrooms and hallway. Ample electrical specification throughout and apartments are wired for security alarm.

TV Satellite

At Eustace Court all units are pre-wired for a choice of service providers, catering for SAOR VIEW free to air, Virgin Media, or SKY. The antenna / dish will be centralised and managed by the Management Company. Arrangement of connections to the preferred service is the responsibility of the tenant / occupier.

Water

At Eustace Court hot and cold water are fully pressurised. Hot water is centralised and available on demand on a pay as you use basis.

Storage / Utility areas

With a centralised water boiling system the apartments do not require individual boilers, this facilitates larger than usual storage / utility areas which have an A-Rated Energy Efficient Washer Dryer with Worktop fitted.

Lock-up

Each apartment benefits from a storage "Lock-up" which is located in the basement.

Internal Communal Areas

Habitat "Cement" floor tiling to Entrance Foyer and Ground Floor lobbies and Habitat "Dark Grey" wall tiling to Lift surrounds. Painted plastered walls and ceilings with Walnut Cladding feature in Entrance Foyer. Chamfered walnut skirtings and architrave are matched

with walnut veneered doors with brushed chrome ironmongery. Lifts are of a high quality with stainless steel doors and interiors.

General circulation staircases have stainless steel handrails and glazed balustrades with high quality carpet floor finish.

Lighting is mostly surface mounted ceiling fittings with occasional surface wall lights.

Intercom

Security intercom to each apartment.

External Communal Areas

These apartments are located within a development that was awarded the Property Excellence Award for Community Benefit, you can be sure the facilities and environment are of the highest standard. Eustace Court enjoys a spectacular setting at Cualanor where there is more than 6 acres of parklands and a wooded linear park to enjoy. Cosgraves have worked with the Curlew Trust Charity to create wildlife enhancements by including measures to attract and support wildlife at both Cualanor and Honeypark. There are vast areas of landscaped park lands and lots of great of features including piazzas, playgrounds, decked areas, walkways, golf practice areas, play facilities and much more.



Pinergy

This next generation electrical control system allows residents to manage and monitor electricity usage remotely. There are no monthly electricity bills, residents can simply top-up anytime online with most customers now using the Pinergy Smart App which is both convenient and cost effective.

Prepago Heating

By the swipe of a finger on a smart phone or by SMS this next generation Prepago Heating control system allows residents to control and monitor their apartment heating remotely.





Leaders in Energy Efficient Design and Construction.



HEAT EXCHANGER

- FRESH AIR IN TAKE
- FRESH AIR HEATED BY OUTGOING AIR IS RELEASED IN APARTMENT
- MOIST / STALE / WARM AIR COLLECTED FROM APARTMENT
- MOIST / STALE AIR REMOVED FROM APARTMENT

ACHIEVING ENERGY EFFICIENCY

- Courtyard layout minimises exposure.
- Superior Heating Systems.
- Fitting of Vent-Axia Ventilation Systems.
- Passive house details reduce Thermal Bridging.
- Orientation, glazing positions and detailing resolved to maximise benefit from solar gain.
- Insulation specification is above that of the building regulations.
- A-Rated Energy Efficient Appliances fitted as standard.



HOT WATER / HEATING SYSTEM

Hot water is heated centrally from where it is available to all residents as required or "on tap". Because of this there will always hot water and the Cualanor Apartment resident only pays for what they use, there is no wasted energy while hot water is on tap for showers, sinks and radiators when it's needed, better for the user and better for the environment, benefits include:

- Significant saving of up to 30% on heating bill
- Significantly less CO₂ emissions than conventional heating
- No carbon monoxide concerns
- There is always hot water just flip the tap
- All rooms are thermostatically controlled
- Low maintenance - 24hr back up service
- No boiler and no hot water tank means extra space in the apartment

HEAT RECOVERY SYSTEM

- Eustace Court has a state of the art hot water and heating system which means residents always have hot water and heat whenever required while resulting in less energy used and lower running costs.
 - More than 60% of heat is recovered saving energy
 - Saves money by recovering heat from ventilated air
 - Constant supply of filtered fresh air
 - Reduced air moisture and reduced allergens in air
 - Improved quality of fresh air
 - Reduced condensation and reduced dust

Tried, tested and mastered by Cosgraves at Lansdowne Gate (2007), Rochdale, Honeypark (2009), Bracken Park (2014), Neptune, Honeypark (2016).





The Neptune Building, Honeypark, Dún Laoghaire, Co. Dublin



Lansdowne Gate, Dublin 12.



Howth Lodge, Howth, Co Dublin.



Bracken Park, Castleknock, Dublin 15.



The Sweepstakes, Ballsbridge, Dublin 4.



Gracepark Manor, Drumcondra, Dublin 9.

Rest Assured it's Cosgrave Built

Since 1979 Cosgraves have built many of the most exceptional living environments in Dublin and surrounding areas, always guided by their deep-rooted appreciation for the long term value of elegance, quality and the highest standards, both inside and out.

Cosgraves have earned an undisputed reputation for excellence and the term “Cosgrave Built” is perhaps the greatest assurance of pedigree when it comes to residential construction.

Eustace Court benefits from the wealth of expertise that Cosgraves have gained over 38 years as a premier builder, during which time they have created many of Dublin’s finest addresses such as: Honeypark and Cualanor in Dún Laoghaire, Salthill in Monkstown, Clearwater Cove in Dún Laoghaire, Ardilea Wood in Clonskeagh, Howth Lodge in Howth, The Sweepstakes, Shrewsbury and Simmons Court Square all in Ballsbridge, Belleville, Donnybrook Manor and Morehampton Square in Dublin 4, as well as Temple Manor in Celbridge, Eden Gate in Delgany as well as Chesterfield and Bracken Park in Castleknock.

Cosgraves commitment to Energy Efficient Design is unfaltering. Their Lansdowne Gate development of apartments was recognised by SEAI as leading the way in sustainable development, far exceeding the requirements of regulations, while in 2013 Honeypark in Dún Laoghaire was overall winner of the SEAI Environment Award, a prestigious award never before awarded to a housebuilder.

In 2015 Cosgraves were awarded the overall Property Excellence Award for Community Benefit Project of the Year recognising the teams higher standards of landscaping and community amenities included in their developments. So rest assured Eustace Court apartments at Cualanor benefit from the very highest standards throughout from one of Ireland’s leading building companies.



Salthill, Monkstown, Co Dublin.



Rochdale, Honeypark, Dún Laoghaire, Co Dublin.



Clearwater Cove, Dún Laoghaire, Co Dublin.



Photographs of Cosgrave finishes across Cualanor and Honeypark



Photographs of surrounding area

EUSTACE COURT



ORDNANCE SURVEY LICENCE NO. AU0009510 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

Professional Team

Architects

Mc Crossan O'Rourke Manning

Civil Engineers

Waterman Moylan

Structural Engineers

DBFL Consulting Engineers

Mechanical & Electrical Engineers

McElligott Consulting Engineers

Design Consultants

Archimedium

Landscape Architects

Mitchell & Associates

Interior Designs

Brian S Nolan

Solicitors

Sheehan & Company



This development is supported by the National Asset Management Agency



Cualanor is covered by 10 year HomeBond Insurance



SELLING AGENT



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