



“

TO CREATE SOMETHING

*exceptional*

YOUR MINDSET

MUST BE RELENTLESSLY

FOCUSED ON THE

SMALLEST DETAIL

GIORGIO ARMANI

# *elevated elegance*

with coastal views

Elevated between the sea and the hill, the heritage town of Dalkey is undoubtedly the jewel in Dublin's crown. Dalkey Manor offers an opportunity to acquire a residence in a private development of 21 exclusive houses overlooking Dublin Bay.

## LOCATION

Renowned for its natural beauty, many local roads such as "Sorrento" and "Vico" take their names from the stunning Amalfi Coast region of Italy. Whilst now a popular residential suburb of Dublin, Dalkey has always retained the charm of a Mediterranean village.

Leisure activities include taking a walk along the panoramic coast road, along Killiney strand or up Dalkey or Killiney Hills. For the more adventurous there is an abundance of water sports including sailing, fishing and diving. However, food is at the heart of Dalkey. Described by many as the Gourmet capital of Dublin, the village has approximately 20 bars, cafés and restaurants.





## village life

near the city

Whilst renowned as home to the rich and famous, at its heart Dalkey is a village. Unlike so many other locations, Dalkey has retained its village charm.

### ACCESSIBLE

Be it walking your children to school and popping in to Eddie the friendly butcher or Noel the greengrocer to buy your fresh produce for the day to meeting a friend for coffee in Mugs or a drink in Finnegan's, Dalkey offers that sense of community from a bygone era. Dalkey is a place where people walk. Shops, schools, churches and sports clubs are all close together which facilitates this. Dalkey's famous system of twisty streets and lanes has helped the area keep a now very rare pedestrian focus.

It is also very accessible. A quick trip on the DART delivers you to Dún Laoghaire with larger shopping facilities, cinemas and libraries. Dublin City Centre can be reached in 25 minutes by DART, or 35 minutes by car. The area also offers easy access to the M50 which provides quick access to Dublin Airport and the national motorway network.







## *private retreat*

with landscaped gardens

Dalkey Manor offers a private development of 21 exclusive houses overlooking Dublin Bay. An elegant terrace of classical townhouses and two mews houses occupy this enviable position overlooking Dublin Bay, high on Killiney Hill.

### EXTERNAL FINISH

Externally, the four bedroom houses have been designed in a very traditional style with smooth Welsh brick, real slate tiles, granite window and door surrounds and sash windows. The houses have been designed to complement the original period house on the site which is currently under restoration.

### LANDSCAPING

A feature landscaped area has been designed by leading landscape architect Ronan MacDiarmada to maximise sea views, providing an oasis of calm for residents of Dalkey Manor. The houses have paved areas for 2 cars and large feature patio areas in the back gardens. Back gardens average at c.11m (36 ft) in length depending on the exact position of the site and will be seeded. Outside lighting and power points are fitted as standard.





*superior finish*  
with great first impressions







## *beautiful interiors*

with home comforts

As Ireland's leading interior design and fit-out company, House & Garden understand that the highest standard of style and service is what makes a beautiful show house.

They were contracted to design and furnish the show house in Dalkey Manor taking the brief of 'Modern Elegance' to create stunning interiors with the use of a rich neutral palette combined with subtle textures and fabrics. The inspiration behind the interiors was the sophisticated detail in the finishes of the house and the beautiful setting of the development. The result is an aspirational and glamorous home showcasing all the property has to offer.













# Specifications

## KITCHEN

The painted "in frame" kitchens by QK Kitchens is the centrepiece of these modern classics. They are designed and fitted by Ireland's leading kitchen specialist QK with input from leading interior design consultant Rory Kelly. The attention to detail is clear for all to see, be it the large island unit, the double fridge and freezer units, double larder units, or the Silestone countertops. Neff appliances are fitted as standard as per the show house. These kitchens by QK really take the standard on offer in a new homes development to a new level. Kitchen design and colour are as per the show house.

## UTILITY ROOMS

Matching units to kitchens with stone worktop and sink as per the show house.

## BATHROOMS

Both ensuites and the main bathroom are designed by Rory Kelly and are fitted with beautiful tiles and mosaics by Nationwide Tiles and Mosaic Assemblers as per the show house. Contemporary bathroom ware is by Villeroy & Boch. Shower enclosures, large rain head showers and storage cabinets are fitted as standard as per the show house. All showers and taps are fed off a fully pressurised, pumped water system.



## WARDROBES

The bedrooms are fitted with fully bespoke sliderobes by Superior Wardrobes as per the show house. They utilise the full ceiling height offering excellent storage in all bedrooms. The master suites in the four bedroom houses are fitted with a large walk-in wardrobe which is fully shelved.

## JOINERY

All internal doors, skirting and architraves have been finished in a style fitting of a period design, yet contemporary in feel. Skirting's are taller than average at 7 inches and doors are of a traditional four panel design but with striking contemporary brushed chrome door handles. Internal doors are of a four panel design and painted chalk white.

## PAINT COLOURS

Walls will be painted in subtle colours throughout and joinery will be painted in Chalk White. Kitchen units are finished in Traditional Grey as per the show house.

## FIREPLACES

The main reception room has the benefit of the very highest quality sandstone fireplace and real flame gas fires as per the show house. The design is a contemporary play on period designs. Youthful yet timeless and elegant.

## GUARANTEE

All houses at Dalkey Manor come with a 10 year CRL Structural Guarantee.

## ENERGY EFFICIENCY & HEATING

Despite the classic period style of the larger four bedroom houses, home owners will have unrivalled levels of energy efficiency. The houses achieve an A2/A3 BER rating through the use of full fill twin leaf concrete cavity walls, an air tightness system and class leading Dimplex Air to Water heat pump technology. This design offers consistent heat 24-hours a day and on demand hot water for a fraction of the cost of running a similar size house built more than ten years ago.

## ENERGY EFFICIENT HOME

Continuous hot water  
24-hour heating  
lighting & cooking  
€4 - €6 per day

## ELECTRICAL

All reception rooms will have the benefit of feature 5 Amp sockets which allows the home owner switch on or off all lamps on a single switch. The stairs will have feature LED lighting built into the steps to provide ambient lighting. All houses will have outside lighting, front and rear as well as outdoor power points.

## DIGITAL

Each house has been cabled by Haven Audio Visual to ensure that anything from a basic Saorview, Free to Air satellite system or Ultra High Definition system can be catered for. Each home has been cabled with a state of the art fibre optic signal distribution system, eliminating the need for unsightly aerials and satellite dishes. All houses are pre-wired for high resolution multi-room audio systems as well as a full 7.1 cinema system, Wi-Fi distribution and CCTV. All cabling will be accommodated neatly in the pre-wired equipment cabinets located within the houses utility room. No messy cables or ugly boxes need clutter your new, pristine living space. Haven Audio Visual are delighted to offer bespoke system designs for each new home owner, no matter how large or small your requirements may be.



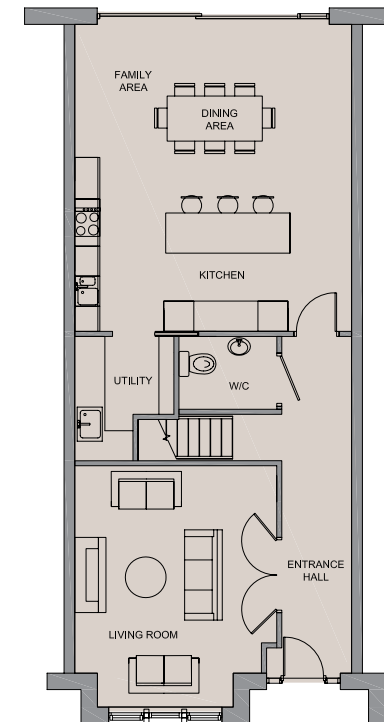


## HOUSE TYPE A

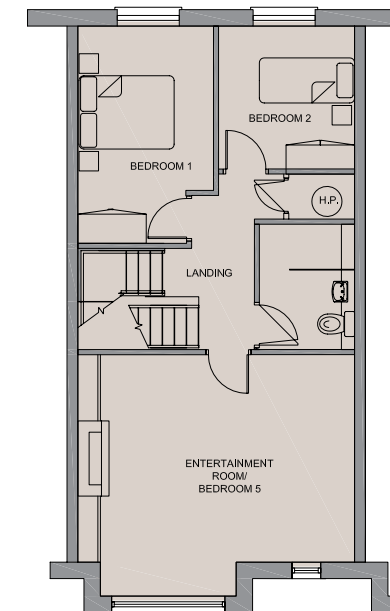
192sq.m / 2,074sq.ft

### 4 BEDROOM TOWNHOUSE

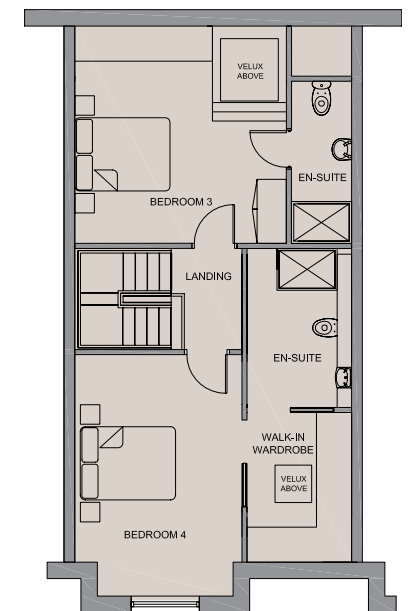
The traditional style townhouses of 2,074sq.ft are built to an extremely high specification with four double bedrooms, two reception rooms and a large open plan kitchen, dining and family room. Externally the four bedroom houses have been designed in a period style to complement the period house which is the centre piece of this prestigious development. All houses have generous gardens of 11-12 metres in length and private parking for 2 cars.



Typical Ground Floor  
Area: 73sq.m / 785sq.ft



Typical First Floor  
Area: 61sq.m / 656sq.ft



Typical Second Floor  
Area: 56sq.m / 602sq.ft



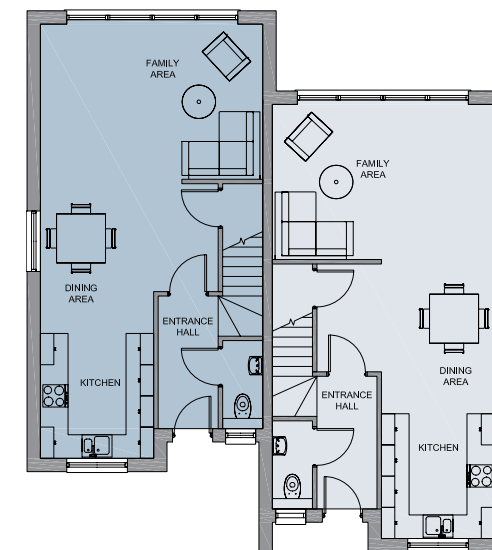


## MEWS HOUSE 98sq.m / 1,055sq.ft.

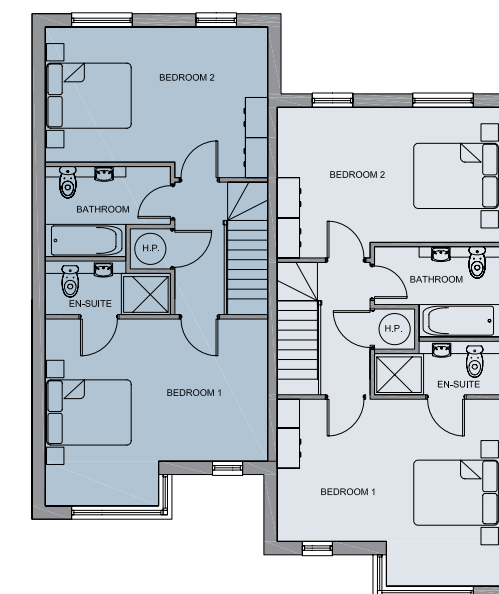
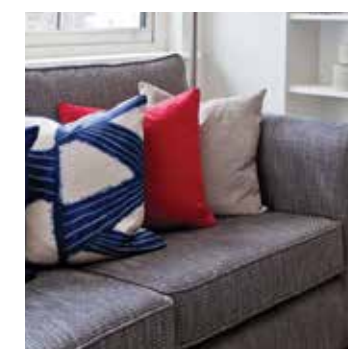
### TWO BEDROOM MEWS

The two bedroom mews houses offer a complete contrast being designed in a crisp modernist style with white rendered façades.

All houses have generous gardens of 8.5-10 metres in length and private parking for 2 cars.



Typical Ground Floor  
Area: 47sq.m / 506sq.ft



Typical First Floor  
Area: 51sq.m / 549sq.ft





A STROLL AWAY

Dalkey Village	15 mins
DART Station	15 mins
Fitzpatrick Castle Hotel	2 mins
Main Street	15 mins

A DRIVE AWAY

City Centre	35 mins
Dublin Airport	38 mins
Dún Laoghaire	8 mins
M50	5-10 mins

locate  
your dream home

An elevated site, with a terrace of classical townhouses and two mews houses occupy this enviable position overlooking Dublin Bay, high on Killiney Hill.

PHASE 1  
Mews A+B, House 2-5, 17-20

PHASE 2  
House 6-10, 11-16

- HOUSE TYPE A  
4 Bedroom  
192sq.m / 2,074sq.ft
- MEWS HOUSE A  
2 Bedroom  
98sq.m / 1,055sq.ft
- MEWS HOUSE B  
2 Bedroom  
98sq.m / 1,055sq.ft





# perfection

supported by a great team

Our ethos throughout this build was to demand the best. We sourced and we got the best team of professionals to deliver the perfect home.

## DEVELOPER

Ecologic Design & Build Limited  
114 Greenlea Road  
Terenure, Dublin 6W

## ARCHITECT

Keenan Lynch Architects  
Herbert Place, Dublin 2

## BUILDING CONTRACTOR

Amazon Developments Limited  
Ballymount, Dublin 12

## INTERIOR DESIGN

House & Garden  
27 & 28 Spruce Avenue  
Sandyford Industrial Estate  
Sandyford, Dublin 18

## LANDSCAPE ARCHITECT

Ronan MacDiarmada & Associates  
Newcastle, Co. Dublin

## SOLICITOR

Whitney Moore Solicitors  
Wilton Place, Dublin 2



## SALES AGENT

Hora Property Consultants  
128 Lower Baggot Street, Dublin 2

## ALL SALE ENQUIRIES TO:

Email: [info@horaproperty.ie](mailto:info@horaproperty.ie)  
Tel: (01) 665 0456



**PARTICULARS TO BE NOTED:** Hora Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2: All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4: No person in the employment of Hora Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property.