



APARTMENTS AT  
KYLEMORE

CHURCH ROAD.KILLINEY





# WELCOME TO KYLEMORE

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Nestled in the peaceful surroundings of Killiney, on the stunning South County Dublin coastline, is Kylemore, an exciting development of family homes and apartments that bring a modern lifestyle to a new standard of excellence.

This is an opportunity to enjoy all the comforts and advantages of a high-quality new home in one of Ireland's best locations.

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## PICTURESQUE VILLAGES NESTLED IN BEAUTIFUL SURROUNDINGS

Kylemore's location really offers the best of every world. Discover retail and culinary gems in the surrounding villages of Killiney, Dalkey and Monkstown; enjoy a range of coastal and woodland trails; take the 40-minute relaxing trip into Dublin City Centre – all of this, and more, on your doorstep.

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UNIVERSITY COLLEGE DUBLIN

MOUNT MERRION

N31

SION HILL SCHOOL

BLACKROCK SHOPPING CENTRE

BLACKROCK

CARYSFORT NATIONAL SCHOOL

ALL SAINTS' NATIONAL SCHOOL

MONKSTOWN

BLOOMFIELD SHOPPING CENTRE

N11

DUN LAOGHAIRE IADT

NEWPARK COMPREHENSIVE SCHOOL

R830

SANDYFORD

CORNELSCOURT

FOXROCK GOLF CLUB

FOXROCK

KILLINEY SHOPPING CENTRE

LEOPARDSTOWN GOLF CENTRE

JOHNSTON NATIONAL

LUAS LINE

CABINTEELY

CABINTEELY PARK

M50

# UNIQUELY LOCATED

## Driving Times

DALKEY	4 MINS
DART STATION	7 MINS
DUN LAOGHAIRE	8 MINS
BLACKROCK	14 MINS
BRAY	20 MINS
DUBLIN AIRPORT	37 MINS
DUBLIN PORT TUNNEL	37 MINS
DUBLIN CITY CENTRE	40 MINS

\* All times are approx and may vary during peak time







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## CLEAN, MODERN ARCHITECTURE & CLEVER DESIGN

Kylemore offers a wide range of high-quality homes, something to suit every type of buyer. Spacious and luxurious 3 & 4 bedroom houses are a great choice for larger families, while the 1, 2 & 3 bedroom apartments offer a high standard of living for every age group, thanks to the light-filled open-plan interiors and high-quality fixtures and fittings.

Kylemore homes are carefully designed for modern families who want the best. Eye-catching exterior finishes are complemented by beautifully finished green spaces; contemporary interior design mixes with the latest energy-efficient technology to offer a comfortable lifestyle in every season.

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# SPECS & INFO

Every home in Kylemore is cleverly designed with the rigours of modern family life in mind. Industry-leading energy efficiency ensures that these homes are both comfortable and cost-effective in every season, while an extremely high specification adds to the overall style and quality of these well-appointed homes.

## KITCHENS

- Custom designed fully integrated kitchen supplied by P&L with stone effect countertop.
- All kitchens fitted with the following:

Whirlpool stainless steel cooker hood, Whirlpool dishwasher, Whirlpool stainless steel effect oven, Whirlpool fridge- freezer combination, Whirlpool induction hob, Whirlpool built-in microwave oven and integrated Whirlpool washer / dryer.

## BATHROOMS & ENSUITE

- Stylish and contemporary bathrooms and ensuites and guest WC.
- Large format marble effect tiles to walls and porcelain tiles to floors by Fiandre in main bathroom and ensuites.
- Porcelain w/c, porcelain whb, Saniform bath and vanity units provided to main bathrooms and ensuites.
- Heated towel rail provided in the main bathroom and ensuites.

## ELECTRICAL SPECIFICATION

- Generous provision of electrical and lighting specification.
- Smoke/heat and carbon monoxide detectors fitted as standard.
- Each home is wired for broadband.

## INTERNAL FINISHES

- All walls and ceilings are painted throughout in neutral colour as standard.
- High-quality joinery and ironmongery specification throughout.
- Excellent level of insulation to walls, floors and roof.

## EXTERNAL FINISHES

- Architecturally designed elegant homes which incorporate a mixture of brick and render finish.
- Aluclad framed double glazed insulated door.
- Fibre cement slate roofing to all houses.
- External aluclad windows provided throughout.

## WARDROBES

- Uniquely designed full height built-in wardrobes with a painted matt finish and integrated pull handles supplied by P&L.

## HEATING & VENTILATION

- The houses boast an A-rating
- The central heating system is an innovative A-Class Air Source Heat Pump. This system provides energy efficient central heating and large capacity of hot water storage.
- Thermostatically controlled radiators to all bedrooms and excellent levels of insulation to the walls, roof and floors.
- The houses have an air-tight membrane for extra comfort and efficiency.
- All homes are minimum A3 BER Energy Rated.

## STRUCTURAL GUARANTEE

- All Kylemore homes are covered by a 10 year Structural Guarantee.



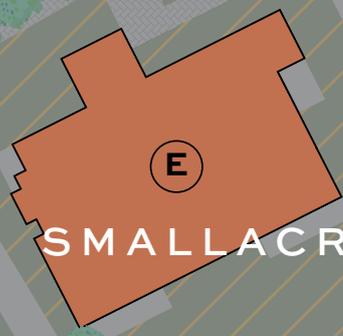
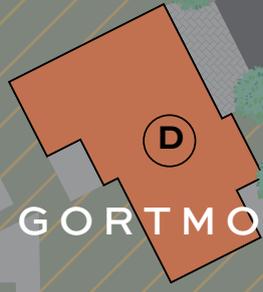
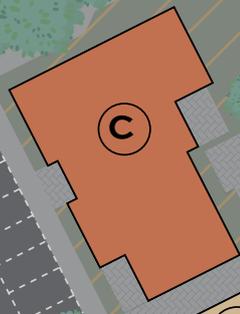
CHURCH ROAD

GORTMORE

SMALLACRE

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20



WATSON ROAD



THE  
LODGE

M

M

M

H

KYLEMORE  
HOUSE

MERTON

J

WOODVIEW

K

ENTRANCE



THE GROVE

L

L

L

L





# MERTON

## BLOCK J

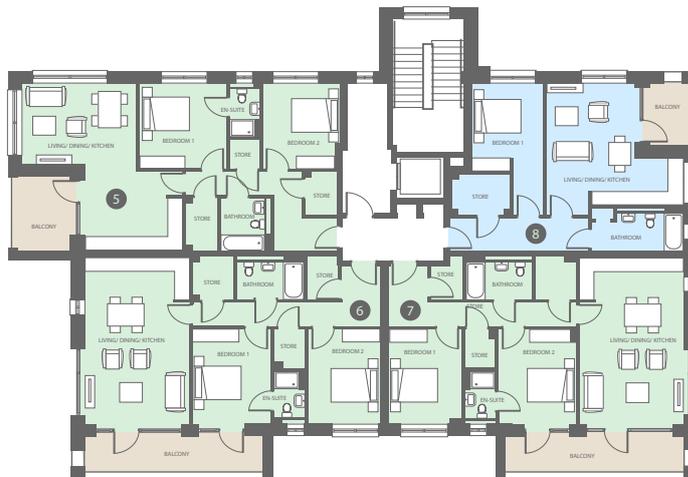


-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT



Mountain Views

### GROUND FLOOR



Mountain Views

### FIRST FLOOR

#### APT. 1

TWO BED APARTMENT  
84.1 Sqm

#### APT. 2

TWO BED APARTMENT  
87.3 Sqm

#### APT. 3

TWO BED APARTMENT  
87 Sqm

#### APT. 4

ONE BED APARTMENT  
60 Sqm

#### APT. 5

TWO BED APARTMENT  
84.6 Sqm

#### APT. 6

TWO BED APARTMENT  
87.3 Sqm

#### APT. 7

TWO BED APARTMENT  
87 Sqm

#### APT. 8

ONE BED APARTMENT  
57.1 Sqm

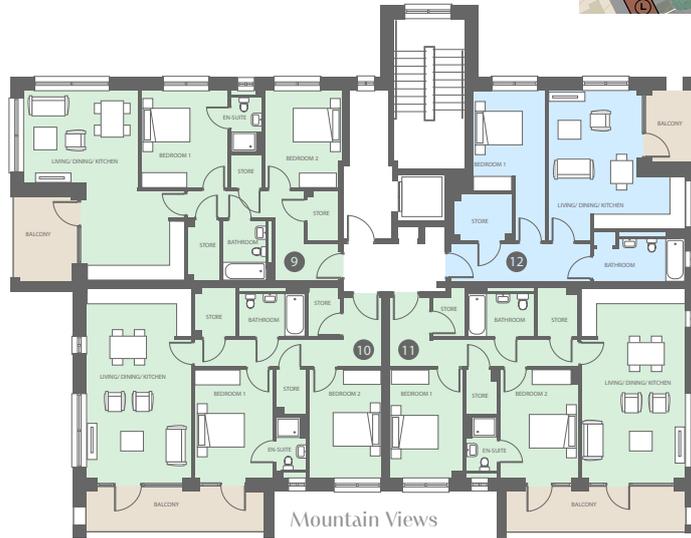


# MERTON

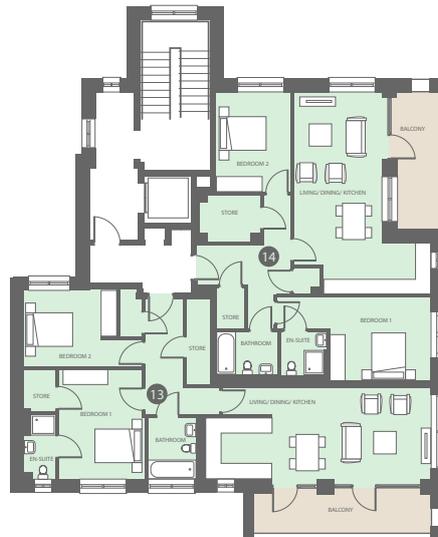
## BLOCK J



-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT



Mountain Views  
SECOND FLOOR



Mountain Views  
THIRD FLOOR

### APT. 9

TWO BED APARTMENT  
84.6 Sqm

### APT. 10

TWO BED APARTMENT  
87.3 Sqm

### APT. 11

TWO BED APARTMENT  
87 Sqm

### APT. 12

ONE BED APARTMENT  
57.1 Sqm

### APT. 13

TWO BED APARTMENT  
86.6 Sqm

### APT. 14

TWO BED APARTMENT  
88.5 Sqm



# WOODVIEW

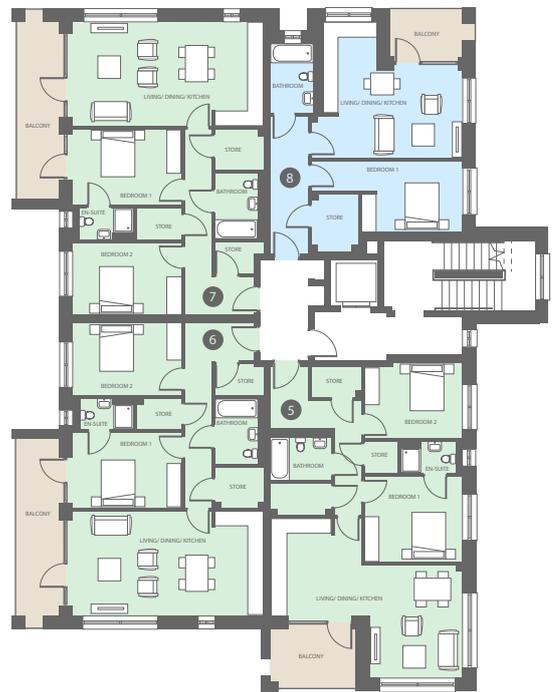
## BLOCK K



-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT



GROUND FLOOR



FIRST FLOOR

**APT. 1**  
TWO BED APARTMENT  
84.8 Sqm

**APT. 2**  
TWO BED APARTMENT  
87.3 Sqm

**APT. 3**  
TWO BED APARTMENT  
87 Sqm

**APT. 4**  
ONE BED APARTMENT  
58.1 Sqm

**APT. 5**  
TWO BED APARTMENT  
84.8 Sqm

**APT. 6**  
TWO BED APARTMENT  
87.3 Sqm

**APT. 7**  
TWO BED APARTMENT  
87 Sqm

**APT. 8**  
ONE BED APARTMENT  
58.1 Sqm



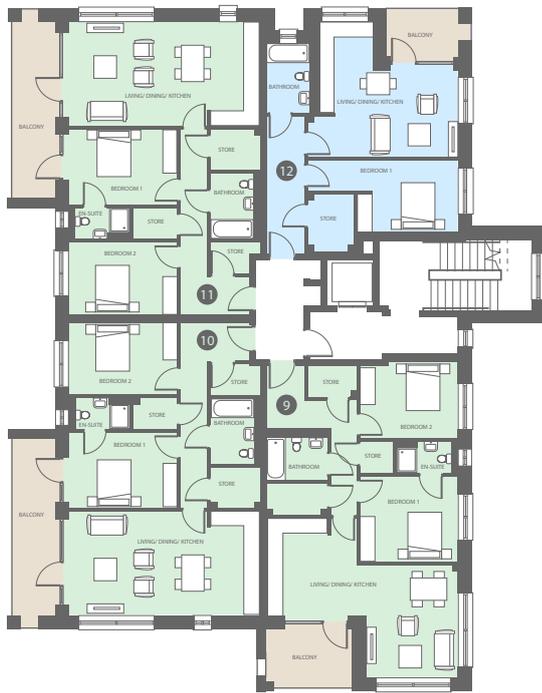
# WOODVIEW

## BLOCK K

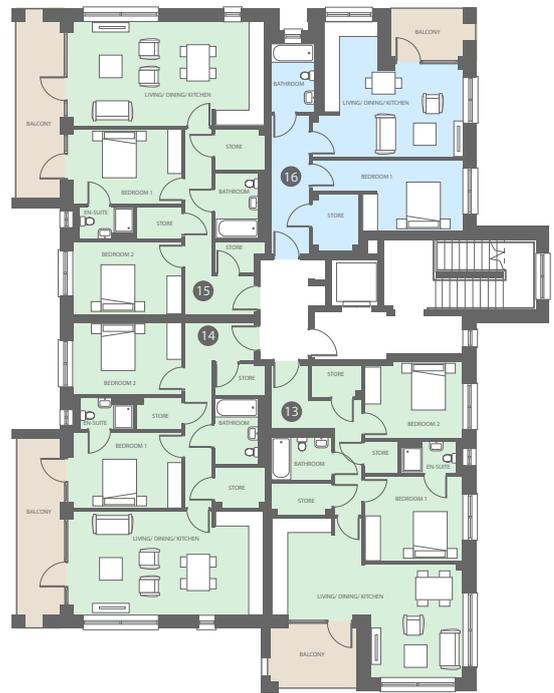


 1 BEDROOM APARTMENT

 2 BEDROOM APARTMENT



SECOND FLOOR



THIRD FLOOR

### APT. 9

TWO BED APARTMENT  
84.8 Sqm

### APT. 10

TWO BED APARTMENT  
87.3 Sqm

### APT. 11

TWO BED APARTMENT  
87 Sqm

### APT. 12

ONE BED APARTMENT  
58.1 Sqm

### APT. 13

TWO BED APARTMENT  
84.8 Sqm

### APT. 14

TWO BED APARTMENT  
87.3 Sqm

### APT. 15

TWO BED APARTMENT  
87 Sqm

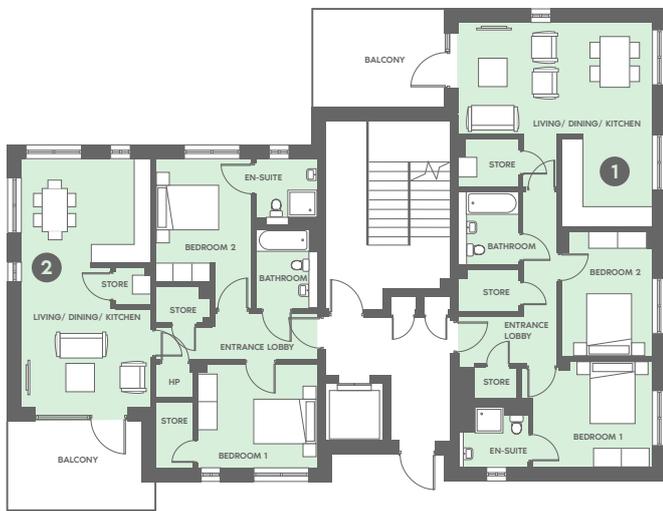
### APT. 16

ONE BED APARTMENT  
58.1 Sqm

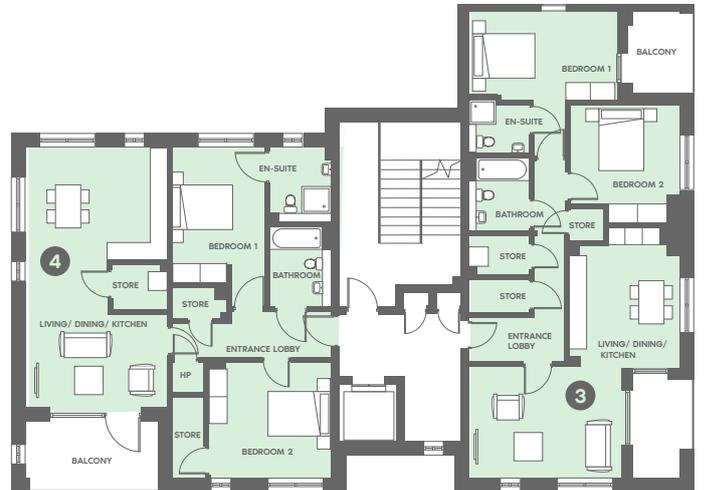


# GORTMORE

BLOCK D



GROUND FLOOR



FIRST FLOOR

**APT. 1**

TWO BED APARTMENT  
88.8 Sqm / 955.8 Sqft

**APT. 2**

TWO BED APARTMENT  
84.9 Sqm / 913.8 Sqft

**APT. 3**

TWO BED APARTMENT  
87.6 Sqm / 942.9 Sqft

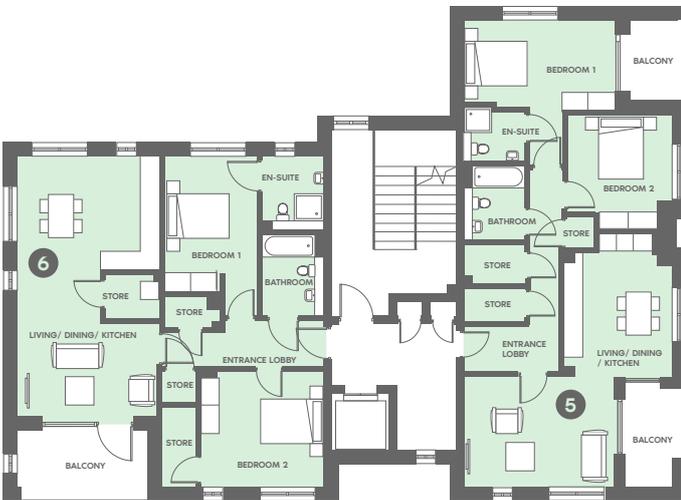
**APT. 4**

TWO BED APARTMENT  
94.8 Sqm / 1,020.4 Sqft

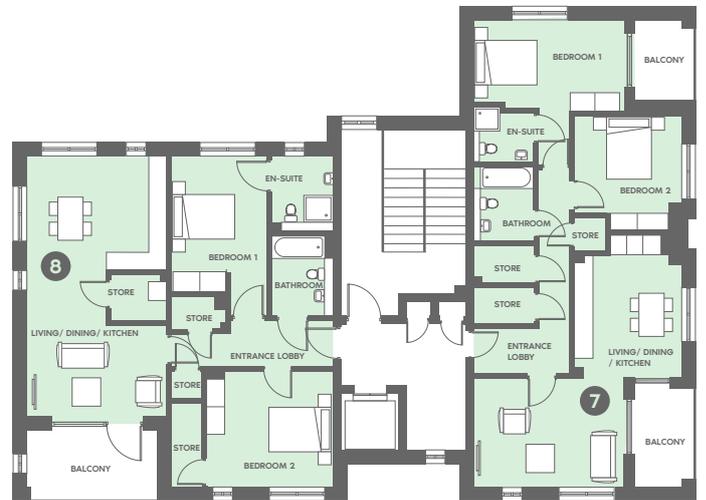


# GORTMORE

## BLOCK D



SECOND FLOOR



THIRD FLOOR

### APT. 5

TWO BED APARTMENT  
87.6 Sqm / 942.9 Sqft

### APT. 6

TWO BED APARTMENT  
94.8 Sqm / 1,020.4 Sqft

### APT. 7

TWO BED APARTMENT  
87.6 Sqm / 942.9 Sqft

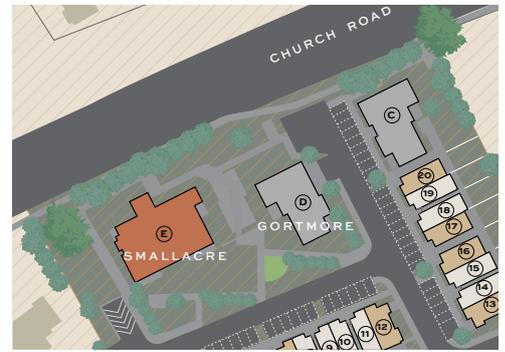
### APT. 8

TWO BED APARTMENT  
94.8 Sqm / 1,020.4 Sqft

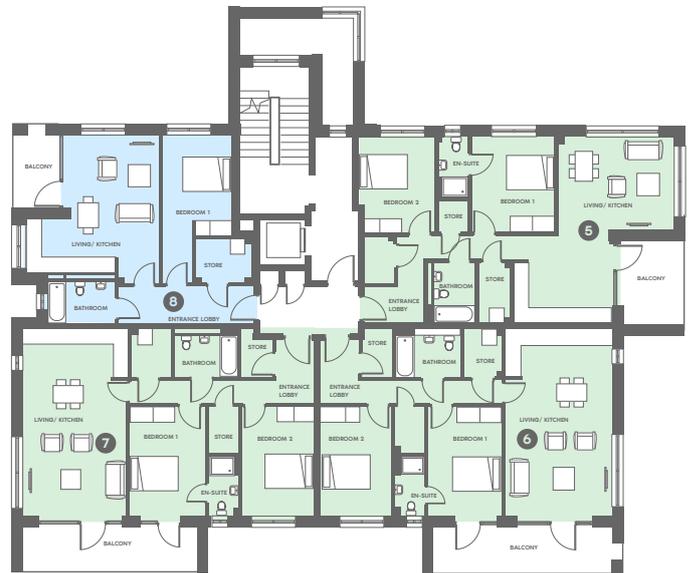


# SMALLACRE

BLOCK E



GROUND FLOOR



FIRST FLOOR

### APT. 1

TWO BED APARTMENT  
84.8 Sqm / 912.7 Sqft

### APT. 2

TWO BED APARTMENT  
87.3 Sqm / 939.6 Sqft

### APT. 3

TWO BED APARTMENT  
87 Sqm / 936.4 Sqft

### APT. 4

ONE BED APARTMENT  
58.1 Sqm / 625.3 Sqft

### APT. 5

TWO BED APARTMENT  
84.8 Sqm / 912.7 Sqft

### APT. 6

TWO BED APARTMENT  
87.3 Sqm / 939.6 Sqft

### APT. 7

TWO BED APARTMENT  
87 Sqm / 936.4 Sqft

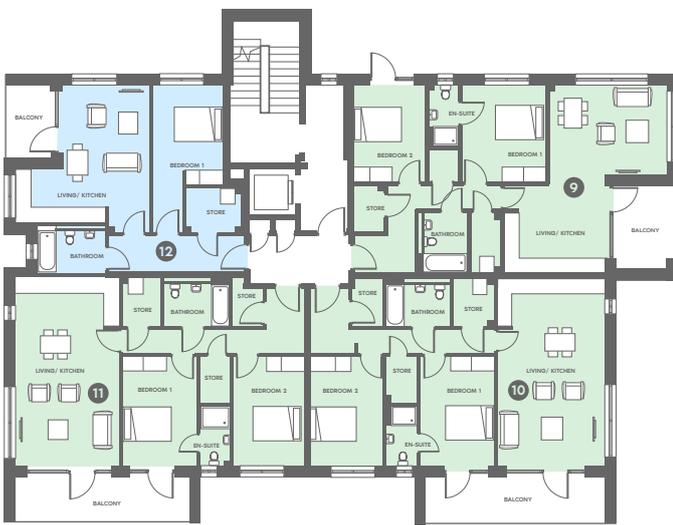
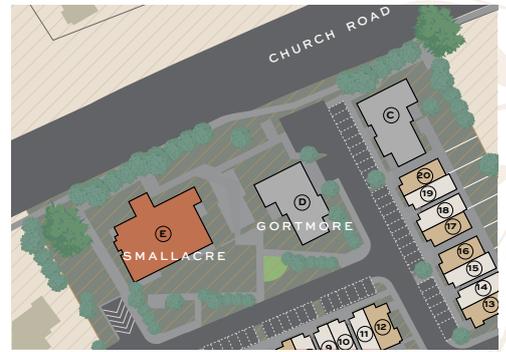
### APT. 8

ONE BED APARTMENT  
58.1 Sqm / 625.3 Sqft



# SMALLACRE

BLOCK E



SECOND FLOOR



THIRD FLOOR

**APT. 9**

TWO BED APARTMENT  
84.8 Sqm / 912.7 Sqft

**APT. 10**

TWO BED APARTMENT  
87.3 Sqm / 939.6 Sqft

**APT. 11**

TWO BED APARTMENT  
87 Sqm / 936.4 Sqft

**APT. 12**

ONE BED APARTMENT  
58.1 Sqm / 625.3 Sqft

**APT. 13**

TWO BED APARTMENT  
84.8 Sqm / 912.7 Sqft

**APT. 14**

TWO BED APARTMENT  
87.3 Sqm / 939.6 Sqft

**APT. 15**

TWO BED APARTMENT  
87 Sqm / 936.4 Sqft

**APT. 16**

ONE BED APARTMENT  
58.1 Sqm / 625.3 Sqft



# THE LODGE APARTMENTS

BLOCK M



GROUND FLOOR

**APT. 1**  
TWO BED APARTMENT  
93.8 Sqm

**APT. 2**  
ONE BED APARTMENT  
55.1 Sqm

**APT. 3**  
TWO BED APARTMENT  
93.4 Sqm

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



# THE LODGE APARTMENTS

BLOCK M



## FIRST FLOOR

### APT. 4

TWO BED APARTMENT  
98.7 Sqm

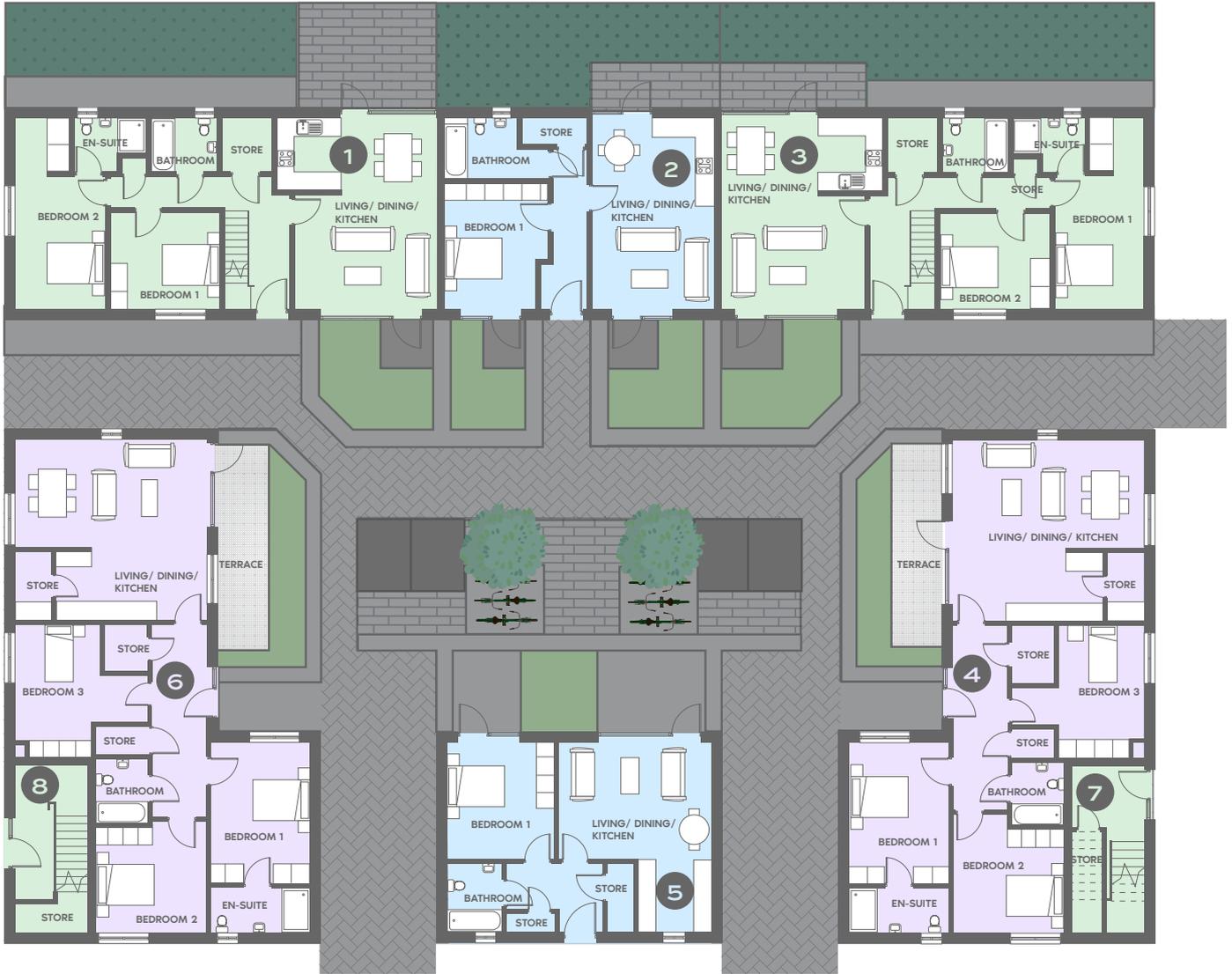
### APT. 5

TWO BED APARTMENT  
99.2 Sqm



# THE GROVE APARTMENTS

BLOCK L



GROUND FLOOR

**APT. 1**

TWO BED APARTMENT  
123.4 Sqm

**APT. 2**

ONE BED APARTMENT  
55.6 Sqm

**APT. 3**

TWO BED APARTMENT  
123.28 Sqm

**APT. 4**

THREE BED APARTMENT  
108.57 Sqm

**APT. 5**

ONE BED APARTMENT  
54.4 Sqm

**APT. 6**

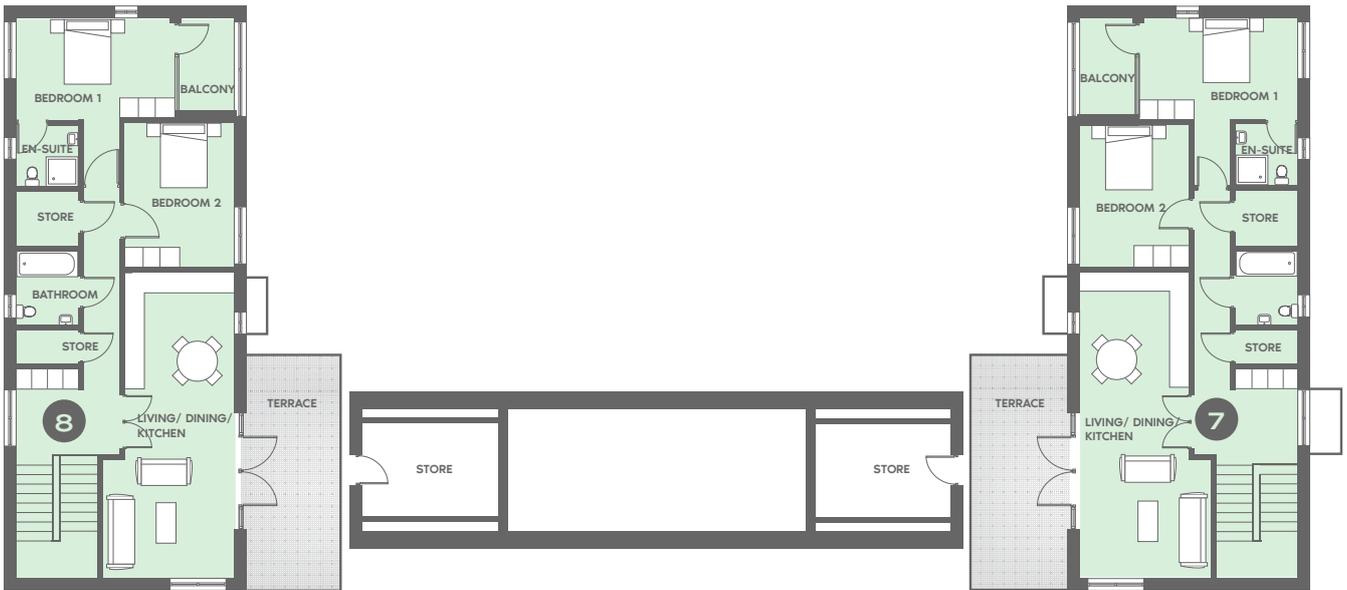
THREE BED APARTMENT  
108.57 Sqm

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



# THE GROVE APARTMENTS

BLOCK L



FIRST FLOOR

**APT. 7**

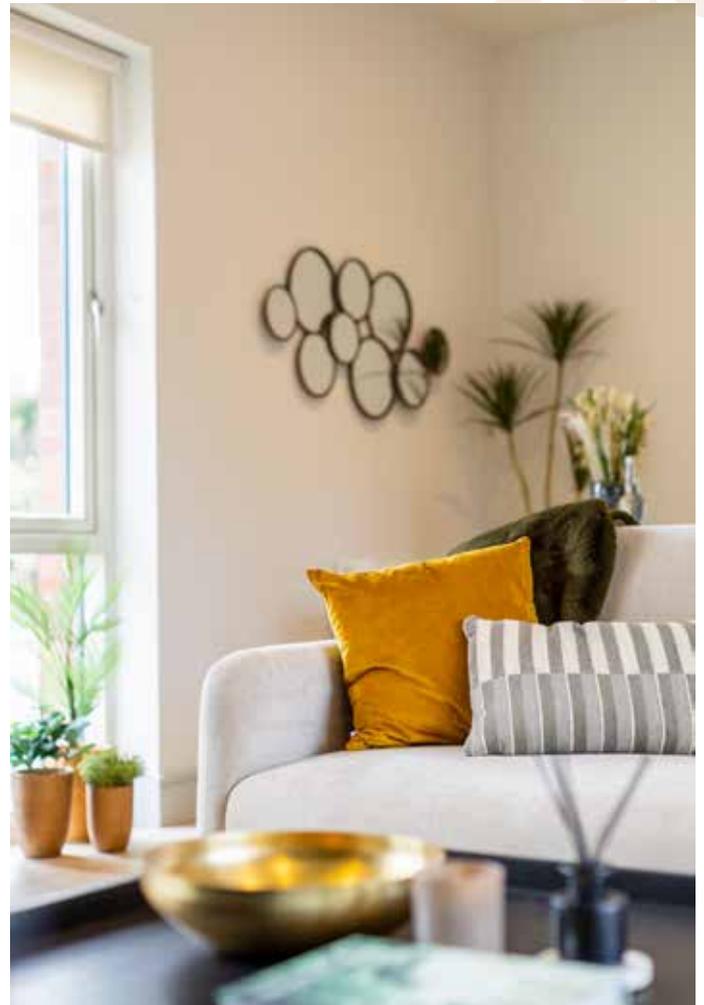
TWO BED APARTMENT  
112.4 Sqm

**APT. 8**

TWO BED APARTMENT  
111.8 Sqm



# PROFESSIONAL TEAM



PSRA 002183

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