



# BROOKHOUSE

DÚN LAOGHAIRE • COUNTY DUBLIN





# WELCOME TO BROOKHOUSE

Brook House is an exclusive new development of just twenty-two large luxurious 1, 2 and 3-bedroom apartments ideally located in the heart of Dun Laoghaire in south Dublin.



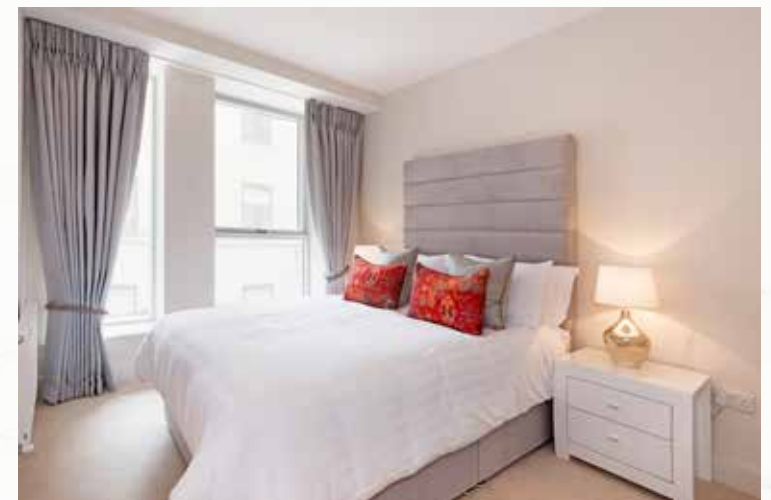
The elegant light filled entrance foyer immediately welcomes you into Brook House which provides the centre piece for this exquisite development. Quality of workmanship combined with attention to detail has been at the forefront of this development which is complimented through each generously proportioned and well-appointed home.

Each floor accommodates only four apartments off the central core with the exception of the ground and fifth floor which accommodates just three apartments allowing for an enhanced sense of privacy.

Two of the three penthouse apartments boast extended wraparound balconies with stunning views over Dun Laoghaire and Dublin Bay.

Each apartment enjoys a private balcony (garden area on the ground floor) with ceiling heights as standard at 9 foot which accentuate the sense of space and harness the use of natural light.

Residents will have access to a secure underground parking facility with designated car parking and bicycle bays with direct lift access to all floors.



## LOCATION

Dun Laoghaire is a bustling seaside town less than 9 kilometres south east of Dublin city with stunning views casting over Dublin Bay. There is an abundance of amenities in the area to cater for all tastes including sporting and recreational activities to fine dining and theatre.



Experience the array of award winning restaurants, wine bars, and cafes dotted around the seafront overlooking the marina and the buzz of the farmers markets and crafts fairs.

There is a wide range of activities one would expect from a seaside location including sailing, fishing and swimming off the famous 40 foot at the Martello Tower or adventure water sports include wind surfing, power boating or scuba diving around nearby Dalkey Island.

The town boasts an unrivalled selection of boutique shops and high street shopping outlets in addition to two shopping centres and a 12 screen cinema.



A view of Dun Laoghaire from the Penthouse balcony.





# ACCOMMODATION SCHEDULE

No.	Type	Level	Sq. m.
1	3-bedroom apartment and study	Ground	138
2	1-bed apartment	Ground	68
3	2-bedroom apartment	Ground	105
4	2-bedroom apartment and study	First	94
5	1-bedroom apartment	First	52
6	2-bedroom apartment	First	99
7	2-bedroom apartment	First	87
8	2-bedroom apartment and study	Second	94
9	1-bedroom apartment	Second	52
10	2-bedroom apartment	Second	99
11	2-bedroom apartment	Second	87
12	2-bedroom apartment and study	Third	94
14	1-bedroom apartment	Third	52
15	2-bedroom apartment	Third	99
16	2-bedroom apartment	Third	87
17	2-bedroom apartment and study	Fourth	94
18	1-bedroom apartment	Fourth	52
19	2-bedroom apartment	Fourth	99
20	2-bedroom apartment	Fourth	87
21	2-bedroom apartment (extended roof balcony)	Penthouse	92
22	1-bedroom apartment	Penthouse	59
23	2-bedroom apartment (extended roof balcony)	Penthouse	97.5



# SPECIFICATION

## KITCHENS

- Custom designed contemporary handleless kitchens.
- Carrera quartz work tops with upstands and hob backsplash.
- Under counter stainless steel sink with contemporary satin chrome taps.
- Telescopic integrated extractor fans.
- Quality Bosch appliances with fully integrated fridge freezer and dishwasher.
- Fitted pull out larder units

## BATHROOMS AND EN-SUITES

- Contemporary wall hung vanity unit and ceramic wash basin with Hansgrohe basin mixer.
- Back to wall WC with concealed cistern and chrome finish dual flush.
- Main bathrooms with fitted bath and screen.
- All two-bed apartments complete with Hansgrohe bath and shower mixer.
- Rain head and hand held shower with Kristal easy clean shower enclosures as standard in all en-suites.
- Feature recess mirror niches with downlights.
- Fanal full bodied porcelain wall and floor tiling.
- Chrome heated towel rail.

## DOORS

- Contemporary design in walnut finish entrance doors to apartments.
- Painted internal flush contemporary doors.
- Satin chrome door fittings.

## WARDROBES

- Custom made fitted wardrobes to all bedrooms with feature mirrors to master bedrooms and chrome knobs.

## HEATING AND PLUMBING

- Gas central heating system.
- Combination boiler systems supplying instant hot water.
- 'A'-rated energy efficient gas combination boiler heating.
- Centrally pressurized water supplied to all apartments.
- Heating to all radiators thermostatically controlled.
- Thermostatically controlled showers in all bathrooms.

## ELECTRICAL

- T.V. points to living area and master bedrooms.
- Broadband point to living room.
- Generous well-designed electrical and lighting specification.
- Video/audio entry system to living area from main entrance.



## WINDOWS

- Energy saving double glazed Aluclad windows, low maintenance powder coated aluminium to exterior face, and timber finish in the interior.
- Spacious glass doors to balcony.
- Powder coated aluminium to exterior face.
- Soft coat low emissivity glass and warm edge spacer bar.
- Excellent airtightness and water tightness ratings.
- Centre pane U-value as low as 0.5W/m<sup>2</sup>K.

## INTERNAL FINISHES

- All walls and ceilings are skim-finished and painted throughout as standard.
- High quality joinery and ironmongery specification throughout.
- Excellent levels of insulation to walls, floors and roof.
- Low Energy Design with thermally insulated external walls.

## BALCONIES

- Large balconies with glass balustrade.

## SECURITY

- All apartments pre-wired for intruder alarms.
- Gated secure car park.

## ENTRANCE FOYER AND COMMUNAL CORRIDOR

- Luxury hotel style entrance foyer with lift to all floors.
- High quality carpeting to stairwell and landing.
- Geotiles porcelain tiling on entrance hallway and all balcony corridors.
- Custom made cabinet in walnut finish with individual mail boxes for each apartment.

## LIFTS

- High specification NWL lift accessing car park and all floors.
- Compact permanent magnet motor for fast, accurate and quiet door operation giving the most advanced performance. Advanced door opening and full height infra-red door protection edges.
- Two-way communication between the lift and the emergency 24-hour service call centre according to EN 81-28. Adapted for persons with disabilities, according to European standard EN 81-70.

## MANAGEMENT COMPANY

Brook House Apartments Owners' Management Company Limited By Guarantee.

## STRUCTURAL GUARANTEE

- The apartments are covered by CRL 10 year structural guarantee scheme.



# THE APARTMENTS

## Ground Floor Plan



Not to scale. For identification purposes only.



# THE APARTMENTS

## First, Second, Third and Fourth Floor Plan

- First Floor
- Second Floor
- Third Floor
- Fourth Floor



Not to scale. For identification purposes only.

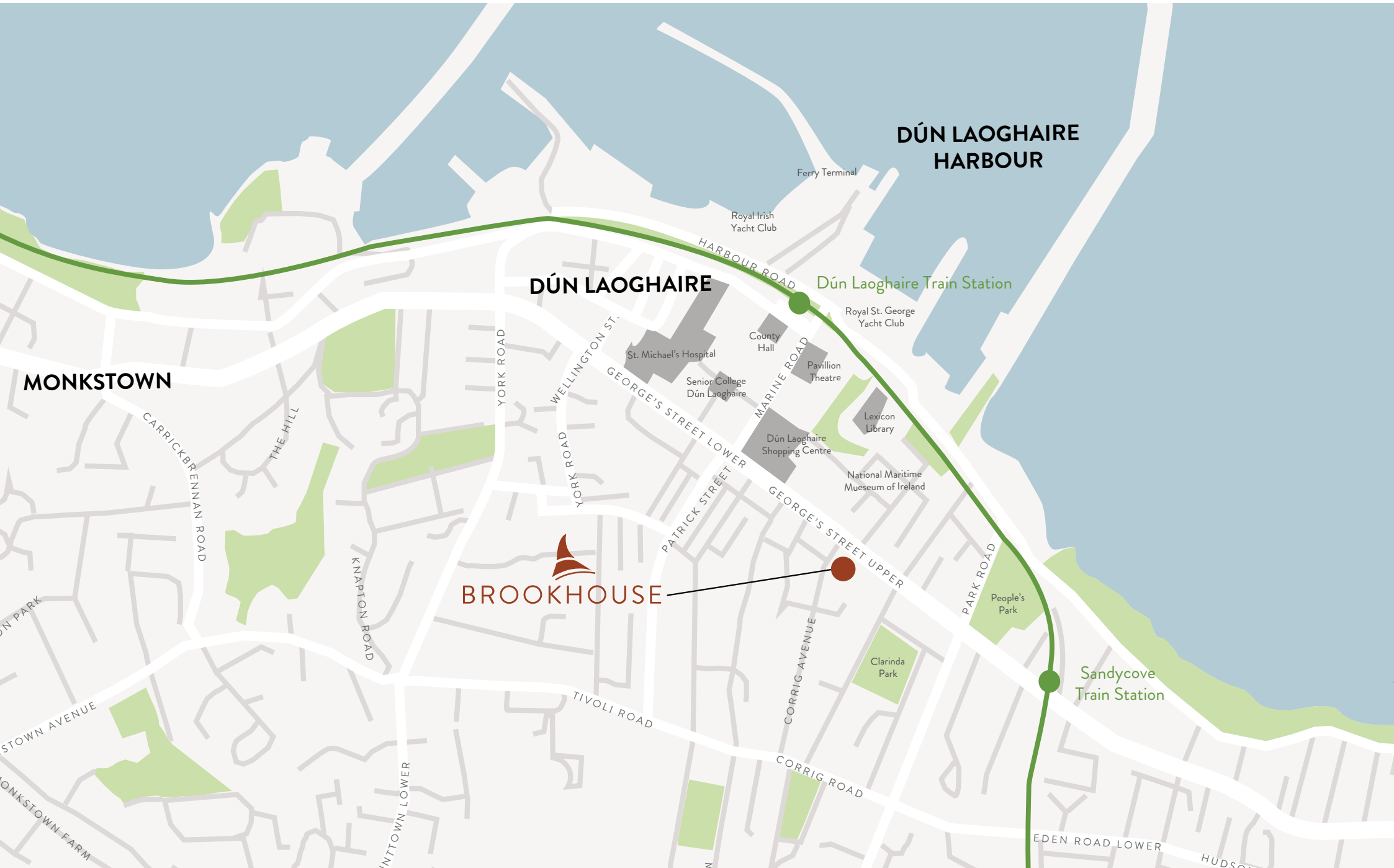
# THE APARTMENTS

## Penthouse Floor Plan

- 1 Bedroom Apartment
- 2 Bedroom Apartment



Not to scale. For identification purposes only.



**DÚN LAOGHAIRE HARBOUR**

**DÚN LAOGHAIRE**

**MONKSTOWN**

**BROOKHOUSE**

Dún Laoghaire Train Station

Sandycove Train Station

Not to scale. For identification purposes only.



 **KELLY WALSH**  
property advisors & agents

01.664.5500

[www.kellywalsh.ie](http://www.kellywalsh.ie)

REGISTER YOUR INTEREST AT  
[www.brookhouse.ie](http://www.brookhouse.ie)