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FOR SALE BY PRIVATE TREATY



**THE PENTHOUSE AT SHELBOURNE PARK,
SOUTH LOTT'S ROAD,
DUBLIN 4.**

BER D2

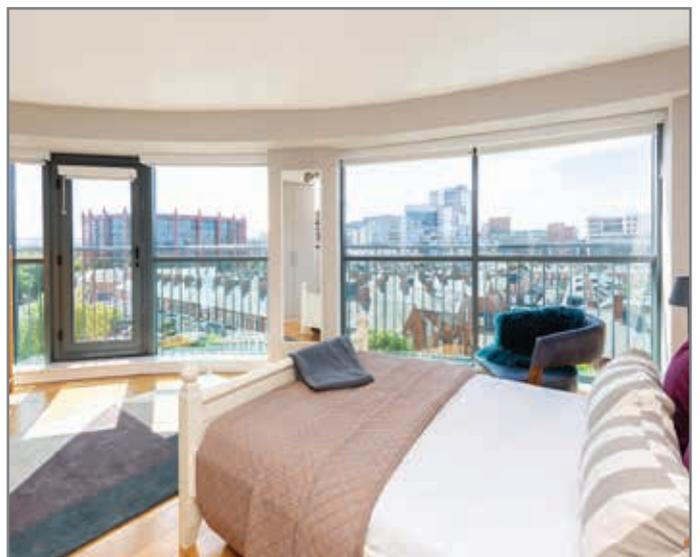
A truly unique, light-filled, duplex penthouse boasting spectacular 360 degree views of the Dublin skyline. The floor-to-ceiling glazing in the circular living room creates an enviable vista in all directions, stretching from the surrounding redbrick Dublin 4 neighbourhood to iconic landmarks such as The Aviva Stadium, The Gasometer and Shelbourne Park Greyhound Stadium, all the way to the Dublin Mountains. This mezzanine lounge overlooks the open-plan kitchen-dining room below and also opens onto a full wrap-around sun terrace, offering an outdoor entertaining space with a panoramic cityscape backdrop. This loft-style penthouse is perfectly located within walking distance of many fashionable neighbourhoods such as Beggar's Bush, Grand Canal Dock, Ballsbridge, Sandymount, Baggot Street and St Stephen's Green. Perched on the 4th and 5th floors, the property extends to a generous 148 Sq. M. (1,593 Sq. Ft.) and is finished in polished timber flooring throughout. The accommodation comprises an entrance hall, an open-plan kitchen-dining room, three double bedrooms, master en-suite and a generous shower room on the lower level and a rooftop living room on the upper level. There are two designated parking spaces in the basement. Must be viewed to be appreciated.

LOCATION

Hugely sought after location in Dublin 4, one of Dublin's most fashionable and vibrant neighbourhoods, only minutes from Beggar's Bush, Ringsend and the dynamic Grand Canal Dock business district. A host of major employers including Google, Facebook, AirBnB, and Pfizer are also close by. It is convenient to the DART at Grand Canal Dock as well as many theatres, cafes, shops and eateries such as The Aviva Stadium, The Bord Gáis Energy Theatre, The Three Arena, Lotts & Co., The Old Spot, 3fe, Charlotte Quay and many more.

SPECIAL FEATURES

- 360 degree panoramic views stretch from the Aviva Stadium and Grand Canal Dock to the Dublin Mountains and the coast
- Unique duplex penthouse design with circular rooftop lounge
- Wrap-around sun terrace
- Adjacent to Grand Canal Dock and Beggar's Bush
- Two secure underground car spaces



THE PENTHOUSE AT SHELBOURNE PARK, SOUTH LOTTS ROAD, DUBLIN 4.

ACCOMMODATION

Entrance hall (8.88m x 1.06m)

A welcoming entrance hall with polished wood flooring, intercom and spiral staircase leading to the upper level.

Kitchen/dining room (6.60m x 4.51m)

A contemporary, fully fitted white kitchen with a full range of integrated appliances to include an oven, hob, hood, fridge, freezer, dishwasher and a full-height wine press. The kitchen features a stylish island and breakfast bar featuring a butcher block worktop.

Utility room (1.57m x 1.29m)

A cleverly designed utility room, plumbed with washing machine, is disguised within the fitted kitchen units and offers additional storage.

Master Bedroom (4.01m x 3.93m)

A generous, south-facing double bedroom featuring built-in wardrobes, a balcony and a master en-suite.

Master en-suite (1.98m x 1.64m)

En-suite shower room featuring mirrored vanity cabinet, integrated WHB and WC and corner shower.

Bedroom 2 (4.67m x 3.95m)

South-facing double bedroom featuring built-in wardrobes and floor-to-ceiling glazing.

Bedroom 3 (4.38m x 3.78m)

South-east facing double bedroom featuring built-in wardrobes and floor-to-ceiling glazing.

Bathroom (3.04m x 2.69m)

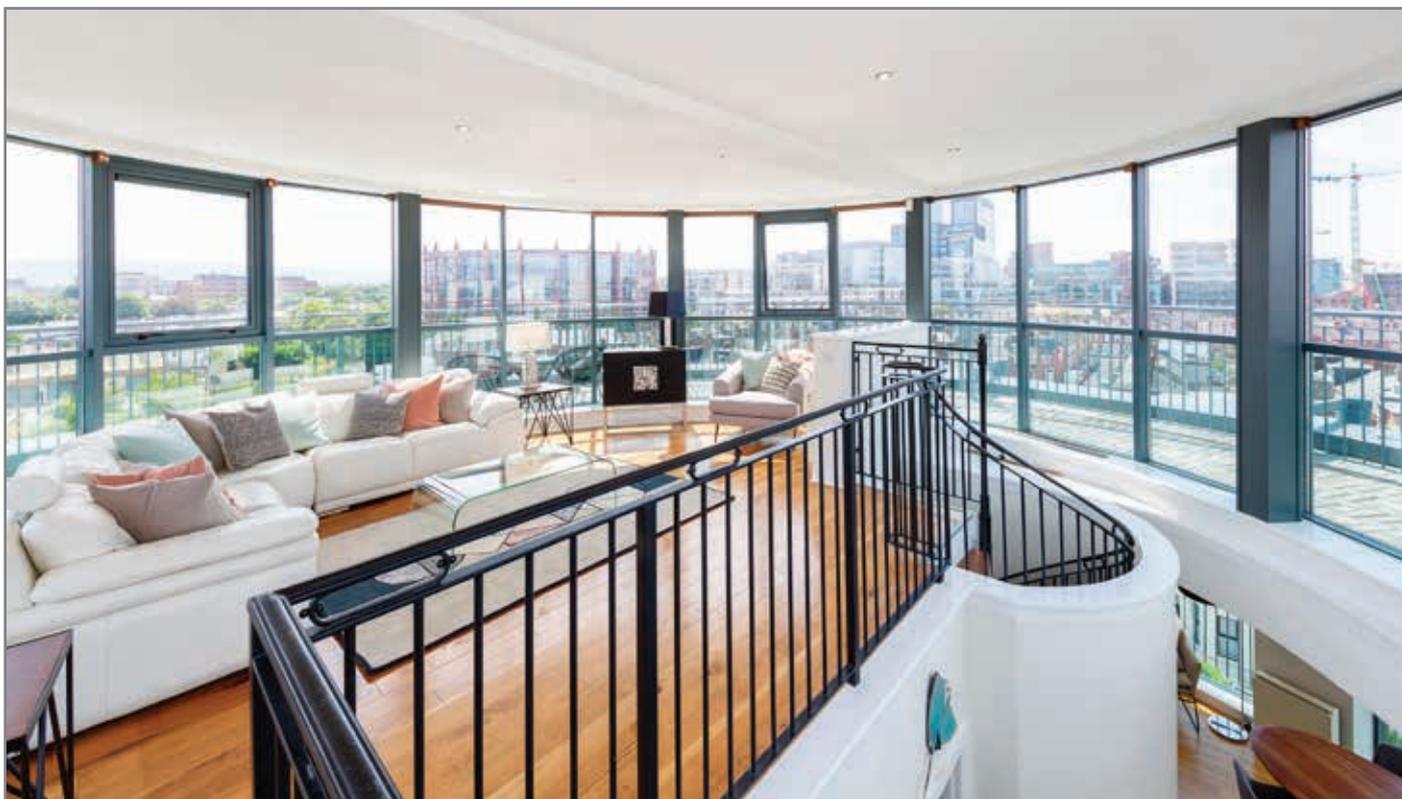
Tiled bathroom featuring an extra-large walk-in shower, wall mirror, generous under counter cupboards and hot press.

Living room (7.16m x 7.16m)

A unique, circular living room, fully glazed to enjoy the extensive views in all directions, with access onto the wrap-around rooftop terrace.

Rooftop Terrace

360 degree, wrap-around patio terrace with spectacular views into The Aviva Stadium, across the Docklands and towards the Dublin Mountains.



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly & Maya Healy

FLOOR AREA

c. 148 Sq. M.

BER

D2



Everything we touch turns to...

ALL ENQUIRIES

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