

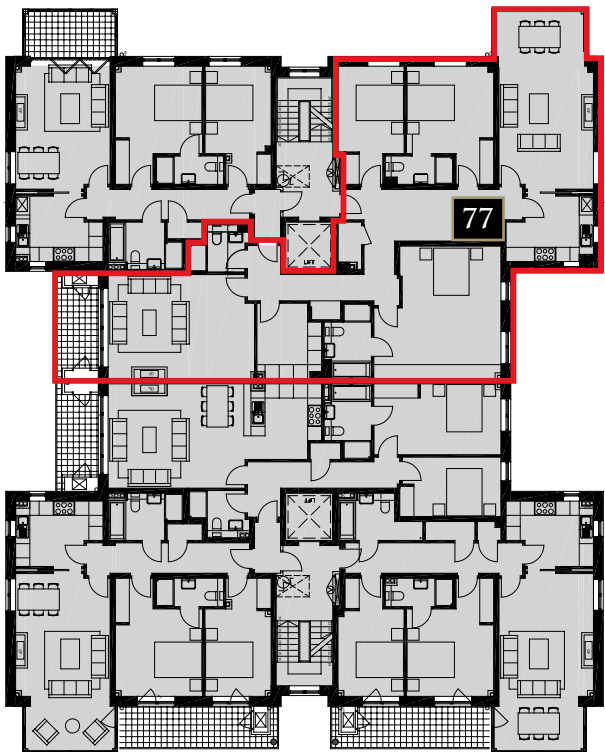
# APARTMENT 77, BLOCK C SHREWSBURY SQUARE

3 bedroom, Second Floor Apartment, c. 179 sq.m. (1927 sq.ft.)

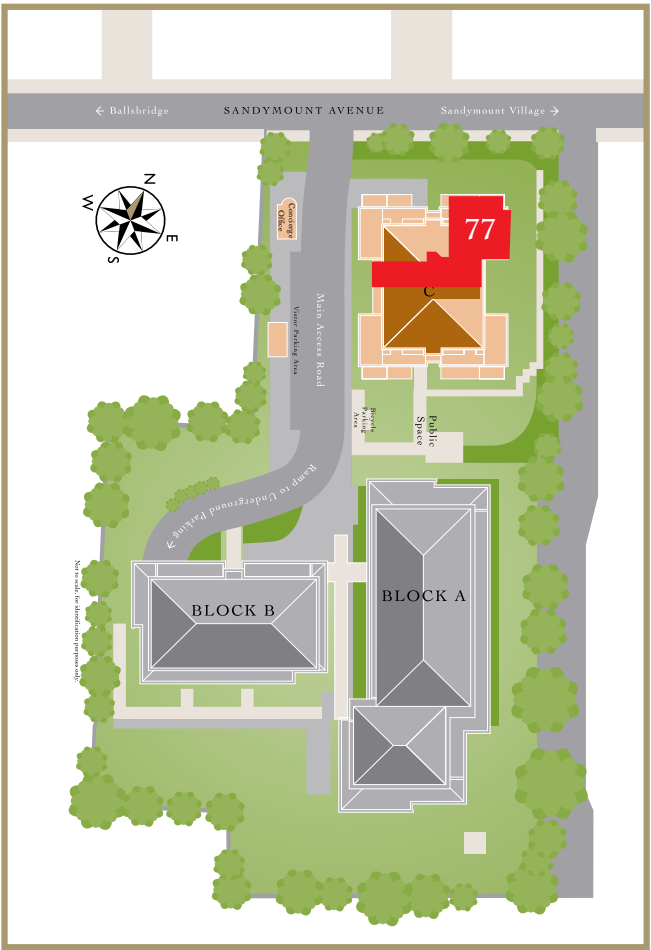


SHREWSBURY  
SQUARE

BALLSBRIDGE DUBLIN 4



Not to scale. For identification purposes only.



# Specification for Apartment 77 Shrewsbury Square:

## ENTRANCE HALL

- Luxurious Crema Marfil Alicante marble stone floors.
- Built-in storage closet/cloak room.
- Larger reception hall area with full height mirrored walls.

## KITCHEN

- Kitchen is contained in a separate room, with dual access to the hall and living room.
- Great natural light in the kitchen from the two dual aspect windows.
- State-of-the-art SieMatic kitchen featuring many unique storage solutions in a range of floor and eye level units.
- SieMatic design marble stone worktop.
- Gaggenau built-in appliances: dishwasher, 6 ring gas hob, fridge/freezer.
- Küppersbusch washer/dryer, microwave, double oven.
- Gaggenau extractor fan and Siemens coffee maker.
- Luxurious Crema Marfil Alicante marble stone floors.

## LIVING ROOM & DINING ROOM

- Luxurious Crema Marfil Alicante marble stone floors.
- Wired for Media Centric home entertainment system through the apartment.
- Stylish gas fire.
- Wired for projector & screen.
- Unique internal winter garden glazed area which offers a bright dining experience.
- The ceiling in the living room is curved with a high ceiling in the winter garden area and extended glazing.

## DRAWING ROOM / SITTING ROOM

- Separate comfortable room to relax peacefully away from the living room and kitchen.
- West facing balcony with frosted privacy glass.
- Detailed French timber wall panelling.
- Luxurious Gas fire.
- Wired for TV and media.
- This room has been designed to be used as a fourth bedroom if required.

## UTILITY ROOM

- Full fitted state-of-the-art SieMatic Utility and pantry featuring separate German washer, dryer, and fridge.
- SieMatic design worktop with located sockets for boiling a kettle and ironing etc.
- Fully fitted ample storage units.
- Full height Wine cooler.
- This room was design to be located close to the sitting room for easy of access to fridge and kettle facilities.



## MASTER BEDROOM

- Velvet Cut Pile 100% Wool Carpet.
- Extra large bedroom space.
- His and Hers Custom designed Italian styled wardrobes.
- TV and media connection point

## ENSUITE

- Villeroy & Boch bathtub and fittings with built-in shower unit.
- Luxurious Crema Marfil Alicante marble stone wall and floor tiles.
- Separate shower unit with Hans Grohe shower accessories.
- Zehnder Toga heated towel rail.
- Villeroy & Boch wash hand basin & fittings sitting on a custom made furniture cabinet.
- Underfloor heating.

## SECOND BEDROOM

- Velvet Cut Pile 100% Wool Carpet.
- Custom designed Italian styled wardrobes.
- TV and media connection point.

## ENSUITE

- Luxurious Crema Marfil Alicante marble stone wall and floor tiles.
- Shower unit with Hans Grohe shower accessories.
- Zehnder Toga heated towel rail.
- Villeroy & Boch wash hand basin & fittings sitting on a custom made furniture cabinet
- Underfloor heating.

## THIRD BEDROOM

- Velvet Cut Pile 100% Wool Carpet.
- Custom designed Italian styled wardrobes.
- TV and media connection point.

## MAIN BATHROOM

- Shower unit with frameless glass shower doors.
- Luxurious Crema Marfil Alicante marble stone wall and floor tiles.
- Hans Grohe shower accessories.
- Underfloor heating.
- Villeroy & Boch wash hand basin & fittings.



## ACCESSORIES

### Doors:

- 2.3m high solid cherrywood with detailed inlay.
- Ensuite door, cherrywood with glazed panel.
- All doors complete with architectural ironmongery and glass door knobs.

### Heating:

- State-of-the-art gas fired central heating system.

### Windows:

- Dansk composite maintenance-free double glazed windows, with powder coated aluminium exterior and painted timber framed interior. Large winter garden glazing in Living room.

### Internal Lighting:

- Recessed spot lighting throughout the apartment.

### Balconies:

- Apartment has a West facing balcony off the sitting room.
- Feature frosted frameless balcony incorporating laminated glass with stainless steel handrails.
- An external water tap for gardening and cleaning is located on the balcony.
- An electrical external waterproof socket for DIY is located on the balcony.
- Further storage area is located in balcony store.

### Storage:

- Additional storage facility located adjacent to designated underground car parking space.

### Security:





- Electronically controlled security gates leading to secure underground car park, also accessible by lifts from each apartment block.
- Video intercom entry system to all apartments.
- Wired for burglar alarm system.
- Direct line to Concierge Office

### Structural Guarantee

- Covered by 'HomeBond' 10 Year Structural Guarantee

### Individual Features

- This apartment has a triple aspect.
- This residence has a variety of different living spaces to cater for the whole family from the large utility room to the private sitting room to the separate kitchen.
- There is only one other apartment on this floor.
- The apartment comes with two designated car parking spaces.

Developer	Marketing Suite	Joint Agents	
	 <b>667 5026</b>	 <b>491 2600</b>	 <b>631 8402</b>

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