



*For Sale by Private Treaty*

80 SHREWSBURY SQUARE,

BALLSBRIDGE, DUBLIN 4.







*For Sale by Private Treaty*

# 80 SHREWSBURY SQUARE,

BALLSBRIDGE, DUBLIN 4.

A very rare opportunity to purchase Dublin's finest penthouse apartment at Ireland's premier address.

*Four Season's Hotel 400 yards, Ballsbridge Village 800 yards, RDS 400 yards, Sandymount Village 2 mins (by car),  
Lansdowne Stadium 10 mins (by foot), Herbert Park 10 mins (by foot), Grafton Street & St Stephen's Green 10 mins (by car),  
Sandymount DART Station 30 secs (by foot). (Distances and times approximate)*

A truly outstanding penthouse of c. 3500 sq. ft. with exceptional accommodation, four large terraces, 4 secure designated underground car spaces and 24/7 concierge service in Dublin's premier gated apartment development.

Feature gallery reception hall, magnificent drawing room and superb open plan kitchen/dining room and lounge with walk in wine cellar, fine master bedroom suite including his and her en suite bathrooms and a large fully fitted dressing room, two further bedrooms with en-suite bathrooms, library/bedroom 4, four private terraces.

Outside are wonderful manicured gardens for the use of the residents. Car parking is underground with four designated spaces. There are also two large secure designated storage units in the basement.

## *Features Include*

- Two lifts with private access to penthouse level
- 10ft floor to ceiling height throughout.
- Four large terraces (two facing west for afternoon/evening sun and two facing south and east for early morning and early afternoon sun)
- Superb hand made fitted kitchen by SieMatic with Aga cooker and full selection of top of the range integrated kitchen appliances.
- Bespoke fitted library/office.
- Stunning master bedroom suite with large bedroom featuring his and her bathrooms and large bespoke fully fitted dressing room.
- Sumptuous fitted bathrooms and shower rooms by Villeroy and Boch all with under floor heating and fitted out to an exceptionally high standard with Hans Grohe fittings.
- Dansk composite maintenance free double glazed windows with powder coated aluminium exterior and painted timber framed interior.
- Electronically controlled roller blinds.
- Gas fired central heating with under floor heating throughout.
- Exceptional quality solid walnut panelled internal doors throughout
- Brushed chrome electrical fittings throughout.
- Solid Oak flooring in detailed herringbone design in reception gallery and drawing room imported from Italy
- Marble floors in kitchen dining room and family room
- Wired for Media Centric entertainment system and Cat 5 cabling throughout.
- Security alarm system.
- Video intercom.
- Direct line to concierge office
- Four underground designated car spaces
- Two secure underground storage units.
- Bright and spacious accommodation extending to approximately 320 Sq.M./ 3,450 Sq.Ft.

## *Viewing:*

By prior appointment only

## *Joint Selling Agents:*

Douglas Newman Good  
Gemma Lanigan 4912600  
and  
Hooke and MacDonald  
Nicola O'Callaghan 6318402

## *Solicitors:*

Lavelle Coleman,  
51 -52 Fitzwilliam Square,  
Dublin 2.

**Douglas  
Newman  
Good**

**4912600**

**HOOKE &  
MACDONALD**

**6318402**







A truly outstanding home occupying the entire penthouse floor of the signature building at Dublin's premier apartment development, Shrewsbury Square. Located at the heart of Dublin's embassy belt in Ballsbridge this penthouse apartment would rival many presidential suites in some of the world's best hotels.

The stature of this fine apartment is instantly recognisable as you enter the magnificent reception gallery with superb space finished with solid oak flooring in a herringbone design especially imported from Italy. To your right is a magnificent drawing room of wonderful proportions c. 10.6m in length with a glorious west facing terrace overlooking the leafy trees of Sandymount Avenue. The drawing room with its fine fireplace and baby grand piano shares the wonderful extra ceiling height enjoyed by the entire penthouse level and has a large expanse of glass facing west and south with breathtaking views over Ballsbridge. Double doors open to a sumptuous open plan living room, informal dining and kitchen area. The kitchen is finished to the finest standards with stone counter tops and top of the range electrical fittings and a gas fired Aga. The living room area also has a remote controlled gas fire with feature marble mantle and benefits from a south and southwest aspect and a sunny south facing terrace which captures the sunlight all day. There is also an integrated walk in wine cellar off this room.

The master bedroom suite has a fine west facing terrace, his and hers bathrooms and a large bespoke dressing room. There are two further bedrooms with en-suite shower-rooms and the library/office which could be utilised as a fourth bedroom.

Shrewsbury Square is located in the heart of Ballsbridge and within easy walking distance of The Four Seasons Hotel, the RDS, Ballsbridge, Sandmount and Merrion Villages. The new Aviva Lansdowne Road Stadium is located within a short stroll as is Herbert Park. The development is located around 10 minutes driving distance from St Stephen's Green and Ireland's premier shopping area at Grafton Street. The Dart is a stones throw away offering quick and easy access to Dublin City Centre as well as many South and North Dublin suburbs.

The scheme itself is now complete and it comprises only three blocks with underground car parking. The development is entered via electronically operated vehicular and pedestrian gates with the concierge office located at the entrance. There is CCTV monitoring the entire development which is centrally controlled in the concierge/security office. Shrewsbury Square is one of the few in Dublin to offer a full concierge service as standard.

*Title:* 10,000 Year lease etc.





### *Accommodation:*

#### **Gallery Reception Hall:** c. 8.8m x 2.4m.

Magnificent gallery reception hall traversing the entire apartment.  
Specially imported Italian solid oak floors in superb herringbone design.  
Low level LED lighting above skirting.  
Large adjustable down lighters.  
Guest WC and two storage rooms plus two services/utility rooms off main gallery.

Hallway to library, bedroom 2 and 3: c. 4m x 1.2m.

Solid walnut panelled double doors from gallery to drawing room.

#### **Drawingroom:** c. 10.6m x 5.9m.

Outstanding south west facing reception room with stunning views of Ballsbridge.  
Custom made rug with Italian solid oak floors.  
Marble fireplace with feature gas fire and slate hearth.  
South west and west aspect with large private terrace to capture evening light.  
Views of new Aviva Lansdowne Road Stadium from drawing room.  
Electronically controlled roller blinds.  
Baby grand piano.

Solid walnut panelled double doors from drawing room to open plan kitchen cum dining room/lounge.

#### **Kitchen/dining room/lounge:** c. 10.6m x 5.9m.

Very fine open plan reception room opening to dining and state of the art fitted kitchen.  
SieMatic custom designed fitted kitchen with stone counter top and gas fired Aga cooker.  
Walnut breakfast detail in stone countertop.  
Polished marble floors.  
Electronically controlled roller blinds.  
Gaggenau built-in appliances: dishwasher, coffee maker and fridge/freezer.  
Gaggenau extractor fan.  
Küppersbusch washer/dryer, microwave oven.  
Wall mounted plasma screen above remote controlled gas fire featuring marble mantle detail.  
Walk in wine cellar off lounge area.  
South east and east aspect with large private terrace to capture morning and afternoon light with views over manicured landscaped gardens.

Solid walnut panelled double doors from kitchen cum dining room/lounge to gallery

#### **Master bedroom Suite**

##### **Bedroom:** c. 5.8m x 5.25m

Feature master bed room suite including large west facing bedroom with private terrace, his and hers bathroom/shower rooms and very large bespoke fitted dressing room.

**En-suite bathroom:** finished with Villeroy and Boch bathroom suite, marble wall and floor tiles and Hans Grohe bathroom fittings.

Walk in wardrobe in Cherrywood.

Electronically controlled roller blinds.

Large private terrace to capture evening light









**Dressing room:** c. 5.3m x 4.4m

Custom designed walk in wardrobes in walnut.

Master bathroom off dressing room finished with Villeroy and Boch bathroom suite, marble wall and floor tiles and Hans Grohe bathroom fittings, built in LG plasma screen.

**Bedroom 2:** c. 5.3m x 4.2m.

Spacious bed room suite with private terrace and en suite bathroom.

En-suite bathroom finished with Villeroy and Boch bathroom suite, marble wall and floor tiles and Hans Grohe bathroom fittings.

Walk in wardrobe in Cherrywood.

Electronically controlled roller blinds.

Large private terrace to capture morning light.

Wall mounted LG plasma screen.

**Bedroom 3:** c. 5.3m x 3.2m. Spacious bedroom suite with private en suite bathroom.

En-suite bathroom finished with Villeroy and Boch bathroom suite, marble wall and floor tiles and Hans Grohe bathroom fittings.

Italian design fitted wardrobe.

Wall mounted LG plasma screen.

**Library/Bedroom 4:** c. 3.5m x 3.2m.

Fine library which could also suit a fourth bed room.

Bespoke bookshelf/ storage.

Finished in luxurious textured wall paper.

Specially imported Italian solid oak floors in superb herringbone design.

Wall mounted LG plasma screen.











Marketing Suite



677 5026

Joint Agents



491 2600



631 8402

*MyHome.ie*

Auctioneers Valuers Estate Agents Surveyors Property Managers

Messrs. Douglas Newman Good & Hooke and MacDonald for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions 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. (iii) No person in the employment of Messrs. Douglas Newman Good & Hooke and MacDonald has any authority to make or give representation or warranty whatever in relation to this development.