

Everything you expect... and more.

The merest mention of the name Shrewsbury Square conjures up a rich array of images and expectations.

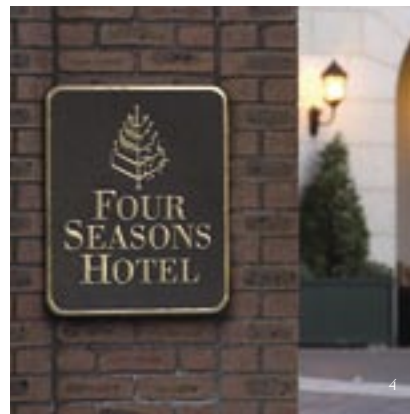
Few, if any, residential addresses in the capital city convey a similar sense of elegance, sophistication and desirability.

Cosseted in the leafy confines of Dublin's embassy district, this landmark development of superbly appointed apartments and penthouses is destined to become one of the city's most sought-after addresses.

Shrewsbury Square. Everything you expect. And more.



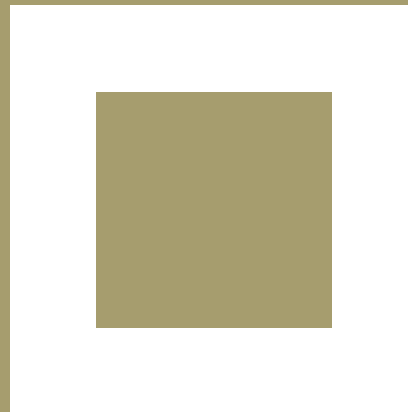
Welcome to the neighbourhood.



One of Dublin's most exclusive addresses, Ballsbridge abounds with tradition and style and is home to many of the city's finest hotels, such as the Four Seasons and the historical venues of the RDS and Lansdowne Road, the oldest international rugby ground in the world.



Here you've found your home.



*B*allsbridge Village, a thriving business community with a host of popular restaurants, is considered one of the most sought-after residential areas in Ireland. Elegant homes on nearby Shrewsbury Road, Ailesbury Road and Merrion Road are all, quite literally, on your doorstep.



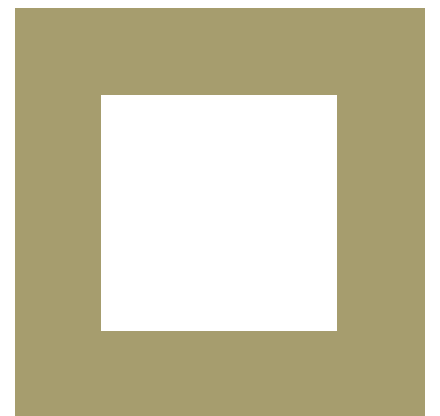
An oasis of calm in the heart of the city.



*H*erbert Park, with its tree lined roads and Sandymount Green and Strand exude a certain serenity, and it's all within the confines of Dublin's finest urban district. It's true, at Shrewsbury Square, you can have everything you expect. And more.



Welcome to Shrewsbury Square.





A home to call your own.

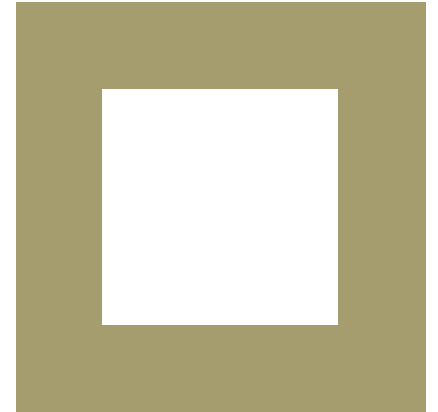
*W*ith a superior selection of exclusive apartment types, Shrewsbury Square offers the discerning resident a greater degree of choice, with an unmistakable sense of luxury and sophistication as standard.

Whether it's a distinctive 1, 2 or 3-bedroom apartment or one of the 8 spacious three bedroom penthouses, the Shrewsbury Square experience is enhanced by a host of designer features including polished porcelain bathroom floor and wall tiles, heated towel warmers, energy efficient kitchen appliances, solid stone kitchen worktops and futuristic Media Centric (optional extra) wireless home entertainment system.

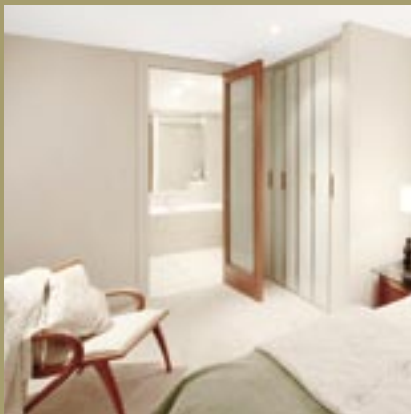
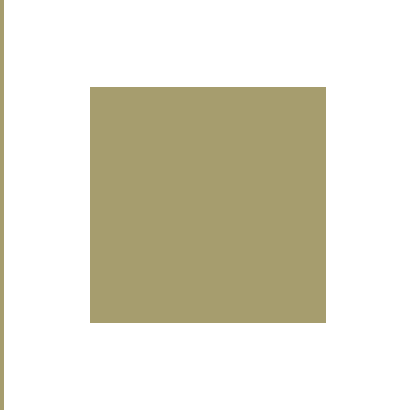
Whatever apartment type you choose, Shrewsbury Square is truly a home you can call your own.

An appetite for the finer things...

*T*he perfect fusion of functionality and design, the kitchens at Shrewsbury Square will impress even the most demanding chef. World-renowned names: SieMatic, Kuppersbusch and Gaggenau offer what can only be described as the ultimate kitchen in every way, with sumptuous features to whet your appetite including solid stone worktops, ingenious storage space, energy-efficient appliances, touch-control glass ceramic hob and so much more.







To sleep, perchance to dream...

*D*rift off into dreamland in one of Shrewsbury Square's exquisitely appointed bedrooms. Traditional Irish craftsmanship combines with subtle Italian styling to create the ultimate in modern design and elegance. It's, quite possibly, the bedroom you've always dreamed of.

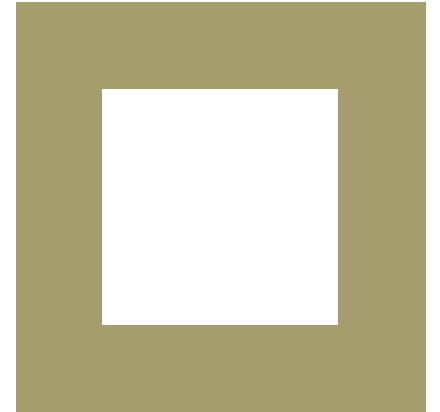


Luxury comes as standard.

*A*t Shrewsbury Square, no detail, no matter how small, has been overlooked in creating the most luxurious bathroom suites you're ever likely to have seen.

From the stunning Villeroy & Boch polished porcelain floor and wall tiles to the stylish sanitary fittings from one of Europe's most sought-after manufacturers, the quality of these distinctive suites is unsurpassed.

No expense has been spared in making your bathroom - with tap and shower fittings by Hans Grohe, ultra-contemporary frameless glass shower doors, luxurious Villeroy & Boch sanitary ware and Zehnder & Toga heated towel warmers – truly one you can be proud of.





The home of tomorrow, today.

Shrewsbury Square offers everything you expect from the ultimate in contemporary urban living. And some things you don't.

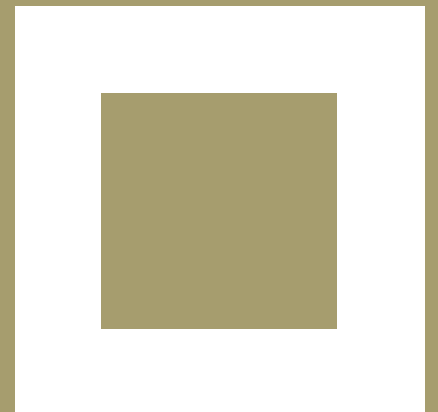
Take, for instance, the revolutionary built-in Media Centric wireless home entertainment system. By means of a single remote control, any screen in your home can become a television, music or game console, computer, photo display, internet access point, home video display or DVD player.

Say goodbye to "technology clutter" forever. All your CDs, photos and videos can be scanned into the Media Server PC. This ingenious system even records your favourite television programmes, so you can watch them at a time that suits you.

Powered by a PC no bigger than a toaster, the system also lets you control lighting levels, appliances and curtains. You can even answer your front door from any screen in your new Shrewsbury Square home.

And with no visible cables or wires, it is the home entertainment system of tomorrow, today.

All apartments and penthouses are Media Centric-ready. Should you wish to avail of this optional service, please contact your selling agent.





A Warm Welcome

*F*or the first time in Dublin, a residential address will receive first class concierge facilities usually found only in the capital's most upmarket hotels.

Under the expert management and care of Brian Sutton, formerly head concierge of the Four Seasons and Westin Hotel Groups, Shrewsbury Square will set a new benchmark in the provision of bespoke services to residential guests. Want to ensure that the refrigerator is stocked with a favoured champagne before returning from a trip abroad? Want someone else to secure flowers and dinner for that missed or forgotten occasion? Every reasonable request will be attended to by Brian and his dedicated team.

Services such as housekeeping, laundry and catering as well as restaurant and theatre bookings will be available and each individual apartment is equipped with a direct line to the concierge office.

Dedicated concierge services ensures Shrewsbury Square always offers you a warm welcome whenever you arrive home.....



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2



Shrewsbury
Road

Donnybrook
Village

British
Embassy

Bewleys
Hotel

SHREWSBURY SQUARE

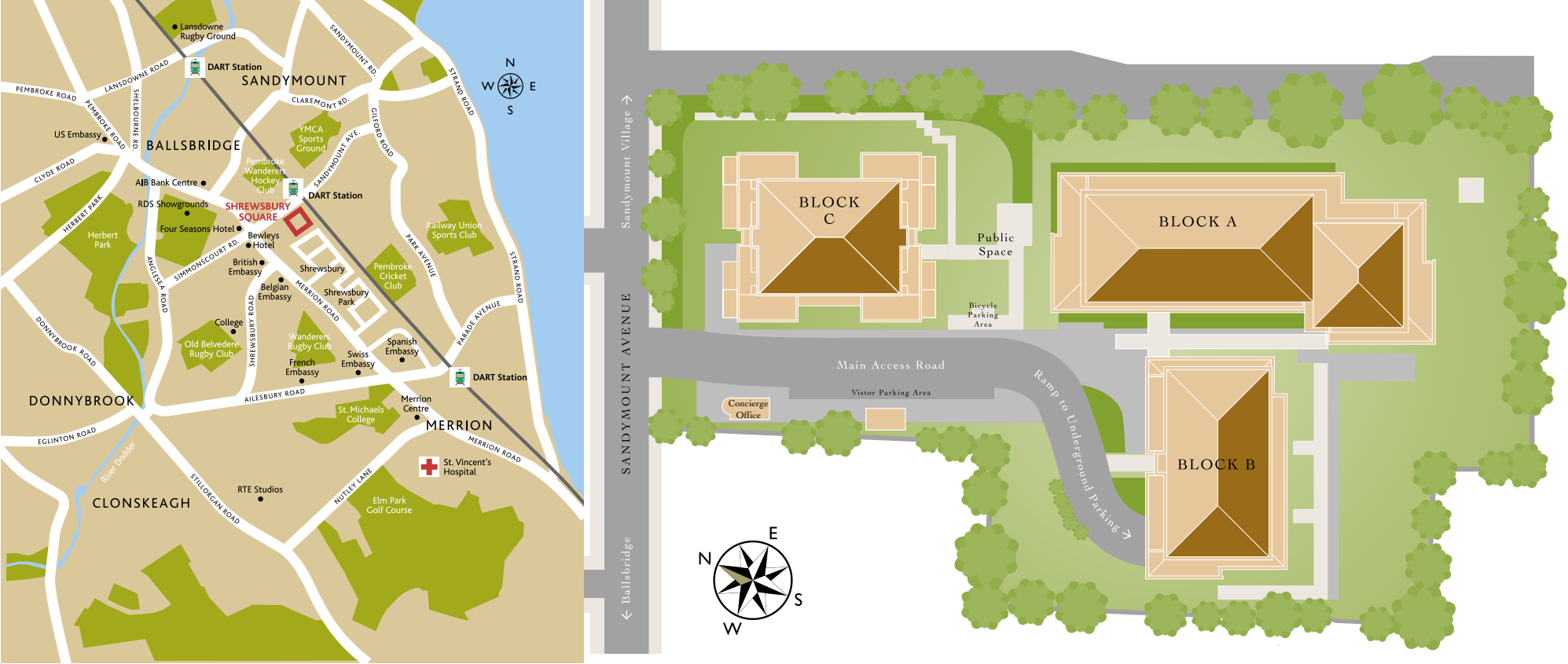
Four Seasons
Hotel

DART
Station

RDS

Ballsbridge
Village

Location is everything.



Not to scale, for identification purposes only.

Specifications...

ENTRANCE HALL

- Luxurious stone floor tiling.
- Built-in storage closet.

LIVING ROOM

- Velvet cut pile 100% wool carpet.
- Stylish gas fire to penthouses and gable end apartments.
- Wired for Media Centric home entertainment system.
- Wired for projector & screen (block C only).

KITCHEN

- State-of-the-art SieMatic kitchen featuring many unique storage solutions in a range of floor and eye level units.
- SieMatic stone design worktops in exotic finishes such as limestone.
- Gaggenau built-in appliances: dishwasher, 6 ring gas hob, fridge/freezer.
- Küppersbusch washer/dryer, microwave, double oven.
- Gaggenau extractor fan and coffee maker.

MASTER BEDROOM

- Velvet Cut Pile 100% Wool Carpet.
- Custom designed Italian styled wardrobes.

ENSUITE

- Villeroy & Boch bathtub and fittings.
- Separate shower unit with Hans Grohe shower accessories (to majority of units).
- 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.

MAIN BATHROOM

- Shower unit with frameless glass shower doors.
- Hans Grohe shower accessories.
- Underfloor heating.
- Villeroy & Boch wash hand basin & fittings.

ACCESSORIES

Flooring:

- Kitchen, hall and bathrooms - luxurious stone floor tiling. (Crema-marfil marble to block C)
- Bedrooms and Lounge, luxurious Velvet Cut Pile 100% Wool Carpet.

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.
- Radiators to all apartments and underfloor heating to all penthouses.

Windows:

- Dansk composite maintenance-free double glazed windows, with powder coated aluminium exterior and painted timber framed interior.

Internal Lighting:

- Recessed spot lighting throughout apartments and penthouses.

Balconies:

- Feature frameless balconies incorporating laminated glass with stainless steel handrails.

Entrance Foyers:

- Feature stone flooring with feature glass balustrades.
- High specification lifts to all floors and to the basement carpark.
- Stylish banked individual secure letter boxes.

Storage:

- Designated underground storage facility for each apartment.

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 and penthouses.
- Wired for burglar alarm system.
- Direct line to Concierge Office

External areas:

- Extensive landscaping and planting to all garden and open space areas surrounding the apartment blocks.

Structural Guarantee:

- Covered by 'HomeBond' 10 Year Structural Guarantee Scheme.

The above specifications are correct at the time of going to print but are subject to change.

DEVELOPMENT TEAM

Selling Agents:

Douglas Newman Good
30 Leeson Park,
Ranelagh,
Dublin 6
T: 01 491 2600



Hooke & MacDonald
118 Lower Baggot Street,
Dublin 2
T: 01 631 8402



Solicitors:

Lavelle Coleman
51-52 Fitzwilliam Square,
Dublin 2
T: 01 644 5800



Developer:

WPP Developments
The Green Building,
23-24 Temple Lane South,
Temple Bar,
Dublin 2



Architects:

OCA Architects
44/45 Lower Camden Street
Dublin 2,
Co. Dublin



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