LARGE NEW 2 & 3 BEDROOM APARTMENTS
This is a unique parkland development of luxurious homes set on professionally landscaped grounds featuring mature planting which further add to the appeal of this very distinctive development.

This high quality development by O’Malley Construction Company, comprises 75 high quality Apartments on a superb landscaped five acre site.

Ardilea, Clonskeagh is widely regarded as one of the capitals finest residential addresses. Ardilea Crescent, tucked away off Heidelberg in a peaceful mature leafy setting just minutes from UCD Belfield and is convenient to the city centre and also all the amenities of Blackrock, Dun Laoghaire, Dundrum, Donnybrook, Ballsbridge, Ranelagh and Stillorgan.

www.ardileacrescent.ie
BISTRO STYLE RESTAURANTS NEARBY
RESTAURANTS SHOPPING SCHOOLS & TRANSPORT NEAR CLONSKEAGH

There are numerous educational, recreational and leisure facilities within a short stroll including the UCD Campus at Belfield just next door, Deer Park tennis & sports grounds, Elm Park and Milltown golf courses and Mount Merrion Football Club.

Ardilea is convenient to many popular amenities including shops, excellent schools, restaurants a host of leisure and sporting facilities, frequent bus routes, all the major business and office hubs of south Dublin.

The LUAS stop at Kilmacud just a short drive away provides swift and easy access to St. Stephen’s Green and to Sandyford business park, not to mention the proximity to the shopping hubs of Dundrum, Stillorgan and Blackrock which are all close by.
TYPE D
No.38, 41 & 44
2 BEDROOM APARTMENT
91 sq.m (979 sq.ft)

TYPE E
No.39, 42, 45 & 48
2 BEDROOM APARTMENT
91 sq.m (979 sq.ft)

TYPE F
No.40, 43, 46 & 49
2 BEDROOM APARTMENT
89 sq.m (957 sq.ft)
KITCHENS
- QK Living designed kitchens with Matt soft touch finish.
- Each kitchen includes stunning marbled quartz worktops, clever corner storage systems and LED lighting.
- Full suite of A rated integrated NEFF appliances complete with each kitchen.

UTILITY
- Spacious utility room with counter top area and washer/dryer provided as standard.
- Large format Ava Grey Porcelain tile featuring warm tones fitted to each utility floor as standard.

APPLIANCES
- High quality A-rated Neff appliances in the kitchens including a stainless steel gas hob, built in microwave and multi-function oven, 70/30 fridge freezer and integrated dishwasher. A Neff washer/dryer is also provided in each utility room.

BATHROOMS AND EN-SUITES
- Superior quality Villeroy & Boch sanitary ware and fittings provided in all bathrooms and En-suites with large showers and chrome heated towel rails as standard.

WARDROBES
- Wardrobes include a generous allocation of both shelving and hanging storage.
- Modern Cashmere finish complimented by classic oak interior finish.

TILING
- Top quality floor and wall tiles from Villeroy & Boch throughout the bathrooms and en suites as standard.

INTERNAL FINISHES
- Fully painted walls and ceilings including decorative feature ceiling with LED lighting in the living room.
- Superior quality contemporary joinery including walnut veneered entrance doors, architrave and skirting throughout.

ENERGY EFFICIENCY
- All apartments in Ardilea Crescent have a BER rating of either A2 or A3.
- Mechanical Ventilation with Heat Recovery (MVHR) – Using the latest technology this MVHR system provides high-quality air ventilation levels to each apartment. The MVHR system recovers the heat energy in the exhaust air leaving the apartment and uses it to heat the incoming fresh air reducing heating bills and ensuring the apartment is kept well ventilated. Fresh air is filtered prior to being supplied to the apartment.
- Air Tightness – Each apartment has a high level of air tightness reducing heat and energy loss through the fabric of the building.
- Photovoltaic Solar Panels – Each apartment benefits from the PV panels located on the roof which generate electricity from solar energy for the home owner to use during the day thus reducing the amount of electricity imported from the grid and further reducing homeowners energy bills.
- Insulation – The use of high performance insulation in the construction of each unit is used to reduce heat and energy loss.

HEATING
- Gas fired central heating with energy efficient A-rated condensing boiler provided in each apartment with flexible time and temperature controls providing energy efficient heating and hot water with proven low energy costs.
- Gas boilers are conveniently housed in a specially built enclosure on the balconies freeing up valuable storage space internally.
- Thermostatically controlled and zoned underfloor heating with multiple heating zones provided throughout each apartment negating the need for bulky and space consuming radiators.
- The Heatmiser heating and hot water controls can easily be upgraded by the home owner to provide for remote control access via smartphone or PC with the introduction of a dedicated wireless hub (Heatmiser neohub).
STANDARD FEATURES

PRESSURISED WATER
- Each apartment has its internal water supply pressurised with the water tank and booster pump located in the Hot Press within the apartment.

WINDOWS
- Superb quality, energy efficient A rated double glazed PVC windows by Wrights with high security locks and bolts and handles from the Fab & Fix Connoisseur range.

SECURITY & PROTECTIVE SERVICES
- A fully installed intruder alarm is fitted as standard in every unit.
- Fire and carbon monoxide detection and alarms with battery backup are provided in each apartment. Fire detection is also provided in the common areas.
- Access control via an audio phone system in each apartment connected to the main entrance door intercom.

ELECTRICAL
- Well-designed lighting and electrical installation provided throughout the apartment.
- Generous allocation of power and lighting points throughout each unit including a feature ceiling with LED cove lighting in each living area.
- Modern light fittings supplied throughout including recessed low energy LED downlighters and feature pendant lights.
- Stainless steel finished sockets and switches.
- Cat 5e cabling for data / telephone.

MEDIA & COMMUNICATIONS
- Each unit is prewired with multiple connections within the apartment for TV, Broadband and Telephone to enable homeowner to connect to Virgin Media, Sky and Eir.
- Provision for high-speed fibre broadband is available.

STORAGE
- Generous usable storage rooms provided throughout every unit.

BALCONY
- Each Ardilea Crescent apartment comes with either a spacious paved balcony or terrace area.
- Bespoke full height cladded boiler units housing the boilers externally.

PASSENGER LIFT
- A high quality passenger lift is provided in the common area to access all apartment level.

EXTERNAL COMMUNAL AREAS
- All residents will benefit from the use of generous areas of professionally designed landscaping including open terraced lawns with seating and pergolas, grassed areas to lounge or play rounder’s on, as well as a fenced natural playground for 1-8 year olds.

PARKING
- Allocated parking spaces per apartment with additional visitor parking around the development.
- Separate external bin and bicycle stores for each block.

MANAGEMENT COMPANY
- WYSE have been appointed as the managing agent and will be managing all the common areas. In addition each homeowner will also automatically be a member of the Owner’s Management Company.

GUARANTEE
- Every home in Ardilea Crescent is covered by the 10 Year Homebond Scheme.
O’Malley Construction Company was formed in 1971 and for nearly 45 years the core business of building residential communities has remained its focus. Although a Galway based company, O’Malley Construction has completed a number of very successful developments of houses and apartments in Dublin since the 1990’s. These developments have included “Churchfields” in Milltown, “Ballsbridge Wood,” “Sunbury Gardens” in Dartry, and “Symphony House” on Adelaide Road. The company was also involved in the delivery of Apartments at “St. Helens” in Stillorgan and most recently, Blocks 1 and 2 at “Wyckham Point” in Dundrum.

Along with its core business, O’Malley Construction has completed a number of landmark buildings around Galway including Jury’s Inn hotel, Galway Bay Hotel, The Eyre Square Shopping Centre and The House Hotel. Since 1971, O’Malley’s have built almost 10,000 homes and have established a reputation as a quality builder of residential communities.

In some cases, the company is now dealing with 2nd generation buyers looking for an “O’Malley Built” home for themselves. The company focus has been on acquiring lands at locations suitable for families and discerning buyers and constructing high quality homes. The provision of amenities on site and very high levels of landscaping enhancing the neighbourhood and communities that they establish. The use of quality materials, Architectural Design and Management of Common areas ensures a quality lifestyle for residents.

O’Malley Construction is delighted to be constructing 27 Large Houses and 48 Apartments at “Ardilea Crescent” in the heart of South Dublin. The development is nestled into the quiet, well established community of Ardilea in Clonskeagh with its characteristic wide tree lined roads named after Universities. A rare opportunity to acquire newly built homes with the benefit of modern building techniques, energy savings and a highly sought after location is now available to the market from this O’Malley Built scheme.
DIRECTIONS: Coming from the city centre on the N11, turn right onto Fosters Avenue, take the right turn at the top onto Roebuck Road turn left just before St. Killian’s School onto Harlech Grove & proceed straight on through Heidelberg to Ardilea Crescent.

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