



BALLAWLEY LODGE

SANDYFORD ROAD, DUNDRUM, DUBLIN 16



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The Space to Live

Ballawley Lodge is an exceptional new development of just eight distinguished homes.

Ballawley Lodge is an exclusive, boutique development comprising just eight exceptional homes, each thoughtfully arranged over three storeys and offering three bedrooms plus a dedicated study, ideal for modern family life, flexible work-from-home arrangements, or additional living space. Designed by the acclaimed Van Dijk Architects, these homes embody a perfect synthesis of contemporary living and enduring quality.

Positioned on Sandyford Road, Ballawley Lodge enjoys a prime location just a short stroll from the vibrant Dundrum Town Centre, while still offering the peace and privacy of a mature residential enclave. This unique development provides an enviable lifestyle in a carefully planned, intimate setting, where privacy, practicality and prestige converge.

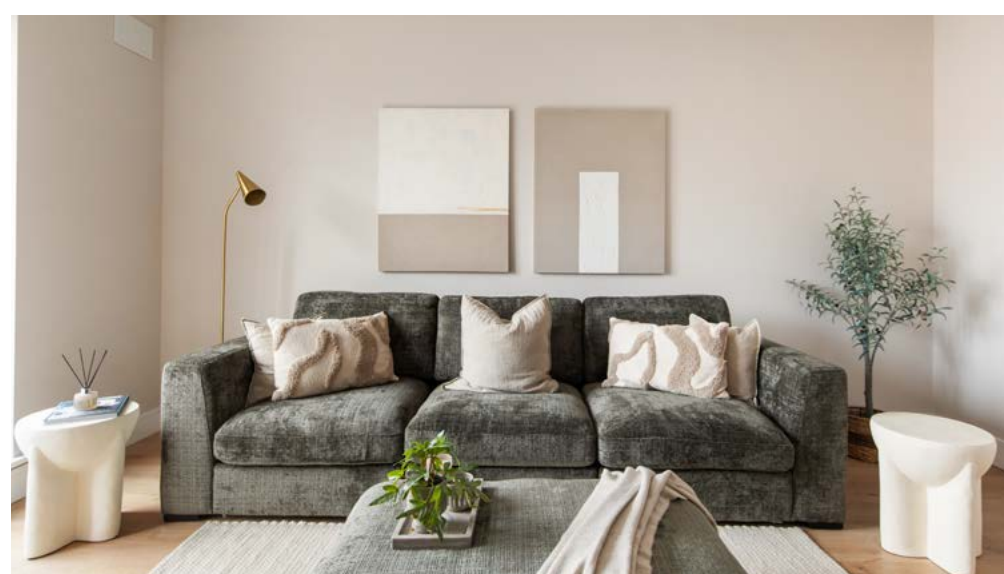
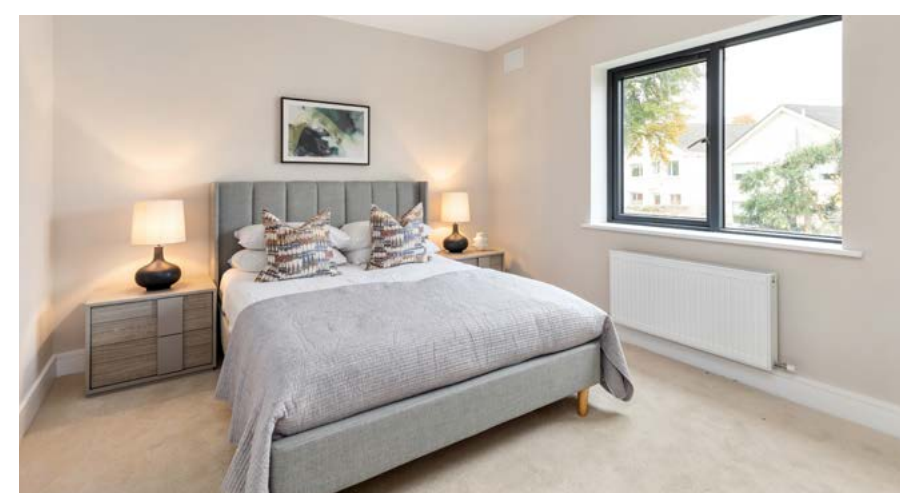
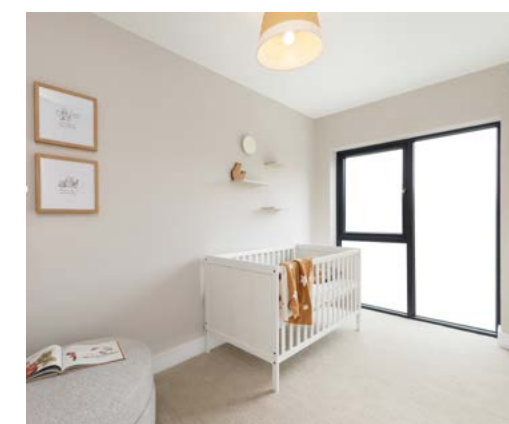
Each home has been exquisitely designed and meticulously constructed, with a strong emphasis on light, space and sophistication. The interiors are bright and beautifully proportioned, showcasing a refined aesthetic with clean architectural lines and a seamless flow between living areas. From open-plan layouts and sleek, contemporary kitchens to luxurious bathrooms and bespoke finishes, every element has been curated with care to deliver both form and functionality.

Crafted with an unwavering commitment to excellence, these homes are equipped with high-specification finishes and energy-efficient technologies, ensuring not only visual appeal but long-term comfort and sustainability. Generous glazing and thoughtfully positioned windows bathe each room in natural light, creating a tranquil, airy ambiance throughout.

Ballawley Lodge is ideal for discerning families, professionals and those wishing to downsize without compromise. Set in one of South Dublin's most prestigious neighbourhoods, this limited collection of homes offers an extraordinary opportunity to embrace a lifestyle defined by quality, convenience and quiet sophistication.



Ballawley Lodage - where Design, Comfort and Craftsmanship Tells a Story



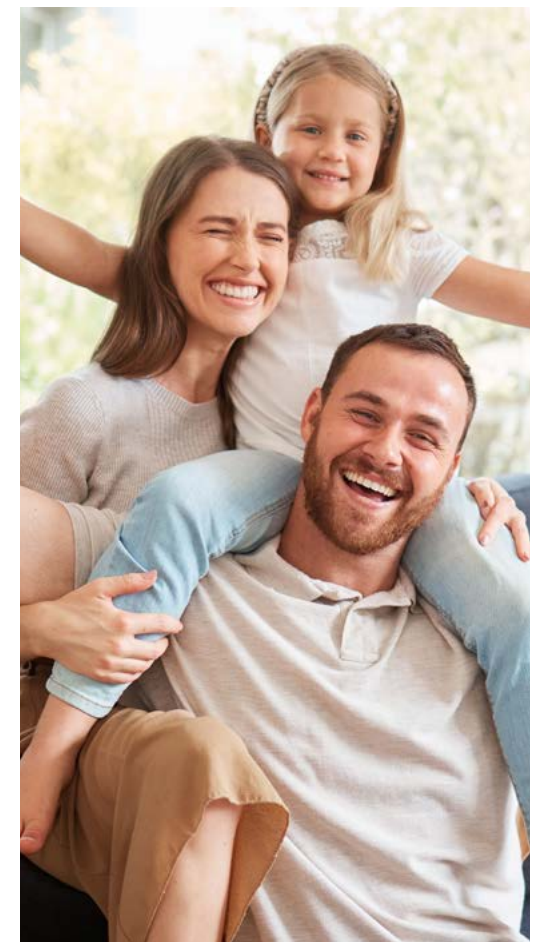


About The Development

Ballawley Lodge presents an exceptional opportunity to enjoy a superior standard of living, where each residence has been meticulously crafted to meet the evolving needs of modern life. These contemporary homes combine intelligent design with everyday functionality, offering generous proportions, seamless layouts and a strong emphasis on energy efficiency, making them an ideal choice for those who value both sustainability and style.

Set in one of South Dublin's most sought-after neighbourhoods, residents will benefit from unrivalled access to a wealth of local amenities, including esteemed schools, shopping centres, parks and excellent transport links all within easy reach of Dublin city centre.

Prospective homeowners can choose from a range of spacious layouts. Each home is designed to offer a welcoming sense of space and serenity, with light-filled interiors and a calming, contemporary atmosphere that supports both relaxation and vibrant family living.



The Space for Families

Ballawley Lodge provides a chance for families to thrive together in a tranquil, secure environment.

Perfectly located on the prestigious Sandyford Road, Ballawley Lodge offers the ideal blend of tranquil suburban living and the vibrant energy that defines Dundrum, one of South Dublin's most sought-after addresses. This boutique development presents a rare opportunity to enjoy a peaceful, mature residential setting while remaining effortlessly connected to a dynamic urban lifestyle.

Residents will find themselves just moments from an outstanding selection of amenities that cater to every need and interest. From high-end shopping and acclaimed restaurants to excellent schools, lush green spaces and superb transport links, everything is within easy reach.

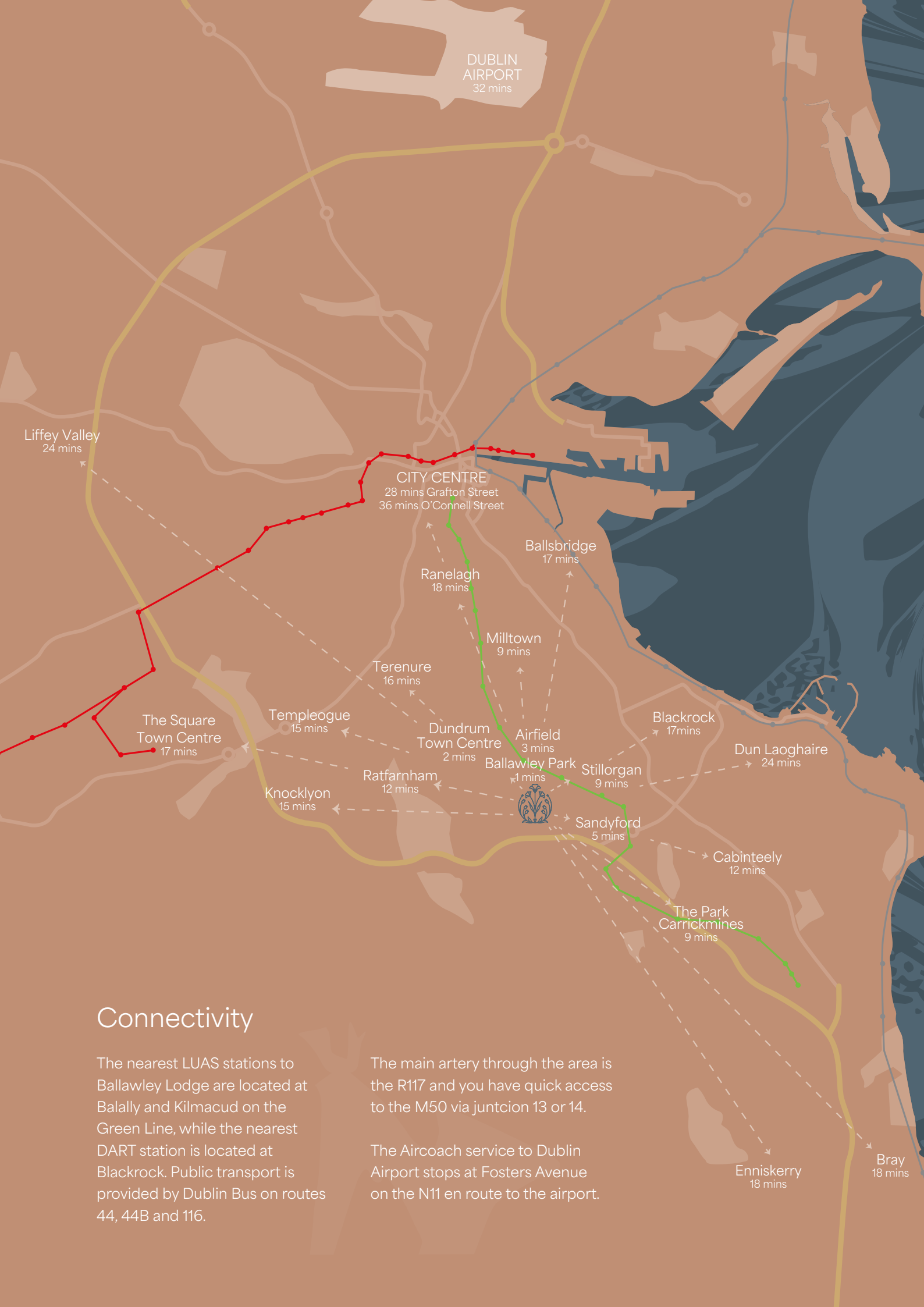


At the heart of this convenience is the iconic Dundrum Town Centre, Ireland's premier retail and entertainment destination, just a short stroll away. Home to an extensive array of international fashion brands, flagship department stores, gourmet supermarkets and lifestyle outlets, it serves as a one-stop destination for style, shopping and everyday essentials. A vibrant social scene awaits with a selection of stylish cafés, contemporary restaurants, lively bars, and a state-of-the-art multi-screen cinema, making it a natural hub for leisure and entertainment.

Beyond the urban excitement, Ballawley Lodge is also ideally situated for exploring the charm and character of nearby villages including Stillorgan, Sandyford, Stepaside and Milltown. Each community boasts its own unique atmosphere, offering everything from artisan bakeries and independent boutiques to bustling farmers' markets and intimate brunch cafés, perfect for weekend wandering and local discovery.

Enhanced further by excellent connectivity via the Luas Green Line, which offers swift access to the city centre (within 20 minutes) and beyond, as well as proximity to major road networks like the M50 which is less than 5 minutes away. Ballawley Lodge ensures that residents enjoy the best of both worlds, seamless city access and serene suburban living.





Ballawley Lodge is ideally located in South County Dublin. It is well served by public transport to Dublin City and offers easy access to the nearby M50.

Seamless Connectivity with Urban Ease and Sustainable Living

Ballawley Lodge offers residents the very best of connected living, with a superb array of transport options that make commuting, travelling and everyday errands remarkably convenient. Situated in one of South Dublin's most accessible and desirable neighbourhoods, this boutique development blends the ease of suburban living with swift access to the heart of the city and beyond.

enjoying a day out, the Luas ensures you're always well connected.

An excellent choice of Dublin Bus routes (44, 44B and 116) further enhances your connectivity, offering reliable and frequent service across South Dublin and into the city centre. These convenient links make it easy to access schools, universities, business districts, and cultural venues, whatever your day demands.

Just a short stroll away are two Luas Green Line stops; Balally and Stillorgan, which provide fast, direct service to key locations such as St. Stephen's Green (in 20 minutes), Ranelagh, Sandyford, Central Park, Cherrywood and beyond. Whether commuting to the city, heading to a meeting in Dublin's tech corridor, or

For motorists, Ballawley Lodge is just minutes from the M50 motorway, placing residents within easy reach of Sandyford Business District, Leopardstown, Cherrywood, and Dublin Airport (within 30 minutes), as well as Ireland's broader national road network. Whether for work or leisure, travel by car is quick and efficient.

Connectivity

The nearest LUAS stations to Ballawley Lodge are located at Balally and Kilmacud on the Green Line, while the nearest DART station is located at Blackrock. Public transport is provided by Dublin Bus on routes 44, 44B and 116.

The main artery through the area is the R17 and you have quick access to the M50 via junction 13 or 14.

The Aircoach service to Dublin Airport stops at Fosters Avenue on the N11 en route to the airport.



Sustainability in Ballawley Lodge

For those who favour a more sustainable lifestyle, the area is well-served by an expanding network of dedicated cycle lanes and pedestrian-friendly routes, promoting safe, active commuting and family-friendly mobility. With local amenities, parks, schools and shops all within walking or cycling distance, many daily journeys can be comfortably completed without a car.



In keeping with the development's modern vision, homes at Ballawley Lodge are designed with the future in mind, offering pre wired electric vehicle (EV) charging readiness, giving residents the freedom to embrace greener transport solutions without compromise.

Whether on foot, by bike, via public transport, or in your own car, travel from Ballawley Lodge is seamless, efficient and environmentally conscious, making everyday movement a pleasure, not a chore.

Education at Every Level



St. Attracta's National School



Families at Ballawley Lodge will enjoy access to an outstanding network of highly regarded educational institutions, making it an ideal choice for those who value academic excellence, diversity of choice, and long-term educational continuity. From early years through to further education, the surrounding area offers a comprehensive range of options, providing peace of mind and unparalleled convenience.

For younger children, a number of well-established Montessori schools and early learning centres are located nearby, offering a nurturing introduction to education in environments that emphasise independence, creativity and social development. These include Little Apples Montessori, Taney Parish Montessori and Gooseberry Bush Montessori, all known for their warm, child-centred approach and strong community reputations.

Primary education is equally well served, with respected schools such as Taney National School, St. Attracta's National School, Our Lady's Grove and Holy Cross offering exceptional academic standards and supportive learning environments. Many of these schools also provide after-school care and enrichment programmes, helping families balance learning and lifestyle.

For secondary students, the area is home to several of Dublin's most prestigious and well-established institutions. Mount Anville, Wesley College, Alexandra College and Ashfield College are all within easy reach, offering a mix of day and boarding options, as well as a broad curriculum that supports both academic achievement and personal growth.

Further education is also well catered for with Dundrum College of Further Education providing a wide array of post-Leaving Certificate courses and adult learning opportunities, ideal for career development, retraining, or progression to third-level study. Additionally, University College Dublin (UCD) one of Ireland's leading universities is located nearby and offers a wide range of undergraduate, postgraduate and research opportunities. UCD's campus in Belfield is easily accessible from Ballawley Lodge via the 44 bus route, making it a convenient option for residents pursuing higher education or professional development courses. Together, these institutions ensure that residents of Ballawley Lodge have excellent access to educational pathways at all stages of life, supporting both academic achievement and career advancement.



With such an extensive range of educational pathways available, Ballawley Lodge is perfectly placed to support families through every stage of their children's educational journey, delivering both quality and choice in one of Dublin's most connected and family-friendly neighbourhoods.



Mount Anville School



Our Lady's Grove Secondary School



Alexandra College



University College Dublin



Nature and Green Spaces

Surrounded by Nature and Green Space

For those who appreciate the benefits of outdoor living, Ballawley Lodge is ideally positioned amidst some of South Dublin's most scenic and serene natural amenities. This exceptional location provides residents with effortless access to a wealth of green space, perfect for relaxation, recreation and an active lifestyle.

Just a stone's throw from your front door is the charming Ballawley Park, a peaceful haven featuring mature woodlands, meandering walking trails, open grassy area, and a well-equipped children's playground. It's a perfect spot for morning jogs, weekend strolls, or simply unwinding amidst nature.

A short walk away lies the acclaimed Airfield Estate, a unique 38-acre working urban farm and gardens that offers an immersive

countryside experience in the heart of the city. With its farm animals, organic food gardens, café and educational programmes, it's a beloved destination for families and nature enthusiasts alike.

For those seeking more expansive outdoor adventures, Marlay Park, Deer Park and the Dublin Mountains are all within easy reach. These areas provide miles of scenic walking, hiking and cycling trails, ideal for weekend escapes, picnics and embracing the beauty of Ireland's natural landscape.

Whether it's a quiet moment in the park or an invigorating hike with breathtaking views, Ballawley Lodge offers the perfect blend of urban living and outdoor freedom, allowing residents to stay connected with nature while enjoying the comforts of modern life.



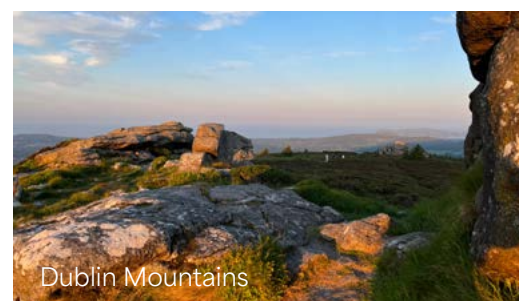
Ballawley Park



Airfield Estate



Marlay Park



Dublin Mountains

Sports, Fitness & Leisure

An Active Lifestyle Within Easy Reach

Whether you're a seasoned athlete, a weekend warrior, or simply someone who enjoys keeping fit, the surrounding area offers something for everyone.

Dundrum and its neighbouring communities are home to several highly regarded sports clubs. YMCA Hockey Club is within a short commute from Ballawley Lodge. Naomh Olaf GAA Club and Kilmacud Crokes GAA, two of

South Dublin's most prominent clubs, offer excellent facilities and a strong community spirit, catering to all ages and skill levels.

For those who prefer football, Dundrum Football Club provides opportunities for players of all levels, from youth development to adult leagues.

Fitness enthusiasts will appreciate the variety of premium gym options nearby. Flyefit Dundrum and RAW Gym Sandyford both offer state-of-the-art equipment, dynamic group classes and personal training services in vibrant, high-energy environments.

For a more traditional and family-friendly setting, Meadowbrook Leisure Centre features a full-sized swimming pool, modern gym, fitness studios and indoor sports courts, ideal for both solo workouts and group recreation.





Ballawley Lodge - Elegance in Every Detail





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Design And Specification

Take a Close Look

External Features

- Elegant, high quality elevations comprising brickwork, zinc & rendered finishes.
- High quality brick facades.
- Zinc and low profile concrete tiled roofs.
- Zinc cladding at top floor level.
- Maintenance free uPVC fascia and soffits with aluminium gutters and downpipes.
- High quality Future Proof 1.2 U Value uPVC double glazed windows from Munster Joinery fitted throughout.
- High Performance Ultra Tech front door with multi-point locking system.
- Side passage gate (where applicable).
- Paved patio area to rear gardens.
- Seeded gardens with concrete post and timber panel fencing. Block work boundary to rear.
- External weatherproof power point and tap provided in the back garden of each house.
- Private terraces situated on the 2nd floor with high quality Kilsaran paving (where applicable).

Interior Finishes

- High quality painted Shaker style doors with brushed gold ironmongery.
- Walls and ceilings are skimmed and painted throughout in a neutral colour.
- Superior quality internal joinery with painted handrail to stairs.

Electrical

- Generous lighting, power points and switches.
- Data connection in living room, office and master bedroom.
- Main infrastructure prewired to accommodate Eir and Virgin Media.
- Parking spaces are ducted for EV charging.
- Electric vehicle (EV) charging point fitted (where applicable).

Kitchens

- Stunning high quality fitted kitchens from Ornan Kitchens with mock in frame painted doors.
- Where present, contrasting Lava grey finished island.
- Further features include Glimmer White quartz stone worktops, upstands & splashbacks, brushed gold handles, knobs & tap.
- Where present, utility rooms are plumbed for washing machine & dryer.
- High quality integrated appliances comprising a double oven, hob, fridge /freezer, dishwasher.
- Washer dryer will be included within the appliance package for houses 1-5.
- Appliances package subject to signing of contracts within 21 days.

Energy Efficiency

- All houses are block built constructed to provide a high level of airtightness in order to retain heat.
- Daikin Air to Water Heat Pump providing energy efficient central heating and hot water, at proven reduced energy cost against current market alternatives.
- A2 Building Energy Rating (BER).
- Excellent standard of roof, wall and floor insulation, highly insulated airtight design.
- Heating system is thermostatically controlled to maximise your comfort.

Bathrooms & Ensuites

- The bathrooms & ensuites are fitted with contemporary white bathroom suites, featuring colour coordinated vanity units and brushed gold trims, taps and fittings.
- Extensive High quality porcelain tiles fitted in the bathrooms with tiling fitted to floors and wet areas as standard.
- Pressurised shower systems with rain head shower fittings, low profile shower trays, recessed shelves (where possible) and fitted bath and shower screens.
- Heated towel rails

Wardrobes & Storage

- Built-in wardrobes with hanging rails and shelving (where applicable).
- Walk in Wardrobe in Master bedroom.

Security & Safety

- Smoke / heat and carbon monoxide detector alarms fitted throughout.
- Safety restrictors provided on upper floor windows.

Warranty Cover under HomeBond

- 10 Year HomeBond Structural Guarantee.

Legals

- A booking deposit of €15,000 is required to secure a property. Contracts must be signed within 21 days from the date of issue.
- The balance of 10% of the purchase price is payable upon contract signing (inclusive of the booking deposit).

Management Company

- A dedicated Management Company will be established to oversee and maintain the high standards of the development. This ensures that all communal areas, landscaping, and shared services are managed professionally and preserved for the benefit of all residents into the future.

External Common Area

- One Designated Off Street Parking Space.
- High Quality Landscaping and Open Space Area.



Site Plan

The Swallow (Type A)

Number 1 & 5

3 Bedroom End Terrace
with Study
c. 134.6 sq.m / 1,449 sq.ft

The Wren (Type A1)

Number 2, 3 & 4

3 Bedroom Mid Terrace
with Study
c. 134.6 sq.m / 1,449 sq.ft

The Curlew (Type B)

House 6 & 7

3 Bedroom Mid & End Terrace
with Study & Office
c. 159.2 sq.m / 1,714 sq.ft

The Sparrow (Type B1)

House 8

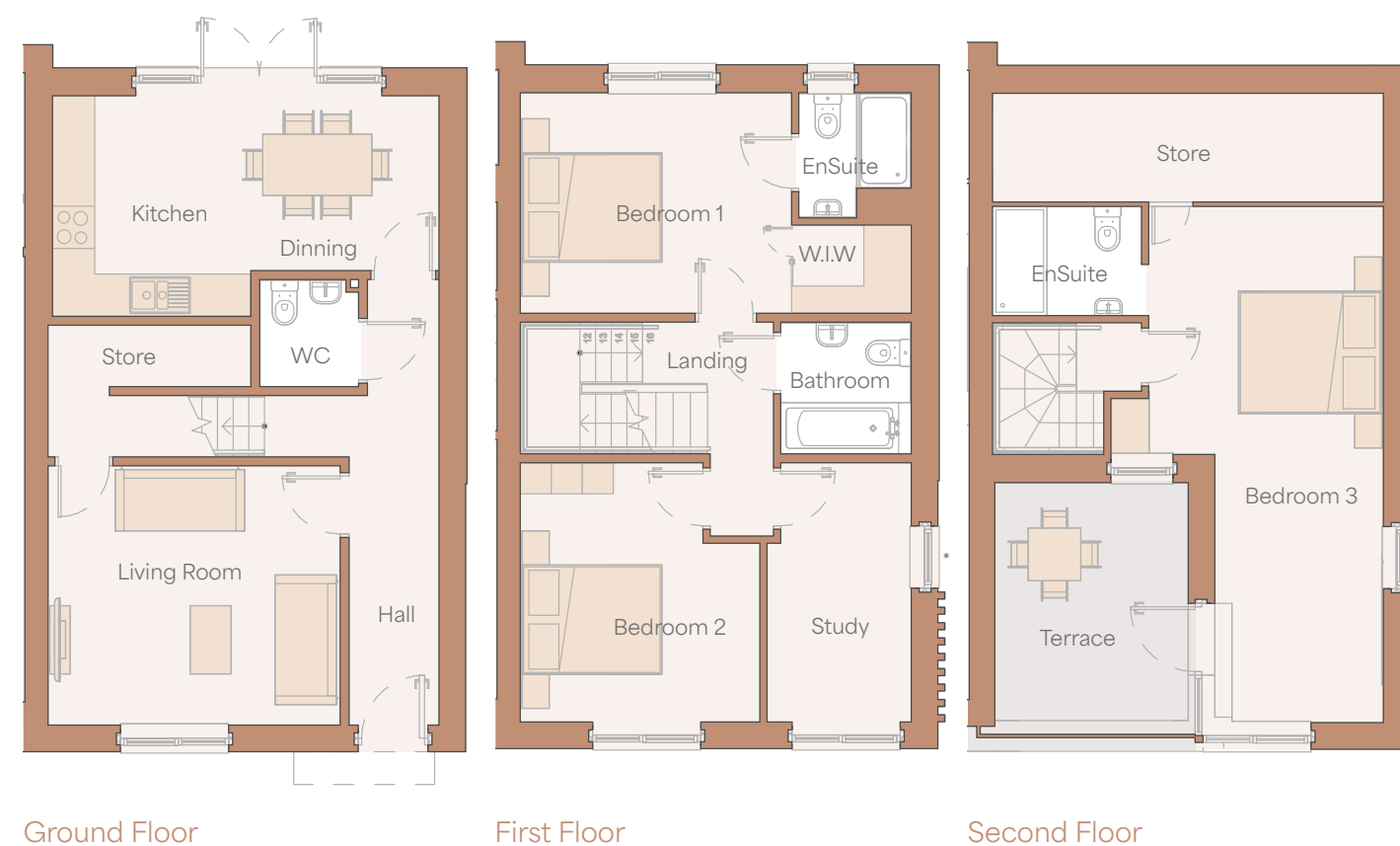
3 Bedroom End Terrace
with Study
c. 147.8 sq.m / 1,591 sq.ft



The Swallow (Type A)

3 Bedroom End Terrace with Study

c. 134.6 sq.m / 1,449 sq.ft | Number 1 & 5



Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. BPL reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

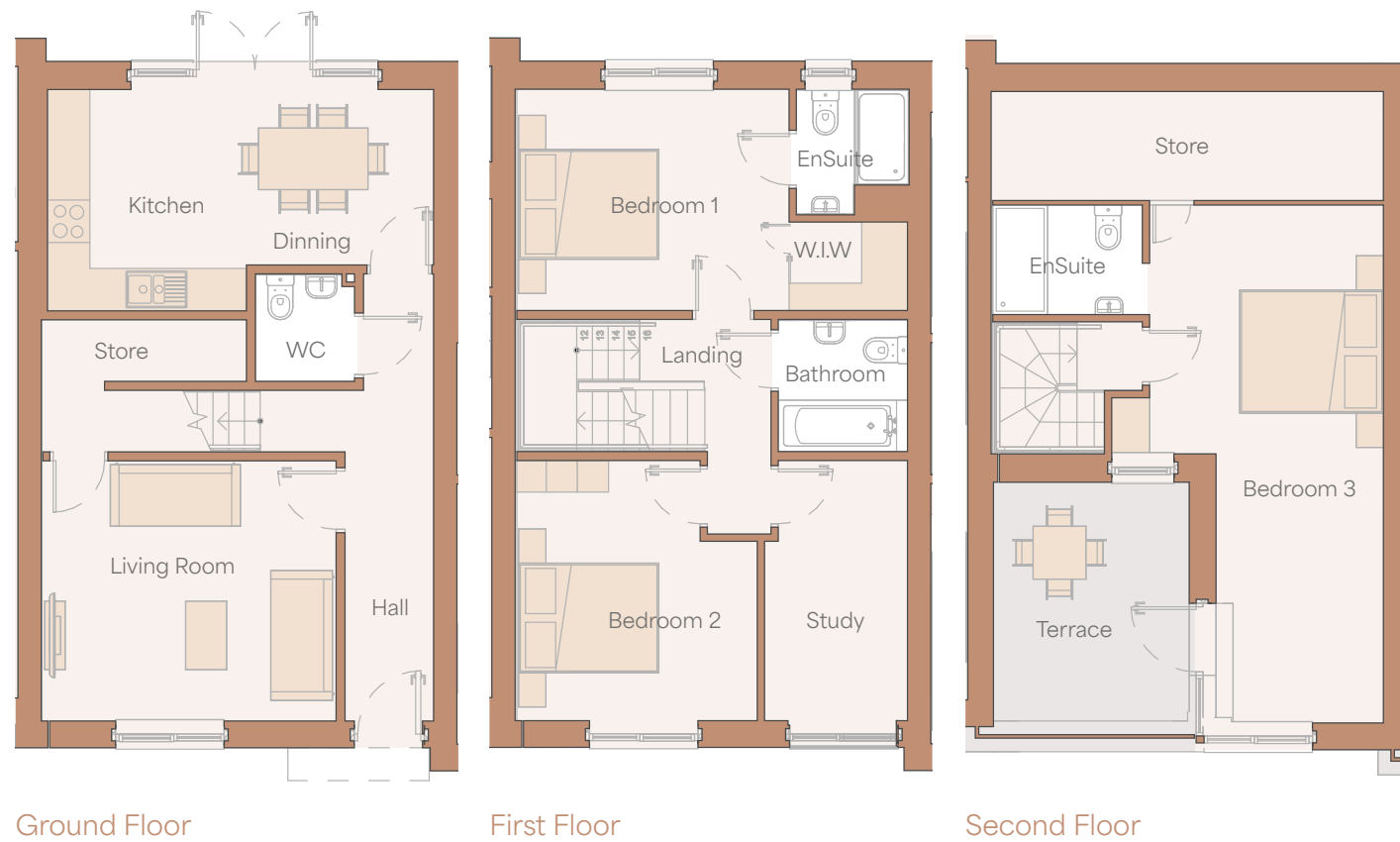
Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice. *Window placements and certain features may vary. For full details, please contact the Selling Agent for further information or clarification.



The Wren (Type A1)

3 Bedroom Mid Terrace with Study

c. 134.6 sq.m / 1,449 sq.ft | Number 2, 3 & 4



The Curlew (Type B)

3 Bedroom Mid & End Terrace with Study & Office

c. 159.2 sq.m / 1,714 sq.ft | House 6 & 7



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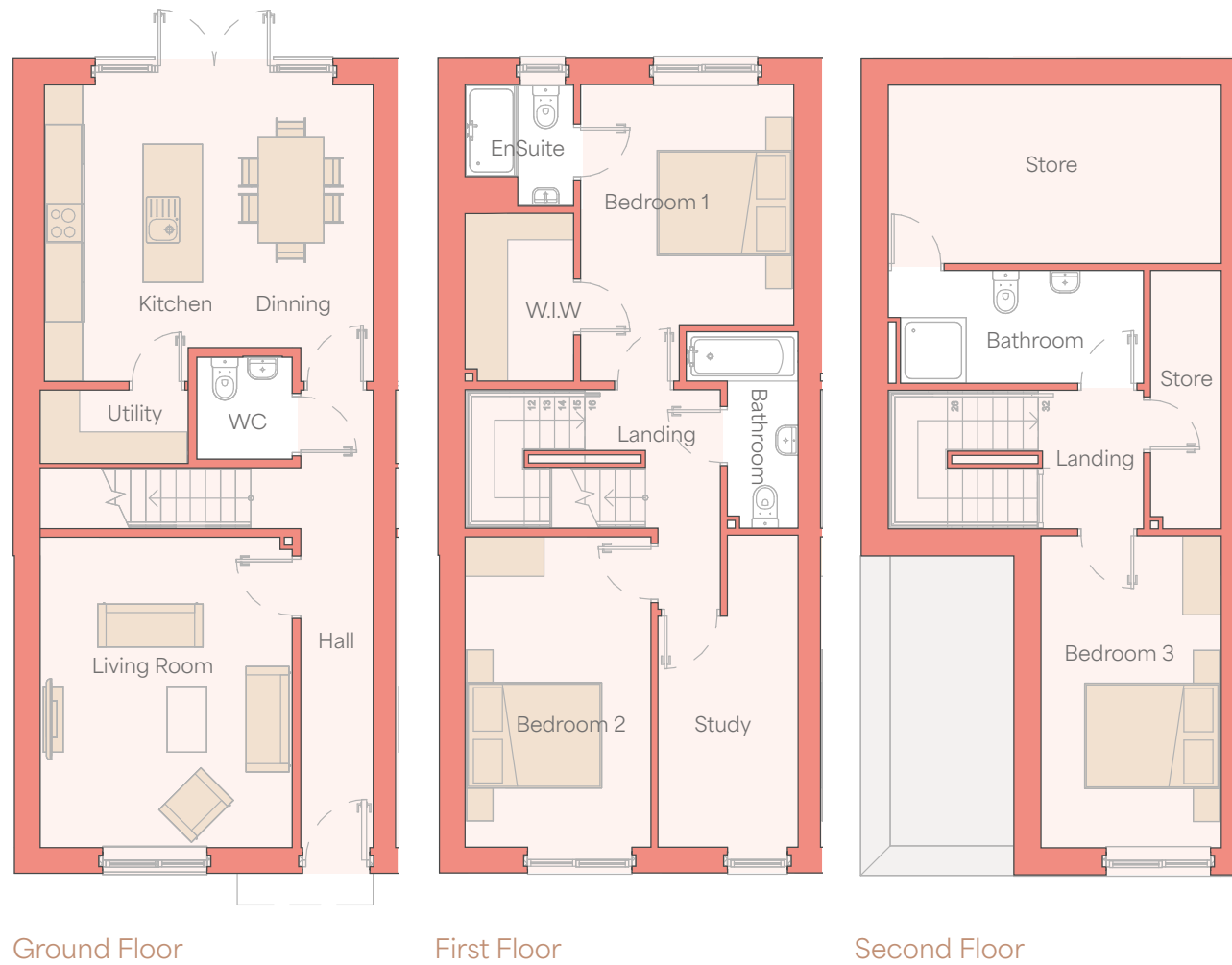
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The Sparrow (Type B1)

3 Bedroom End Terrace with Study

c. 147.8 sq.m / 1,591 sq.ft | House 8



Ground Floor

First Floor

Second Floor

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