

THE  
PENTHOUSE  
COLLECTION

143 MERRION ROAD  
DUBLIN 4

14<sup>M</sup>  
31

THE  
PENTHOUSE  
COLLECTION

04 INTRODUCTION

08 HIGHLIGHTS

10 THE PENTHOUSES

24 FLOOR PLANS

34 LOCATION

42 LIFESTYLE

50 SPECIFICATIONS

54 ABOUT LIONCOR

56 PROFESSIONAL TEAM  
& CONTACTS



BREATH-TAKING VIEWS BETWEEN CITY AND STRAND.



LIONCOR PRESENTS

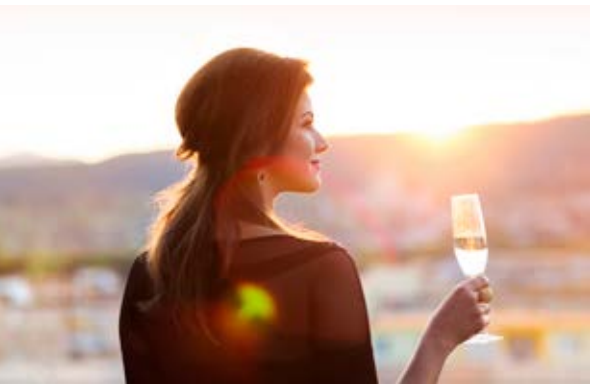
# THE PENTHOUSE COLLECTION AT 143 MERRION ROAD

AN INSPIRING RESIDENTIAL  
ADDRESS THAT FUSES GEORGIAN  
AND VICTORIAN INFLUENCES  
WITH MODERN URBAN LIVING.

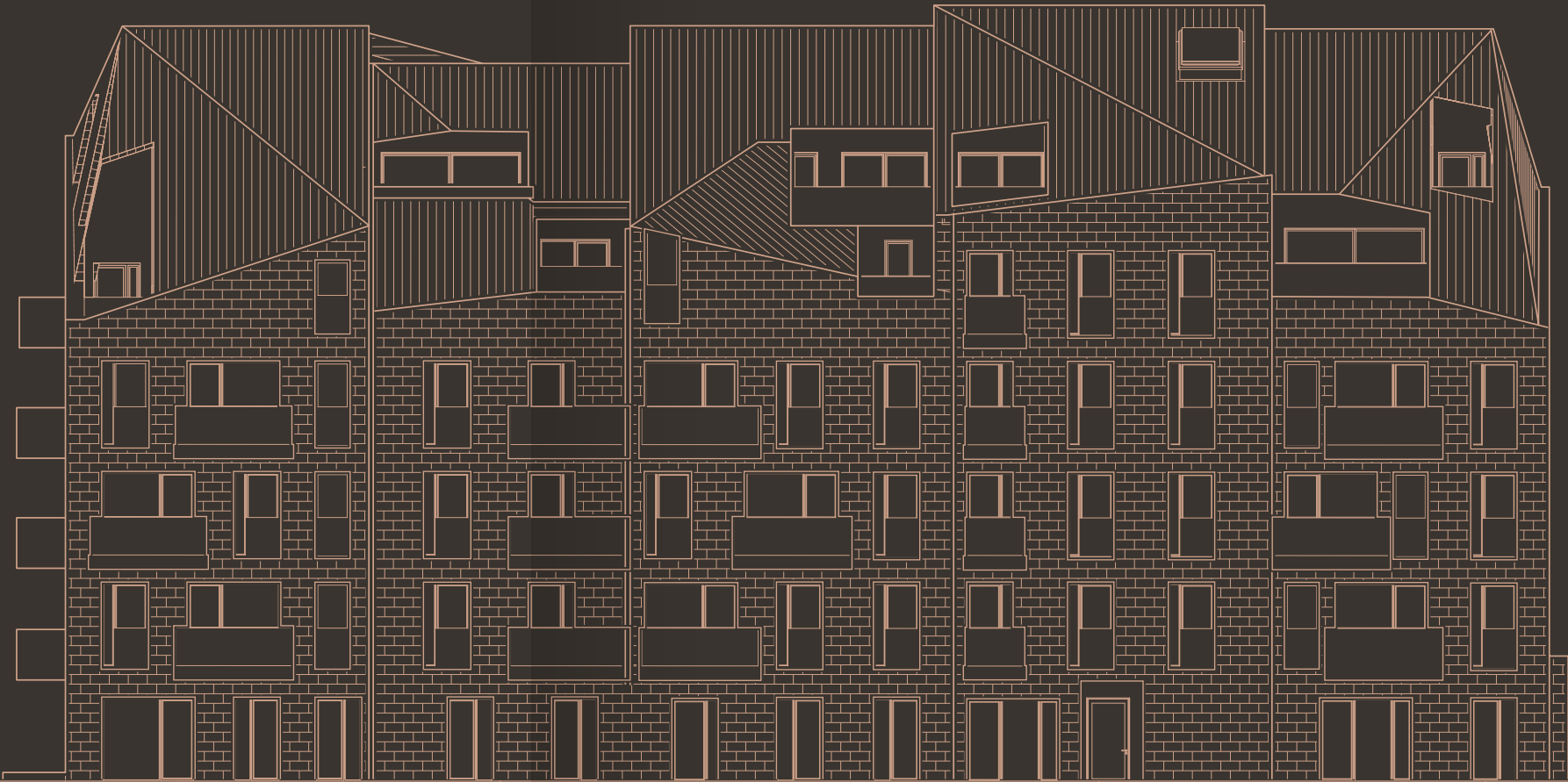
Welcome to The Penthouse Collection at 143 Merrion Road, an exclusive selection of residences that redefine luxury in one of Dublin's most prestigious addresses. Offering panoramic views of Dublin Bay and south towards the Dublin mountains, these exquisite penthouses fuse contemporary design with timeless elegance, creating an unparalleled living experience.



DISCOVER THE ALLURE OF EARLY MORNING JOGS ON THE BEACH, SAVOUR A STROLL THROUGH HERBERT PARK OR MARVEL AT PANORAMIC VIEWS OF SANDYMOUNT STRAND FROM YOUR PENTHOUSE TERRACE WITH A GLASS OF WINE.



HIGHLIGHTS



Panoramic views  
of Dublin Bay



Walking distance  
to Ballsbridge Village  
and Sandymount Strand



Private internal courtyard  
with attractive planting  
and seating



A bespoke development,  
incorporating just 63  
homes



A short stroll from  
Sydney Parade  
Railway Station



Minutes from  
Elm Park Golf  
and Tennis Club



Near top academic institutions  
including Trinity College, UCD,  
the Smurfit Business School, TU Dublin  
and The Royal College of Surgeons



A-rated energy  
efficient homes



Secure underground  
parking



Situated on a direct bus  
route to the city centre  
(Dublin Bus routes 4 & 7)

THE PENTHOUSES

---

STYLISHLY  
CHIC  
RESIDENCES  
AND A  
FULFILLING  
LIFESTYLE IN  
DUBLIN 4.

## ARCHITECTURAL EXCELLENCE

Designed by award-winning architects Urban Agency, The Penthouse Collection represents a perfect harmony of modern aesthetics and classic influences. The Kalzip standing seam aluminium roof, high-performance triple-glazed windows, and matte brick facades create a sophisticated yet timeless visual appeal.





CREATE YOUR OWN  
CONTEMPORARY  
SANCTUARY WITH  
MODERN STYLISH  
INTERIORS THAT  
ENHANCE THE GENEROUS  
OPEN PLAN LIVING  
SPACES AND INDULGE  
YOUR CREATIVE FLAIR  
IN THE KITCHEN WITH  
FAMILY AND FRIENDS.



## LUXURY INTERIORS

Each penthouse offers:



Spacious open-plan living areas with floor-to-ceiling windows



Cathedral style ceilings to most penthouses



Bespoke kitchens with Silestone Calacatta gold countertops and Siemens appliances



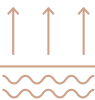
Lavish bathrooms featuring Sonas sanitary ware, rainfall showers, and underfloor heating



Master Suites with custom built wardrobes including internal lighting



Lift access to penthouse level from basement. Secure underground parking, where applicable



Underfloor heating throughout







City Centre

Blackrock / N11



MERRION ROAD

Merrion Road  
Entrance

HERBERT AVENUE

Herbert Avenue  
Entrance

Carpark  
Access

N



Courtyard

Please note the landscaping detail  
in the courtyard is for illustrative  
purposes only and is subject to  
change.

FLOOR PLANS



FOURTH FLOOR

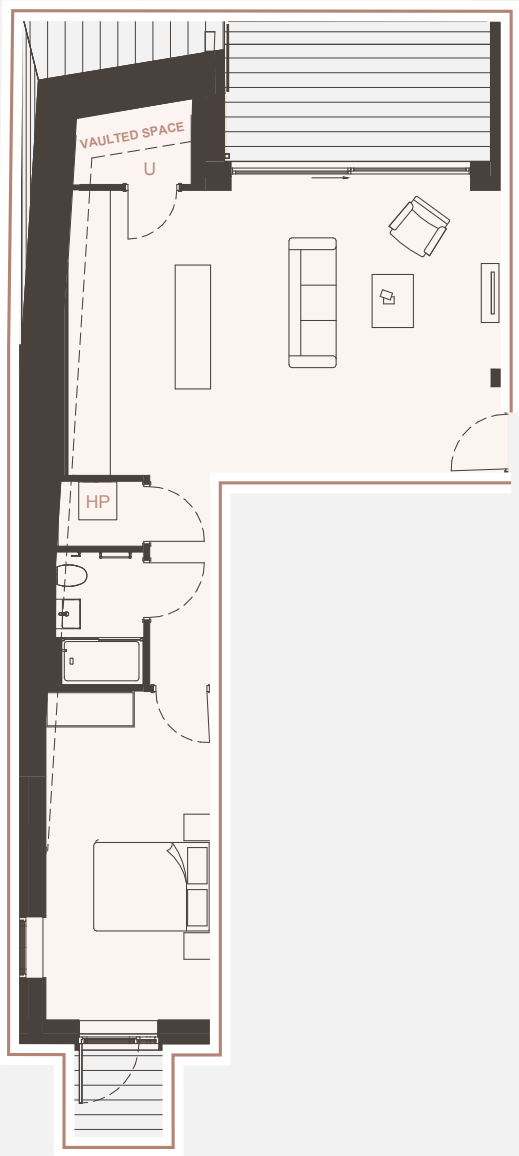
Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.



FIFTH FLOOR

Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.

FLOOR PLANS

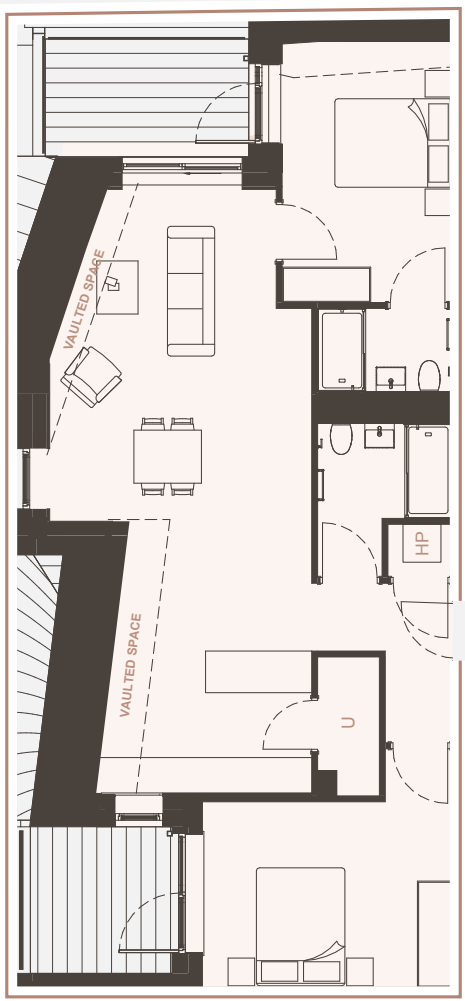


FOURTH FLOOR

Penthouse No. 46 | 1-Bed | Approx 65 sq.m | 697 sq.ft



Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.



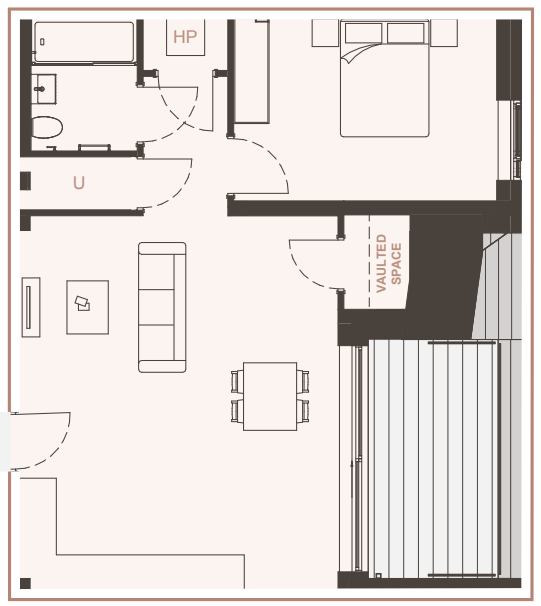
FOURTH FLOOR

Penthouse No. 50 | 2-Bed | Approx 88 sq.m | 943 sq.ft



Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.

FLOOR PLANS

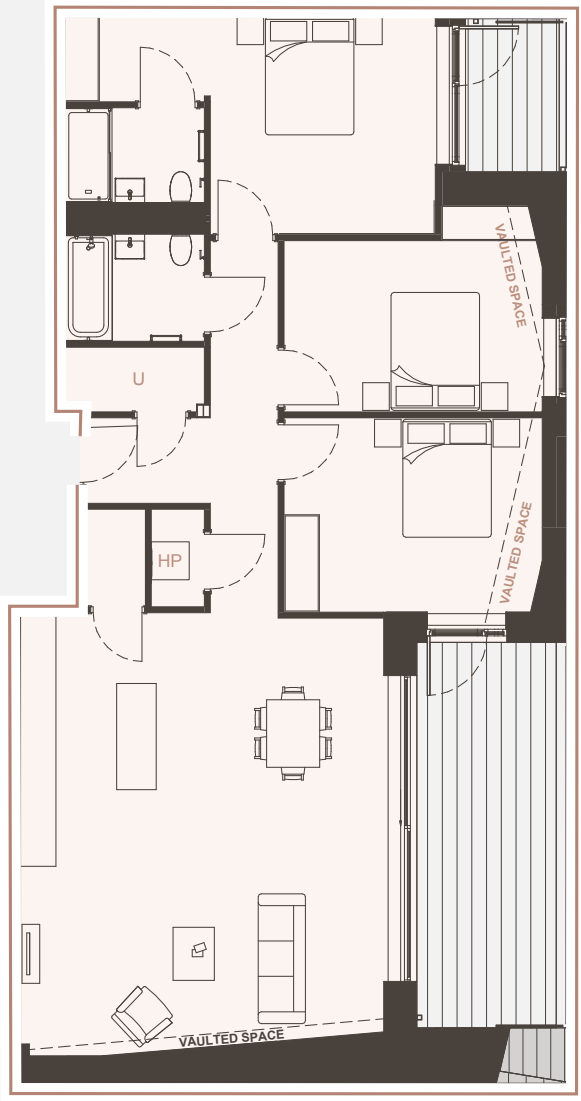


FOURTH FLOOR

Penthouse No. 52 | 1-Bed | Approx 64 sq.m | 694 sq.ft



Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.



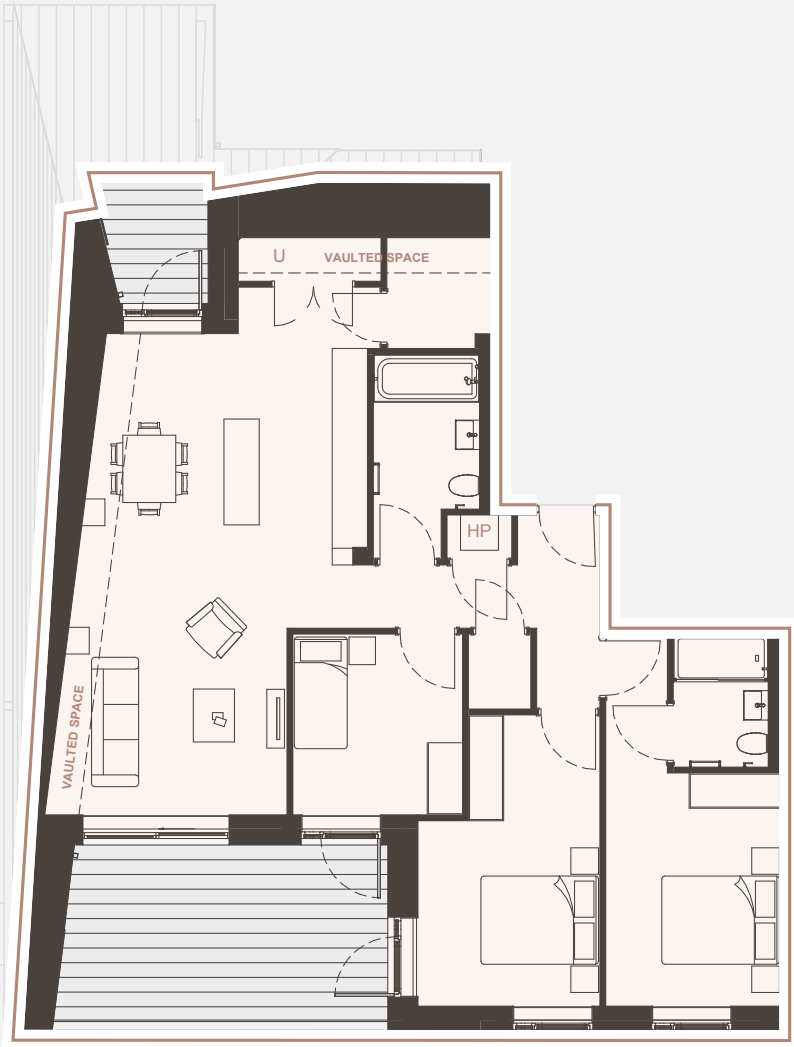
FOURTH FLOOR

Penthouse No. 53 | 3-Bed | Approx 125 sq.m | 1,340 sq.ft



Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.

FLOOR PLANS

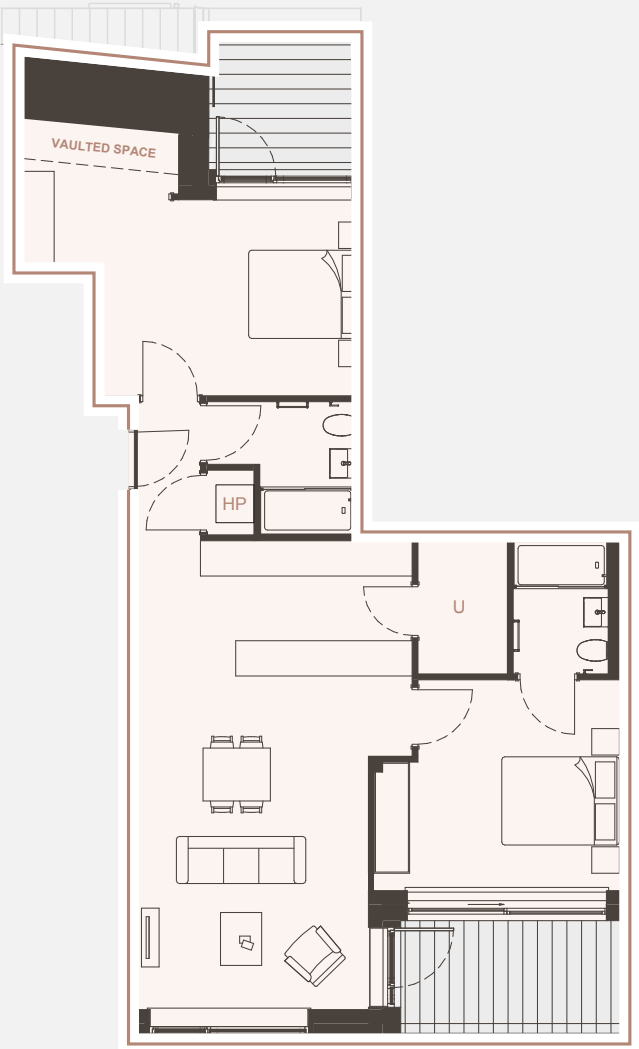


FIFTH FLOOR

Penthouse No. 57 | 3-Bed | Approx 110 sq.m | 1,184 sq.ft



Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.



FIFTH FLOOR

Penthouse No. 58 | 2-Bed | Approx 89 sq.m | 958 sq.ft

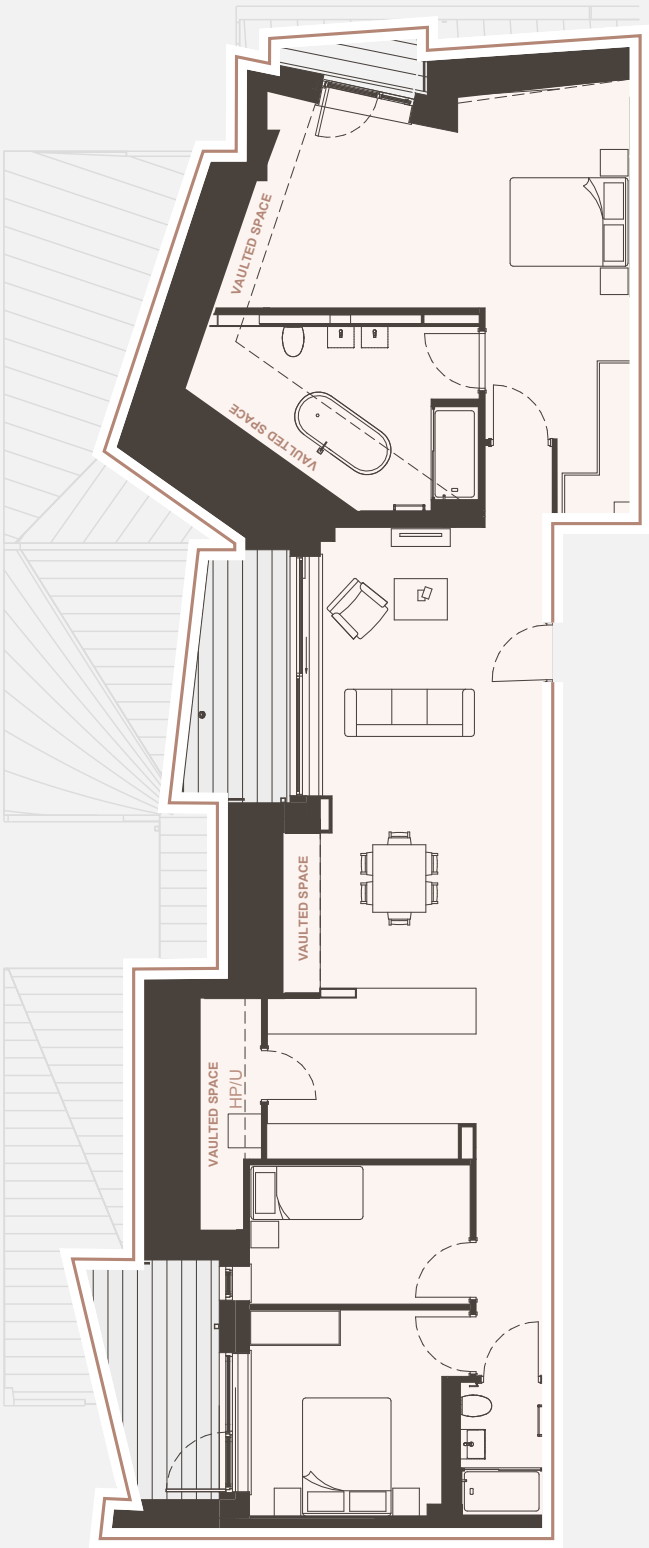


Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.

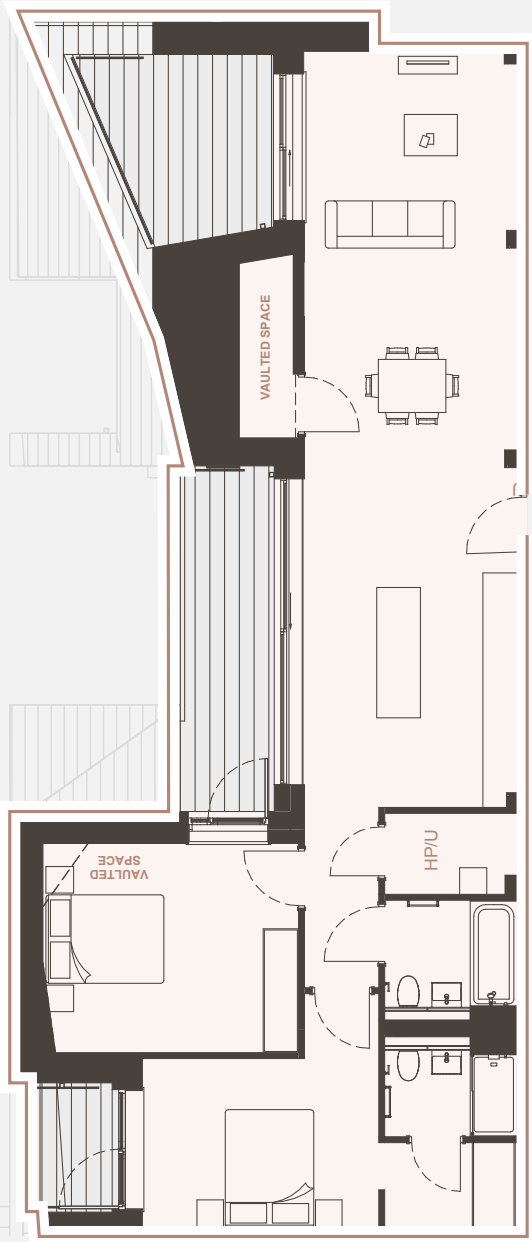
FLOOR PLANS

FIFTH FLOOR

Penthouse No. 59  
3-Bed  
Approx 124 sq.m  
1,338 sq.ft



Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.



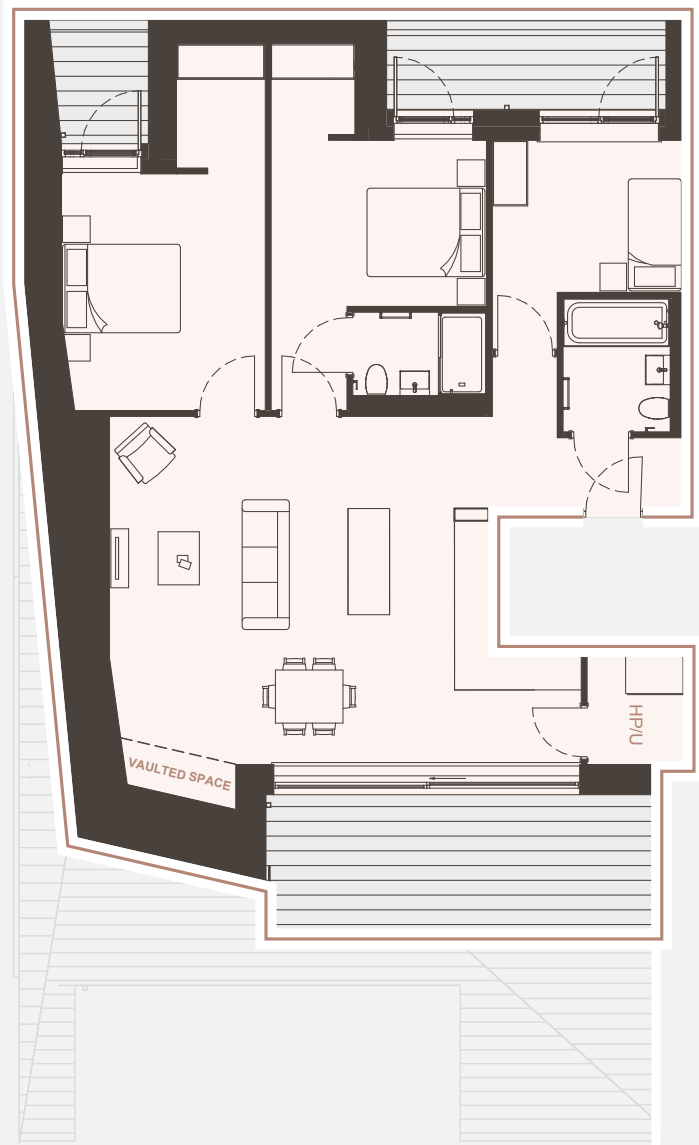
FIFTH FLOOR

Penthouse No. 60 | 2-Bed | Approx 102 sq.m | 1,097 sq.ft



Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.

FLOOR PLANS

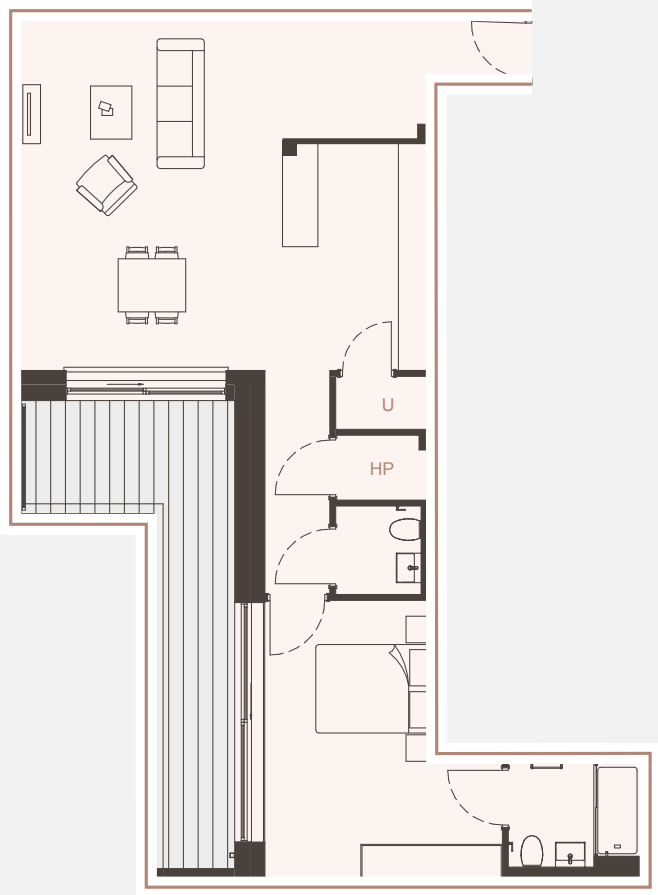


FIFTH FLOOR

Penthouse No. 61 | 3-Bed | Approx 106 sq.m | 1,146 sq.ft



Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.



FIFTH FLOOR

Penthouse No. 63 | 1-Bed | Approx 77 sq.m | 826 sq.ft



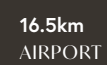
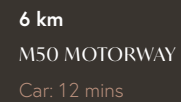
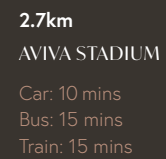
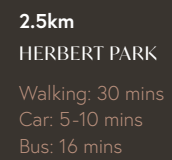
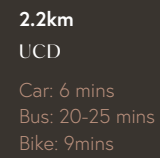
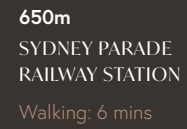
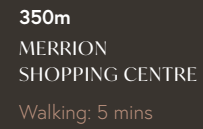
Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on Gross Internal Area and exclude balcony/terraced areas.

## LOCATION

---

ACHIEVE A BALANCED  
LIFESTYLE BY  
BRINGING CULTURAL  
ATTRACTIONS,  
SEASIDE VILLAGES  
AND NATURAL  
AMENITIES CLOSER.

EXPLORE WITH EASE,  
HOWEVER YOU TRAVEL.

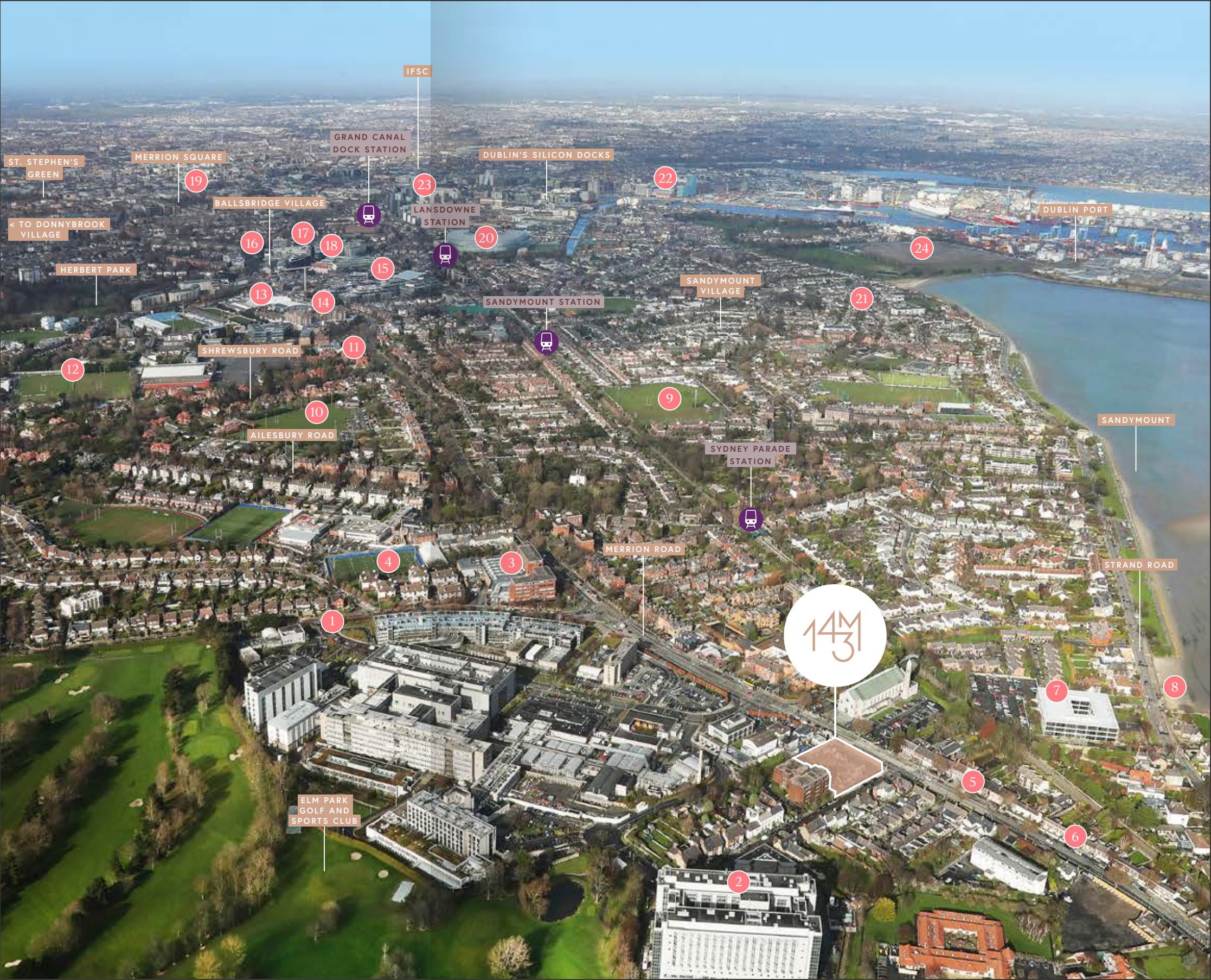


WHETHER IT'S PARKS, BEACHES,  
DINING, SHOPPING, LEISURE OR  
EASY ACCESS TO THE CITY CENTRE,  
143 MERRION ROAD HAS IT ALL.



SURROUNDED BY SUPERB HOSPITALITY, HEALTHCARE AND LEISURE FACILITIES, 143 MERRION ROAD GIVES YOU A TASTE FOR BETTER LIVING WITH ITS HIGHLY ACCESSIBLE LOCATION NEAR THE CITY.

- 1 St Vincent's Hospital
- 2 St Vincent's Private Hospital
- 3 Merrion Shopping Centre
- 4 St Michael's College
- 5 Merrion Gates Medical Centre
- 6 The Yoga Room
- 7 Strand Montessori School
- 8 Merrion Strand
- 9 Pembroke Cricket Club
- 10 Wanderers F.C.
- 11 British Embassy
- 12 Old Belvedere Rugby Club
- 13 RDS Arena
- 14 The Intercontinental Hotel
- 15 Fibonacci Square - Meta EMEA HQ
- 16 American Embassy
- 17 Eden One Health Club & Spa
- 18 Avoca
- 19 Trinity College
- 20 Aviva Stadium
- 21 Platinum Pilates Sandymount
- 22 3 Arena
- 23 Bord Gáis Theatre
- 24 Glass Bottle Development



## LIFESTYLE

---

RELISH FINE DINING  
AT ROLY'S BISTRO OR  
MAE, WATCH IRELAND'S  
SHOW- JUMPING  
ELITE AT THE ANNUAL  
DUBLIN HORSE SHOW  
IN THE RDS OR ENJOY  
A LEISURELY CRUISE  
AROUND DUBLIN BAY.

## DISCOVER NEW EXPERIENCES THAT REDEFINE YOUR IDEA OF BLISS.

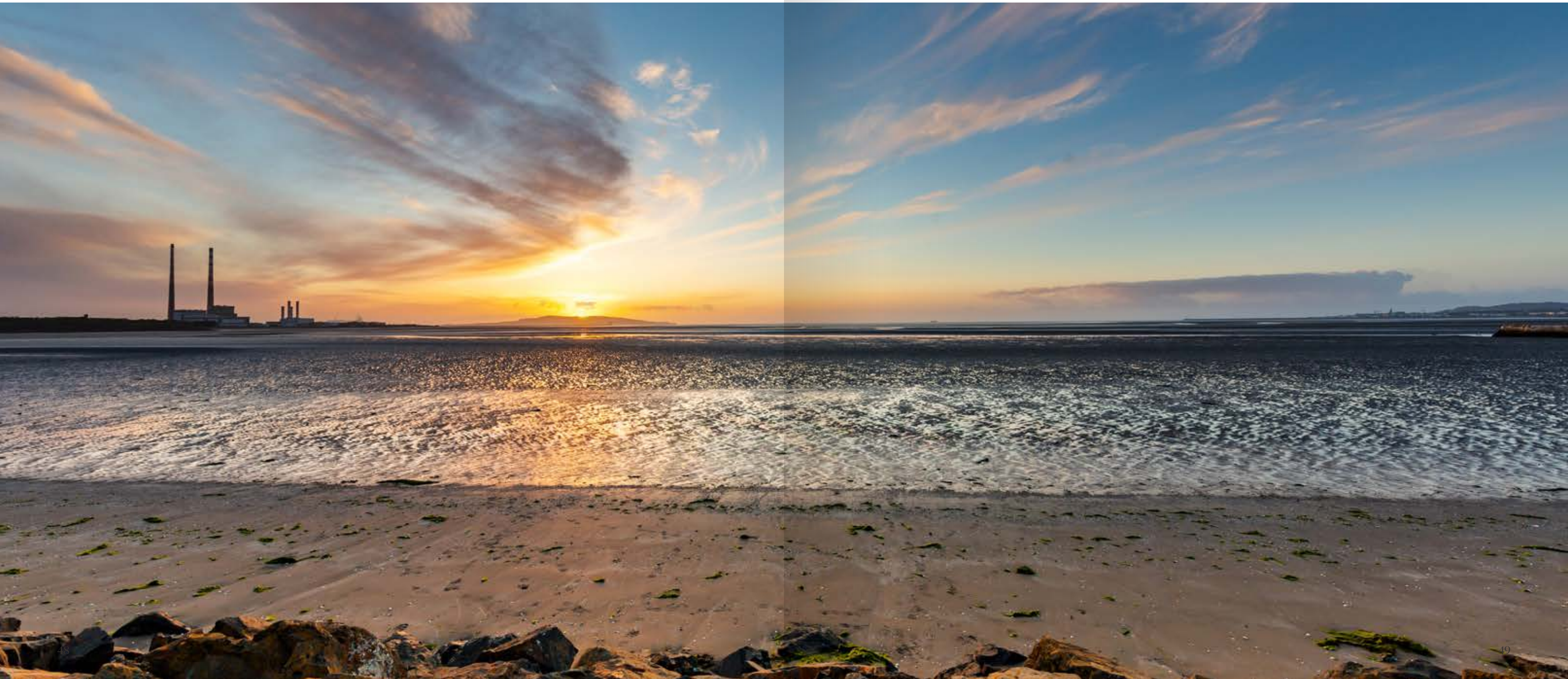


It could be morning lessons with a tennis pro at Elm Park Golf and Sports Club next door, or even a holistic workout at The Yoga Room on Merrion Road or Platinum Pilates in Sandymount.

Afterwards grab brunch at Elm Park Epicurean or cool down with a superfood smoothie from Green Beards in Donnybrook. or maybe catch up with friends over coffee in Butlers before grabbing a nutritious lunch from Sprout & Co or Avoca in Ballsbridge.

If experimenting in the kitchen is more you, Merrion Shopping Centre is five minutes away, making it easy to pick up ingredients for your own signature brunch.

ADMIRE SPECTACULAR SEASCAPES WHILE WALKING YOUR DOG ALONG THE SHORELINE OF MERRION AND SANDYMOUNT STRANDS BEFORE TREATING THE KIDS TO ICE-CREAM AT SCOOP SANDYMOUNT, FIVE MINUTES FROM THE BEACH.



# A COMMUNITY UNITED BY SPORT.

With prestigious sporting venues on its doorstep, it's hardly surprising fans of rugby, soccer and sailing find their home in this active community. Aviva Stadium, Energia Park and the RDS Arena play host to some of Dublin's biggest events, while celebrated local clubs Wanderers F.C. and Old Belvedere Rugby Club inspire young talent.

Keen sailors find neighbouring Dún Laoghaire awash with maritime activities. Once your sea legs have been tested, you can retire to Herbert Park for a family picnic or meet friends at one of the many bars or restaurants in nearby Sandymount or Ballsbridge.



# SPECIFICATIONS

## EXTERNAL FINISHES

- High quality low maintenance external finishes including a variety of brick colours supplied by Kingscourt Country Manor Bricks.
- Square profile aluminium fascia, soffits, gutters, and down pipes.
- Unique Kalzip standing seam aluminium roof installed in three colour variants to complement the varying brick tones.
- Glazed balconies to the upper floor apartments

## EXTERNAL WINDOWS & DOORS

- High performance triple glazed black aluclad windows and doors supplied by Carlson.
- Triple glazed windows and doors have better acoustic and insulation (u-values) ratings when compared to double glazed windows.
- High performance multi point locking systems on windows and external balcony/terrace doors.
- Carlson windows and doors come with a 10-year product guarantee.

## INTERNAL FINISHES

- All walls and ceilings are plaster skimmed and painted in a neutral tone.

## Internal Doors and Joinery

- Contemporary square edged skirtings.
- Attractive painted timber apartment entrance door with beaded detail and contemporary square edge architrave.
- Internal apartment doors are modern flush panel painted doors with modern black door handles.

## KITCHEN

- Contemporary carbon grey kitchen supplied by FitzGerald's Kitchens to include soft closing doors.
- Recessed undercounter lighting.
- Silestone Calacatta gold countertop and splashback along with contemporary waterfall detail to kitchen islands/ peninsula's where applicable.
- Integrated waste & recycling drawer.

## UTILITY

- Plumbed for washing machine.
- Fitted countertop and or cabinetry.

## APPLIANCES

- All kitchen appliances supplied are Siemens including an integrated fridge and under counter freezer, electric oven, combi oven or microwave, induction hob, integrated dishwasher, and integrated extractor hood.

- One-bedroom penthouses are supplied with a four-ring induction hob and microwave, whilst the two- and three-penthouses come with a five ring induction hob and microwave or combi oven.

## BATHROOMS & EN-SUITES

- All bathrooms and en-suites are fitted with high quality Sonas sanitary ware throughout.
- Luxury square basin to main bathroom and en-suite with attractive brushed gold taps.
- Custom made mirrored storage cabinet in all bathrooms to include undermounted lighting.
- Wall hung rimless WCs with soft close seat and dual flush cisterns for water conservation.
- Low pressure water conservation taps to bathroom and en-suites.
- Rainfall shower head and slide rail kit in brushed gold to all showers.
- Sonas low profile anti slip slate shower trays to all showers.
- Shower doors/screens are fitted to all showers and include a brushed gold finish.
- Porcelain tiles to floors and white bodied ceramic tiles in main bathroom and en-suite.
- Electric heated towel rails fitted to both the main bathroom and en-Suite.
- Sonas bath supplied where applicable with modern round overflow bath filler.

## WARDROBES

- Contemporary style bespoke fitted wardrobes with oak effect interiors.
- Internal lighting to master bedroom wardrobe.

## ELECTRICAL

- Secure access control to entrance lobbies.
- CCTV to external access points including car park, entrance lobbies and courtyard.
- Smoke and heat detectors fitted as standard.
- Lighting is a mixture of low voltage LED down lights and ceiling hung pendant lighting on a dimmer.
- Recessed under-counter lighting to all kitchens.
- External lighting to balconies and terraces.
- Pre-wired for multiple networks such as, Virgin Media, Vodafone or SKY.
- USB sockets provided to kitchen and master bedroom.

## HEATING AND VENTILATION

- The energy saving Joule Modul- Air All-E exhaust air heat pump (EAHP) provides continuous mechanical ventilation, hot water, and zoned underfloor heating to the apartments.
- The Modul-Air All-E operates as a Continuous Mechanical Extract Ventilation (CMEV). This system extracts warm stale air from the kitchens and bathrooms, recovers the energy and draws in fresh into bedrooms and living rooms.
- The benefits of the CMEV system includes continuous ventilation and energy recovery from the stale discharged apartment air. An easy to clean air is filter means the exhaust

air heat pump is protected.

- Pressurised hot and cold water systems providing water to the kitchen, hand basins, showers, and baths. Priority hot water is available on demand.

## ENERGY EFFICIENCY & BER

- The apartments at 143 Merrion Road enjoy features designed to reduce energy demand including:
- High levels of insulation in the walls and floors.
- Triple glazed windows with high u-values.
- Dual flush cisterns for water conservation along with low pressure water conservation taps.
- A2-A3 Building Energy Rating.

## BASEMENT & SECURITY

- Secure basement car parking.
- All car spaces are EV enabled, containment is provided for future charging points.
- Secure bicycle storage.
- Centralised waste store provided in the basement.
- CCTV and access control to basement.
- Lift access from car park to all levels.

## COMMUNAL LANDSCAPED GARDEN

- Landscaped garden to include attractive modern paving, planting, and lighting.

## GUARANTEE

- All apartments come with a 10-year Home Bond Structural Guarantee including Mechanical & Electrical Latent Defects cover.

## MANAGEMENT COMPANY

- All homeowners will automatically become a member of the management company.







Alta Verde, Blackrock, Co. Dublin



Castlebrook Manor, Castletroy, Limerick



The Nurseries, Dundrum



Chatham House, Dublin 2



Condor, Killiney, Co. Dublin



Southern Cross, Bray, Co. Wicklow

## ABOUT LIONCOR

Lioncor are committed to delivering new homes across the country with a strong focus on design, specification, sustainability, innovative technology and community creation.

We take pride in the homes and communities we create and try to ensure we future proof them for generations to come. Our homes are highly energy efficient and are designed with modern living in mind, where both space and light are maximised. Originality and innovation are at the forefront of all our development projects.

We believe Lioncor properties enhance the local environment and the local communities in which they sit.



[lioncor.ie](https://lioncor.ie)



Photography: Michael O'Connell, michael@nlonphoto.ie, nlonphoto.ie

## PROFESSIONAL TEAM

### DEVELOPER



lioncor.ie

### SELLING AGENT



knightfrank.ie  
+353 1 237 4500

LRN: 001880

### ARCHITECT



mdo.ie

### CONCEPT ARCHITECT



urban-agency.com

## 143 MERRION ROAD

143MERRION.IE

BER A2/A3



**Disclaimer:** These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly trading as Knight Frank or the vendor/landlord. The developer reserves the right to make alterations to design and finish. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted inclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly New Homes Limited. Company license Reg. No. 428289. PSR Reg. No. 001880

143MERRION.IE

