



Fernhill Gate

LEOPARDSTOWN, DUBLIN 18



A New Standard of Living

With its unbeatable location, thoughtful design, and smart connectivity, Fernhill Gate is more than just a place to live - it's a place to thrive.



THE LOCATION

Discover the perfect balance at Fernhill Gate



Nestled in the heart of Dublin 18, Fernhill Gate offers an unbeatable location that combines tranquility with convenience. Surrounded by lush greenery and situated within proximity to local amenities, residents can enjoy the best of suburban living while staying well-connected to the energy of the city.

With schools, parks, and shopping centres just a stone's throw away, Fernhill Gate is the perfect setting for families, professionals, and anyone seeking a vibrant, well-rounded lifestyle.

THE LOCATION

Exceptional Education on Your Doorstep



Whether you’re looking for childcare, primary, or secondary education, Fernhill is surrounded by excellent schools:

Secondary Schools:

Saint Raphaela’s Girls Secondary School
Oatlands College Boys Secondary School
Stepaside Educate Together Secondary School
Loreto College Foxrock

Primary Schools:

Queen of Angels
Stepaside Educate Together National School
St Brigid’s National School



Creches & Montessori:

Giraffe Childcare
Leopardstown Montessori School
Giant Steps Pre-school & Montessori



Lifestyle & Activities

From lively race days to tranquil green spaces, Leopardstown offers a vibrant blend of excitement and relaxation. Enjoy excellent dining, explore scenic walking trails, or spend a day at the nearby golf courses — there’s something for every lifestyle. With its rich local culture, excellent leisure facilities, and a warm, welcoming community, Leopardstown is a place where every day feels inspiring and full of possibility.

Activities

Templeogue basketball club
Leopardstown Golf Club
Naomh Olaf GAA Club
Kilmacud Crokes GAA Club
Westwood Club Gym
Leopardstown Tennis Club
Janz Gymnastic club
Stepaside Football Club
Carrickmines Equestrian Centre



Sea Swimming

Living just minutes from the coast offers more than just scenic views, it’s a lifestyle. With popular swimming spots like Seapoint Beach only a short drive away, residents can enjoy invigorating morning dips, relaxing coastal walks, and the health benefits of sea air and outdoor activity, all year round.

Retro Drive in Movie

Experience Classic films from the comfort of your car at this seasonal drive in cinema held at leopardstown racecourse

Leopardstown Racecourse

One of Ireland’s most renowned racecourses, right on your doorstep, offering numerous enjoyable days out.

Super Social

Interactive Entertainment Venue. This is perfect for a family day out or a rainy day

Marlay Park

Hosts weekend markets or perfect for a walk on one of the trails or around the walled garden.

THE LOCATION

Eat, Drink & Enjoy Leopardstown



Cafés & Coffee Spots

The Art of Coffee
Pickles Cafe
The Coffee Shot
Red Bean Roastery
Sunbird
Sasta in the City

Restaurants

The Gables Foxrock
Red Torch Ginger
Elephant & Castle
Woodruff
The Leopardstown Inn
Johnnie Fox’s Pub

Pubs & Bars

The Gallops Pub
Sandyford House
The Goat Bar and Grill
Bolands
The Dark Horse
The Wishing well
Jack O’Rourkes
& many more, thanks to Fernhills
Close proximity to the City Centre



Shopping

Leopardstown Village Centre
Carrickmines Park
Dundrum Town Centre
Frascati Shopping Centre
Stillorgan Village



Leopardstown offers the perfect blend of tranquil, leafy surroundings and unbeatable convenience.

Residents enjoy easy access to some of Dublin’s most sought-after neighborhoods—whether it’s the stylish boutiques and waterfront dining of Blackrock, the upscale restaurants and business hubs of Ballsbridge, or the dynamic energy and cultural attractions of the City Centre.

All are within close reach by car and LUAS, making Leopardstown an ideal base for both relaxed living and effortless connectivity.

Living only 10 minute drive from the sea, perfect excuse for a sea swim





The Locality

- | | | | | | |
|----|----------------------------|----|---------------------|----|-----------------------------|
| 01 | Sandyford Business Park | 09 | Westwood Club | 17 | Blackrock |
| 02 | Clayton Hotel | 10 | The Beacon Hospital | 18 | Dominican College Sion Hill |
| 03 | Leopardstown Park Hospital | 11 | Dun Laoghaire | 19 | Blackrock College |
| 04 | Leopardstown Racecourse | 12 | Seapoint Beach | 20 | St. Andrew's College |
| 05 | Leopardstown Golf Centre | 13 | Monkstown | 21 | Mount Anville School |
| 06 | Sandyford House | 14 | Stillorgan Village | | |
| 07 | Lakelands FC | 15 | Foxrock | | |
| 08 | Playground | 16 | Giraffe Childcare | | |

CONNECTIVITY

Convenient Links to Dublin and further

At Fernhill Gate, getting around is effortless. The development benefits from excellent transport links, with nearby bus and rail services offering quick access to Dublin city centre and surrounding areas. For drivers, major motorways are readily accessible, ensuring seamless connections to

key destinations. Whether you're commuting to work or planning a weekend getaway, Fernhill Gate keeps you connected to everywhere you need to be.

TRAVELLING TO DUBLIN CITY CENTRE



Drive
13 minutes (11.2km)



Luas Tram
27mins
Green Line from Sandyford to City Centre
(Every 10 mins)



Dublin Bus
25-30 mins
E1 and E2 from Galloping Green to Leeson Street Upper
(Every 10 mins)



Taxi
13 mins Cost: €21 - €25

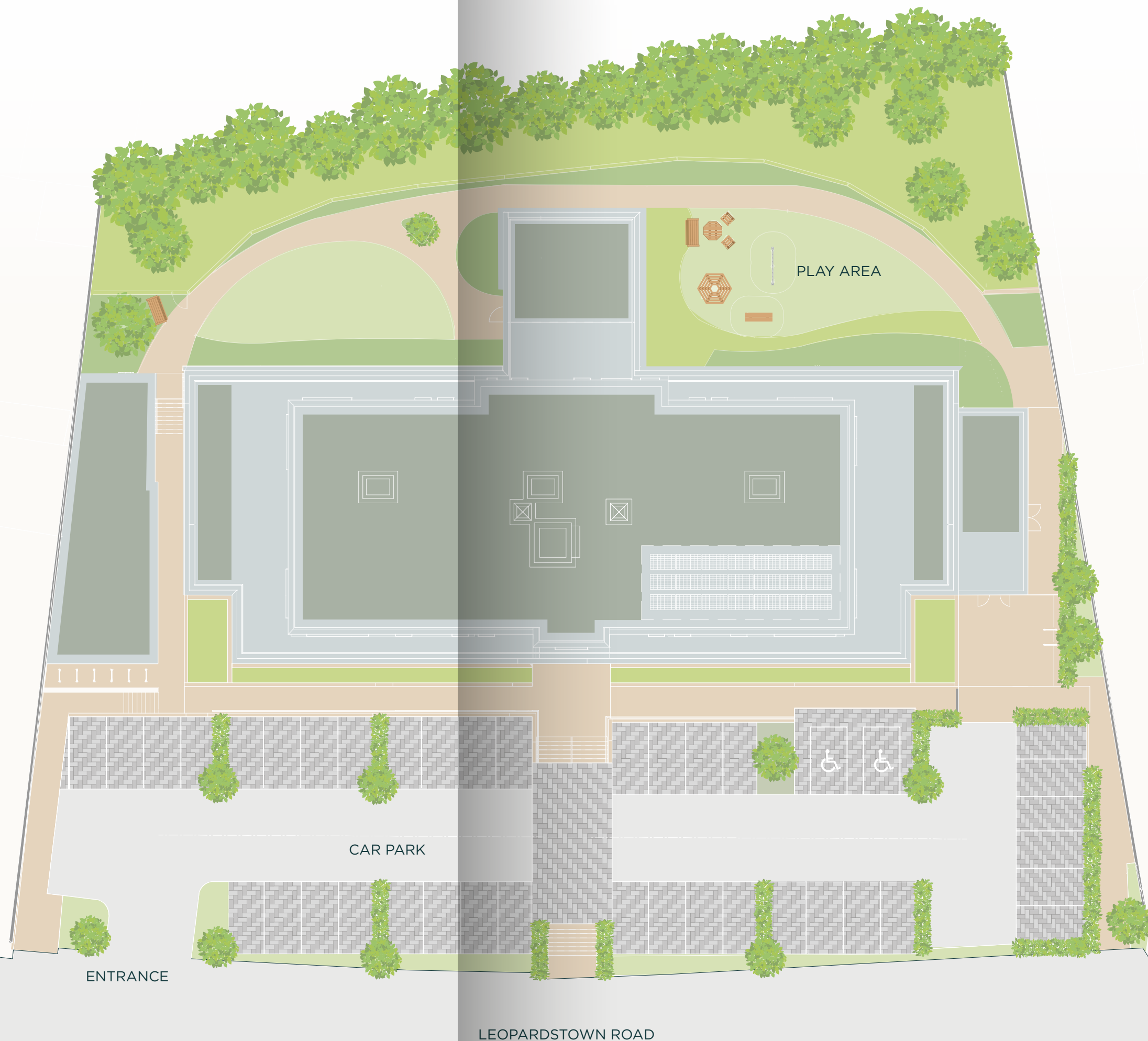


THE DEVELOPMENT

Site Plan

Fernhill Gate is more than just a place to live—it's a thoughtfully designed community where style meets functionality. Each home has been crafted with care, ensuring superior quality and innovative features throughout.

Landscaped communal areas provide a welcoming space for relaxation and social interactions, fostering a sense of community among residents. External lighting further enhances the outdoor spaces, ensuring comfort and safety for every moment spent outside.





THE APARTMENTS

Step Inside Bright,
Beautiful Spaces Finished
to the Highest Standard



THE APARTMENTS



FERNHILL GATE | LEOPARDSTOWN



FERNHILL GATE | LEOPARDSTOWN



THE APARTMENTS

Ground Floor



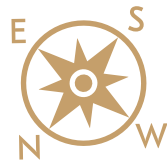
THE APARTMENTS

First Floor

APARTMENT KEY

APARTMENT NO.	BEDROOMS	APPROX SQ.M.	APPROX SQ.FT.
12	2 Bed	81.1	873
13	2 Bed	82	883
14	2 Bed	88.7	955
15	1 Bed	50.1	539
16	1 Bed	56	603
17	1 Bed	70.9	763
18	1 Bed	54.8	590
19	1 Bed	50.1	539
20	2 Bed	88.7	955
21	2 Bed	82	883
22	2 Bed	81.1	873

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT



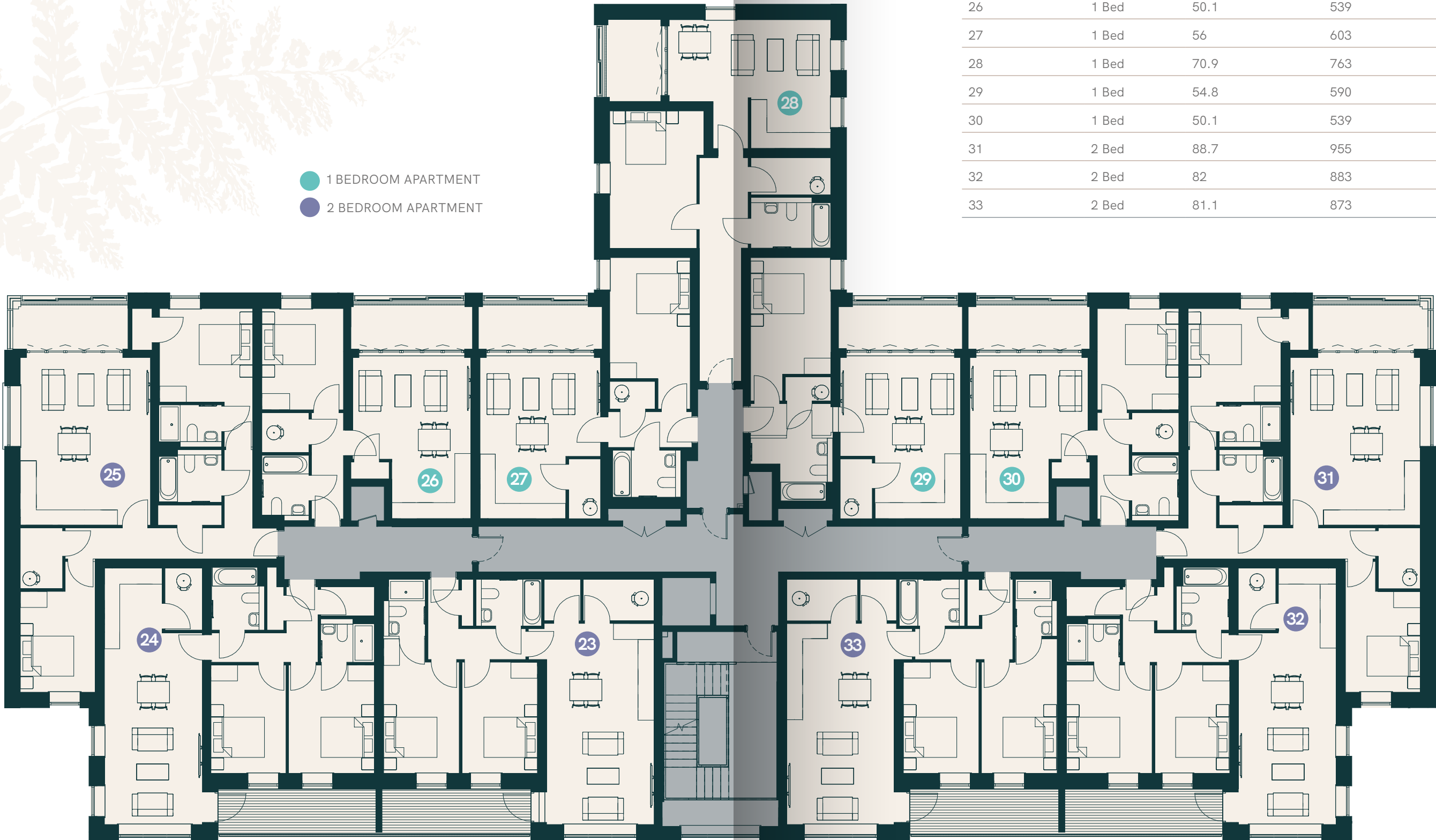
THE APARTMENTS

Second Floor

APARTMENT KEY

APARTMENT NO.	BEDROOMS	APPROX SQ.M.	APPROX SQ.FT.
23	2 Bed	81.1	873
24	2 Bed	82	883
25	2 Bed	88.7	955
26	1 Bed	50.1	539
27	1 Bed	56	603
28	1 Bed	70.9	763
29	1 Bed	54.8	590
30	1 Bed	50.1	539
31	2 Bed	88.7	955
32	2 Bed	82	883
33	2 Bed	81.1	873

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT



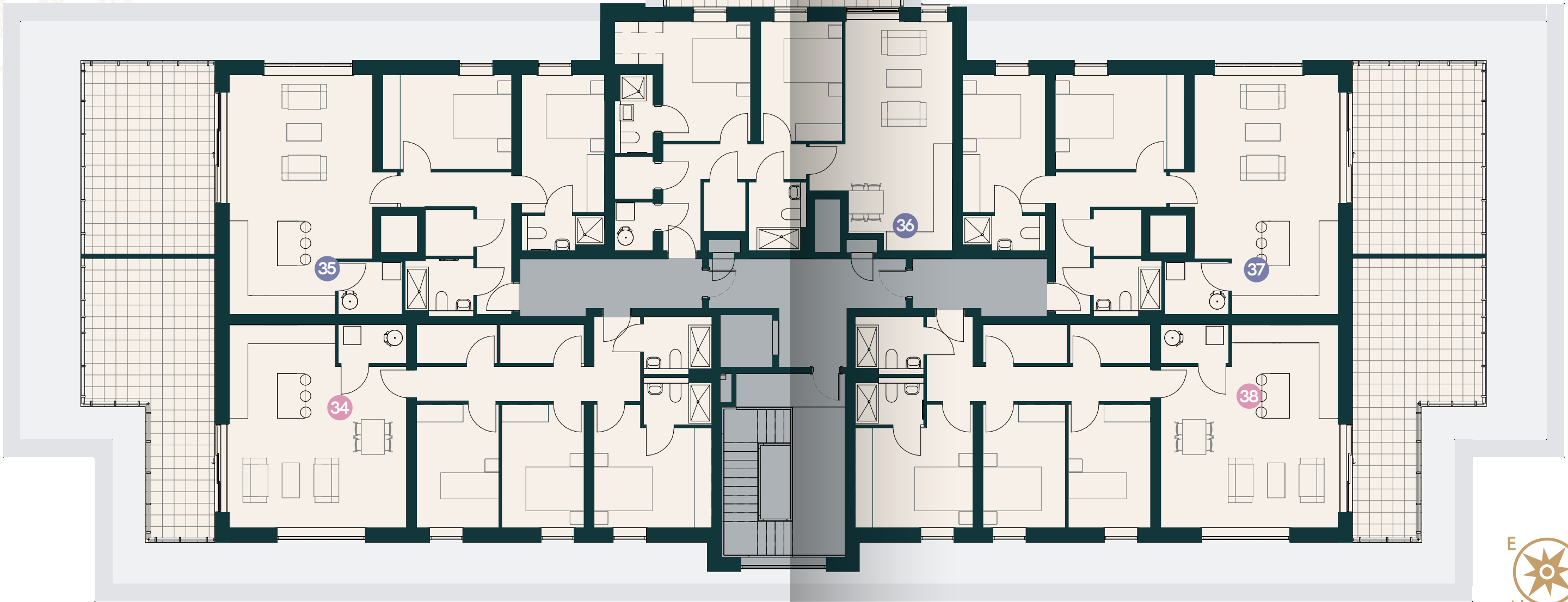
THE APARTMENTS

Third Floor

APARTMENT KEY

APARTMENT NO.	BEDROOMS	APPROX SQ.M.	APPROX SQ.FT.
34	3 Bed	116.8	1257
35	2 Bed	99.2	1068
36	2 Bed	86.3	929
37	2 Bed	99.3	1069
38	3 Bed	116.8	1257

- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



SPECIFICATION

Energy, Efficiency & Sustainability

EXTERNAL ELEVATIONS

- > The development is finished with a modern façade and elegant modern interior décor.
- > Dense external insulation clad in a combination of brick, acrylic render, with an architectural natural stone Entrance.

LAYOUTS

- > Spacious living space with a bright open kitchens.
- > Generously proportioned bedrooms with fitted wardrobes.
- > High ceilings throughout.

INTERIOR FINISHES

- > High acoustic and thermal performance from the internal partitions throughout.
- > Insitu concrete floors throughout.
- > All walls and ceilings are plaster-boarded, skimmed and painted.

APARTMENT LAYOUTS AND TERRACES

- > Large spacious terraces or winter gardens with exterior lighting.*

EXTERNAL WINDOWS AND DOORS

- > Modern large picture windows offering generous glazing areas with plenty of natural daylight.
- > High performance aluclad Nordan windows and doors to external walls
- > Superior quality entrance door with contemporary ironmongery and security accessed for residents only.

FLOORING

- > High-quality fitting and sanitary throughout with bathrooms and en-suites finished with high-quality floor tiles to complement the interiors.
- > Timber laminate floors or tiling to living areas and circulation spaces within the apartments.
- > High quality laminate flooring in all bedrooms.
- > Quality tiling to staircases and common area corridors on all floors.

INTERNAL DOORS AND JOINERY

- > All internal doors fitted with stainless ironmongery and concealed door closers.
- > Internal doors - fire rated for maximum safety and security
- > Contemporary high-quality timber internal joinery fitted throughout and all painted to match internal doors.



WARDROBES

- > Bespoke wardrobes in all bedrooms with double hanging rails and shelving.
- > High pressure laminate / veneer doors to units to match internal finishes.

HALL (UTILITY) STORAGE

- > Generous storage space provided.
- > Washer dryer included.

KITCHENS

- > Contemporary Custom designed kitchens
- > Integrated fridge/freezer and dishwasher.
- > Top quality quartz countertops with full height quartz splashback at hob. Skirting quartz for remainder of kitchen.
- > Under-mounted stainless steel recessed sink with contemporary taps.

BATHROOMS AND EN-SUITES

- > High-quality specification and contemporary design sanitary ware and fixtures.
- > Showers with sliding rail head and hand held shower on pressurised system.
- > Glass shower and bath screens.
- > Large wall hung mirrors.
- > Heated chrome towel rail with contemporary chrome fittings
- > Modern tiling to floors and walls.

ELECTRICAL

- > LED recessed and pendant lighting fitted throughout.
- > Classic switch plates with USB in charging points in living area.
- > TV points in living areas and bedrooms.
- > Wired and ready for TV, Wi-Fi and telephone.
- > Ambient under counter lighting to kitchen units.
- > Mains-powered fire-alarm systems.

HEATING VENTILATION AND HOT WATER

- > Wall hung radiators.
- > Mechanical extract ventilation from kitchens and all wet rooms. Natural passive room ventilation for all habitable rooms.
- > Pressurised hot water system provided by NIBE heat pumps.

ON-SITE AMENITIES

- > Generous bike storage available and landscaped gardens.



THE DEVELOPER



Founded in 1976, Jackie Greene Construction Ltd. has established itself as a prominent force within the Irish construction industry. The company is renowned for consistently delivering developments of exceptional quality and craftsmanship.

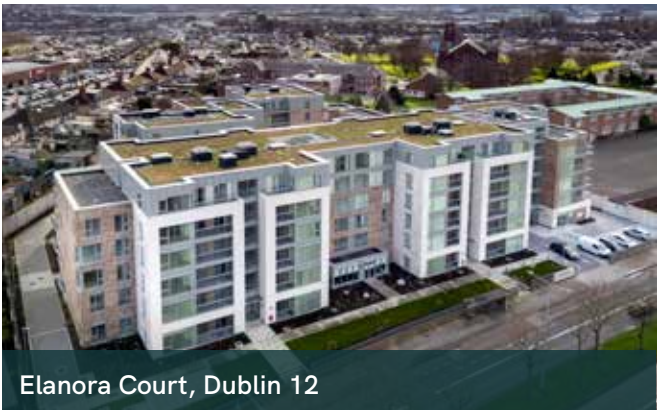
Jackie Greene Construction Ltd. is currently engaged in the construction of duplexes and apartments at Hayden's Lane in Lucan Co. Dublin, office and industrial units in Dunshaughlin, Co. Meath, and planning permission has been secured for a new residential scheme in Waterford City.

Recent completions include the award winning apartment development Elanora Court in Dublin 12, a housing development, Abbey Green in Kinsealy and an International award nominated refurbishment and new build housing development, Dalkey Forge in Dalkey Co. Dublin.

The company now looks forward to introducing its latest apartment development in Leopardstown, where thoughtful design, quality finishes, and a focus on modern living will come together to create a vibrant new community. Jackie Greene Construction Ltd. is currently engaged in the construction of duplexes and apartments at Hayden's Lane in Lucan Co. Dublin, office and industrial units in Dunshaughlin, Co. Meath, and planning permission has been secured for a new residential scheme in Waterford City.

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ALL ENQUIRIES



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