



# Island Key

East Road, Dublin 3

## 1,2 AND 3 BEDROOM APARTMENTS IN DUBLIN 3

Island Key is a superb living environment set amidst the hustle and bustle of the city's vibrant docklands and the IFSC quarter. With a host of amenities on the doorstep and a vast range of great bars and prestigious restaurants a stone's throw away Island Key is a prime living destination in an area that is fast becoming Dublin's new capital.



A private atmosphere is established with landscaped courtyards dividing each block and private car parking spaces. The underground carpark provides ample space for parking.

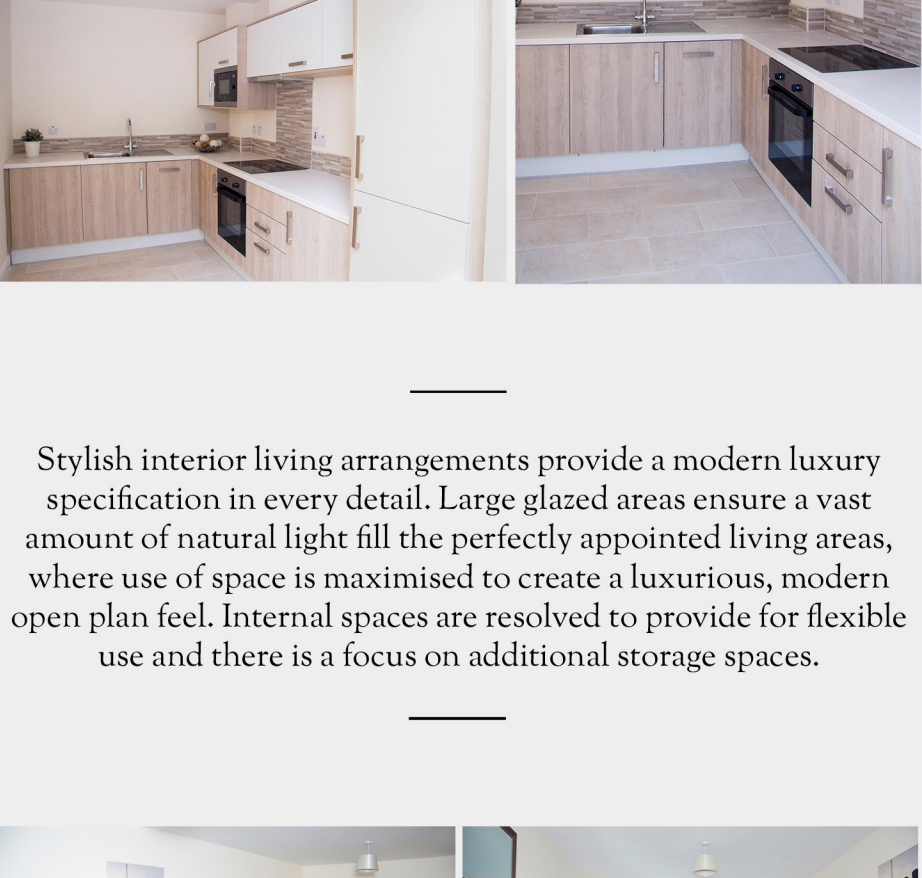
Modern architectural feel with black granite exterior and cedar timber cladding set a distinctive tone and serve to enclose and frame the elegant and sleek surroundings.

Complimentary plants and green areas rise to soften elevations while the large glazed balconies gently reflect the surroundings of each apartment block.



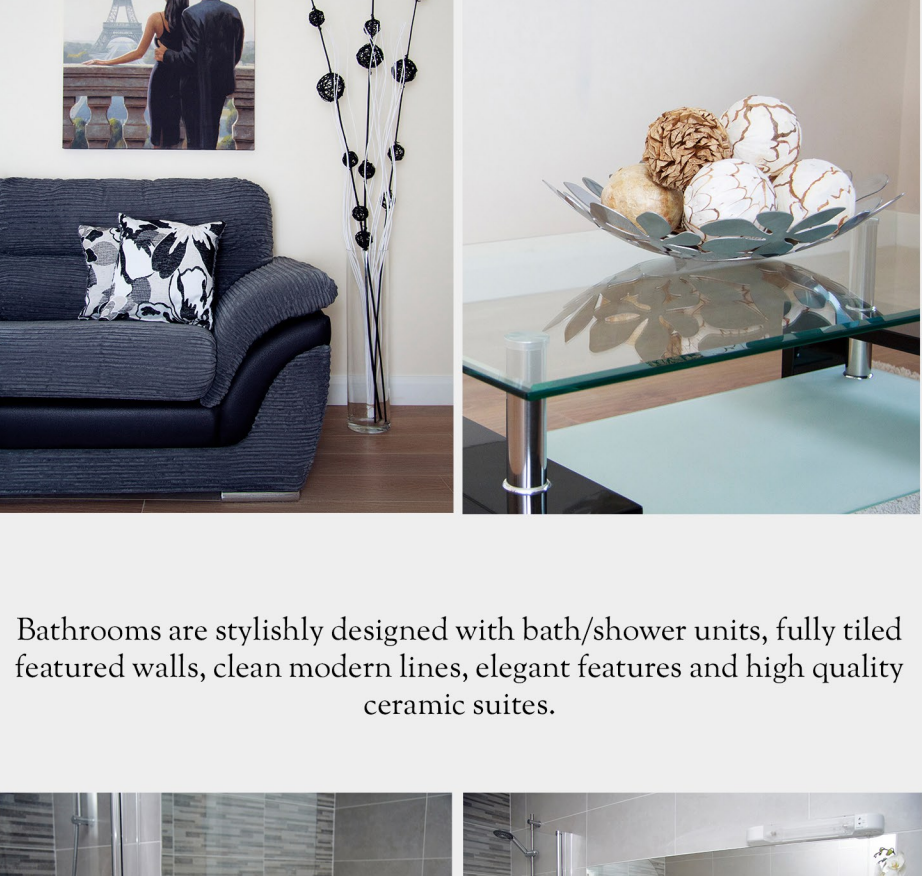
## Vibrant Spacious Living

Bedrooms are perfectly proportioned and feature stylish contemporary built-in wardrobes with brushed metallic handles. Fitted black out blinds ensure privacy and a quality sleep haven while luxurious bathrooms and en-suites benefit from clean modern lines, elegant tiling and high quality ceramic suites. At Island key you'll find quality is added in every detail.



Sleek modern feel to each kitchen with fully integrated appliances including washer dryer, fridge freezer, dishwasher, built in microwave, hob and oven.

Distinctive contemporary kitchens feature lots of extra storage, soft closing drawers, built in appliances and high quality modern worktops with large upstand and all the appliances are included as standard.



Stylish interior living arrangements provide a modern luxury specification in every detail. Large glazed areas ensure a vast amount of natural light the perfectly appointed living areas, where use of space is maximised to create a luxurious, modern open plan feel. Internal spaces are resolved to provide for flexible use and there is a focus on additional storage spaces.

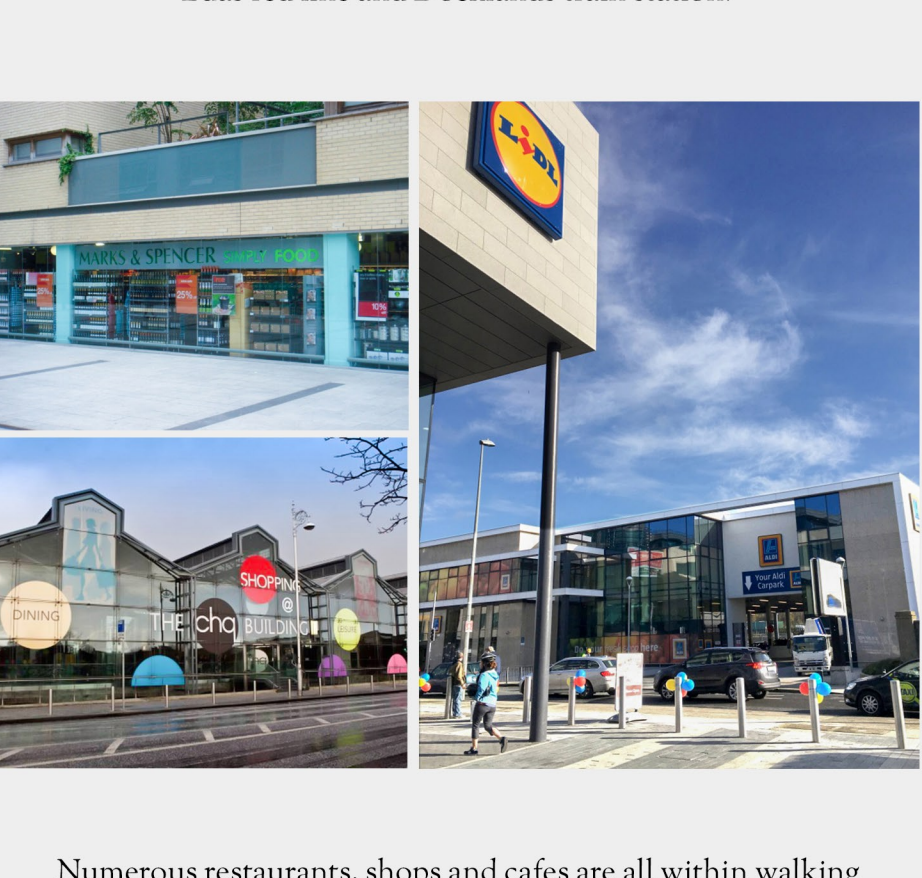


Bathrooms are stylishly designed with bath/shower units, fully tiled featured walls, clean modern lines, elegant features and high quality ceramic suites.



## STYLISH SPECIFICATIONS

- \* High quality ceramic flooring to kitchens and bathrooms
- \* Top of the range appliances to include ceramic hob, electric fan oven, stainless steel extractor
- \* Integrated fridge freezer, dishwasher and washing machine/dryer
- \* Contemporary modern kitchen with integrated appliances and modern stylish worktops
- \* Exclusive bathroom suites
- \* Stainless steel heated towel rails
- \* Contemporary fitted wardrobes to all bedrooms
- \* TV. points to living area and master bedrooms
- \* Garden / Patio / Balcony
- \* Centrally pressurized water supplied to all apartments
- \* BER B<sub>3</sub> energy rating



## SECURITY

CCTV cameras are located in carparks and lobby areas. Island Key provides a private gated community, a state of the art fob door entry system ensures safety and security.

## PARKING

Island Key provides a large secure underground car parking with dial in entry only and lift access to each apartment floor.

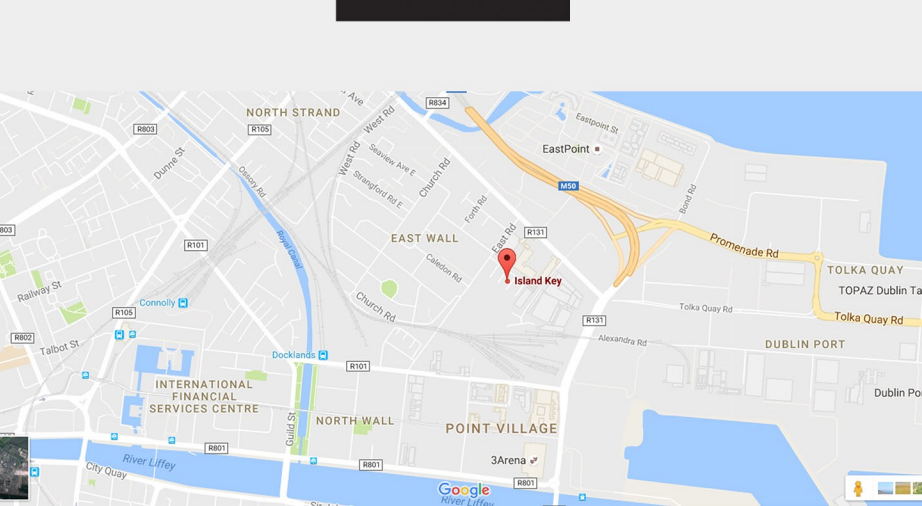
## LOCATION

Situated in an excellent location convenient to all amenities of the city centre such as the IFSC, 3Arena, Spencer Dock, Convention Centre, East Point Business Park and just a few minutes' walk to the Luas red line and Docklands train station.



Numerous restaurants, shops and cafes are all within walking distance. Shopping areas such as the CHQ, O'Connell street, Jervis Street, Henry Street, Stephen's Green and Grafton Street can be easily reached by tram from Spencer Dock Luas stop.

Newly built Aldi, Lidl, Starbucks and McDonalds are only 6 minutes' walk away and the 3Arena is less than a 10-minute walk.



## Transport:

The Samuel Beckett Bridge makes the South City easily accessible by foot or car.

Public transport including the Luas red line (just under 700 meters walk away) and Dublin Bus (serving a stop right outside the development) make access to all amenities a breeze.



Bus Route: 151

Eden Quay is also situated nearby which is serviced by numerous other bus routes.

Connolly Station nearby.

Spencer Dock LUAS station located 5 minutes' walk from the development.

Dublin Taxis is approximately 15 minutes to Heuston Station.

Port Tunnel is approx. 2 minutes' drive.

East-Link Bridge (access to Sandymount/South Dublin) approx. 2 minutes' drive.

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