



ROCK ROAD PLACE

BLACKROCK CO. DUBLIN



BOUTIQUE DEVELOPMENT OF CONTEMPORARY
HOMES WITH BREATHTAKING SEA VIEWS





ROCK ROAD PLACE

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INTRODUCTION

Rock Road Place is one of Dublin's most exciting new addresses. This brand new development offers style and sophistication in the heart of Blackrock.

Consisting of just five prestigious and luxurious family homes, each property at Rock Road Place features the ultimate in contemporary design. The house layouts have been tailored to enhance sea views and natural light.

Each house is crafted and designed to exceptional standards, combining high levels of comfort with bright spacious interiors and excellent energy efficiency.

Residing in Rock Road Place will offer an elegant lifestyle where you can enjoy premium sea views across Dublin Bay, while residing in close proximity to a rich mix of premier amenities and transport links.



STUNNING BLACKROCK

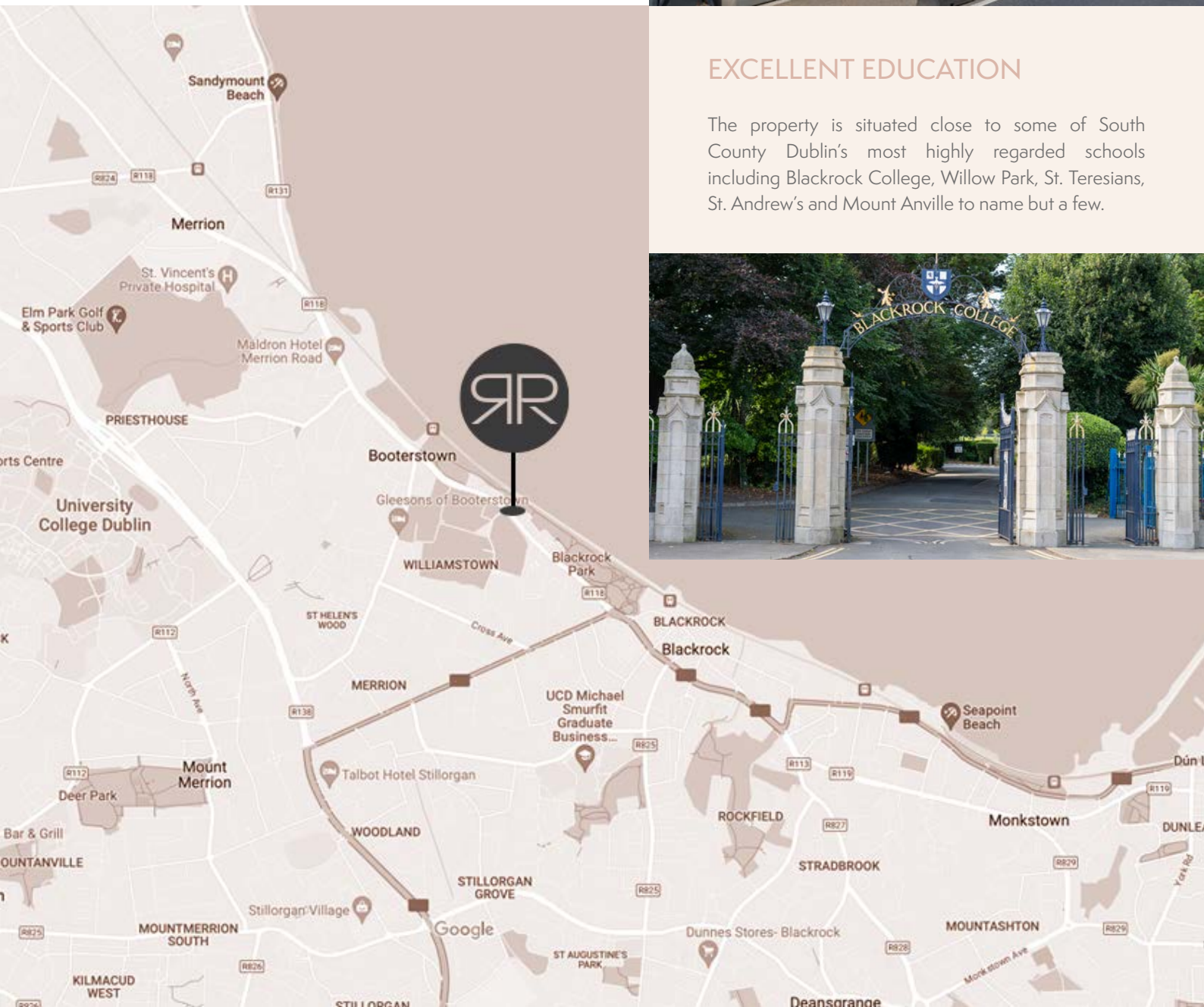
BLACKROCK IS ONE OF THE MOST POPULAR AND SOUGHT-AFTER SUBURBS OF DUBLIN

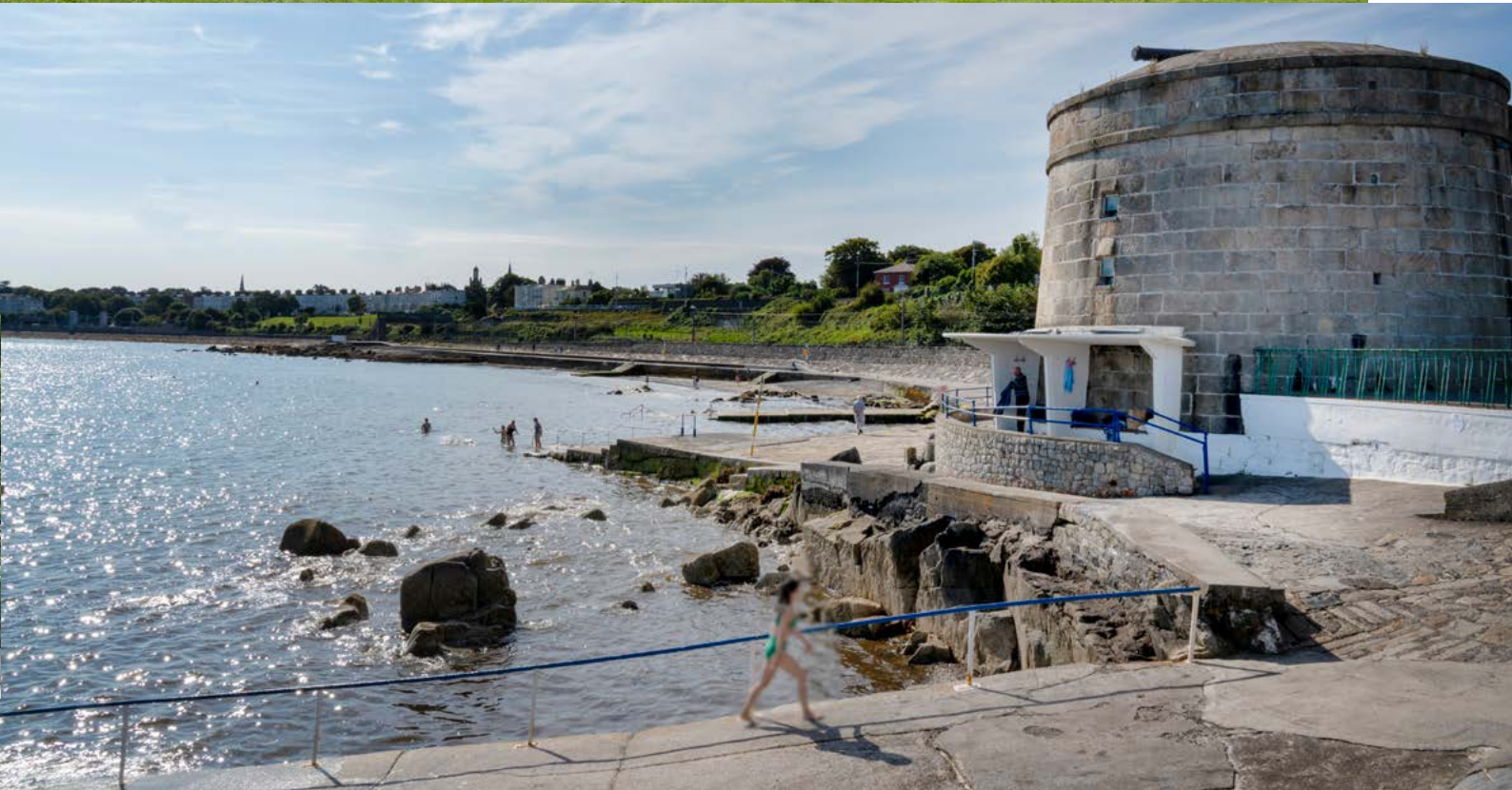
The homes at Rock Road Place have been designed to meet all modern living requirements, with the accommodation designed meticulously to provide generous open-plan layouts. With high ceilings and large windows ensuring a bright and spacious feel, each home has been attentively planned to maximise the sea views across Dublin Bay.



EXCELLENT EDUCATION

The property is situated close to some of South County Dublin's most highly regarded schools including Blackrock College, Willow Park, St. Teresians, St. Andrew's and Mount Anville to name but a few.





RECREATION

Recreational amenities in the area abound with many pleasant coastal walks available on the doorstep as well as being close to golf, tennis, rugby and GAA clubs. The UCD campus at both Carysfort Avenue and Bellfield are close at hand as is access to the M50 opening up the national road network.



OUTSTANDING DESIGN & QUALITY

INTERIORS

The homes at Rock Road Place have been designed to meet all modern living requirements, with the accommodation designed meticulously to provide generous open-plan layouts. With high ceilings and large windows ensuring a bright and spacious feel, each home has been attentively planned to maximise the sea views across Dublin Bay.

MATERIALS & FITTINGS

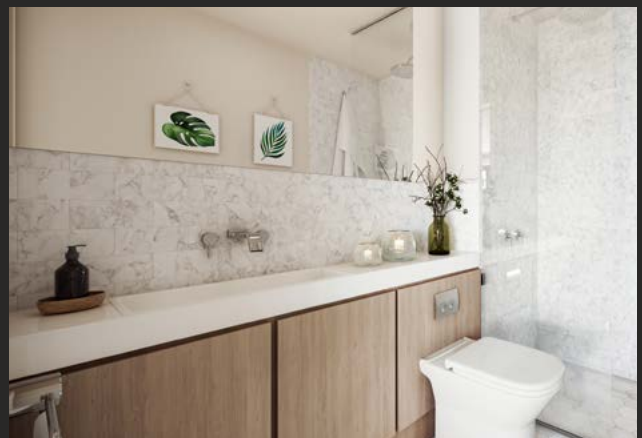
The Finest Materials And Fittings have been selected, contributing to a home of unsurpassed luxury. The houses benefit from superior design and build quality, incorporating the very latest construction technologies. With attractive contemporary elevations, these homes offer an extremely high level of finish, including top-end sanitary ware, and high-quality modern kitchens.

EXTREMELY ENERGY EFFICIENT






All of the houses at Rock Road Place feature an A2/A3-level BER Rating making them extremely energy efficient. The levels of insulation and technologies used will ensure that the homes will be economical to heat. Each home will include an impressive array of features including Heat Pumps and thermostatically controlled radiators to ensure lower energy usage and higher levels of comfort. With attractive contemporary elevations, these homes offer an extremely high level of finish, including top-end sanitary ware, and high-quality modern kitchens.

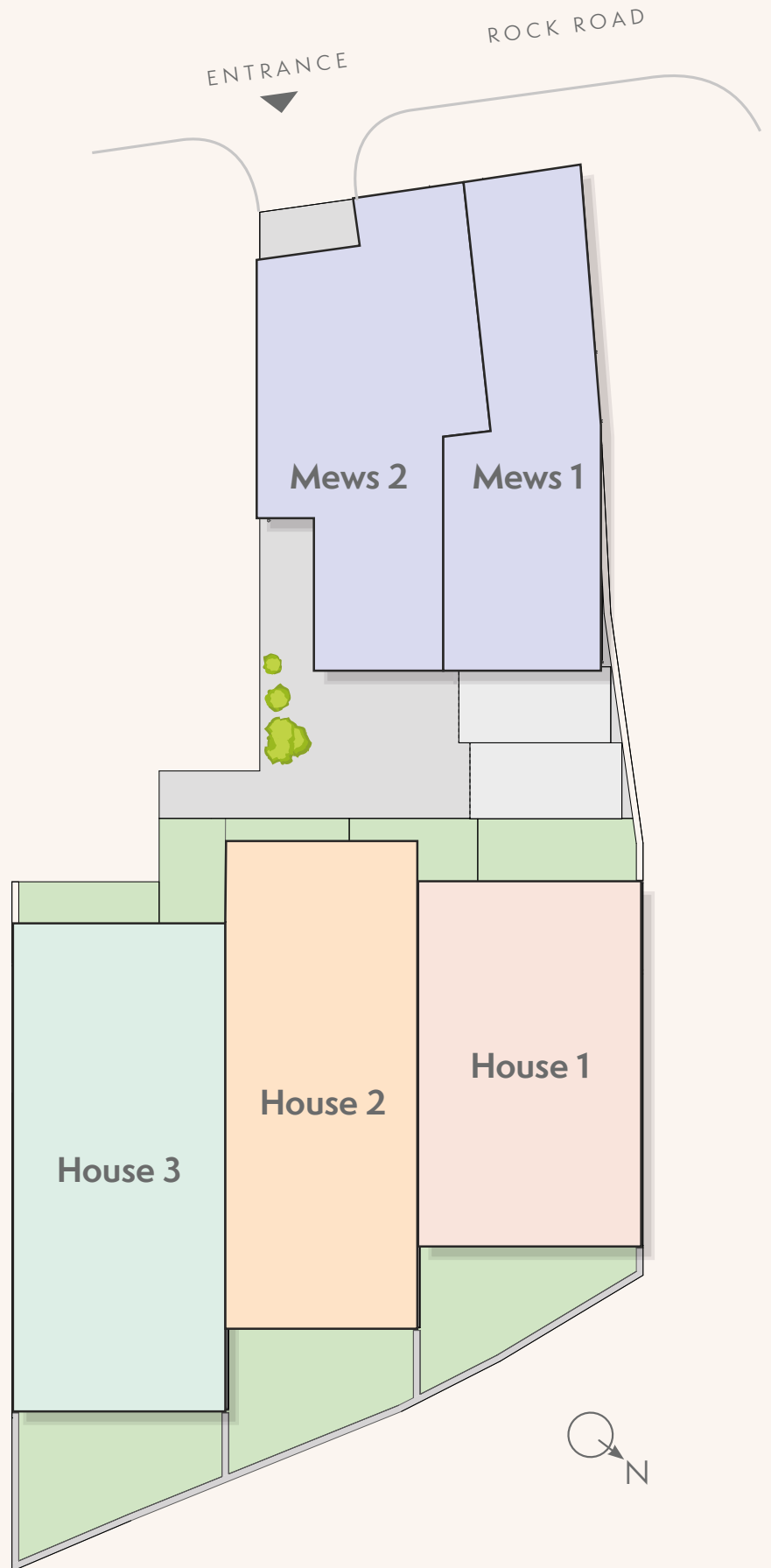






SITE PLAN

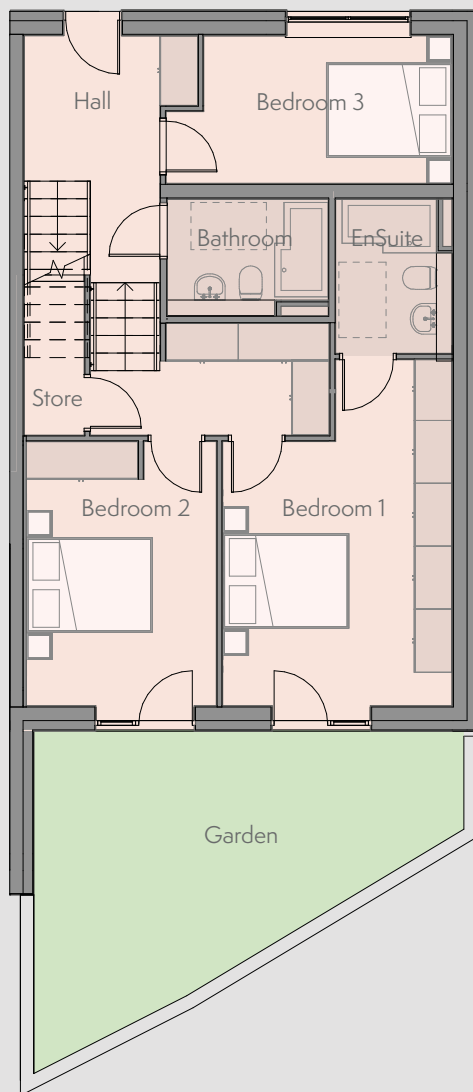
-  **HOUSE 1**
3 BEDROOMS
109 SQ. M / 1,173 SQ. FT.
-  **HOUSE 2**
4 BEDROOMS
175 SQ. M / 1,884 SQ. FT.
-  **HOUSE 3**
4 BEDROOMS
175 SQ. M / 1,884 SQ. FT.
-  **MEWS 1**
2 BEDROOMS
118 SQ. M / 1,270 SQ. FT.
-  **MEWS 2**
3 BEDROOMS
126 SQ. M / 1,356 SQ. FT.



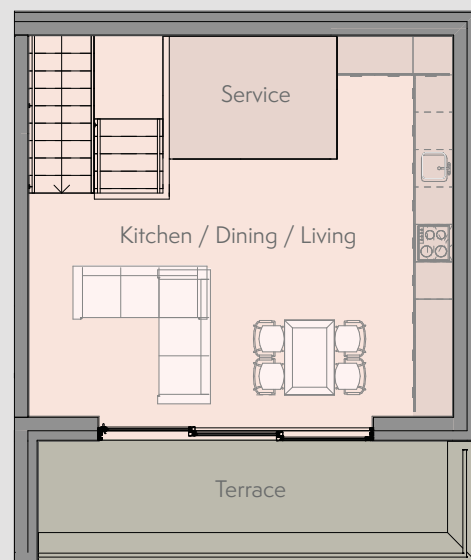
HOUSE 1

3 BEDROOMS

109 SQ. M / 1,173 SQ. FT.



GROUND FLOOR



FIRST FLOOR

HOUSE 2

4 BEDROOMS

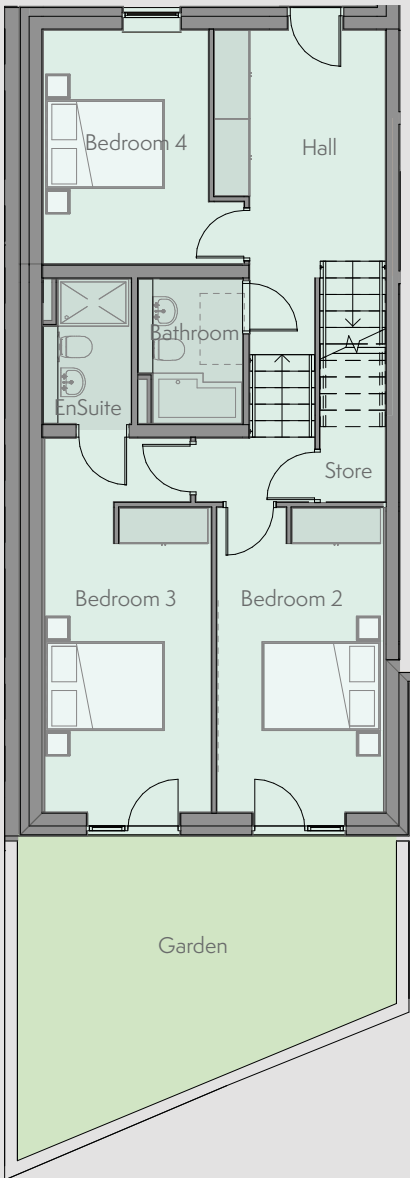
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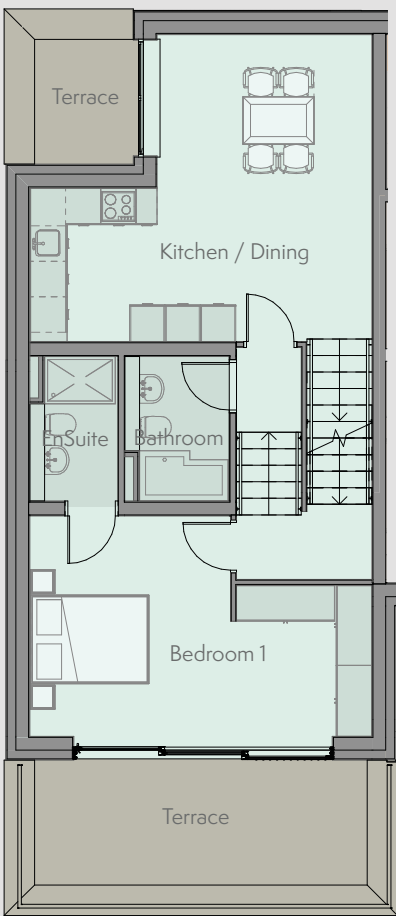
Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

HOUSE 3

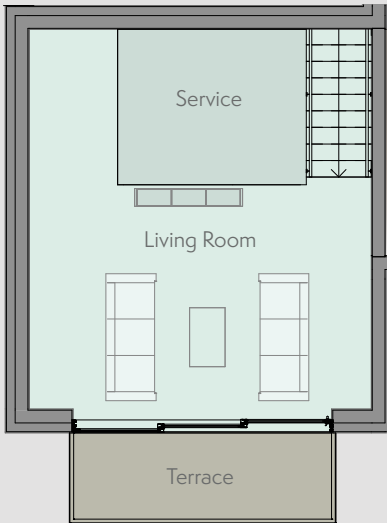
4 BEDROOMS
175 SQ. M / 1,884 SQ. FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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MEWS 1

2 BEDROOMS

118 SQ. M / 1,270 SQ. FT.

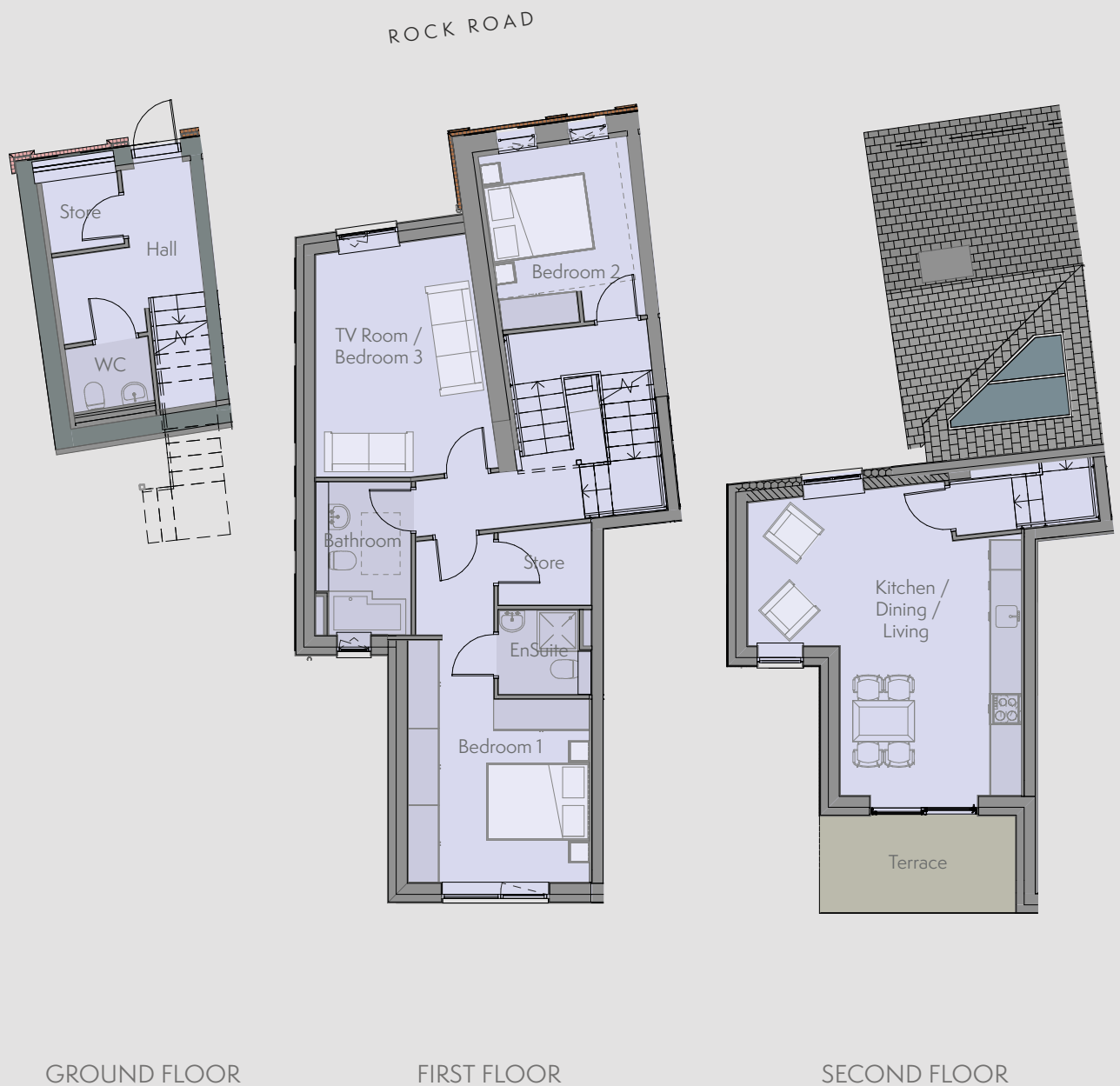


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MEWS 2

3 BEDROOMS

126 SQ. M / 1,356 SQ. FT.



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.

SPECIFICATION



ENERGY EFFICIENCY, HEATING, VENTILATION & HOT WATER

- Underfloor Heating powered by air to water.
- Mechanical controlled ventilation system.
- Pressurised hot and cold-water systems.
- Homes at Rock Road Place are highly energy efficient and will achieve an A2/A3 BER rating.
- High levels of insulation are incorporated in the walls, floors and roofs to provide a greener home and a more sustainable way of living.

ELECTRICAL, MEDIA & COMMUNICATIONS

- Pre-wired for Eircom.
- Cat 6 cabling for dedicated high-speed broadband to every living area and bedroom.
- Digital TV connection in kitchen/ living room and main bedroom.
- Infrastructure provided to enable EV charging points for each unit.
- Pre-wired for security cameras and alarm system.
- Smoke, heat, and carbon monoxide detectors fitted as standard.
- Recessed spot lighting provided in bathrooms, and kitchens with pendant fittings elsewhere.
- Generous light and power points provided within each home using contemporary switches and sockets throughout.

EXTERNAL FINISHES AND FEATURES

- Landscape design provided for external space.
- Each home has provision made for 1 private car space.
- Aluc P front doors with the 5-point locking.
- High quality Alu P windows, combined double and triple glazed.
- Stunning 1st and 2nd floor terraces, with glass surroundings overlooking the Dublin Bay.
- High quality aluminium fascia, soffits and gutters.
- High quality lawn turf laid in each garden.
- Substantial Granite paved patio area to the front of each house.

INTERNAL FINISHES AND FEATURES

- All walls and ceilings have a plastered and painted finish from MOOD by Alchemist.

- Multipoint locking system to doors and windows.
- Elevated floor to ceiling height from 2.45 up to 2.8 m at ground floor level.
- Contemporary feature skirting.
- Modern inset frame solid doors throughout..

KITCHENS

- Superb custom designed kitchens featuring attractive contemporary cabinets with full height kitchen units with an Oak Nero doors by KUBE and luxurious Silestone countertop and upstand.
- Fully integrated kitchen appliances: Fridge/ Freezer, oven, microwave, dishwasher, 4 ring hob and extractor by Neff.
- LED lighting at counter level.

BATHROOMS & ENSUITES

- Contemporary designed bathrooms and En-suits with Luxury porcelain tiling to walls and floors from TileSpex.
- Luxury sanitaryware Ideal Standard.
- Custom designed vanity cabinets giving excellent storage in bathrooms and En-suites.
- Pressurised thermostatically controlled showers.
- Stylish chrome electric heated towel rails with digital controller.
- Vanity storage units.

EN-SUITES

- Pressurised thermostatically controlled showers.
- Stylish chrome electric heated towel rails with digital controller.
- Vanity storage units.

WARDROBES

- Contemporary full height built-in wardrobes to select bedrooms.
- Spacious walk-in wardrobes to master bedroom in some houses.

GUARANTEE

- Each home is covered by a 10-year structural guarantee scheme, HomeBond.



ROCK ROAD PLACE

BLACKROCK CO. DUBLIN

AGENT



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DEVELOPER



HomeBOND



WWW.ROCKROADPLACE.IE

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