



MILNER'S
S Q U A R E

SANTRY | DUBLIN

Welcome to Milner's Square

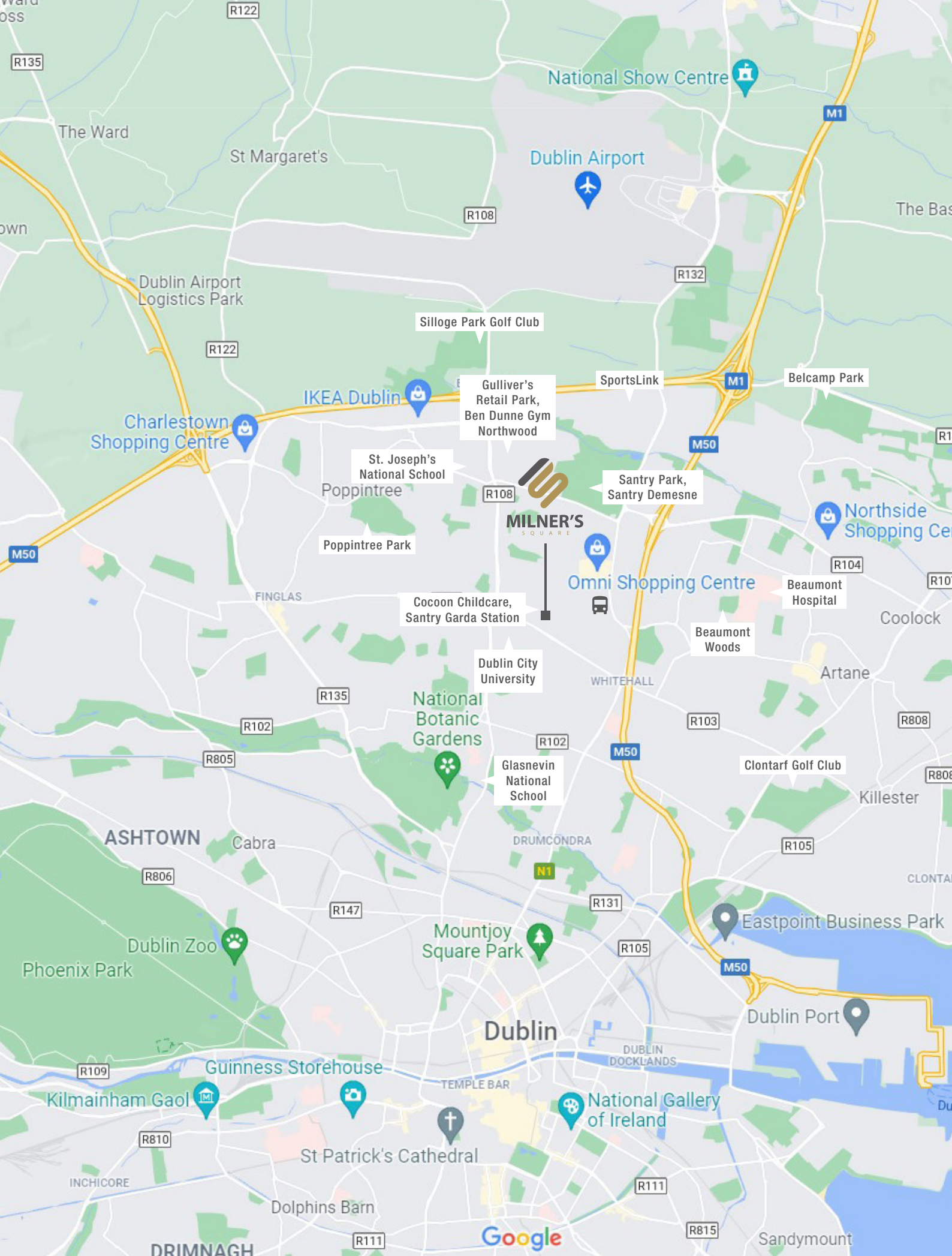
Comer Group Ireland are proud to present Milner's Square, a brand new residential development located in the peaceful setting of Shanowen Road in the heart of Santry.

Featuring a selection of first let, one, two and three bedroom apartments, Milner's Square is the finest rental accommodation on offer in North Dublin.

These luxurious apartments guarantee quality urban living with a range of wonderful on-site amenities to perfectly complement the modern lifestyle.

This private gated community provides convenience on your doorstep, with a host of excellent shops, schools, colleges, gyms and other recreational amenities located nearby.





Location

Situated in an excellent location just 5km from Dublin City Centre. The M1, M50 and Dublin Airport are all only a short drive away and DCU is located just around the corner.

Numerous restaurants, shops and cafés are all within walking distance. Shopping areas such as the Omni Shopping Centre and Gulliver’s Retail Park are close by. The area is also well served by various crèches, schools, gyms and public parks.

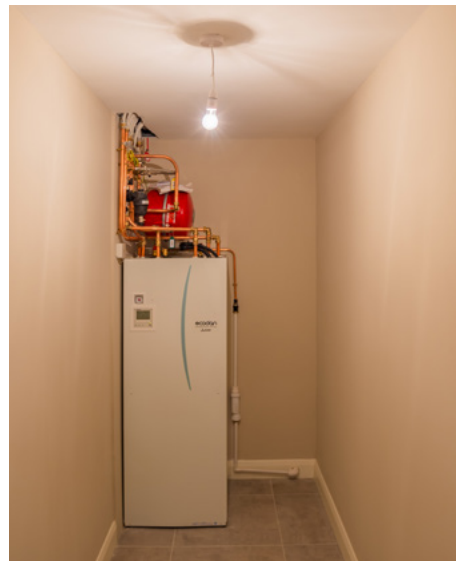
Transport

With the M50 close by, all major road networks are easily accessible by car.

Dublin Airport is only a short 10 minute journey.

Milner’s Square benefits from numerous nearby bus stops providing great transport links to and from the City Centre.

Bus services available include numbers: 1, 16, 33, 33e, 41, 41b, 41c, 41d.



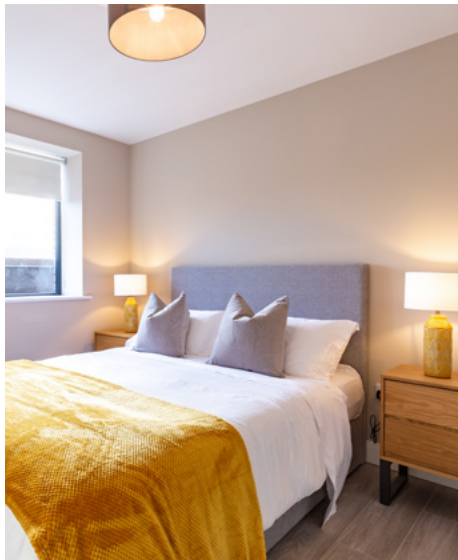
Vibrant Spacious Living

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 Milner's Square you'll find quality is added in every detail.

Sleek modern feel to each kitchen with fully integrated appliances including fridge freezer, dishwasher, built in microwave, oven and hob. These distinctive contemporary kitchens feature lots of extra storage, soft closing drawers, and high quality modern worktops with large upstand.

Stylish interior living arrangements provide modern, high end specifications in every detail. The architectural design of the apartments ensure a vast amount of natural light fills 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, whilst all apartments benefit from ample storage space and a separate utility room with washing machine and tumble dryer. Select apartments benefit from basement storage and spacious balconies are featured as standard.



Stylish Specifications

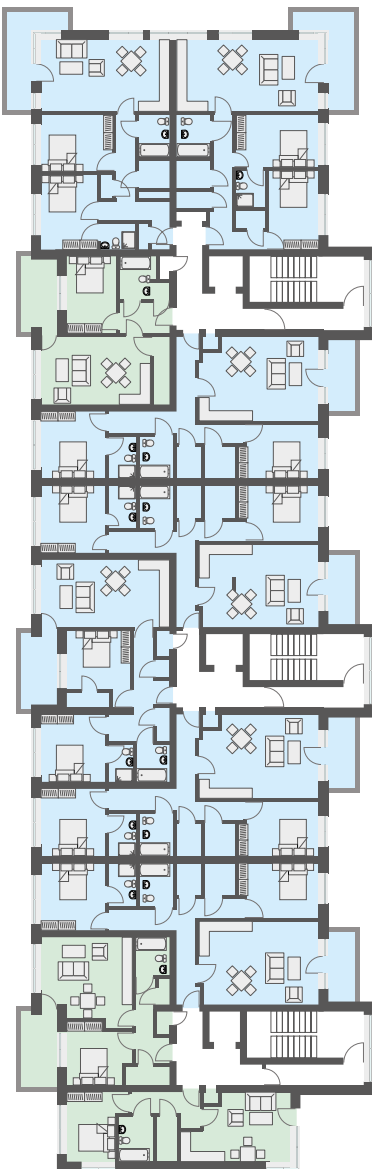
- Fully furnished with high quality furniture
- Large kitchens finished with top of the line appliances
- Utility room with separate washing machine and dryer
- Spacious bedrooms and modern bathrooms
- Mobile phone sure signal installed (boosted mobile signal)
- Sky and Virgin Media connections available
- Ample storage space for each apartment
- Basement storage for select apartments
- Best in class air to water heating systems
- BER-A energy rating
- New build, 1st let apartments
- Centrally located in Santry, Dublin

Great Amenities

- Secure, Underground Allocated Parking
- EV Car Charging Points
- Bike Storage
- Rooftop Garden
- Landscaped Courtyards
- Children's Play Area
- General Activity Space
- On Site Gym
- Residents Lounge
- Hot Desks
- Day Time Concierge
- Management Team Which is on Call 24-7
- Secure Intercom and fob Access System
- CCTV Coverage
- Bins Included
- On Site Crèche

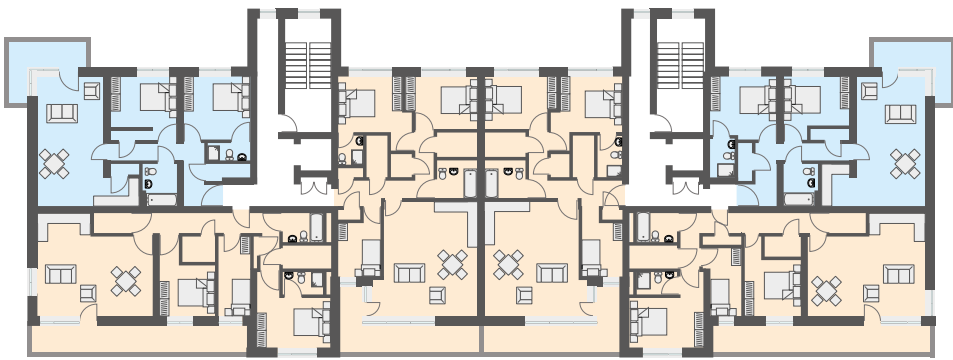


Typical Floor Plan



Block B

- Total of 46 apartments
- 15x one bedroom, one bathroom
- 26x two bedroom, two bathroom
- 5x three bedroom, two bathroom



Block C

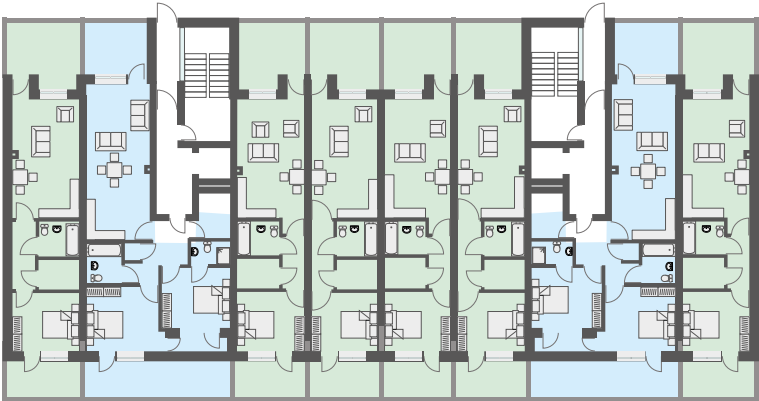
- Total of 31 apartments
- 2x one bedroom, one bathroom
- 21x two bedroom, two bathroom
- 8x three bedroom, two bathroom

Block A

- Total of 26 apartments
- 6x one bedroom, one bathroom
- 20x two bedroom, two bathroom

Block D

- Total of 44 apartments
- 9x one bedroom, one bathroom
- 32x two bedroom, two bathroom
- 3x three bedroom, two bathroom



- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

A Development by



COMER
GROUP
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