

For Sale By Private Treaty

235 sq. m. (2,535 sq. ft.)



212 Wyckham Point
Dundrum
Dublin 16
D16 K5Y0

TURLEY
PROPERTY ADVISORS

DESCRIPTION

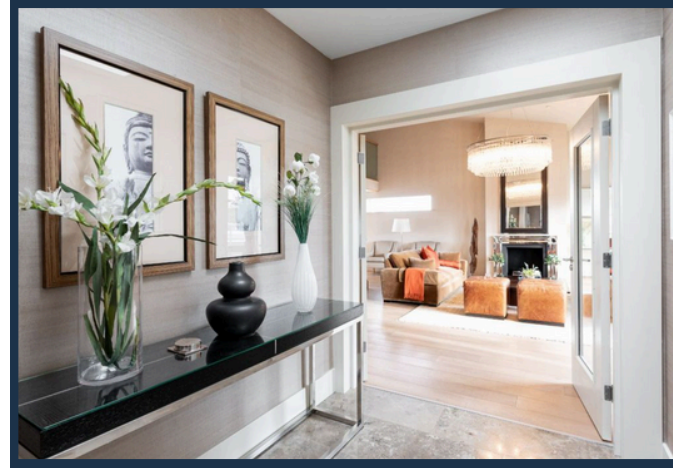
Turley Property Advisors are delighted to present No. 212 Wyckham Point for sale by private treaty. Arguably one of Dublin's most exceptional penthouse apartments, this spacious and energy-efficient 'B3'-rated three-bedroom, two-bathroom home is nestled within the prestigious Wyckham Point development in the heart of Dundrum. This is a rare opportunity for a discerning buyer to acquire a luxury penthouse residence in one of South Dublin's most desirable locations.

Situated on the seventh floor, the property spans over 235 sq. m. and impresses immediately with direct, private lift access to an inner hallway. The entrance hall is elegantly finished with fabric-textured wallpaper, bespoke Porta Romana light fittings, and Portuguese Dura Blue Limestone flooring, setting the tone for the superior quality throughout.

The triple-aspect open-plan breakfast, dining, and living area features double-height ceilings and full-height glazing, flooding the space with natural light and opening onto balconies on three sides. The contemporary kitchen includes a central island and a high-specification Valcucine Italian kitchen, complete with integrated Miele appliances, including an induction hob, coffee machine, and wine cooler.

From the living area, a striking glass staircase leads to a mezzanine level, currently used as a relaxation zone, complete with an oversized eight-seater sofa, creating an inviting lounge or entertainment space.

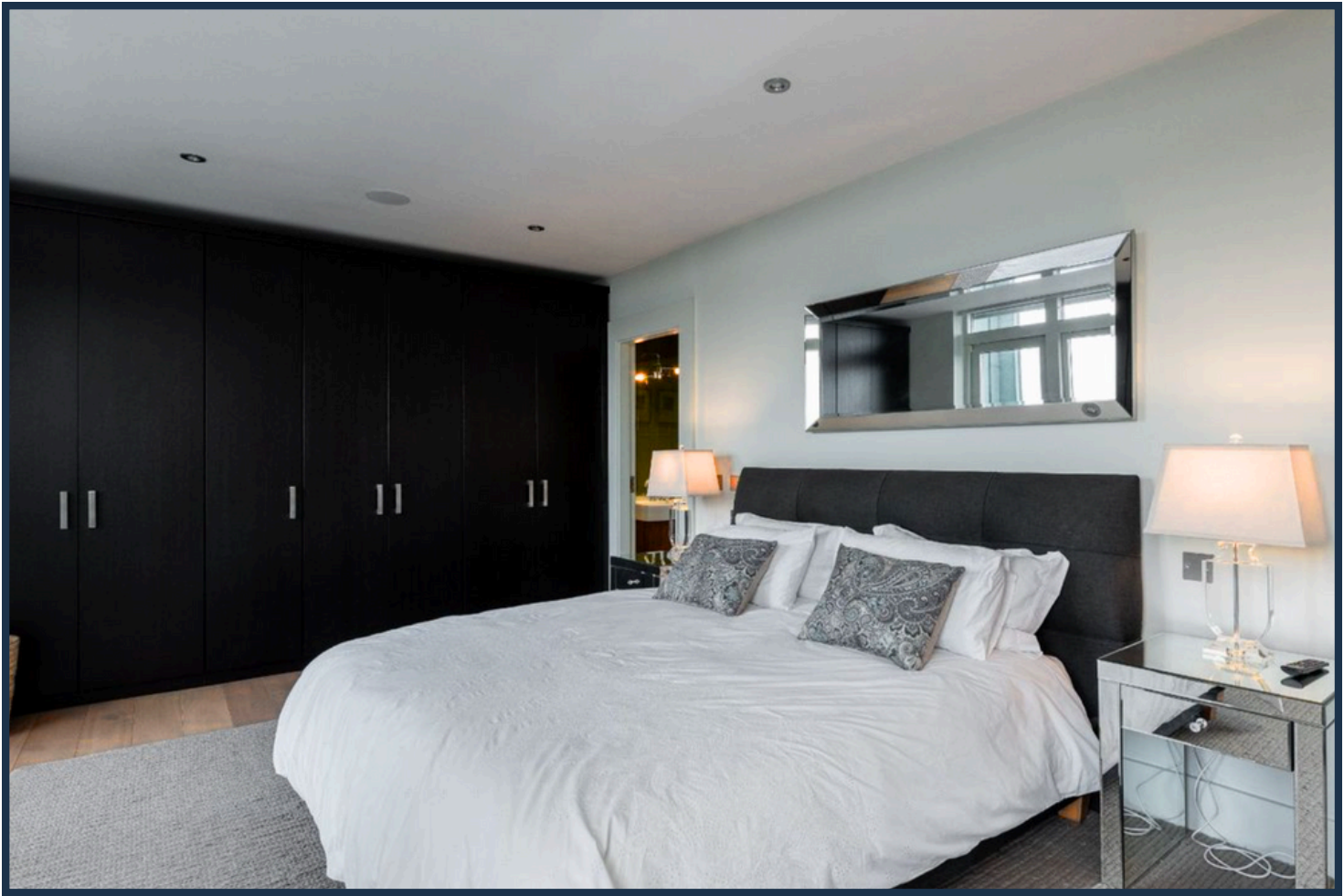
The property also benefits from two designated underground parking spaces in the secure residents' car park.



The primary bedroom suite boasts fitted wardrobes and a sleek en suite shower room with a heated towel rail. It offers panoramic views across Dundrum, the Dublin Mountains, and Dublin Bay. The two additional double bedrooms are generously proportioned—one features its own en suite, while the other includes built-in storage and is equally suited as a home office or study. Both rooms have access to a private terrace.

The main bathroom is appointed with an Adamsez whirlpool bath and heated towel rail. Almost 90sq.m. of balcony space, a large separate utility room, coms room and linen closet are through the hallway and completes the accommodation.

For home entertainment, the property is equipped with a Bose surround sound system and integrated Home Cinema, along with a Control 4 home automation system, which manages sound, lighting, electric curtains, and multi-room media access via touch-screen panels in the living spaces and bedrooms.



ACCOMMODATION

The accommodation briefly comprises the below total floor areas on a Gross Internal Area:

Entrance Hall: 1.60 x 7.20

Storage 1: 2.32 x 1.18

Hallway to Living rooms: 1.50 x 6.50

Utility Room: 1.76 x 1.24

Master Bedroom: 6.52 x 3.50

Storage 2: 1.88 x 1.20

Ensuite: 2.17 x 2.28

Main Bathroom: 1.75 x 2.60

Bedroom 2: 3.84 x 4.64

Living Room: 6.83 x 6.17

Ensuite: 2.20 x 1.60

Kitchen/Dining Room: 6.83 x 5.42

Bedroom 3: 3.22 x 2.20

Mezzanine: 6.82 x 5.10

Total Gross Internal: 235 Sqm / 2,535 sq.ft



FEATURES

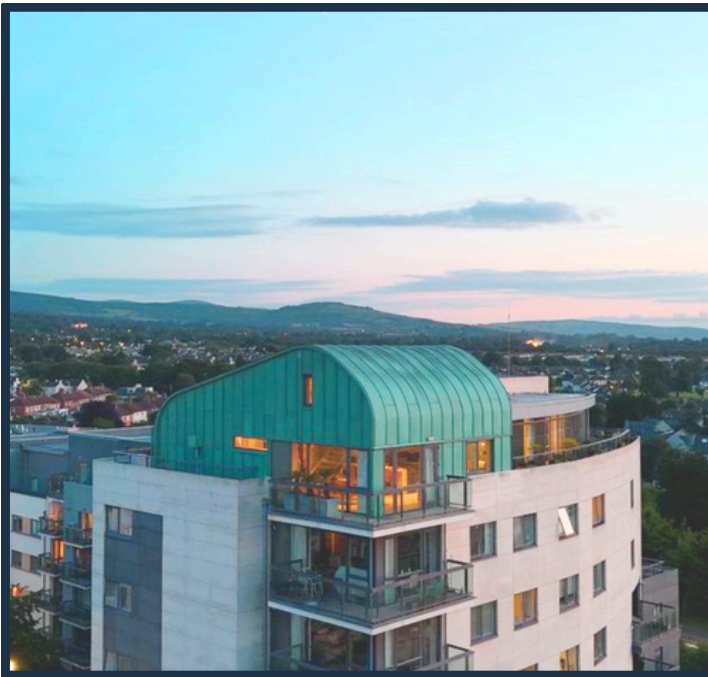
- Penthouse apartment spanning over 235 sq.m. on the 7th floor
- Energy-efficient B1 BER rating
- Direct, private lift access to an inner hallway
- Triple-aspect open-plan breakfast, dining, and living area with double-height ceilings
- Full-height glazing opening onto balconies on three sides
- Contemporary Valcucine Italian kitchen with central island
- Mezzanine level accessed via a glass staircase
- Primary bedroom suite with fitted wardrobes, en suite shower room, and panoramic views
- Two additional double bedrooms, one with en suite, the other suitable as a home office/study; both with access to a private terrace

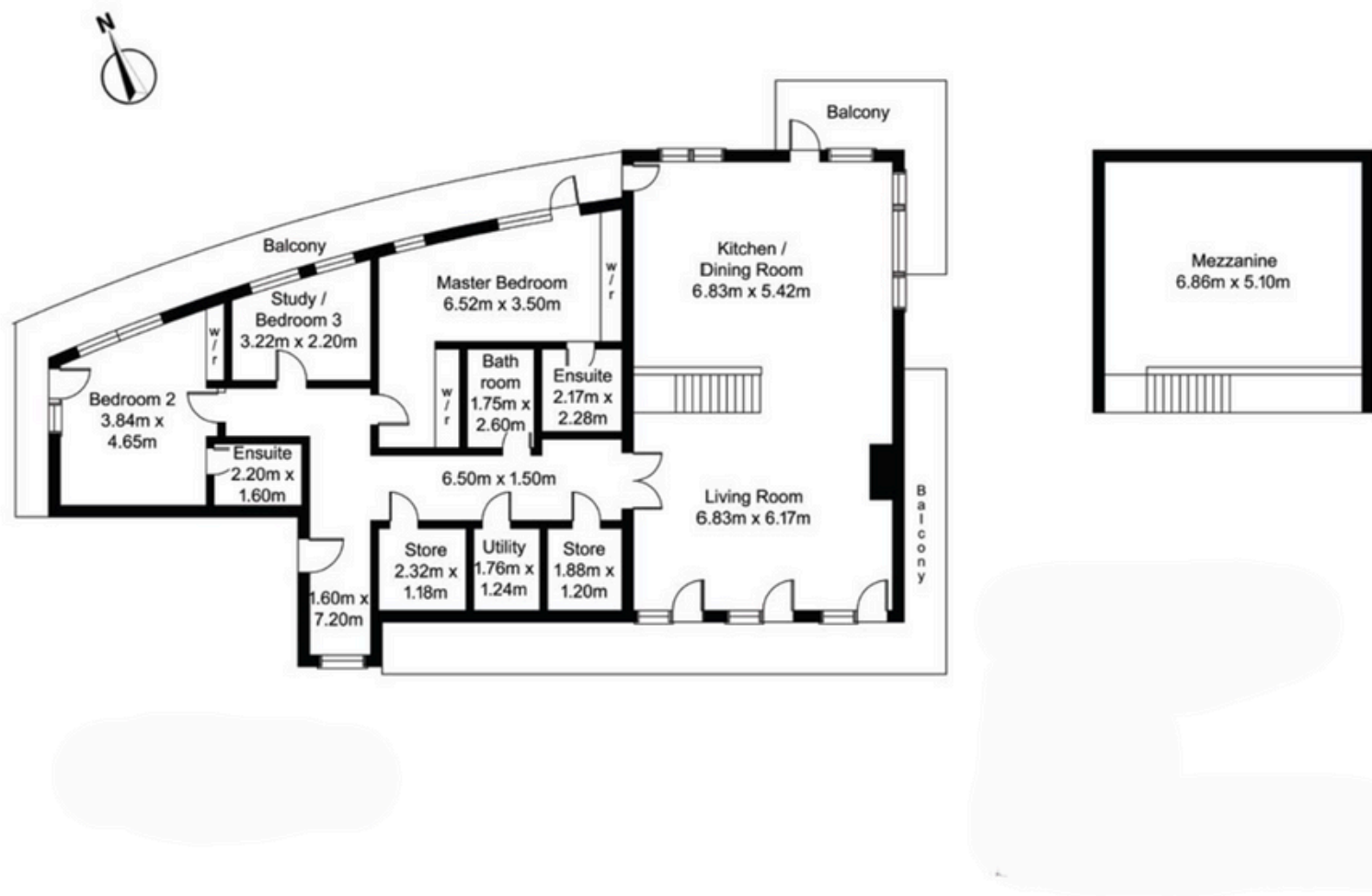


LOCATION

Apartment 212 is superbly positioned within the prestigious Wyckham Point development in Ballinteer, Dublin 16, one of South Dublin's most sought-after addresses. The property enjoys a tranquil setting surrounded by landscaped communal gardens, while being just a short walk from Dundrum Town Centre home to a wide array of shops, restaurants, cafes, and leisure facilities. Residents benefit from excellent transport connectivity with the Luas Green Line at Balally providing swift access to Dublin City Centre, and numerous Dublin Bus routes serving the surrounding area.

The M50 motorway is also within immediate reach, ensuring convenient travel throughout the greater Dublin region. Local amenities such as Marlay Park, Airfield Estate, and a selection of highly regarded schools enhance the appeal of this location for both families and professionals. With its blend of convenience, connectivity, and quality of life, Wyckham Point offers a prime address in a vibrant and well-established community.





BER
B1

PRICE
€1,295,000

TITLE
Freehold

VIEWINGS
Strictly by Appointment with the sole selling agents.

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