



Hansfield

A place for U to call home

U by urbeo

U Hansfield.
A brand-new development
located right beside Hansfield
Train Station, with direct
connections to Dublin City
Centre and Dublin Docklands.



Located in the heart of Hansfield, Dublin 15, U Hansfield is an exciting new development of stylish apartments launching to the Dublin rental market.

Consisting of one, two & three bedroom apartments, U Hansfield has been expertly designed to cater for all the needs of today's lifestyle. The bright, modern apartments have been carefully laid out and beautifully specified.

The scheme is all about attention to detail. Residents here will find quality finishes and materials throughout including high-end kitchens and luxury bathrooms. All our units maximise storage space and are fitted out with bespoke U furniture designed by Ventura Living.

Escape the city without sacrificing convenience or lifestyle at U Hansfield. Book a viewing anytime by contacting Niamh or Clarie at:

uhansfield@savills.ie
+ 353 1 618 1338
+ 353 1 618 1325



A place
for **U** to
call home



Space for U to Live

We have tried to consider everything you will need as a resident at U Hansfield.

Light filled, open plan layouts to maximise the use of space. High quality modern kitchens with handleless cabinetry. High end appliances. Energy efficient A-rated homes for cosy winter evenings and much lower energy bills. Lots of storage space, and private balconies for soaking up the summer sun.

We place U at the centre of everything we do, and we think you will notice when you rent with us.



Large open plan kitchen/
living areas and a dedicated
utility room to hide all the
clutter. A wrap-around
balcony and big windows
ensure that outside and inside
are seamlessly connected.







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Experience Luxury

All units at U Hansfield are fully furnished to the highest standards. Luxury fabrics and stylish modern materials have been handpicked to suit modern tastes. Our exclusive fitout partner, Ventura Living, design and oversee the crafting of all our furnishings just for our residents. Even our bespoke beds are filled with thought and give you easily accessible and clever additional storage.





Social U

U Hansfield will feature the brand-new U Lounge which will offer residents a concierge service, chill out area, parcel collection and dry-cleaning service. In this new era of work from home, this facility will offer a great way for residents to work within the comfort of their own development but away from their apartment. U Lounge

also allows you catch up with friends or fellow residents, do some online shopping or watch a big game all within your home comforts. We have designed this space as an extension to your home, and it's exclusively yours to use. Our parcel collection service will mean that you do not have to be home when your latest purchase arrives.



Right in the heart of Hansfield

Escape the hustle and bustle of the city centre without sacrificing schools, shops, cafés, bars and restaurants. Perfectly positioned within Dublin 15, your new home is connected to a vibrant community of businesses, clubs, schools, and facilities.

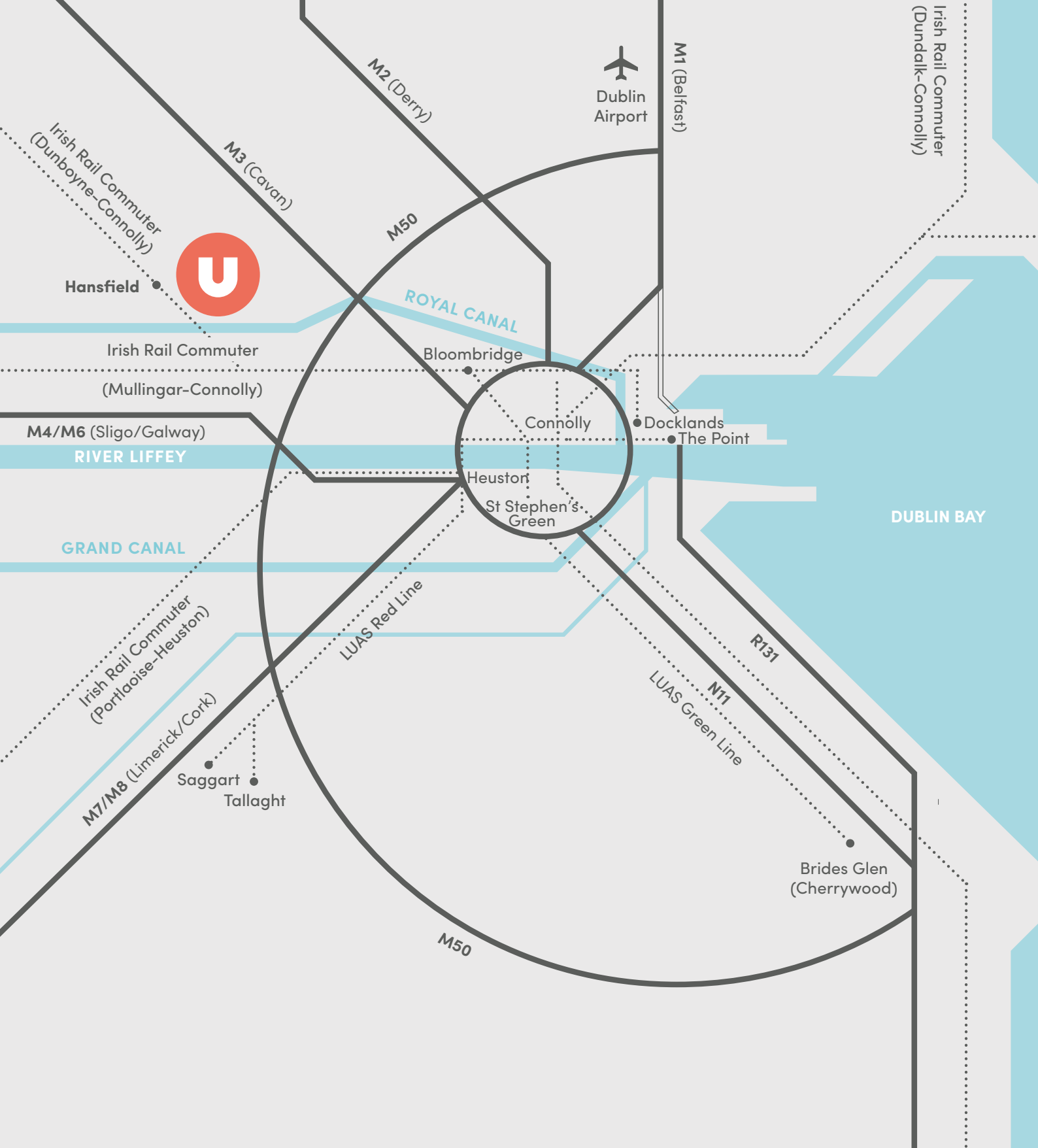
This growing community offers all the attractions of a village lifestyle, whilst being directly connected to city and country.





Getting U around

U Hansfield is excellently positioned on the Dunboyne commuter train line (a 2-minute walk from the development), which has a peak journey time of 25 minutes to the Docklands and Connolly station and the area is also served by a QBC that facilitates the 39 and 39a Dublin routes throughout Dublin city direct to UCD. Hansfield is also a short distance from the M3 and M50 Motorways, providing easy access into and out of Dublin City Centre and further afield for commuters. The development is also close to a host of key employment hubs in Blanchardstown, Leixlip and Clonee.



Travel Times

Blanchardstown
Shopping Centre

10mins

Connolly
Hospital

13mins

Dublin
Airport

20mins

Dublin
City Centre

30mins



Local to U

Local amenities that service everyday living are close by.

These include Dunnes Stores, Lidl and Tesco; Blanchardstown Shopping Centre & Village; Clonsilla Pharmacy; Castleknock Golf Club; Phoenix Park; Dunboyne Castle and the Food and Crafts Market at Farmleigh.

There are plenty of school and childcare options (including crèches) for its residents which include Busy Bees Childcare, Hansfield Educate Together NS, Castaheaney Educate Together, St. Benedicts NS, Hartstown Community School and Mary, Mother of Hope Junior NS.



A 10 minute walk...

Dunnes Stores
Hickeys Late Night Pharmacy
Ongar Dental
Domino's Pizza
Just Chillin Off Licence
Tara Noodle & Sushi Bar
Umami Asian Food Store
Pavlovs Bakery
Shangri-La Asian Takeaway
Rendezvous Coffee House

A 10 minute drive...

Blanchardstown Shopping Centre
National Aquatic Centre
Luttrellstown Castle Resort
Luttrellstown Golf Club
Hartstown Huntstown Football Club
Westmanstown Golf Club
Westwood Westmanstown

Key Features

- Right at Hansfield Train Station
- High quality kitchens, bathrooms, and appliances
- Bespoke high-quality furnishings by Ventura Living
- Highly efficient homes – warm year-round and low energy bills
- Fully wired for phone, cable, and immediate super-fast broadband –exclusive Virgin Media deals available only for Urbeo residents
- Safe and secure
- Secure car and bike parking on site
- Dedicated Management Team on call just for you
- U Lounge for work, play and exercise.
- Located beside Blanchardstown Shopping Centre
- Easy Access to M50 and key employment hubs

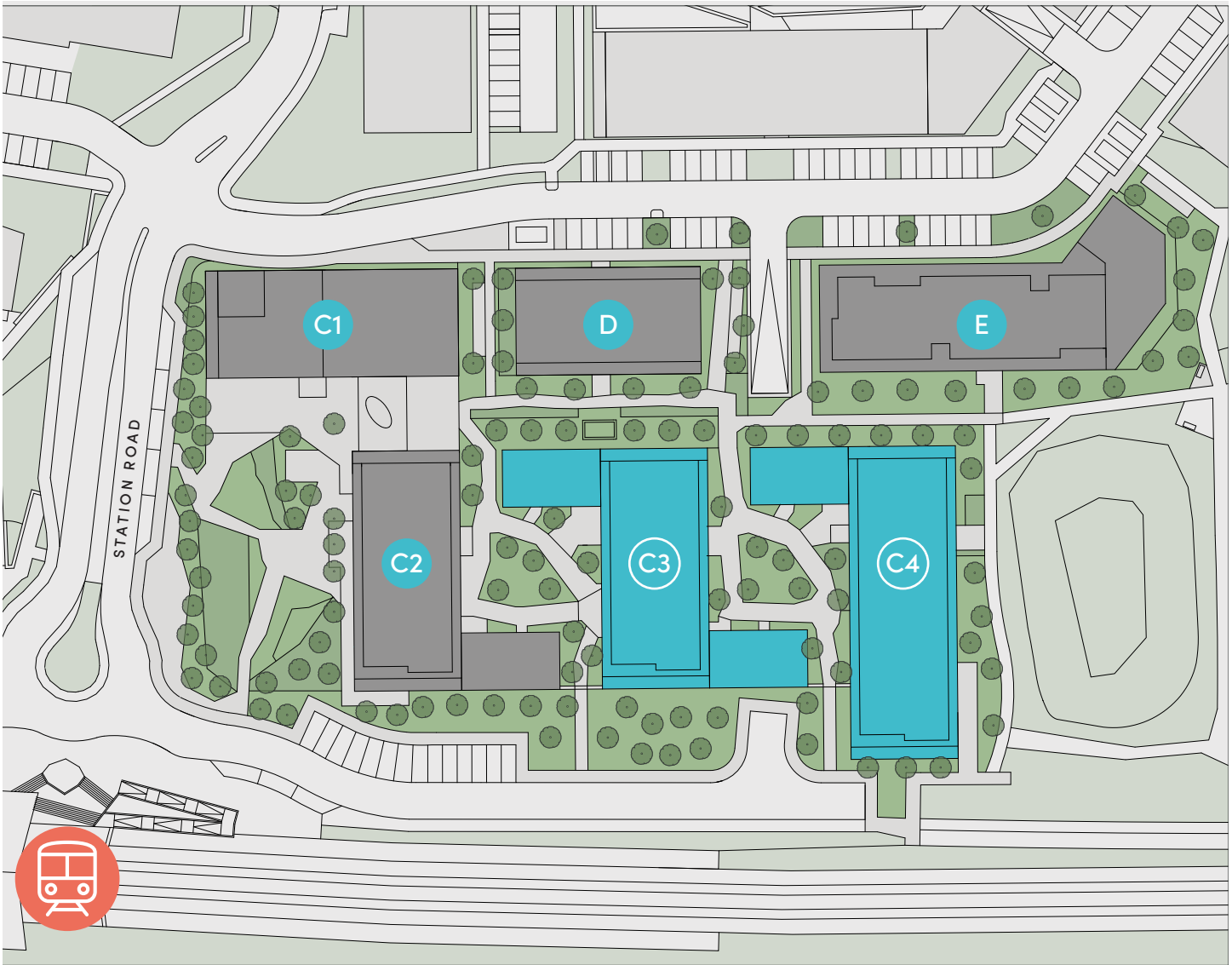
**Phase 2 prices
starting from***

*per calendar month

**2 bed
apartment
€1,950**

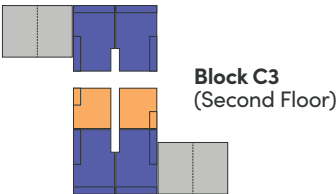
**3 bed
apartment
€2,250**

Site Plan & Unit Types

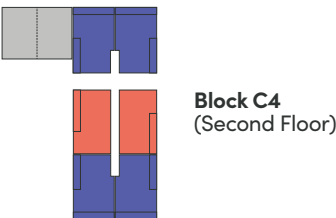


Typical floor plates:

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Block C3
(Second Floor)



Block C4
(Second Floor)

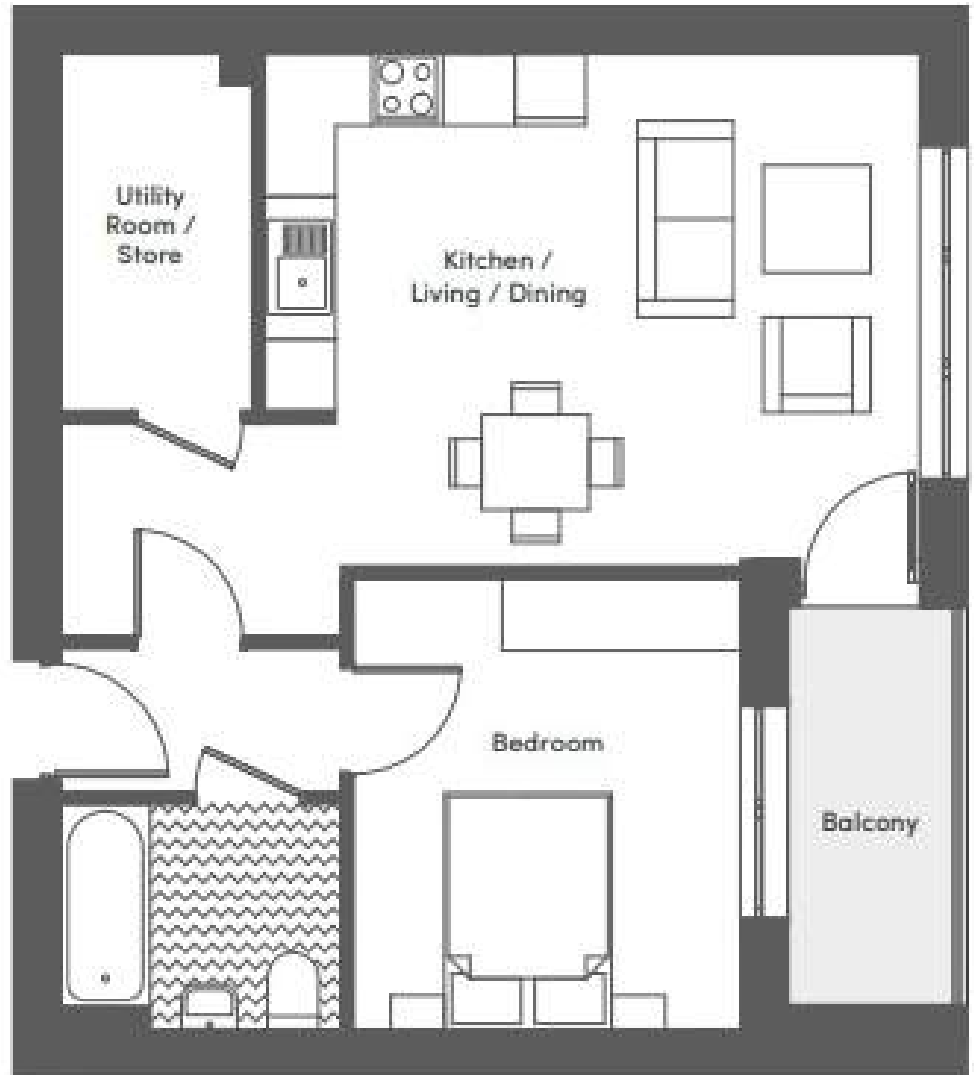
Apartment Legend:

Type A 1 Bed Apartment (Single Aspect) 51 sq.m	Type B 2 Bed Apartment (Double Aspect) 80-81 sq.m	Type C 2 Bed Apartment (Single Aspect) 78-88 sq.m
		Type D 3 Bed Duplex (Double Aspect) 109 sq.m

Type A

1 Bed
Apartment
(Single Aspect)
61 sq.m

A generous
well laid out 1
bed apartment
featuring Bespoke
high-quality
furnishings by
Ventura Living.



These floor plans are representative only. Please note that specific layouts of properties may vary depending on availability, floor, location etc.

Type B

2 Bed
Apartment
(Double Aspect)
80 sq.m

A generous 2 bed apartment for singles and couples alike. Lots of light from full height windows, two store rooms and a private balcony. A flexible open plan layout allows comfort for working, dining or catching up on the latest box-set.

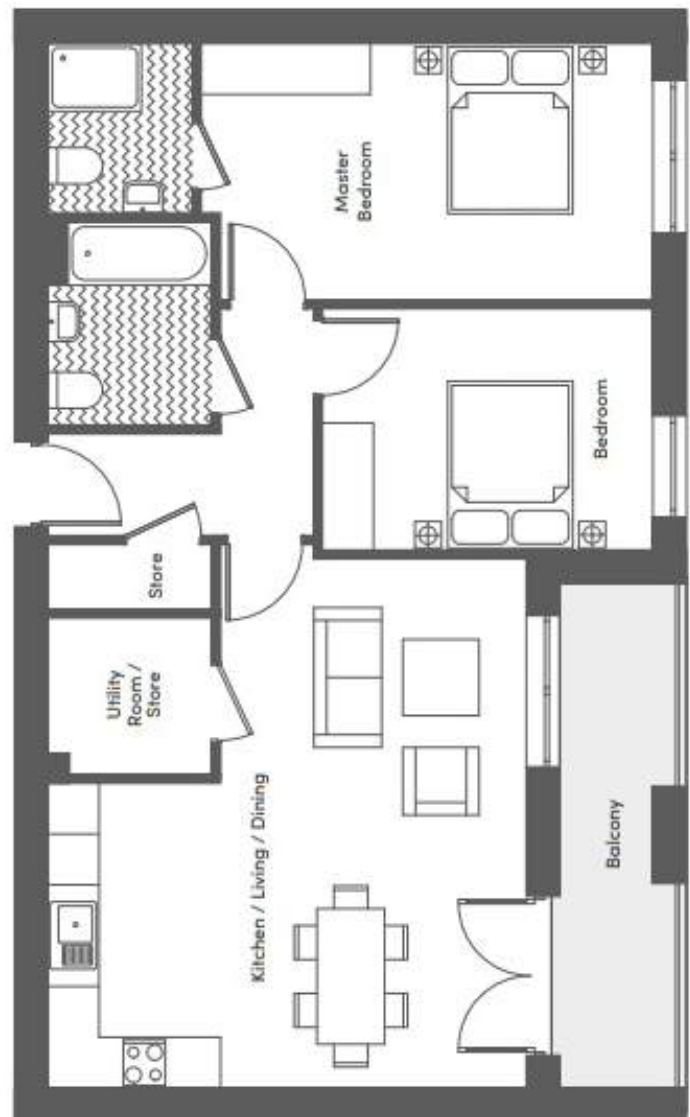


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Type C

2 Bed
Apartment
(Single Aspect)
81 sq.m

This large, bright 2 bed apartment offers open plan living and ample of storage. Featuring large light flooding windows throughout as well as generous balcony.

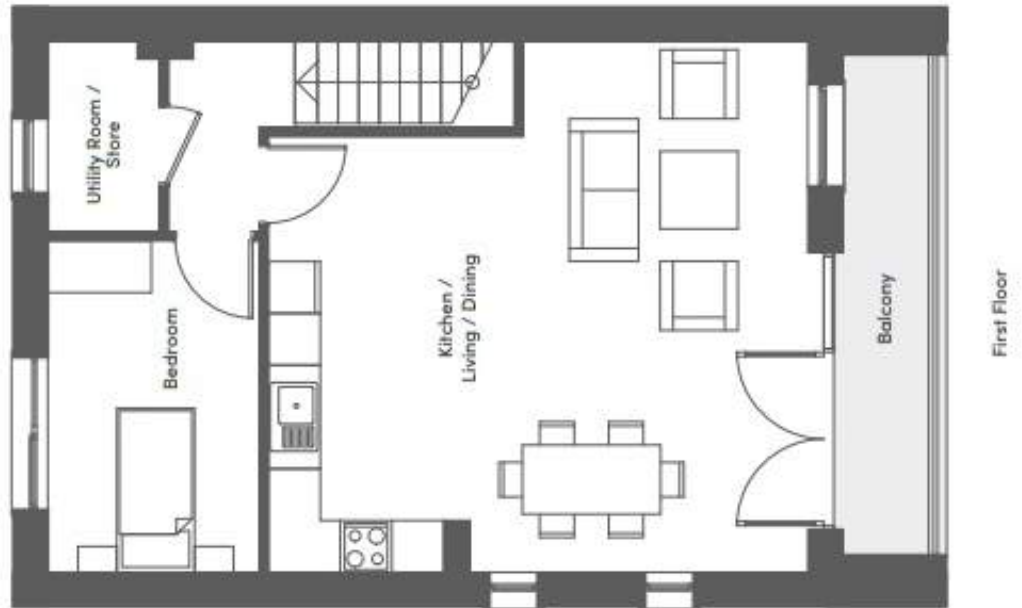


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Type D

3 Bed
Duplex
(Double Aspect)
109 sq.m

This large duplex is definitely our swankiest home. A large open plan living area will comfortably accomodate all your friends for delicious summer dinner parties.



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Renting with U

We place you at the centre of everything we do. From the choice of great locations, to the design of your home, daily maintenance and attention to detail, our priority is always you.



A landlord you can trust.

We are reliable, friendly, and most importantly, we will do what we promise to do. Our dedicated management teams are on-call for you.



Flexibility and Security.

We want you to have security of tenure. We own all our buildings, and this is our business which means you can rent with us for as long as you want!



We take Care of U.

We want you to look forward to coming home. All our developments have a dedicated management team who will attend to your needs.



Seamless Move-In.

We make the move-in process as seamless as possible with the help of our friendly letting agents.



We'll do the hard work.

We want you to be proud of where you live. We cut the grass, weed the flower beds, and sweep the pavements giving you more time to enjoy life.



Connected Developments.

Our homes are close to quality public transport links and road infrastructure so you can spend more of your time where you want to, not getting there.



U by Urbeo is a newcomer in Dublin's rental accommodation market. We are bringing you beautiful modern homes in well-connected and managed communities all around the city.

We are an institutionally owned and professionally managed Irish residential rental business. We are focused on creating best-in-class, high quality residential rental neighbourhoods with an emphasis on customer service and active management. We currently have over 500 properties under management and over 1,000 units under construction in and around Dublin city.

Find out more at ubyurbeo.com.

DISCLAIMER

Any intending tenant(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by Urbeo or by MDPM, as the landlord's agent, in respect of the premises shall constitute a representation inducing the tenant(s) to enter into any lease, or any warranty forming part of any such contract to lease. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by MDPM as Urbeo's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending tenant(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by Urbeo or by MDPM as Urbeo's agent, shall give rise to any claim for compensation against Urbeo or against MDPM, nor any right whatsoever of rescission or otherwise of the proposed lease. Any intending tenant(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through MDPM.

Sole letting agent:
May Sidarat / Billy Flynn



uhansfield@savills.ie
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