



**CLIENT:** Excel Electrical  
([www.excelelect.com](http://www.excelelect.com))

**PROJECT:**  
Donnybrook Gardens, Dublin

**LOCATION:**  
Donnybrook, Dublin 4

**OBJECTIVE:** Supply high end  
fixtures and fittings plus fibre  
to the home



## EXPERT FINISH FOR MODERN SOUTH DUBLIN RESIDENCE

WHEN HIGH QUALITY PRODUCTS MEET EXPERT  
INSTALLATION, THERE IS ONLY ONE RESULT.  
A TOP CLASS FINISH!

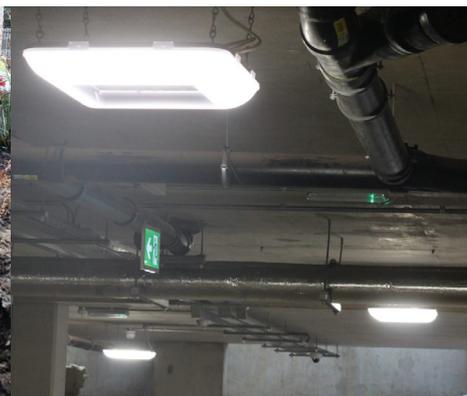
### LOCATION & DEVELOPMENT

These modern homes are inspired by the tradition of grand apartment-living found in the great cities of the world. Designed and constructed by a dedicated team, every detail has been painstakingly considered to create an exceptional place to live with high-end fixtures and fittings plus manicured gardens contributing to a new standard of living.

The interiors are premium, yet incredibly practical. The two-bedroom apartments consist of a large hallway which opens into an open plan kitchen, living and dining space with room for a large dining table. The master bedroom features a walk-in wardrobe and ensuite with double sink. The large dual-aspect wraparound balcony, accessed from the master bedroom, kitchen and living room, is an extension of the living space and offers a peaceful outdoor retreat from which to enjoy the beautiful landscaping.

These highly efficient homes are designed to be both elegant and practical, with high quality bathrooms and wardrobes, a dedicated utility room, and plenty of storage space. Additionally, each apartment comes with a dedicated parking space and secure carpark-level storage unit. The 85 apartments and penthouses in Donnybrook Gardens are arranged in five elegant buildings, each with its own impressive entrance with double-height hallways and only four apartments per floor. The buildings are surrounded by shared common gardens, with a central south-facing lawn. It is the attention to detail and commitment to quality that makes Donnybrook Gardens an exceptional place to live.

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## THE PROJECT

**Description:** Cairn homes carried out the Design and Construction of this entire development, consisting of 85 luxury apartments, underground carpark and beautifully landscaped gardens.

The development comprises of a mix of apartments, in 5 new buildings 5 storeys high. It is built over a basement carpark with plenty of storage space for each apartment.

Kelliher's Electrical Kilkenny, through their long standing and loyal relationship with Kilkenny based electrical contractor Excel Electrical supplied top-quality products that were coupled with Excel's expert installation.

High end lighting, fixtures and fittings were installed along with fibre to the home and PoE switches from Gigamedia. Gigamedia PRE-T fibre as it's called, is manufactured in Gigamedia's workshop in France. All pre-terms are made to the client's specific needs. Before PRE-T is dispatched from the factory it undergoes a full OTDR Test and comes complete with an electronic QR code that links to the test results the description of the fibre and the engineer that manufactured it.

PRE-T is a fast-effective fibre solution that helps make the install more efficient for the installer speeds up the install, and delivers quality product within budget enabling the installer to get it completed on time and on to his next Gigamedia project.

### Kelliher's Kilkenny supplied:

- High end wiring accessories from Schneider with integrated USB connections
- Gigamedia fibre to each apartment FTTH (Fibre to the Home) - Connected 123 domestic cabinets

- 'Excel are a Gigamedia Platinum Partner' giving them extra benefits
- Underground carpark lighting with in-built PIR
- All internal hallway lighting
- External lighting
- Emergency lighting

### Who is Excel Electrical? [www.excelelect.com](http://www.excelelect.com)

Established by Tipperary native and Irish Management Institute graduate, Donie Corcoran in 1996, Excel Electrical has grown to become a leading Electrical Contractor with a proven track record of delivering a diverse range of projects across the complete spectrum and operate on a nationwide basis.

They have worked with all of the well-known Main Contractors and design teams on a variety of prestigious and exciting projects across the country, from art galleries to theatres to churches. Their business is based on strong client relationships with reputation and trust at the core, always keeping in mind the company's motto of "getting it right first time – safely".

Their curriculum vitae includes electrical service installations across the following areas: research, healthcare, education, Department of Defence, financial institutions, residential developments, conservation, retail, call centres, commercial, general public buildings and public lighting.

Dedicated to providing their customers with the highest standard of service, they ensure their clients meet all current compliance requirements and have the most effective electrical, security and networking systems to suit their requirements and budgets, all while minimising energy waste.