

OLDMEADOW

oldmeadow.ie



INTRODUCING

OLD MEADOW

The ultimate in designer style and sophistication can be yours at Old Meadow, a prestigious new development on Grove Avenue, one of the most sought-after roads in Blackrock, Co Dublin. Comprising five new architectural houses and nine exceptionally designed apartments, Old Meadow is ideal for those who want an excellent standard of living in a superbly finished new build in one of Dublin's most exclusive and well-connected addresses.





FUTURE BUILT HOMES

The homes at Old Meadow are finished to an exceptional standard and feature an array of high-quality fixtures and fittings. Highlights include bespoke handmade kitchens complete with Siemens appliances, spacious utility rooms, contemporary bathrooms and ensuites, beautiful oak timber floors in living and circulation areas, and specialist joinery elements throughout. These are homes built to enjoy and love - not just for now, but for decades to come.



ARCHITECTURE AT ITS FINEST

Old Meadow is an eye-catching new development due to its high level of architectural details both inside and out. External elevations incorporate a mix of brick, render and rainscreen, which is both attractive and low maintenance. Landscaped public areas perfectly complement these stylish homes, featuring environmentally friendly paved areas and plenty of green space.



ENJOY THE BEST OF BLACKROCK

There's plenty to see and do in beautiful Blackrock. This historical neighbourhood is packed full of excellent amenities, including two shopping centres (one with a large Marks & Spencer foodhall), a host of exclusive boutiques, restaurants to suit every palate and lots of lively pubs and bars. This popular area is simply bursting with things to see and discover.



RIGHT ON YOUR DOORSTEP

Discover Blackrock Park, a beautiful green area on the edge of the village and overlooking the sea. Take a stroll around the picturesque lake, explore the old bandstand, set the kids loose in the playground or take your walk further along the scenic coastal path - it's all just minutes from your new home.



CONVENIENCE ABOVE ALL ELSE



Blackrock is fast becoming one of Dublin's culinary hotspots. Here you can find every type of dining experience, from burgers at Five Guys to fine dining at the Michelin starred Liath restaurant. Start your day with an excellent coffee from Bear Market, stop for lunch at the Wooden Spoon for a fresh gourmet sandwich and pick up dinner at the Butler's Pantry - there's a new dining choice for every day of the week.



CONNOLLY
STATION

30
MIN

BLACKROCK
STATION

With two freshly upgraded shopping centres just minutes away, convenience really is the name of the game at Old Meadow. And if you need to go further afield, the highly convenient DART commuter service is just a five-minute walk away, along with several bus routes serving Dublin and beyond. For motorists, Blackrock is located just off the N11 road, and a short drive away from the M50.

CLOSE TO EVERYTHING

Old Meadow is located in Blackrock, an exclusive village on the coast of South County Dublin. Along with its neighbours, Sandymount and Monkstown, Blackrock is a highly sought after residential area thanks to its peaceful coastline, beautiful architecture and excellent amenities. It's also one of Dublin's best connected suburbs, with the regular DART commuter service on your doorstep.



SPECIFICATIONS & FINISHES

Five new architectural block built houses and nine exceptionally designed apartments featuring a range of high-quality fixtures and fittings with a selection of carefully designed details.



EXTERNAL FINISHES

- Contemporary styled external elevations incorporate a mix of brick, render and rain-screen.
- Alkorplan and Alkor standing seam roofs to provide modern low maintenance finish.
- High quality hand cast bricks.
- Powder coated aluminium flashings and capping to colour match with windows.
- High quality landscaping with environmentally friendly paved areas and generous rear patios.
- Dedicated children's play area in the shared green spaces.
- Rear gardens of houses are levelled, top soiled, raked and seeded.
- External power socket and outside tap fitted as standard in houses.
- Environmentally friendly permeable paving to driveways as standard.

INTERNAL FINISHES

- High quality oak timber floors in living areas and circulation areas.
- Each home is painted throughout in colours and tones selected by interior design team that compliment the built in furniture and fittings.
- Extra high ground floor ceiling creates a great sense of space.
- High quality pre-cast concrete floors and stairs throughout houses and apartments.
- High level of soundproofing.
- Painted skirting and architraves.
- Architectural details throughout the scheme and specialist joinery elements.

KITCHEN

- Superior quality contemporary styled bespoke handmade kitchens with extra high units.
- Stone Option of four colours and upstand / splashback.
- Stainless steel kitchen sink and mixer tap.
- Generous appliance package included Siemens integrated fridge freezer, Siemens microwave, Siemens dishwasher, Siemens double oven and Siemens induction hob.

UTILITY ROOM

- All units have separate utility areas plumbed and wired for washing machine and tumble dryer with built in storage units.
- Where size permits an additional sink provided in the utility.

BATHROOMS & ENSUITES

- Stylish and contemporary bathrooms, ensuite and guest WC.
- Pressurised showers with large rain head and recessed shelves where possible.
- Large format contemporary tiles in all bathrooms. with non-slip on the floors.
- Bathroom storage included in all main bathrooms and selected en-suites.



Images are for illustrative purposes only

WINDOWS, DOORS & IRONMONGERY

- Aluminium and alu-clad high efficiency triple and double glazed units.
- Solid painted metal framed front door with multi point locking system.
- High specification joinery and internal door and ironmongery fit out.
- Extra tall internal doors complementing the high ceilings on main spaces.
- Sliding HS doors to paved terrace/ balcony areas in most units.

ELECTRICAL

- Generous and well-designed electrical and lighting specification.
- Specialist LED internal track lighting within units
- Wired for TV/ Broadband throughout.
- Central satellite dish for apartments.
- Electrical car charging points provided.
- Chrome plated sockets to kitchen worktop areas and dining family areas.
- USB charging sockets in selected locations for added convenience.
- Smoke/heat and carbon monoxide detectors fitted as standard.
- Full fire alarm system in apartment block.
- Video intercom systems to front gates from all units.

HEATING & VENTILATION

- A1/A2/A3 BER - almost passive rating on all homes for maximum comfort with minimum running costs.
- All homes are fitted with full mechanical Heat Recovery Ventilation system which is designed for continuous 24-hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the stale air is extracted a heat exchanger within the mHRV unit recovers up to 90% of the heat and transfers it into the clean fresh air supply entering the lounge and bedrooms. The benefits of this system are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air entering the house is filtered.
- Highly efficient A-Class Air to water heat pump central heating system providing energy efficient central heating and a large capacity of hot water storage.
- Underfloor heating throughout all areas providing unrivalled comfort.
- High specification air tightness and insulation to walls, floors and roof areas.

WARDROBES

- Superior quality contemporary styled bespoke handmade wardrobes, featuring a variety of storage options offering a combination of hanging, shelved and drawer space.

STRUCTURAL WARRANTY

- For additional peace of mind each home is certified by the Global Warranty 10 Year Guarantee Scheme.



SOPHISTICATED & LUXURIOUS

Striking design details and compelling features throughout are balanced by an understated, sophisticated tone that equates to a truly elegant home in the perfect location.

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“THE INTERIOR DESIGN SCHEME FOR OLD MEADOW COMBINES A NATURAL MATERIAL PALETTE DRAWING ON THE IRISH LANDSCAPE, COMBINED WITH HIGH END FINISHES THAT CONVEY REFINED, CONTEMPORARY LIVING IN A MODERN SETTING.”

Moya Farrell
Interior Designer

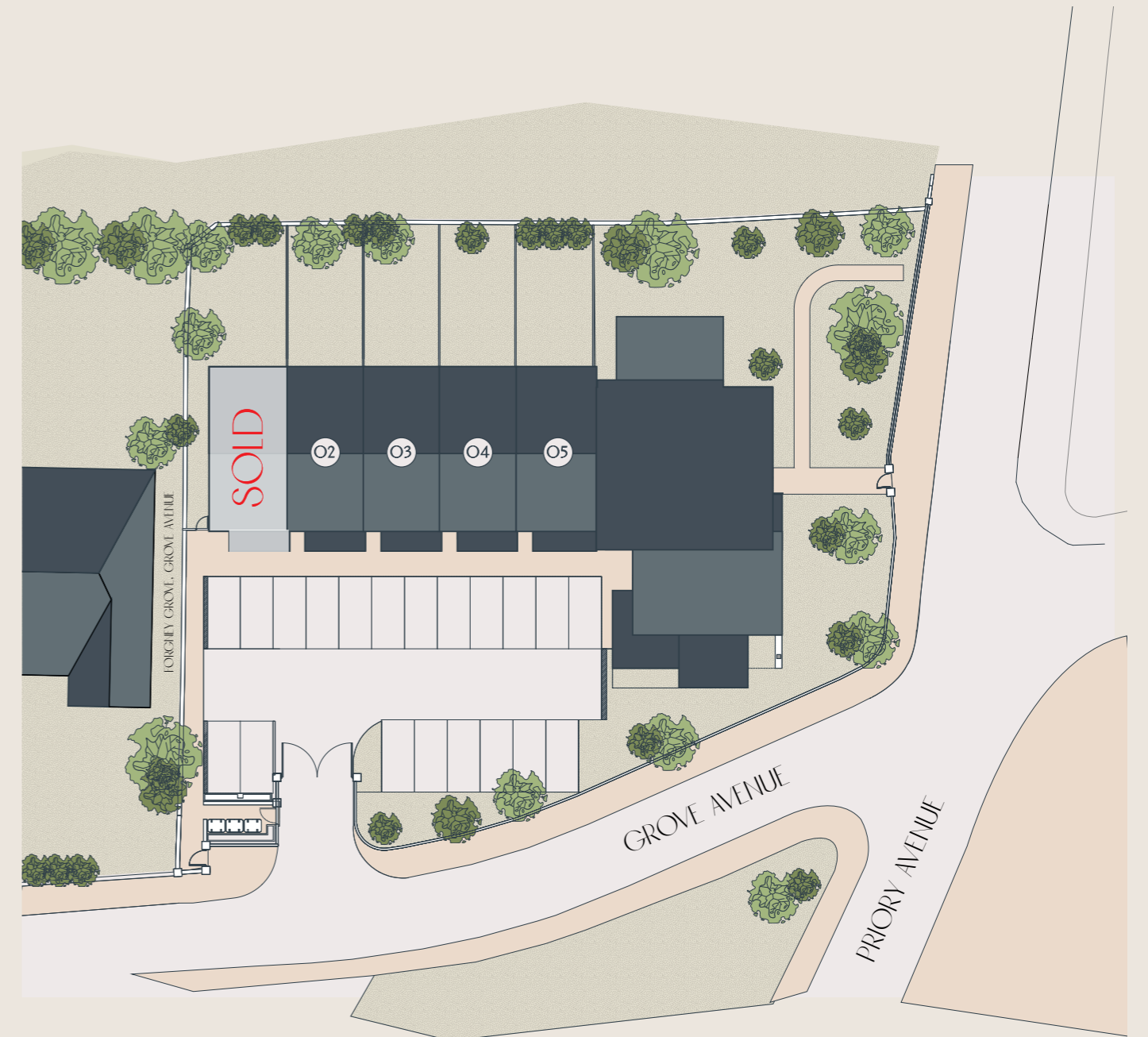




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SITE PLAN

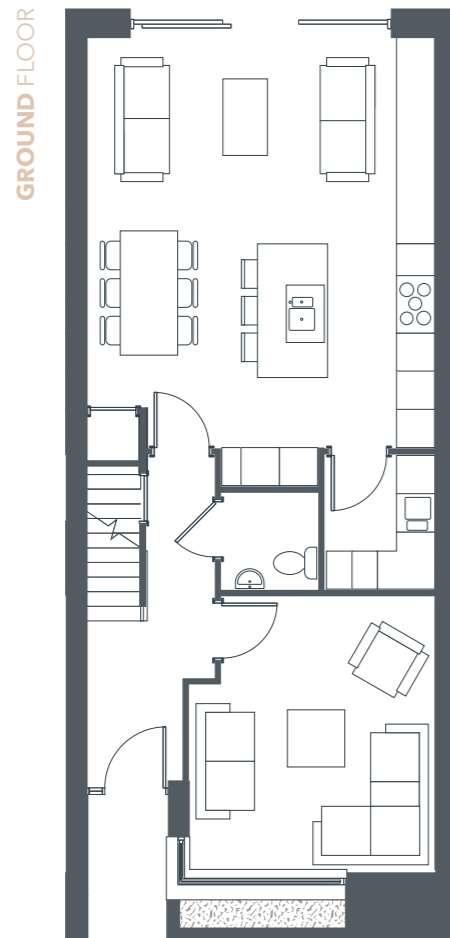
Unit No.	Type	SQM	SQFT	Private Amenity Space (SQM)
HOUSES				
1	3 Bed with Study	SOLD 66	1,786	0
2, 3, 4 & 5	3 Bed with Study	199	2,141	3
APARTMENTS				
6	2 Bed with Study	130	1,399	12
7	2 Bed	101.5	1,092	10
8 & 11	1 Bed	56	603	7
9 & 12	2 Bed	97	1,044	7
10 & 13	2 Bed	99.5	1,070	7.5
14	3 Bed Penthouse with Study	173.5	1,867	72



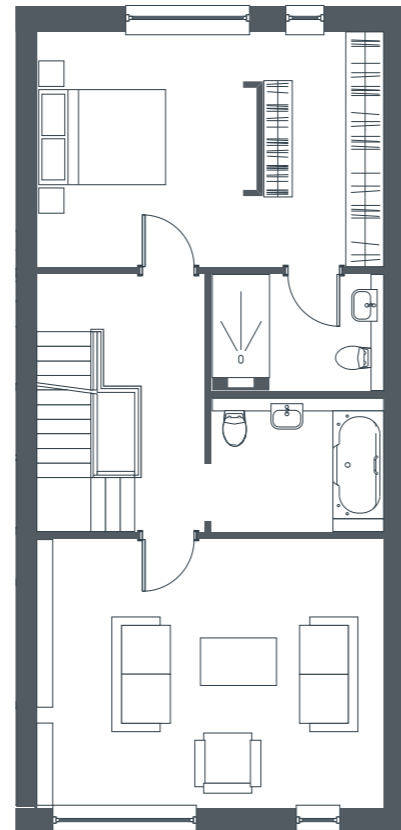
Plans are for illustrative purposes only. Layouts may vary

3 BED PLUS STUDY

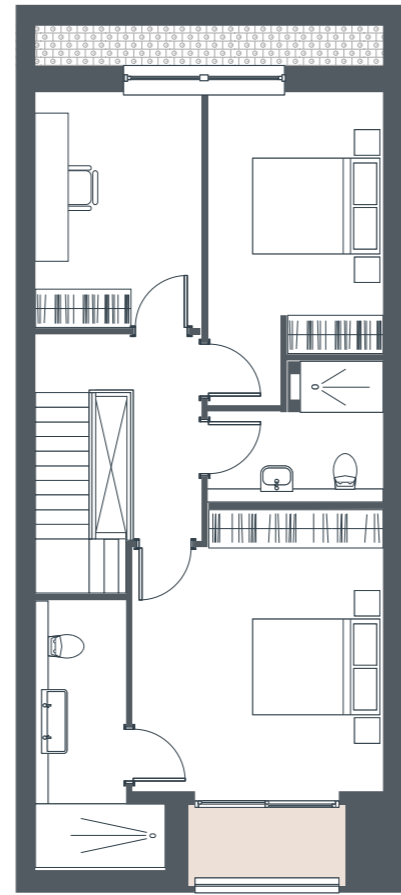
No.s 2 & 3
Mid Terrace
199 Sq.m | 2,141 Sq.ft



FIRST FLOOR

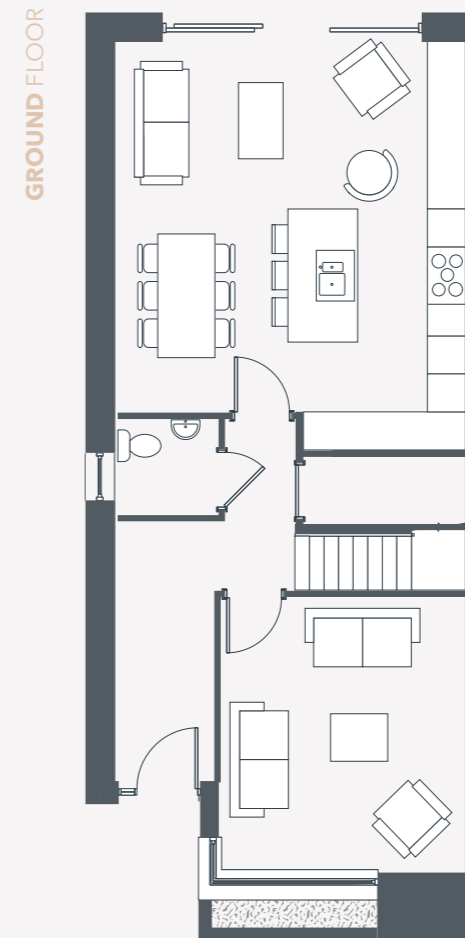


SECOND FLOOR

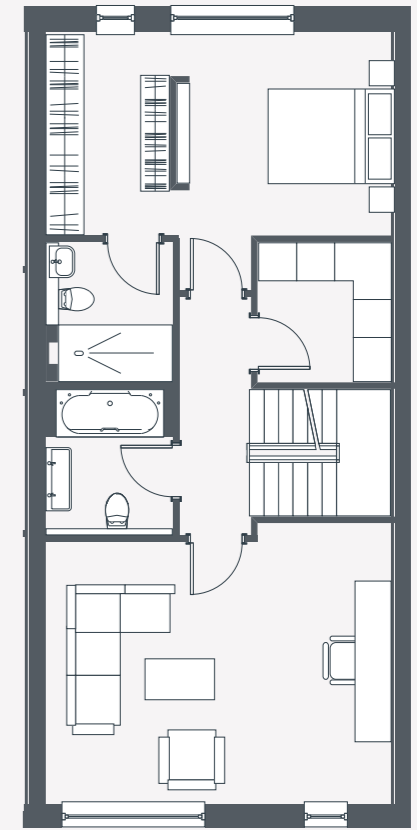


3 BED PLUS STUDY

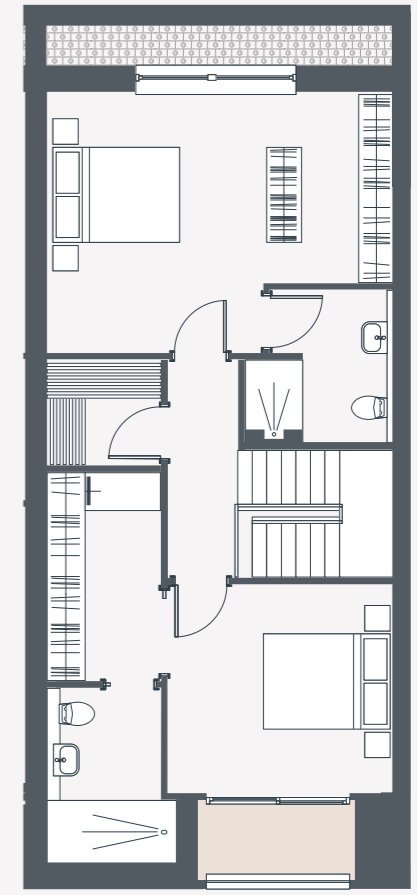
No.s 4 & 5
Mid Terrace
199 Sq.m | 2,141 Sq.ft



FIRST FLOOR



SECOND FLOOR



APARTMENTS GROUND FLOOR



APARTMENT NO. 6

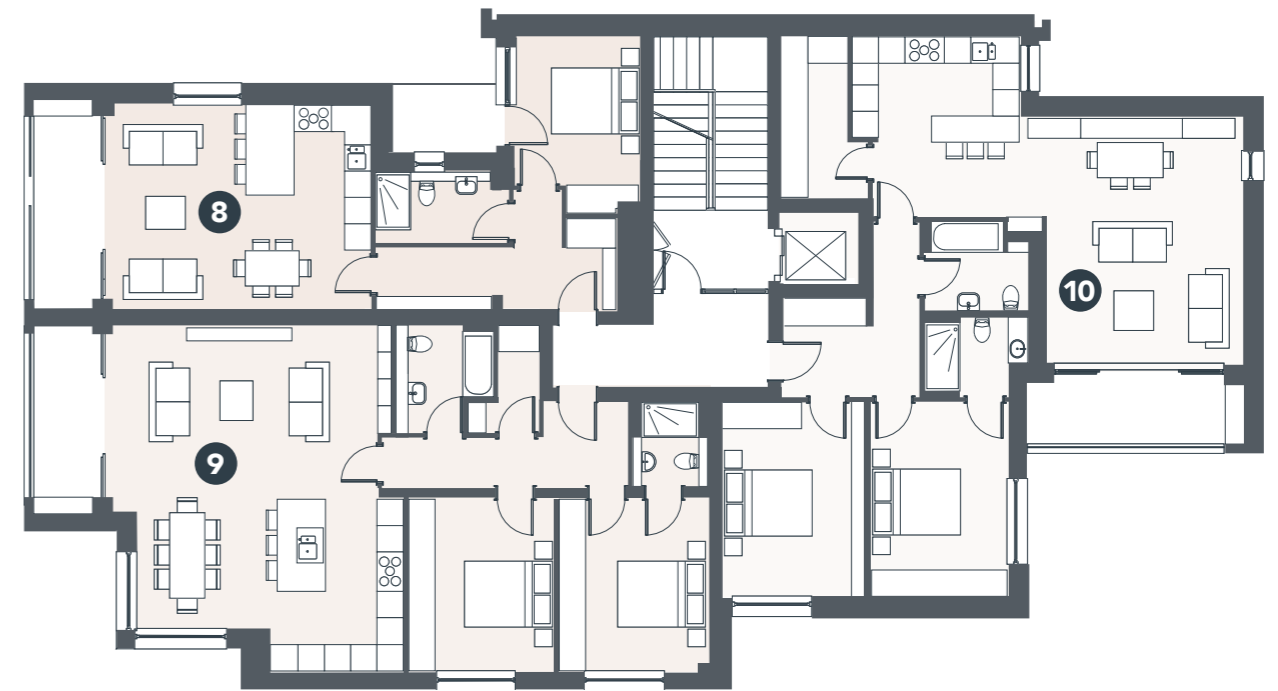
2 Bed with Study
130 Sq.m | 1,399 Sq.ft

APARTMENT NO. 7

2 Bed
101.5 Sq.m | 1,092 Sq.ft

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APARTMENTS FIRST FLOOR



APARTMENT NO. 8

1 Bed
56 Sq.m | 603 Sq.ft

APARTMENT NO. 9

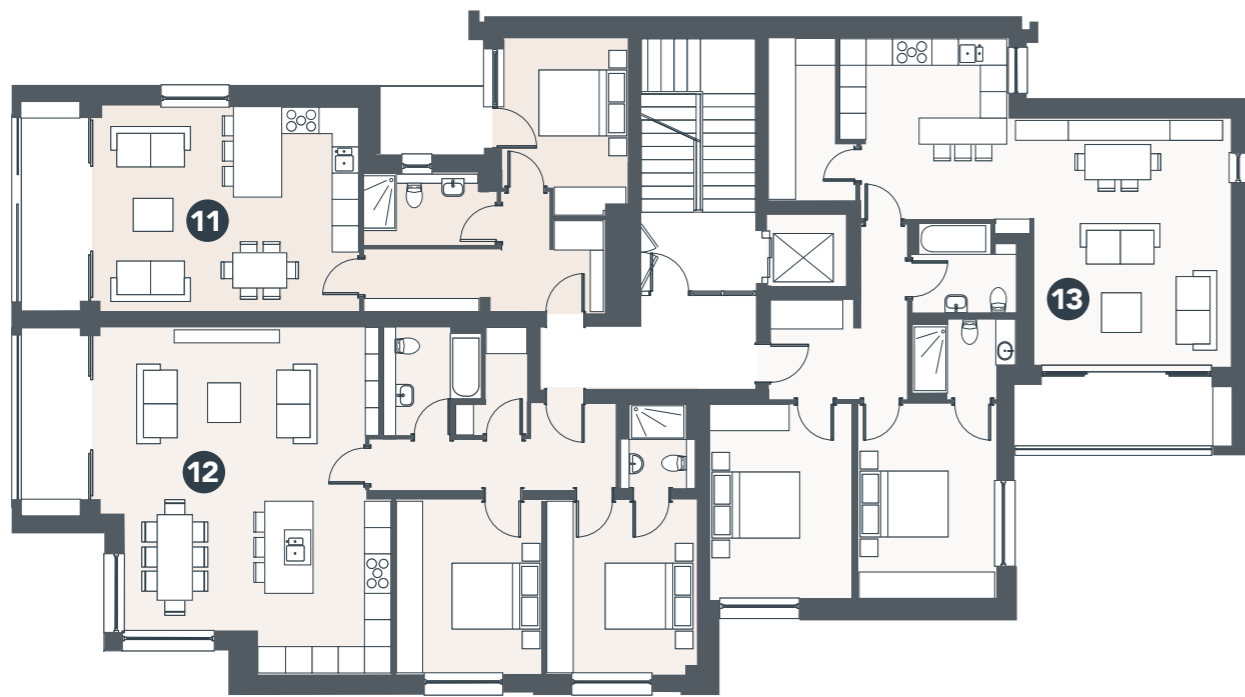
2 Bed
97 Sq.m | 1,044 Sq.ft

APARTMENT NO. 10

2 Bed
99.5 Sq.m | 1,070 Sq.ft

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APARTMENTS SECOND FLOOR



APARTMENT NO. 11

1 Bed
56 Sq.m | 603 Sq.ft

APARTMENT NO. 12

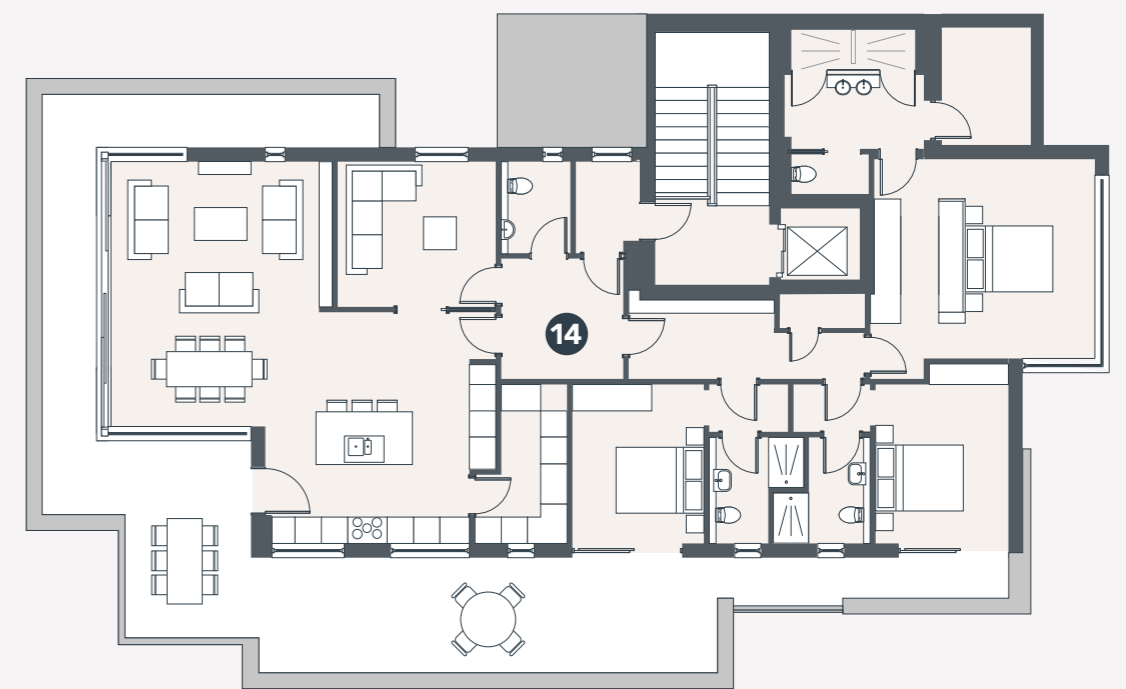
2 Bed
97 Sq.m | 1,044 Sq.ft

APARTMENT NO. 13

2 Bed
99.5 Sq.m | 1,070 Sq.ft

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APARTMENTS PENTHOUSE



APARTMENT NO. 14

3 Bed Penthouse with Study
173.5 Sq.m | 1,867 Sq.ft

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PROFESSIONAL TEAM

Developer



Agent



PSRA No. 002183

+353 1 667 1888

Architect



Interior Designer

AVENUE

Construction



Mechanical Engineer



Engineering Consultant



BER A2 A3



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