



Marianella

ORWELL ROAD • RATHGAR • DUBLIN 6

YOUR SPACE. YOUR TIME.

The Houses

WELCOME TO MARIANELLA

A beautiful collection of exceptionally designed homes

Cairn Homes are delighted to introduce The Houses at Marianella, an exceptional collection of large five, four and three-bedroom family homes and townhouses. With an emphasis on space and superior design, our bright and airy homes are generously proportioned and

built to the very highest specifications. These luxurious homes are surrounded by stunningly landscaped grounds and gardens, complementing its leafy setting of Rathgar and creating distinctive character of its own.

2



3





Built to the very highest specification, every aspect of the design has been meticulously considered to maximise the amount of space, light and practicality.

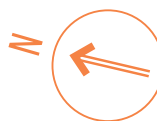






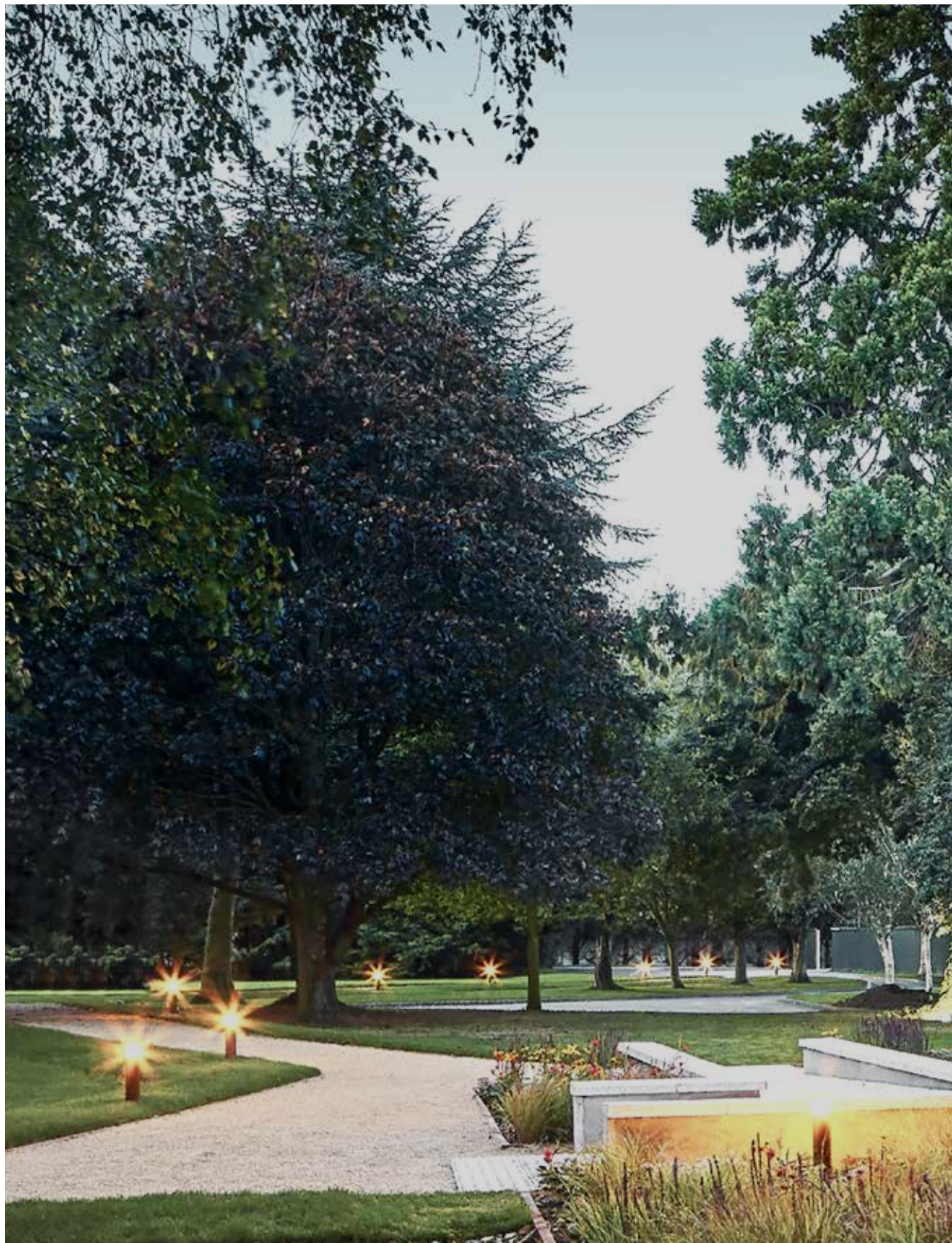
SITE PLAN

Marianella, a flagship development of the finest new apartments and houses carefully positioned amongst beautifully mature wooded grounds.



* Name subject to planning ** Subject to planning permission

Site plan and floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.
2018-03



The beautiful outdoor spaces at Marianella have been meticulously considered to create a harmonious environment that will age and grow gracefully.

THE AVENUE

Large
Five Bedroom
Home
With Two
Reception Rooms
Plus Study

FIVE BEDROOM HOUSE

1-12 THE AVENUE
~ SEMI-DETACHED ~

c248sq m / 2,669sq ft

SCHEDULE OF AREAS:

KITCHEN & DINING
4.6 x 8.3m

LIVING ROOM
4.6 x 5.8m*

FAMILY ROOM
4.8 x 5.3m*

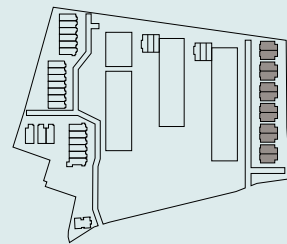
BEDROOM 1
4.2 x 4.2m

BEDROOM 2
4.0 x 4.7m*

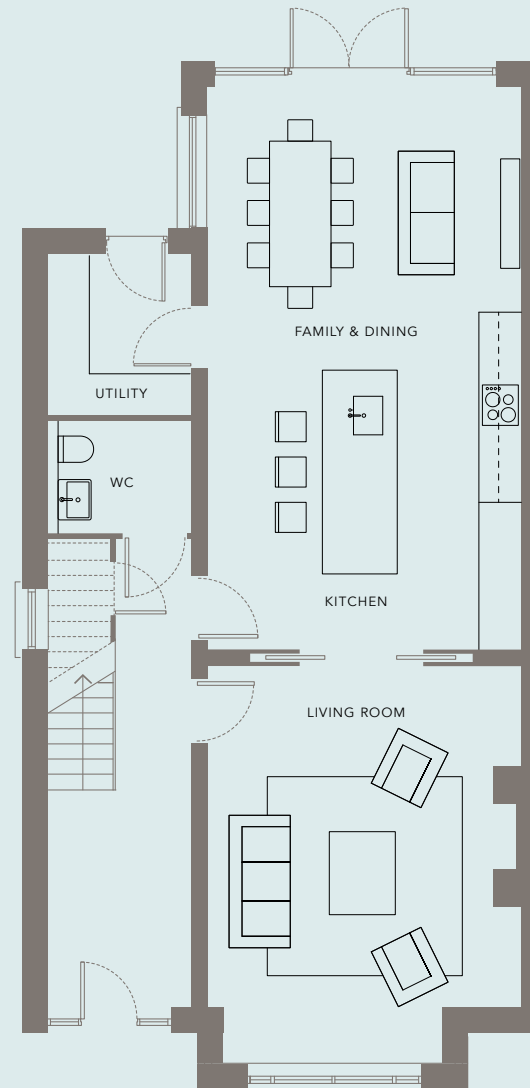
BEDROOM 3
3.5 x 3.9m

BEDROOM 4
3.2 x 3.5m

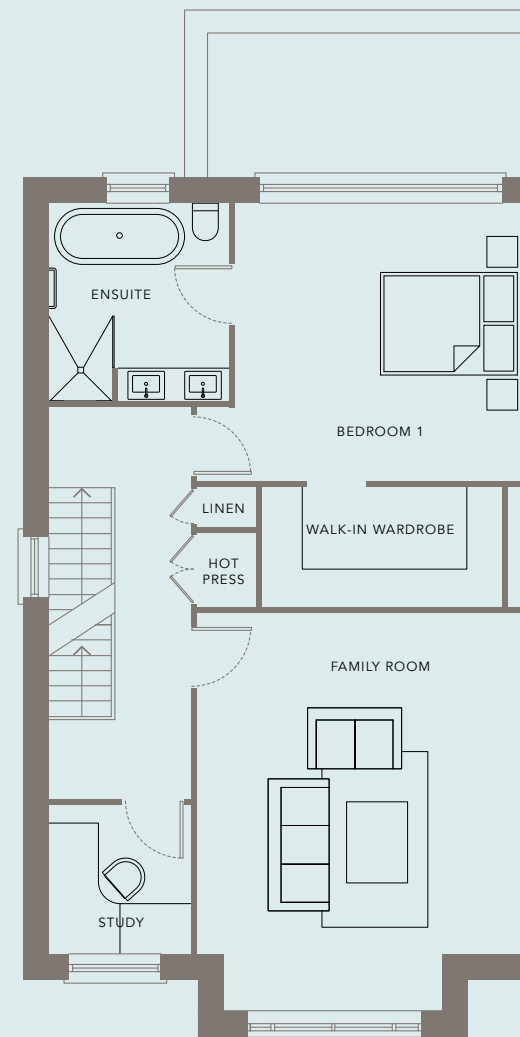
BEDROOM 5
2.8 x 2.8m



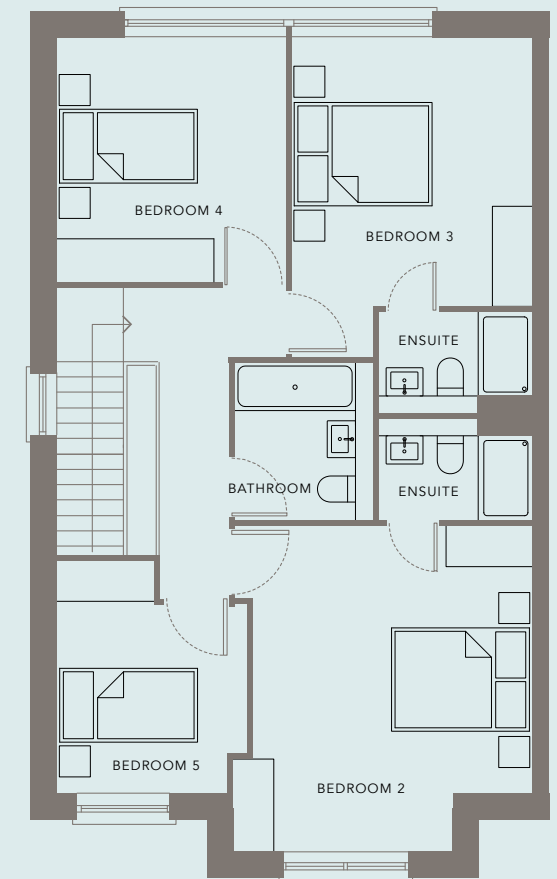
Ground Floor



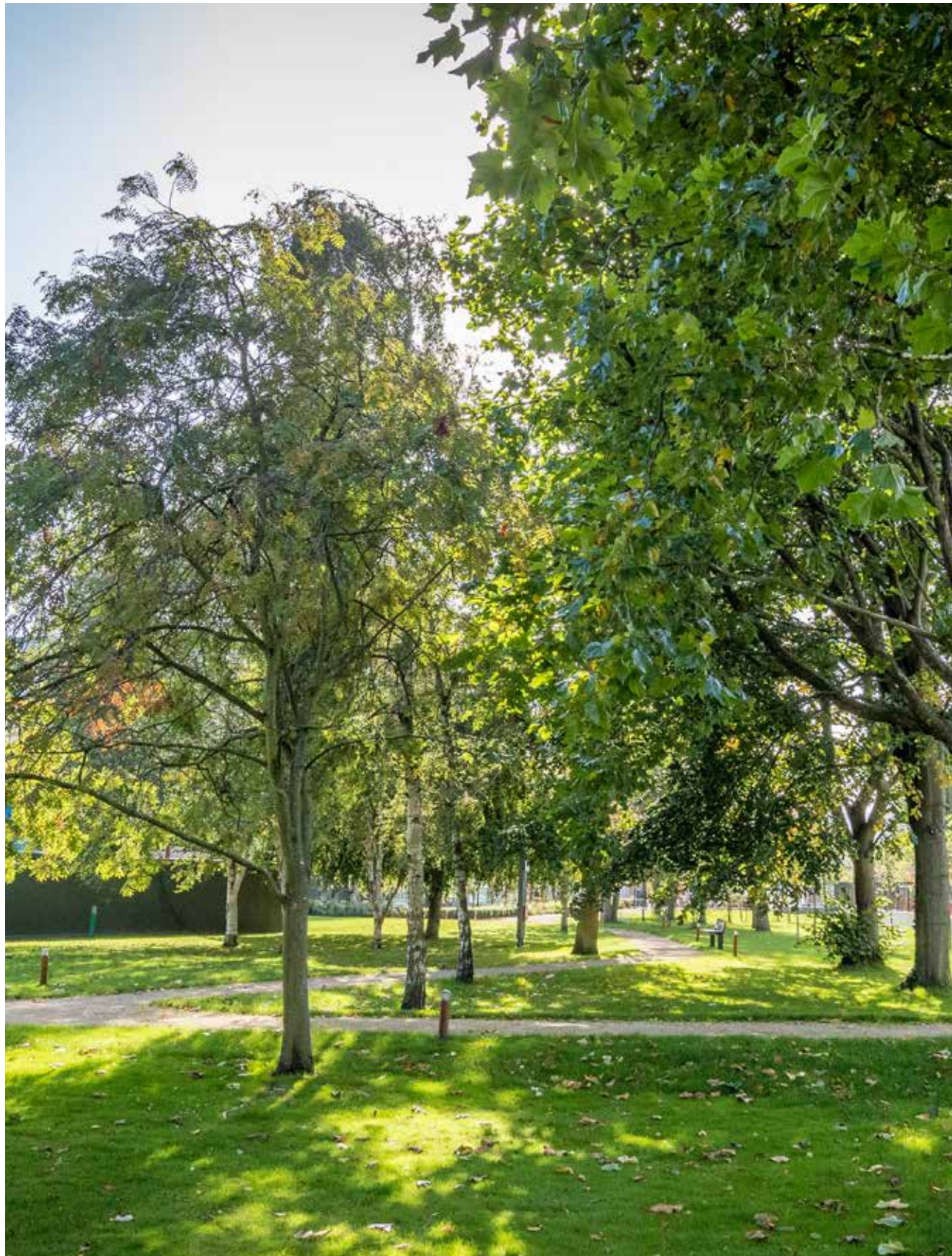
First Floor



Second Floor



* Does not include bay windows
Some plots are as per the floor plans shown but are mirrored.
Speak to your sales advisor for more information.
Floor plans, areas and room dimensions are indicative only and subject to change, construction variances and tolerances. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.



Marianella has much in common with the leafy setting of Rathgar, so it has been important to fit in seamlessly with these beautiful surroundings

THE PARK

Large
Four Bedroom
Home
With Two
Reception Rooms

FOUR BEDROOM HOUSE

15-18 THE PARK
~ MID-TERRACE ~

c225.8sq m / 2,421sq ft

SCHEDULE OF AREAS:

DINING & FAMILY
5.4 x 3.5m

KITCHEN
5.4 x 2.4m

LIVING ROOM
4.0 x 3.8m*

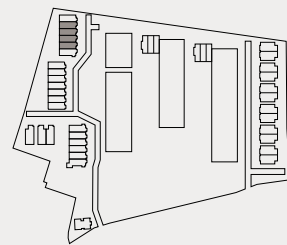
BEDROOM 1
5.4 x 4.2m**

FAMILY ROOM
5.4 x 3.8m*

BEDROOM 2
5.4 x 3.8m*

BEDROOM 3
2.5 x 4.2m

BEDROOM 4
2.8 x 4.1m



* Does not include bay windows

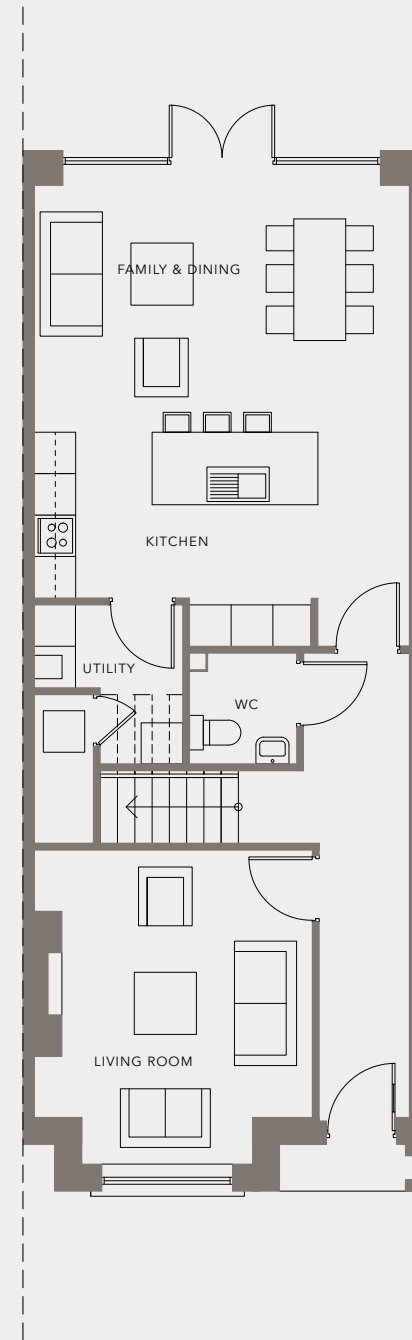
** Does not include walk-in wardrobe 2.4 x 3m

Some plots are as per the floor plans shown but are mirrored.
Speak to your sales advisor for more information.

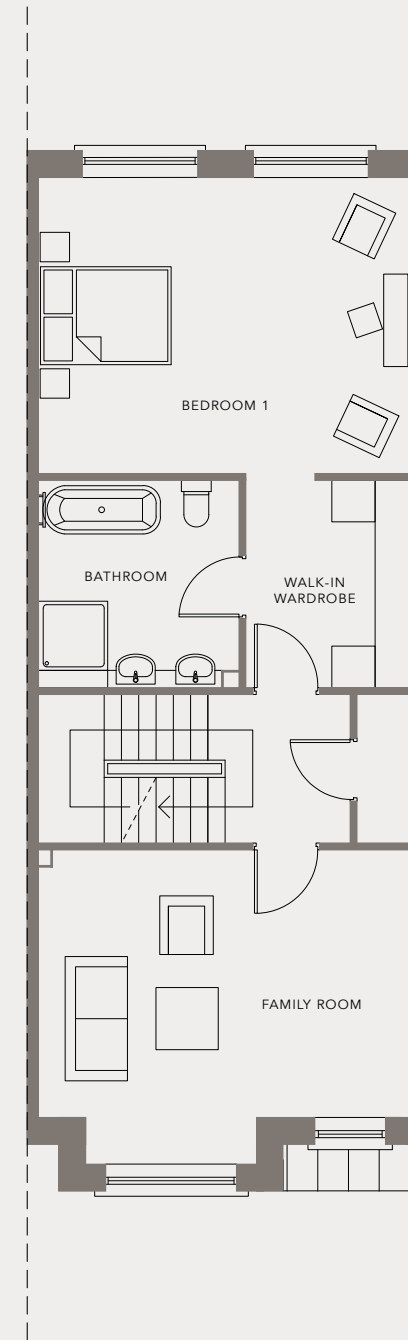
Floor plans, areas and room dimensions are indicative only and subject to change, construction variances and tolerances. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.



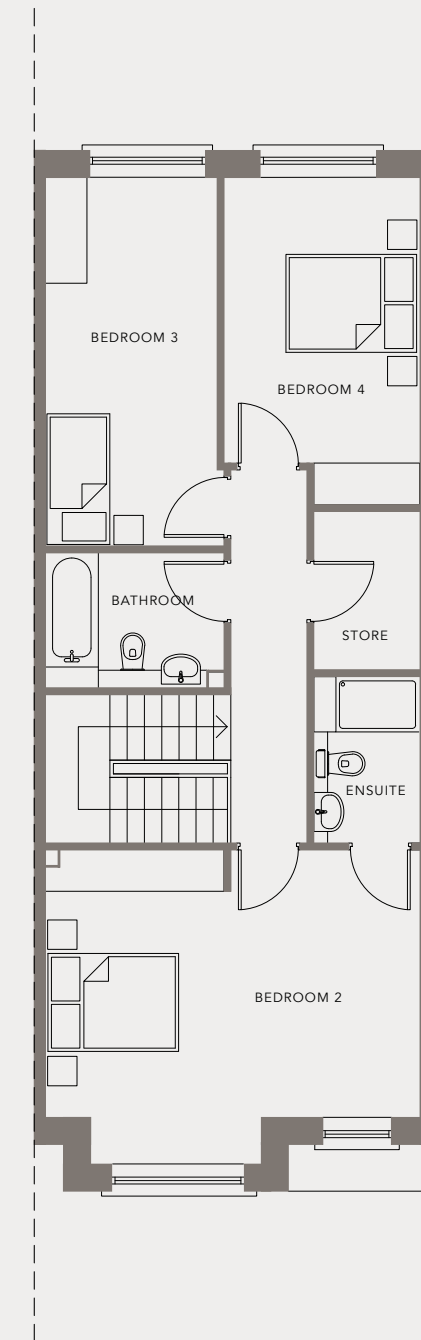
Ground Floor



First Floor



Second Floor



FOUR BEDROOM HOUSE

14 THE PARK
~ END-TERRACE ~

c230sq m / 2,475sq ft

SCHEDULE OF AREAS:

DINING & FAMILY
5.4 x 3.5m

KITCHEN
5.4 x 2.4m

LIVING ROOM
4.0 x 3.8m*

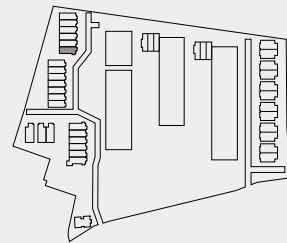
BEDROOM 1
5.4 x 4.2m**

FAMILY ROOM
5.4 x 3.8m*

BEDROOM 2
5.4 x 3.8m*

BEDROOM 3
2.5 x 4.2m

BEDROOM 4
2.8 x 4.1m

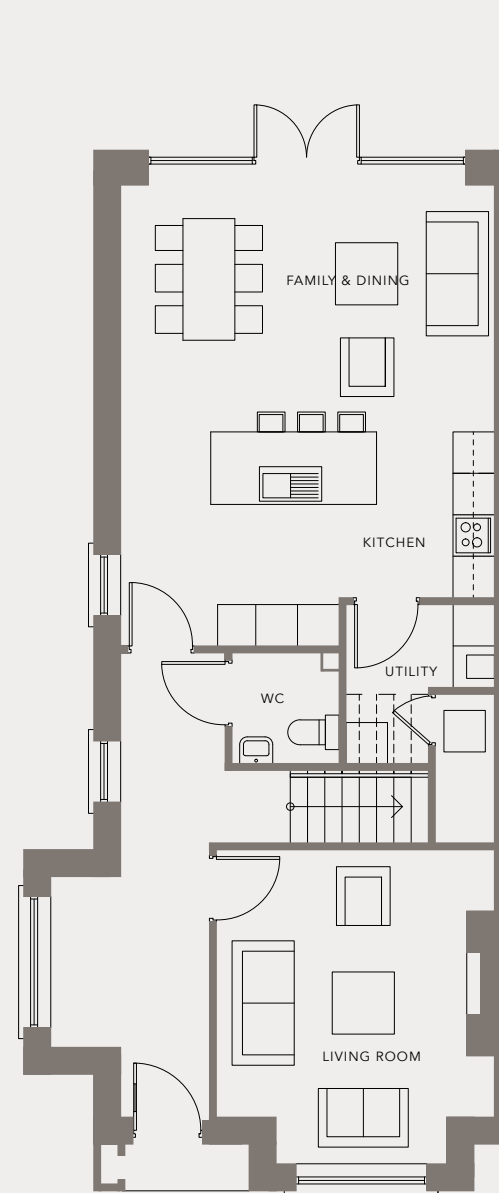


* Does not include bay windows

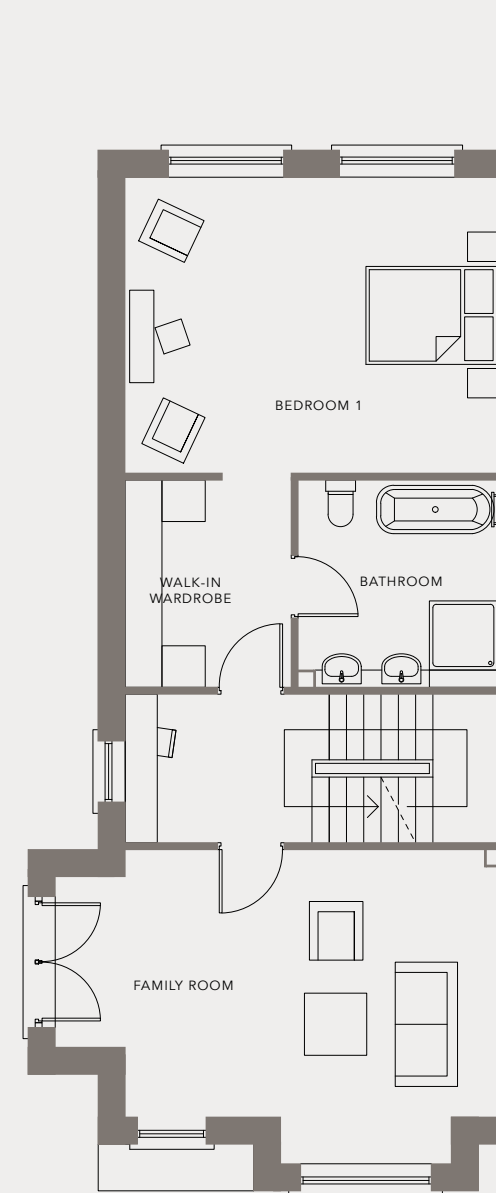
** Does not include walk-in wardrobe 2.4 x 3m

Floor plans, areas and room dimensions are indicative only and subject to change, construction variances and tolerances. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.

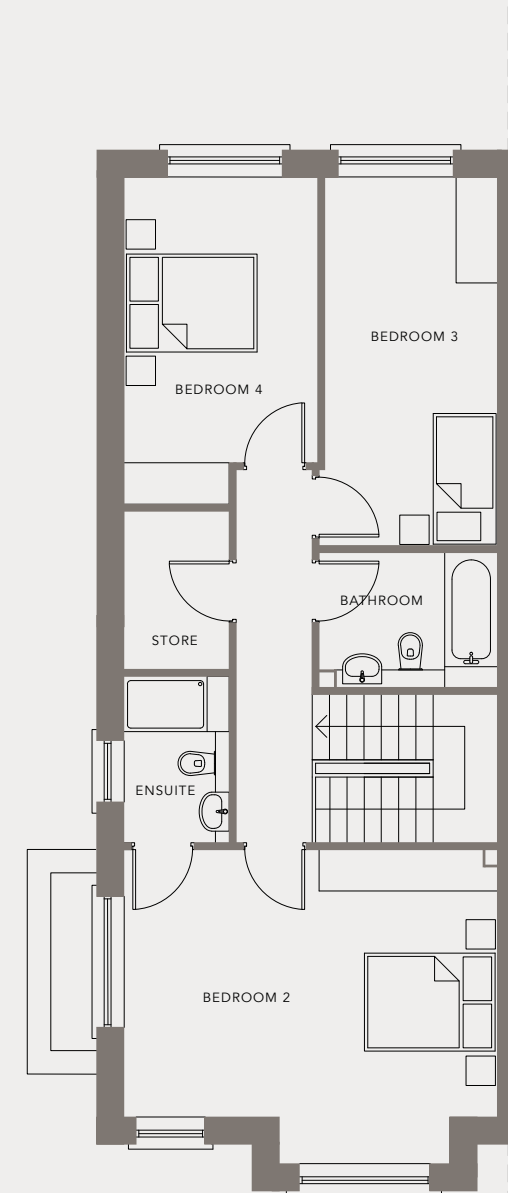
Ground Floor



First Floor



Second Floor



FOUR BEDROOM HOUSE

19 THE PARK
~ END-TERRACE ~

c225.3sq m / 2,425sq ft

SCHEDULE OF AREAS:

DINING & FAMILY
5.4 x 3.5m

KITCHEN
5.4 x 2.4m

LIVING ROOM
4.0 x 3.8m*

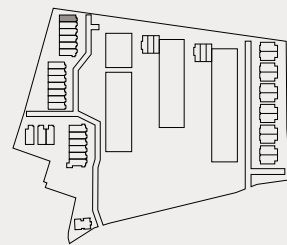
BEDROOM 1
5.4 x 4.2m**

FAMILY ROOM
5.4 x 3.8m*

BEDROOM 2
5.4 x 3.8m*

BEDROOM 3
2.5 x 4.2m

BEDROOM 4
2.8 x 4.1m

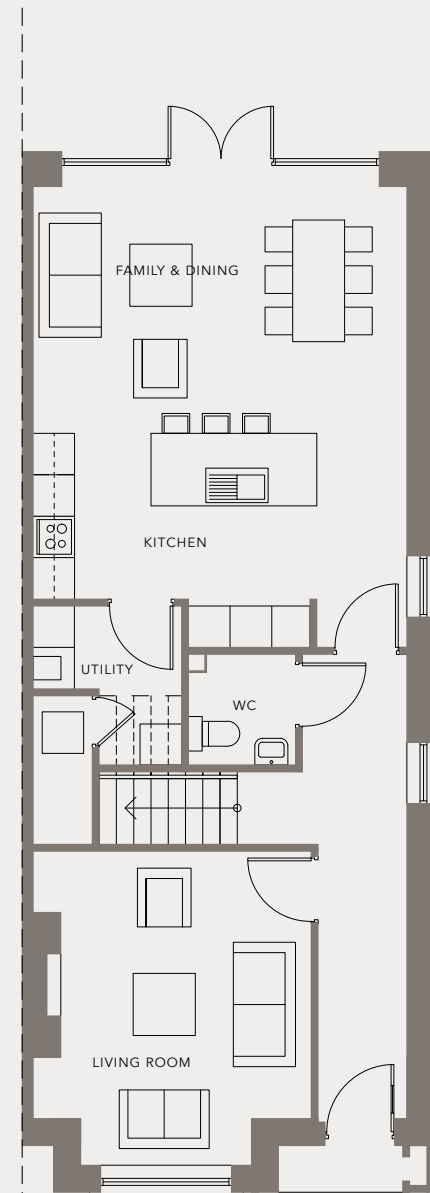


* Does not include bay windows

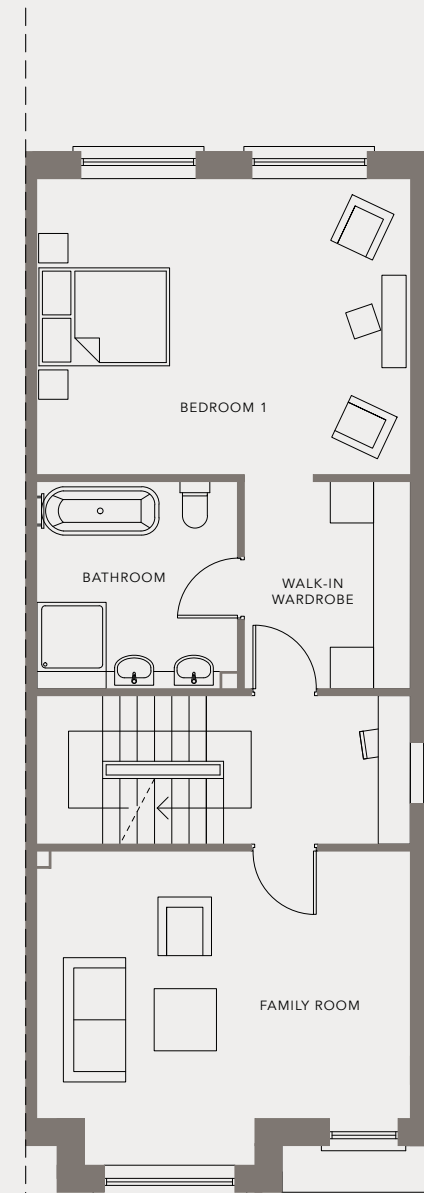
** Does not include walk-in wardrobe 2.4 x 3m

Floor plans, areas and room dimensions are indicative only and subject to change, construction variances and tolerances. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.

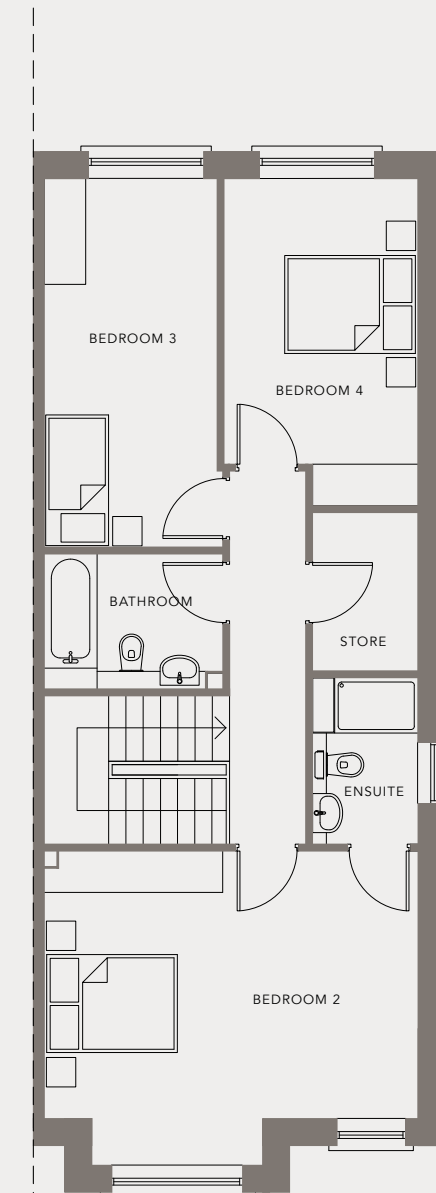
Ground Floor



First Floor



Second Floor



The nearby Dodder Walk, an idyllic riverside path of weeping willows, weirs and wildlife



THE MEWS TOWNHOUSE

Large Three Bedroom Home

With
Garden Terrace



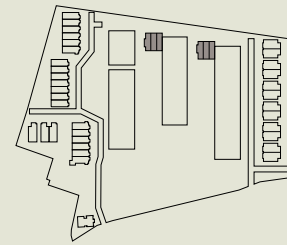
THREE BEDROOM TOWNHOUSE

1,2,3 THE MEWS
ORWELL GATE & ORWELL PLACE

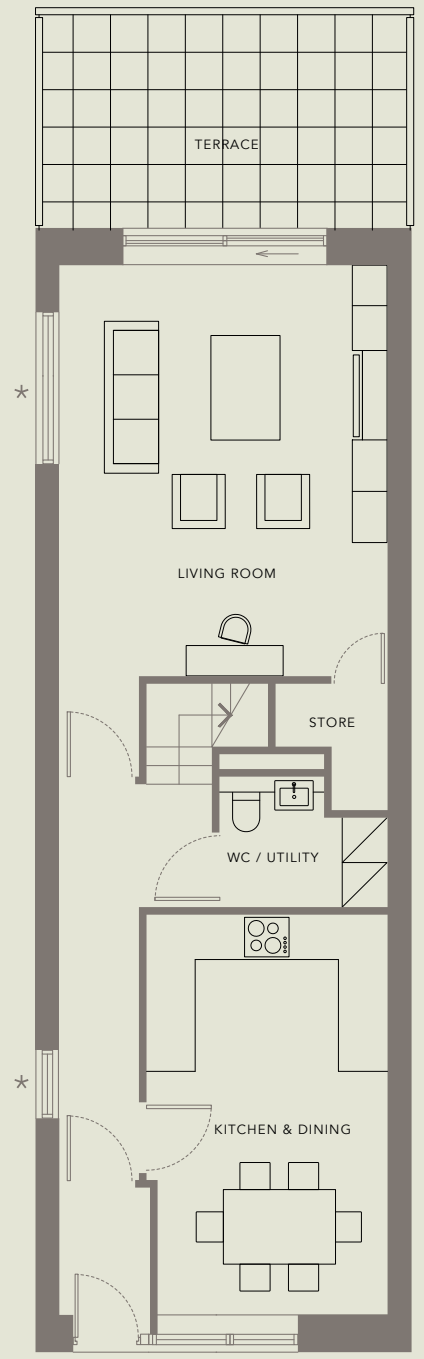
c155sq m / 1,668sq ft

SCHEDULE OF AREAS:

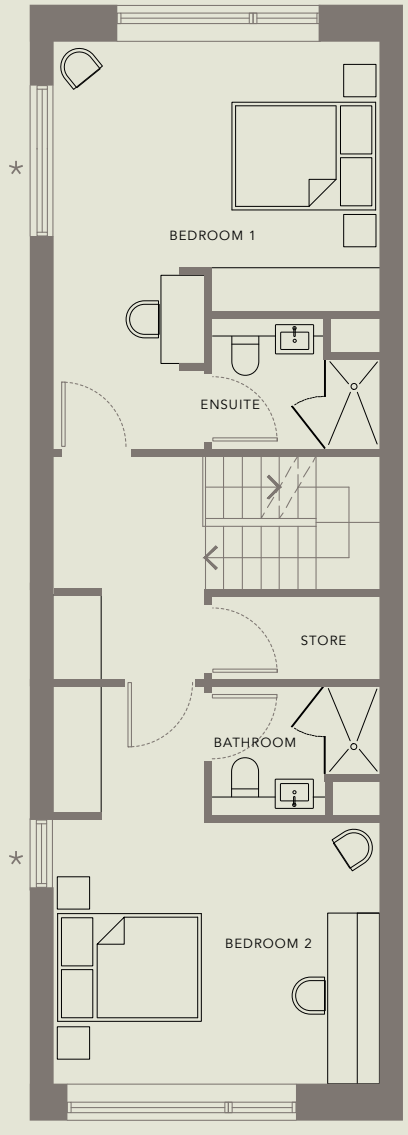
- KITCHEN**
2.3 x 3.2m
- DINING**
3.1 x 3.1m
- LIVING ROOM**
4.4 x 5.5m
- BEDROOM 1**
3.6 x 4.4m**
- BEDROOM 2**
3.5 x 4.4m
- BEDROOM 3**
2.8 x 3.5m***



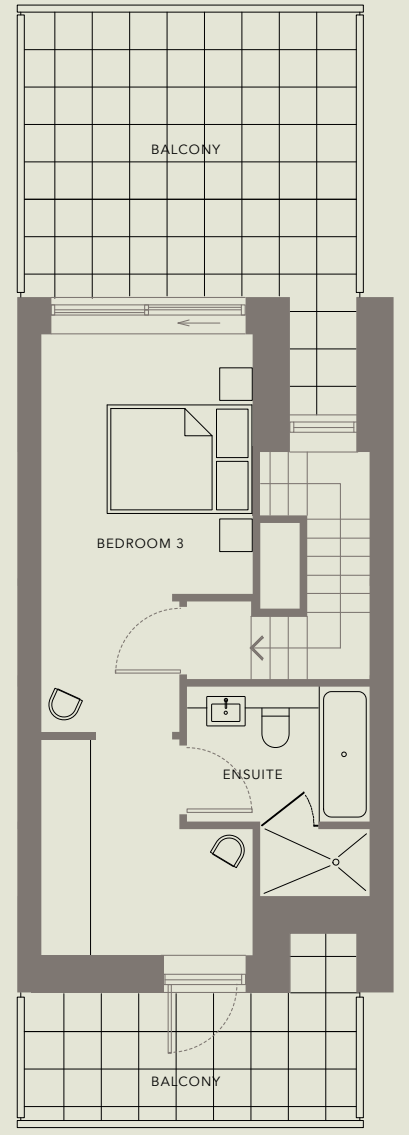
Ground Floor



First Floor



Second Floor



* gable window detail on end of terrace homes only
 ** separate entrance area 1.7m x 2.0m & ensuite
 *** separate wardrobe and entrance area 1.8m x 4.7m & ensuite

Floor plans, areas and room dimensions are indicative only and subject to change, construction variances and tolerances. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.

RESIDENTS' FACILITIES

An impressive range of private club amenities add a touch of exclusivity, help you maintain your health and fitness and even smooth the passage of business. The superbly appointed Residents' Clubhouse offers a gym, steam room and sauna, a meeting room, a lounge area, a manned concierge desk and a state-of-the-art private cinema room.

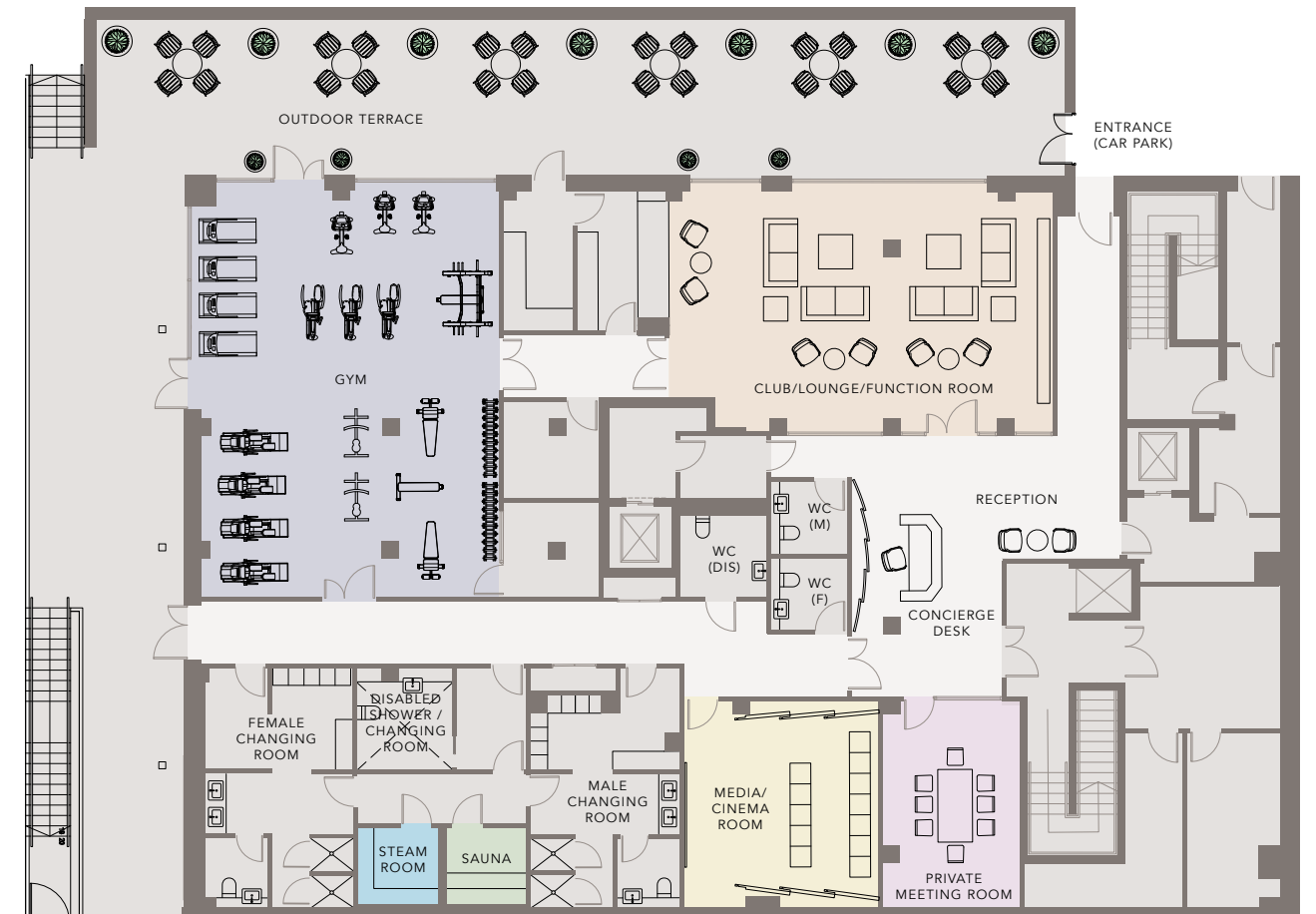


Meeting Room at Marianella



Residents' Lounge at Marianella

At Marianella you are investing in more than a home. You are investing in a lifestyle choice with a range of private club amenities.



Private Cinema at Marianella

KEY

- GYMNASIUM
- STEAM ROOM
- SAUNA
- CLUB / LOUNGE / FUNCTION ROOM
- MEDIA / CINEMA ROOM
- PRIVATE MEETING ROOM

A CONSIDERED SPECIFICATION

The Avenue & The Park

KITCHENS

- Custom designed fully integrated Leicht Kitchen (supplied by McNally Kitchens)
- Silestone worktop (shark nose) and splashback
- Fully integrated Miele cooking appliances. Fully integrated Miele fridge/freezer to The Park houses and fully integrated Miele fridge to The Avenue houses (see utility spec)
- Fan assisted ducted extractor vent from cooker hood to outside
- Stainless steel recessed sink
- Caple wine cooler

BATHROOMS & ENSUITES

- Hone-finish artisan tiles to floors and walls
- Pressurised shower system with rain head shower fittings, thermostatic mixer tap and frameless glass shower doors
- Wall mounted heated towel rails in all bathrooms
- Grohe and Cersanit sanitary-ware throughout
- Saniacrylic baths by Duravit
- Vanity mirror cabinets by Cawleys
- Linear LED and recessed down lighters in bathrooms

UTILITY ROOM

- Fitted with Bosch washing machine and separate state-of-the-art Bosch heatpump condensing dryer
- Upright freezer by Bosch (The Avenue only)

HEATING, VENTILATION & HOT WATER

- Thermostatic-zoned underfloor central heating system on ground & first floors with radiators on 2nd floor
- Samsung air to water heat pump
- Aereco demand controlled ventilation system
- Pressurised hot & cold water systems
- Faber Relax Smart L frameless natural gas feature inset fire to living room

MEDIA & COMMUNICATIONS

- High speed fibre broadband available
- Data (Cat6) / telephone points to reception areas and master bedroom
- USB charging points in kitchen and master bedroom
- Digital TV connection to living room and bedrooms

- Main infrastructure installed to accommodate Eir, Sky & Virgin Media

ELECTRICAL

- Generous lighting and power points throughout
- Recessed downlighters throughout
- Brushed stainless steel sockets and light switches in kitchen, living room, hall & landing

INTERIOR FINISHES & FEATURES

- Extra high ceilings in main living areas and bedrooms
- Kahrs (Essential Range) Oak Dark Grey engineered timber flooring provided as standard throughout the living room, hall, stair and landing, and in the family room & study (where applicable)
- Contemporary feature architrave & skirting
- Satin finish chrome door furniture throughout
- Scandinavian timber internal window frames with external durable powder-coated aluminium paint finish



- Internal smooth finish painting throughout
- Superior quality internal joinery, including high quality solid timber doors
- Bespoke wardrobes by Cawleys throughout with walk-in wardrobes in the main bedroom, lacquered / painted doors and Cambrian oak deluxe internal carcass

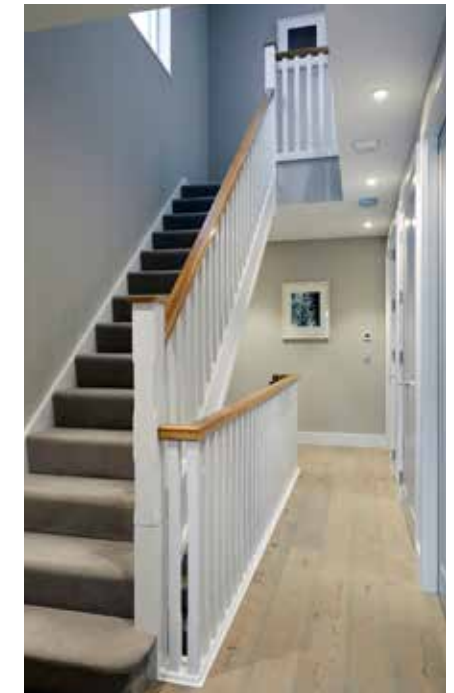
THE BUILDINGS & THEIR SURROUNDINGS

- Brickwork West Hoathly by Ibstock
- Low-maintenance Scandinavian Alu-Clad windows by Carlson, with low u-value for energy efficiency

- Landscape Architect designed private communal garden areas for residents
- Stunning adjoining new park with play facilities
- Conservation of existing mature trees and 200 year old gate lodge

MANAGEMENT & SECURITY

- Concierge security services located in the Marianella Clubhouse office
- Secure access control and CCTV to Marianella Clubhouse, car park and bicycle storage area
- Wired for future intruder alarm system
- Mains-supply smoke detectors, heat detectors with battery back-up



- Warranty cover under HomeBond 10 year Structural and Latent Defect Insurance

PARKING & SERVICES

- Two car spaces per house type

ENERGY EFFICIENCY

- A3 BER energy rating
- Highly insulated air tight design to reduce heat loss
- Low E windows, Argon filled with low emissivity coating to reflect heat back into rooms
- High performance internal pipe insulation to reduce heat loss
- Energy saving LED light fittings in main living spaces
- Samsung air to water heat pump.

A CONSIDERED SPECIFICATION

The Mews



Homebound 10 year structural warranty



KITCHENS

- Custom designed fully integrated Leicht Kitchen (supplied by McNally Kitchens) with Silestone worktop (shark nose) and splashback
- Fully integrated Miele cooking appliances and Whirlpool fridge/freezer
- Fan assisted ducted extractor vent from cooker hood to outside
- Stainless steel recessed sink

BATHROOMS & ENSUITES

- Satin glazed tiles to floors and walls
- Pressurised shower system with rain head shower fittings, thermostatic mixer tap, and frameless glass shower doors
- Wall mounted heated towel rails in all bathrooms
- Grohe and Cersanit sanitary-ware throughout
- Saniacrylic baths by Duravit
- Vanity mirror cabinets by Cawleys
- Linear LED and recessed downlighters in bathrooms

UTILITY ROOM

- Fitted with Whirlpool washing machine and separate state-of-the-art Whirlpool heatpump condensing dryer

HEATING, VENTILATION & HOT WATER

- Thermostatic-zoned underfloor central heating system throughout
- Individually metered system provides heating and hot water from development's central plant
- Energy efficient fresh air and Heat Recovery Ventilation (HRV) system
- Pressurised hot & cold water systems

MEDIA & COMMUNICATIONS

- High speed fibre broadband available
- Data (Cat6)/telephone points to reception areas and master bedroom
- USB charging points in kitchen and master bedroom
- Digital TV connection to living room and bedrooms
- Main infrastructure installed to accommodate Eir, Sky & Virgin Media

ELECTRICAL

- Generous lighting and power points throughout
- Recessed downlighters throughout
- Satin finish chrome sockets and light switches in kitchen
- Separate circuit for dimmable ambient lamp lighting in living rooms

INTERIOR FINISHES & FEATURES

- Extra high ceilings in main living areas and bedrooms
- Kronopol 12mm Masala Oak Laminate timber flooring provided as standard to kitchen / dining, hall and living room
- Contemporary feature architrave & skirting
- Satin finish chrome door furniture throughout
- Scandinavian timber internal window frames with external durable powder-coated aluminium paint finish
- Internal smooth finish painting throughout
- Superior quality internal joinery, including high quality solid timber doors

- Bespoke wardrobes by Cawleys throughout with walk-in wardrobes in the main bedroom, lacquered / painted doors and Cambrian oak deluxe internal carcass

THE BUILDINGS & THEIR SURROUNDINGS

- Brickwork Birtley Olde English Buff by Ibstock
- Low-maintenance Scandinavian Alu-Clad windows by Carlson, with low u-value for energy efficiency
- Spacious balconies with glazed balustrades, and exterior light
- Landscape Architect designed private communal garden areas for residents
- Stunning adjoining new park with play facilities
- Conservation of existing mature trees and 200 year old gate lodge

MANAGEMENT & SECURITY

- Concierge security services located in the Marianella Clubhouse office
- Secure access control and CCTV to Marianella Clubhouse, car park and bicycle storage area

- Wired for future intruder alarm system
- Mains-supply smoke detectors, heat detectors with battery back-up to apartments and common areas linked to concierge
- Warranty cover under HomeBond 10 year Structural and Latent Defect Insurance

PARKING & SERVICES

- Two car spaces per townhouse
- Separate allocation of additional visitor parking
- Secure cycle parking at car park level with dedicated access ramp
- Heated (frost resistant) main access ramp from car park
- Centralised waste compaction room at car park level
- Additional secure storage space can be purchased in the car park, where bulky items can be stored.

ENERGY EFFICIENCY

- A3 BER energy rating
- Highly insulated air tight design works with HRV to reduce heat loss
- Heat Recovery Ventilation (HRV) system resulting in the retention of 90% of the homes energy that would otherwise be lost
- Low E windows, Argon filled with low emissivity coating to reflect heat back into rooms
- Centralised CHP plant located in basement providing energy saving metered hot water to all apartments
- High performance internal pipe insulation to reduce heat loss
- Energy saving LED light fittings in main living spaces
- Provision for future electric car-charging points.



Six Hanover Quay, Dublin

CAIRN: LEADING THE WAY

Cairn is a leading Irish homebuilder, and quality is at the heart of everything we do. Our design-led process continually questions outmoded practices and their relevance to new ways of living.

We strive to understand our customers' needs and aspirations and then bring together the most talented designers and craftsmen to interpret and deliver that vision. Given our existing and future development pipeline we believe we are making a meaningful contribution to the current shortage of quality new homes in Ireland.

Find out more about us at www.cairnhomes.com



Albany, Killiney, Dublin

WWW.MARIANELLA-RATHGAR.COM



01 696 4600

JOINT SELLING AGENTS



The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald or Knight Frank has the authority to bind Cairn in any way or to make or give any representation or warranty in relation to this development or any part of it.