

# The Penthouse Collection at Marianella



*Marianella*



# Marianella

ORWELL ROAD • RATHGAR • DUBLIN 6

Cairn Homes  
are delighted to introduce  
The Penthouse Collection at Marianella,  
an exceptional collection of large  
one-, two- and three-bedroom  
apartments.





These luxurious homes are surrounded by stunning landscaped grounds and gardens, with stunning views over the surrounding area.





With an emphasis on space and superior design,  
our bright and airy penthouses are generously  
proportioned and built to the highest specifications.





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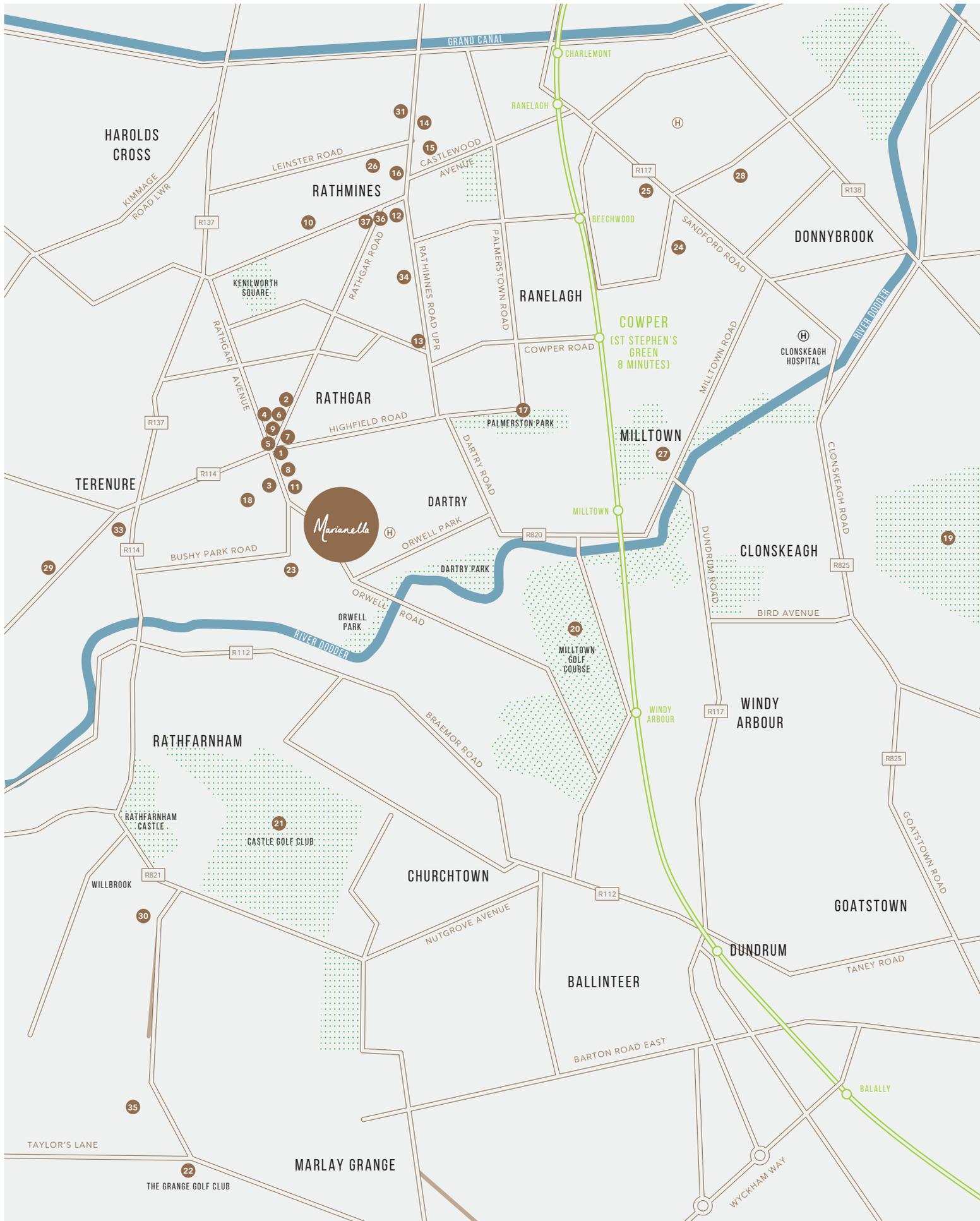
ABOUT CAIRN

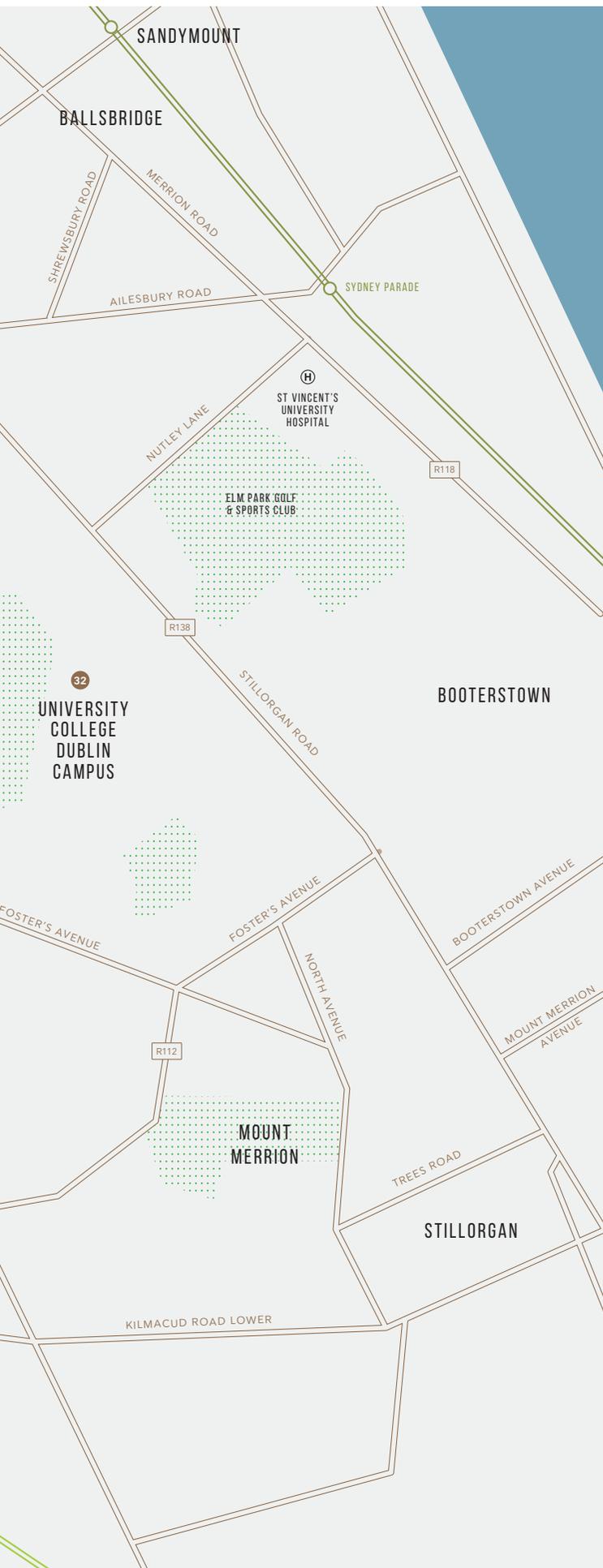




# Exploring Rathgar

Rathgar is one of the most fascinating and historic parts of Dublin. Red-brick Georgian and Victorian terraces are the result of nineteenth century architectural innovation. The area has also been home to some of the most influential figures in Irish political, social and cultural life – including four winners of the Nobel Prize.





# PERFECTLY PLACED

## EATING & DRINKING

- 1 Bijou Restaurant
- 2 Lumanti of Nepal
- 3 Howards Way Café
- 4 The Butler's Pantry
- 5 The 108
- 6 Mehek

## SHOPPING AND LEISURE

- 7 Margaret Howell
- 8 The Organic Supermarket
- 9 The Vintry
- 10 Fresh and Wild Groceries
- 11 Bombay Brasserie
- 12 Tesco Metro
- 13 Tesco Express
- 14 Omniplex Cinema
- 15 Fallon & Byrne Foodhall & Restaurant
- 16 Stella Theatre & Diner

## GOLF AND SPORTS CLUBS

- 17 Rathgar Tennis and Bowling Club
- 18 Brookfield Tennis Club
- 19 UCD Sports Club
- 20 Milltown Golf Club
- 21 Castle Golf Club
- 22 Grange Golf Club

## EDUCATION

- 23 The High School
- 24 Gonzaga College
- 25 Sandford Park
- 26 St Louis High School
- 27 Alexandra College
- 28 Muckcross Park College
- 29 Terenure College
- 30 Loreto Beaufort
- 31 St Mary's College
- 32 University College Dublin

## CULTURAL

- 33 Terenure Library
- 34 Rathgar and Rathmines Musical Society
- 35 Pierser Museums

## OTHERS

- 36 Rathmines Garda Station
- 37 Circle K Petrol Station

# TRAVEL & TRANSPORT

Embrace the best of village life with the advantage of excellent connections that will get you places quickly and easily. Marianella is just 20 minutes from central Dublin by car, taking you closer to the hustle and bustle of the city. Local buses and Luas lines offer further convenience and ways to explore everything that is on your doorstep.



**BUS TIMES**  
*from Marianella*

**ST STEPHEN'S GREEN**  
*26 minutes*

**DUNDRUM**  
*21 minutes*

**DUBLIN AIRPORT**  
*30 minutes*



**DRIVE TIMES**  
*from Marianella*

**M50**  
*11 minutes*

**N11**  
*15 minutes*

**ST STEPHEN'S GREEN**  
*20 minutes*

**DUBLIN AIRPORT**  
*30 minutes*



**LUAS LINE TIMES**  
*from Milltown*

**DUNDRUM**  
*4 minutes*

**RANELAGH**  
*4 minutes*

**ST STEPHEN'S GREEN**  
*8 minutes*



**WALKING TIMES**  
*from Marianella*

**RATHGAR VILLAGE**  
*6 minutes*

**MILLTOWN LUAS LINE**  
*18 minutes*

**ST STEPHEN'S GREEN**  
*49 minutes*



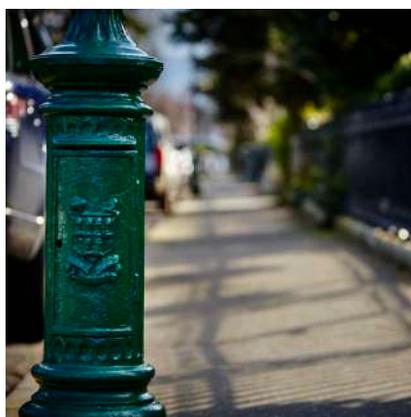
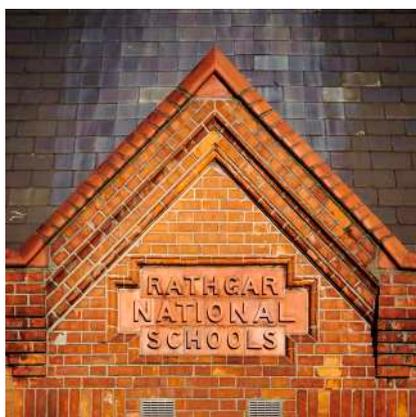


## A CHARMING SUBURB

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Much of Rathgar lies in an architectural conservation area, ensuring the authentic village-in-the-city atmosphere remains exactly the way it's always been.

Small independent stores, boutiques, cafés and artisans all add to the local appeal. Who'd believe this tree-lined oasis of tranquility is a mere three kilometres from Grafton Street?



With its unique village atmosphere and peaceful green spaces, you'd be forgiven for forgetting the centre of Dublin is just three kilometres away from Marianella.







## CULINARY DELIGHTS

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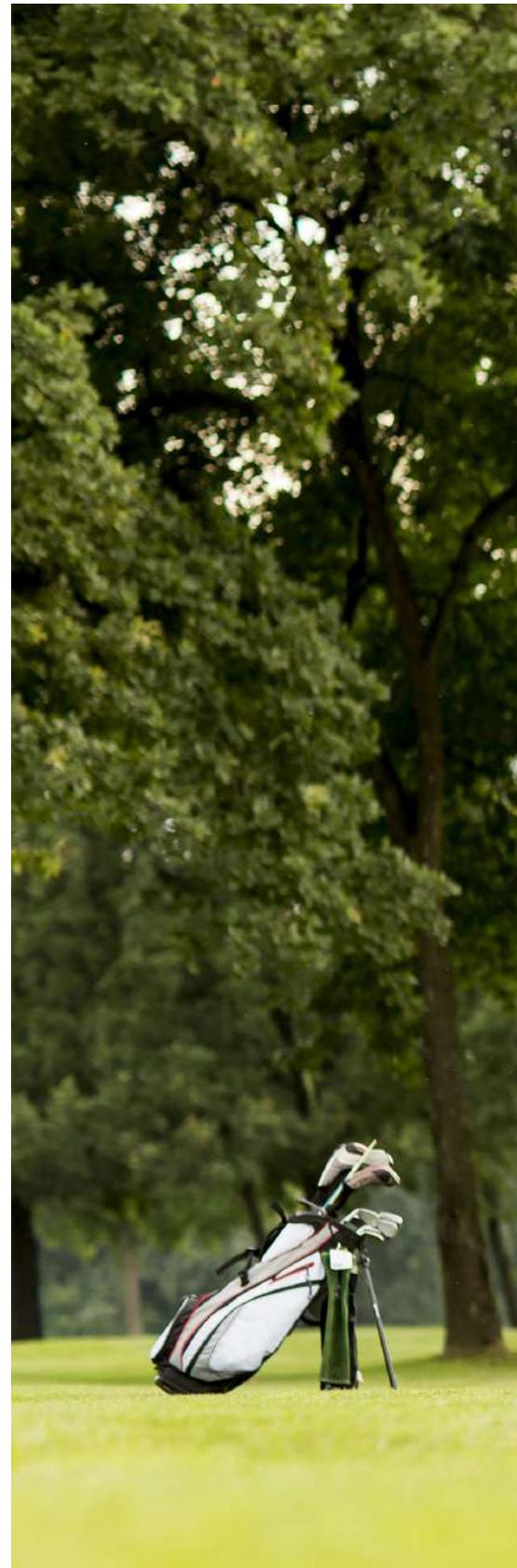
A quick bite to eat on the way home from work. An intimate dinner for two. A weekend brunch with friends. Whatever the occasion, whatever kind of cuisine you're in the mood for, you're within walking distance of a myriad of restaurants.



## GET ACTIVE

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Life was never meant to be all work and no play. Here, there are plenty of ways to keep fit - or just have some fun. Milltown Golf Club, Brookfield Tennis Club and LA Fitness are all close by. And let's not forget our own onsite fitness and wellbeing residents' clubhouse. At Marianella, staying active also means staying local.







## GREEN SPACES

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Marianella is surrounded by green spaces and beautiful parks. Take the Dodder Walk, an idyllic riverside path of weeping willows, weirs and wildlife running from Clonskeagh to Rathfarnham. Dodder Valley Linear Park and Bushy Park are both just a stone's throw away.



## DUBLIN CITY CENTRE

With its unique village atmosphere and peaceful green spaces, you'd be forgiven for forgetting the centre of Dublin is just three kilometres away from Marianella.

A simple commute to work. A quick journey home after a night on the town. Everything Dublin has to offer is yours to enjoy.



The delights of the city centre are just three kilometres from Marianella.







# The Development

A stunning development  
set within beautifully landscaped grounds.  
A place to unwind.

## SPACES TO ENJOY

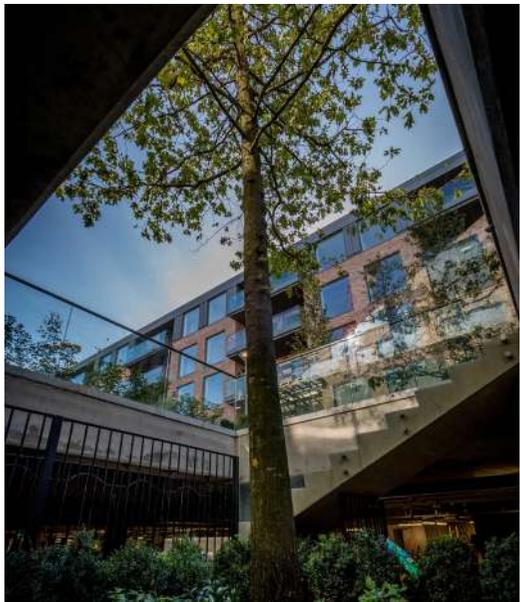
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A key component of living at Marianella is the beautiful outdoor spaces connecting the buildings. Every architectural detail has been meticulously considered to create a harmonious environment that will age and grow gracefully.





Every detail has been meticulously considered





“When the residents go in and out of Marianella, for example, coming home after work, I would hope that their spirits would be lifted by the beauty of the park and the courtyard gardens”

Daibhi Mac Domhnaill



## A LANDSCAPE LEGACY

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Head of Landscape Architecture Daibhi Mac Domhnaill describes his vision for the landscaped gardens surrounding Marianella.



**Daibhi Mac Domhnaill**

Head of Landscaping Architecture & Urban Design

Marianella has much in common with the leafy setting of Rathgar, so it has been important to fit in seamlessly with these beautiful surroundings – yet retain a distinctive character of its own. “From day one, Marianella offered something really fantastic. It was really a case of holding what

was there and giving it the space to flourish. We did this by wrapping a park, that incorporates a lot of these old trees, around the apartments and adding in features such as a play area, a small outdoor gym nestled in the trees, and some seating in the best suntrap in the grounds.”

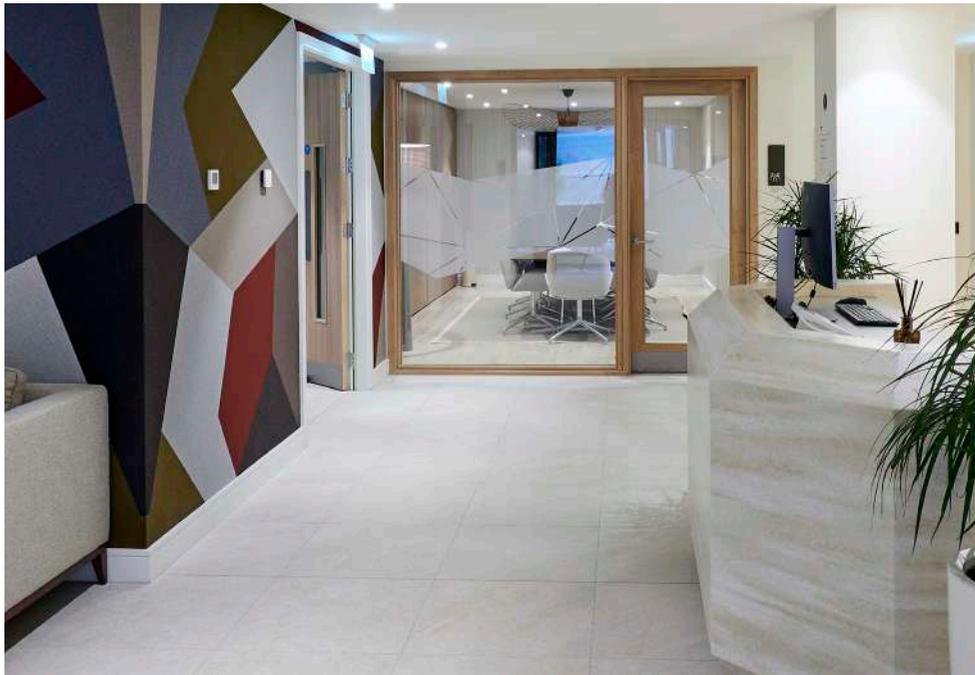
# RESIDENTS' FACILITIES

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.



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



Catch a movie on the big screen  
at the Residents' Clubhouse, and be  
home again two minutes after the  
credits start to roll.





## A ROOM WITH A VIEW

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Enjoy the latest blockbusters, family favourites or art house films in the private screening room at Marianella. Exclusively available to residents, the high-tech cinema room has plenty of casual seating, high definition viewing and full surround sound.

## WORK OUT IN STYLE

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Personal Trainer Colin Gaffney helps residents to make the most of the onsite Clubhouse.



**COLIN GAFFNEY**

Gym Manager and Personal Trainer, Marianella

With 16 years' experience working in fitness in the Rathgar area, Colin is well placed to help residents enjoy a quality of life second to none.

“The convenience makes fitness and wellbeing so much easier to achieve. We have several bikes, rowers and treadmills as well as free weights and weights machines.

Personal training will be available, as will a select number of classes such as yoga, pilates and a boot camp programme. Not to mention the sauna and steam room, perfect for relaxing and unwinding after your session. It's a superb facility, both in terms of the equipment and the way it is run.”

“This is a facility that will be on your  
doorstep, and will make fitness  
and wellness much easier to achieve”

**Personal Trainer Colin Gaffney**







# The Penthouse Collection

The Penthouses  
have been  
thoughtfully  
designed using  
materials  
of the highest  
quality.









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

More space to relax. More freedom to unwind.









Marianella is a place  
where you'll feel  
uplifted, energised  
and feel at home.





# Floor Plans

# SITE PLAN

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





ORWELL PARK

55

MILLTOWN & DUNDRUM

ORWELL ROAD

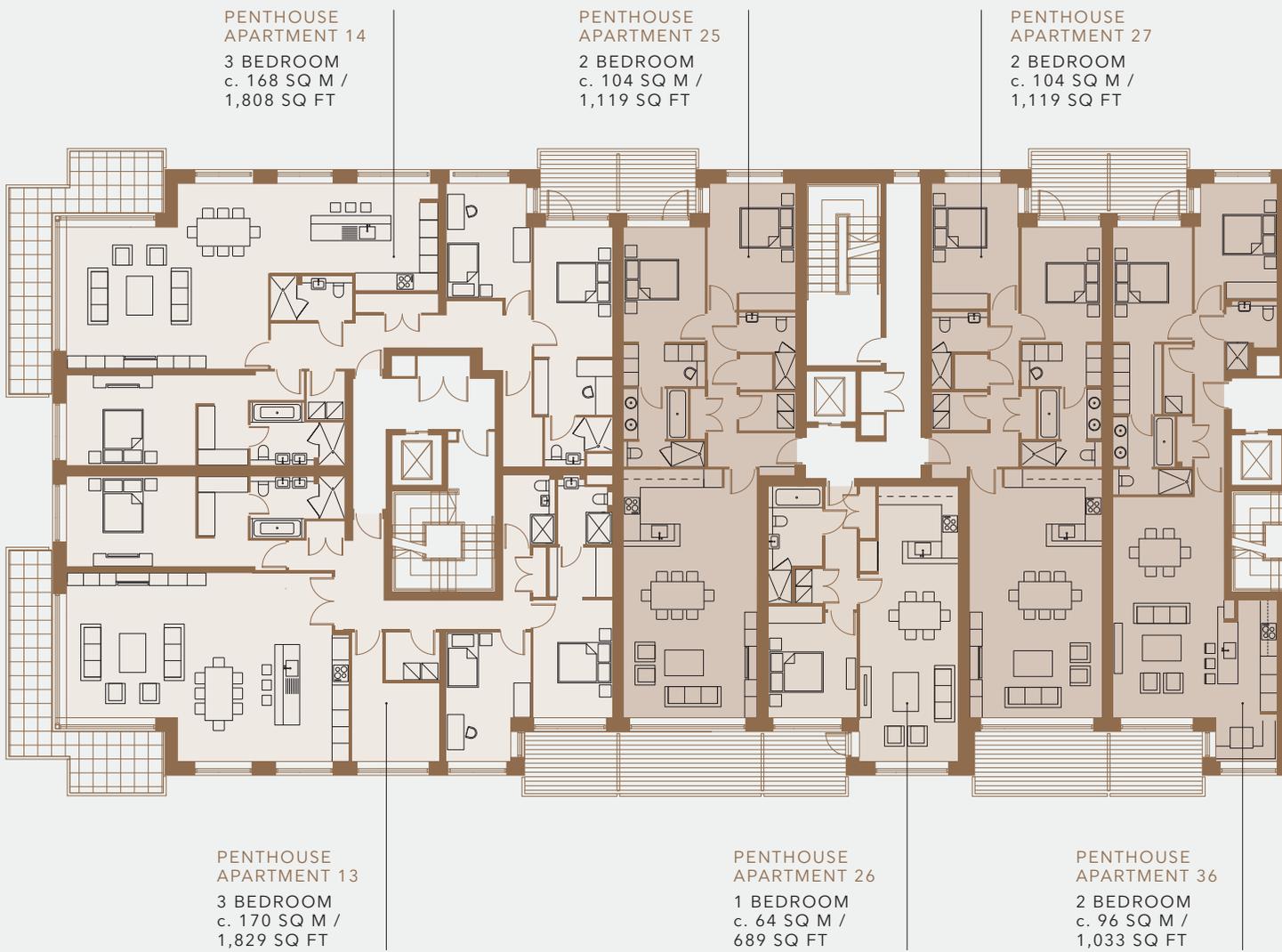
RATHGAR VILLAGE

ROSTREVOR TERRACE

MARIANELLA | ORWELL ROAD | RATHGAR | DUBLIN 6

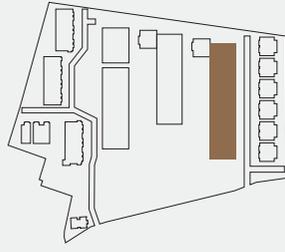
# ORWELL GATE

## Penthouse Level



**KEY:**

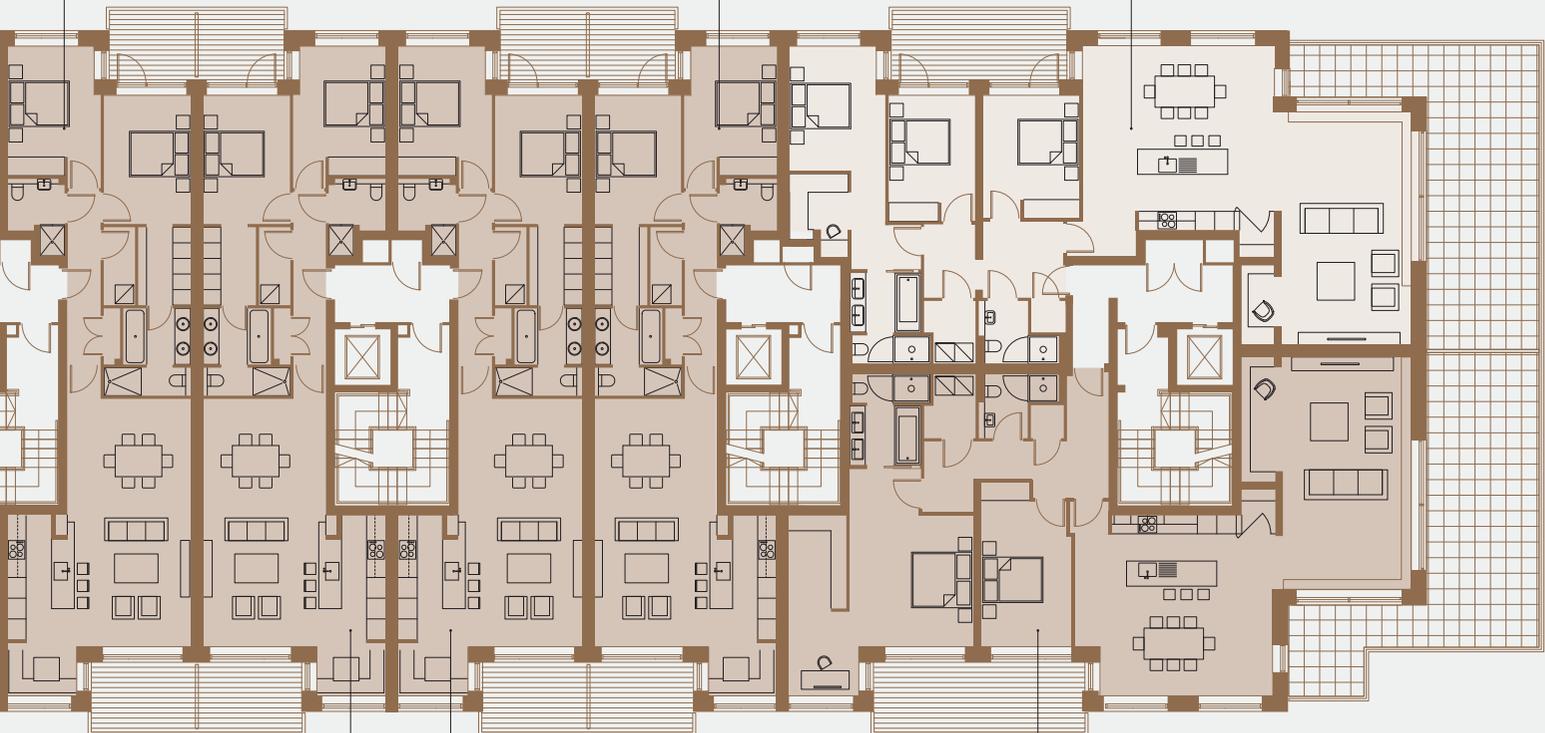
-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT



PENTHOUSE  
APARTMENT 37  
2 BEDROOM  
c. 96 SQ M /  
1,033 SQ FT

PENTHOUSE  
APARTMENT 56  
2 BEDROOM  
c. 96 SQ M /  
1,033 SQ FT

PENTHOUSE  
APARTMENT 67  
3 BEDROOM  
c. 152 SQ M /  
1,636 SQ FT



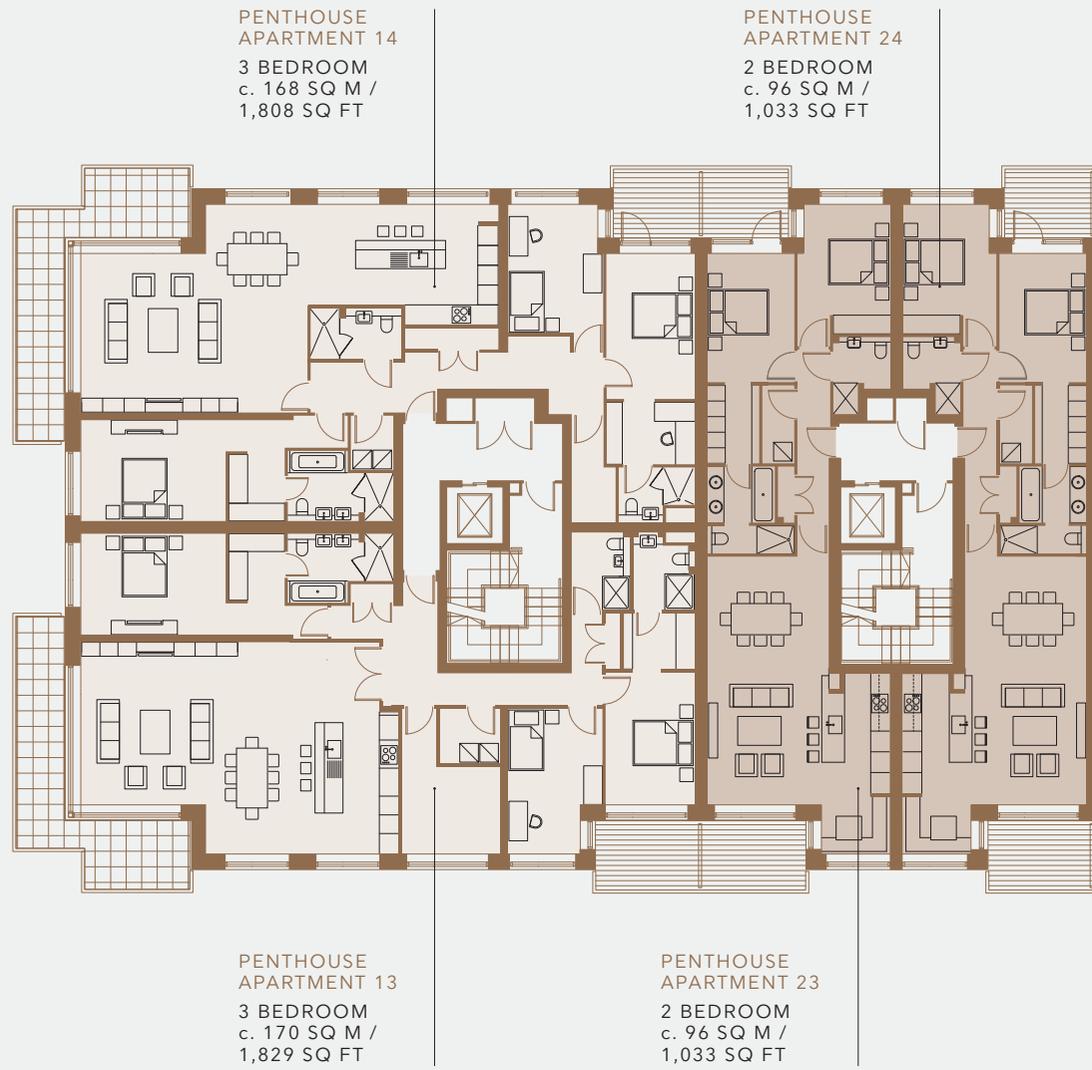
PENTHOUSE  
APARTMENT 46  
2 BEDROOM  
c. 96 SQ M /  
1,033 SQ FT

PENTHOUSE  
APARTMENT 47  
2 BEDROOM  
c. 96 SQ M /  
1,033 SQ FT

PENTHOUSE  
APARTMENT 68  
2 BEDROOM  
c. 155 SQ M /  
1,668 SQ FT

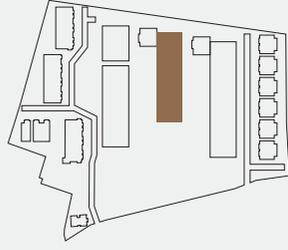
# ORWELL PLACE

## Penthouse Level



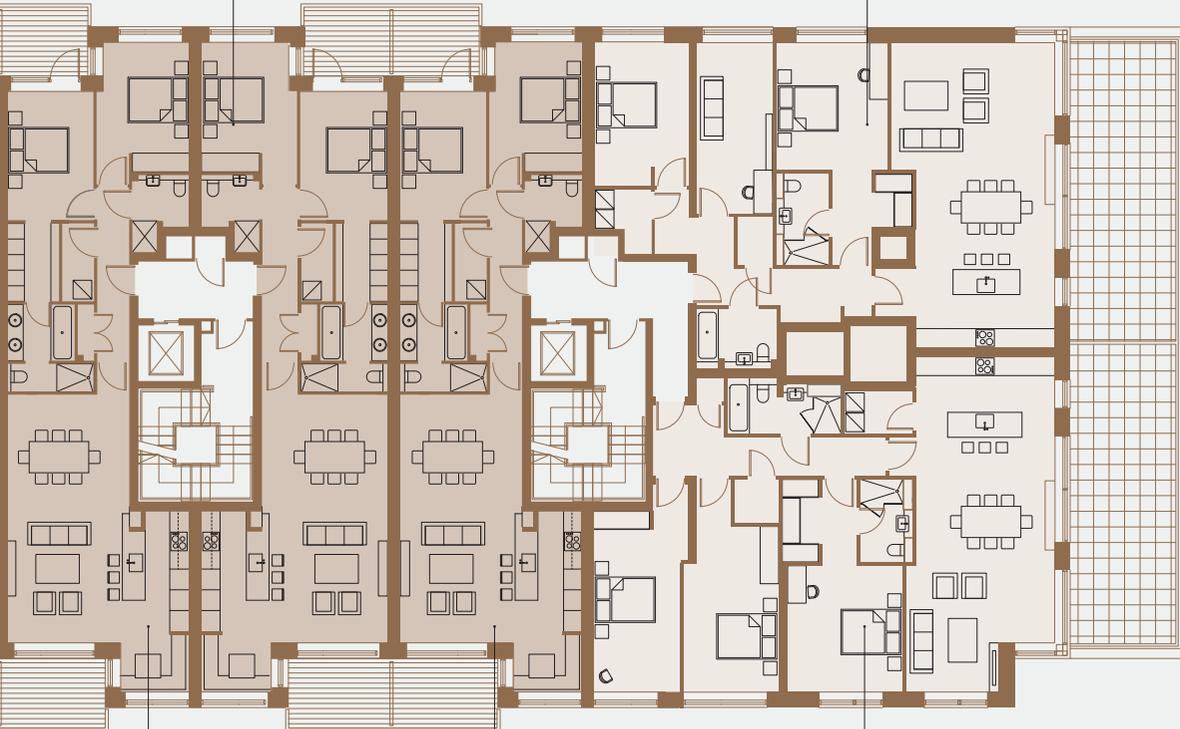
**KEY:**

-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT



PENTHOUSE  
APARTMENT 334  
2 BEDROOM  
c. 96 SQ M /  
1,033 SQ FT

PENTHOUSE  
APARTMENT 41  
3 BEDROOM  
c. 130 SQ M /  
1,399 SQ FT

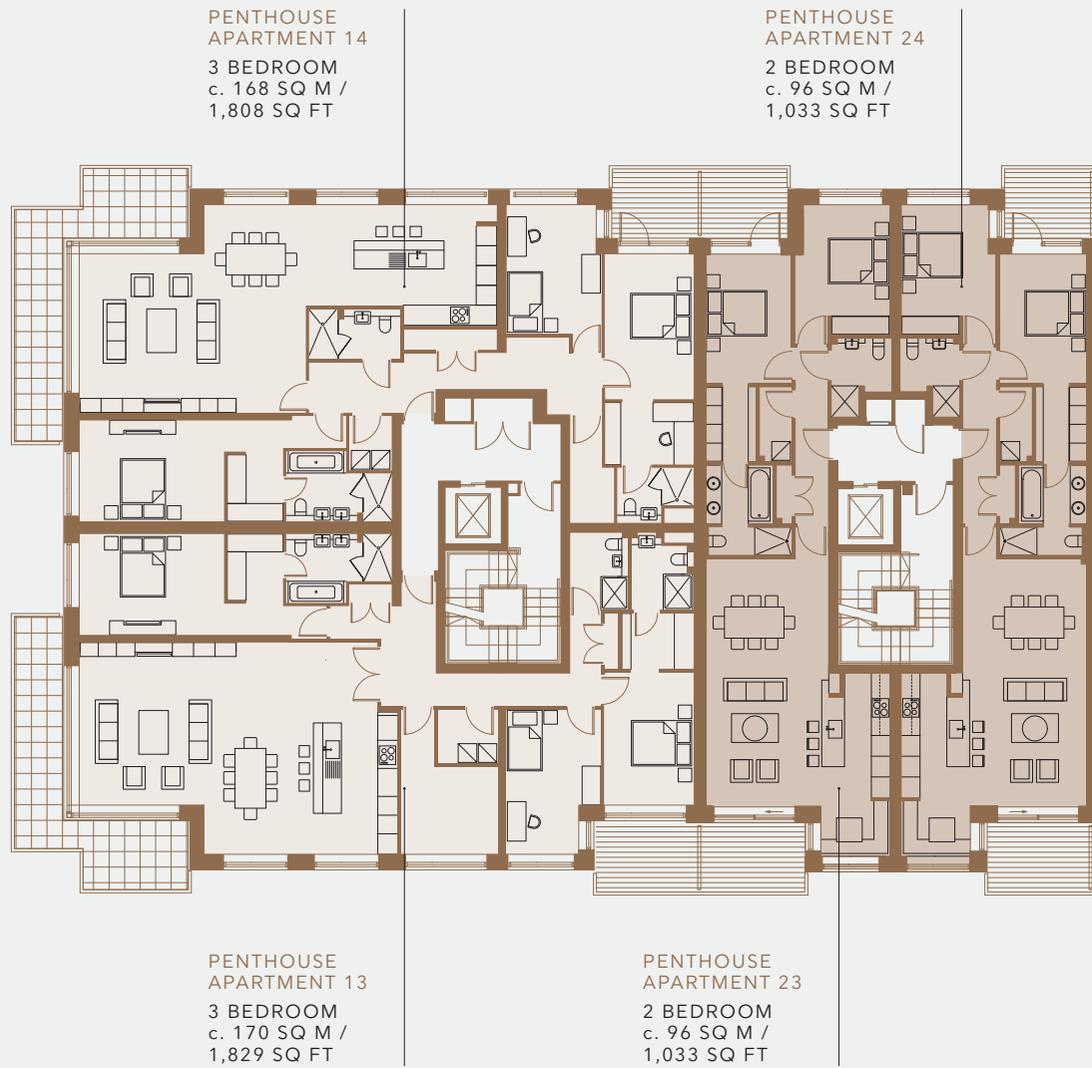


PENTHOUSE  
APARTMENT 33  
2 BEDROOM  
c. 96 SQ M /  
1,033 SQ FT

PENTHOUSE  
APARTMENT 40  
2 BEDROOM  
c. 96 SQ M /  
1,033 SQ FT

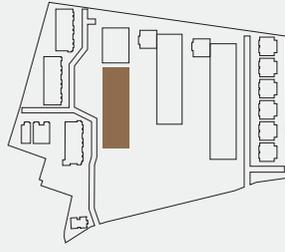
# ORWELL HALL

## Penthouse Level



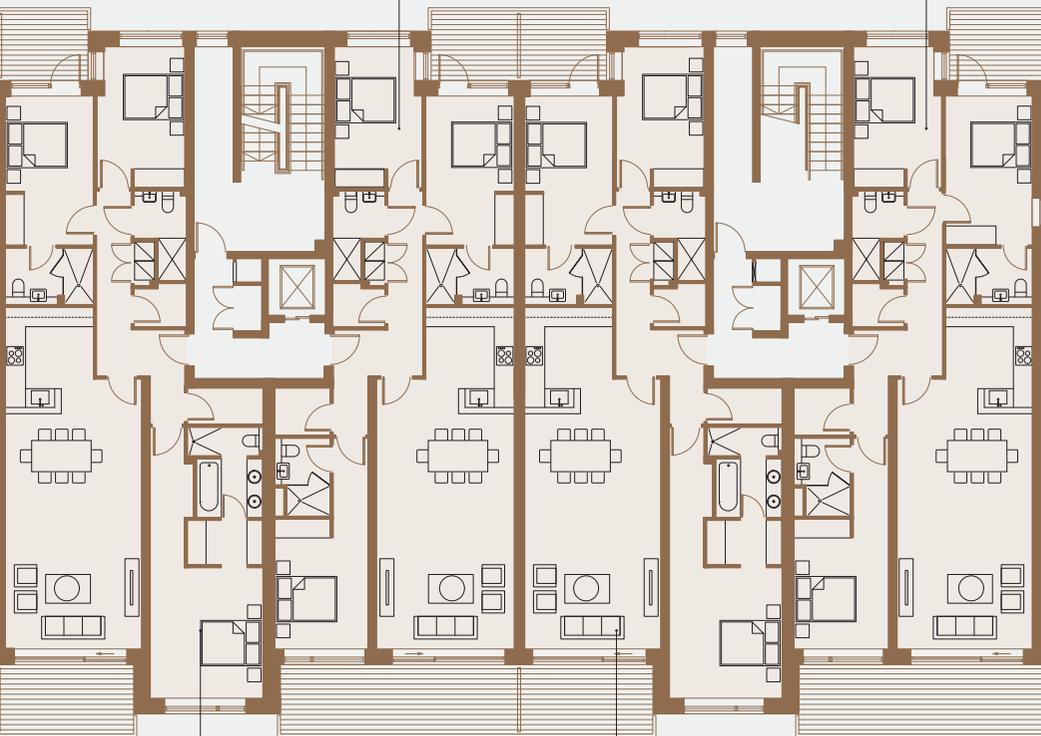
**KEY:**

-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT



PENTHOUSE  
APARTMENT 38  
3 BEDROOM  
c. 121 SQ M /  
1,302 SQ FT

PENTHOUSE  
APARTMENT 53  
3 BEDROOM  
c. 121 SQ M /  
1,302 SQ FT



PENTHOUSE  
APARTMENT 37  
3 BEDROOM  
c. 133 SQ M /  
1,431 SQ FT

PENTHOUSE  
APARTMENT 52  
3 BEDROOM  
c. 133 SQ M /  
1,431 SQ FT

# TWO BEDROOM PENTHOUSE

c. 96 sq m / 1,033 sq ft

## APARTMENT NUMBERS

Orwell Gate  
36/37/46/47/56

Orwell Place  
23/24/33/334/40

Orwell Hall  
23/24

## SCHEDULE OF AREAS

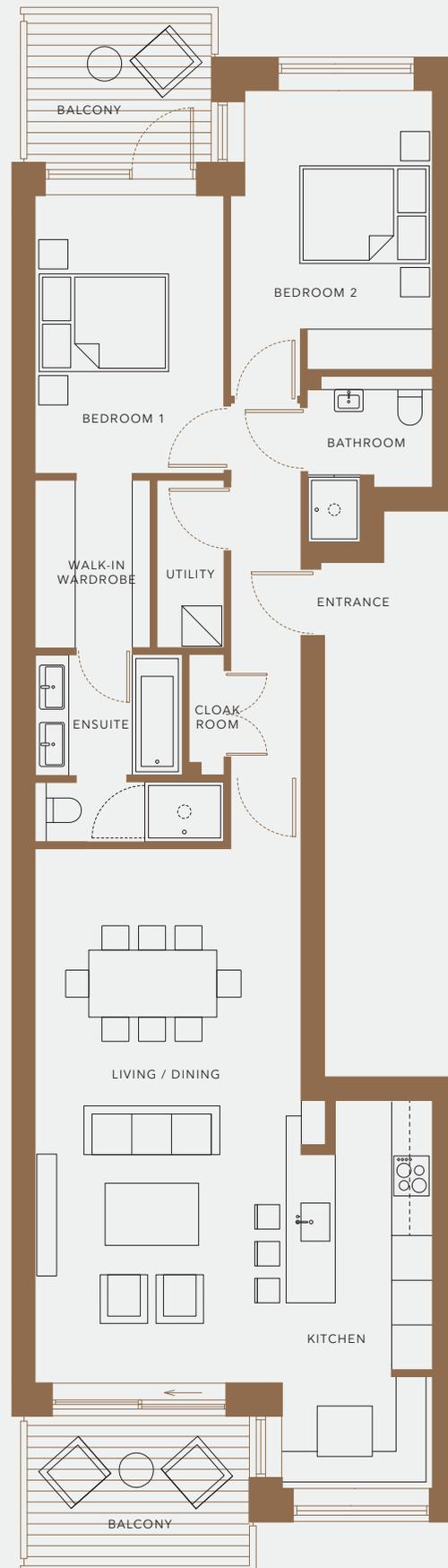
Living / Dining  
3.9 x 7.9m

Kitchen  
2.3 x 3.5m

Bedroom 1\*  
2.8 x 4.1m

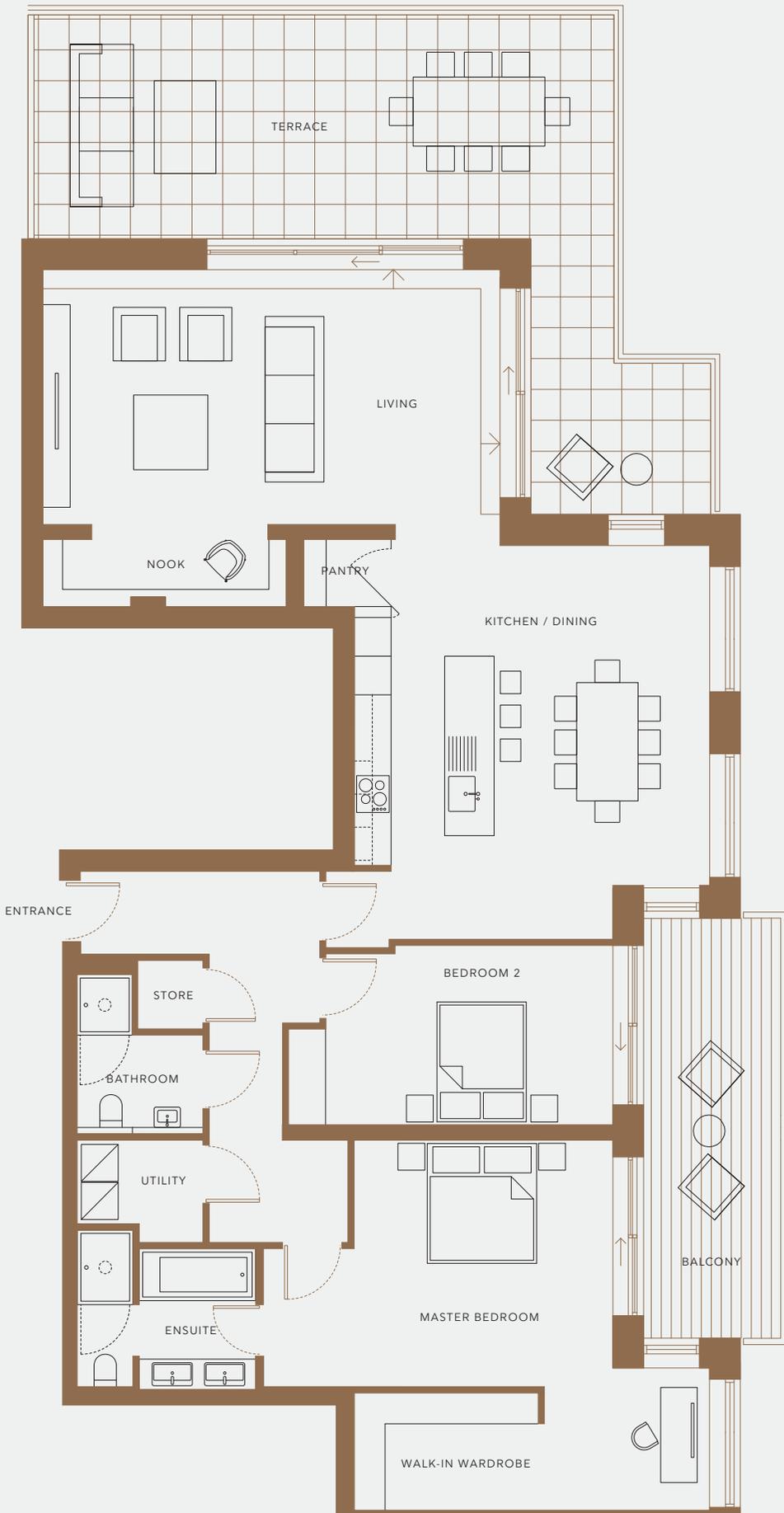
Bedroom 2  
2.9 x 4.2m

Balconies  
2.2 x 3.3m  
2.2 x 2.8m



\*Excludes walk-in wardrobe

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.



# TWO BEDROOM PENTHOUSE

*c.155 sq m / 1,668 sq ft*

#### APARTMENT NUMBERS

Orwell Gate  
68

#### SCHEDULE OF AREAS

Kitchen / Dining  
5.8 x 5.6m  
Living  
7.4 x 4.2m  
Bedroom 1\*  
5.7 x 4.0m  
Bedroom 2  
5.2 x 2.9m  
Terrace  
3.0 x 2.4m / 9.7 x 3.4m  
Balcony  
2.2 x 6.7m



\*Excludes walk-in wardrobe

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# THREE BEDROOM PENTHOUSE

*c.152 sq m / 1,636 sq ft*

## APARTMENT NUMBERS

Orwell Gate  
67

## SCHEDULE OF AREAS

Kitchen / Dining  
6.1 x 5.9m

Living  
7.4 x 4.1m

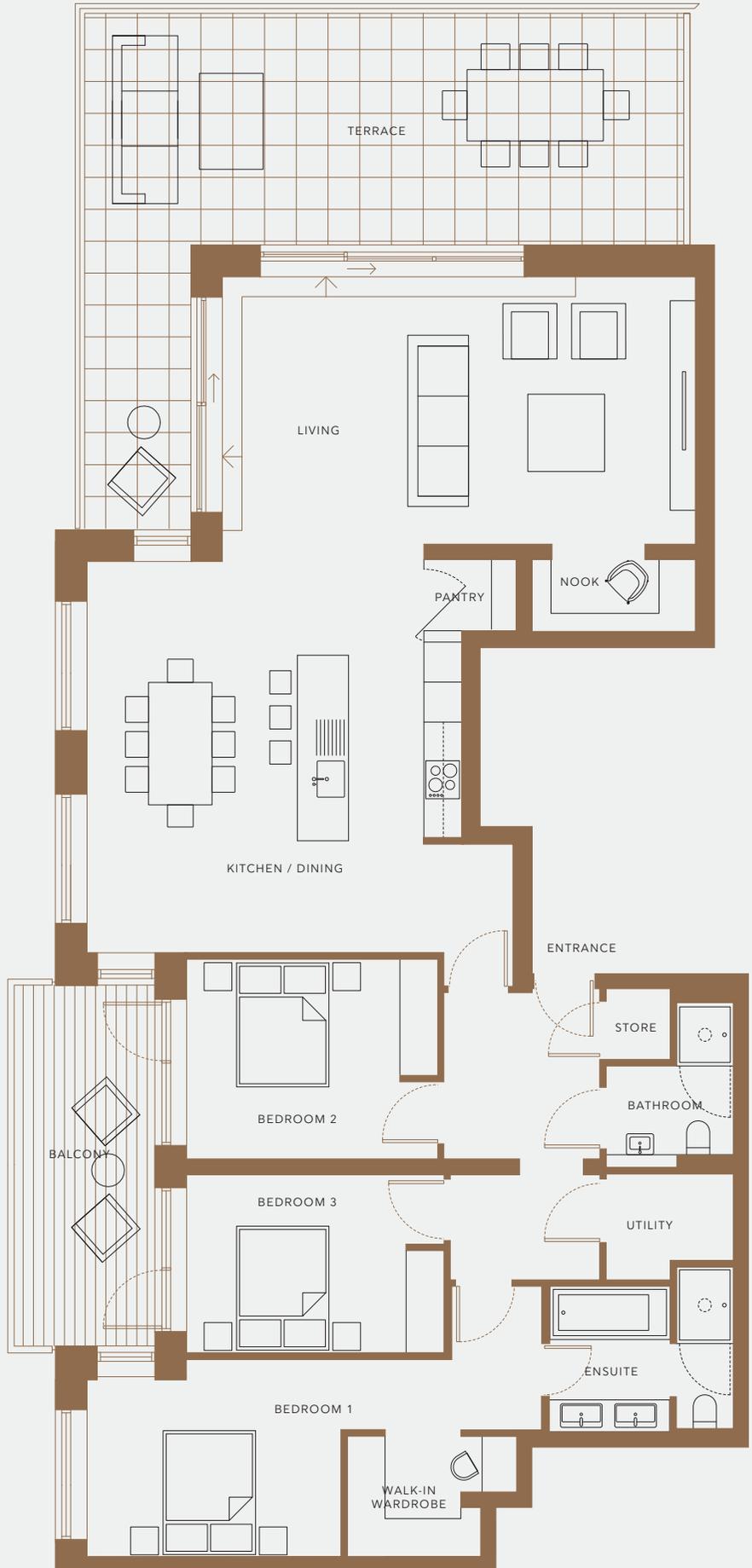
Bedroom 1\*  
4.2 x 3.0m

Bedroom 2  
3.9 x 3.1m

Bedroom 3  
4.0 x 2.8m

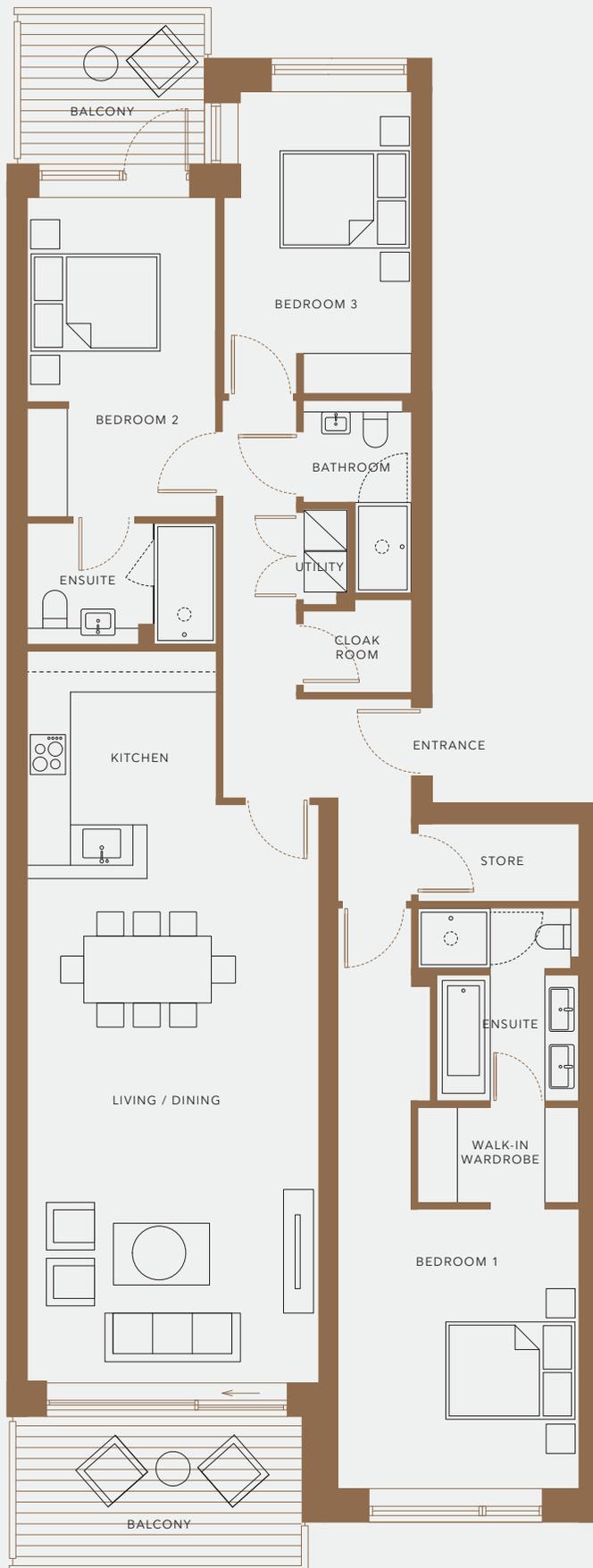
Terrace  
4.4 x 1.6m / 9.7 x 3.4m

Balcony  
2.2 x 5.6m



\*Excludes walk-in wardrobe

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# THREE BEDROOM PENTHOUSE

*c. 133 sq m / 1,431 sq ft*

#### APARTMENT NUMBERS

Orwell Hall  
37/52

#### SCHEDULE OF AREAS

- Living / Dining  
4.3 x 7.4m
- Kitchen  
3.4 x 2.8m
- Bedroom 1\*  
3.6 x 4.1m
- Bedroom 2  
2.8 x 4.7m
- Bedroom 3  
2.8 x 3.9m
- Balconies  
2.2 x 4.2m  
2.2 x 2.7m



\*Excludes walk-in wardrobe

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# THREE BEDROOM PENTHOUSE

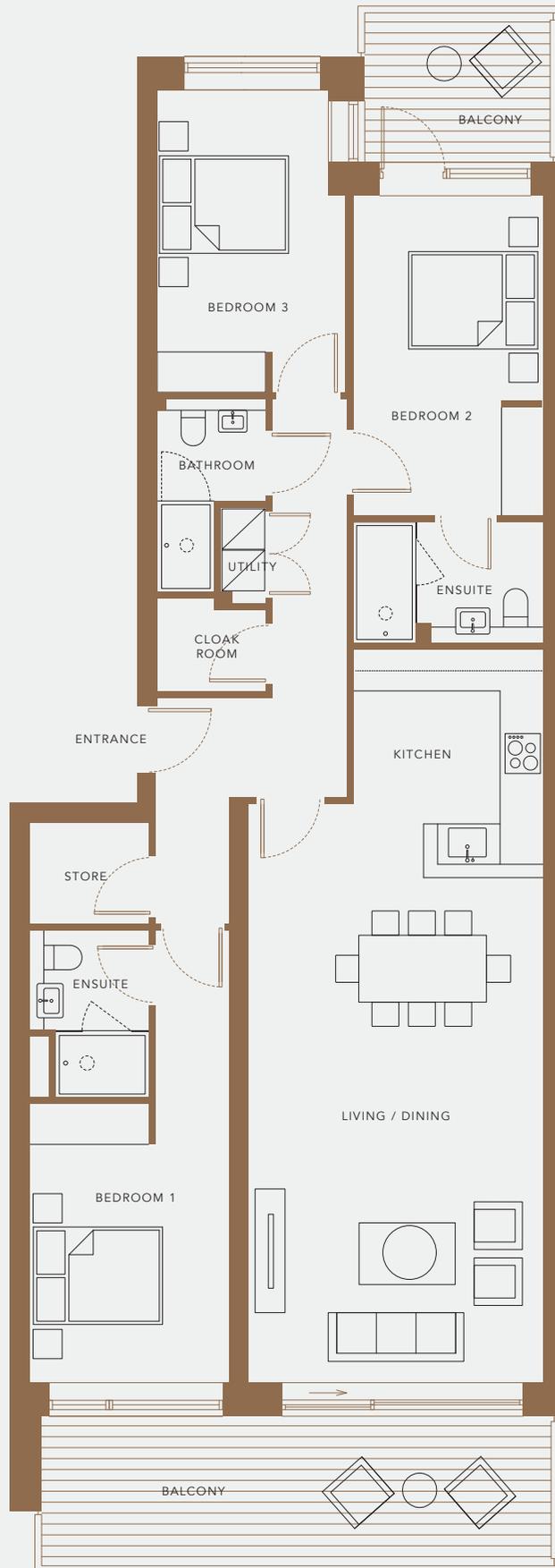
c. 121 sq m / 1,302 sq ft

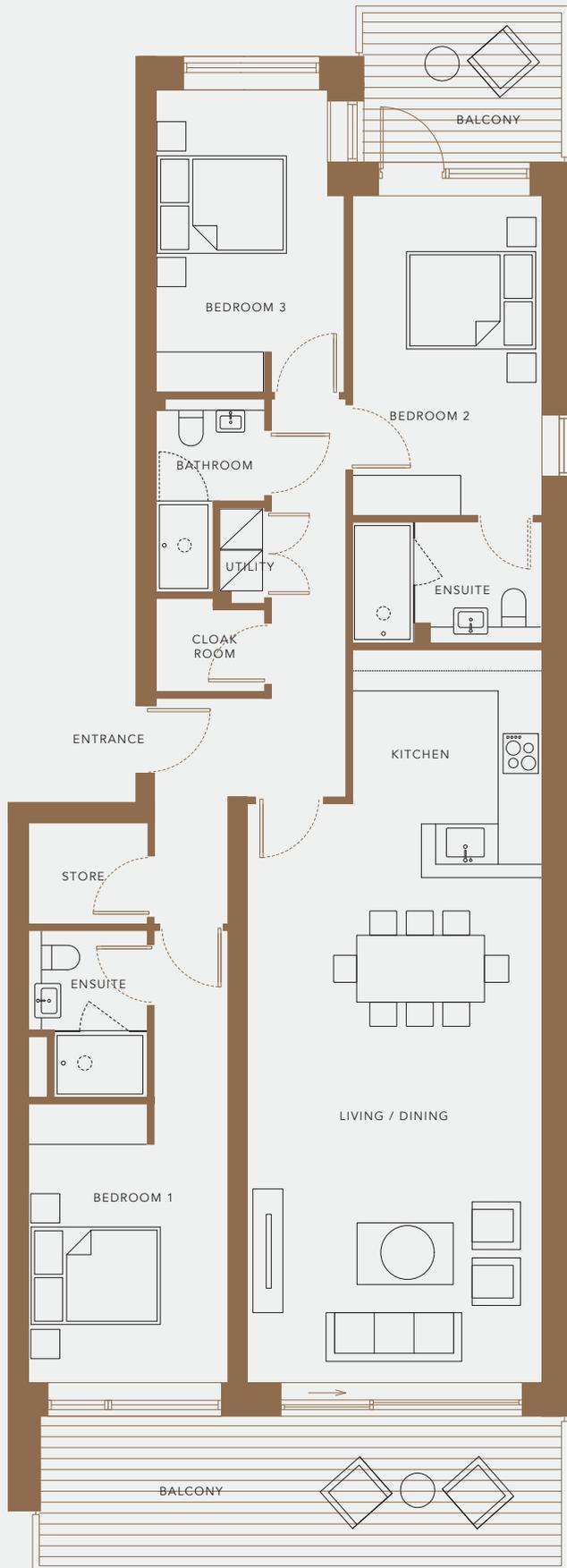
## APARTMENT NUMBERS

Orwell Hall  
38

## SCHEDULE OF AREAS

Living / Dining  
4.3 x 7.4m  
Kitchen  
3.4 x 2.8m  
Bedroom 1  
3.0 x 3.5m  
Bedroom 2  
2.8 x 4.7m  
Bedroom 3  
2.8 x 3.9m  
Balconies  
2.2 x 7.6m  
2.2 x 2.7m





# THREE BEDROOM PENTHOUSE

*c. 121 sq m / 1,302 sq ft*

#### APARTMENT NUMBERS

Orwell Hall  
53

#### SCHEDULE OF AREAS

Living / Dining  
4.3 x 7.4m

Kitchen  
3.4 x 2.8m

Bedroom 1  
3.0 x 3.5m

Bedroom 2  
2.8 x 4.7m

Bedroom 3  
2.8 x 3.9m

Balconies  
2.2 x 7.6m  
2.2 x 2.7m



# THREE BEDROOM PENTHOUSE

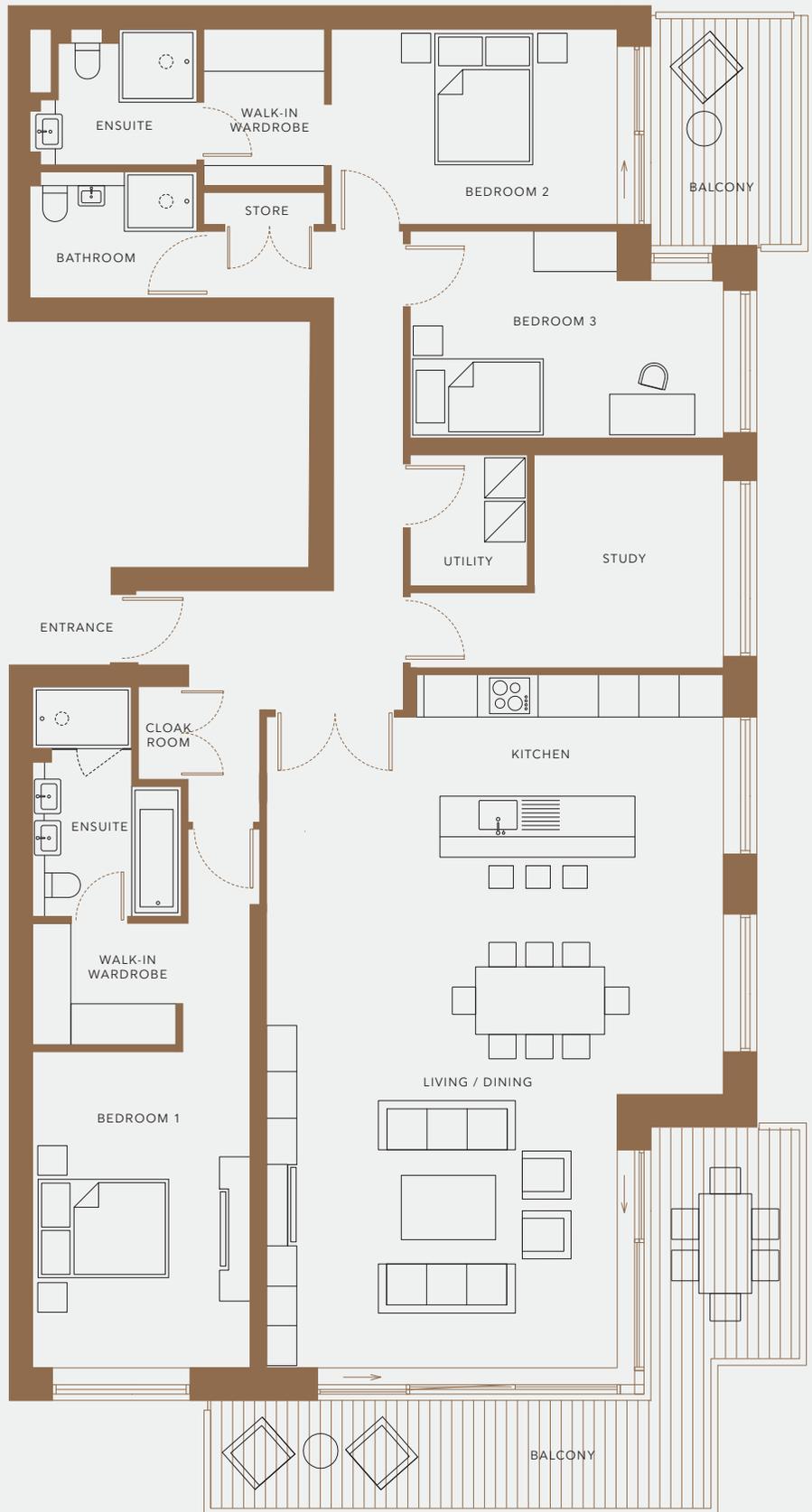
c. 170 sq m / 1,829 sq ft

## APARTMENT NUMBERS

- Orwell Gate  
13
- Orwell Place  
13
- Orwell Hall  
13

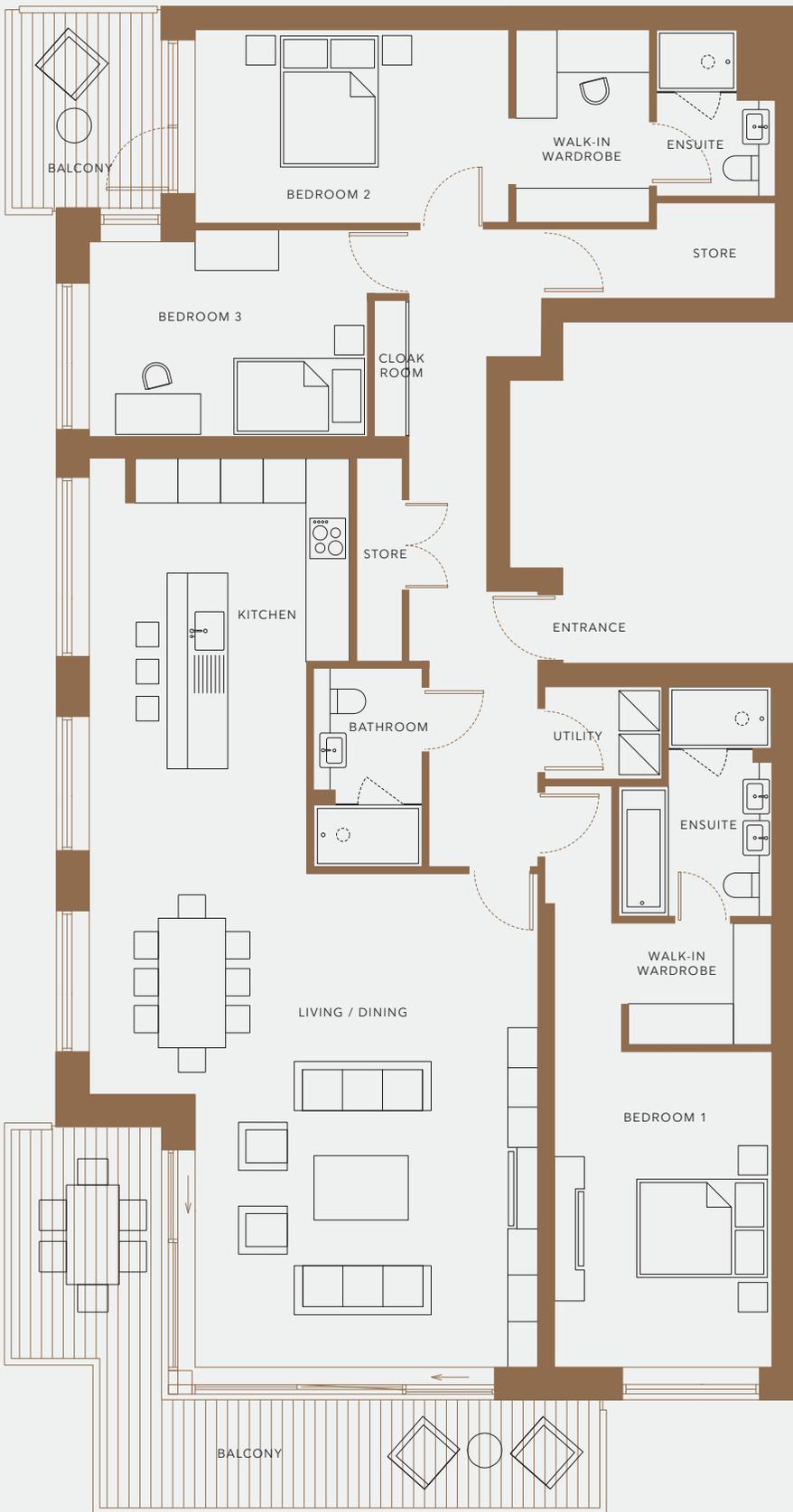
## SCHEDULE OF AREAS

- Living / Dining  
5.2 x 7.7m
- Kitchen  
4.6 x 2.5m
- Bedroom 1\*  
3.2 x 4.6m
- Bedroom 2  
2.8 x 4.2m
- Bedroom 3  
2.8 x 4.6m
- Study  
3.1 x 2.8m
- Balconies  
1.5 x 7.4m / 2.2 x 3.3m  
2.2 x 3.3m



\*Excludes walk-in wardrobe

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# THREE BEDROOM PENTHOUSE

*c. 168 sq m / 1,808 sq ft*

#### APARTMENT NUMBERS

- Orwell Gate  
14
- Orwell Place  
14
- Orwell Hall  
14

#### SCHEDULE OF AREAS

- Living / Dining  
5.0 x 7.3m
- Kitchen  
3.8 x 6.1m
- Bedroom 1\*  
3.2 x 4.6m
- Bedroom 2  
4.6 x 2.8m
- Bedroom 3  
4.1 x 2.9m
- Balconies  
1.5 x 7.4m / 2.2 x 3.3m  
2.2 x 2.7m



\*Excludes walk-in wardrobe

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# THREE BEDROOM PENTHOUSE

*c. 130 sq m / 1,399 sq ft*

## APARTMENT NUMBERS

Orwell Place  
41

## SCHEDULE OF AREAS

Living / Dining  
5.2 x 7.2m

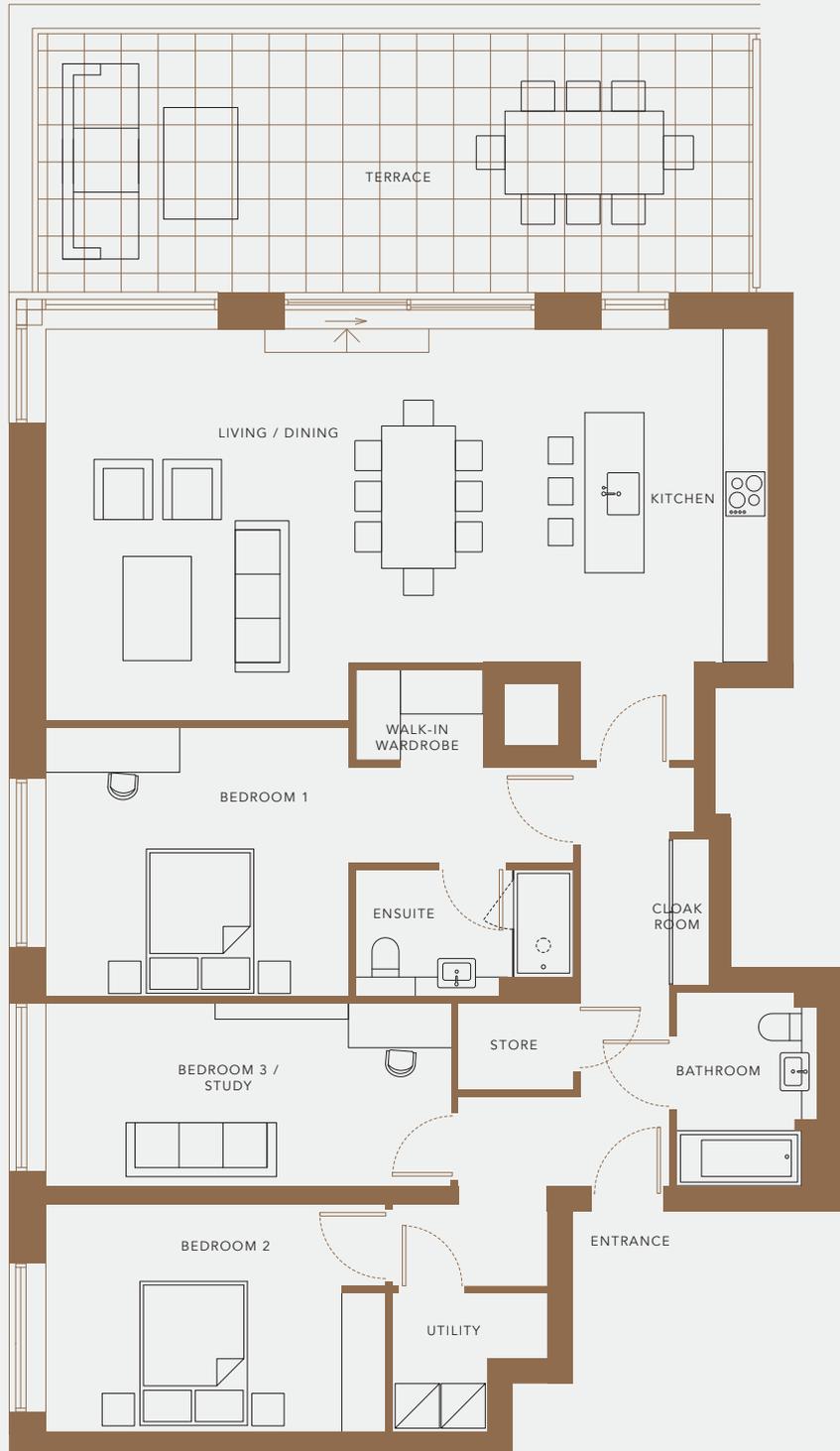
Kitchen  
4.4 x 2.5m

Bedroom 1\*  
3.6 x 4.1m

Bedroom 2  
3.1 x 4.0m

Bedroom 3 / Study  
2.4 x 5.4m

Terrace  
3.3 x 9.4m



\*Excludes walk-in wardrobe

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# THREE BEDROOM PENTHOUSE

*c. 139 sq m / 1,496 sq ft*

#### APARTMENT NUMBERS

Orwell Place  
414

#### SCHEDULE OF AREAS

Living / Dining  
6.7 x 4.4m  
Kitchen  
4.4 x 2.5m  
Bedroom 1\*  
4.0 x 3.7m  
Bedroom 2  
2.8 x 5.8m  
Bedroom 3  
3.0 x 5.3m  
Terrace  
3.3 x 9.6m



\*Excludes walk-in wardrobe

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## LUXURIOUS TOUCHES

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From the bespoke fitted wardrobes to the satin glazed bathroom tiles, interiors at Marianella offer a calm relaxing haven, utilising a neutral, understated colour palette.

# A CONSIDERED SPECIFICATION

## KITCHENS

- Custom designed fully integrated Leicht Kitchen (supplied by McNally Kitchens) with Silestone
- Carrara Worktop (shark nose) and splashback (one- & two-beds only)
- Yukon Worktop (shark nose) and splashback (three-beds only)
- Fully integrated Miele cooking appliances and Whirlpool fridge/freezer
- Fan assisted ducted extractor vent from cooker hood to outside
- Stainless steel recessed sink
- Capele wine cooler (three-beds only)

## 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 heating system throughout (with the exception of 41 & 414 Orwell Place & the living space of 67 & 68 Orwell Gate where contemporary radiators are installed)
- 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

- IP enabled video entry phone system in each apartment with remote mobile phone connectivity
- 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 down lighters 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
- 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 many of the main bedrooms, lacquered / painted doors and Cambrian oak deluxe internal carcass
- Interior designed entrance lobbies, lifts and common areas





## 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
- High acoustic performance concrete floors throughout
- Spacious balconies with glazed balustrades, and exterior lighting
- 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
- Entry video-phone system in each apartment connected to the main entrance door
- 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

- Minimum one car space per apartment.  
2 Car spaces provided as standard for 3 beds
- Separate allocation of additional visitor parking
- Provision for future electric car-charging points
- Lift access from car park to all levels
- 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.



Homebound 10 year structural warranty



Specifications based on Apartments, please contact sales agents for House specification

# DESIGNED FOR LIVING. BUILT FOR LIFE

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At Cairn Homes PLC, we are in it for the long-haul, determined that our homes have longevity, not just in terms of the quality of the build but also in the way that they can adapt to the changing needs of the people who live in them. That's why all our homes are designed by architects, with natural light and energy efficiency always to the fore of their thinking. We also pay lots of attention to storage and where you're going to do the laundry, because when good design informs the practicalities of everyday life, everything is better.

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Version 2019.03



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