

55 LAD LANE

DUBLIN 2

An exclusive residential development of 25 luxury
1, 2 and 3 bed apartments and penthouses

BER A2/A3



55 LAD LANE

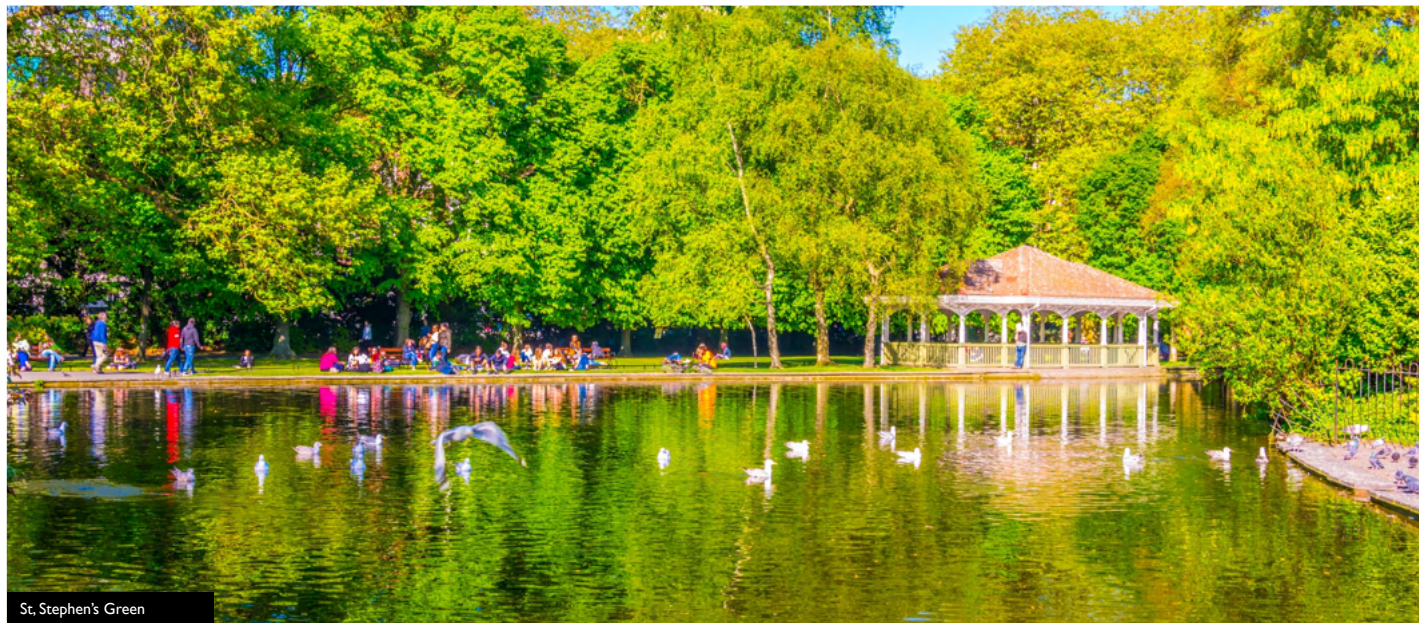
DUBLIN 2

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Grand Canal



St. Stephen's Green

55 Lad Lane is situated in one of the most sought after residential locations in Dublin's City Centre, located between Baggot Street and Leeson Street in Dublin 2.

55 Lad Lane comprises of 25 luxurious and spacious 1, 2 and 3 bed apartments and penthouses with terraces in the heart of Dublin city centre.

Situated in Dublin's traditional Central Business District (CBD), the apartments and penthouses have direct access to St. Stephen's Green, Grafton Street, Grand Canal Dock, Merrion Square and numerous cafés, bars, hotels and restaurants.

The development is also easily accessible by excellent public transport modes with access to Charlemont and St. Stephens Green Luas stops, Pearse Street and Grand Canal Dock DART stations, a quality Dublin Bus corridor, the Aircoach and Dublin Bikes making 55 Lad Lane a desirable residential location.



Baggot Street Bridge



Merrion Square

Surrounded by an abundance of local amenities

● Local Amenities

1. Dartmouth Square
2. The National Concert Hall
3. The Grayson
4. St. Stephens Green Shopping Centre
5. Temple Bar
6. National Museum of Ireland - Natural History
7. Bord Gais Theatre
8. The 3 Arena
9. The Aviva Stadium
10. Angelina's Restaurant and DIME Coffee

● Local Places of Interest

11. O'Connell Street
12. IFSC
13. Dáil Éireann
14. The Convention Centre
15. The Dublin Docklands
16. Grand Canal Dock
17. Dublin Port
18. Ringsend
19. Beggars Bush
20. Grand Canal

○ Education and Hospitals

21. Royal Victoria Eye and Ear Hospital
22. The Institute of Education
23. Trinity College
24. The National Maternity Hospital

● Multinational Companies and Offices

25. Forty One Leeson Street
26. Wilton Park Estate
27. LinkedIn
28. Google





Transport Links



Dublin Bus

Numerous buses run along Leeson Street and Baggot Street to and from the city centre including routes 46A, 46E, 145, 155, and 7B from Leeson Street and 38, 38a, 39, 39a and 70 from Baggot Street.



Train

Pearse Street and Grand Canal DART stations located within approximately 15 minutes walking distance.



LUAS

Luas Green Line stations including St. Stephens Green and Charlemont nearby providing access to the City Centre and across south Dublin.



Drive Times

10 min drive to the M50 and 20 mins to Dublin Airport



Train Line



LUAS Line

Luxurious Specification

Kitchen

- Multi award-winning kitchen by German brand Allmilmo
- Floor to ceiling units with handle-less doors in a textured charcoal finish
- Arabescato Marble worktops and full-height splashbacks
- Fully integrated high end appliances
- Instant hot water tap
- Mixer tap
- Integrated bins
- Stainless steel recessed sink
- Electric induction hob

Bathrooms & En-suites

- High end sanitary ware throughout with wall mounted mirror vanity unit and marble surround
- Back to wall WC and wall mounted sink
- Walk in shower with full height shower screen with mixer tap and rain head shower fitting
- Full height tiling to shower enclosure

Bedrooms:

- Sleek and contemporary wardrobes by Italian brand Zalf

Ventilation & Hot Water

- Thermostatic-zone underfloor heating system
- Heat recovery ventilation system with heat pump fitted in each apartment

Media & Communication

- Data and TV points to living and bedrooms
- Evoline stainless steel pop-up sockets with USB points
- Main infrastructure installed to accommodate, telecommunication services

Electrical

- Generous lighting and power points throughout
- Recessed down lighters

Internal Finishes and Features

- All apartments have generous outdoor private terraces
- High acoustic performance concrete floors throughout and solid concrete blockwork partition walls between apartments
- Double glazed windows
- Timber flooring

The Buildings & Their Surroundings

- Concrete style rendered external finish and insulated acrylic rendered system
- Soft and hard landscaped communal areas
- Entrance lobbies lift and common areas

Management & Security

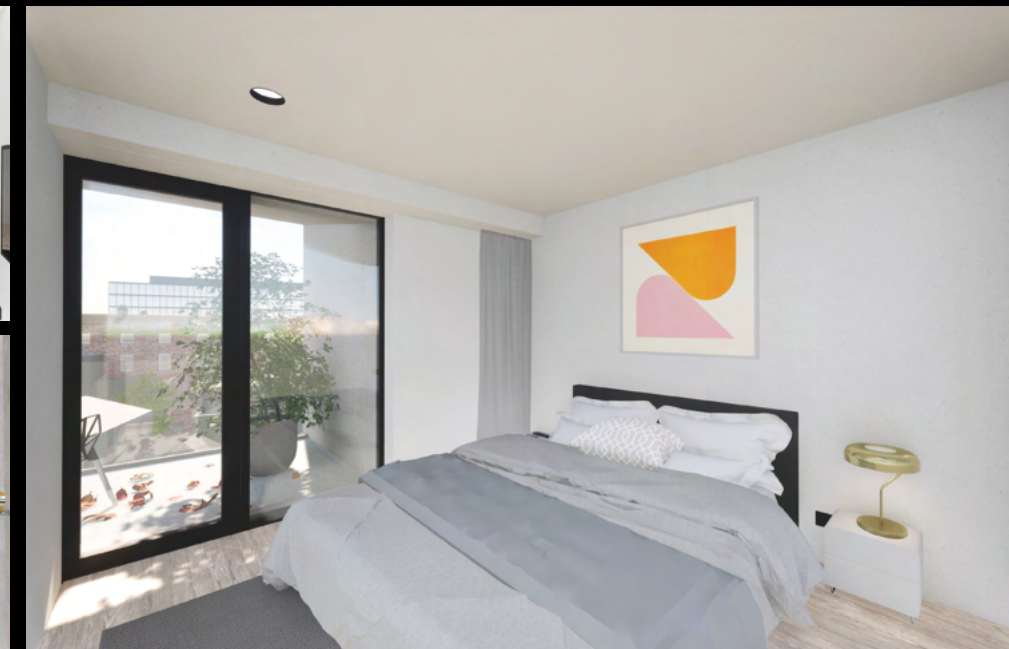
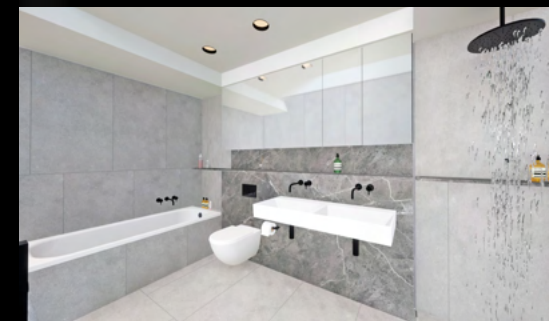
- Entry video-phone system in each apartment connected to the main entrance door
- Mains-supply smoke detectors
- 10 year Homebond Guarantee

Parking & Services

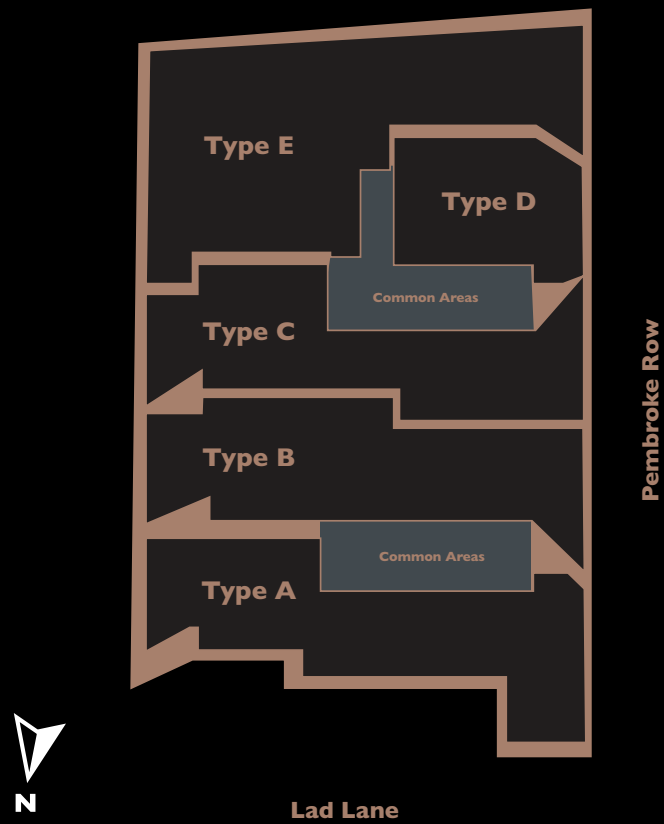
- Secure car park access control
- Ducting for electrical car-charging points
- Secure bike parking
- Lift access from car park to all levels
- Secure storage space in the car park for each apartment

Energy Efficiency

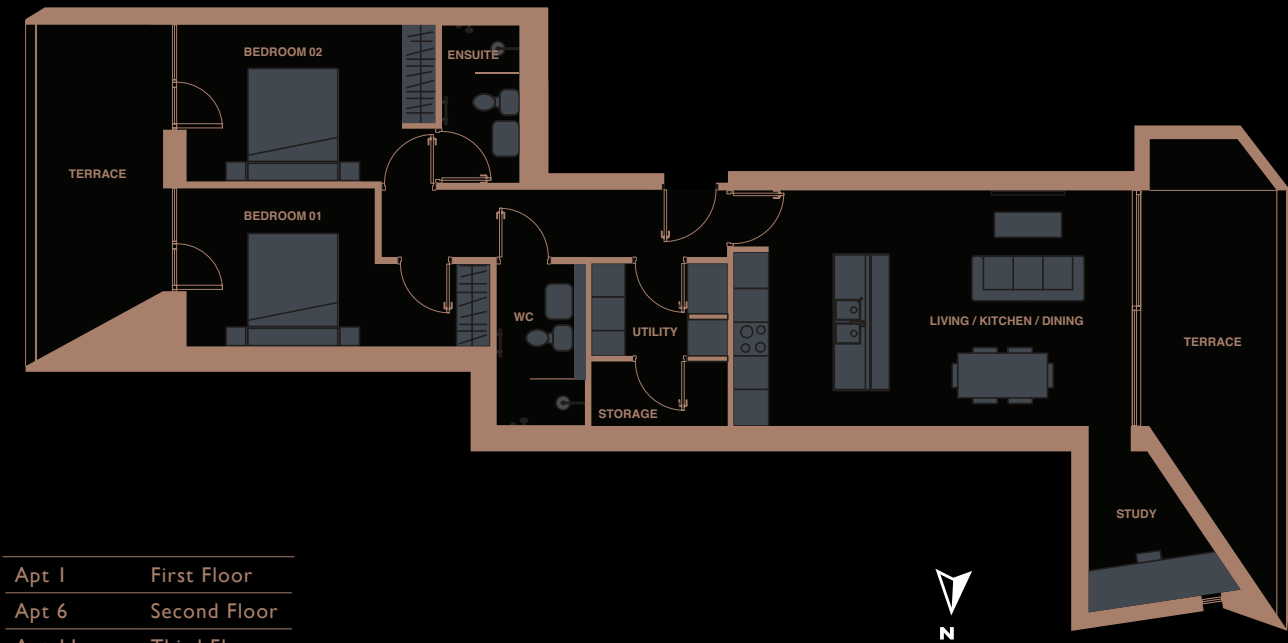
- A2/A3 BER rating
- High performance internal pipe insulation to reduce heat loss



Typical Overall Floor Layout
1st - 5th floors



Apartment Type A Area: 89 sq.m/958 sq.ft



| | |
|---------|--------------|
| Apt 1 | First Floor |
| Apt 6 | Second Floor |
| Apt 11 | Third Floor |
| Apt 16 | Fourth Floor |
| Apt 21* | Fifth Floor |

*Apt. 21 excludes study

Note: All areas are approximate and exclude terraced areas.
Room layouts, positions and details are subject to final revision.
Furniture shown for indicative purposes.

Apartment Type B

Area: 91 sq.m/980 sq.ft



| | |
|--------|--------------|
| Apt 2 | First Floor |
| Apt 7 | Second Floor |
| Apt 12 | Third Floor |
| Apt 17 | Fourth Floor |
| Apt 22 | Fifth Floor |

Note: All areas are approximate and exclude terraced areas.
Room layouts, positions and details are subject to final revision.
Furniture shown for indicative purposes.

Apartment Type C

Area: 87 sq.m/936 sq.ft

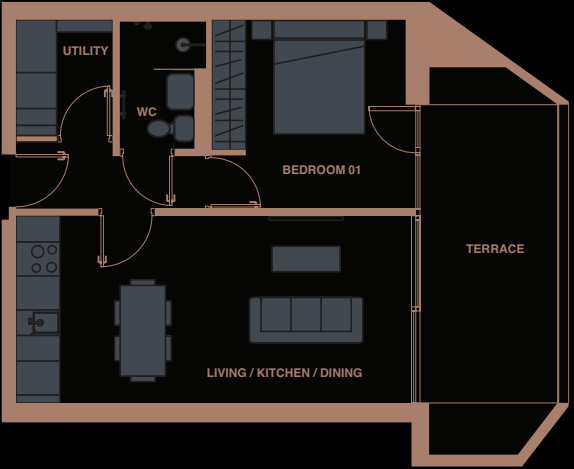


| | |
|--------|--------------|
| Apt 3 | First Floor |
| Apt 8 | Second Floor |
| Apt 13 | Third Floor |
| Apt 18 | Fourth Floor |
| Apt 23 | Fifth Floor |

Note: All areas are approximate and exclude terraced areas.
Room layouts, positions and details are subject to final revision.
Furniture shown for indicative purposes.

Apartment Type D

Area: 47 sq.m/506 sq.ft



| | |
|--------|--------------|
| Apt 4 | First Floor |
| Apt 9 | Second Floor |
| Apt 14 | Third Floor |
| Apt 19 | Fourth Floor |
| Apt 24 | Fifth Floor |

Note: All areas are approximate and exclude terraced areas.
Room layouts, positions and details are subject to final revision.
Furniture shown for indicative purposes.

Apartment Type E

Area: 127 sq.m/1,356 sq.ft



| | |
|--------|--------------|
| Apt 5 | First Floor |
| Apt 10 | Second Floor |
| Apt 15 | Third Floor |
| Apt 20 | Fourth Floor |
| Apt 25 | Fifth Floor |

Note: All areas are approximate and exclude terraced areas.
Room layouts, positions and details are subject to final revision.
Furniture shown for indicative purposes.



A DEVELOPMENT BY

OAKMOUNT

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PLANNING CONSULTANT
Manahan Planners

BER RATING



MAIN CONTRACTOR
McGill Construction

FIRE, DAC AND ASSIGNED CERTIFIER
Goldsmith Engineering

QUANTITY SURVEYOR
Kerrigan Sheanon Newman

PSDP
McGovern Surveyors

LEGAL
Ken Kennedy Solicitors

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AIB

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