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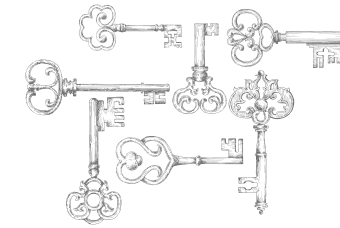
THE  
COLLECTION

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SHREWSBURY ROAD

D/4





## THE COLLECTION

Style, history and modern elegance all come together in The Collection, a private development of seven substantial residences at 20 Shrewsbury Road, the former home of Sir Alfred Chester Beatty's library. Nestled among the grand mansions and embassy residences synonymous with the area, these incredible properties bring a new level of elegance and architectural design to Dublin 4.

The Collection is designed by a group of world-class architects and designers who have produced elegant, modern homes that are both distinctive and reflective of the site's proud heritage.









THE COLLECTION



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THE  
NEIGHBOURHOOD

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Step into the capital's most sought-after neighbourhood and unlock some of its local treasures





welcome to  
S H R E W S B U R Y  
R O A D

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One of Dublin's most exclusive and desirable addresses, Shrewsbury Road traces its origins back to the Earl of Pembroke's estate. The street received the name of Shrewsbury formally in 1874, taken from the marriage of the 13th Earl of Pembroke to Lady Talbot, a cousin of the Earl of Shrewsbury.

Shrewsbury Road is now considered one of Dublin's most striking residential roads, with a mix of house styles reflecting features of the Victorian, Edwardian, Free Style and Arts & Crafts movements from the late 19th and early 20th centuries. The Collection brings a new layer of architectural design to this historic road, using the materials and features of the existing neighbourhood in a modern context that is both sophisticated and sympathetic to the surrounding homes.

20 SHREWSBURY ROAD | DUBLIN 4 | IRELAND





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Situated next to The Collection, the Royal Dublin Society is an integral part of Ireland's cultural and sporting heritage and home to the Aga Khan Cup.

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An historic neighbour  
**ROYAL DUBLIN  
SOCIETY**

Formed in 1731, The Royal Dublin Society (RDS) was established to promote and develop Irish agriculture, arts, industry and science. The RDS moved to Ballsbridge in 1879, to its current location next to The Collection.

Now, the RDS is the home of local and international events, containing, among other features, a concert hall, a library and a fine sporting arena that is already iconic within European rugby.

The RDS is also home to the annual Horse Show, which in 1926, held the first Aga Khan Trophy contest: the trophy has since become the world's most prestigious show jumping competition.



20 SHREWSPURY ROAD | DUBLIN 4 | IRELAND





Explore & discover  
**HERBERT PARK**

Just a stone's throw from  
The Collection, Herbert  
Park is one of Dublin's  
oldest and most popular  
parks to visit.

In 1903, Lord Pembroke gifted the land to the Pembroke Township as a public park to mark the coming of age of his son. Named after Lord Pembroke's father, Sidney Herbert, the park opened to the public in 1911 after being used as the location for the 1907 Dublin International Exhibition. Today the park is a popular relaxation and recreational spot for both locals and visitors.





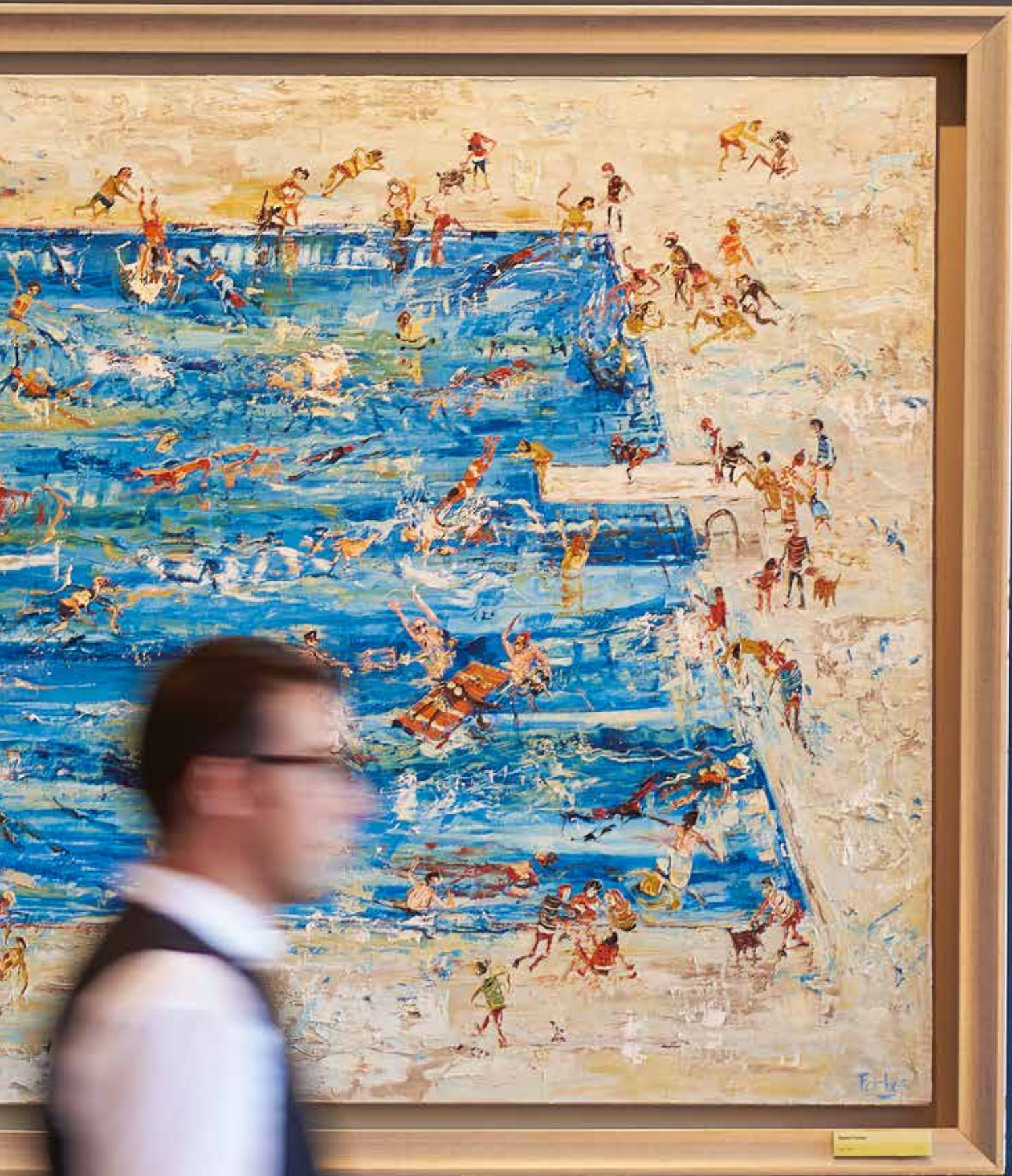


Ballsbridge is a bustling hub close to the city centre with lots to entertain and delight.



The three-arch stone bridge built in 1791 over the River Dodder marks the entrance to Ballsbridge Village





THE NEIGHBOURHOOD



Shelbourne Social, Dylan McGrath

Ballsbridge residents are just a short walk away from the south city centre, which is packed with Dublin's best restaurants and bars.

Closer to home is a wealth of Michelin-recommended restaurants, including Forest Avenue, The Old Spot, Chop House and Mulberry Garden, all of which are a short stroll from The Collection.



The Seasons Restaurant, InterContinental Dublin, Ballsbridge





Enjoy the great outdoors close  
to the heart of the city.





*enjoy a*  
**S P O R T I N G**  
**L I F E**

Ballsbridge and Dublin 4 offers  
its residents a fine choice  
of sporting clubs & facilities.

The Aviva stadium is one of The Collection's most famous neighbours. This world-class 51,000 seat stadium is home to the Irish rugby team and has played host to many memorable sporting and entertainment events over the years.

Golfers can choose between two local world-class courses: Elm Park Golf Club (9 holes) and Milltown Golf Club (18 holes). For the tennis enthusiast, both Fitzwilliam Lawn Tennis Club and Donnybrook Lawn Tennis Club are located in the immediate area.

If you prefer immersing yourself in nature, a short stroll will bring you to the idyllic coast at Sandymount. Enjoy walking along the peaceful promenade or try exploring the world of water sports further down the coast at Dun Laoghaire's famous and historic yacht clubs.

Aviva Stadium



An unmatched  
**LOCATION**

Dublin has history, charm, sights, museums, galleries, theatres, shops, pubs, restaurants and an abundance of character.



**Private jet**

Dublin Airport

16.2km / 23 minute drive

Air Charter Service Plc



**Private car hire**

Nicholas Glynn

Part of the National Chauffeur

Drivers Association Limited

LUAS (TRAM)

DART (TRAIN)



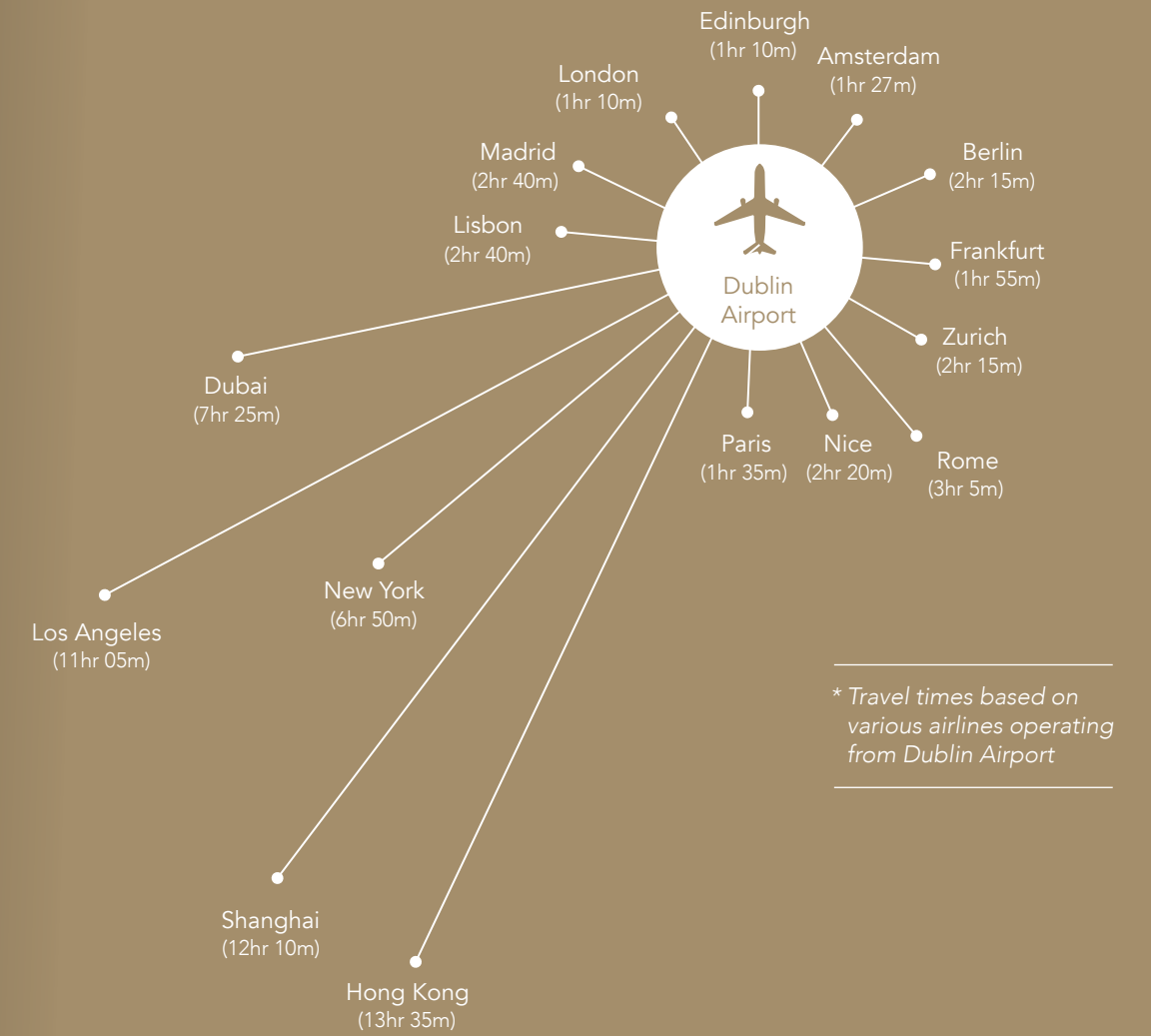
## LOCAL TRAVEL TIMES \*



\* Travel times may vary

## THE LOCATION

## INTERNATIONAL TRAVEL TIMES \*



\* Travel times based on various airlines operating from Dublin Airport

## DUBLIN AIRPORT

 23 minute drive time from Shrewsbury Rd	 Direct flights to over 200 destinations	 Over 40 international airlines	 US customs & immigration pre-clearance
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An unmatched  
LOCATION

1. Royal Dublin Society (RDS)
2. Embassy of the People's Republic of China
3. French Ambassador's Residence
4. St. Michael's College
5. Embassy of Poland
6. Embassy of Switzerland
7. Embassy of the Kingdom of the Netherlands
8. Embassy of India
9. Wanderers Rugby Club
10. Embassy of Spain
11. Sydney Parade Dart Station
12. Merrion Shopping Centre
13. St. Vincent's University Hospital
14. Elm Park Golf and Sports Club
15. Radio Teilifís Éireann (RTÉ)
16. Old Belvedere Rugby Club





THE  
HOUSES

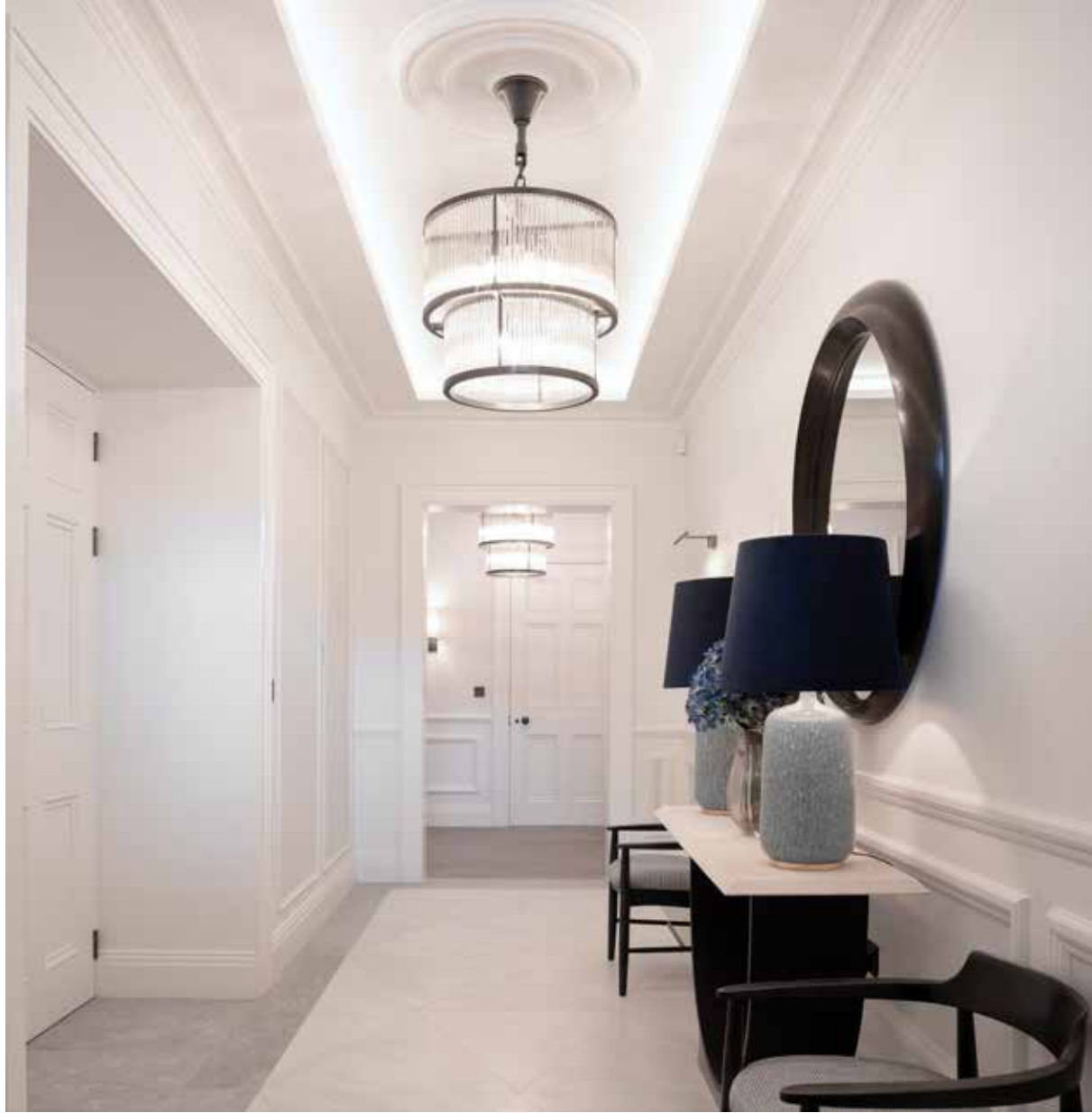






20 SHREWSBURY ROAD | DUBLIN 4 | IRELAND





Hallway  
THE COLLECTION



Garden Patio  
THE COLLECTION









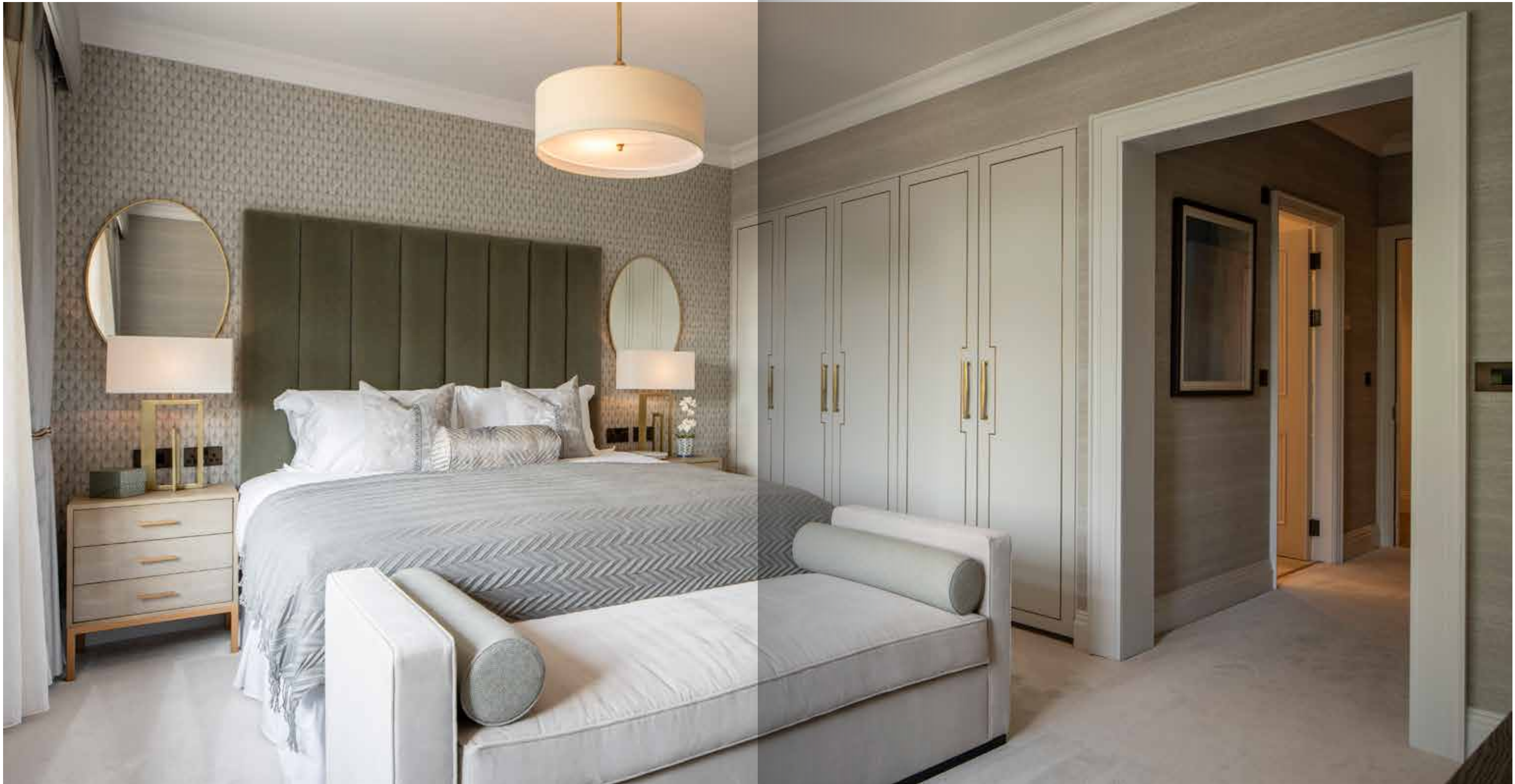












20 SHREWSBURY ROAD | DUBLIN 4 | IRELAND





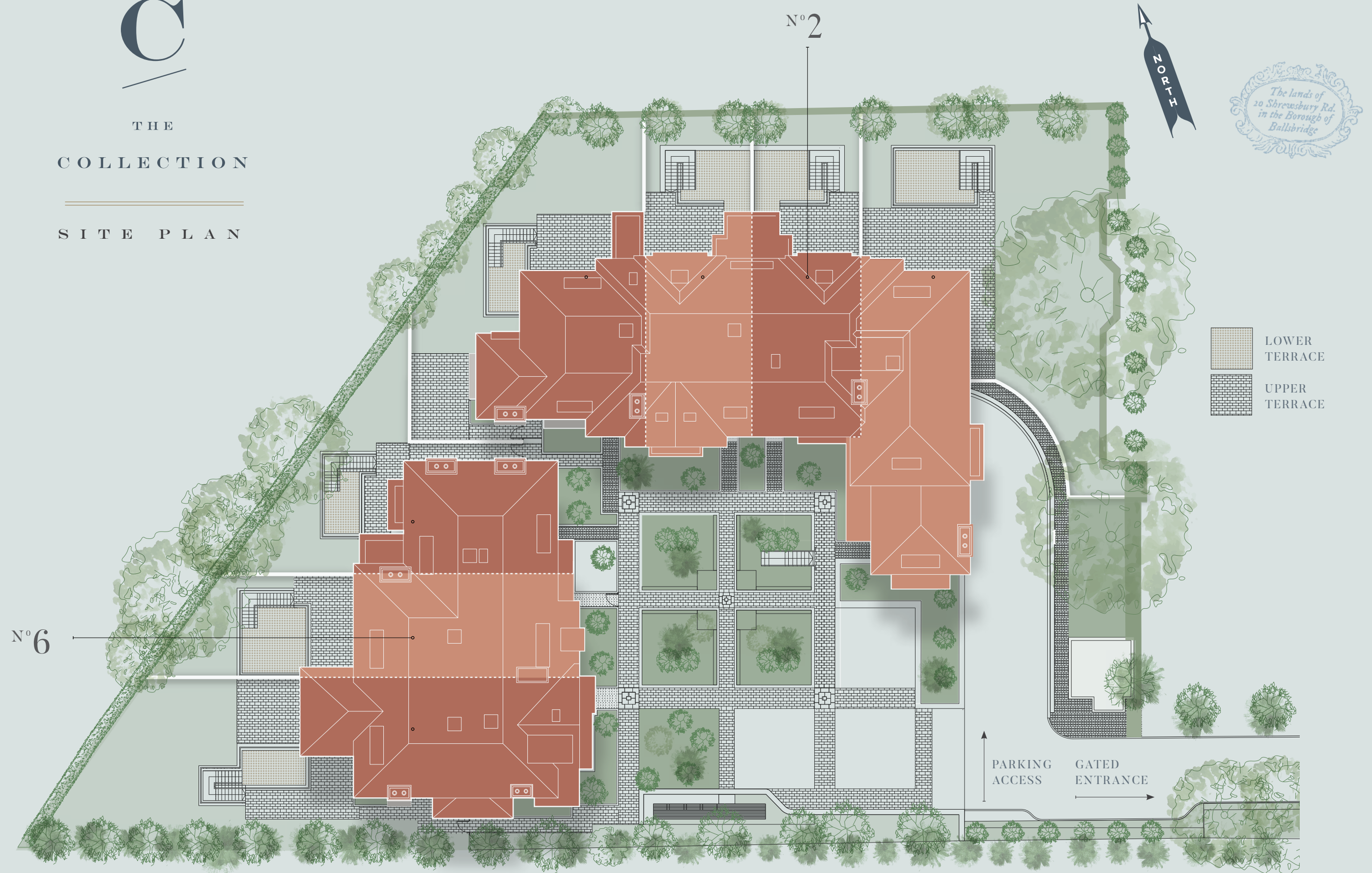
THE  
FLOOR PLANS





# C

THE  
COLLECTION  
SITE PLAN



All images/floorplans used are for illustrative purposes only and are intended to convey the concept and vision for the development.







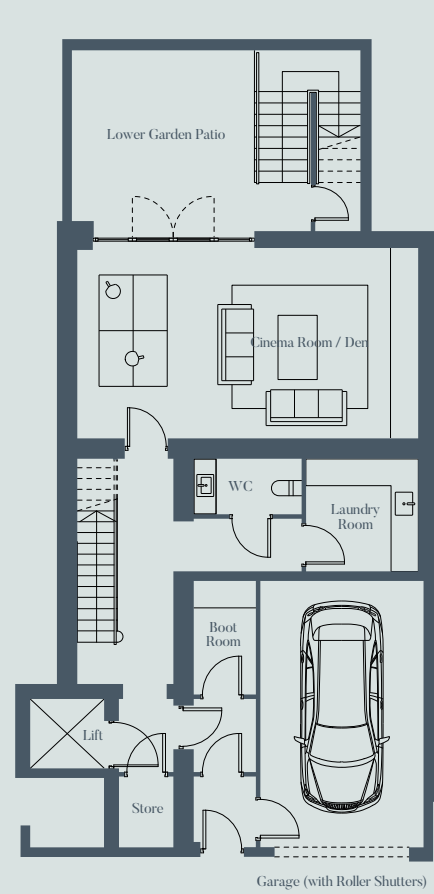
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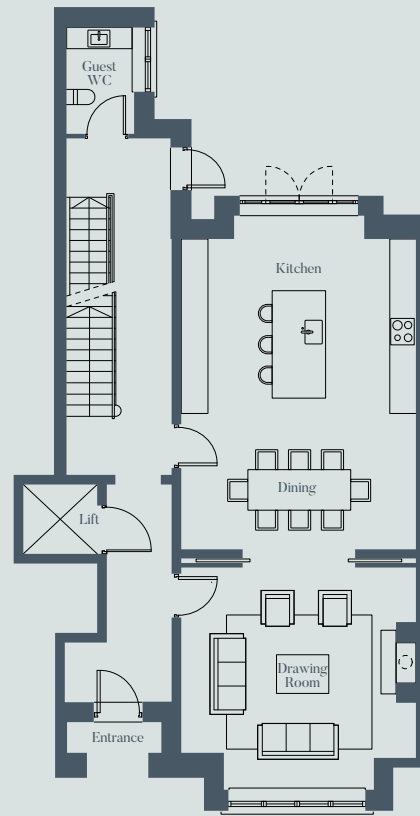
TOTAL FLOOR AREA

370 sq.m / 3,986 sq.ft\*

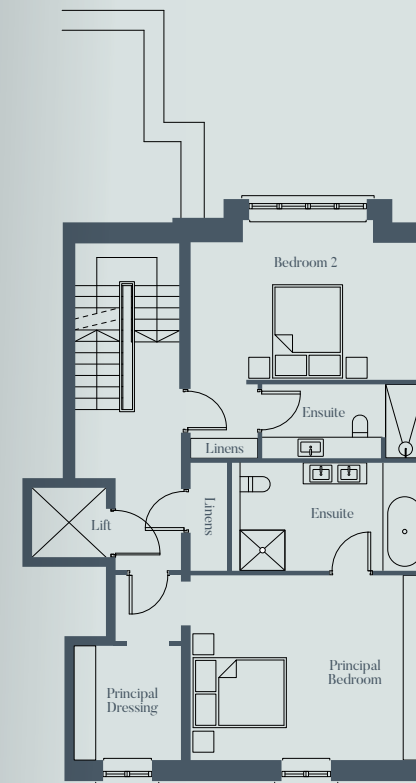
(\*size includes garage)



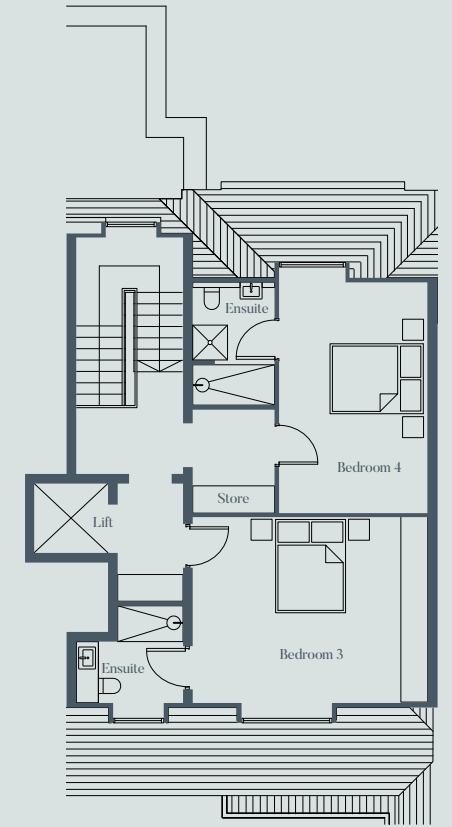
BASEMENT LEVEL



GROUND FLOOR



FIRST FLOOR



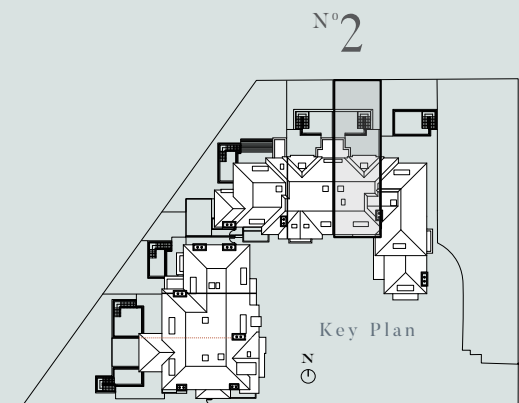
SECOND FLOOR



20 SHREWSBURY ROAD | DUBLIN 4 | IRELAND

NUMBER TWO

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20 SHREWSBURY ROAD | DUBLIN 4 | IRELAND



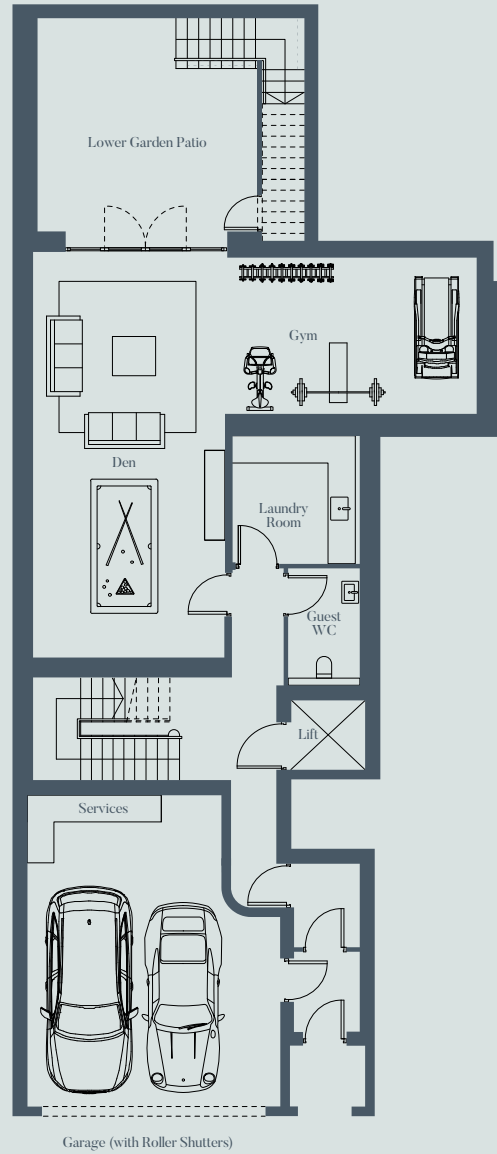
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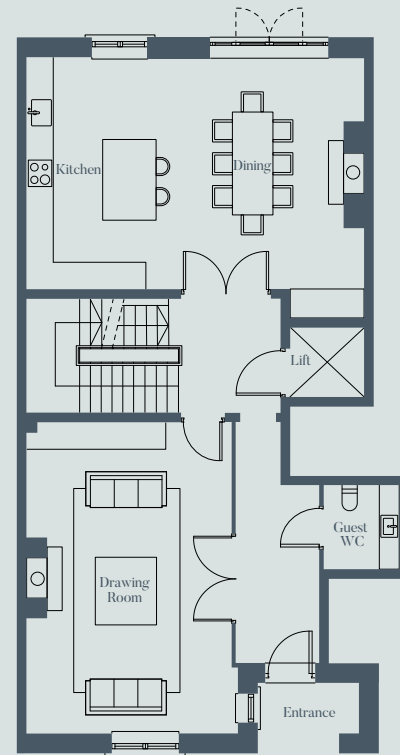
TOTAL FLOOR AREA

436 sq.m / 4,695 sq.ft\*

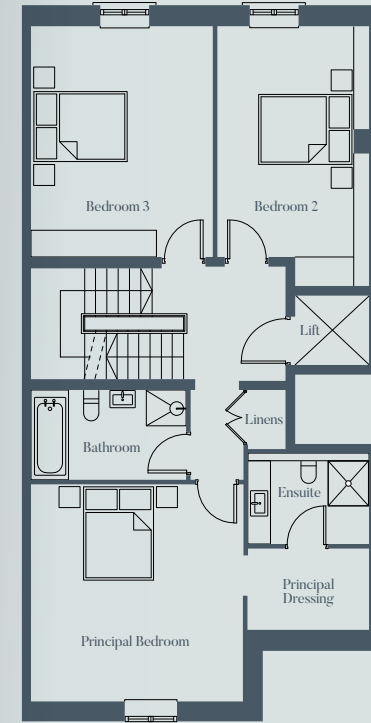
(\*size includes garage)



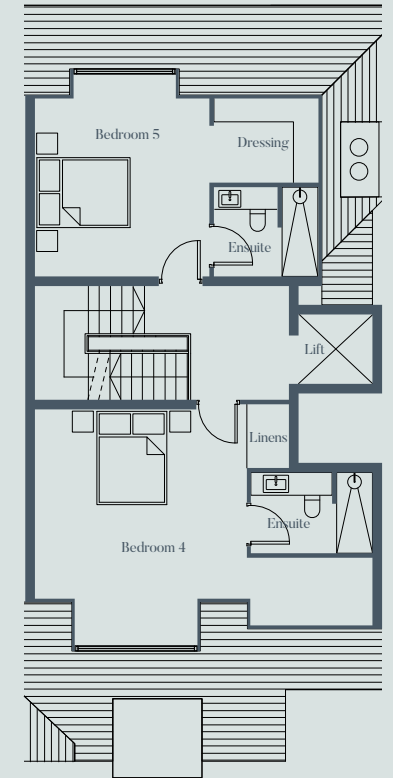
BASEMENT LEVEL



GROUND FLOOR



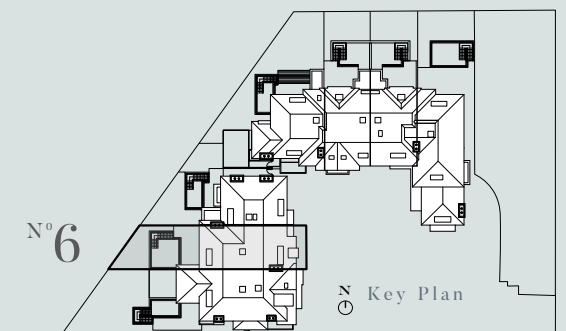
FIRST FLOOR



SECOND FLOOR

NUMBER SIX

All images/floorplans used are for illustrative purposes only and are intended to convey the concept and vision for the development.







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g

a

f

d

b

SPECIFICATIONS





## SPECIFICATIONS\*



### Kitchen

- Beautiful bespoke designed and hand-finished kitchens by Rhatigan and Hick
- Composite stone work surface
- Double bowl undermounted sink and polished chrome mixer tap
- Mont Blanc marble feature wall above work surfaces
- Hand-painted finish to cabinets with satin pull handles
- Concealed LED lighting in pantry
- Full suite of high-quality Miele appliances including combi steam oven, single oven, built-in coffee machine, built-in wine cooler, integrated dishwasher, integrated full height fridge/freezer, and induction hob
- Miele induction Hob with integrated downdraft extractor.
- Integrated triple recycling bin
- Customised storage throughout lined in vegan leather



### Laundry Room

- All laundry rooms include Silestone worktops and splashback
- Appliances include freestanding Siemens washer, dryer and dishwasher
- Integrated triple recycling bin
- Matte finish to cabinets by Kube Kitchens



### Lower Ground Floor Powder Room

- Wall hung white WC pan, soft-close seat cover and dual flush concealed cistern
- Freestanding chrome vanity stand with brushed graphite marble vanity top
- Feature marble floor to match vanity unit
- Decorative wall lighting by Drummonds



### Powder Room

- Wall hung white WC pan, soft-close seat cover and dual flush concealed cistern
- Bespoke calacatta italia marble vanity unit with storage,
- Undermounted sink



### Principal En Suite

- Feature double-ended bath surrounded by natural stone
- Walk-in shower area and WC with glass shower panel and door with brushed brass details
- Custom finished tapware throughout by Swadling
- Feature bath tap with hand shower to bath
- Ceiling mounted shower head, separate hand shower and concealed thermostatic mixer to separate shower area
- Bespoke vanity unit with storage, under-mounted basin and brushed brass/chrome detail
- Floor mounted white WC pan, soft-close seat cover and dual flush concealed cistern
- Thermostatic controlled heated towel rail
- Natural stone to shower areas

\* May not apply to every home





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## SPECIFICATIONS\*

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CONTINUED

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### Interior Finishes

- Solid hand painted entrance door with transom window
- M. Marcus Heritage Brass bronze ironmongery throughout
- Painted timber panelled doors to all floors
- Decorative architraves and skirtings throughout, tiled skirtings to wet areas where applicable
- Staircase with bespoke balustrades
- Bespoke fitted wardrobes to each bedroom, internal fittings include rails, shelves and drawers



### Electrical Fittings

- Pre-wired for future pendant over the island in kitchen and wall lighting by customer to hallways, reception rooms and bedrooms
- Dimming lighting to reception rooms
- Switched 5-amp lighting circuit to reception rooms and bedrooms
- Television point to drawing rooms and bedrooms with a data and coaxial cable point all wired back to the comms room
- Telephone and CAT 6 data points provided to reception rooms and all bedrooms
- Sockets with USB points to selected areas



### Heating

- Under-floor heating to all rooms with local temperature control
- Central plant heating individually metered
- Pressurised private main water supply
- Feature gas fireplace in drawing rooms



### Special Features

- Precast concrete floors
- Solid internal walls
- Private lift within each house



### Gardens & Terraces

- Landscaped rear gardens with solid granite paved terrace areas



### Basement Level Garage

- Multi-point locking entrance door to property from garage
- Remote-controlled garage roller shutter door
- Secure underground garage parking
- Sectional doors to garage car parking
- Communal basement cycle area
- Bin storage in basement area

\* May not apply to every home



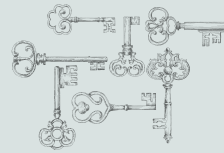








THE  
COLLECTION



PROFESSIONAL TEAM

DEVELOPER

Glenveagh Homes



ARCHITECT

de Blacam & Meagher Architects



CONTRACTOR

GEM Construction Ltd.



MECHANICAL &  
ELECTRICAL ENGINEER

McElligott Consulting Engineers Limited



STRUCTURAL ENGINEER

DBFL Consulting Engineers



SOLICITOR

Kane Tuohy LLP



MANAGING AGENT

Knight Frank

A DEVELOPMENT BY



FOR FURTHER INFORMATION CONTACT



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