

# SH<sup>D<sub>4</sub></sup>ORE CLUB

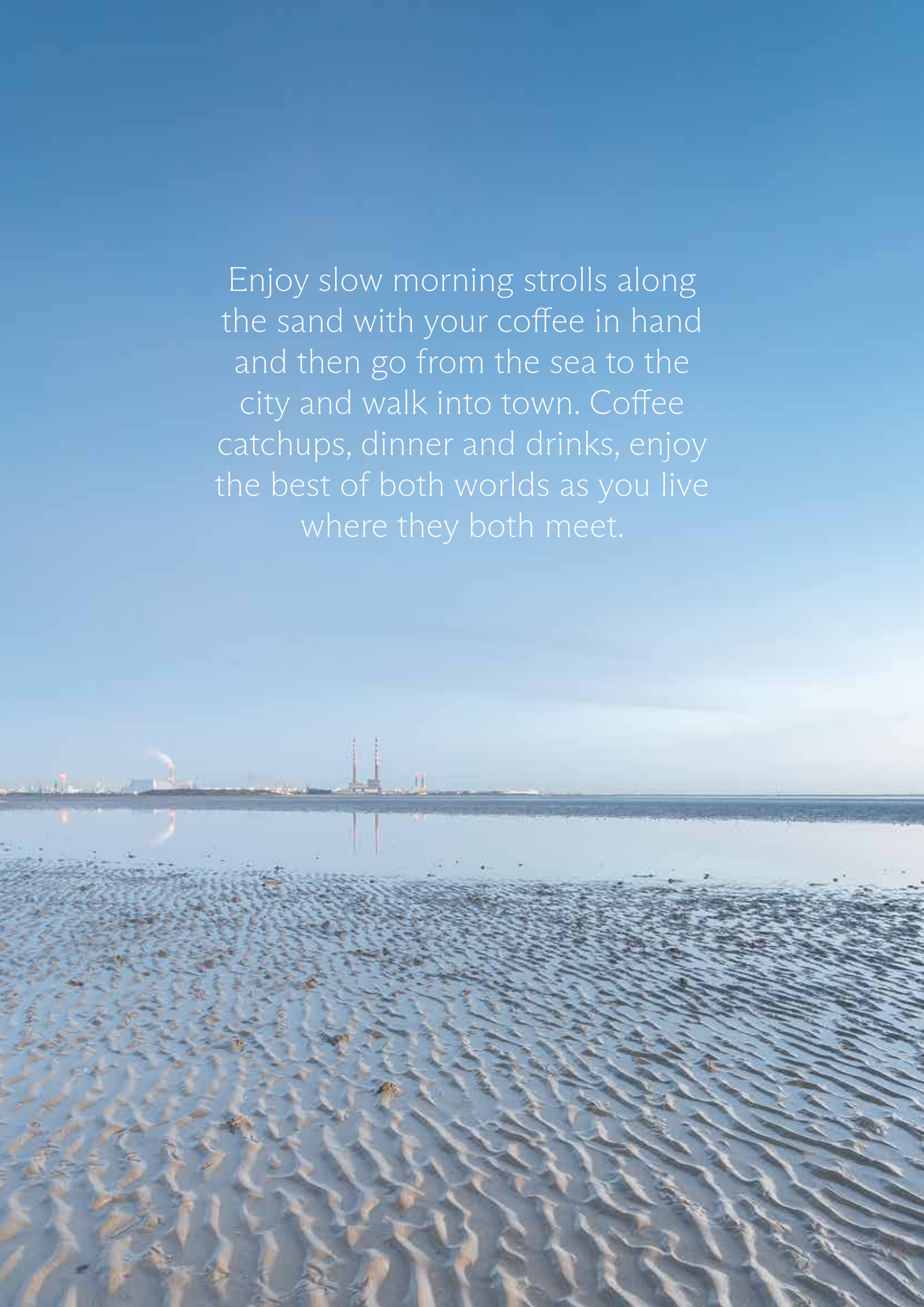


SC<sup>D<sub>4</sub></sup>

Where City

Meets Sea





Enjoy slow morning strolls along the sand with your coffee in hand and then go from the sea to the city and walk into town. Coffee catchups, dinner and drinks, enjoy the best of both worlds as you live where they both meet.

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Welcome to Shore Club,  
Dublin's destination residential  
address where the energy of city life  
meets the serenity of the sea.

Located just moments from the city centre and Sandymount Strand, this exclusive new development offers a collection of 112 beautifully crafted one and two-bedroom apartments and penthouses.

Each residence promises contemporary living spaces defined by a beautiful, homely aesthetic, with access to superior communal amenities including a gym, coworking space, cinema room and terrace.

Here, every detail has been crafted to enhance your living experience and invite you to dive into life on the shoreline of infinite opportunity at Shore Club.









## LOCATION

# Your City Home on the Coast



Nestled in the prestigious Dublin 4 area of Sandymount, Shore Club offers an idyllic setting that balances city vibrancy with beachside tranquility. This coveted area, renowned for its grand ambassadorial residences, bustling commercial hubs and beautiful open spaces sits just on the edge of the city centre and one of Europe's most significant central business districts. Shore Club is more than just an address, it's a lifestyle.





# An Effortlessly Connected Location

- THE MERRION SHOPPING CENTRE**  
12 MIN CYCLE / 10 MIN DRIVE

**LANSDOWNE ROAD STATION**  
20 MIN WALK / 5 MIN CYCLE / 4 MIN DRIVE

**GRAND CANAL DOCK STATION**  
30 MIN WALK / 9 MIN CYCLE / 7 MIN DRIVE

**SANDYMOUNT STRAND**  
8 MIN WALK / 4 MIN CYCLE / 3 MIN DRIVE

**ELM PARK GOLF & SPORTS CLUB**  
14 MIN CYCLE / 11 MIN DRIVE

**BALLSBRIDGE VILLAGE**  
19 MIN WALK / 5 MIN CYCLE / 8 MIN DRIVE

**TRINITY COLLEGE**  
12 MIN CYCLE / 12 MIN DRIVE

**UCD**  
17 MIN CYCLE / 16 MIN DRIVE

**SANDYMOUNT VILLAGE**  
4 MIN WALK / 1 MIN CYCLE / 1 MIN DRIVE

**HERBERT PARK**  
30 MIN WALK / 8 MIN CYCLE / 8 MIN DRIVE

**AVIVA STADIUM**  
12 MIN WALK / 3 MIN CYCLE / 3 MIN DRIVE

**FIBONACCI SQUARE - META EMEA HQ**  
20 MIN WALK / 6 MIN CYCLE / 6 MIN DRIVE

**GOOGLE DUBLIN**  
29 MIN WALK / 9 MIN CYCLE / 7 MIN DRIVE

**THE POINT, LUAS RED LINE STOP**  
24 MIN WALK / 12 MIN CYCLE / 6 MIN DRIVE

**ST. STEPHEN'S GREEN**  
18 MIN CYCLE / 21 MIN DRIVE

**M50 MOTORWAY**  
7 MIN DRIVE

**AIRPORT**  
25 MIN AIRCOACH FROM BALLSBRIDGE / 18 MIN DRIVE







DUBLIN AIRPORT

TRINITY COLLEGE

BORD GAIS THEATRE

GRAND CANAL DOCK

SAMUEL BECKETT BRIDGE

3 ARENA

GRAND CANAL BASIN

DUBLIN PORT

SHELBOURNE RACING STADIUM

AVIVA STADIUM

IRISHTOWN STADIUM

SCD4

SANDYMOUNT STRAND

SEAN MOORE PARK





# Experience Dublin's Finest



Offering the best of both worlds, Shore Club is perfectly positioned just steps from the iconic Sandymount Strand and lush Sean Moore Park, and a short walk or bike ride from Dublin's rich historical landmarks, culinary excellence and vibrant nightlife.

For corporate and tech professionals, as well as students at Trinity or UCD, the proximity to Dublin's business district, major tech hubs, and academic institutions facilitates an effortless blend of work-life balance. Short commutes and ample opportunities to unwind and recharge make Shore Club the perfect base.

Here you really can experience the best of what Dublin has to offer.





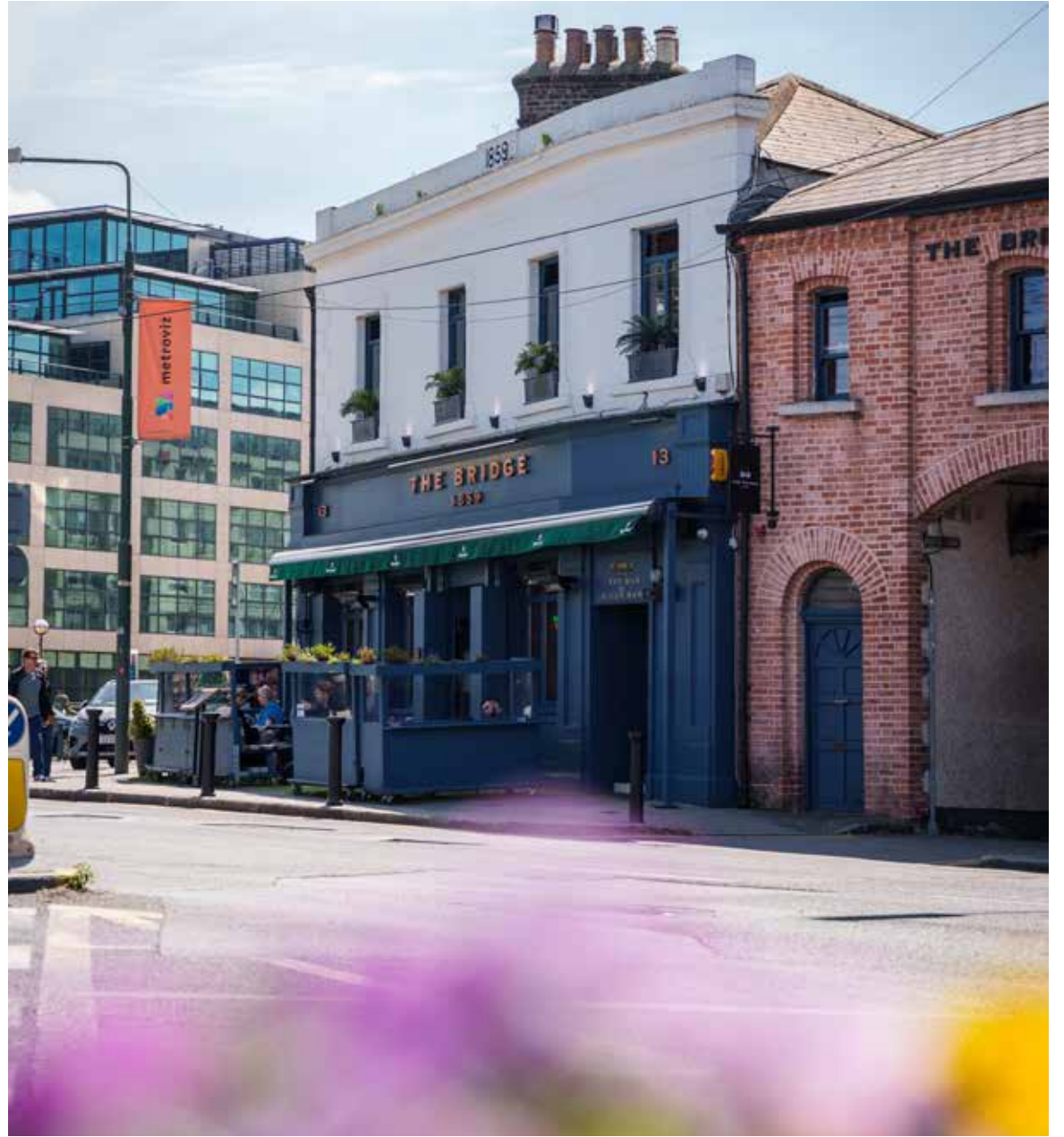
AVOCA



STRONG PILATES



HERBERT PARK



THE BRIDGE





THE APARTMENTS

# Your Sanctuary by the Sea at Shore Club

Sophistication meets serenity in Shore Club's exquisite collection of 112 one and two-bedroom apartments. Set across six meticulously designed floors, each residence is a masterpiece of light and space. Inspired by minimalist elegance, these homes offer a tranquil retreat from bustling city life.

Expansive windows and balconies invite an abundance of natural light that moves across warm, open interiors, enhancing the soft, neutral tones and high-quality finishes that define each space. The exterior, which features classic Dublin red brick, harmonises beautifully with the contemporary design, creating a seamless blend of tradition and modern luxury.

At Shore Club, every detail has been curated to create not just a living space, but a place to call home – a haven where you can unwind, rejuvenate, and embrace the beauty of every day.



# One Bedroom Apartment

















# Two Bedroom Apartment



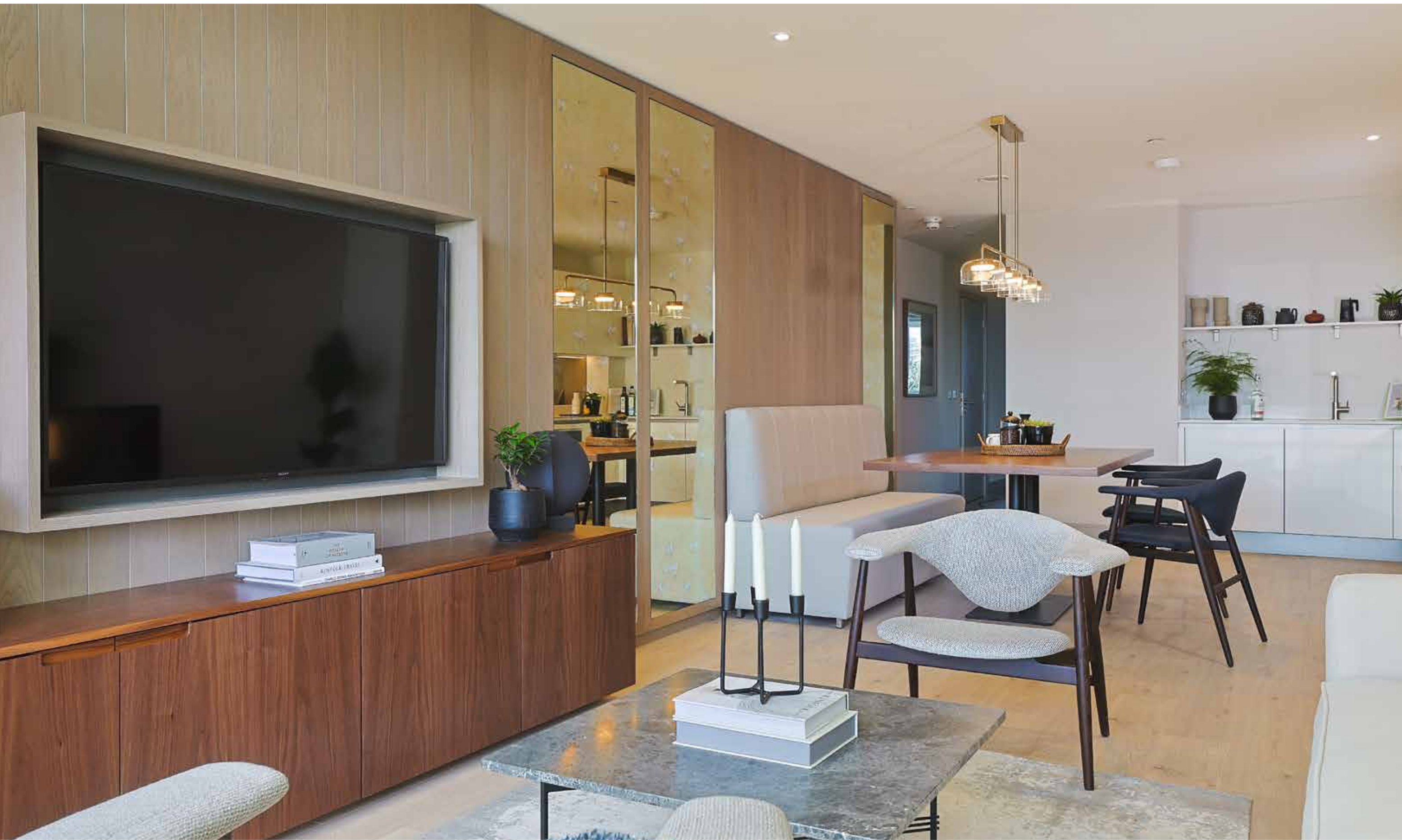








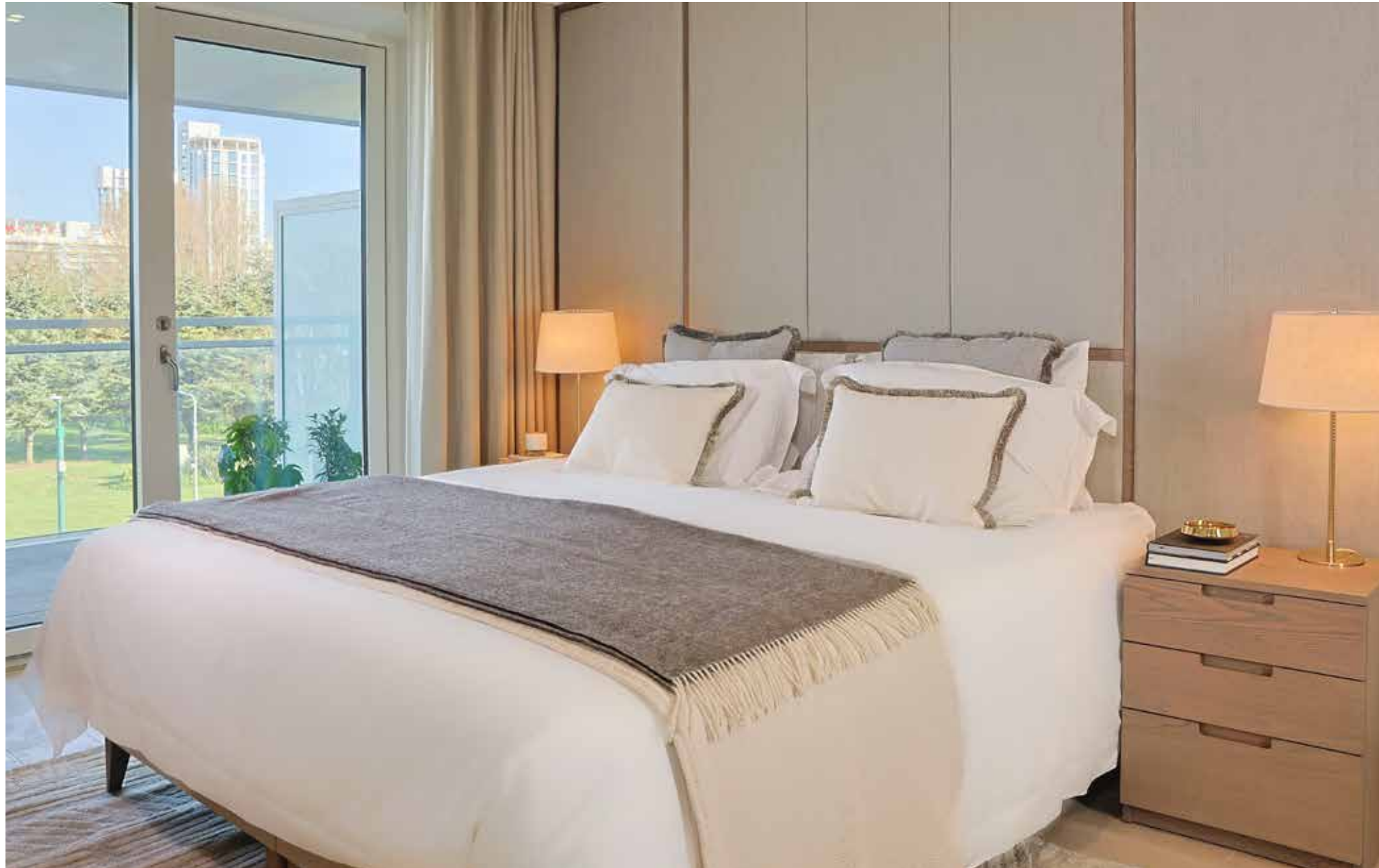


















# Your Life at Shore Club

With the stunning Dublin seascape at your doorstep, everyday moments at Shore Club are elevated into extraordinary experiences. Here, the serene Irish Sea and the vibrant cityscape serve as a dynamic canvas, constantly transforming the backdrop to your daily rituals.

As dawn breaks, enjoy your morning coffee as the gentle sunrise illuminates your apartment and the city slowly stirs to life. As dusk settles, relax to the sight of the evening sky, with hues of orange and pink, and Dublin's iconic lights beginning to sparkle.

This isn't just living; this is immersing yourself in the rhythmic beauty of where city meets sea, making every moment of your life at Shore Club truly remarkable.









AMENITIES

# Elevate Your Everyday

It's not just about the blend of urban excitement and serene seaside living; with a suite of curated amenities every aspect of life at Shore Club has been thoughtfully designed to provide an exceptional living experience that enhances your everyday life with convenience, comfort, and sophistication.

Kickstart your day with a revitalising workout in the fully equipped gym or find focus in the dynamic co-working space. Take a moment to engage in a strategic game of chess outdoors, get lost in the maze, or soak up the sea air in the private courtyard. As evening falls, unwind in the private cinema room with your favourite film, or host guests in the lounge or on the terrace, perfect for memorable gatherings against the city skyline backdrop.

At Shore Club, you'll find the perfect setting for every aspect of your lifestyle. Our residents' amenity spaces are conveniently located on the ground level. Each space opens directly onto beautifully landscaped gardens, allowing you to enjoy inspiring views and breathe in the fresh air as you move through your day.





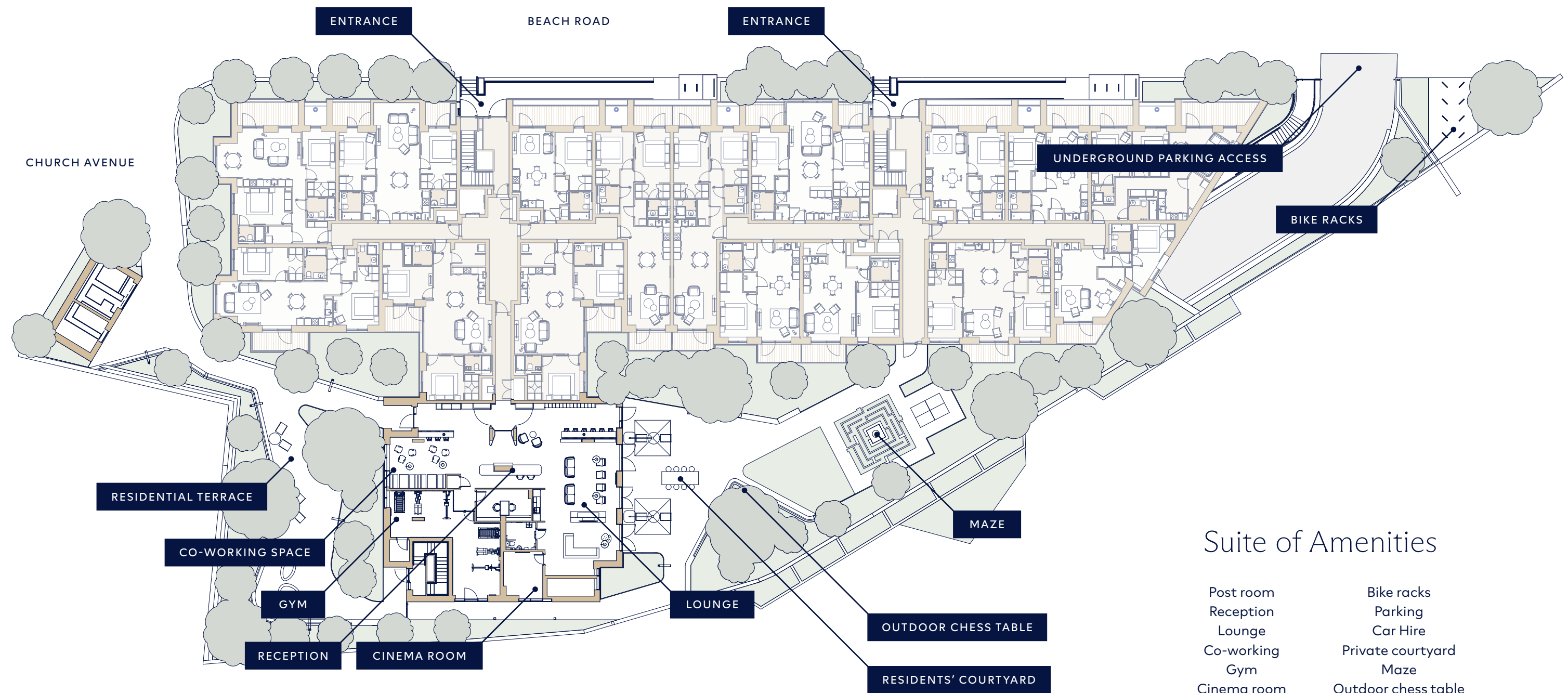








# Ground Floor Amenities



## Suite of Amenities

- |                     |                     |
|---------------------|---------------------|
| Post room           | Bike racks          |
| Reception           | Parking             |
| Lounge              | Car Hire            |
| Co-working          | Private courtyard   |
| Gym                 | Maze                |
| Cinema room         | Outdoor chess table |
| Residential terrace |                     |





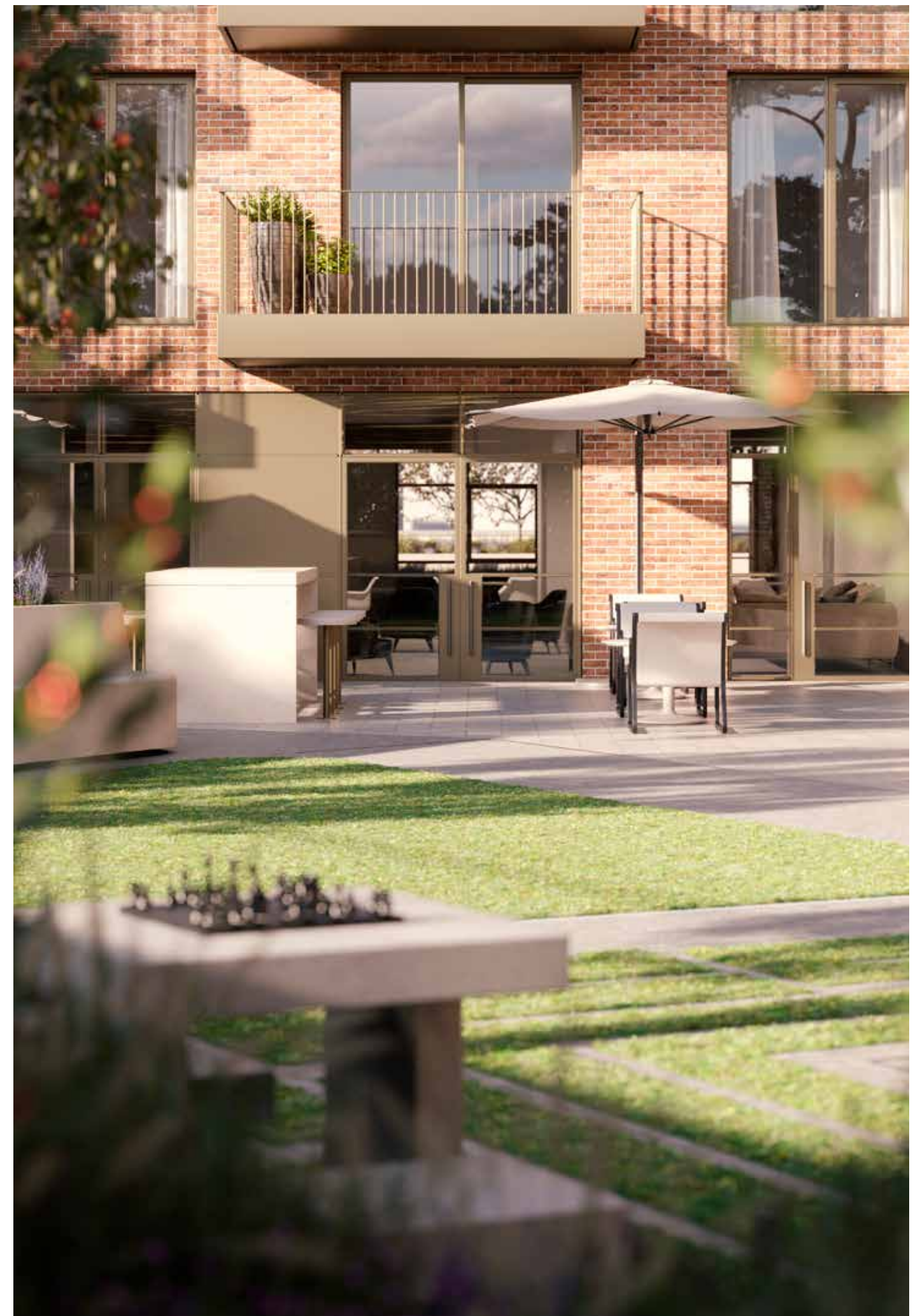


# Exceptional Living

You can also discover effortless travel with our exclusive car club. Residents can conveniently rent a car from the comfort of their own home, offering a hassle-free and cost-effective way to travel in an environmentally friendly hybrid vehicle whenever needed.

Every amenity is an extension of your lifestyle designed to support and inspire. From the moment you arrive home at Shore Club you don't just live, you excel in a community that's as vibrant and dynamic as Dublin itself.

TWO LEXUS HYBRID SUVs FOR HIRE THROUGH CAR CLUB









# Specifications

## KITCHENS

Nobilia style kitchens have been created for Shore Club with 20mm Silestone worktop complete with 100mm upstand and a bronze mirror glass splash back. The kitchen includes both floor and eye level units with a breakfast bar in some units. Kitchens are fully fitted with A-Rated energy efficient Nordmende appliances: electric hob, single fan oven, extractor fan, integrated fridge/ freezer, built in microwave and integrated dishwasher.

## BATHROOMS & ENSUITES

The bathrooms and ensembles come complete with Sonos taps, baths and superior quality white sanitary ware throughout. Chrome and glass shower doors, screens over baths, heated chrome towel rails are provided as standard. Bathrooms and ensembles floors and walls are tiled and include painted feature walls. Feature mirror is provided above the vanity unit.

## WARDROBES

Apartment bedrooms have carefully designed, generous built in wardrobes with a variety of fitted interiors, such as open and internal shelving, full width hanging and internal shelving compartments.

## FLOORS

Bathrooms and ensembles are tiled in porcelain tiles. Floors in kitchens, living areas, bedrooms and utility rooms are fitted with oak laminate flooring as standard.

## DOORS

Apartment entrance door is a solid core oak laminate door with a quality brushed stainless steel door handle and spy hole. Painted flush doors internally with quality brushed stainless steel door handles.

## LIGHTING

LED spotlights provided to all areas including living, kitchen, bedrooms, bathroom and en-suite. Undercounter lighting included in kitchen as standard.

## FINISHES

Paint finish to walls and ceilings throughout.

## WINDOWS

Glazing to the apartments are A-Rated Alu-clad double-glazed with door access onto private balconies.

## BALCONIES

Powder coated mild steel balustrade fronted balconies with many apartments enjoying views, mature landscaping and scenic views of the city and Dublin mountains.

## WIRING

Wired for TV, telephone/data in living rooms and bedrooms. Generous allocation of electrical lights and power points provided throughout.

## TV SATELLITE

All units are pre-wired for Virgin TV with 40 channels and Sky Sports as an option.

## WI-FI

Fully managed Virgin Wi-Fi network and dedicated 4Gb fibre connection. We have achieved WiredScore Platinum certification which shows that the development has superior broadband internet connectivity supported by diverse and future-proofed infrastructure.

## WATER

Hot water is generated in a highly Energy efficient Exhaust Air Heat Pump within the apartment. The high efficiencies are also supported with user friendly and intuitive controls.

## HEATING & VENTILATION

Space Heating is provided through efficient electrical heater panels - each heater panel comes with a built-in thermostat and adaptive controls.

Ventilation is provided with individual MVHR (Mechanical Ventilation Heat Recovery) units within each apartment. The systems work's by extracting air from wet rooms and mixing with the supply air through a heat exchanger in the MVHR to provide fresh air to all living areas within the apartment.

## STORAGE / UTILITY AREAS

The plant room houses the compact heat interface unit. The utility room includes a combined washing machine and dryer.

## INTERNAL COMMUNAL AREAS

Natural tiled floor finish to entrance lobbies, foyers and lift areas. Painted plastered walls and ceilings throughout. Square edge skirting's, architraves and oak laminate doors with brushed stainless steel ironmongery fitted throughout.

There is an extensive CCTV security system throughout the development that is fully linked back to the management office.

OhhPod smart parcel boxes and a Laundry Press are located in the amenity suite.

Concierge located at the reception located in the amenity suite.

Amenity provision includes;

- Reception
- Co-Working Lounge
- Residents Lounge
- Gym
- Cinema Room
- External Communal Areas
- Bicycle Parking
- Car Hire

## CO-WORKING LOUNGE

Co-working lounge located in the ground floor amenity suite.

## RESIDENTS LOUNGE

Resident's lounge located in the ground floor amenity suite.

## GYM

Residents gym including equipment from TechnoGym;

- Excite Live 5000 Treadmill
- Excite Synchro Cross Trainer
- Excite Live 5000 Bike
- Skill Line Skillrow Rowing Machine
- Dumbell Rack and Free Weights
- Adjustable Fitness Bench

## EXTERNAL COMMUNAL AREAS

The Shore Club apartments benefit from a private residents courtyard hard and soft landscaped area that includes hard and soft landscaping, a number of feature areas including a maze and outdoor chess table.

## BICYCLE PARKING

238 no. bicycle parking spaces with 210 nr. at basement level and 28 nr. at surface level.

## CAR PARKING

Contact Knight Frank on availability.

## CAR CLUB

Two lexus hybrid SUVs available through onsite Car Club.





We're here to help you find  
your perfect home.  
Contact us today to learn  
more about Shore Club.

+353 01 237 4500  
newhomes@knightfrank.ie  
PSR Registration Number: 001880



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