

THE PINNACLE

MOUNT MERRION, CO. DUBLIN

FLOORPLAN BROCHURE



Specification

Kitchen

- Sleek contemporary fully integrated kitchen
- Arabescato white marble worktops, full-height splashbacks and island breakfast bar (specific apartments only)
- Fully integrated high end Siemens appliances
- Instant hot water tap
- Integrated bins

Bathrooms & En-Suites

- High end sanitary ware throughout with wall mounted mirror storage cabinet
- Walk in shower with shower screen and rainfall shower head
- Full height wall tiling in all bathrooms and ensuites with feature marble

Bedrooms

- Sleek and contemporary wardrobes

Ventilation & Hot Water

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

Media & Communication

- CAT 6 Data and TV points to living room and bedrooms
- Main infrastructure installed to accommodate, Eir, Sky & Virgin Media

Electrical

- Evoline pop-up sockets with USB points in kitchen
- Generous lighting and power points, including over island lighting in kitchen
- Recessed contemporary downlights throughout

Internal Finishes & Features

- Engineered oak flooring to hallways, living & bedrooms
- Reynaers high end aluminium sliding door system to balconies/terraces

Management & Security

- Entry video-phone system in each apartment connected to the main entrance door
- Separate entrance doors to each core
- 10 year Homebond Guarantee
- CCTV at all entrance levels

The Buildings & Surroundings

- All apartments have outdoor private balconies/terraces
- Jura Limestone and rendered external finish
- Soft and hard landscaped communal areas
- Separate cores with own entrance lobbies, lift and common areas

Parking & Services

- Secure underground car park
- Secure bike parking
- Lift access from car park to all levels
- Additional storage at basement level for select apartments
- Allocated parking included/available to buy with each apartment (subject to availability).

Energy Efficiency

- A3 BER energy rating
- Near Zero Energy Building (NZEB) compliant

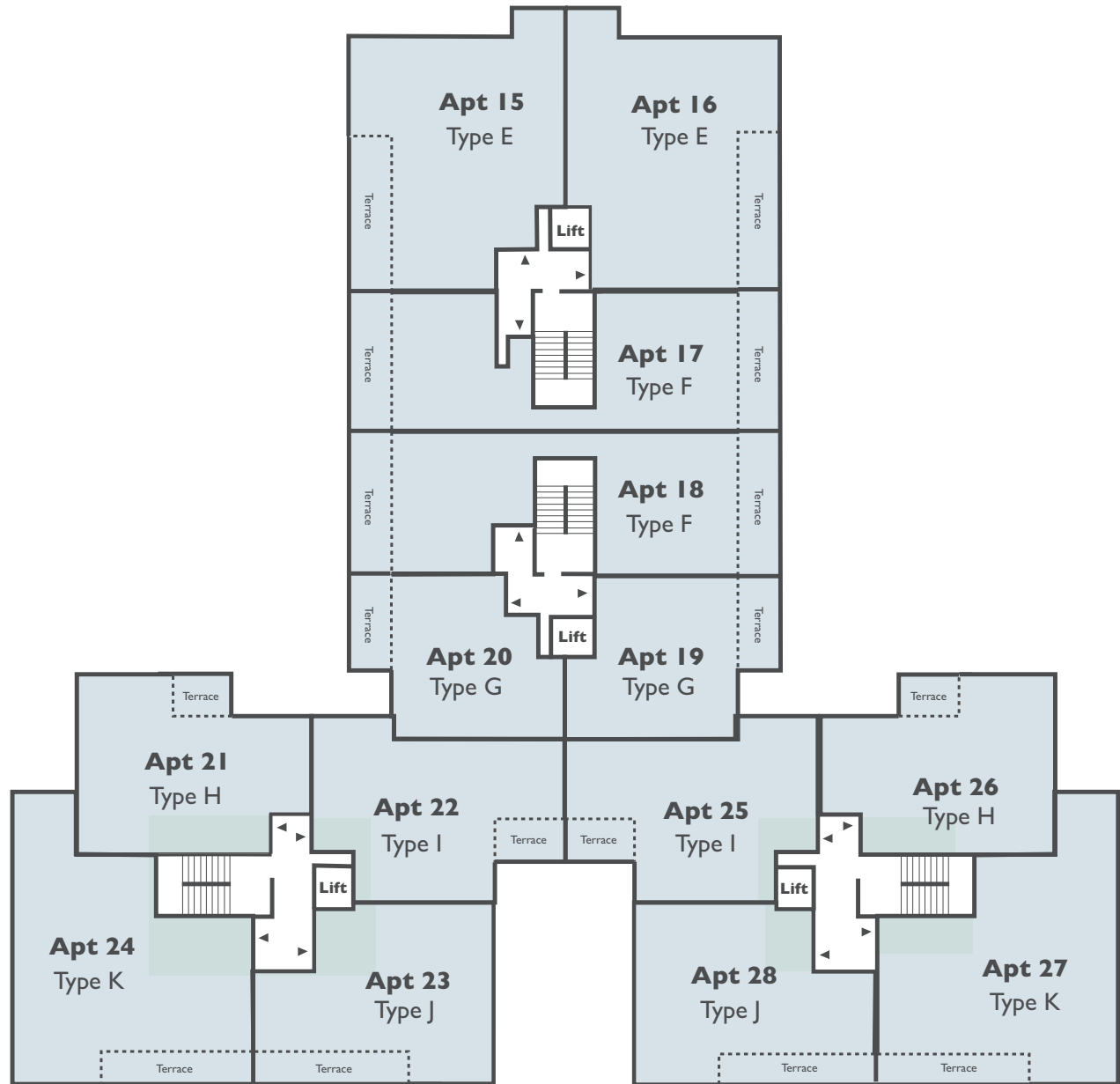


Floor Plates

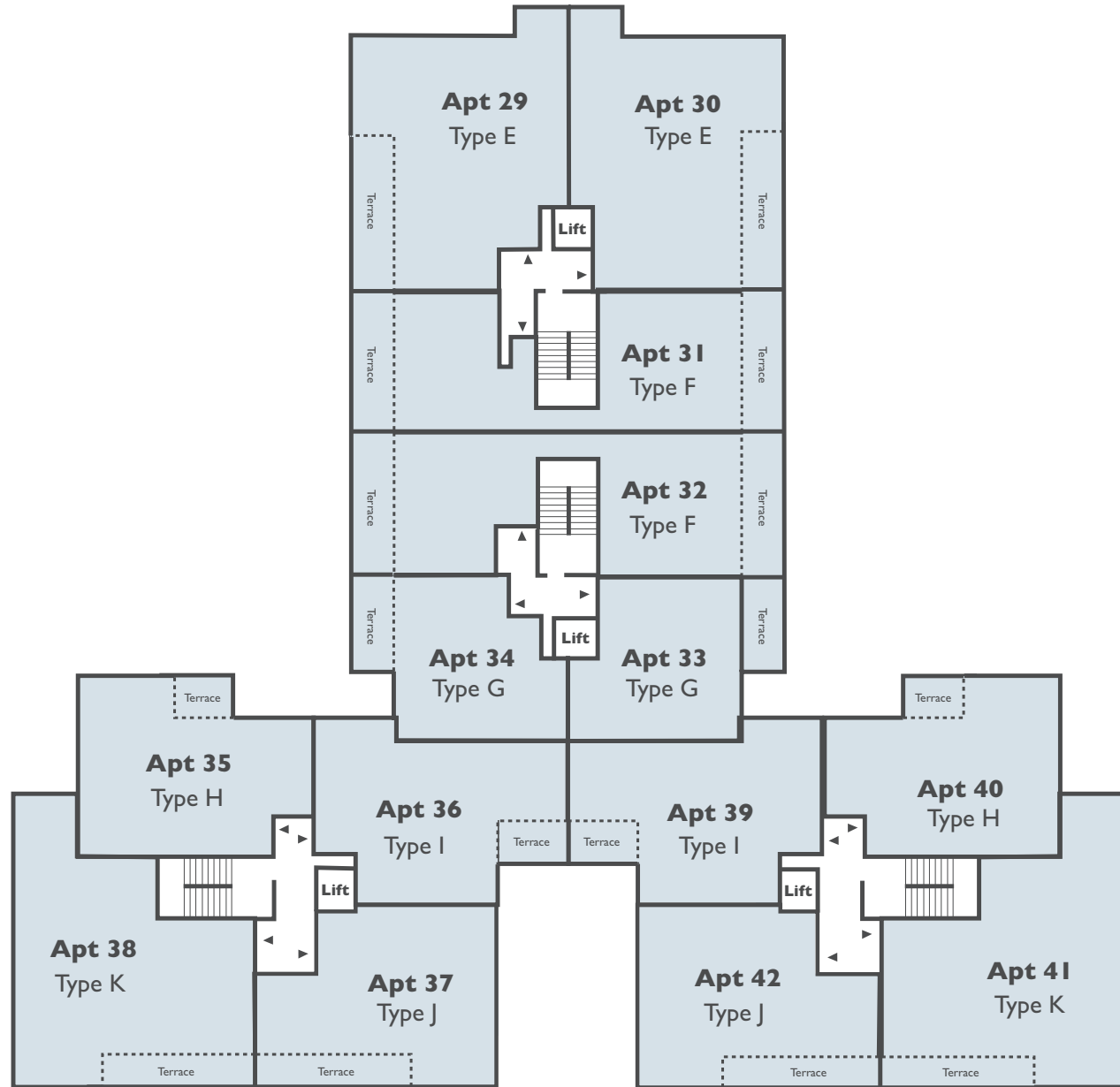
Ground Floor Plan



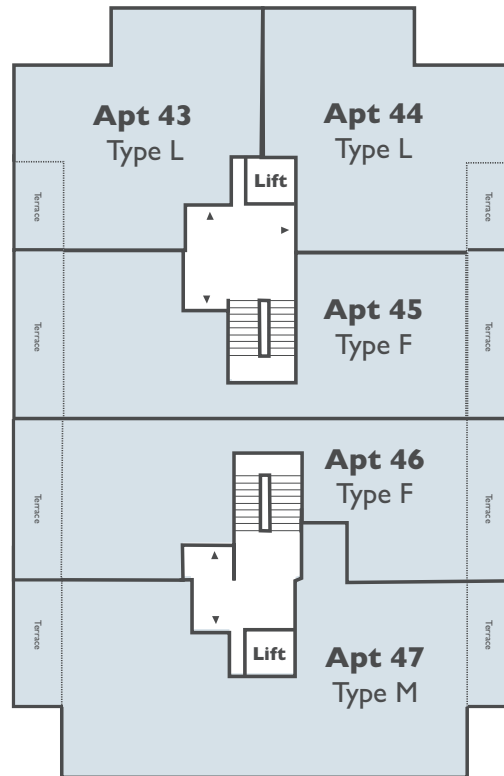
First Floor Plan



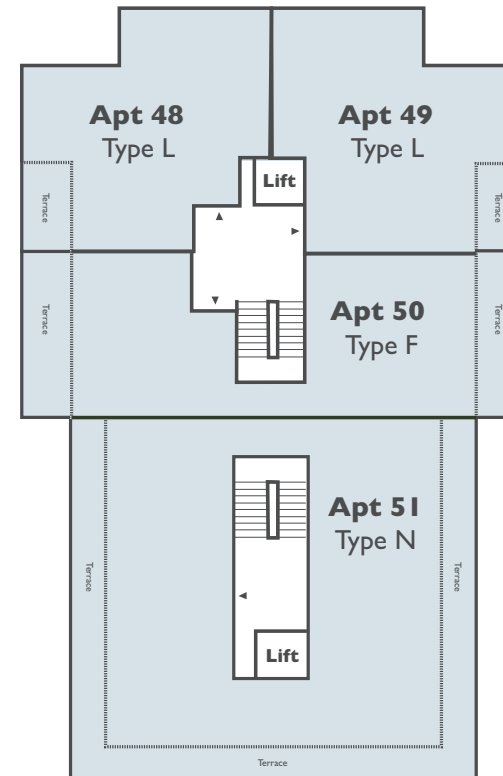
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Floor Plans

TYPE A

2 Bedroom Apartment

TOTAL

90 SQ M / 969 SQ FT

Kitchen/Living
39.7 Sq M

Bedroom 1
13.8 Sq M

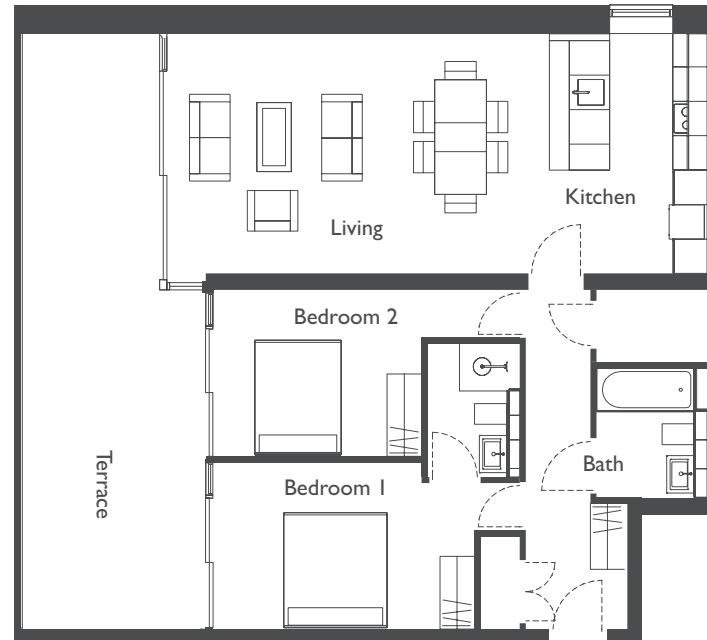
Ensuite
3.7 Sq M

Bedroom 2
12.5 Sq M

Bathroom
4.4 Sq M

Hall
7.2 Sq M

Terrace
28 Sq M



Please note the plans are not to scale and any measurements are indicative only. The developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances. Measurements provided are based on average Gross Internal Area and exclude balcony/terraced areas from total.

TYPE B

2 Bedroom Apartment

TOTAL

93 SQ M / 1,001 SQ FT

Kitchen/Living
32.2 Sq M

Bedroom 1
21.7 Sq M

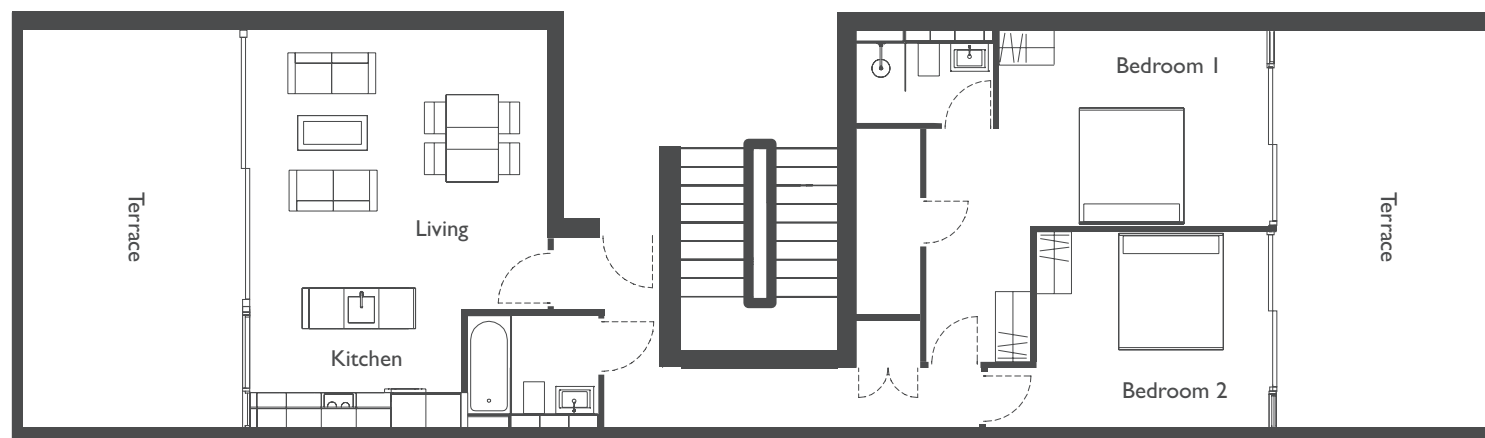
Ensuite
3.8 Sq M

Bedroom 2
14.1 Sq M

Bathroom
4.4 Sq M

Hall
10.5 Sq M

Terrace
43 Sq M



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TYPE C

I Bedroom Apartment

TOTAL
53 SQ M / 570 SQ FT

Kitchen/Living
23.2 Sq M

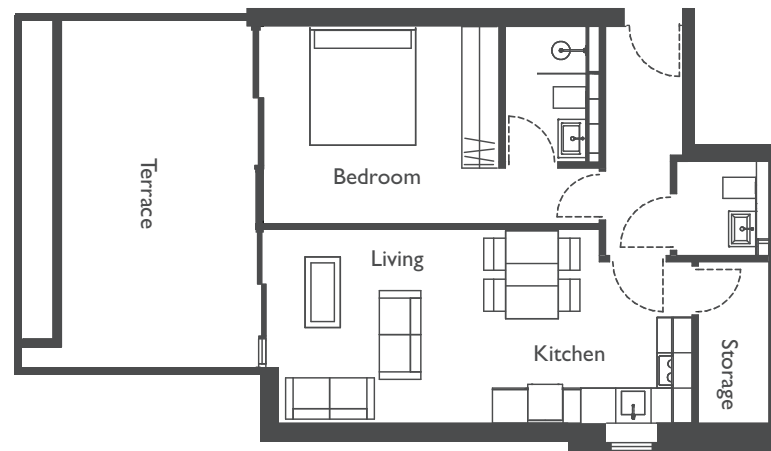
Bedroom I
15.5 Sq M

Ensuite
3.6 Sq M

WC
2.6 Sq M

Hall
5 Sq M

Terrace
17 Sq M



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TYPE D

I Bedroom Apartment

TOTAL
60 SQ M / 646 SQ FT

Kitchen/Living
27.5 Sq M

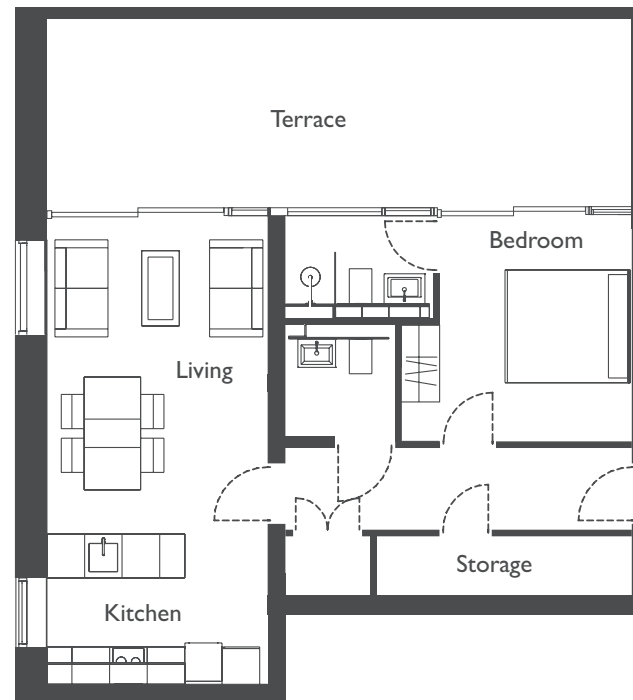
Bedroom I
12.4 Sq M

Ensuite
4 Sq M

WC
3Sq M

Hall
6.6 Sq M

Terrace
17 Sq M



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TYPE E

3 Bedroom Apartment

TOTAL

109 SQ M / 1,173 SQ FT

Kitchen/Living
33.3 Sq M

Bedroom 1
14.5 Sq M

Ensuite
4.1 Sq M

Bedroom 2
16 Sq M

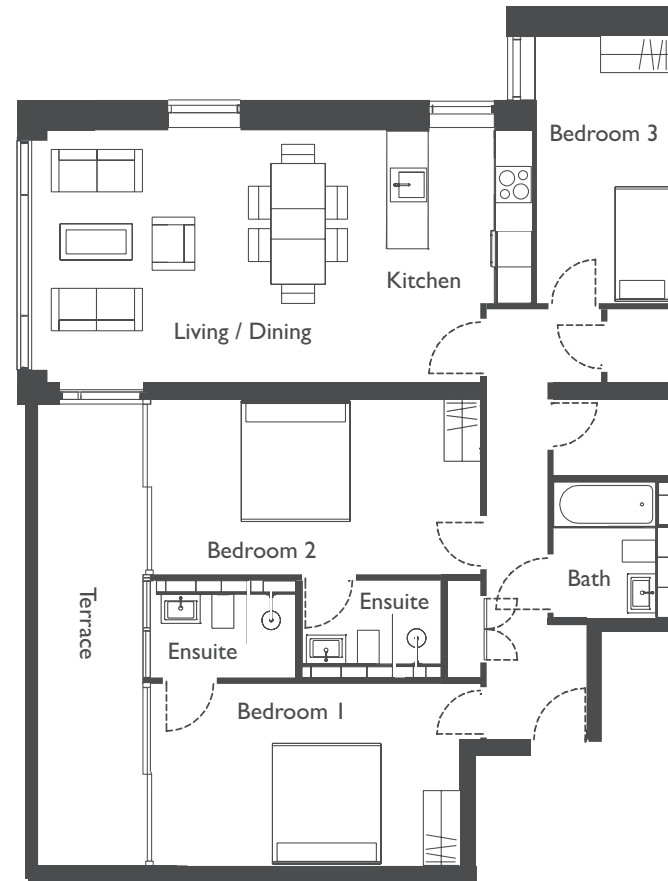
Ensuite
3.7 Sq M

Bedroom 3
9.7 Sq M

Bathroom
4.4 Sq M

Hall
9 Sq M

Terrace
15 Sq M



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TYPE F

2 Bedroom Apartment

TOTAL

95.6 SQ M / 1,029 SQ FT

Kitchen/Living

32.3 Sq M

Bedroom 1

22.1 Sq M

Ensuite

43.9 Sq M

Bedroom 2

18.6 Sq M

Bathroom

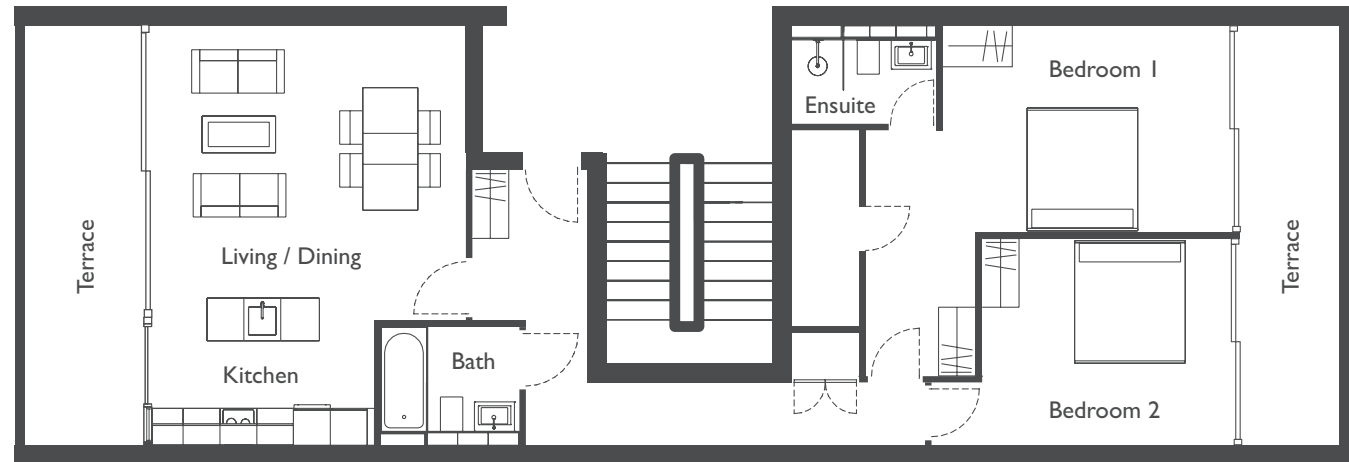
4.2 Sq M

Hall

11.6 Sq M

Terrace

27 Sq M



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TYPE G

I Bedroom Apartment

TOTAL

61 SQ M / 657 SQ FT

Kitchen/Living
28.6 Sq M

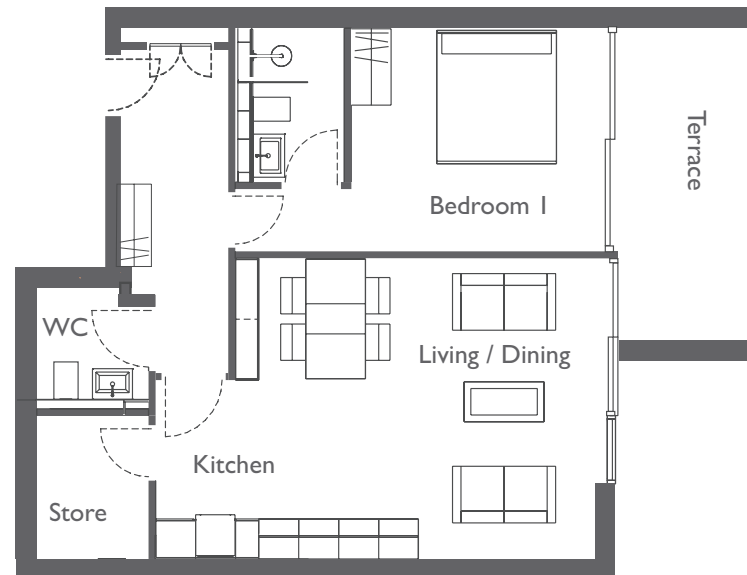
Bedroom I
15 Sq M

Ensuite
3.6 Sq M

WC
2.7 Sq M

Hall
5.2 Sq M

Terrace
10 Sq M



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TYPE H

2 Bedroom Apartment

TOTAL

83 SQ M / 893 SQ FT

Kitchen/Living
30.2 Sq M

Bedroom 1
14 Sq M

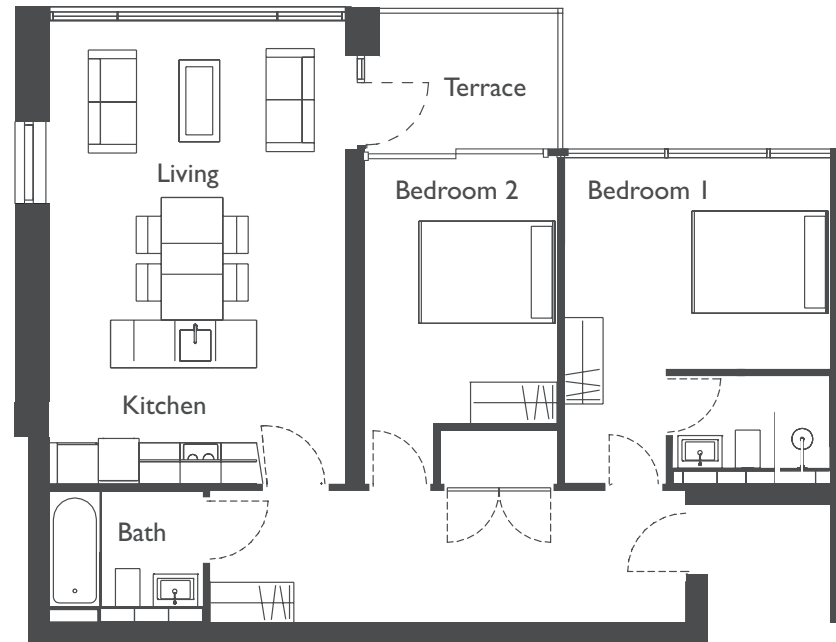
Ensuite
3.7 Sq M

Bedroom 2
11.7 Sq M

Bathroom
4.3 Sq M

Hall
9.2 Sq M

Terrace
5 Sq M



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TYPE I

2 Bedroom Apartment

TOTAL

82 SQ M / 883 SQ FT

Kitchen/Living
30 Sq M

Bedroom I
19 Sq M

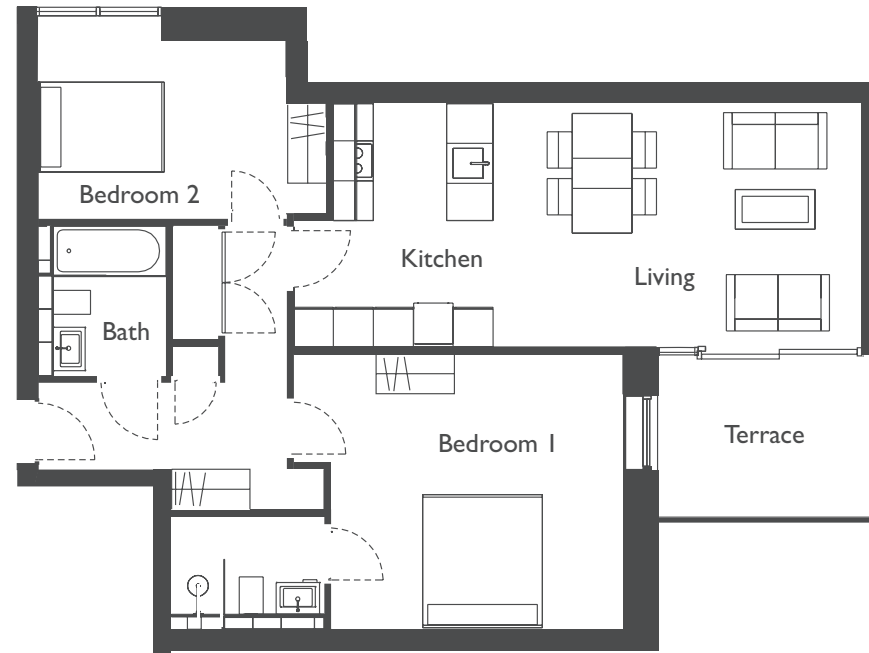
Ensuite
4 Sq M

Bedroom 2
11 Sq M

Bathroom
4 Sq M

Hall
7 Sq M

Terrace
6 Sq M



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TYPE J

2 Bedroom Apartment

TOTAL

81 SQ M / 872 SQ FT

Kitchen/Living
34.3 Sq M

Bedroom 1
12.6 Sq M

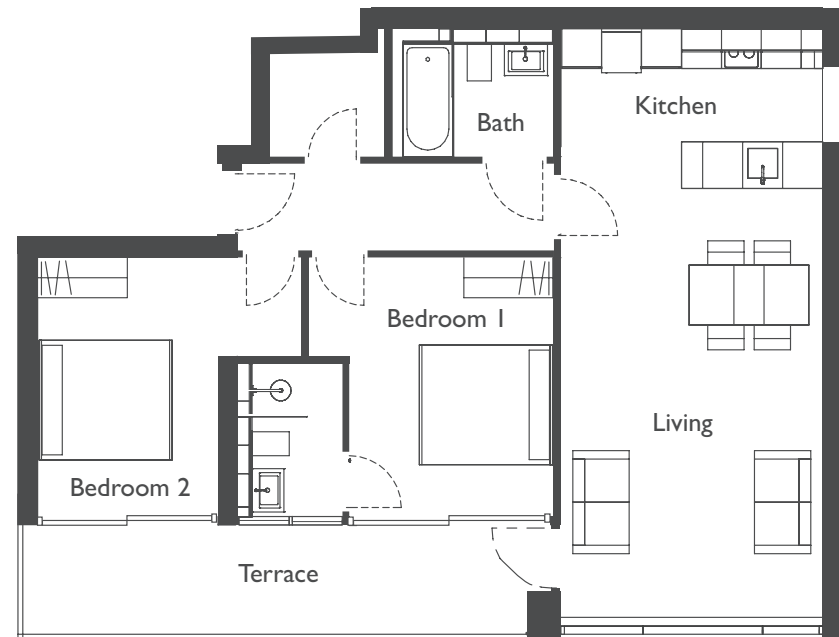
Ensuite
4 Sq M

Bedroom 2
12.8 Sq M

Bathroom
4.4 Sq M

Hall
6.1 Sq M

Terrace
12 Sq M



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TYPE K

3 Bedroom Apartment

TOTAL

114 SQ M / 1,227 SQ FT

Kitchen/Living
31.2 Sq M

Bedroom 1
13.5 Sq M

Ensuite
4 Sq M

Bedroom 2
13.5 Sq M

Bedroom 3
18.4 Sq M

Ensuite
3.7 Sq M

Bathroom
4.2 Sq M

Hall
12.1 Sq M

Terrace
12 Sq M



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TYPE L

2 Bedroom Apartment

TOTAL

80.5 SQ M / 866 SQ FT

Kitchen/Living
31.9 Sq M

Bedroom 1
16.6 Sq M

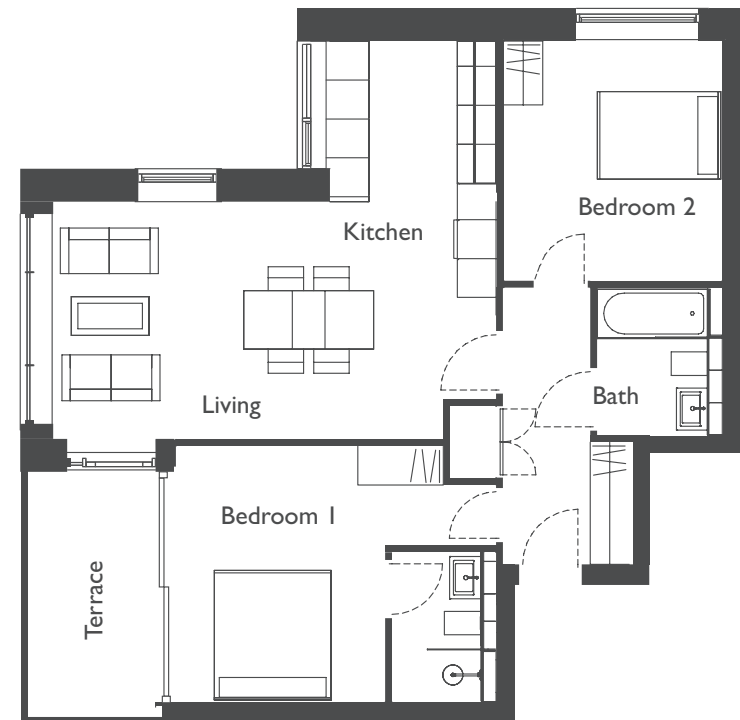
Ensuite
3.9 Sq M

Bedroom 2
12.3 Sq M

Bathroom
3.9 Sq M

Hall
6.2 Sq M

Terrace
7 Sq M



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TYPE M

3 Bedroom Apartment

TOTAL

123 SQ M / 1,324 SQ FT

Kitchen/Living
37.8 Sq M

Bedroom 1
21 Sq M

Ensuite
3.6 Sq M

Bedroom 2
14.8 Sq M

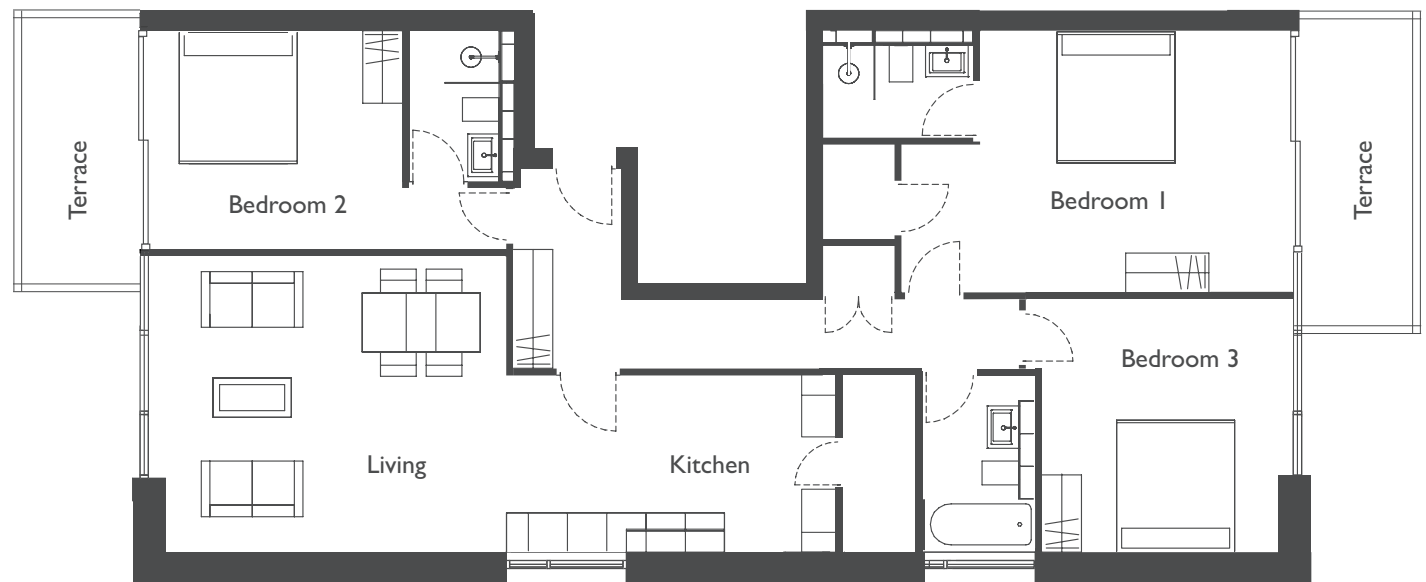
Ensuite
3.7 Sq M

Bedroom 3
114.8 Sq M

Bathroom
5.2 Sq M

Hall
9.8 Sq M

Terrace
18 Sq M



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TYPE N

3 Bedroom Penthouse

TOTAL
159 SQ M / 1,711 SQ FT

Kitchen/Living
61 Sq M

Bedroom 1
32.9 Sq M

Ensuite
8.6 Sq M

Bedroom 2
12.1 Sq M

Ensuite
3.9 Sq M

Bedroom 3
12.1 Sq M

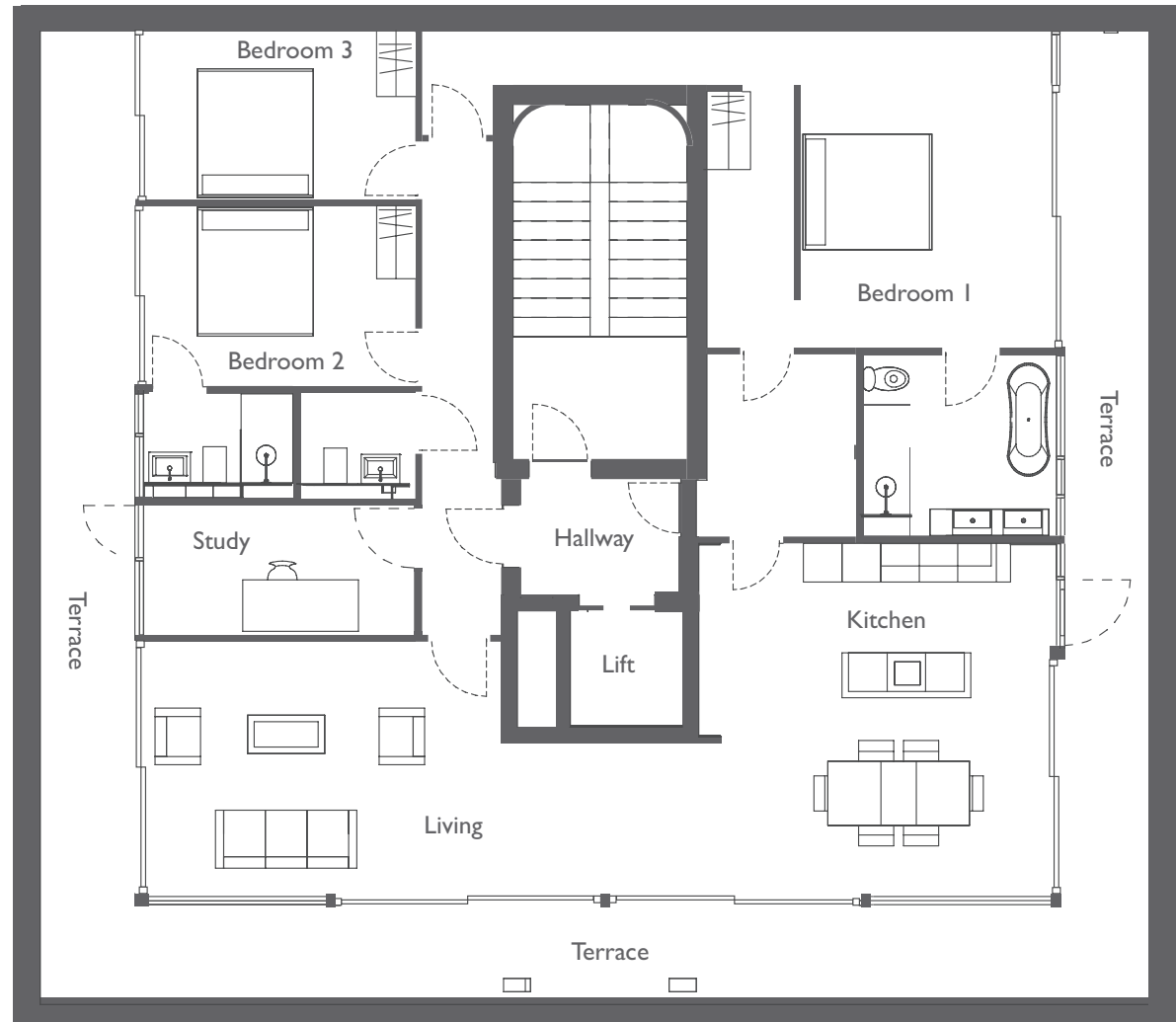
WC
52.9 Sq M

Hall
8.8 Sq M

Study
8.7 Sq M

Terrace
65 Sq M

Private Access via Lift



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TYPE O

3 Bedroom Penthouse

TOTAL

157 SQ M / 1,690 SQ FT

Kitchen/Living
64.2 Sq M

Bedroom 1
31 Sq M

Ensuite
8.6 Sq M

Bedroom 2
12.1 Sq M

Ensuite
5.2 Sq M

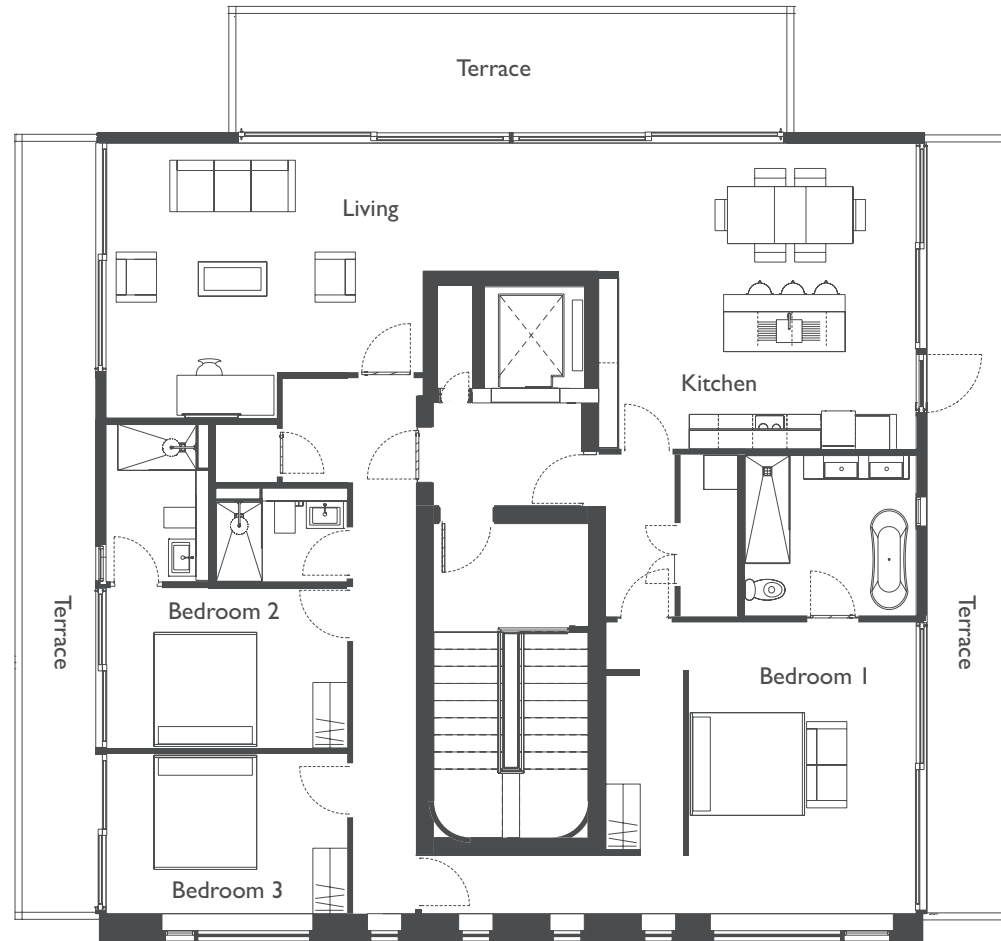
Bedroom 3
12 Sq M

Shwer Room
3.8 Sq M

Hall
12.6 Sq M

Terrace
56 Sq M

Private Access via Lift



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THE PROFESSIONAL TEAM

ARCHITECTS:

FKL Architects
Box Architecture

PLANNING ARCHITECT

Cathal O'Neill & Associates

CIVIL & STRUCTURAL:

Barrett Mahony Consultant Engineers

MECHANICAL AND ELECTRICAL:

O'Connor Sutton Cronin Consultant Engineers

FINANCED BY

Castlehaven Finance

LANDSCAPE ARCHITECT:

TTT - thirtythreetrees

QUANTITY SURVEYORS:

Kerrigan Sheanon Newman

LEGAL:

Ken Kennedy Solicitors

PLANNING CONSULTANT:

Manahan Planners



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