

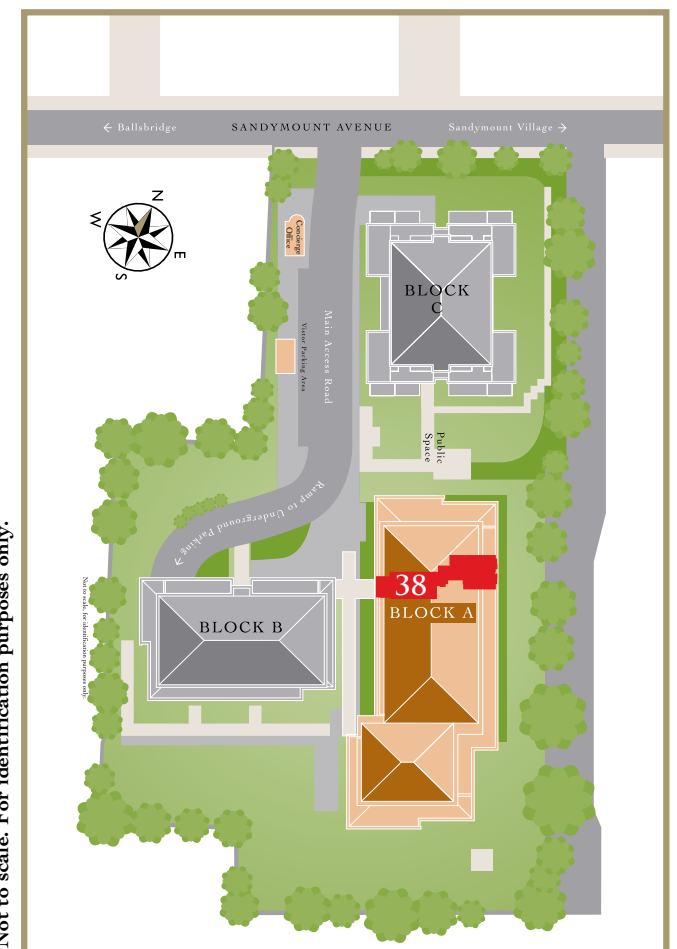
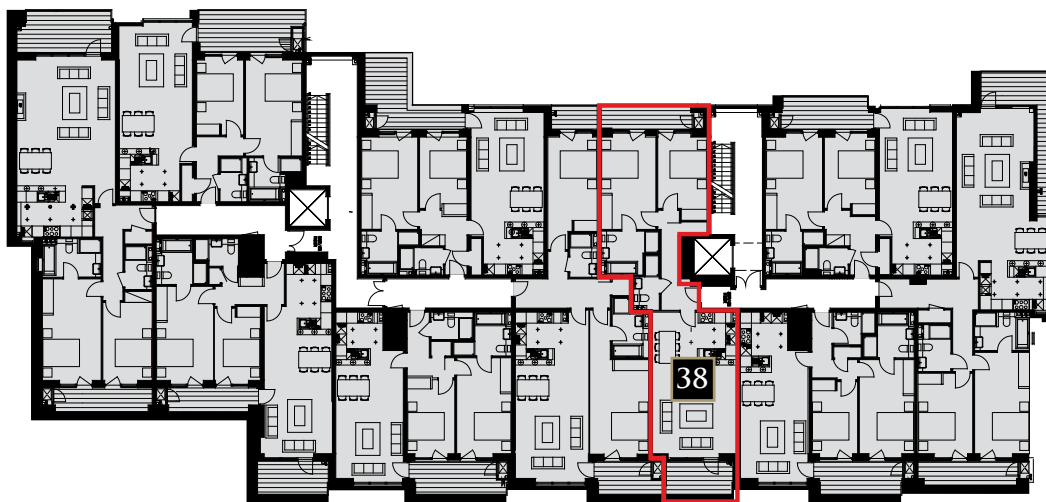
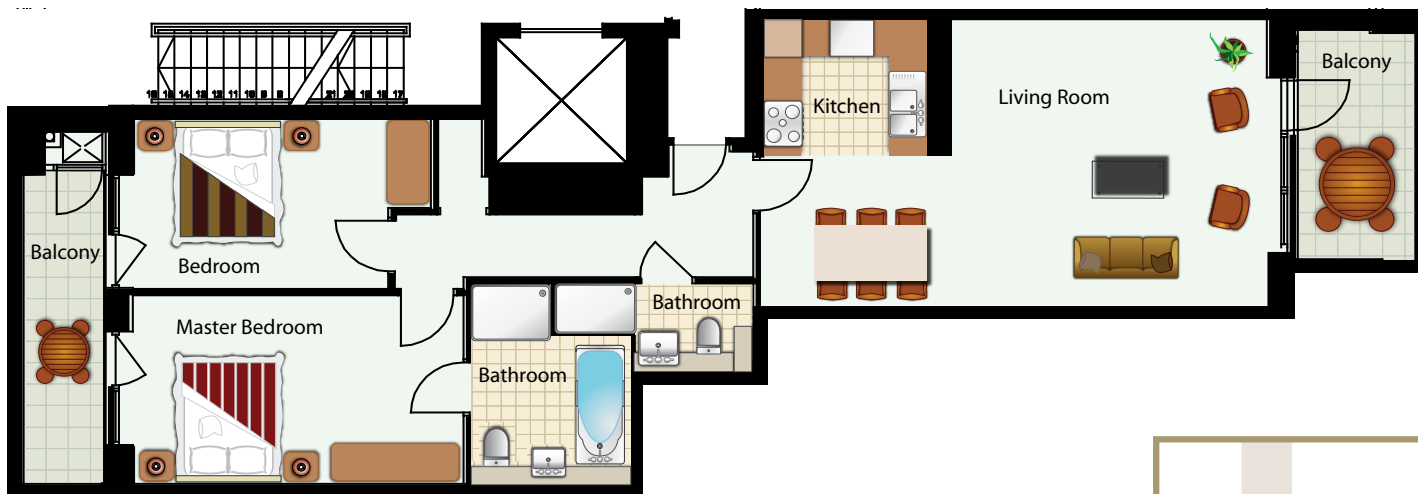
# APARTMENT 38, BLOCK A SHREWSBURY SQUARE

2 Bedroom, Second Floor Apartment, c. 84 sq.m. (905 sq.ft.)



SHREWSBURY  
SQUARE

BALLSBRIDGE DUBLIN 4



Not to scale. For identification purposes only.

# Specification for Apartment 38 Shrewsbury Square:

## ENTRANCE HALL

- Luxurious Villeroy & Boch stone floor tiling.
- Built-in storage closet.

## LIVING ROOM

- Velvet cut pile 100% wool carpet.
- Wired for Media Centric home entertainment system through the apartment.

## KITCHEN

- State-of-the-art SieMatic kitchen featuring many unique storage solutions in a range of floor and eye level units.
- SieMatic design marble stone worktop.
- Gaggenau built-in appliances: dishwasher, 6 ring gas hob, fridge/freezer.
- Küppersbusch washer/dryer, microwave, double oven.
- Gaggenau extractor fan and coffee maker.

## MASTER BEDROOM

- Velvet Cut Pile 100% wool carpet.
- Custom designed Italian styled wardrobes.
- TV and media connection point.

## ENSUITE

- Villeroy & Boch bathtub and fittings.
- Crema Marfil Alicante marble stone wall and floor tiles.
- Separate shower unit with Hans Grohe shower accessories.
- Zehnder Toga heated towel rail.
- Villeroy & Boch wash hand basin & fittings sitting on a custom made furniture cabinet.
- Underfloor heating.

## SECOND BEDROOM

- Velvet Cut Pile 100% wool carpet.
- Custom designed Italian styled wardrobes.
- TV and media connection point.

## MAIN BATHROOM

- Shower unit with frameless glass shower doors.
- Luxurious Villeroy & Boch stone floor tiling.
- Hans Grohe shower accessories.
- Villeroy & Boch wash hand basin & fittings.
- Underfloor heating.



## ACCESSORIES

### Doors:

- 2.3m high solid cherrywood with detailed inlay.
- Ensuite door, cherrywood with glazed panel.
- All doors complete with architectural ironmongery and glass door knobs.

### Heating:

- State-of-the-art gas fired central heating system.

### Windows:

- Dansk composite maintenance-free double glazed windows, with powder coated aluminium exterior and painted timber framed interior.

### Internal Lighting:

- Recessed spot lighting throughout the apartment.

### Balconies:

- Feature frameless balconies incorporating laminated glass with stainless steel handrails.
- An external water tap for gardening and cleaning is located on the balcony.
- An electrical external waterproof socket for DIY is located on the balcony.
- Gas boiler for heating system located in additional storage area off balcony.

### Storage:

- Additional storage facility located adjacent to designated underground car parking space.

### Security:

- Electronically controlled security gates leading to secure underground car park, also accessible by lifts from each apartment block.
- Video intercom entry system.
- Wired for burglar alarm system.
- Direct line to Concierge Office.

### Structural Guarantee:

- Covered by 'HomeBond' 10 Year Structural Guarantee.

### Individual Features:

- This apartment is dual aspect with two balconies.
- This apartment is the show apartment and has bespoke wall finishes and details designed by Peter Johnson.



Developer



Marketing Suite



**667 5026**

Joint Agents



**491 2600**



**631 8402**

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