

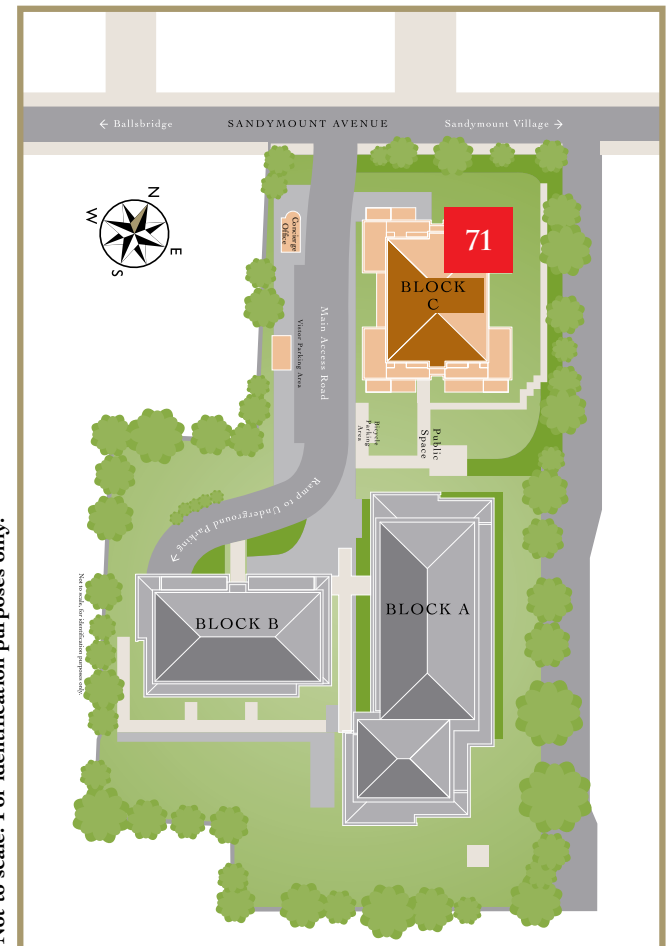
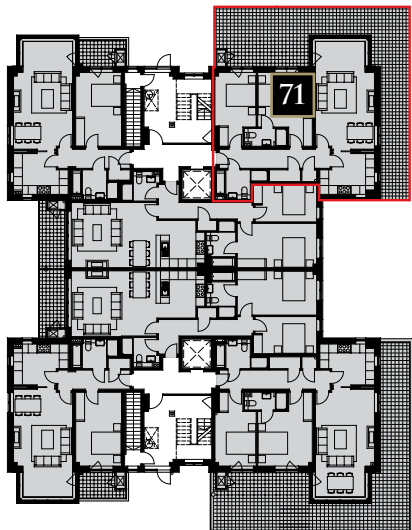
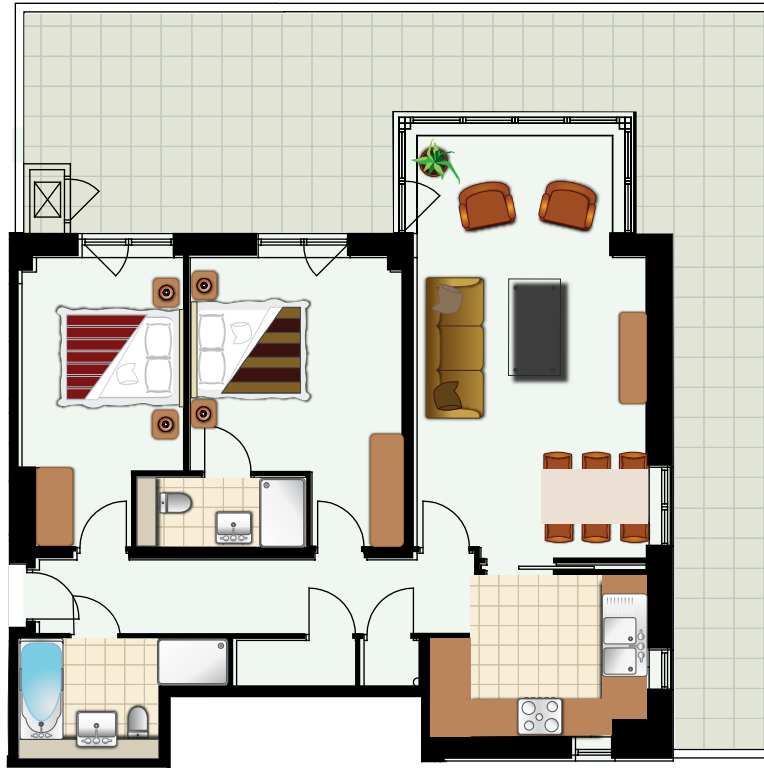
# APARTMENT 71, BLOCK C SHREWSBURY SQUARE

2 Bedroom, Ground Floor Apartment, c. 93 sq.m. (1001 sq.ft.)



SHREWSBURY  
SQUARE

BALLSBRIDGE DUBLIN 4



## Specification for Apartment 71 Shrewsbury Square:

### ENTRANCE HALL

- Luxurious Crema Marfil Alicante marble stone floors.
- Built-in storage closet.

### LIVING ROOM

- Velvet Cut Pile 100% Wool Carpet.
- Wired for Media Centric home entertainment system through the apartment.
- Stylish gas fire with Italian stone mantle piece.
- Wired for projector & screen.
- Unique internal winter garden glazed area which offers a bright dining experience.

### KITCHEN

- Kitchen is contained in a separate room, with dual access to the hall and living room.
- Great natural light in the kitchen from the two dual aspect windows.
- 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 Siemens coffee maker.
- Luxurious Crema Marfil Alicante marble stone floors.

### MAIN BATHROOM

- Villeroy & Boch bathtub and fittings.
- Luxurious 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.

### MASTER BEDROOM

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

### ENSUITE

- Luxurious Crema Marfil Alicante marble stone wall and floor tiles.
- 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 point connection point is conveniently located.

## 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. Large winter garden glazing in Living room.

### Internal Lighting:

- Recessed spot lighting throughout the apartment.

### Balconies:

- The apartment has a very large external wrap around private garden/terrace.
- Feature frosted 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.
- Further storage area is located in balcony store.

### 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 to all apartments.
- Wired for burglar alarm system.
- Direct line to Concierge Office

### Structural Guarantee:

- Covered by 'HomeBond' 10 Year Structural Guarantee.



Developer



Marketing Suite



**667 5026**

Joint Agents



**491 2600**



**631 8402**

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