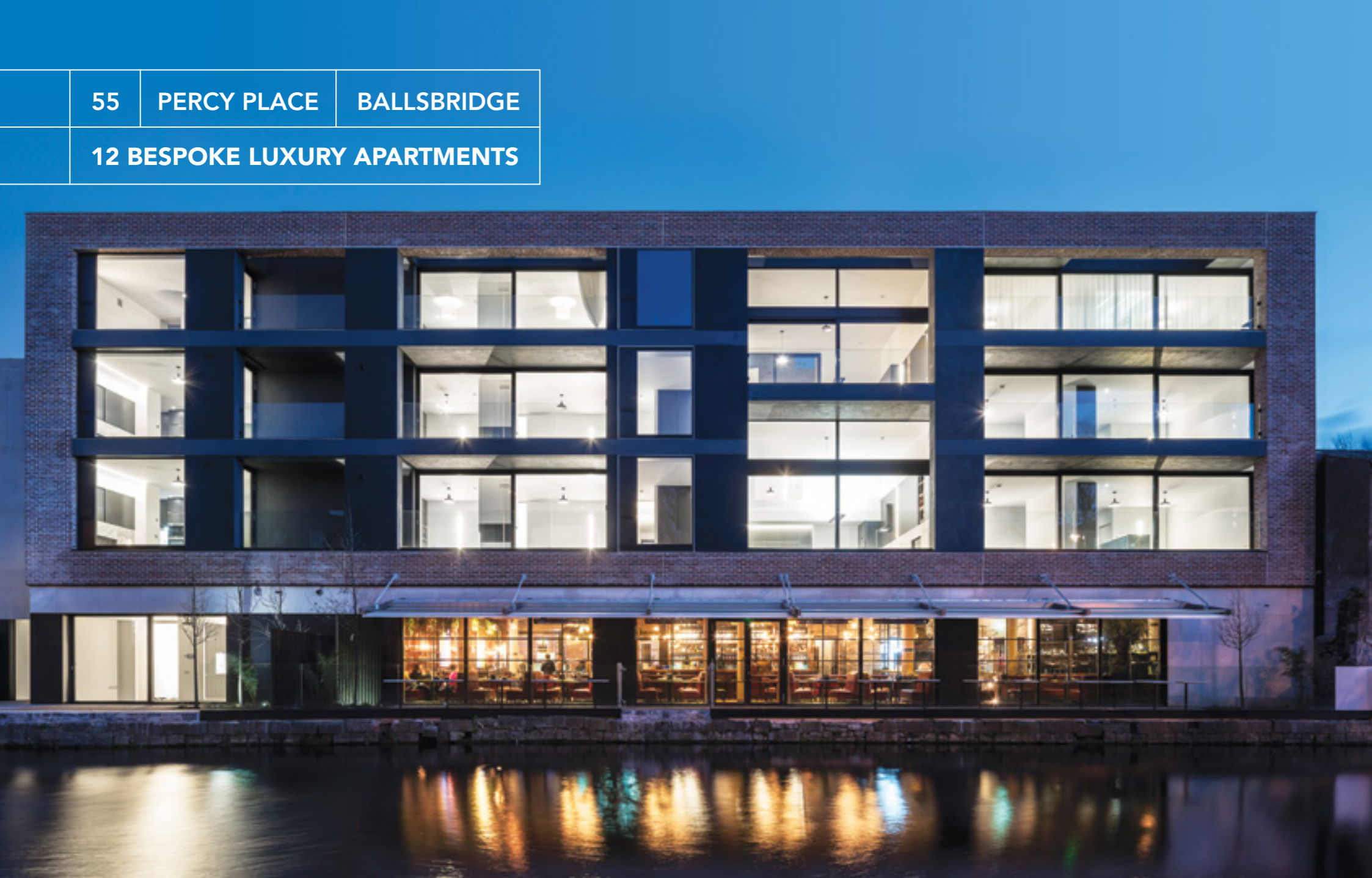




55
PERCY
PLACE

BALLSBRIDGE

DUBLIN 4



	55	PERCY PLACE	BALLSBRIDGE
	12 BESPOKE LUXURY APARTMENTS		



LIVING

BY THE CANAL



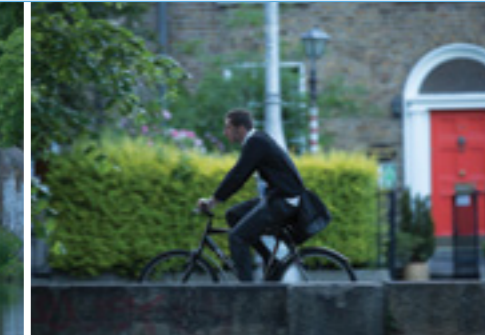
RESIDING

BY THE CANAL

55 Percy Place is located in one of Dublin's most prestigious areas. Situated on the canal and just off Haddington Road in the leafy district of Ballsbridge, Dublin 4.

This unique location has the city centre on its doorstep, not to mention some of Dublin's most famous outdoor areas such as Herbert Park, Merrion Square and St Stephen's Green.

These 12 exclusively designed apartments offer the ultimate living experience. Situated above *Angelina's* stylish restaurant, deli and wine bar, all apartments enjoy picturesque views over the canal and city.





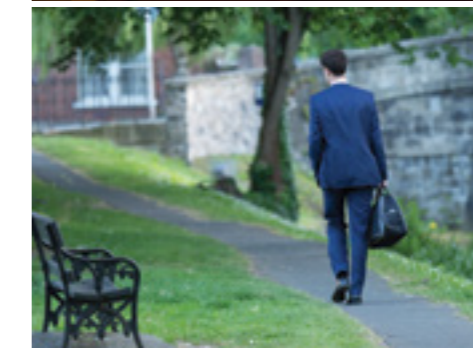
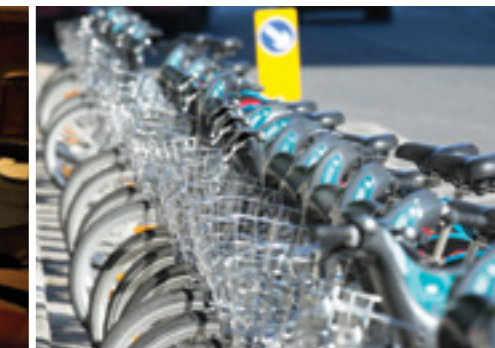
LIVING

BY THE CANAL

55 Percy Place enjoys an unrivalled location on the canal in Ballsbridge and around the corner from Baggot Street. All within strolling distance of many restaurants, galleries, museums and theatres.

Percy Place is the perfect location for those looking for a peaceful yet central location with all amenities accessible by foot. For those who like to venture further, all forms of public transport including LUAS, DART, bus and rail are also nearby.

55 Percy Place is excellently located for transport links with Dublin Airport only 25 minutes drive away and Merrion Square and Grafton Street within a 10 minutes stroll.



EACH APARTMENT HAS
STUNNING VIEWS OVER
THE GRAND CANAL AND
THE CITY IN ALL DIRECTIONS.





55 PERCY PLACE

BY THE CANAL

Dublin's residential property sector sees the launch of an exciting, prestigious property development in the heart of Dublin 4. Situated adjacent to the Royal Canal, Ballsbridge, in prime real estate, 55 Percy Place is guaranteed to attract attention on the international property scene. The 12 exclusively designed apartments offer stunning, picturesque views over the canal and the city. Consisting of 12 high-end individually unique bespoke apartments, the residence form part of a larger mixed use scheme comprising of High End eaterie Angelina's, a Restaurant & Deli, and office elements.

Exterior Landscaping

55 Percy Place's exterior landscaping was undertaken by award winning TTT (thirtythreetrees). TTT is a landscape architecture and garden design practice established in 2004 by Jimi Shields and Maria Vlahos. TTT has contributed to numerous award winning projects and have exhibited widely, including the Venice Architecture Biennale 2010.





INTERIORS

Apartments range from one bedroom apartment to 2 & 3 bedroom apartments ranging from 78-145 sq. metre. High ceilings are consistent throughout with two of the Duplex apartments containing superb double height spaces with 4 metre high glazed walls to the Canal. All the living spaces are west facing with full height glazing fronting onto open terraces with wonderful views to the Grand Canal and the surrounding city. Full-width sliding glazed sections further draw the light and views to the water.

Kitchens

The fit out by Bushell Interiors, is as high-end as you will get. The kitchens at 55 Percy Place have been supplied and fitted by Bushells using their award winning exclusive German brand Allmilmo. Using their popular, 'Metallic Black Reed' charcoal finish on the doors and stainless steel cross-membership in-between units. The pinnacle feature of the kitchens are the 40mm thick Calacatta marble worktops that were handpicked by Attica's Paddy McQuaid in Italy. The kitchen walls are complete with the calacatta marble providing full height splash-backs. All wall units include fully-integrated LED lights. Other exceptional features include a double trough under-mounted sink, a pull-out spray nozzle tap with instant boiling water and a filtered cold water tap, as well as a recessed drainer that combines style and purpose. All appliances are seamlessly integrated with pop up power points and USB connections for the tech fanatic.





INTERIORS

Living, Bed & Bath

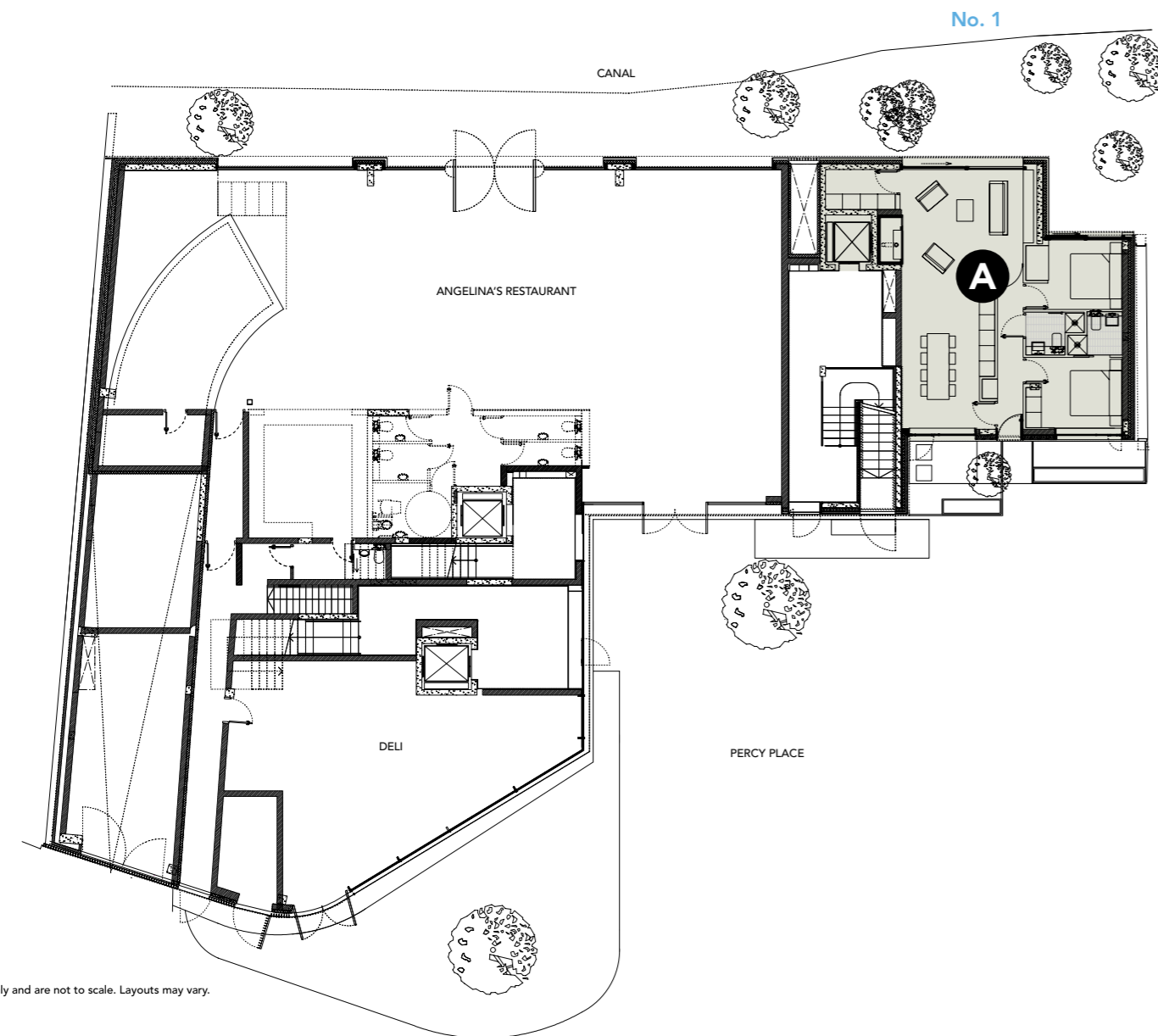
The bedrooms, hallways & lounges were fitted out by Bushells using their exclusive Italian brand Presotto Italia. Ensuring each resident is able to maximise storage, all the storage in the apartments feature a stunning dark anthracite matt Lacquer seamless finish and doors all feature a recessed handle-less design. Each apartment has its own personal storage units located underground, with secure parking.

The subtle detailing continues throughout the bedrooms with concealed plugs and built-in storage units with incorporated LED lighting as standard. All bedrooms and living spaces are fully fitted with world renowned floors Ebony & Co, using their trademark dark herringbone design. As standard, all bedrooms are fully fitted with tiled en-suite bathrooms that feature high pressure rain heads in a glass screen shower. Covetable details include a full height mirrored wall with integrated heat pads and a fitted mirrored storage unit. Each bathroom has stunning marble vanity units. Every little detail has been thought of.



GROUND FLOOR PLAN

APARTMENT TYPE: A



Floor plans are for illustrative purposes only and are not to scale. Layouts may vary.

FIRST FLOOR PLAN

APARTMENT TYPE: B, C, E, G



Floor plans are for illustrative purposes only and are not to scale. Layouts may vary.

SECOND FLOOR PLAN

APARTMENT TYPE: B, C, D, E, G

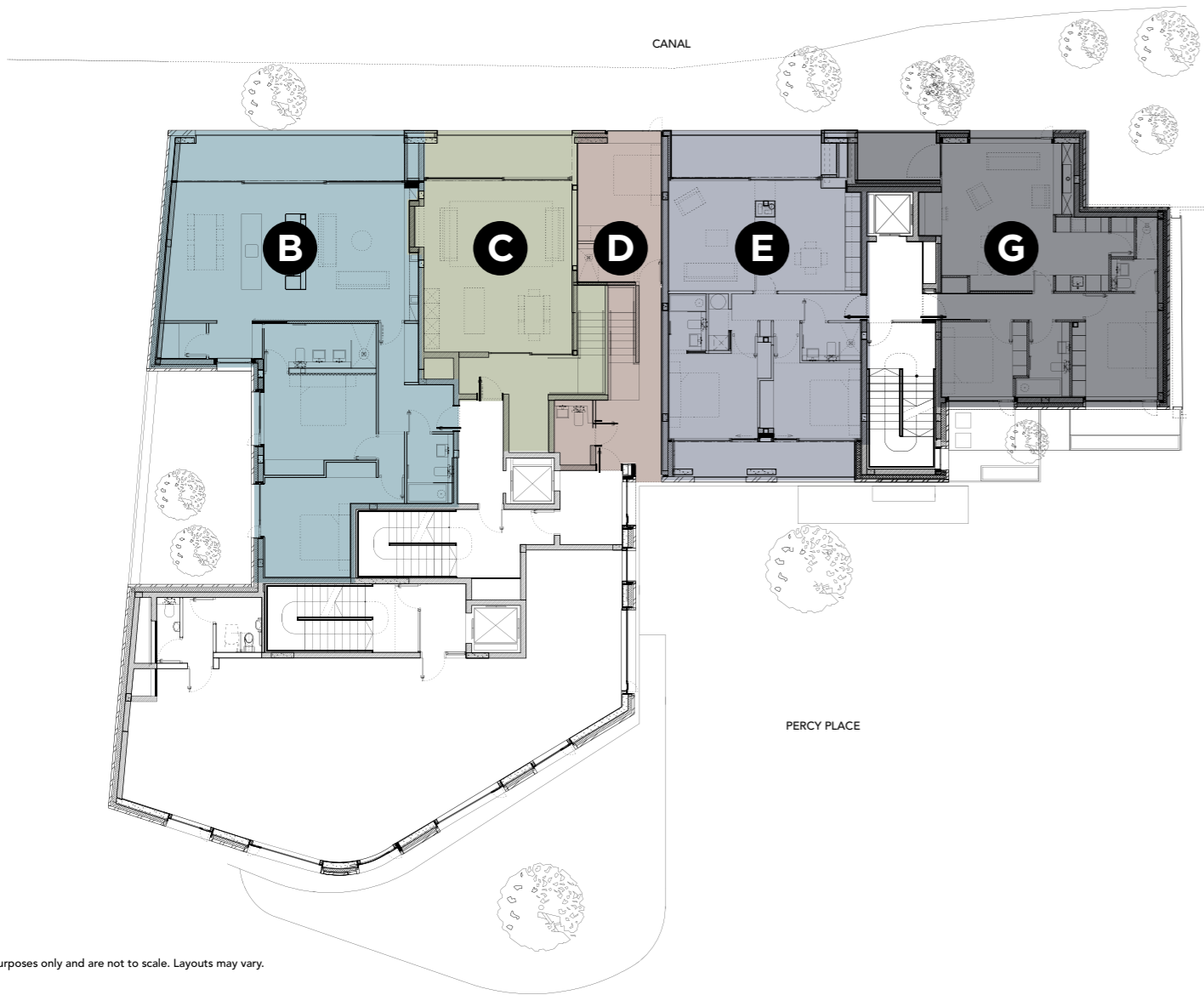
No. 11

No. 9

No. 10

No. 5

No. 4



Floor plans are for illustrative purposes only and are not to scale. Layouts may vary.

THIRD FLOOR PLAN

APARTMENT TYPE: B, D, E, H

No. 12

No. 10

No. 7

No. 6



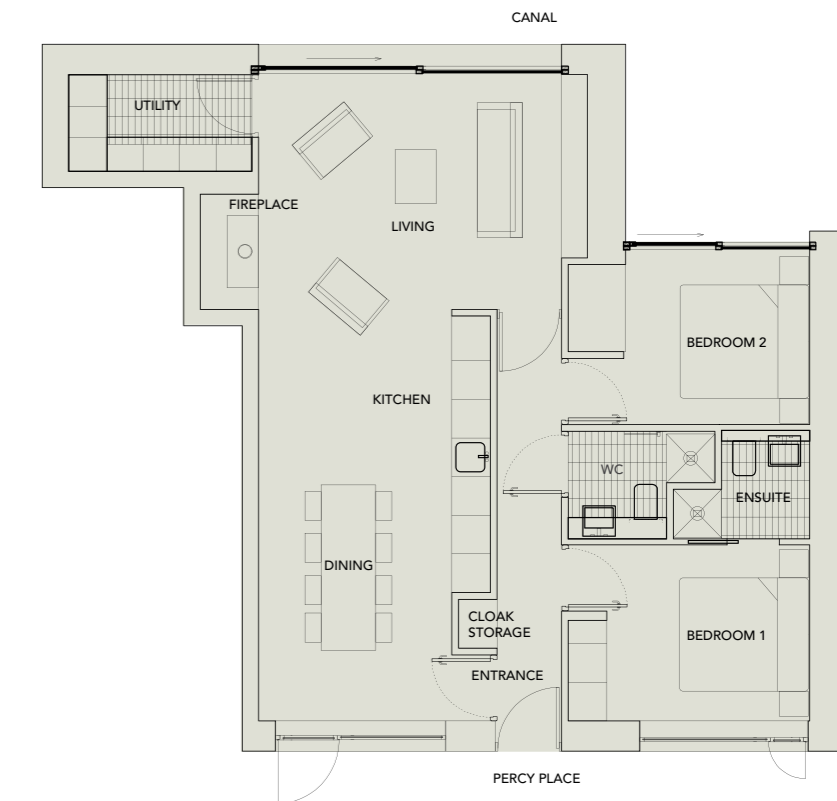
Floor plans are for illustrative purposes only and are not to scale. Layouts may vary.



APARTMENT TYPES

TYPE A – Apartment No. 1

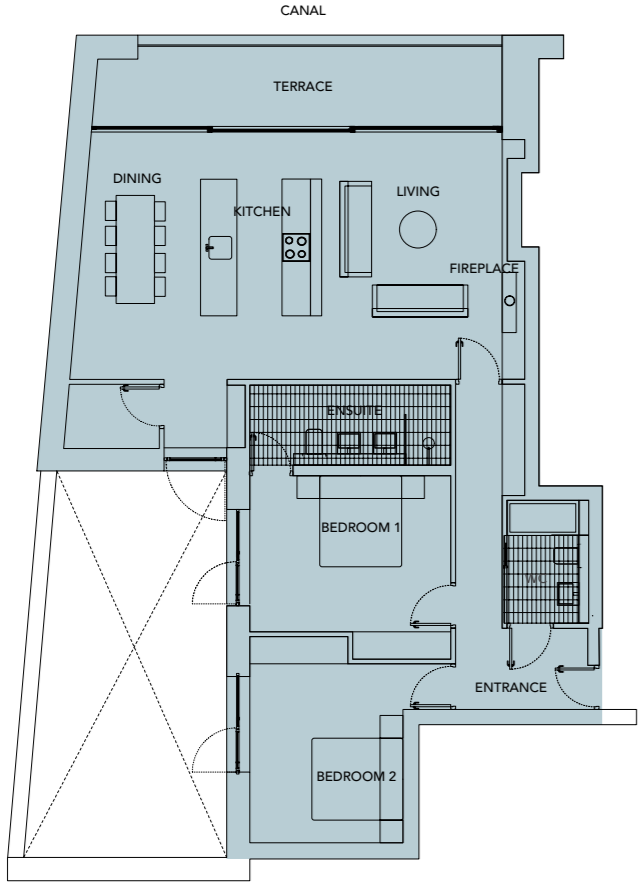
2 Bedroom
Ground Floor
85 sq.m



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TYPE B – Apartment Nos. 8, 11 & 12

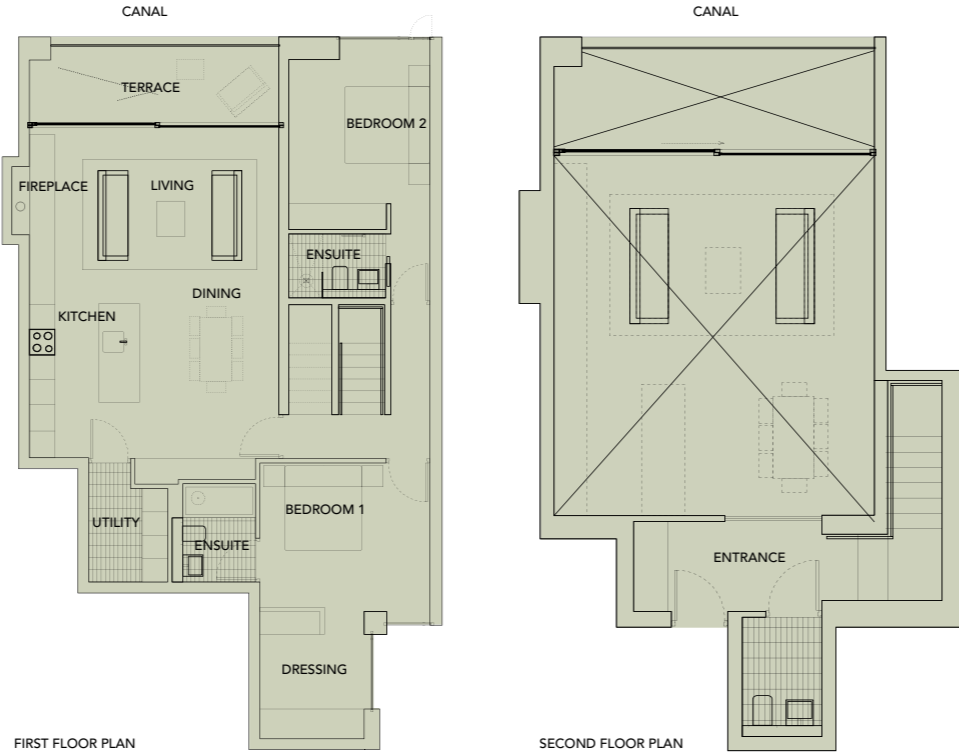
2 Bedroom
1st, 2nd, 3rd Floors
121 sq.m



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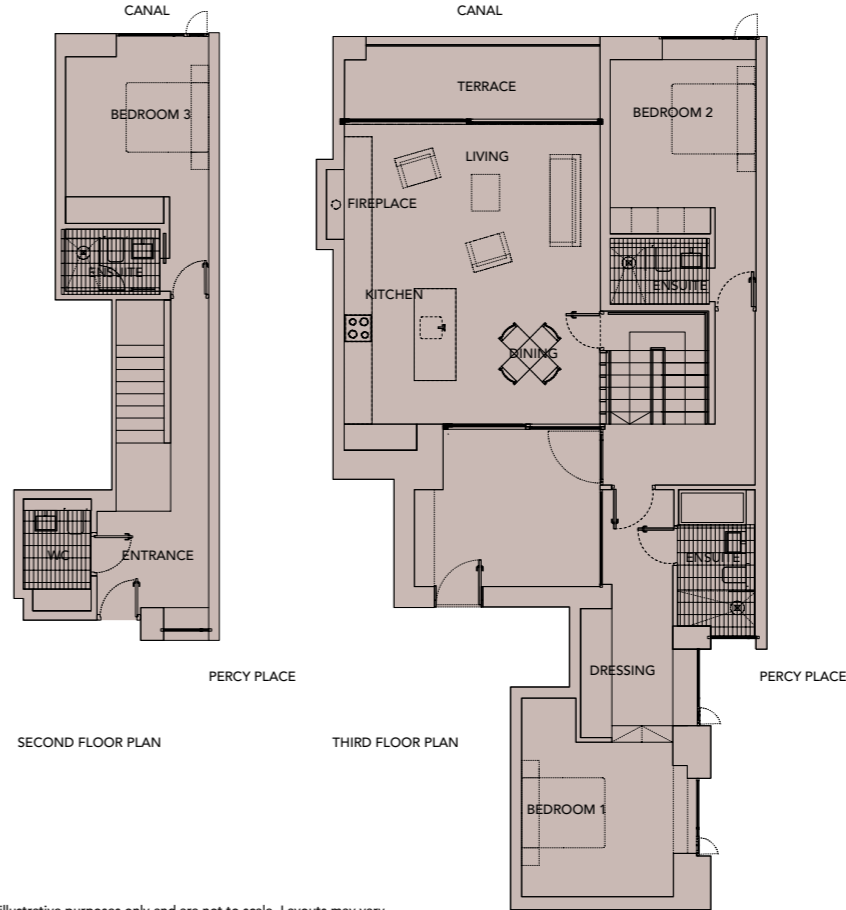
TYPE C – Apartment No. 9

2 Bedroom (Over 2 Floors)
1st, 2nd Floors
128 sq.m



TYPE D – Apartment No. 10

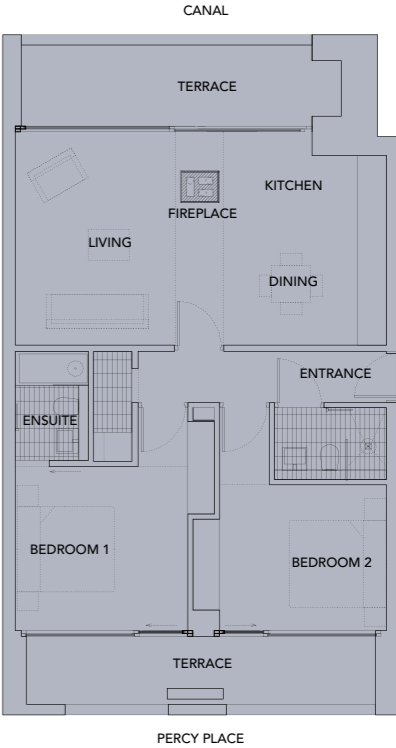
3 Bedroom (Over 2 Floors)
2nd, 3rd Floors
145 sq.m



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TYPE E – Apartment Nos. 3, 5 & 7

2 Bedroom
1st, 2nd, 3rd Floors
78 sq.m

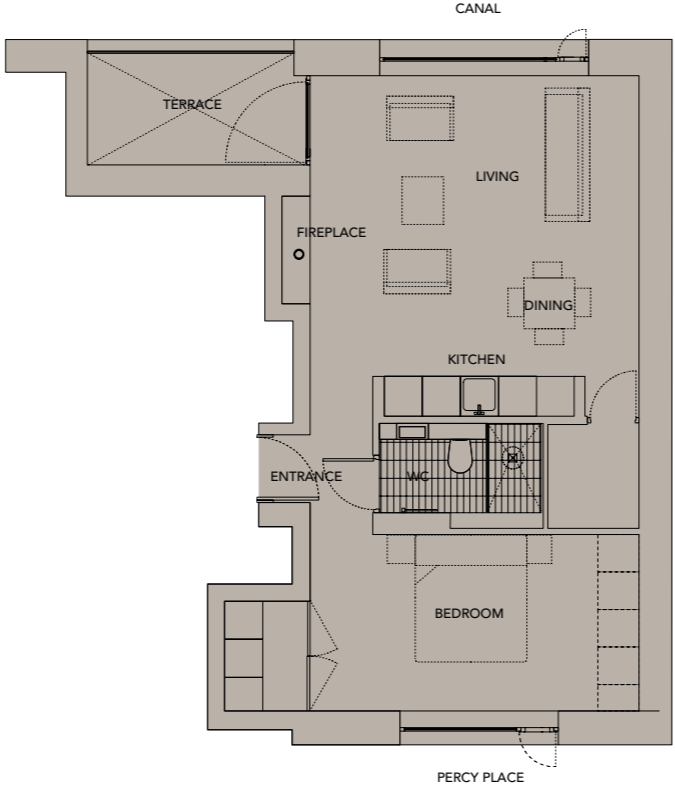
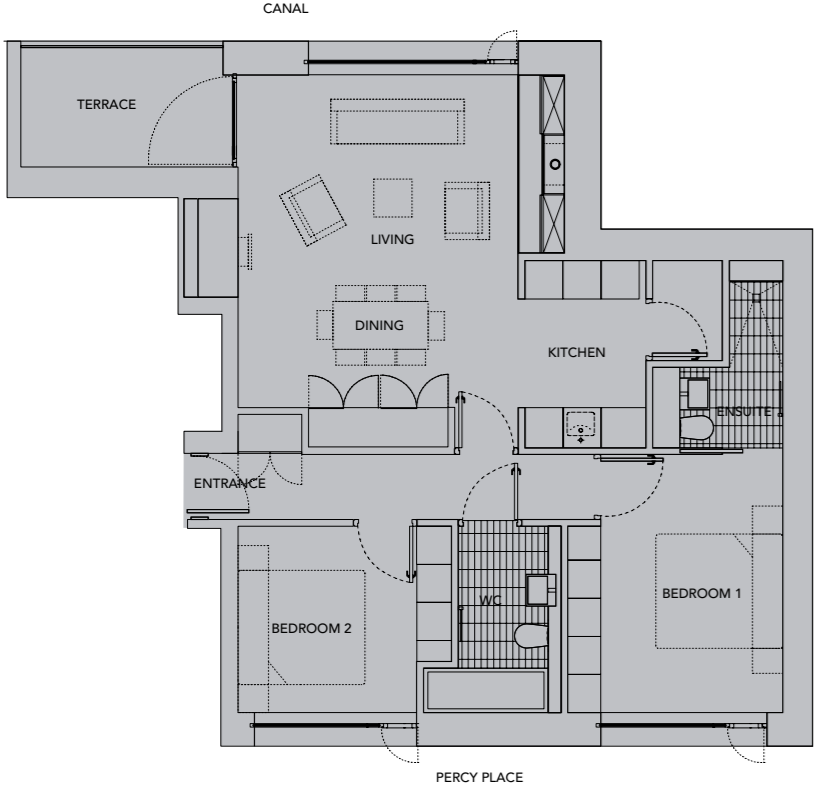


TYPE G – Apartment Nos. 2 & 4

2 Bedroom
1st, 2nd Floors
80 sq.m

TYPE H – Apartment No. 6

1 Bedroom
3rd Floor
56 sq.m



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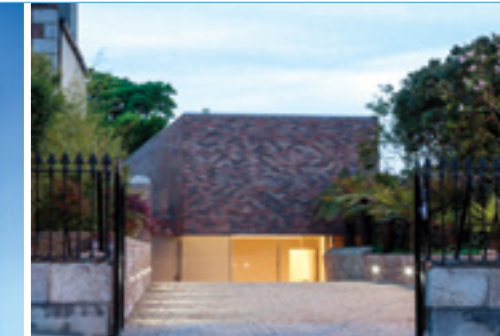


BUILDING

BY THE CANAL

Designed by renowned **ODOS Architects** 55 Percy Place are undoubtedly setting the benchmark for modern day city-living as we know it today. Showcasing urban design at its best, these apartments are sure to attract those searching for a unique, pioneering dwelling or investment.

What makes these apartments particularly unique is unlike most developments – little repetition occurs between the individual apartments, showing Oakmounts & U&I Plc's dedication to delivering something unique to the residential market. With each apartment having its own unique layout, character and bespoke design.



55 PERCY PLACE IS THE PERFECT
LOCATION FOR THOSE LOOKING FOR
A PEACEFUL YET CENTRAL LOCATION.





55 PERCY PLACE

LIVING BY THE CANAL

CONTACTS

SELLING AGENT



**SHERRY FITZGERALD
NEW HOMES**
For information:
Tel + 353 1 677 1888
Email sarah.murray@sherryfitz.ie
percy@sherryfitz.ie
www.sherryfitz.ie

SOLICITORS



LEMAN SOLICITORS
8-34 Percy Place
Dublin 4
John Hogan
Tel +353 (0)1 632 3111
Email jhogan@leman.ie
www.leman.ie

DEVELOPERS



U+I
7A Howick Place
London
SW1P 1DZ
www.uandiplc.com



OAKMOUNT
1st Floor Office
55 Percy Place
Ballsbridge
Dublin 4
www.oakmount.ie

ARCHITECTS & INTERIORS

ODOS ARCHITECTS



ODOS ARCHITECTS
Architecture and
Interior Design
37 Drury Street
Dublin 2
www.odosarchitects.com

BUSHELL INTERIORS
Interior Fit-out
12 Heaney Avenue
Park West
Dublin 12
www.bushellinteriors.com



EPI range 37.77 to 66.74

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