

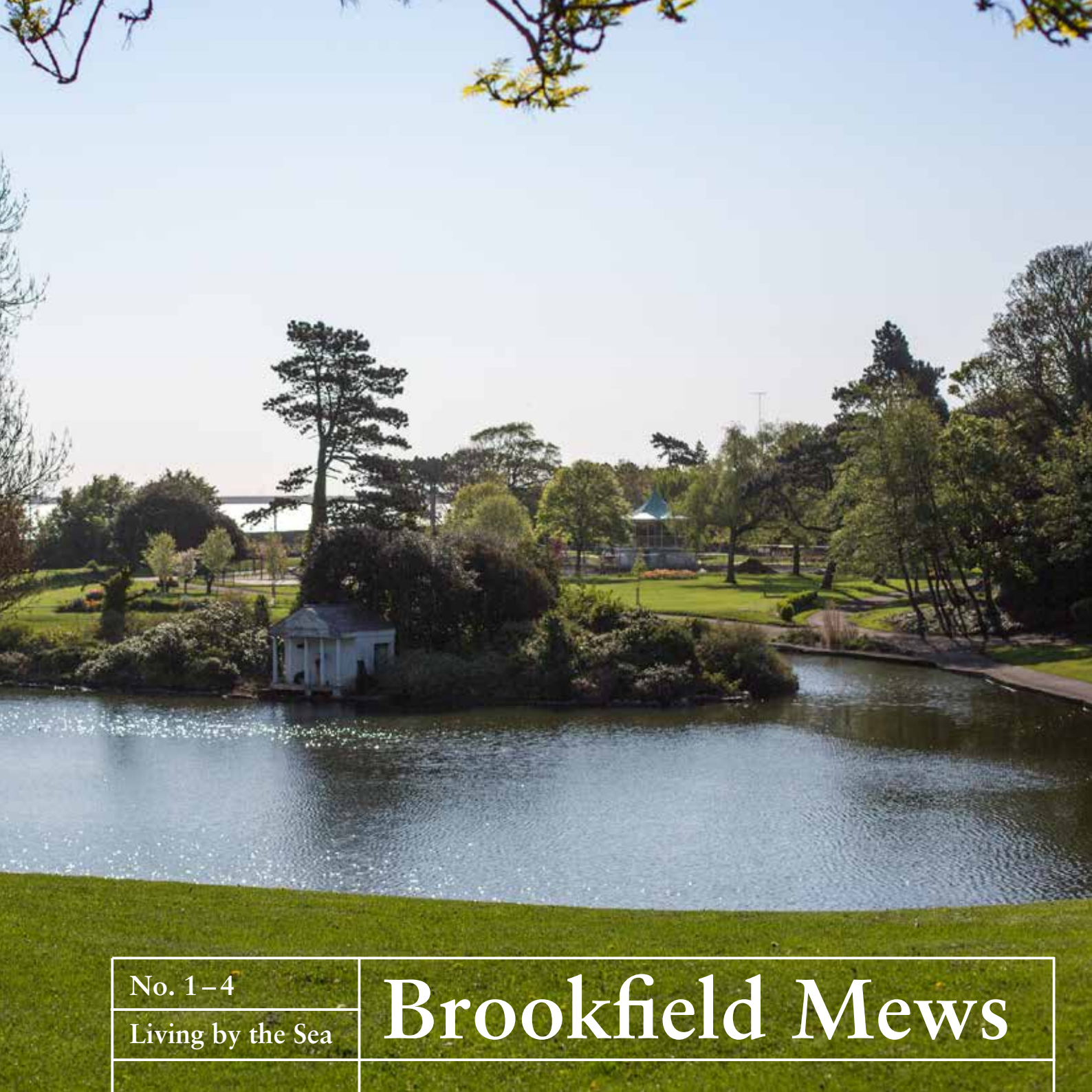
BROOKFIELD MEWS

BLACKROCK
CO. DUBLIN

Spectacular development of four mews homes in
Blackrock, Co. Dublin

BER A3





No. 1-4

Living by the Sea

Brookfield Mews

“Exceptionally designed Mews in one of Dublin’s finest south side suburbs”

Location

By the Sea

Brookfield Mews is an impressive development of just four 4 bedroom luxurious family homes measuring approximately 196 sq. m./2,110 sq. ft. (plus car port of 19 sq. m./ 204 sq. ft.) conveniently located close to Carysfort Avenue, one of Dublin’s most prestigious areas. Situated on Brookfield Terrace, this exclusive mews development is within strolling distance to Blackrock village, its spectacular seafront and DART station. Brookfield Mews enjoys an excellent location with an abundance of leisure facilities, schools and shopping outlets right on your doorstep.





The Mews

Designed by well-known architects Edmondson, these four bedroom Mews offer the perfect level of variety for an established or growing family, with a large and open plan living area, incorporating interconnected dining and kitchen areas with separate utility. Bi-folding doors open out onto a rear walled garden with ample seating area to cater for al fresco dining. The first floor features an internal courtyard with walk on glass roofing, which is accessible from two of the bedrooms. Each home benefit from a Car Port to the front with an up and over electronic garage door. The master bedroom is complemented by a large ensuite and separate walk-in wardrobe room finished to 5* standard throughout.

Brookfield Mews will appeal to families and individuals looking in this area who particularly appreciate innovative design as offered by this exclusive development.



“Innovative open plan layouts with dramatic feature internal courtyards”





“Convenience of location with just a ten minutes walk to Blackrock village”







Brookfield Mews is an impressive development of just four 4 bedroom luxurious family homes.

Residing

In Blackrock

Blackrock is arguably one of South Dublin's finest suburbs. A coastal setting steeped in history, it enjoys a wealth of amenities on its doorstep including an extensive range of schools, shops, boutiques, cafés, bars and restaurants.

Brookfield Mews is located off Carysfort Avenue, which runs directly into Blackrock Village and benefits from a host of local sport and leisure facilities within close proximity including West Wood Leisure and Fitness Club, Leopardstown Golf Course and Racecourse.

The development is close to Frascati and Blackrock shopping centres, which are within walking distance. Stillorgan and Dundrum Shopping centres are only a short drive away catering for every convenience and need. There is an excellent choice of primary and secondary schools nearby including Carysfort N.S., Guardian Angels, Willow Park Booterstown N.S., Blackrock College, Dominican College Sion Hill and St Andrew's. The Michael Smurfit Graduate School is a short walk whilst UCD Belfield is just a 10-minute drive or bus.



Transport Access

Public transport is provided from Blackrock DART Station and via several bus routes. The N11 Stillorgan Road, and R118 Merrion Road provide transport to and from the city centre, access to the M11 and M50 motorways is to the south west of the town. Alternatively, the LUAS green line is also a short drive away.



Construction

Concrete construction with a combination of flat and intersecting mono-pitched roofs which are finished in Trocal Membrane. The mews are built to the highest of specification throughout.

Lighting

Flush vertical and horizontal LED light fittings / Recessed ceiling lighting throughout. Embossed Designer Copper Pendant lighting over the kitchen island, dining area and landing areas / 5 amp sockets throughout allowing ambient and fully controllable light fittings to user's taste.

Flooring

Smoked Oak hardwood flooring in kitchen / dining room, upstairs bedrooms and landing areas/ Spanish limestone in hall and wc downstairs / main bathroom and ensuite stone flooring.

Windows

High performance double glazed 'A' rated aluminium or granite cowl framed Senator windows.



Interiors

By Pure Fitout and Bushell Interiors

Kitchen and Pantry

The Bespoke kitchens and pantries have been designed, supplied and fitted by Bushell Interiors using their award-winning, high specification German brand Allmilmo. The handle-less textured charcoal units feature a unique gold outline. The wall units include fully-recessed LED lighting to ensure well lit countertops.

The Siemens appliances include a top of the range 5-ring ceramic black glass gas hob, a combination microwave oven, a single oven which boasts an 'EcoClean' programme, an open-assist dishwasher complete with adjustable racks to fit awkward long stemmed glasses and a fully-integrated fridge freezer.

Each kitchen consists of a powerful yet surprisingly quiet integrated Faber Extractor, two separate trough-style sinks, chrome mixer tap, a child-safety lock instant hot water tap, two large fully-integrated full-height bins, three stainless steel pop-up sockets with USB outlets, 40mm thick Calacatta marble worktops and full height splashbacks.

The Pantry Rooms have the same high specification detail as the adjoining kitchen, lots of tall unit storage along with LED lighting in the wall units along with separate powerful free-standing washing machine and tumble dryer.



Interiors

Bedroom Wardrobes & Living Storage

Bedrooms & Hallways are fitted out using Bushell Interior's exclusive Italian modular storage solution ensuring that each resident is able to maximise storage. Storage features include a generous selection of hanging and shelving spaces along with integrated drawer packs. The door design features an inset chrome handle unique detailing.

Bathrooms

Finished with Italian mirrored bathroom cabinets, with soft LED strip lighting complemented with luxurious white sanitary ware and perfectly fit Calacatta Marble detailing.

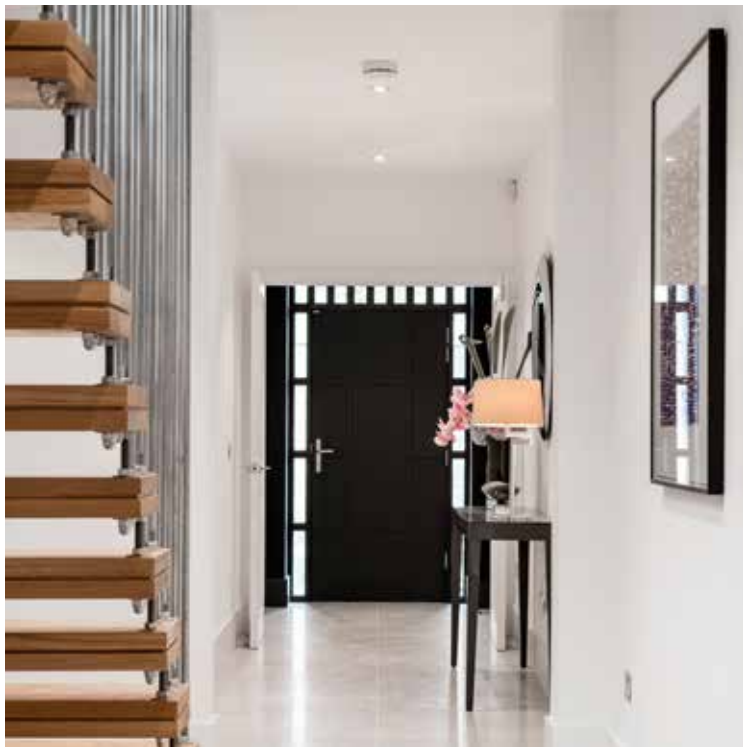
Stairways

Custom made stainless steel staircases with glass balustrades and hand crafted Oak threads, specifically designed by the architect for the Mews.

“Bespoke kitchens are supplied by exclusive German award-winning brand Allmilmo...”

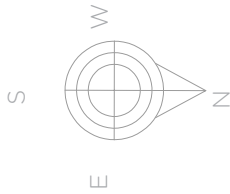






Floor Plans

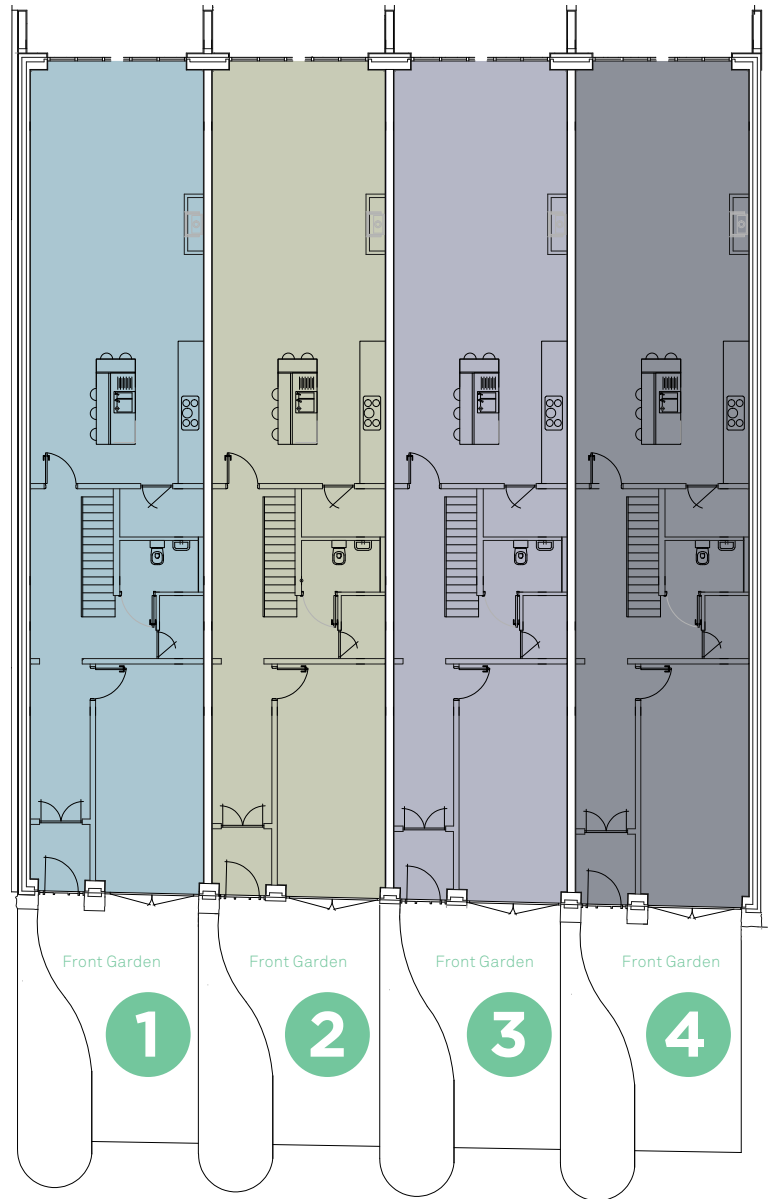
Brookfield Mews



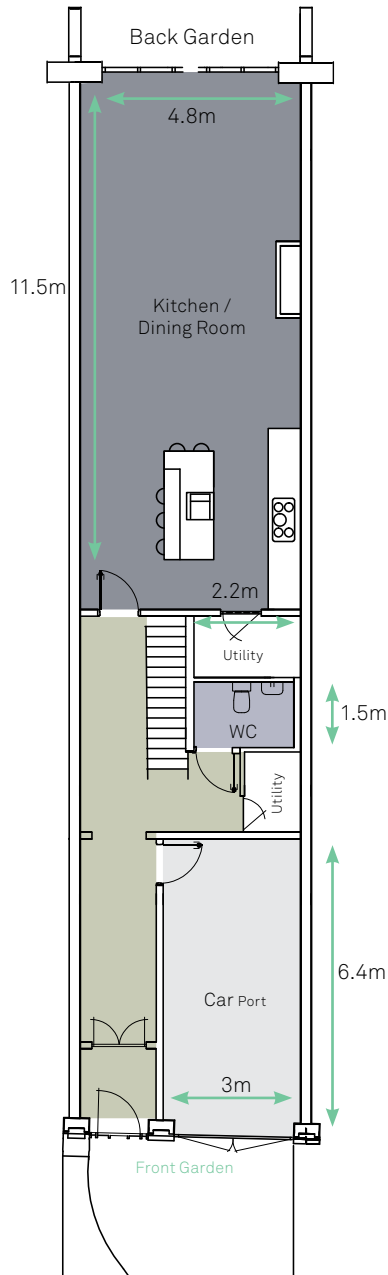
Internal Area

Total Internal Area: 196 Sq.m / 2,110 Sq.ft (Plus Car Park of 19 Sq.m / 204 Sq.ft)

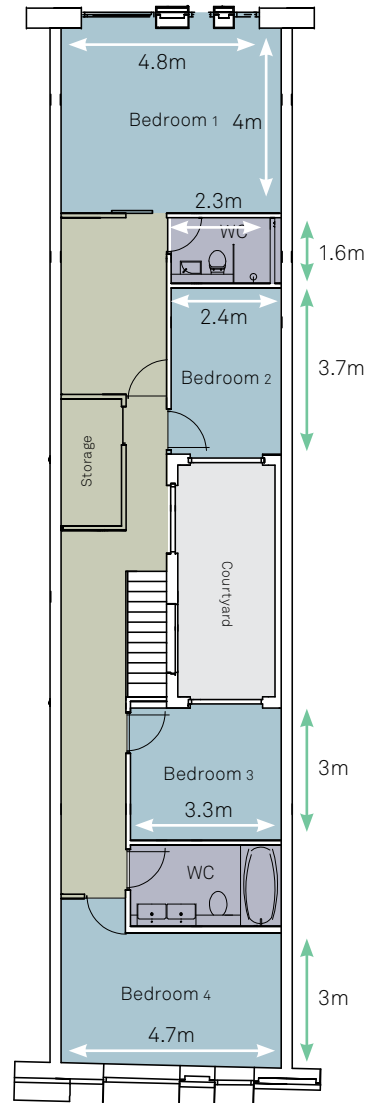
Floor plans are for illustrative purposes only and are not to scale. Layouts may vary.



Ground Floor



First Floor



Brookfield Mews Typical Floor Plan



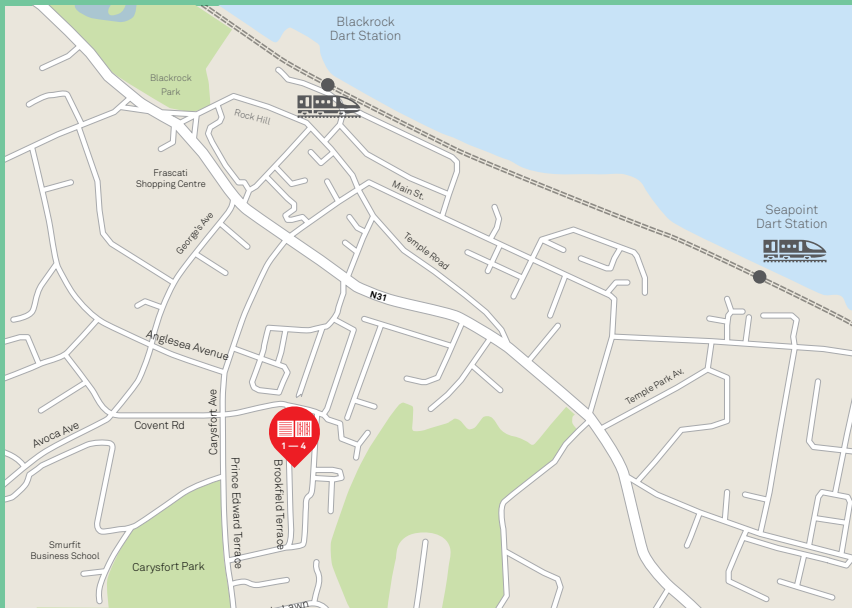
Leaders of Dynamic and Innovative Properties in the Residential Construction Industry

Known for setting a benchmark in modern day city living and premium office space, Oakmount boast an impressive portfolio of premium developments throughout Dublin. Founded in 2010, Oakmount have a vision for dynamic and innovative properties, which is evident in every property they have been involved in since its inception. Just some of the inspiring properties produced by Oakmount include; One Percy Lane, 55 Percy Place, The Dean Hotel, Morehampton (Dublin 4), North Wall Quay (Dublin 1) and Charlemount (Dublin 2) to name but a few. Raising the bar in modern Irish design and architecture, Oakmount are dedicated to producing superbly designed buildings that are built and finished to the very highest of standards, a dedication that is shared by the professional teams that work with the company.

“Experience the extraordinary”

www.oakmount.ie





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Conservation

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Mechanical & Electrical Contractor:

NGS Mechanical



Landscape Designer

TTT

TTT
thirtythreetrees

Interior:

Bushells



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