

# SPECIFICATIONS

## GENERAL

**Heating:** Centralised gas-fired heating system, with individual controls and metering in each apartment. Radiators to all apartments. Sustainable energy for the development is provided by 3 No gas powered Combined Heat & Power units. The system has been future-proofed to enable the inclusion of further sustainable energy technologies;

**Energy Ratings:** All homes are insulated to the highest standards with BER certification and air pressure testing;

**Balconies:** Spacious balconies / terraces with glazed balustrade, stylish cedar shutters provide optional seclusion. The underside of each balcony is sheeted in oiled cedar timber with recessed downlighters. Ground floor homes enjoy a Private Patio / Garden Area;

**Lifts:** Luxurious high speed lifts serving all floors. Apartments are designed in small cores of a maximum of 3 units per floor, ensuring that the distance from car space to lift and lift to front door is kept to a minimum;

**Fireplaces:** All penthouse apartments include a modern gas fire inset, guaranteed to add a touch of elegance to your home;

**External Windows & Doors:** Nordan composite maintenance-free double glazed windows & sliding doors, with powder coated aluminium exterior and painted timber framed interior of the highest quality with draught seals.

2.4m high floor to ceiling glazing to living rooms and bedrooms maximise the use of light and views;

**Ceiling Height:** Minimum room ceiling height of 2.7m giving a spacious and airy feel;

**Electrical:** Recessed down-lighters fitted throughout the apartment. Ample nickel or chrome light switches and power sockets in the kitchen, living room and bedrooms. Apartments are fitted with smoke and heat alarms as standard. All apartments wired for intruder alarm. All bedrooms and living room wired for TV point. Each apartment is pre-wired with a choice of highspeed fibre Sky or UPC (formerly Chorus NTL). Centralised Sky Multi-Dish system automatically provides Terrestrial Channels for free (no need for a dish or cabling – simply plug in your television);

**Substantial Own Door Individual Lock Ups:** These are provided at car park level;

**Attractive Granite Cladding:** Each building is fronted with a mix of granite stone claddings for long-term attractive wear;

**Landscaping:** Landscaping is to the highest design & construction standard, with attractive hard landscaping, seated areas and extensive planting. The landscaping respects and complements the historic setting of Shieling Square.

## APARTMENT BLOCK ENTRANCE FOYER

- The entrance foyers have 2.4m height walnut finish doors with walnut linings, architraves and skirting;
- Floors are tiled creating an instantly appealing and welcoming lobby - setting the tone for this luxurious development;
- Bright airy common areas and staircores.

## APARTMENT ENTRANCE HALL

- 2.4m height walnut finish entrance door, with high specification secure locking system;
- Walk-in storage closet;
- Downlighters to hallways;
- Nickel switches & sockets;
- All doors attractive oak finish with detailed inlay & brushed chrome ironmongery (2.4m height walnut finish doors to all penthouse apartments).

## LIVING ROOM

- Stylish gas fire to penthouses apartments;
- Wired for wall-mounted flat screen television;
- Generous recessed downlighters;
- Nickel switches & sockets.

## KITCHEN

- Integrated dishwasher, electric hob, integrated fridge/freezer, extractor fan;
- Coffee maker (to penthouse units);
- Nickel switches & sockets;
- Generous recessed downlighters;
- Under counter lighting to all kitchen units.

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## UTILITY ROOM (WHERE APPLICABLE)

- Washing machine & separate tumble dryer;
- Utility storage & laundry storage space;
- Ventilation to utility.

## MASTER BEDROOM

- Nickel switches & sockets;
- Recessed downlighters & pendant.

## EN SUITE BATHROOM

- Shower unit with chrome & glass shower enclosure;
- Chrome heated towel rail;
- Stylish contemporary white porcelain wash hand basin & fittings sitting on a custom built cabinet (selected units);
- Concealed dual flush WC cistern with back-to-wall pan & soft close lid;
- Large built-in vanity storage unit;
- Shower/bath storage built into wall with recessed LED downlighter;
- Choice of exquisite porcelain tiled walls and floors;
- Pressurised shower system to each apartment;
- Under-floor heating to penthouse units;
- Wall mounted mirrors & recessed spot lights or side light fittings.

## SECOND BEDROOM

- Nickel switches & sockets;
- Recessed downlighters & pendant.

## MAIN BATHROOM

- Stylish contemporary bathtub and fittings;
- Separate shower unit;
- Chrome heated towel rail;
- Stylish contemporary white porcelain wash hand basin & fittings sitting on a custom built cabinet (selected units);
- Concealed dual flush WC cistern with back-to-wall pan & soft close lid;
- Large built-in vanity storage unit;
- Shower/bath storage built into wall with recessed LED downlighter;
- Glass shower screen;
- Exquisite porcelain tiled walls and floors;
- Pressurised shower system to each apartment;

## SECURITY SYSTEM

- Audio Visual controllers provide total control of your own security. Each Lobby/Foyer has individual secure fob access control system to allow residents access their own core;
- Electronic vehicular security gates with remote dial access. Electronic secure pedestrian access gate with remote access;
- There is a comprehensive camera surveillance network of strategically placed CCTV cameras outside your apartment and in key areas which can relay visitors' images to the security centre in the monitored concierge area within the scheme;
- Brightly lit with internal scheme lighting.

## CAR PARKING

- Extensive underground car park with controlled access is available to all residents;
- One designated car space is included with every apartment;
- A limited number of additional spaces are available to rent at an additional cost. Ample visitor spaces provided;
- Large secure storage rooms provided with light and power for 2 and 3 bedroom apartments;
- There are a number of secure lock-up garages within the basement area which are available to rent at an additional cost.

## MANAGEMENT

- Core Estate Management has been carefully selected as the initial managing agent for Shieling Square, to maintain the internal and external common areas to the highest standards for the enjoyment of residents, and to protect the value of your investment. Core was selected following a rigorous tendering process amongst a number of managing agents that operate in the Dublin market. All external contractors (cleaners, gardeners, waste collectors etc) are independently sourced by Core and are similarly subjected to a competitive tendering process to ensure maximum value and quality for you;

Specifications correct at time of going to print.

ALL ENQUIRIES