

ONETONINE

# MONTEREY

PARK AVENUE. SANDYMOUNT

CHOOSE A STYLISH LIFE

# IN MONTEREY

WELCOME TO MONTEREY, A GATED  
COMMUNITY OF LUXURIOUS FOUR-  
BEDROOM A-1 RATED HOMES LOCATED ON  
PARK AVENUE IN THE HEART OF DUBLIN 4.





CATCH THE  
DAWN CHORUS





06:22 AM  
SANDYMOUNT BEACH





C O N T E M P O R A R Y L I V I N G

## IN DUBLIN 4

Comprising nine homes, Monterey offers a rare opportunity to purchase a spacious and impeccably designed A1-rated home in Dublin 4, in a gated enclave adjacent to Sandymount village. With a mix of semi-detached and detached four-bedroom homes over two and three storeys, these large, light filled homes will appeal to both families and those seeking to downsize.

Designed with all your needs in mind and meticulous attention to detail, all homes present a large ground floor with generous living space, well-proportioned rooms, ample storage, large feature glazing, kitchens full of natural light, extra-large bedrooms and impeccable finishes with underfloor heating throughout. Every last detail has been designed to surpass the most discerning of expectations.

A number of our three-storey homes include a large room on the top-floor, ideal for use as a home office, gym or guest room, which opens onto a roof terrace that provides a discreet outdoor space to relax in.



## PURPOSEFUL DESIGN

These truly special homes at Monterey are built around the principle of sustainability with a keen focus on quality design alongside carefully selected materials and technologies. The result is exceptional homes that have a reduced impact on the environment and are incredibly cost-efficient to run. Monterey is unique in terms of design, efficiency and appeal.



# DISTINCTIVE CHARACTER

EARTHY TEXTURES OF HAND-MOULDED BRICK, BOLD RECTILINEAR RECONSTITUTED STONE, SUBTLE TONES OF PEARL BEIGE AND INVITING SLATTED CEDAR ENTRANCES COMBINE TO CREATE STRIKING EXTERIORS UNIQUE TO MONTEREY.



# MODERN ELEGANCE

Monterey combines organic materials with subtle tones to create homes that are designed for modern living.





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# IDYLLIC VILLAGE LIFE

Monterey is a short stroll from Sandymount village, a bustling centre of stylish restaurants, boutiques, cafés and bars. This charming village has long evolved into a popular social hub while still maintaining its timeless appeal.

Residents in Monterey can enjoy all the perks of coastal life, with Sandymount Strand just a stone's throw from the development. With this beautiful stretch of coastline on your doorstep, you can indulge in a slice of beach life any time of day or season.

W E L C O M E T O T H E  
N E I G H B O U R H O O D



Clockwise from top left: Books On The Green, Crudo Restaurant, Marios Restaurant, Butler's Pantry & Bujo Burgers

T H E P E R F E C T  
L O C A T I O N



Monterey is perfectly located for buyers at all stages of life. For young families there are four primary schools as well as Sandymount Park Educate Together secondary school close by, while some of South Dublin's most prestigious secondary schools and universities are all within an easy commute.

For sports enthusiasts, rugby, cricket, Gaelic games, tennis, hockey and badminton are well established in the immediate area - plus of course for rugby fans, Monterey is within walking distance of both the Aviva Stadium and the iconic RDS.



Claremont Railway Tennis Club



The Aviva Stadium

## W E L L   C O N N E C T E D N E I G H B O U R H O O D

Sandymount is just 3.5km from St Stephen's Green and a short stroll to Ballsbridge. If you need to go further afield, the DART rail service is accessed via Sandymount Station. Sandymount is also adjacent to the East Link Bridge, providing easy of access to Dublin Airport and the M50, via the Port Tunnel.



St. Stephen's Green



Dublin Airport



RDS



DART at Sandymount Station

DUBLIN AIRPORT



MONTEREY

M50

M50

M50

M50

N11

MERRION RD.

SANTRY

PORTMARNOCK

CLONGRIFFIN

BAYSIDE

SUTTON

SUTTON

KILBARRACK

HOWTH JUNCTION AND DONAGHMEDE

BEAUMONT

DUBLIN PORT TUNNEL

HARMONSTOWN

RAHENY

SAINT ANNES PARK

FAIRVIEW

CLONTARF

DRUMCONDRA

CLONTARF ROAD

EAST POINT BUSINESS PARK

EAST WALL

DUBLIN PORT

SMITHFIELD

CONNOLLY

IFSC

3 ARENA

CITY CENTRE

TARA

PEARSE

RINGSEND

ST STEPHEN'S GREEN

GRAND CANAL DOCK

AVIVA STADIUM

LANSDOWNE RD

SANDYMOUNT

BALLSBRIDGE

SANDYMOUNT

RATHMINES

RANELAGH

DONNYBROOK

SYDNEY PARADE

RATHGAR

TERENURE

MILLTOWN

BOOTERSTOWN

BLACKROCK

BLACKROCK

MONKSTOWN

DUN LAOGHAIRE

DUN LAOGHAIRE

SANDYCOVE AND GLASHULE

GLENAGEARY

DALKEY

DALKEY

MARLAY PARK

SANDYFORD

FOXROCK

CABINTEELY

KILLINEY

	LUAS TRACK	
	DART TRACK	
	ROADS	



Travel times are approximate only.





C R E A T I V E   H O M E S

# F O R   M O D E R N   L I F E

The homes at Monterey are exceptionally finished and present generous, light-filled living spaces and well-proportioned rooms. High-spec kitchens, extensive glazing, high ceilings, underfloor heating, bespoke joinery and cedar cladding blend beautifully to create a sense of luxurious modernity. Stunning oak stairs highlight the level of detail and design in these beautiful homes.







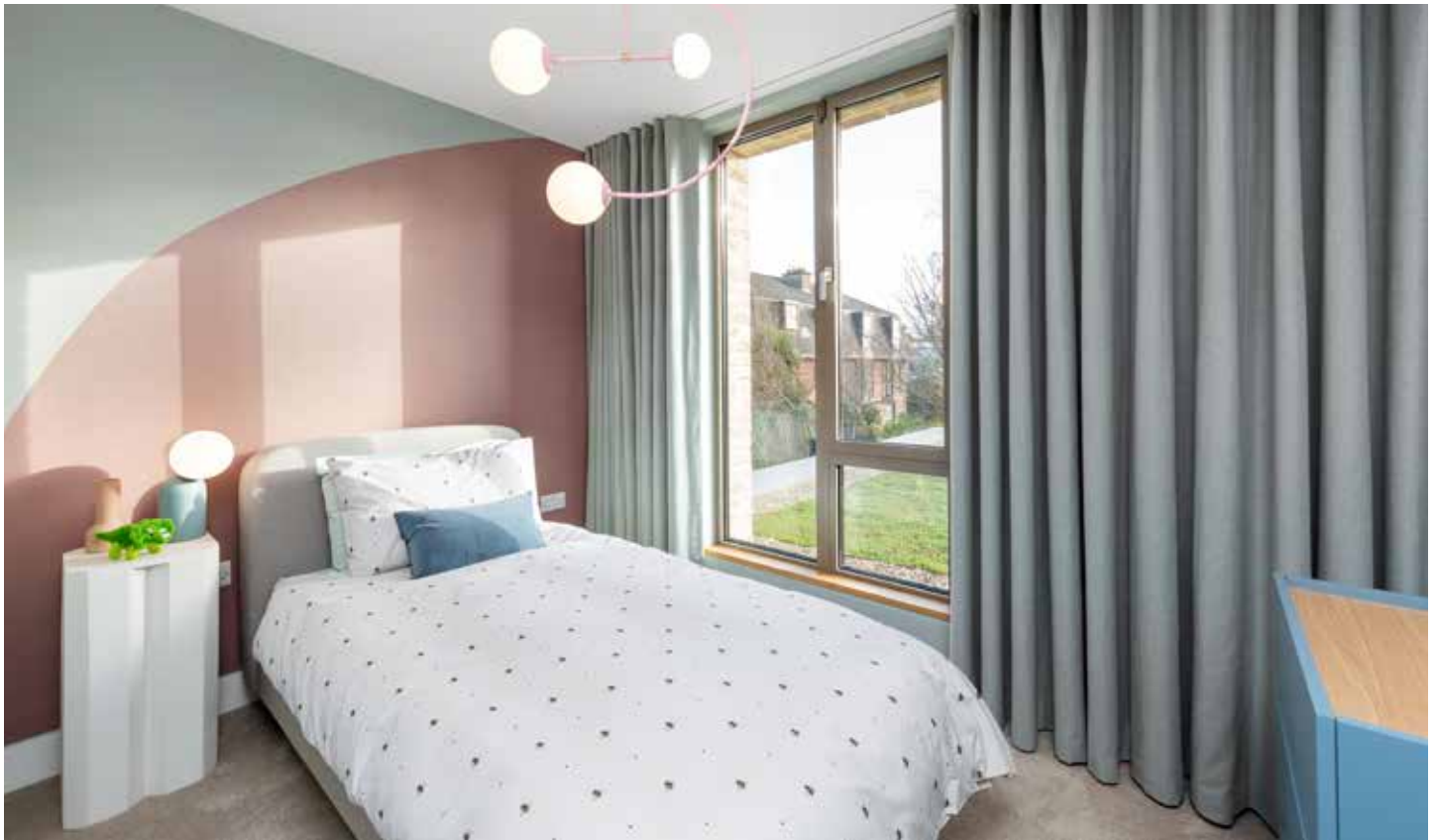


# SIGNATURE STYLE

In Monterey, we recognise that a great kitchen is the true hub of a family home. Each of the nine homes feature a beautiful Leicht kitchen from McNally Living along with premium stone worktops. Spacious seating and dining areas are ideal for all types of family get-togethers and social events.









# SPACE & LIGHT

Our three-storey homes feature a triple-height rooflight, which floods these large family homes with natural light in all seasons. High ceilings on ground floors, expansive feature glazing and double doors on ground floors invite light and brightness into this carefully designed home.









## SPECIFICATIONS

# FINISHED TO THE HIGHEST STANDARD

### EXTERNAL FINISHES

- Elegant, high quality finishes incorporating hand moulded Marziale buff brick, reconstituted stone beams and columns by Craftstone and colour-matched render
- Extensive feature glazing finished in a luxurious Pearl Beige aluminium blends beautifully with the surrounding finishes
- Homes of distinctive architectural character designed by ODAA Architects

### INTERNAL FINISHES

- Bespoke internal joinery and shadow gap details deliver a contemporary style unique to Monterey
- All homes feature generous high ceilings on ground floors
- Stairs finished in oak with a feature shadow gap
- Custom designed, contemporary wardrobes to all double bedrooms

### KITCHEN & UTILITY

- Thoughtfully designed contemporary kitchens and utilities by LEICHT supplied by McNally Living
- Full height, handleless kitchens available in a range of colour palettes
- Silestone Quartz kitchen work surface, full wall backsplash and island with waterfall gables by Millers Brothers
- Kitchen and utility doors in satin soft super matt lacquer finish
- Select kitchen units finished in luxurious textured wood finish
- Feature recessed LED under-cabinet lighting
- Kitchen appliances by Miele to include oven, combi microwave, warming drawer, full height fridge, under-counter freezer and dishwasher, and top of the range Bora induction hob with built-in downdraft extractor
- Utility fitted with Miele washing machine, dryer and sink



### BATHROOMS & EN-SUITES

- All bathrooms feature premium sanitaryware by Waterloo Bathrooms
- Italian designer countertop basins by Azzurra Ceramica
- Wall-mounted vanity cabinets by Duravit, with soft-closing drawers for stylish and convenient storage
- Elegant single lever wall-mounted basin mixers throughout all bathrooms
- High-pressure, thermostatically controlled showers featuring rainfall shower head
- Chrome heated towel rails fitted with individual time schedule control
- Bespoke mirrors with feature LED lighting
- Feature large format porcelain tiles to select walls and floors



### WINDOWS & DOORS

- Exceptional quality, energy efficient, triple glazed windows by Cortizo
- Entrance doors finished with bespoke, architecturally designed slatted cladding in oiled cedar
- Stunning rooflight in the three storey homes floods the entrance hallway with light
- Large format aluminium triple glazed sliding doors to garden area

### HEATING & VENTILATION

- Underfloor heating throughout, thermostatically controlled for superior comfort
- Air Source Heat Pump by NIBE with flexible controls providing energy efficient heating and hot water
- Multiple heating zones
- Mechanical Ventilation with Heat Recovery system by NIBE provides a healthier more energy-efficient home with balanced ventilation

### ENERGY RATING & EFFICIENCY

- Built to NZEB (Near Zero Energy Buildings) & A1 BER standard resulting in excellent energy performance coupled with reduced carbon footprint
- Superbly insulated air tight design coupled with superior ventilation provide comfortable indoor temperatures with high quality airflow
- Solar PV panels for generating renewable electricity

### LIGHTING, ELECTRICAL & MEDIA

- Generous lighting and electrical specification to include dimmer switches, 5 Amp sockets, and USB sockets in select locations
- Recessed and surface low energy LED architectural light fittings
- High quality switches and sockets throughout, with screwless brushed stainless-steel finishes on the ground floor
- Pre-wired for Eir and Virgin Media
- Pre-wired for security alarm system
- Video intercom to the entrance gate

### GARDENS & TERRACES

- Private rear gardens featuring gated side access, patio in high quality silver granite paving and lawn
- Rear of homes fitted with outdoor tap, outdoor socket and duct for garden lighting
- Exterior wall lights on side and rear façade of all homes
- Terraces finished in silver granite paving and fitted with wall lights
- Electrical socket to front for provision of electric vehicle charging point

### DEVELOPMENT & LANDSCAPING

- Private gated development featuring electronic vehicle and pedestrian gates
- Private parking bay for two cars in front of each home
- Exceptional landscaping design by Bernard Seymour Landscape Architects featuring a variety of semi-mature trees, shrubs and ornamental planting
- Contemporary ambient lighting throughout landscaped grounds
- Contemporary paving design in black and silver granite tones
- A Management Company has been established for the management of common areas

### GENERAL

- 10-year structural guarantee with Homebond



# MONTEREY

## SITE PLAN





**HOUSES 1 & 2**

4 BED SEMI DETACHED  
Floor Area: 231 Sq. M. / 2,486 Sq. Ft.

**Houses 3 & 4**

4 BED SEMI DETACHED  
Floor Area: 213 Sq. M. / 2,293 Sq. Ft.

**HOUSE 5**

4 BED SEMI DETACHED  
Floor Area: 231 Sq. M. / 2,486 Sq. Ft.

**HOUSE 6**

4 BED SEMI DETACHED  
Floor Area: 186 Sq. M. / 2,002 Sq. Ft.

**HOUSE 7 (Showhouse)**

4 BED DETACHED  
Floor Area: 228 Sq. M. / 2,454 Sq. Ft.

**SH:** Showhouse

**HOUSE 8**

4 BED DETACHED  
Floor Area: 229 Sq. M. / 2,465 Sq. Ft.

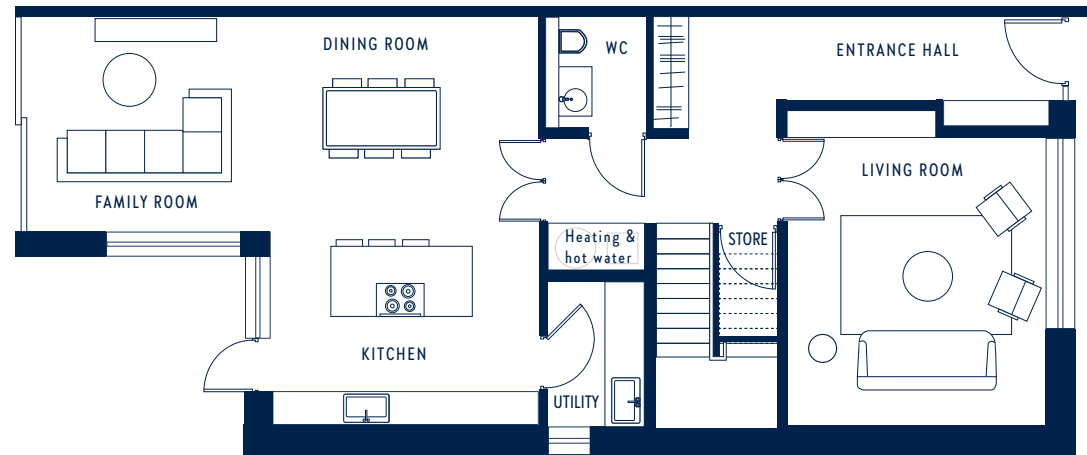
**HOUSE 9**

4 BED DETACHED  
Floor Area: 185 Sq. M. / 1,991 Sq. Ft.

# FLOOR PLANS

# HOUSE No.1

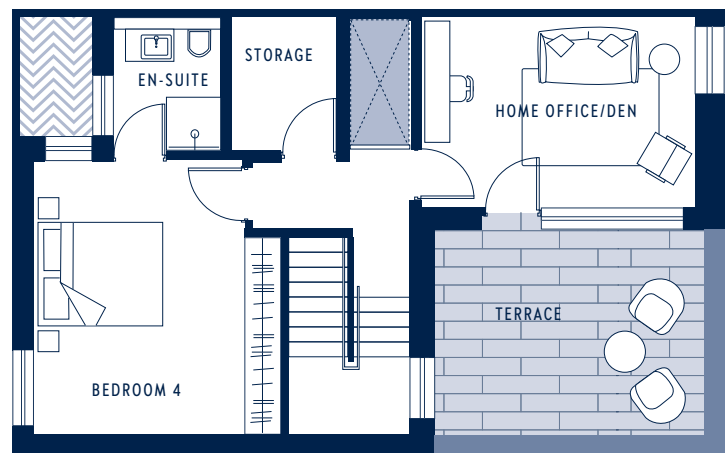
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



### 4 BED SEMI DETACHED

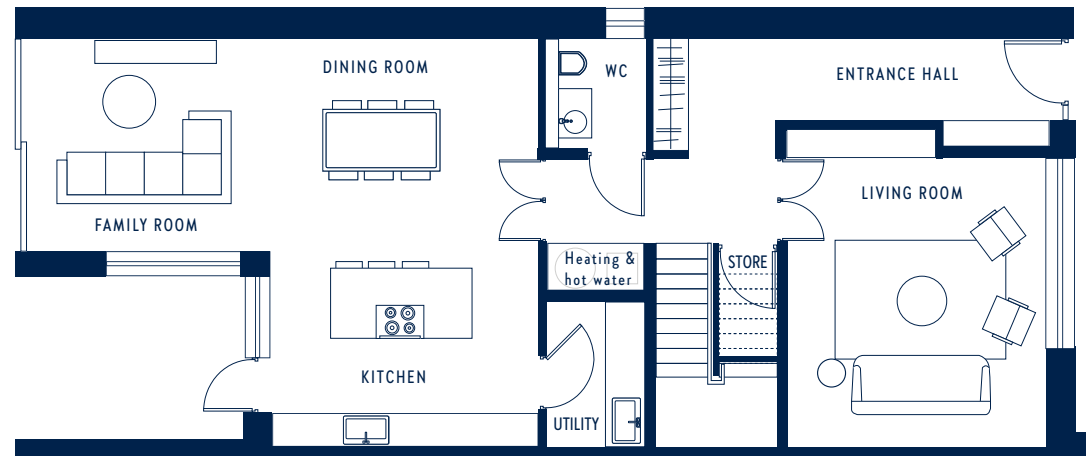
Floor Area: 231 Sq. M. | 2,486 Sq. Ft.

Plans & particulars are for guidance purposes only, are not to scale and are subject to change.



# HOUSE No. 2

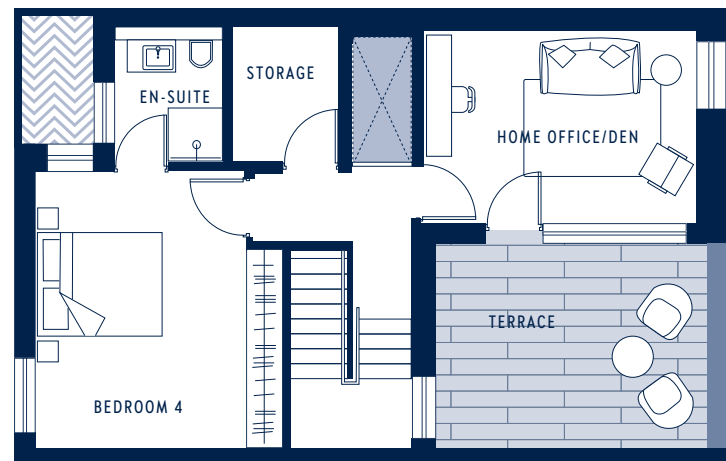
## GROUND FLOOR



## FIRST FLOOR



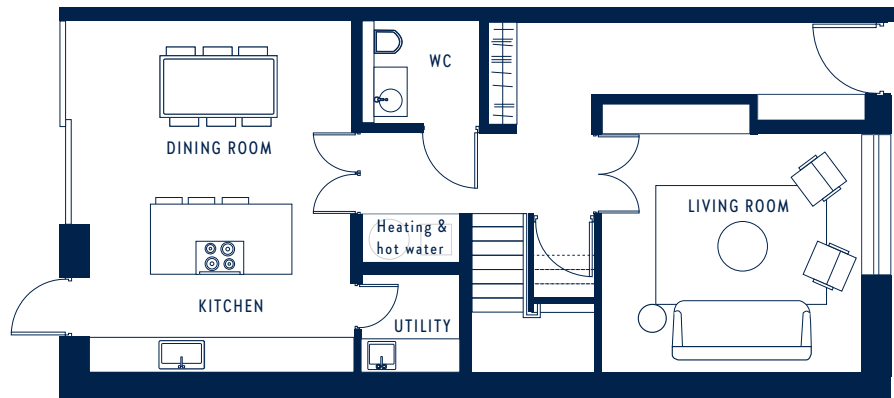
## SECOND FLOOR



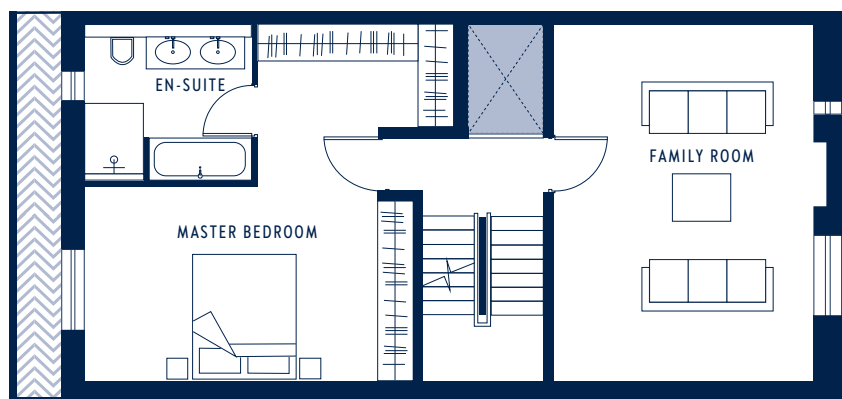
**4 BED SEMI DETACHED**  
Floor Area: 231 Sq. M. | 2,486 Sq. Ft.

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

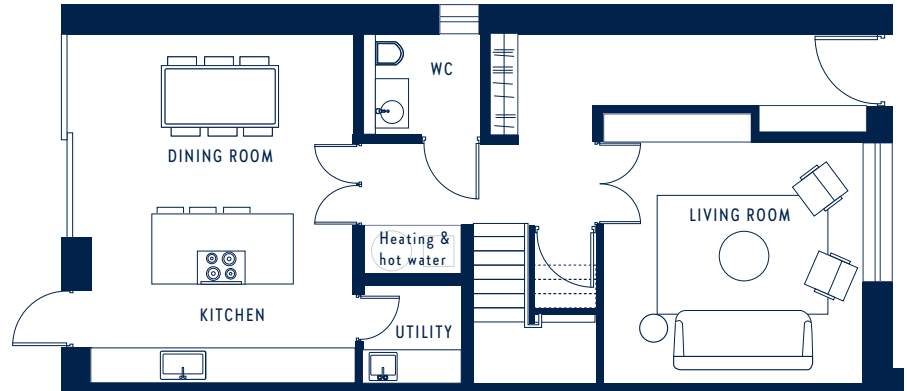


**4 BED SEMI DETACHED**  
Floor Area: 213 Sq. M. | 2,293 Sq. Ft.

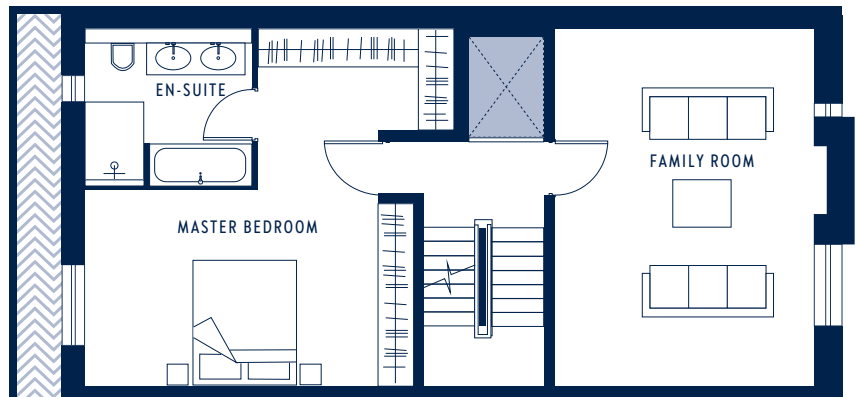
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# HOUSE No. 4

## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



**4 BED SEMI DETACHED**  
Floor Area: 213 Sq. M. | 2,293 Sq. Ft.

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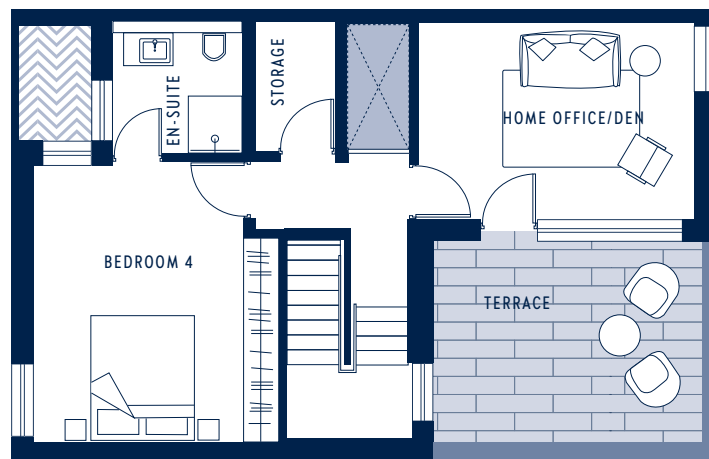
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

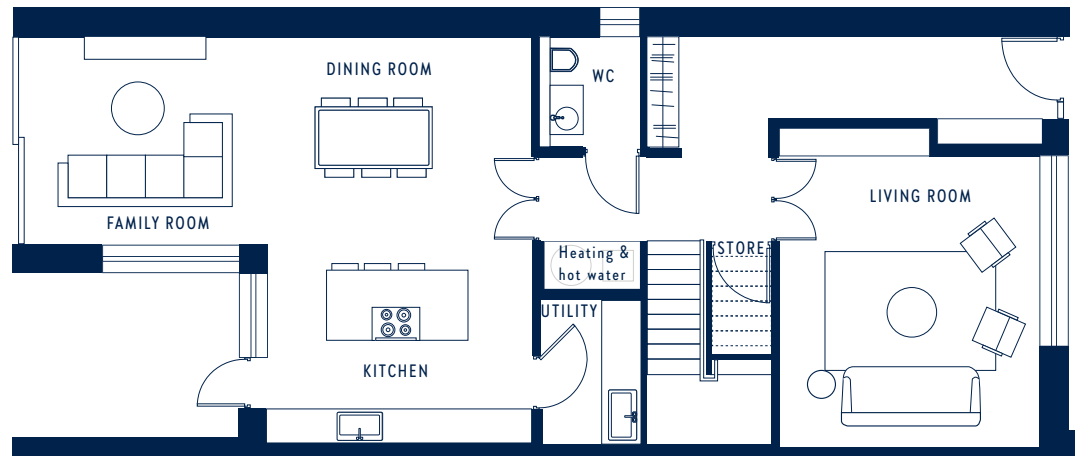


**4 BED SEMI DETACHED**  
Floor Area: 231 Sq. M. | 2,486 Sq. Ft.

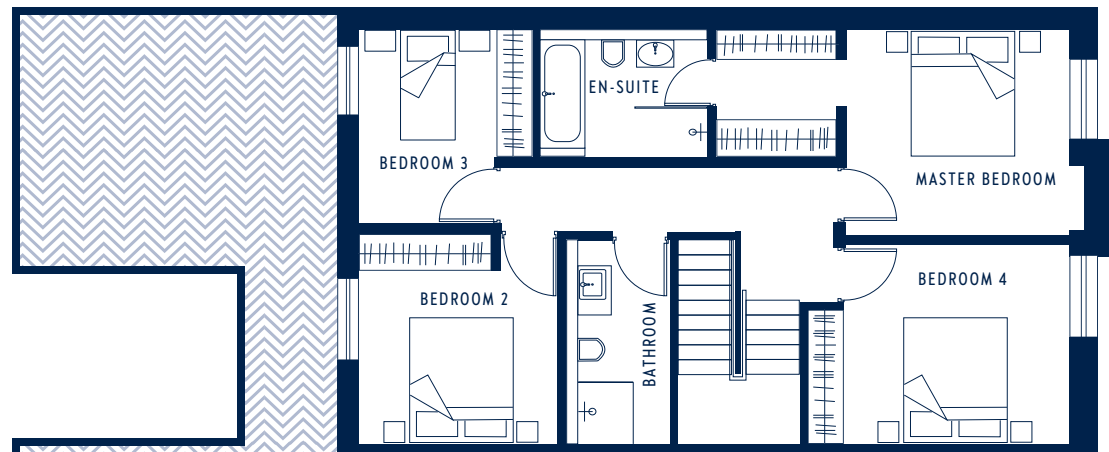
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# HOUSE No. 6

## GROUND FLOOR



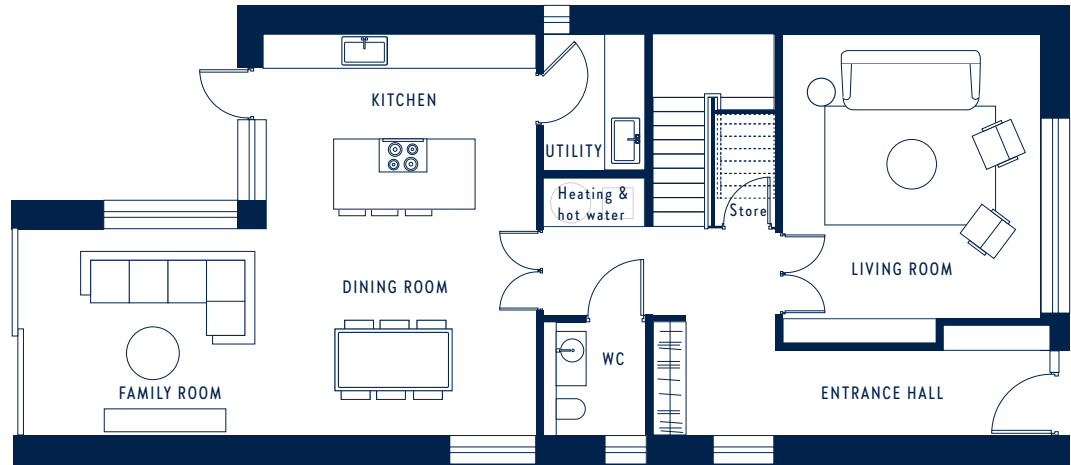
## FIRST FLOOR



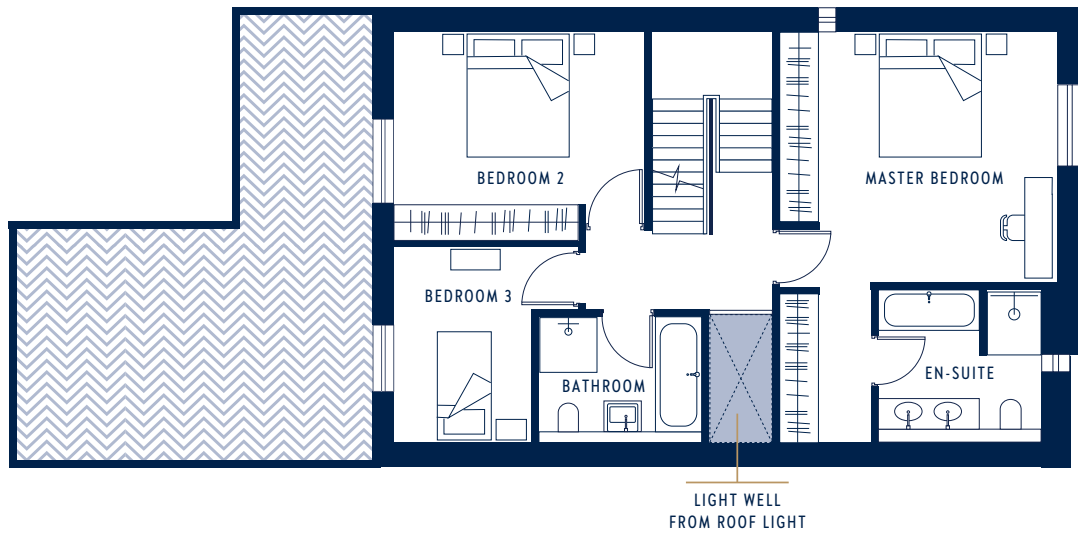
**4 BED SEMI DETACHED**  
Floor Area: 186 Sq. M. | 2,002 Sq. Ft.

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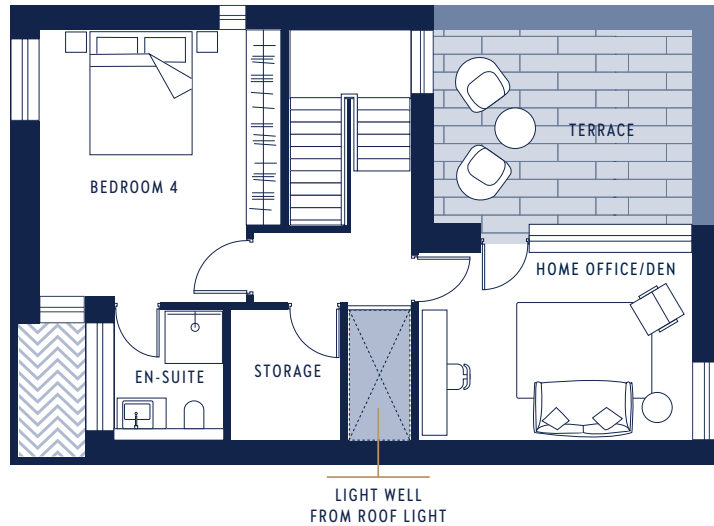
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

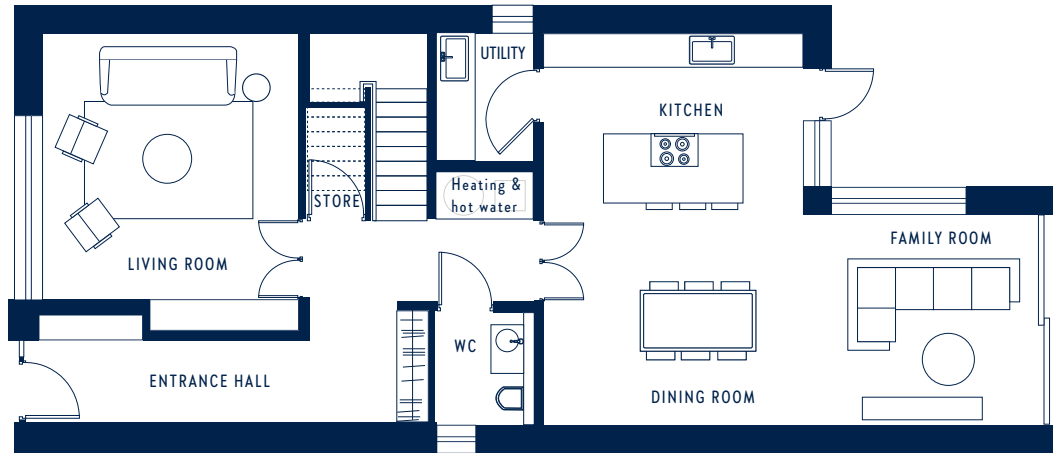


**4 BED DETACHED**  
Floor Area: 228 Sq. M. | 2,454 Sq. Ft.

Plans & particulars are for guidance purposes only, are not to scale and are subject to change.

# HOUSE No. 8

## GROUND FLOOR

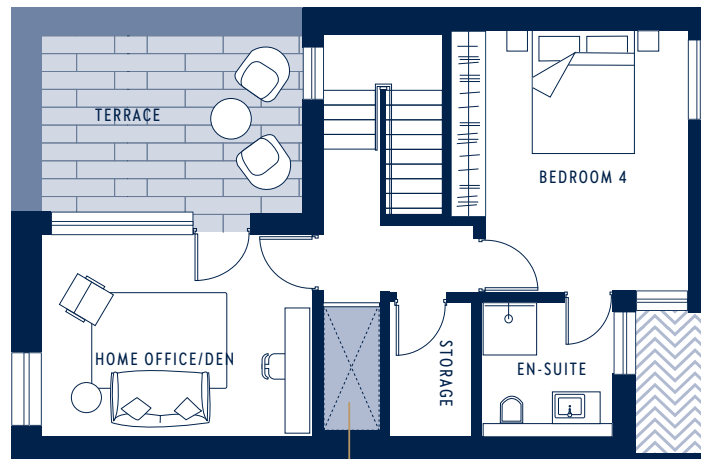


## FIRST FLOOR



LIGHT WELL  
FROM ROOF LIGHT

## SECOND FLOOR



LIGHT WELL  
FROM ROOF LIGHT

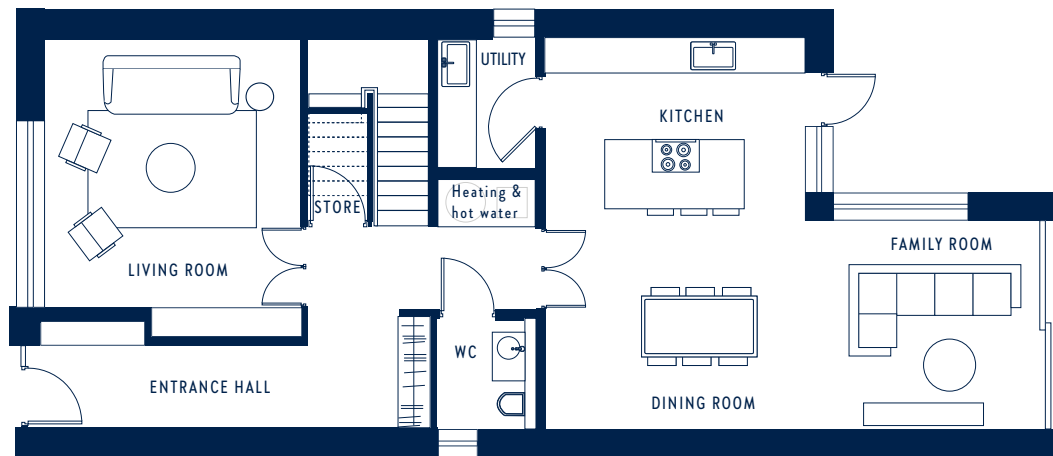


**4 BED DETACHED**  
Floor Area: 229 Sq. M. | 2,465 Sq. Ft.

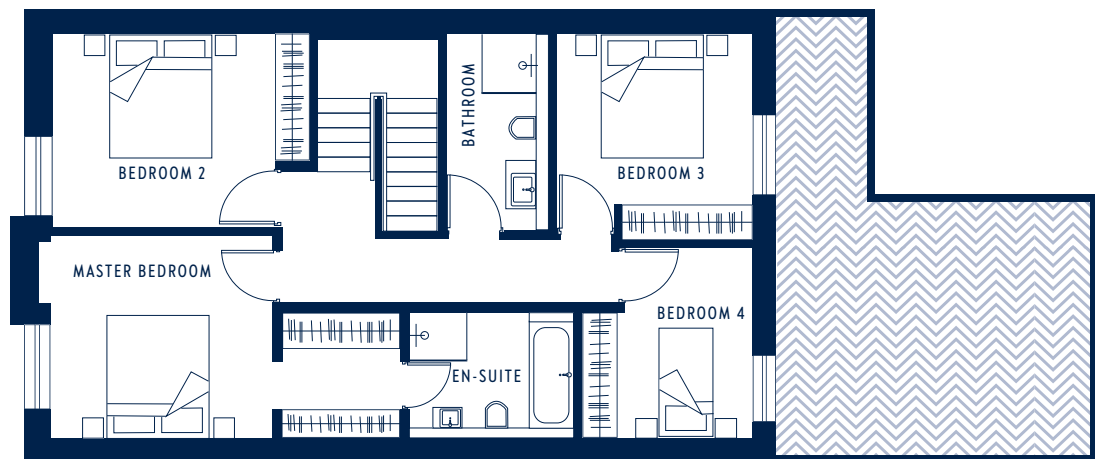
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GROUND FLOOR



FIRST FLOOR



**4 BED DETACHED**  
Floor Area: 185 Sq. M. | 1,991 Sq. Ft.

Plans & particulars are for guidance purposes only, are not to scale and are subject to change.





DEVELOPER

RICHMOND HOMES




THOUGHTFUL DESIGN FOR  
CONTEMPORARY LIFESTYLES  
AND A SUSTAINABLE FUTURE.

Monterey is proudly brought to you by Richmond Homes. Led by a highly experienced team of professionals, Richmond Homes is dedicated to delivering superior quality in every aspect of the design and build.

The team at Richmond Homes share a vision for beautifully crafted homes, blending considered design with a dedicated commitment to sustainability. Richmond Homes has delivered a range of outstanding new homes in neighbourhoods such as Clontarf and Templeogue and is currently building in various locations including Stillorgan and Baldoyle, with further residential developments being planned for a number of high quality schemes across Dublin including Donnybrook, Ballsbridge, Foxrock and Malahide.

Quality and design underpin the Richmond Homes philosophy of delivering sustainable homes in great locations for generations to come.



# PROFESSIONAL TEAM



**Richmond  
Homes**

## DEVELOPER

Embassy House  
Ballsbridge Terrace,  
Dublin 4  
W: richmondhomes.ie



## SELLING AGENTS

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E: newhomes@knightfrank.ie



## SOLICITORS

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Dublin 4  
T: +353 1 614 5000  
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## ARCHITECTS

O'Donoghue & Associates Architects  
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