



THE
CROFT
AT PARK NA SILLA

A small exclusive development
of luxury apartments and four houses



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What you've been waiting for has arrived

At some point in our lives most of us will look to find a place to settle that offers a more relaxed lifestyle. However, at the same time, many of us are reluctant to give up on our social life to do so. The answer to this dilemma just might be a stylish new home at The Croft – a small, spacious development in a peaceful yet superbly connected area of Dublin.

Hidden from the hustle of the city, The Croft is a select development of just 40 apartments and four family homes, all spaced around a leafy setting of mature trees and meticulous landscaping.

Located in Loughlinstown, The Croft is minutes from the sea and close to the enchanting Dublin Mountains and Wicklow countryside. Yet this quiet residential environment is just a little over 30 minutes to the city via the nearby Shankill DART station, and seconds from M11 motorway.

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The Croft

The Croft is located near the end of a quiet residential street, bordering the grounds of historic Park na Silla House to the north. Large mature trees run along the boundary line, lending an established and leafy feel to this new development.

The luxury apartments will be located in four separate blocks, each just three or four storeys tall. The majority of the 40 apartments will be two-bedroom units, with just 6 one-bedroom, and 10 three-bedroom units available. Four spacious family homes will be located at a right angle to these buildings. Priority is given to open space by locating The Croft's 53 car parking spaces and cycle parking underground. Additional visitor parking will be provided at ground level.



Keep connected

The Croft is well served by public transport, with four city centre bus routes (including an express service) passing within a one-minute walk of the development, and two routes serving nearby Loughlinstown Park. The 145 is the most frequent service, departing to and arriving from the city once every 10 minutes. The Croft is also just 2km from the Shankill DART station, from which Pearse Station can be reached in a little over 30 minutes.

The Croft is located less than 200m from an exit onto the M11 and a few minutes from an M50 exit, allowing for faster and easier journeys around Dublin and locations further afield.

The new extension of the LUAS Green line from Sandyford to Cherrywood will offer a swift and reliable transport option just a short walk from The Croft. From this station passengers will be delivered into the heart of the city in 41 minutes – with stops along the extended Green line including The Park, Carrickmines, Dundrum Town Centre, and the business hubs of Leopardstown, Central Park, Sandyford and St Stephen's Green. The extension is planned for completion in 2010. In addition, two of the suggested route options for the extension of this line further south to Bray will run very near The Croft.





SUGAR LOAF



A home for all seasons

Summer ice creams on the Bray promenade. Autumn leaves crunching underfoot in the Dublin Mountains. Hearty winter roasts at a neighbourhood pub. Rounds of golf in the spring sunshine...

Surrounding The Croft are some of Dublin's most treasured natural environments. Just a few miles south is Bray, with its pleasant beach and pubs lining the waterfront road. To the north, Killiney, its highlight a 200-acre Victorian Park offering stunning elevated views out across the bay. Go a mile or two inland and discover the ruins hidden along the paths of the Dublin Mountains. The Loughlinstown area is the gateway to south-eastern Ireland, making for easy day trips to Wicklow and beyond.

For those who enjoy a round or two there are many fine golf courses in the vicinity. Closest is the coastal Woodbrook Golf Links, while just a little further afield is the Old Conna Golf Course, Dargle View, and Kiltiernan golf courses.



Location

Ten miles south of Dublin city centre, The Croft is just a short walk from the heart of Loughlinstown village.

Loughlinstown offers residents of The Croft all the advantages of a well-established neighbourhood: local stores for convenience shopping, churches, schools, traditional pubs, a large park, tennis courts, St Columcilles general hospital, and the Loughlinstown Leisure Centre, incorporating a gym, crèche, café, community rooms, and indoor and outdoor sporting pitches. Just a 10-minute walk south from The Croft is Shankill village, where amenities include a Supervalu supermarket, library and large health centre.

Nearby the state-of-the-art Cherrywood Science and Technology Park is a major employer in the area, with occupiers including Dell, First Active, Friends First, Unicare and Lucent Technologies. The planned expansion of this major site will bring a welcome increase in shopping, cultural and leisure facilities, and dining options to the area.



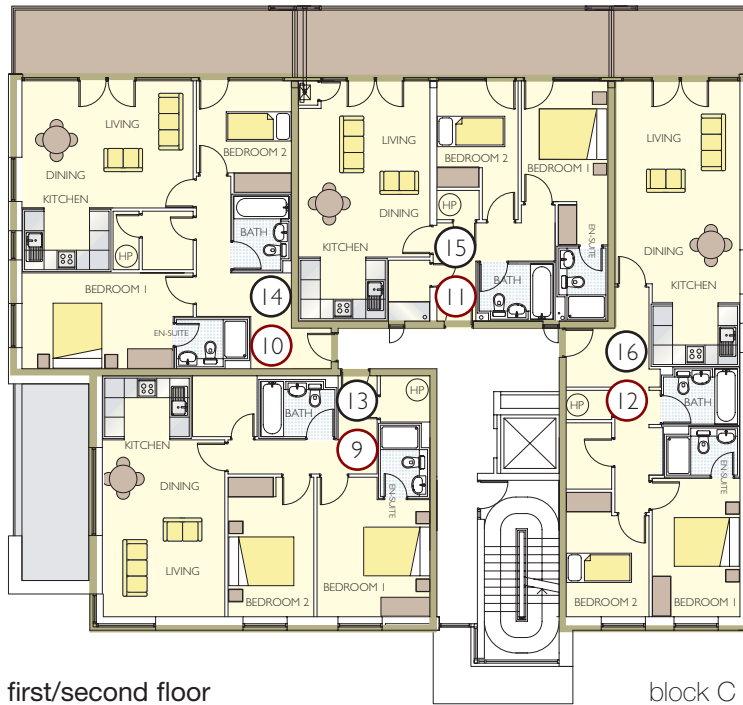
Site plan



Floor plans

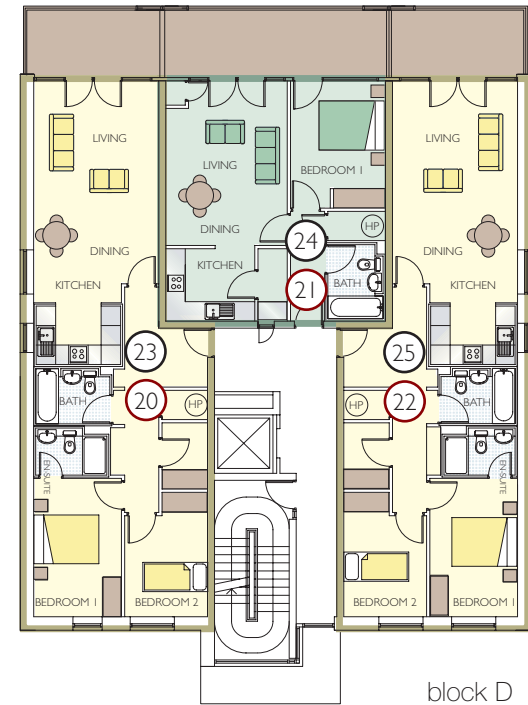
Blocks
C, D, E & F

- one bedroom apartment
- two bedroom apartment
- three bedroom apartment
- second floor
- first floor



first/second floor

block C



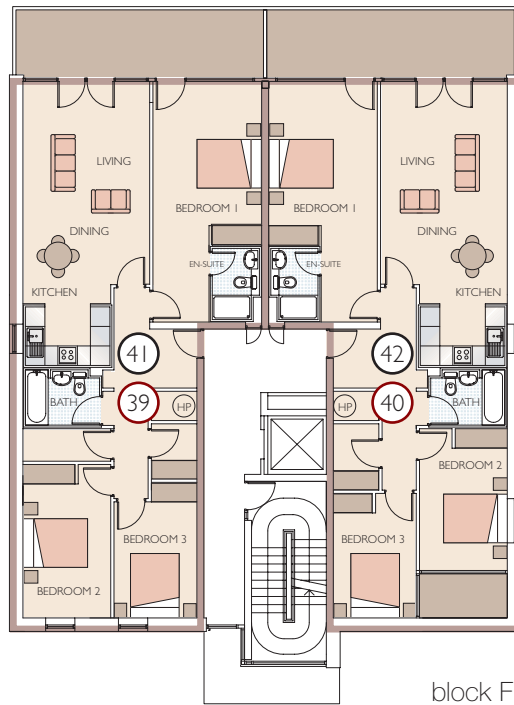
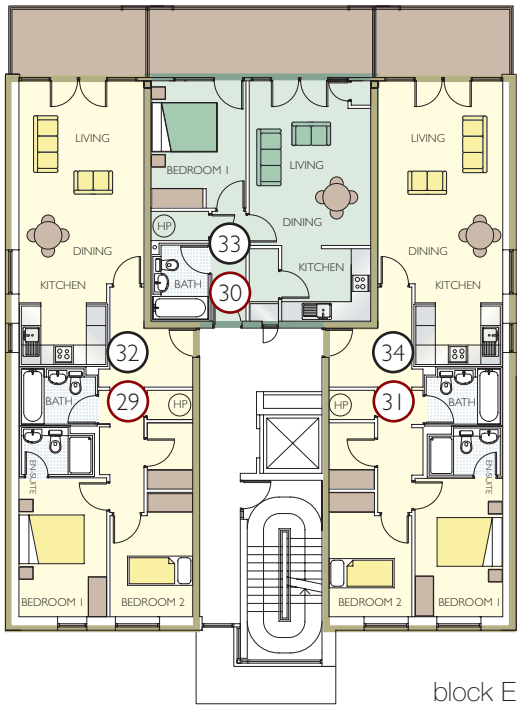
block D



ground floor

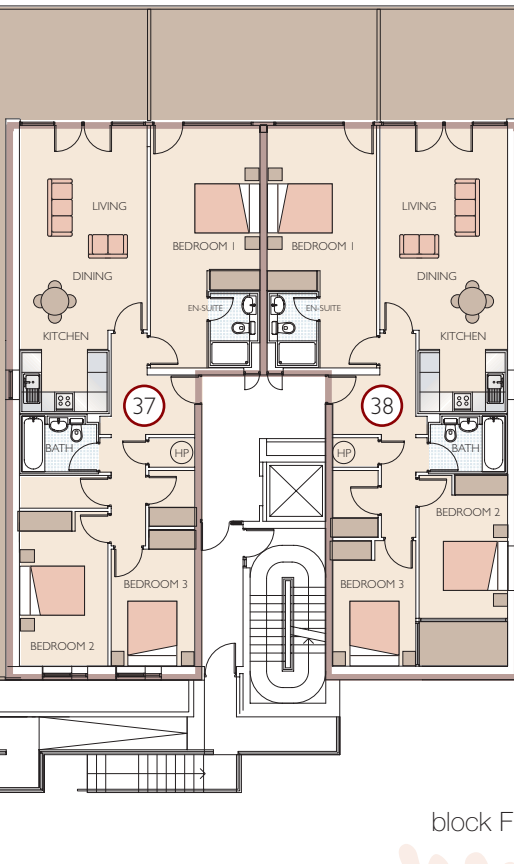
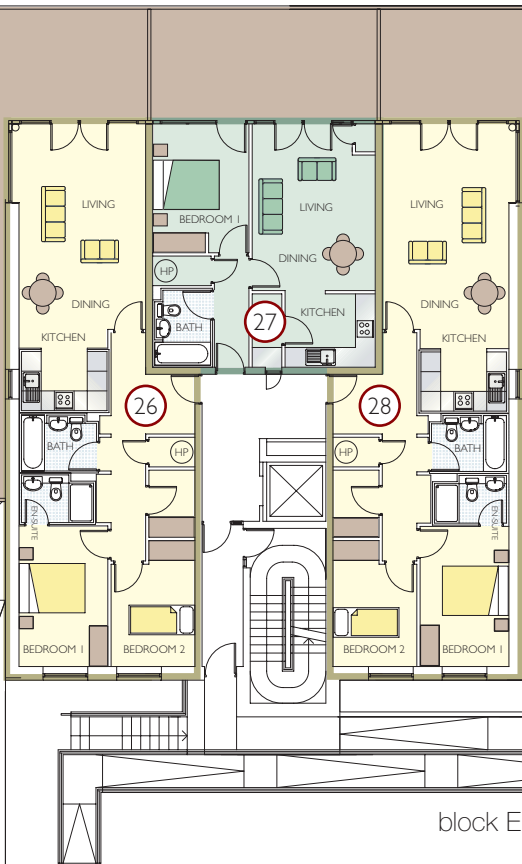
block C

block D



First Floor	
Unit	Sqm
9	77.0
10	75.2
11	69.6
12	83.0
20	77.7
21	49.6
22	77.7
29	77.7
30	49.6
31	77.7
39	103.2
40	103.2

Second Floor	
Unit	Sqm
13	77.0
14	75.2
15	69.6
16	83.0
23	77.7
24	49.6
25	77.7
32	77.7
33	49.6
34	77.7
41	103.2
42	103.2



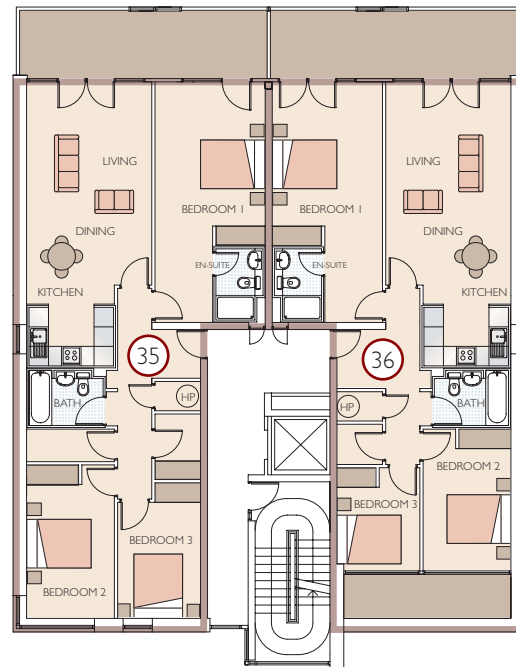
Ground Floor	
Unit	Sqm
5	77.0
6	75.2
7	69.6
8	83.3
17	77.9
18	49.6
19	77.9
26	77.9
27	49.6
28	77.9
37	103.2
38	103.2

Floor plans

Blocks E & F

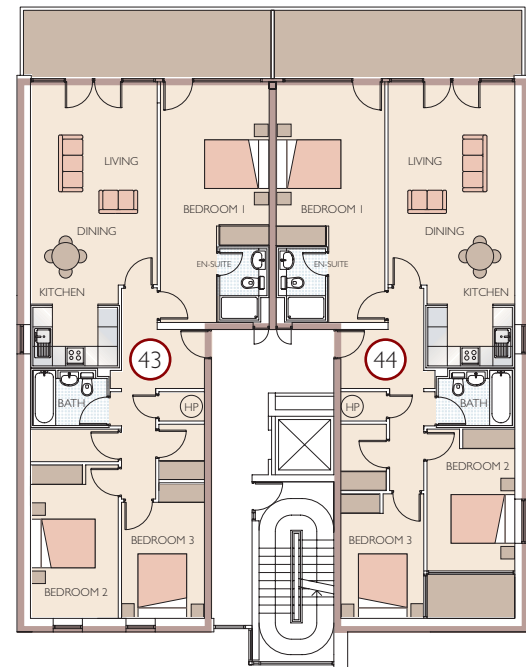
Penthouse

Penthouse	
Unit	Sqm
35	103.2
36	95.9
43	103.2
44	103.2



penthouse floor

block E



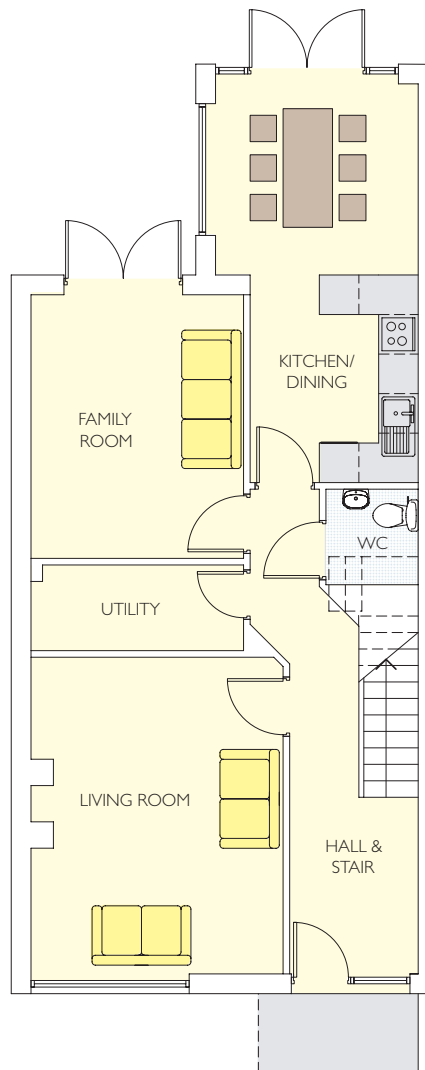
block F



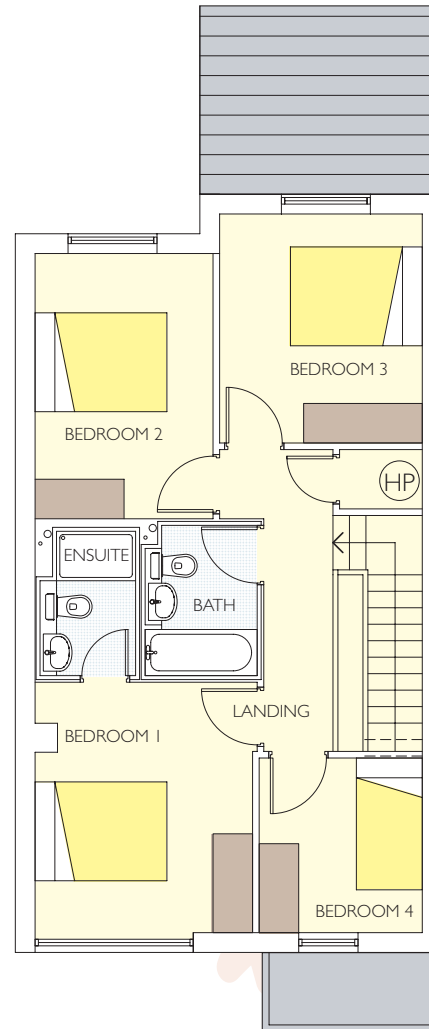
Floor plans

Types A & B Four bedroom house

134 sqm



ground floor



first floor

Special features

Kitchens

Kitchens will be comprised of extensive wall and floor units with walnut and ivory doors, stainless steel inset sink, brushed steel extractor and splashback over hob. Kitchens will come fully fitted with integrated appliances. Floors will be fully tiled.

Bathrooms

Bathrooms and en suites will come fully tiled, with white suites with chrome fittings. Shower trays will be fitted with screens.

Heating

Gas fired central heating will be provided with wall mounted boiler and radiators.

Electrics

Downlighters in the living room, hallway, bathroom and en suite. Chrome switches and sockets in the kitchen and chrome switches in the living rooms. Smoke and heat detectors are fitted and apartments are wired for burglar alarms.

Communications

An advanced cable network will be fitted with CAT 5 and coaxial cabling to allow purchasers to install a data network to receive broadband at numerous terminals throughout the apartment or send NTL multichannel decoder or DVD signal from the living room through a control panel to the main bedroom. Living rooms will also be wired for Home Cinema Surround Sound and for plasma TV giving purchasers fantastic options in the future.





Doors/Windows

Windows and doors will be timber of the highest quality with draught seals and double glazing. Patio doors will give access to generous balconies and patios.

Wardrobes

Wardrobes are provided in each bedroom with shelves, hanging rails and ivory and walnut finishes.

Lifts

High speed lifts will service all floors.

Car Parking

Secure car parking will be available to all residents in close proximity to their apartment.

Public Areas

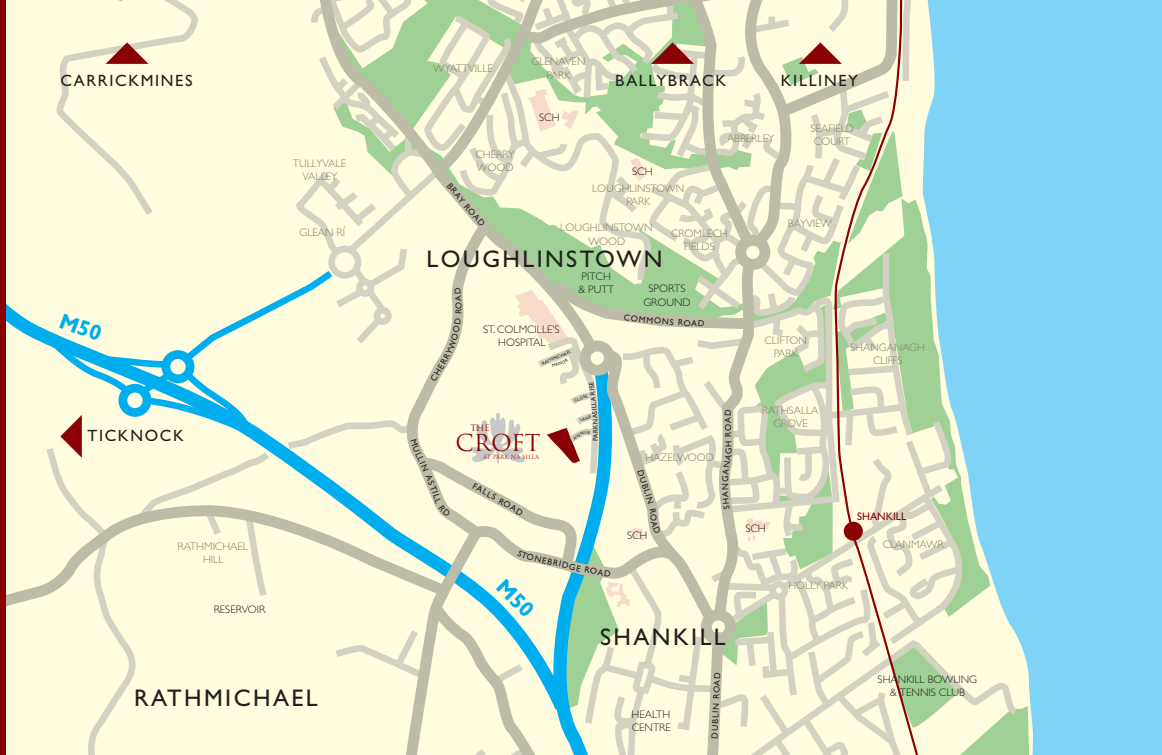
Entrance lobbies will be bright, attractively decorated spaces with marble flooring to the entrance foyer and luxurious carpeting to staircases. They will also feature secure entrance doors, post boxes and indoor plants. An intercom door entry system will allow residents to control access to their apartment.

Landscaping

A fantastic landscaping scheme has been designed with flair and imagination by landscape architects to compliment the quality of the buildings. They have specified a planting scheme around the existing mature trees, paving layouts using the highest quality materials and a lighting design to create a stunning environment for residents.

Management

A managing agent will be appointed to maintain the internal and external common areas to the highest standards for the enjoyment of residents and to protect the value of their investment. All homes are covered by 10 year structural Homebond guarantee.



not to scale

Professional team

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