

# THE PINNACLE

MOUNT MERRION, SOUTH COUNTY DUBLIN

An exclusive residential development of 48 luxury  
1, 2 and 3 bed apartments and penthouses











# THE PINNACLE

MOUNT MERRION, SOUTH COUNTY DUBLIN

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View over Sandymount

The Pinnacle is located between the leafy Deerpark and Wilson Roads, opposite the attractive woodlands of the 32 acre Deerpark in the heart of Mount Merrion. The park features picturesque walkways, tennis courts, children's playground, football pitches and a fenced dog park.

Immediately opposite the building is an array of local shops, including a butchers, newsagents, pharmacy, beauty salon, dental clinic, doctor's surgery, sports injury clinic, barbers and restaurants including Union Café and Michael's. The Pinnacle is in close proximity to neighbourhood shops at The Rise and Stillorgan, Frascati, Blackrock & Dundrum Shopping Centres.



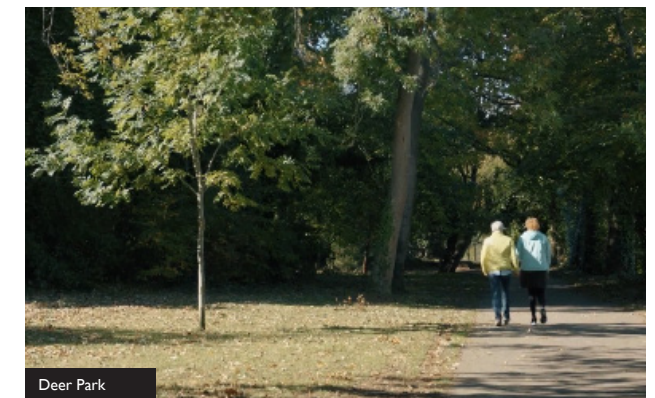
UCD

There is an excellent selection of primary and secondary schools in close proximity such as Scoil San Treasa, Willow Park, Blackrock College, Mount Anville, Coláiste Eoin & Íosgáin and St Andrews College. For third level education or indeed recreational facilities, UCD Campus is within walking distance.

The Pinnacle sits approximately 60m above sea level with some of the most spectacular sea and park views and is conveniently placed in the centre of a thriving village community, with everything you need right on your doorstep.



Kennedy's and Union Café



Deer Park



# Surrounded by an abundance of local amenities

## ● Amenities

1. Union Café
2. Kennedy's
3. Deer Park
4. Mount Merrion Pharmacy
5. Mount Merrion Medical Centre
6. John O'Reilly Butchers
7. Kiernan's Supervalu, Mount Merrion
8. The Rise Pharmacy
9. Applegreen
10. Radisson Blu St. Helen's
11. Blackrock Park
12. St. Vincents Hospital

## ● Sports

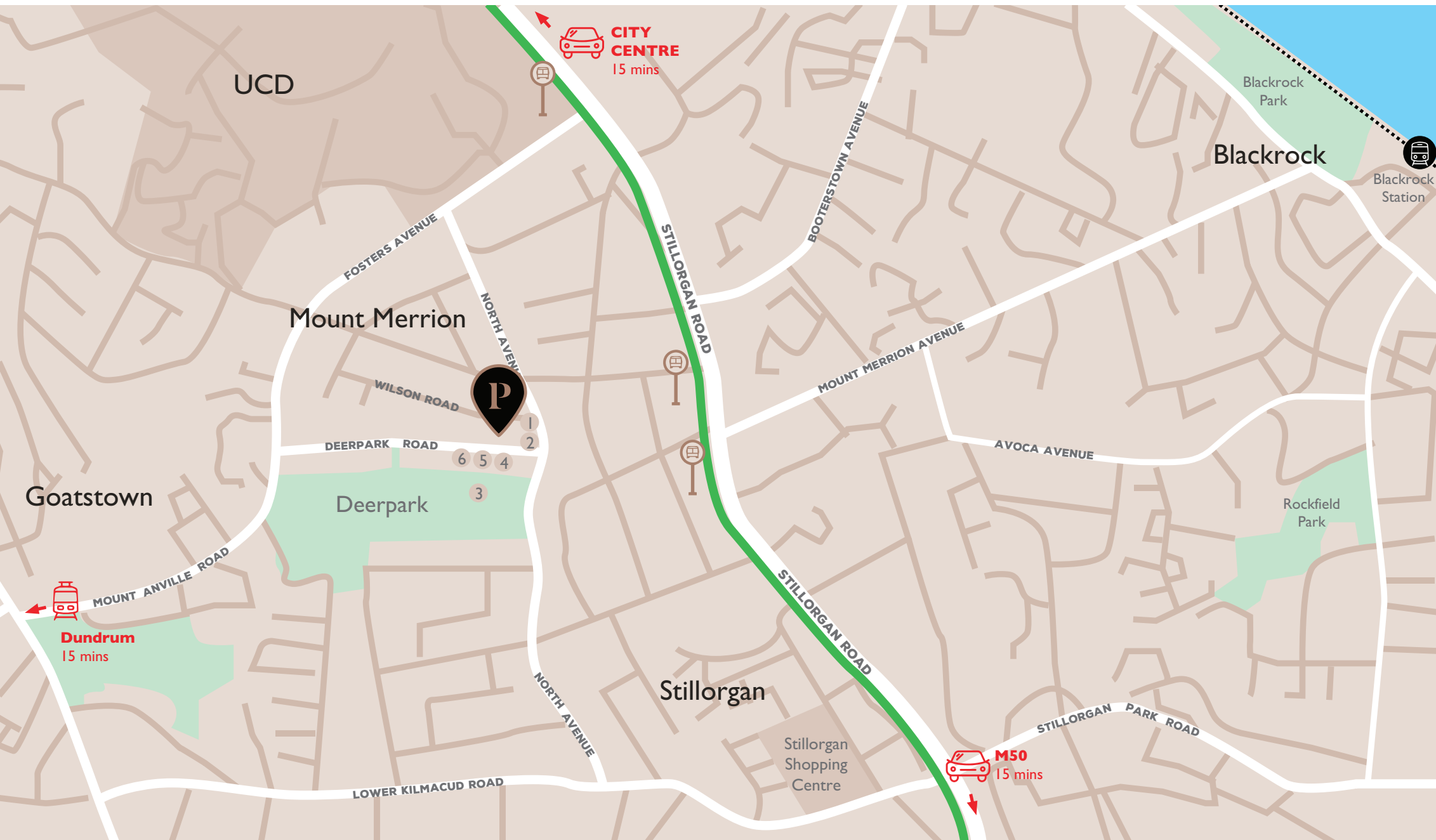
13. Deerpark Tennis Club
14. Mount Merrion Youths Football Club
15. UCD Sports Centre
16. Elm Park Golf and Sport Club

## ○ Education

17. Scoil San Treasa
18. Mount Anville
19. UCD
20. Coláiste Eoin
21. Coláiste Íosgáin
22. Our Lady of Mercy Convent School
23. Willow Park School
24. Blackrock College







## Village Amenities

1. Union Café
2. Kennedy's
3. Deer Park
4. Mount Merrion Pharmacy
5. Mount Merrion Medical Centre

## Transport Links



### Dublin Bus

Numerous buses run along the N11 to and from the city centre including routes 46A, 46E, 145, 155, 47 and 7B.



### LUAS

Luas Green Line stations including Stillorgan, Ballally and Dundrum nearby providing access to the city centre and across south Dublin.



### Train

Boooterstown and Blackrock DART Stations located within walking distance.



### Drive Times

15 min drive to the M50 and Dublin City Centre

**Dublin Bus Corridor**



# Luxurious Specification

## Kitchen

- Multi award-winning kitchen by German brand Allmilmo
- Arabescato white marble worktops, full-height splashbacks and island breakfast bar (specific apartments only)
- Floor to ceiling units with handle-less doors in a textured charcoal finish
- Fully integrated high end appliances;
  - Siemens built-in microwave
  - Siemens built-in oven
  - Siemens induction hob
  - Siemens canopy cooker hood
  - Siemens fully integrated dishwasher
  - Siemens built-in bottom freezer refrigerator
- Webert Dado Tap with Pull Out Spray
- Insinkerator HCI 100 near boiling hot water taps
- Homestyle UMI023 Rhombus Compact single bowl undermount sink
- Integrated bins

## Bathrooms & En-Suites

- High end sanitary ware throughout with wall mounted mirror vanity unit and marble surround
- Back to wall WC and wall mounted Laufen Val sink
- Walk in shower with full height shower screen with Aqualla Kyloe mixer tap and rain head shower fitting
- Full height tiling to shower enclosure
- Crosswater Kai X toilet frame plate

## Bedrooms

- Sleek and contemporary wardrobes by Italian brand Zalf with handle-less doors & integrated LED Lighting

## Ventilation & Hot Water

- Thermostatic-zone underfloor heating system
- Heat recovery ventilation system with heat pump fitted in each apartment
- Insinkerator NeoTank instant hot water system

## Media & Communication

- CAT 6 Data and TV points to living and bedrooms
- Main infrastructure installed to accommodate, Eir, Sky & Virgin Media

## Electrical

- Evoline stainless steel pop-up sockets with USB points in kitchen
- Generous lighting and power points, including;
  - Undercounter lighting in Kitchen
  - Undercounter lighting in Bathroom
  - Over Island lighting in Kitchen
- LED lighting strip in Hallway
- LED Recessed downlights throughout

## Internal Finishes & Features

- High acoustic performance concrete floors throughout with engineered oak flooring to hallways, living & bedrooms
- Solid concrete part blockwork walls between apartments
- Double glazed windows
- Double glazed sliding doors to balconies/terraces

## The Buildings & Their Surroundings

- All apartments have outdoor private balconies/terraces
- Ground floor is situated 60M above sea level – apartments will have either sea views or views over the Dublin Mountains depending on the aspect
- Jura Limestone and rendered external finish
- Soft and hard landscaped communal areas
- Separate cores with own entrance lobbies, lift and common areas

## Management & Security

- Entry video-phone system in each apartment connected to the main entrance door
- Separate entrance doors to each core
- Wired for future intruder alarm system
- Mains-supply smoke detectors
- 10 year Homebond Guarantee

## Parking & Services

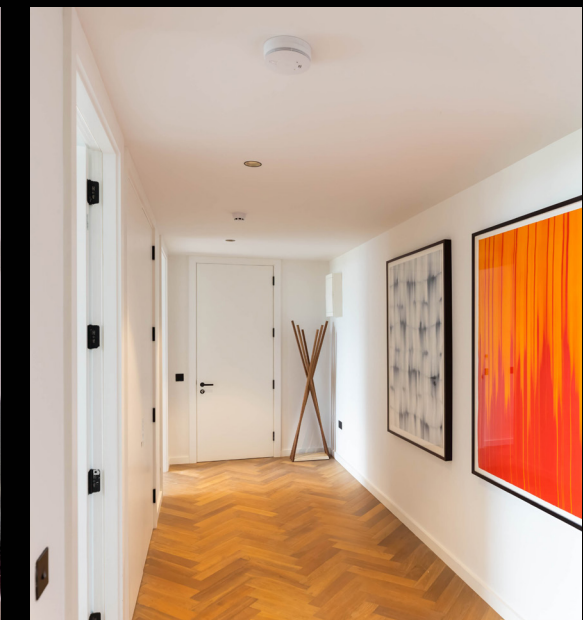
- Separate core entrance lobbies, lifts and common areas
- Secure car park access control
- Secure bike parking
- Lift access from car park to all levels
- Additional storage in the car park for specific apartments
- Parking subject to availability with specific apartments

## Energy Efficiency

- A3 BER energy rating
- Near Zero Energy Building (NZEB) compliant
- High performance internal pipe insulation to reduce heat loss
- Heat recovery ventilation system



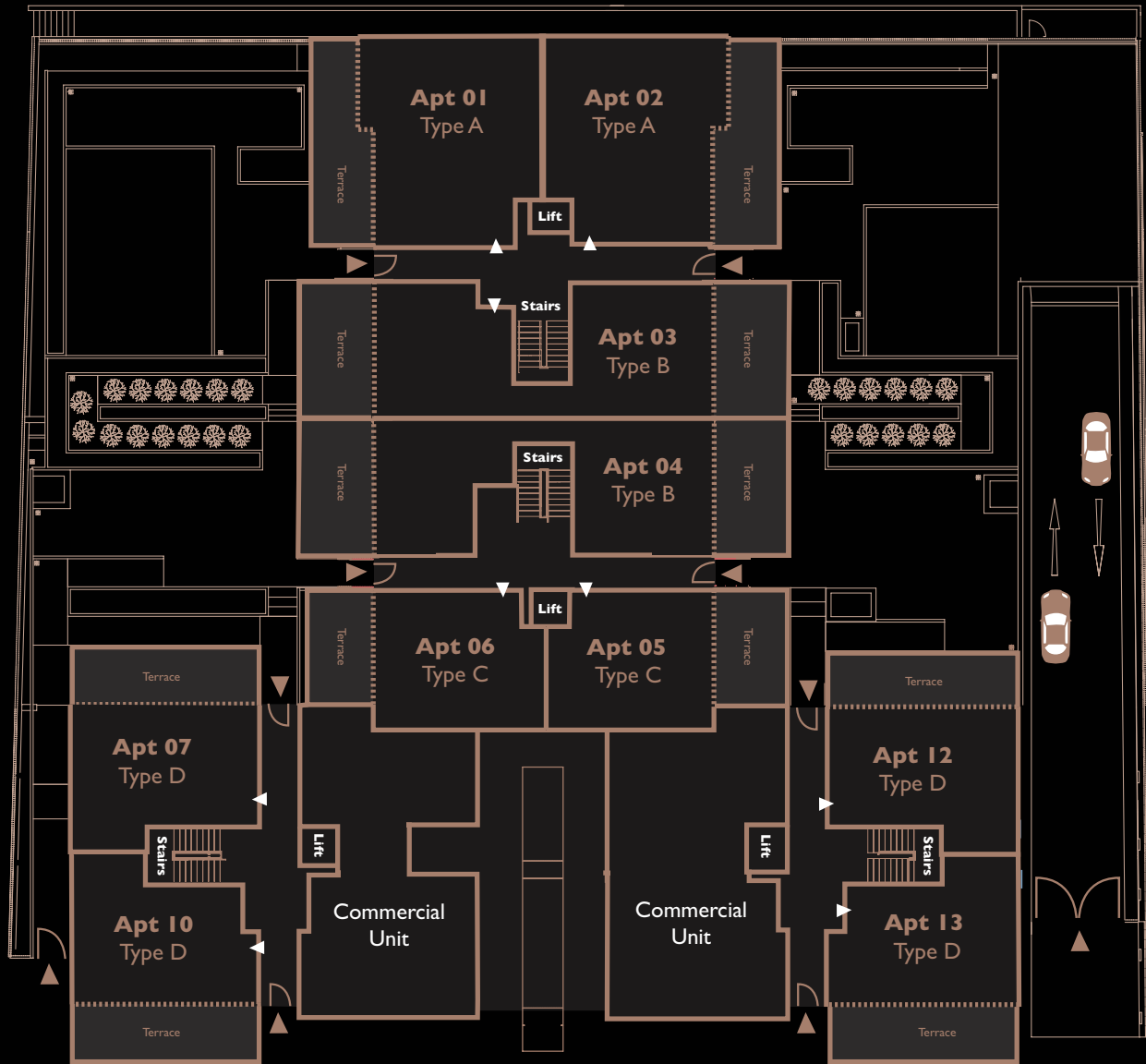






# Ground Floorplate

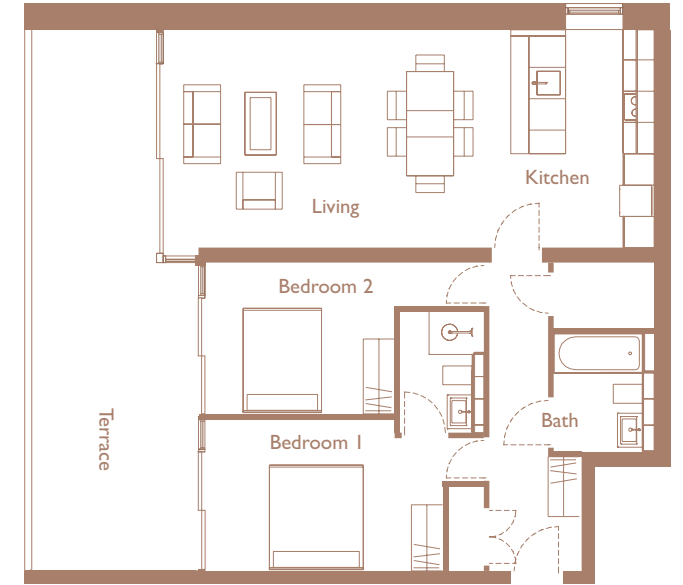
- ▶ Apartment Entrances
- ▶ Block Entrance / Exit



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

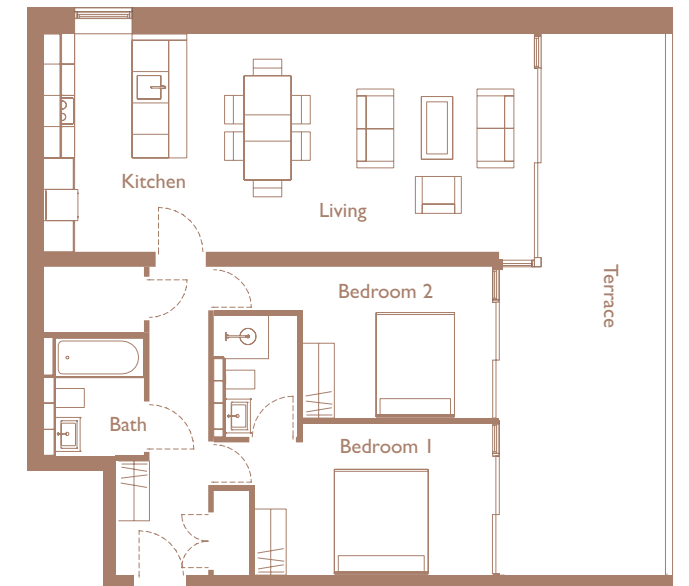
## Apt 1 - Type A

2 Bedroom Apartment  
90 sq.m / 969 sq.ft



## Apt 2 - Type A

2 Bedroom Apartment  
90 sq.m / 969 sq.ft

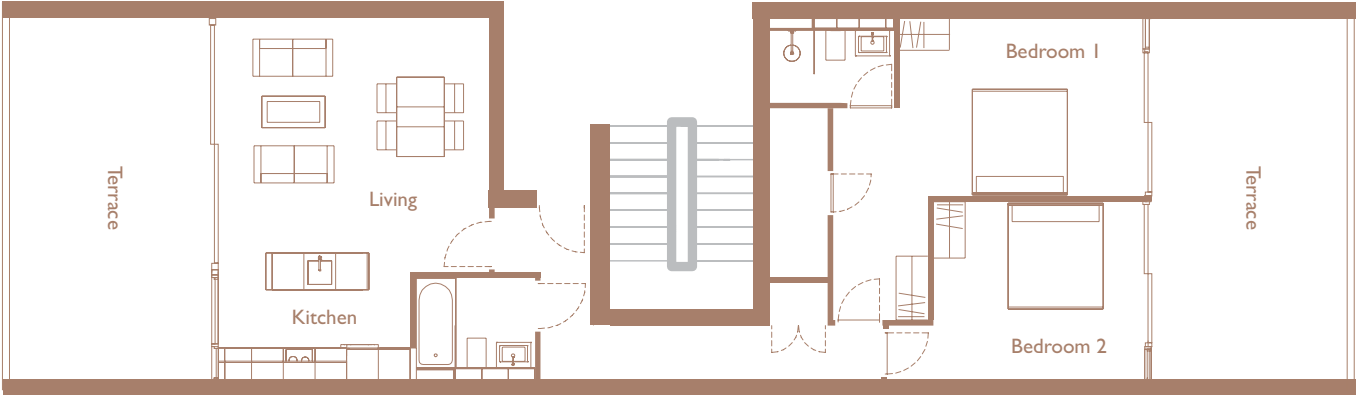


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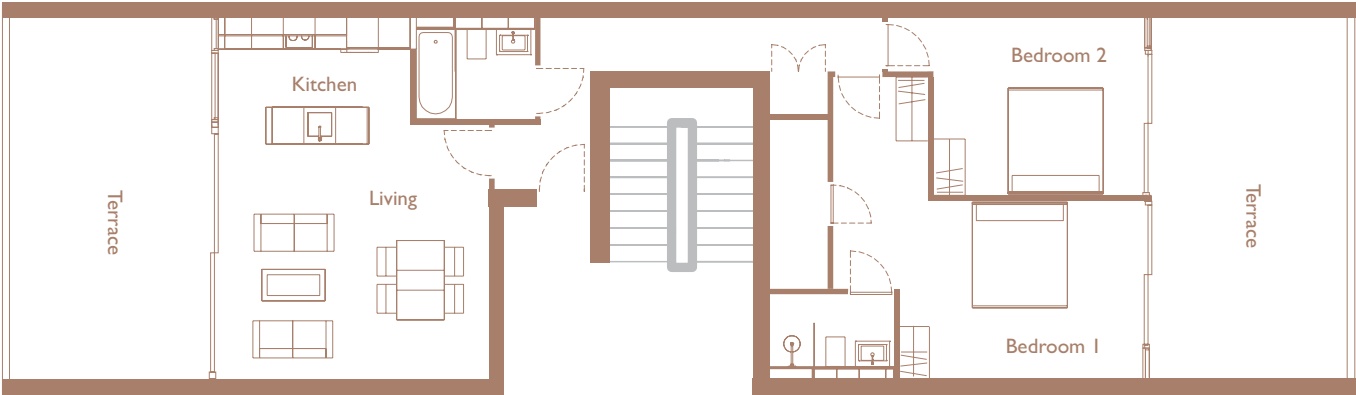
### Apt 3 - Type B

2 Bedroom Apartment  
93 sq.m/1,001 sq.ft



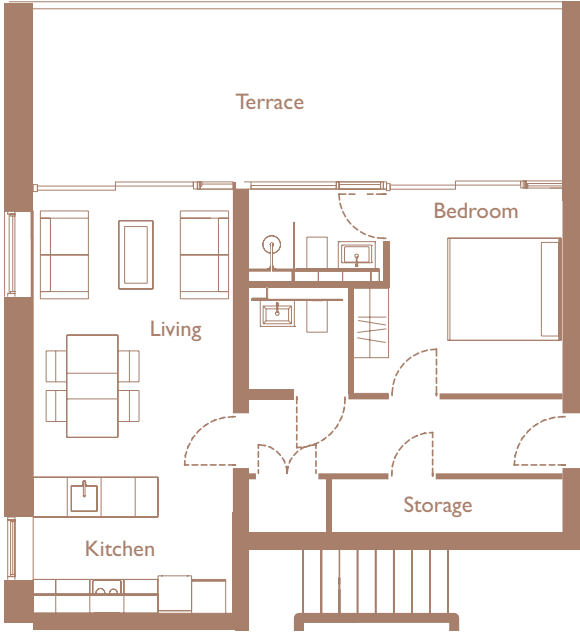
### Apt 4 - Type B

2 Bedroom Apartment  
93 sq.m/1,001 sq.ft



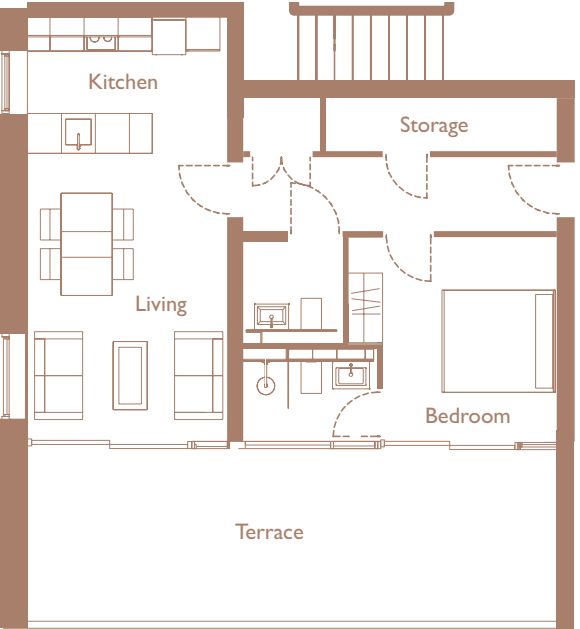
### Apt 7 - Type D

1 Bedroom Apartment  
61 sq.m/657 sq.ft



### Apt 10 - Type D

1 Bedroom Apartment  
60 sq.m/646 sq.ft



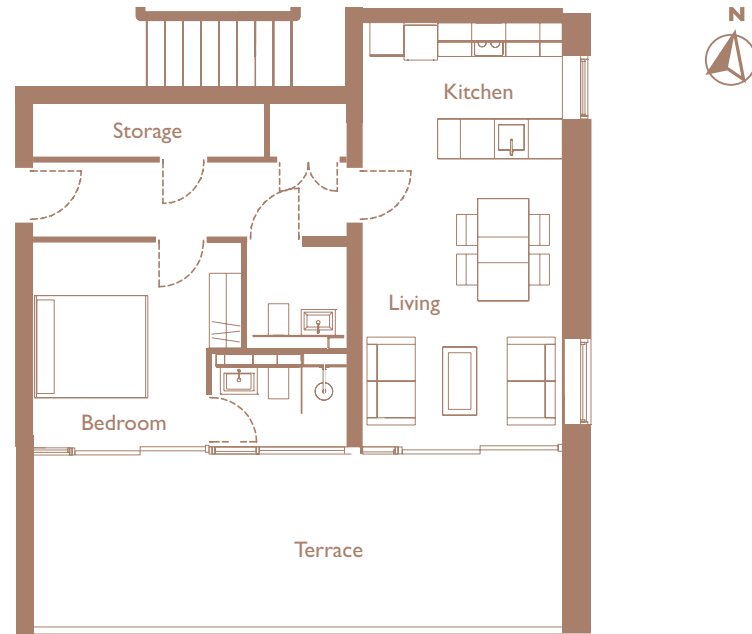
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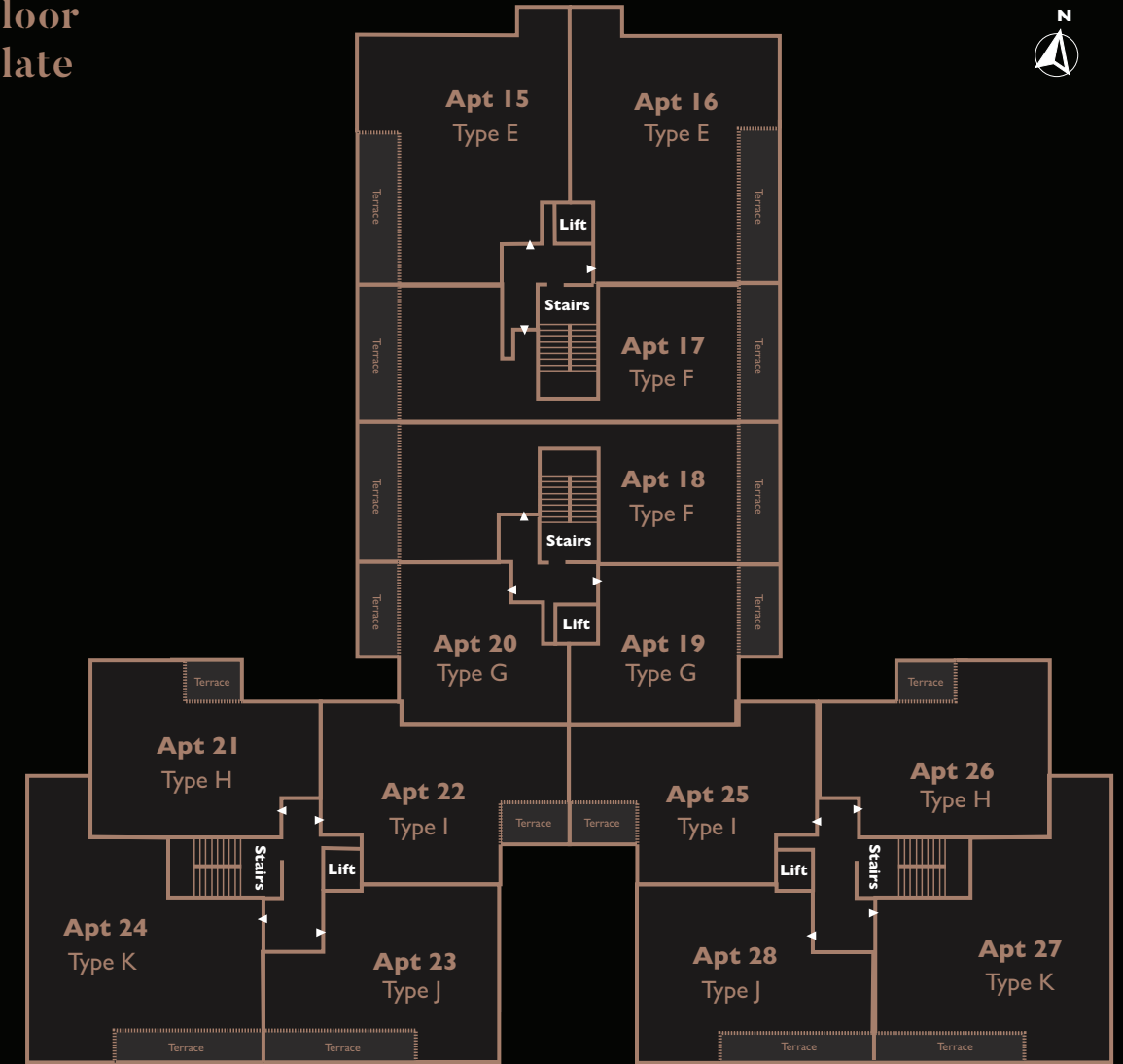
## Apt 13 - Type D

1 Bedroom Apartment  
60 sq.m/646 sq.ft



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## First Floor Floorplate

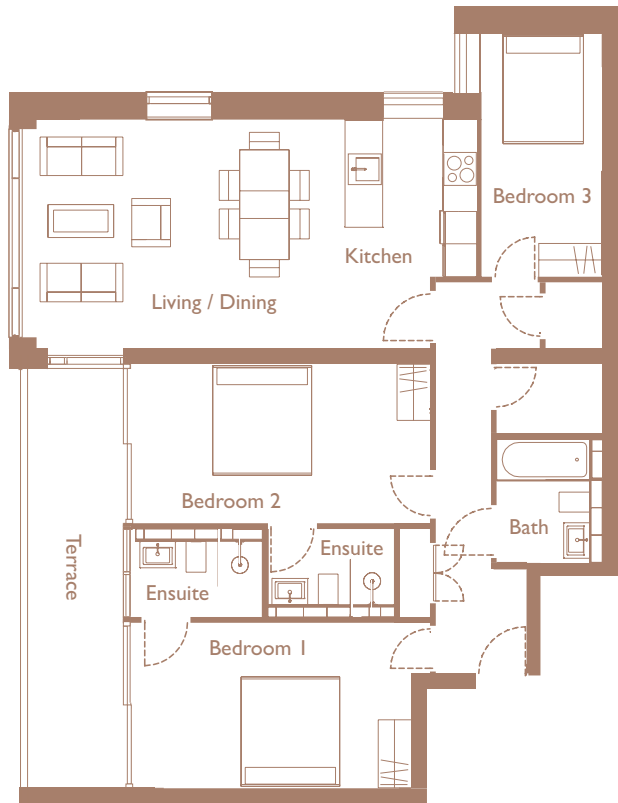


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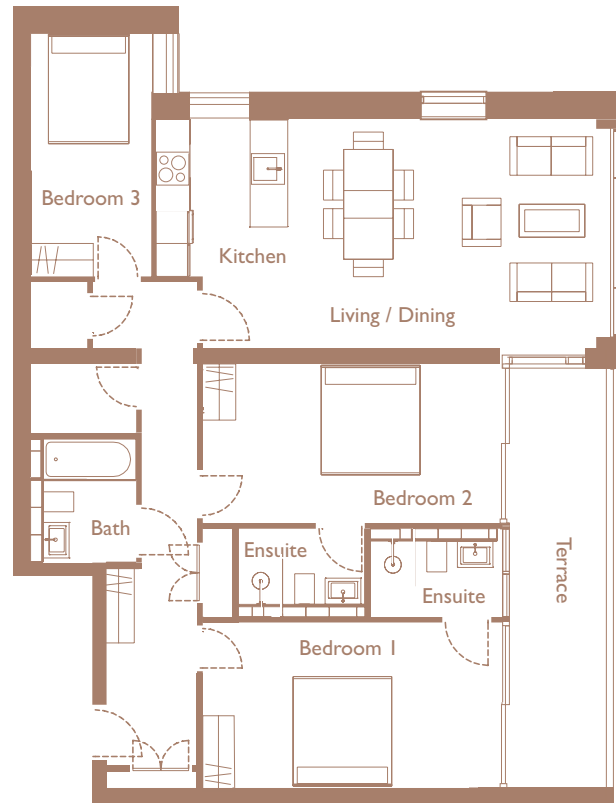
## Apt 15 - Type E

3 Bedroom Apartment  
107 sq.m/1,152 sq.ft



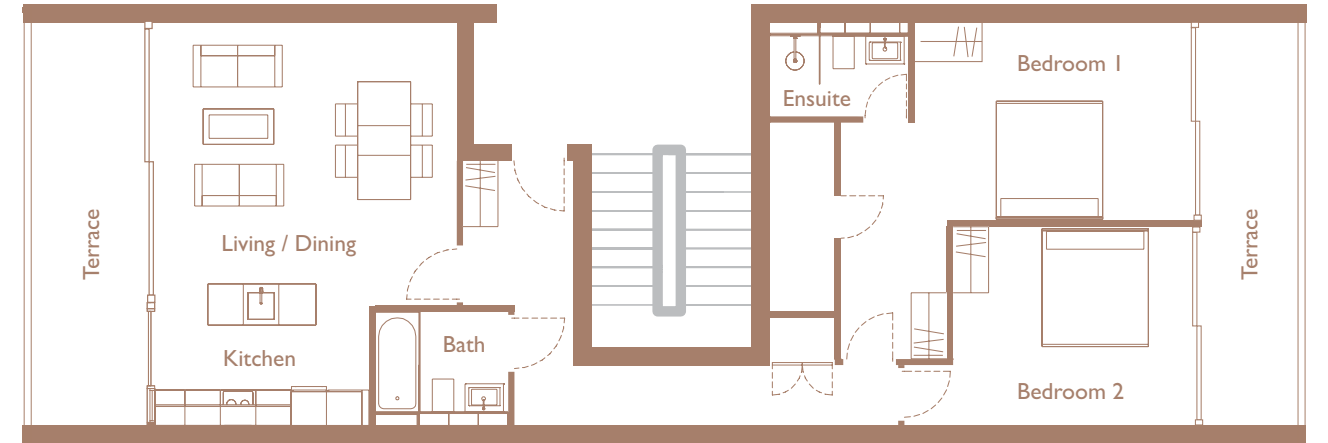
## Apt 16 - Type E

3 Bedroom Apartment  
111 sq.m/1,195 sq.ft



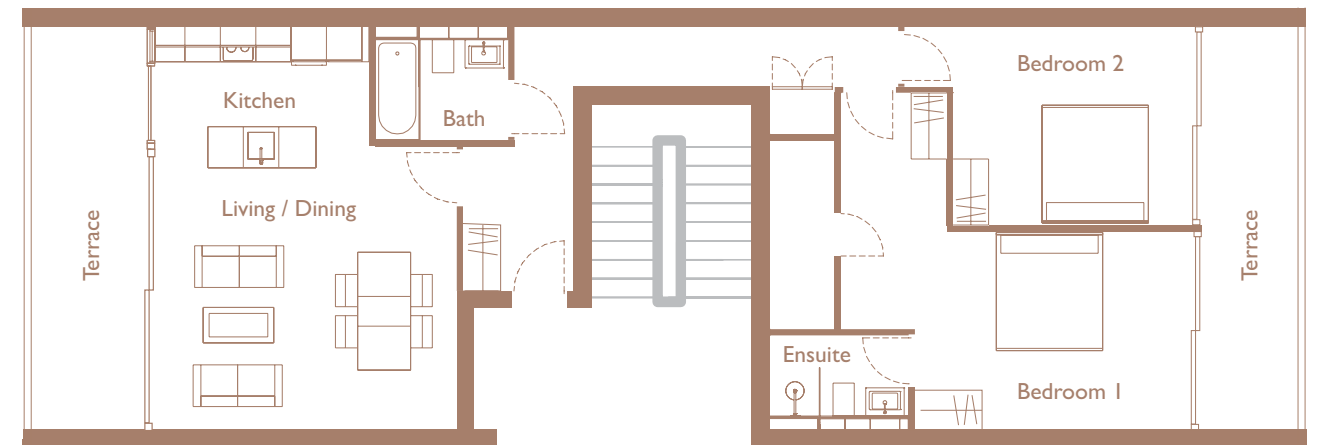
## Apt 17 - Type F

2 Bedroom Apartment  
96 sq.m/1,033 sq.ft



## Apt 18 - Type F

2 Bedroom Apartment  
96 sq.m/1,033 sq.ft



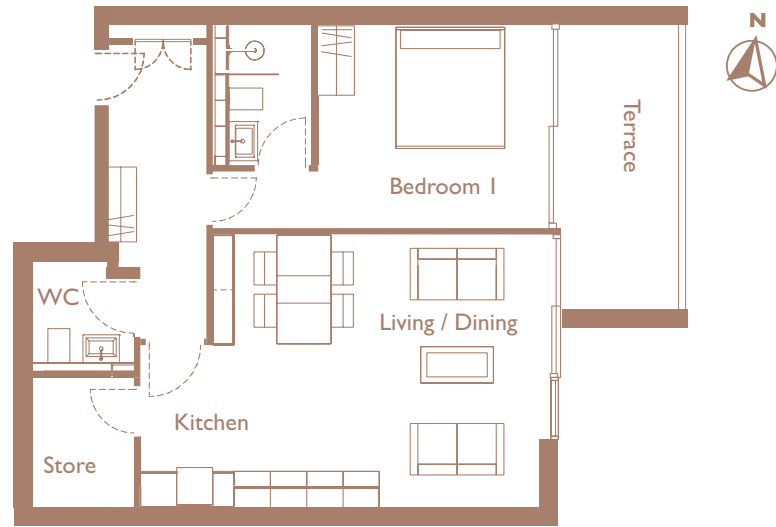
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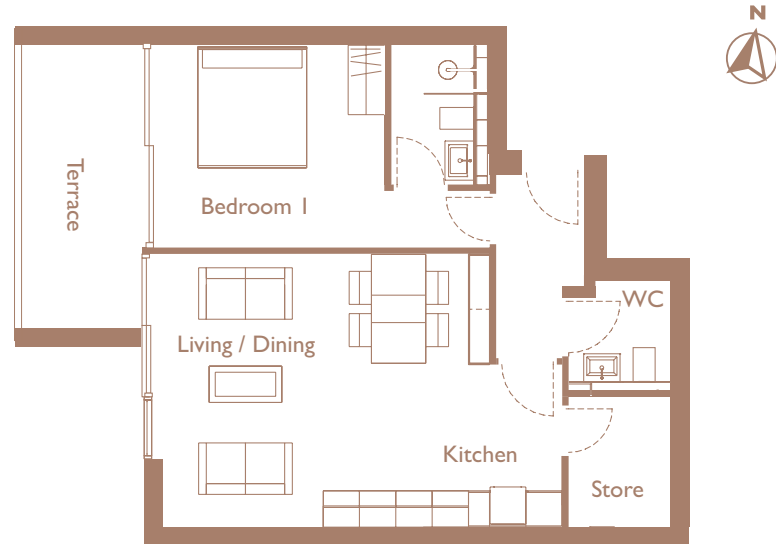
## Apt 19 - Type G

1 Bedroom Apartment  
63 sq.m/678 sq.ft



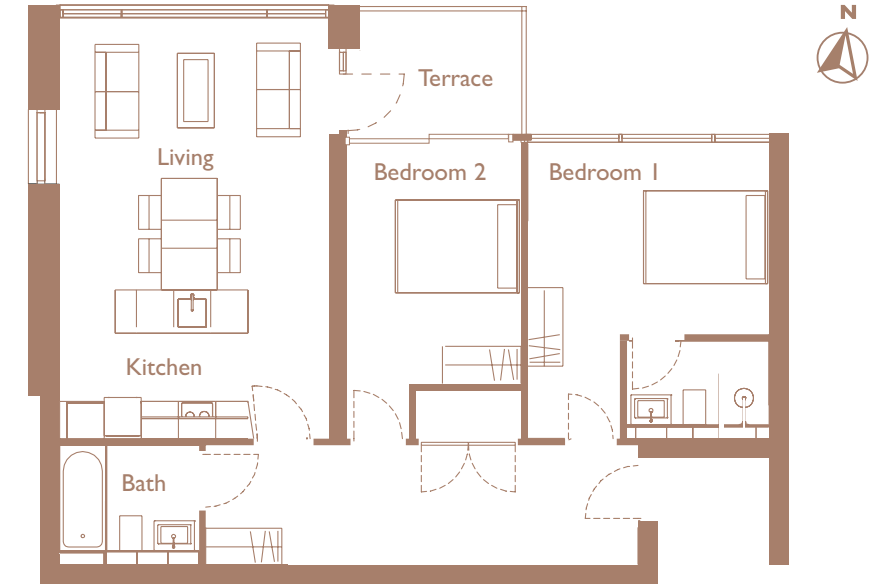
## Apt 20 - Type G

1 Bedroom Apartment  
59 sq.m/635 sq.ft



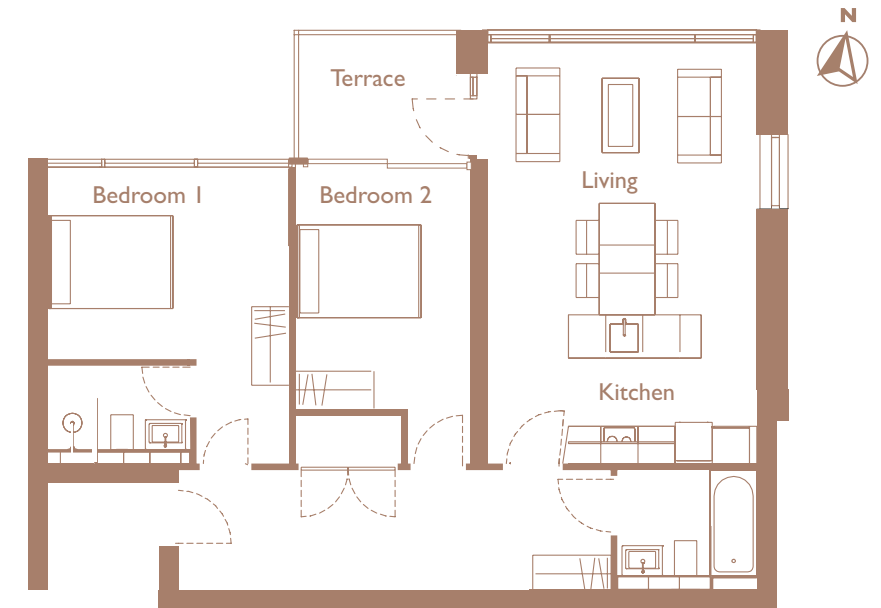
## Apt 21 - Type H

2 Bedroom Apartment  
83 sq.m/893 sq.ft



## Apt 26 - Type H

2 Bedroom Apartment  
83 sq.m/893 sq.ft



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

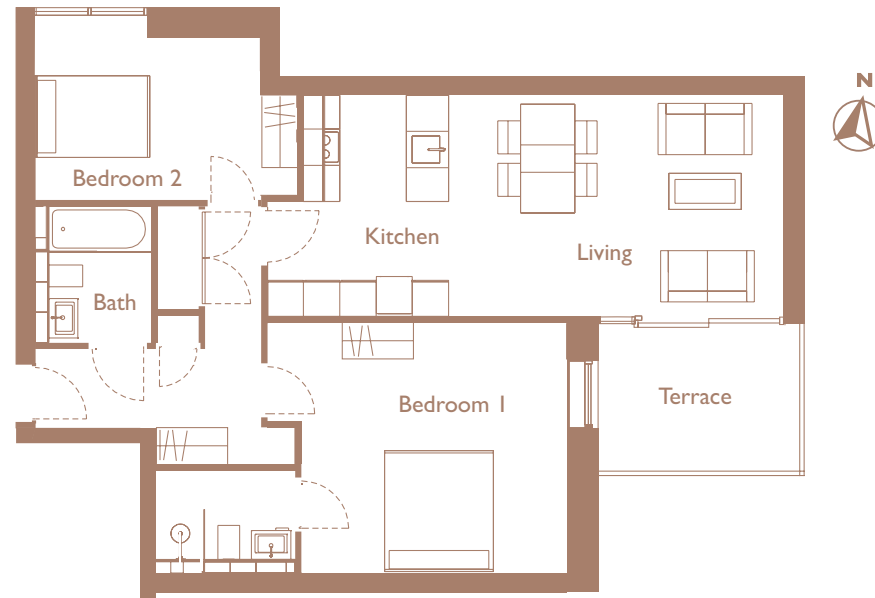
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## Apt 22 - Type I

2 Bedroom Apartment

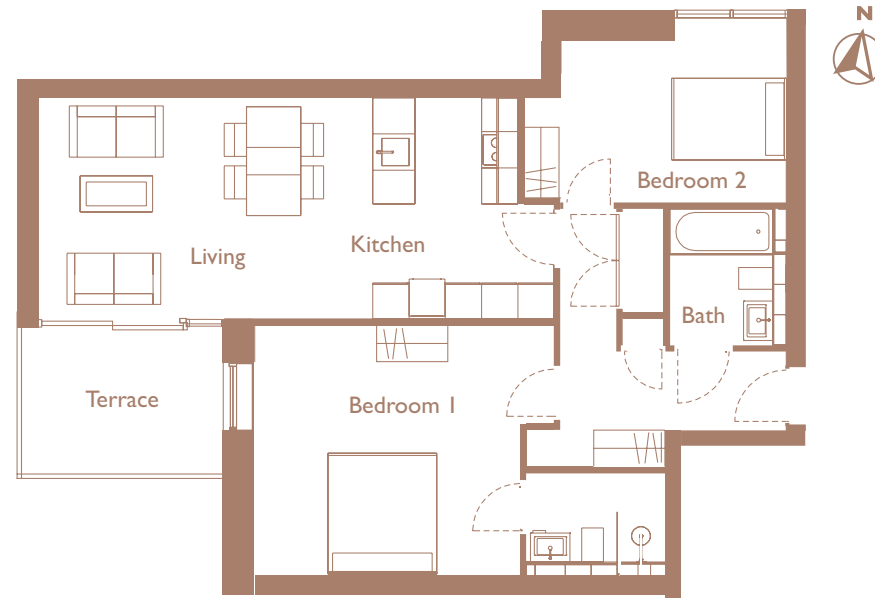
82 sq.m/883 sq.ft



## Apt 25 - Type I

2 Bedroom Apartment

82 sq.m/883 sq.ft



## Apt 23 - Type J

2 Bedroom Apartment

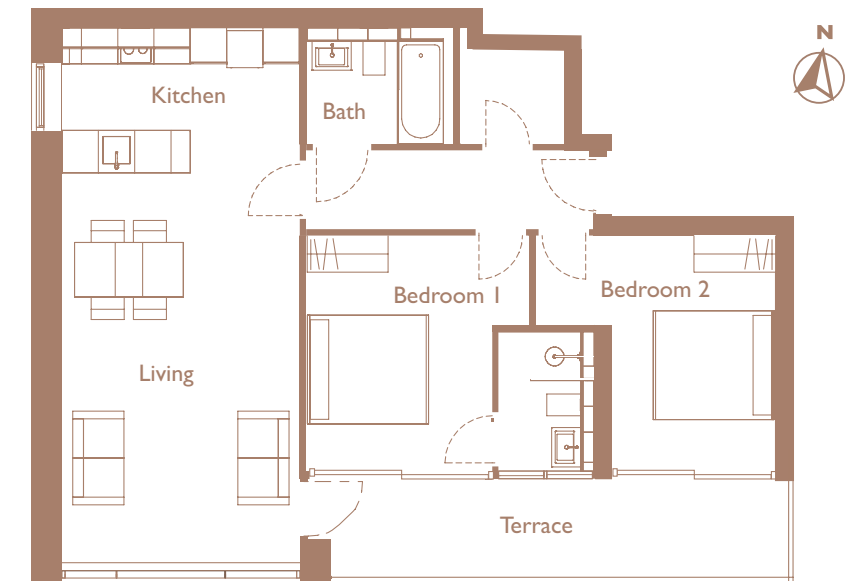
81 sq.m/ 872 sq.ft



## Apt 28 - Type J

2 Bedroom Apartment

81 sq.m/ 872 sq.ft



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

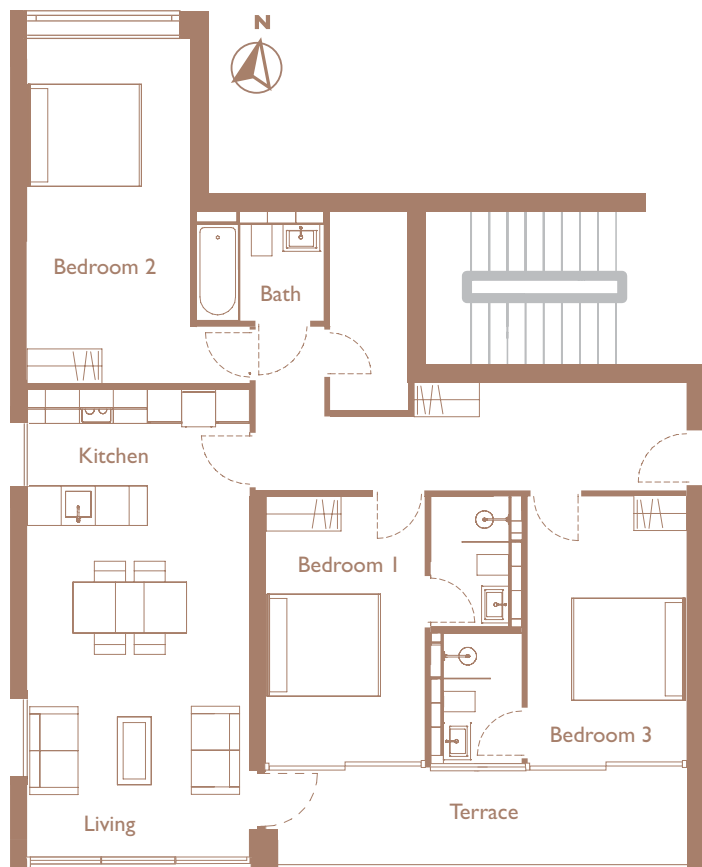
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## Apt 24 - Type K

3 Bedroom Apartment

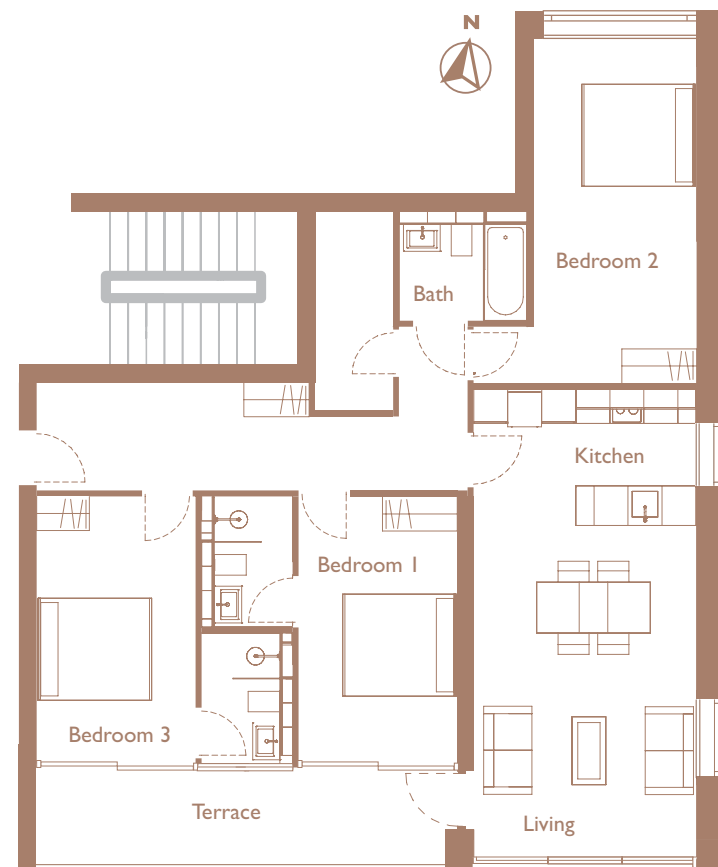
114 sq.m/1,227 sq.ft



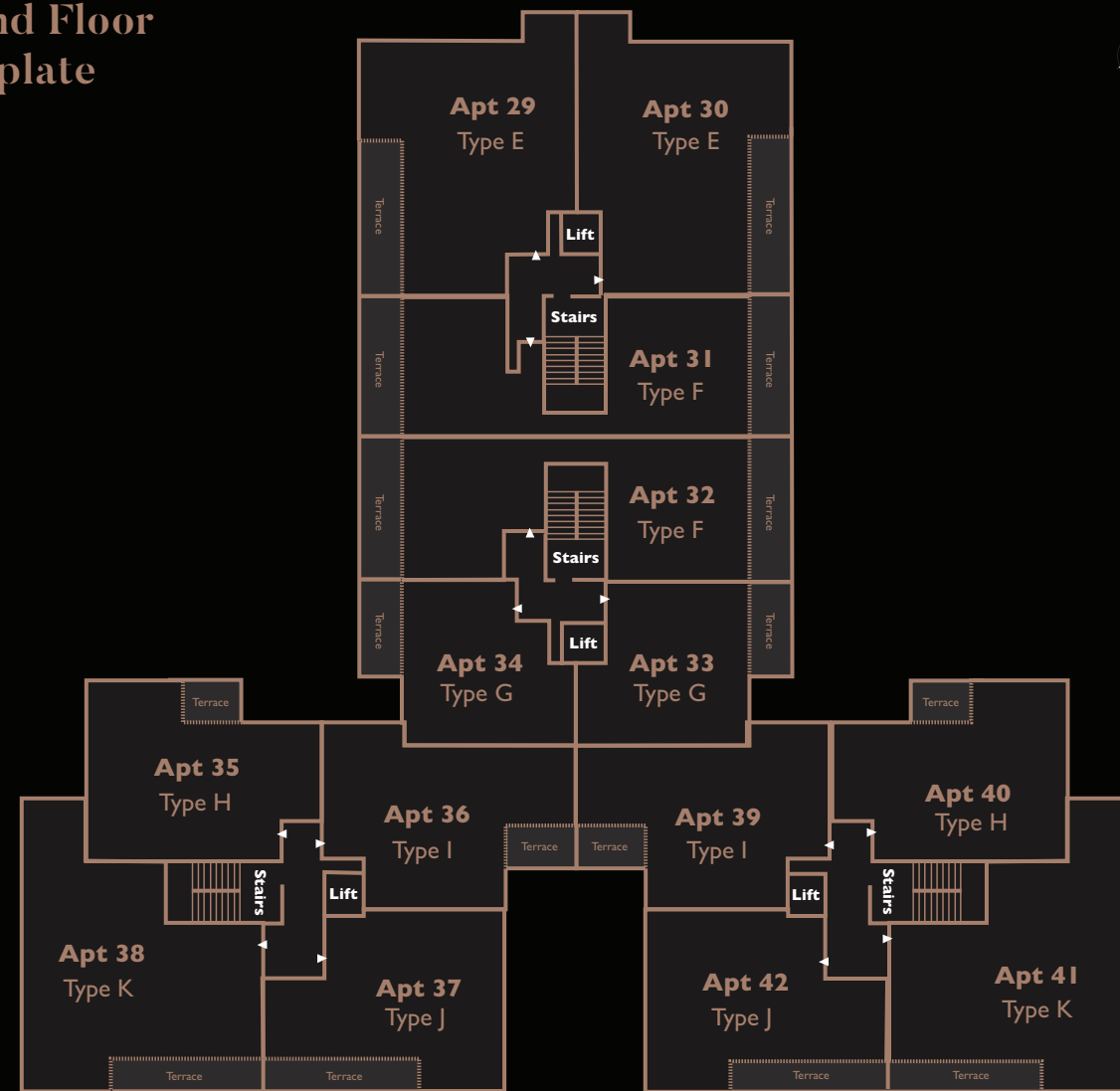
## Apt 27 - Type K

3 Bedroom Apartment

114 sq.m/1,227 sq.ft



## Second Floor Floorplate



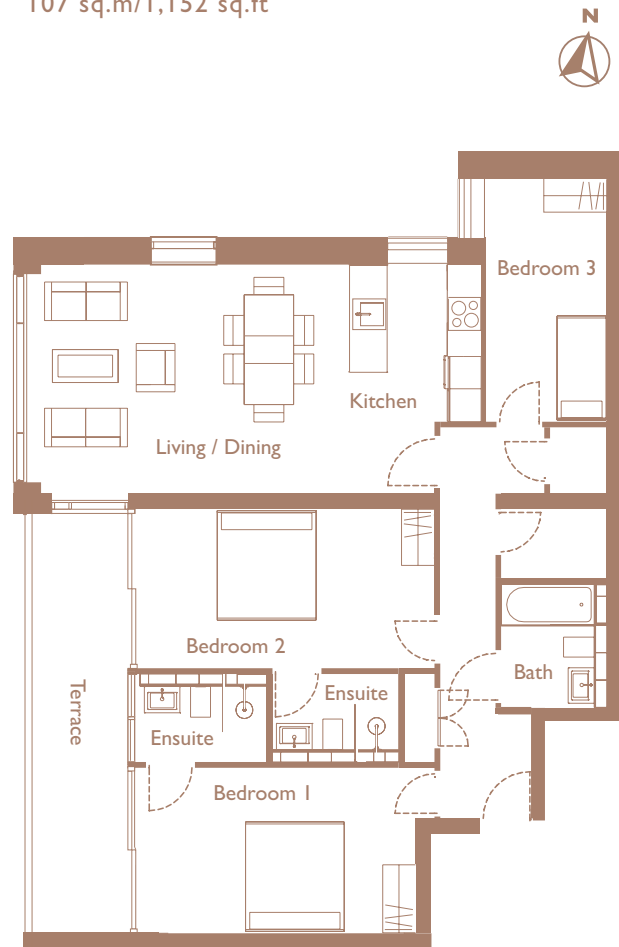
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## Apt 29 - Type E

3 Bedroom Apartment

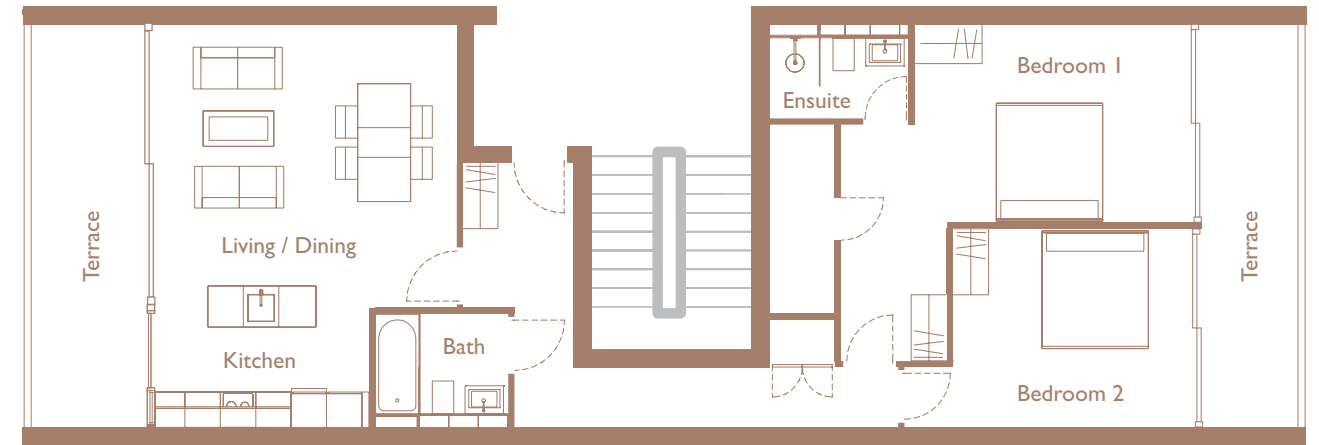
107 sq.m/1,152 sq.ft



## Apt 31 - Type F

2 Bedroom Apartment

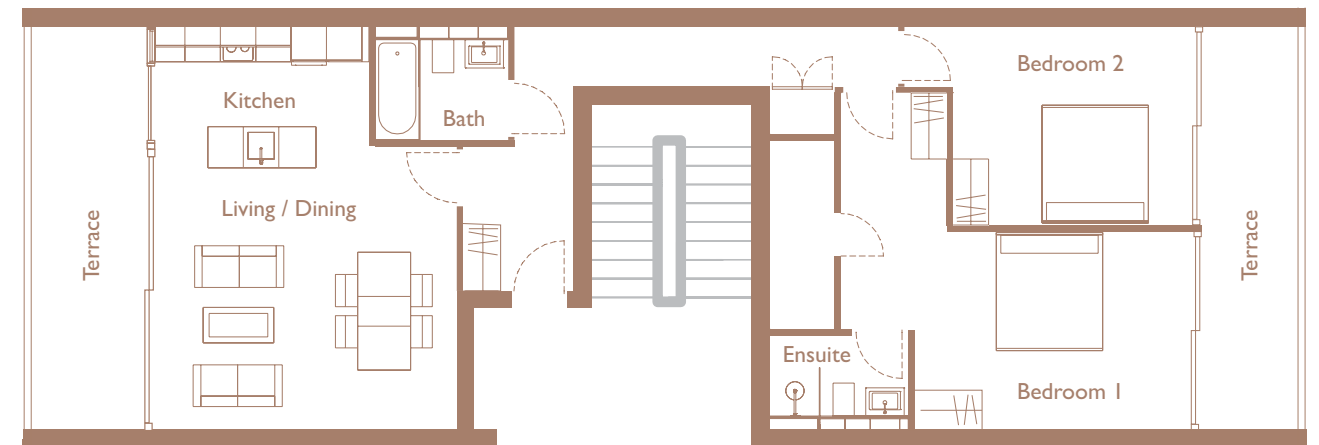
96 sq.m/1,033 sq.ft



## Apt 32 - Type F

2 Bedroom Apartment

96 sq.m/1,033 sq.ft



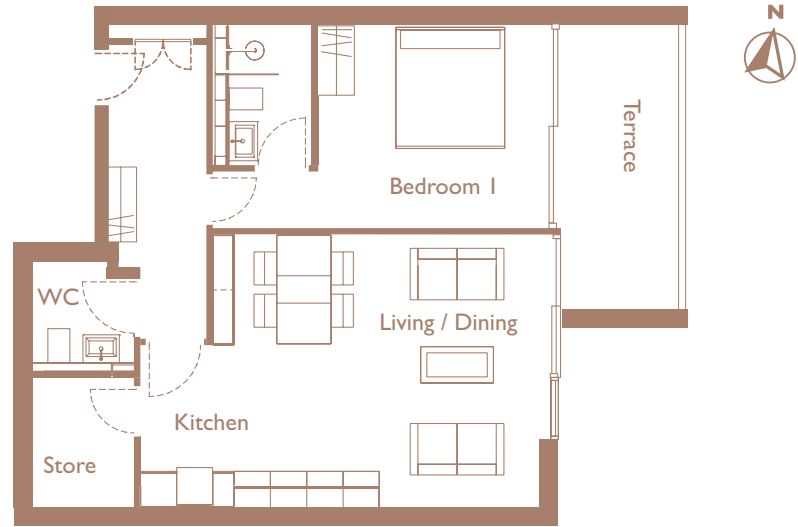
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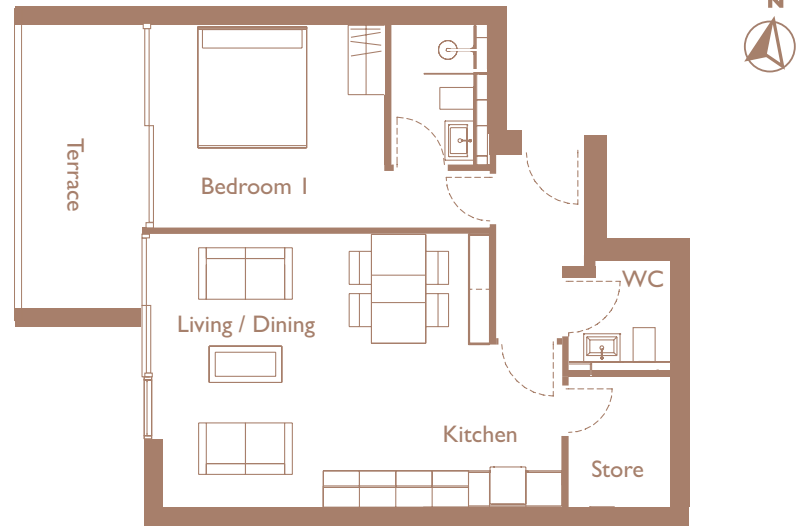
## Apt 33 - Type G

1 Bedroom Apartment  
63 sq.m/678 sq.ft



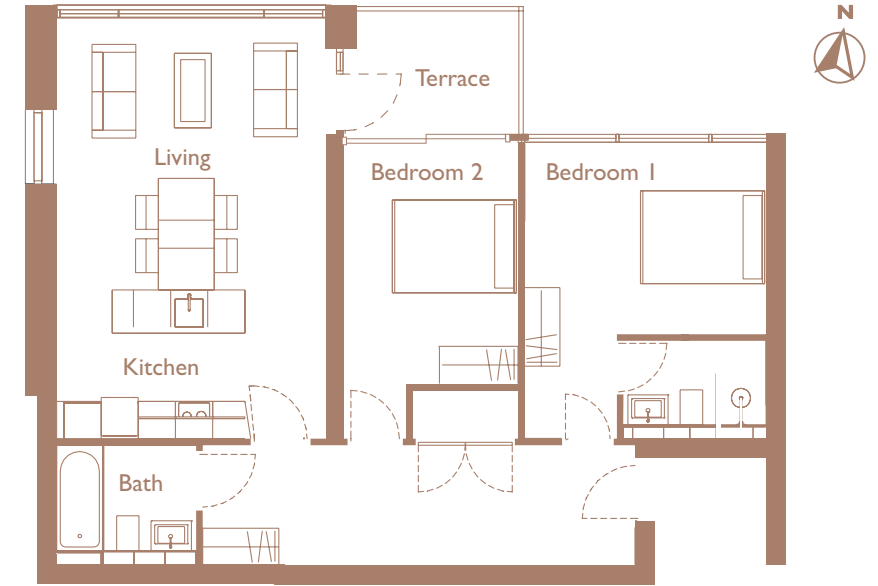
## Apt 34 - Type G

1 Bedroom Apartment  
59 sq.m/635 sq.ft



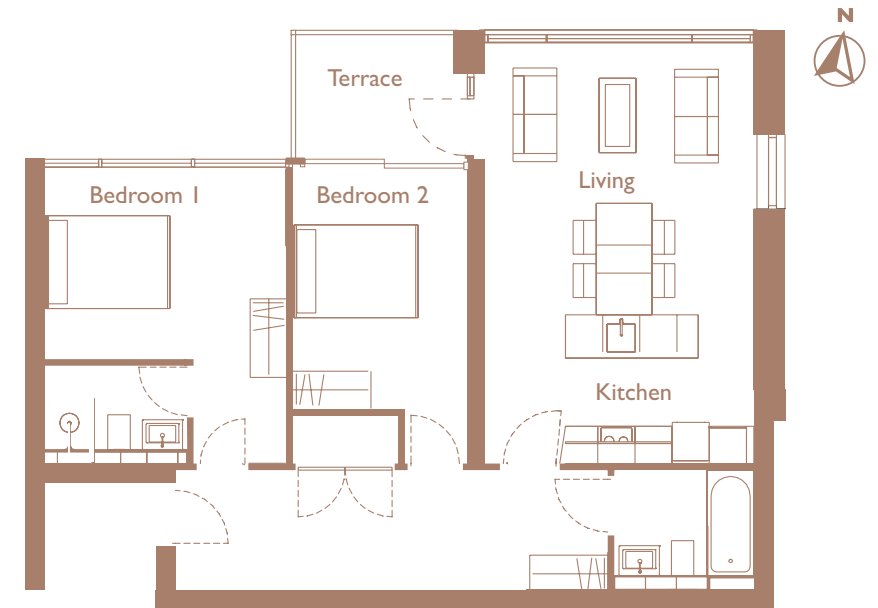
## Apt 35 - Type H

2 Bedroom Apartment  
83 sq.m/893 sq.ft



## Apt 40 - Type H

2 Bedroom Apartment  
83 sq.m/893 sq.ft



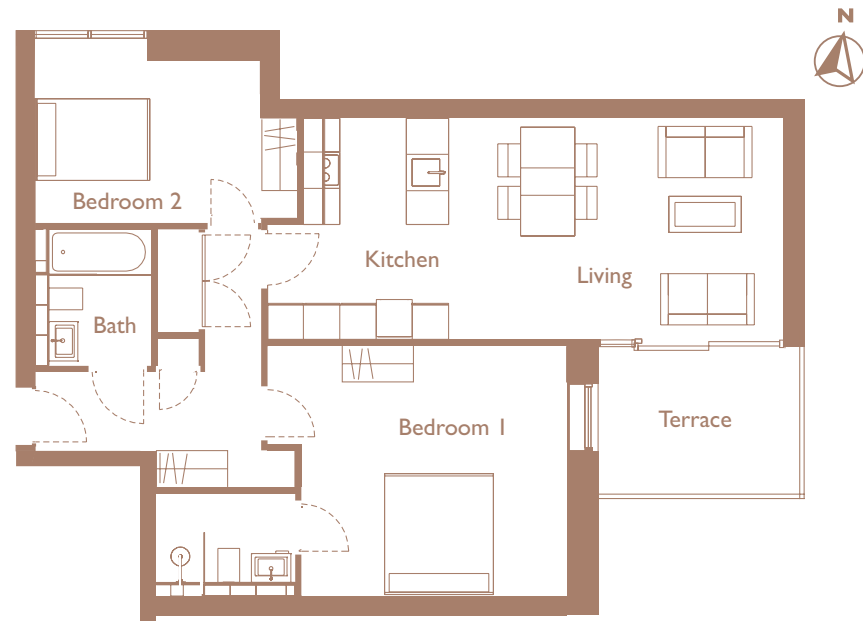
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## Apt 36 - Type I

2 Bedroom Apartment

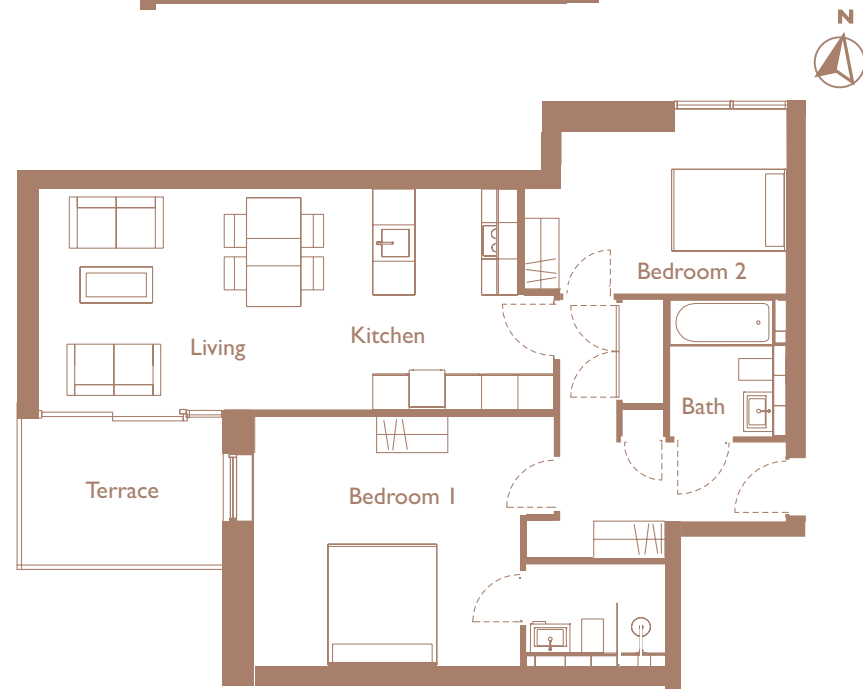
82 sq.m/883 sq.ft



## Apt 39 - Type I

2 Bedroom Apartment

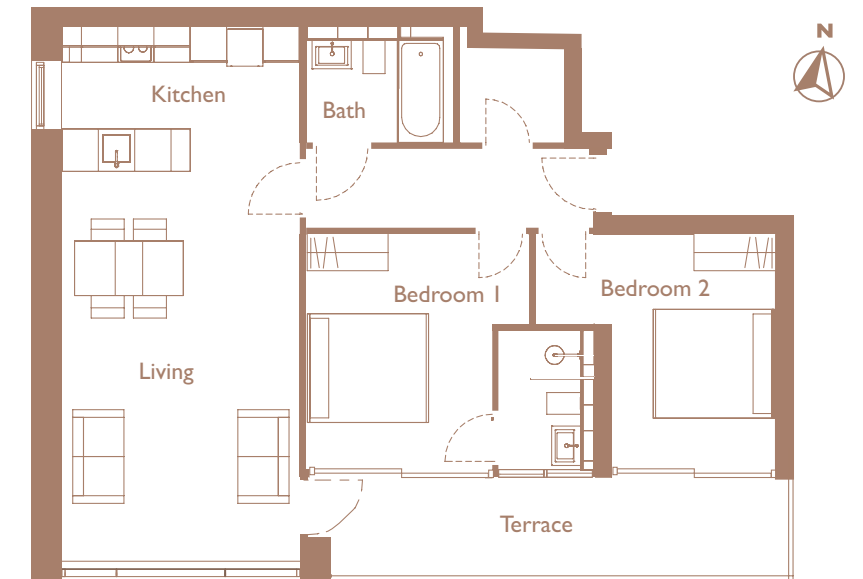
82 sq.m/883 sq.ft



## Apt 42 - Type J

2 Bedroom Apartment

81 sq.m/ 872 sq.ft



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

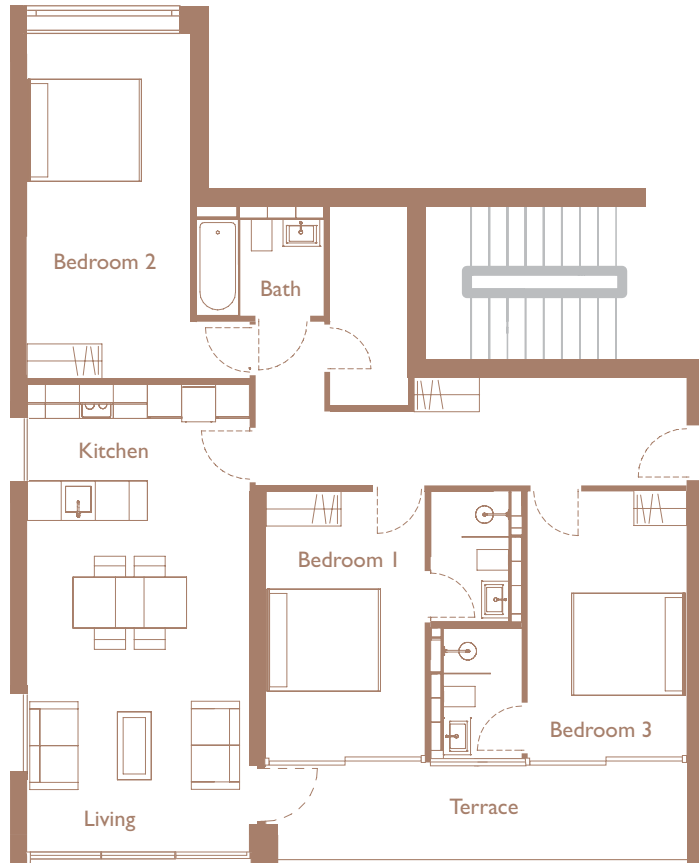
Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.



## Apt 38 - Type K

3 Bedroom Apartment

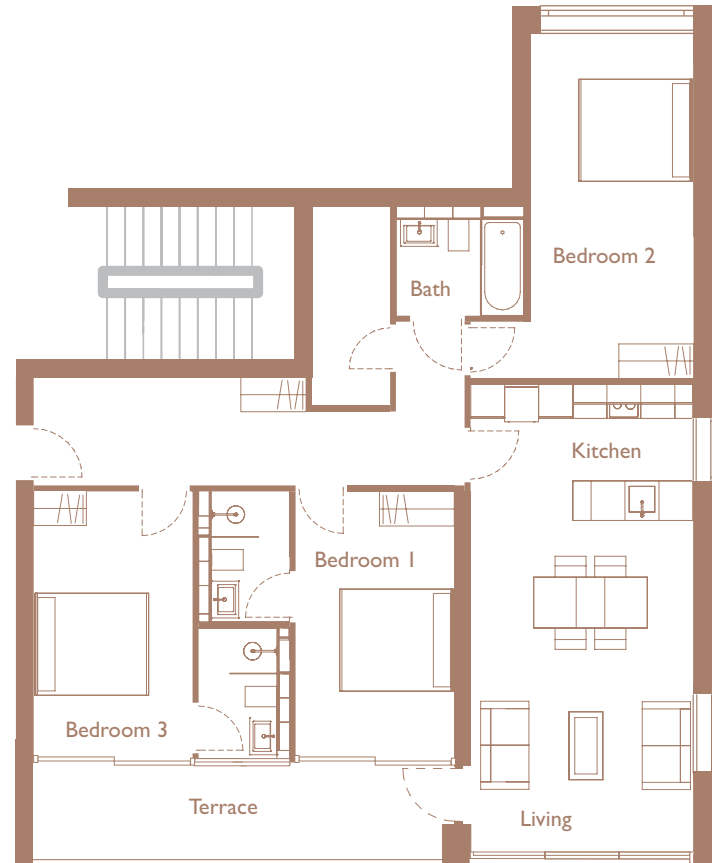
114 sq.m/1,227 sq.ft



## Apt 41 - Type K

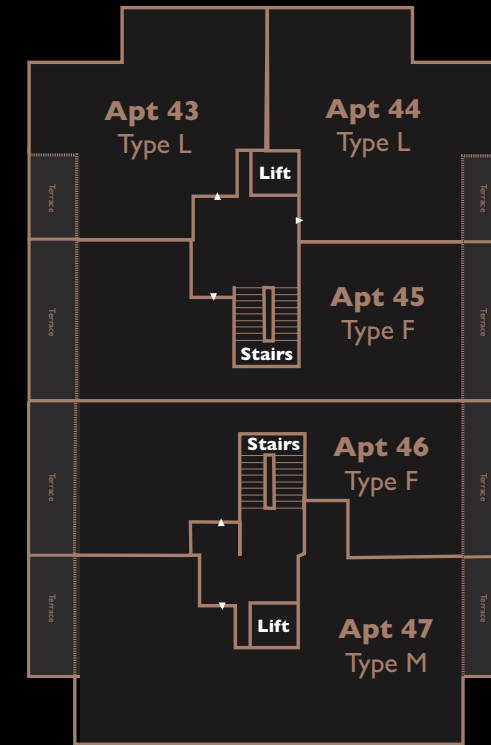
3 Bedroom Apartment

114 sq.m/1,227 sq.ft



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

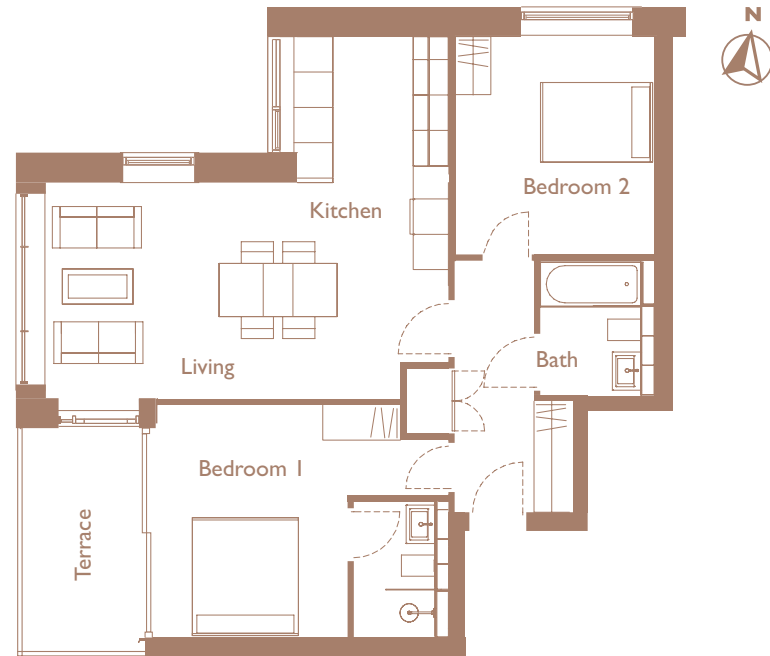
## Third Floor Floorplate



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

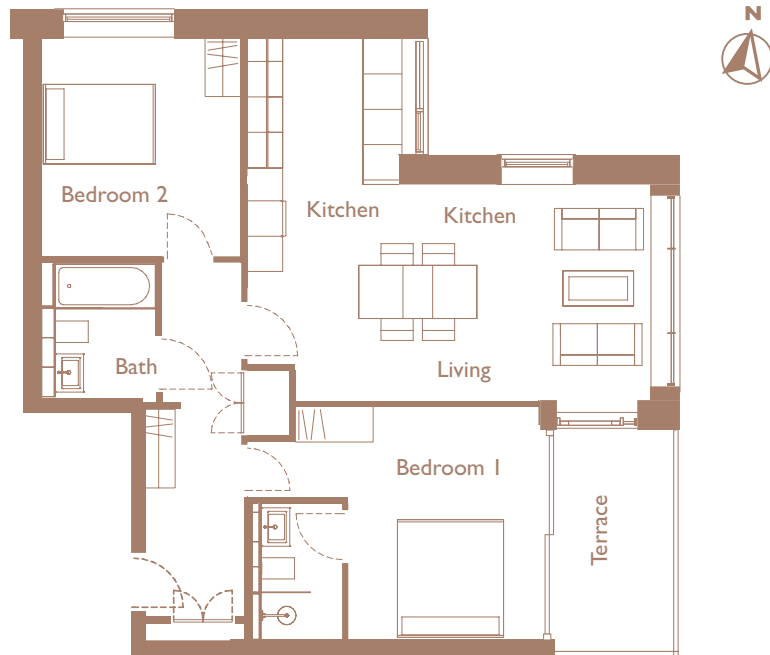
## Apt 43 - Type L

2 Bedroom Apartment  
78 sq.ft/840 sq.ft



## Apt 44 - Type L

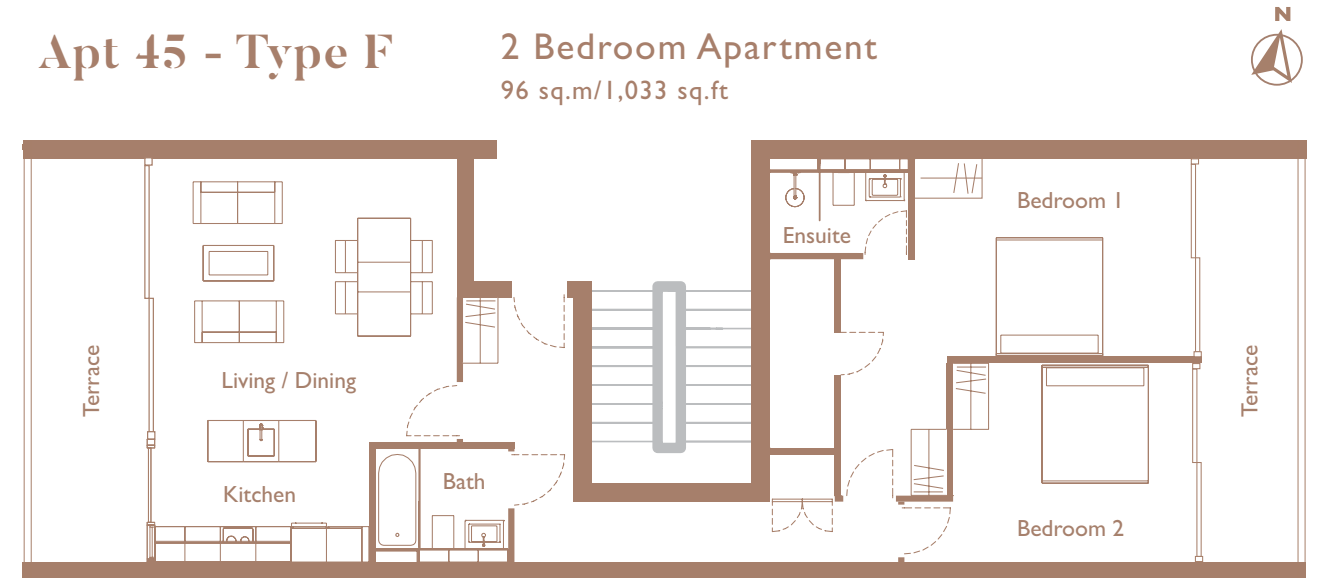
2 Bedroom Apartment  
84 sq.ft/904 sq.ft



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

## Apt 45 - Type F

2 Bedroom Apartment  
96 sq.m/1,033 sq.ft



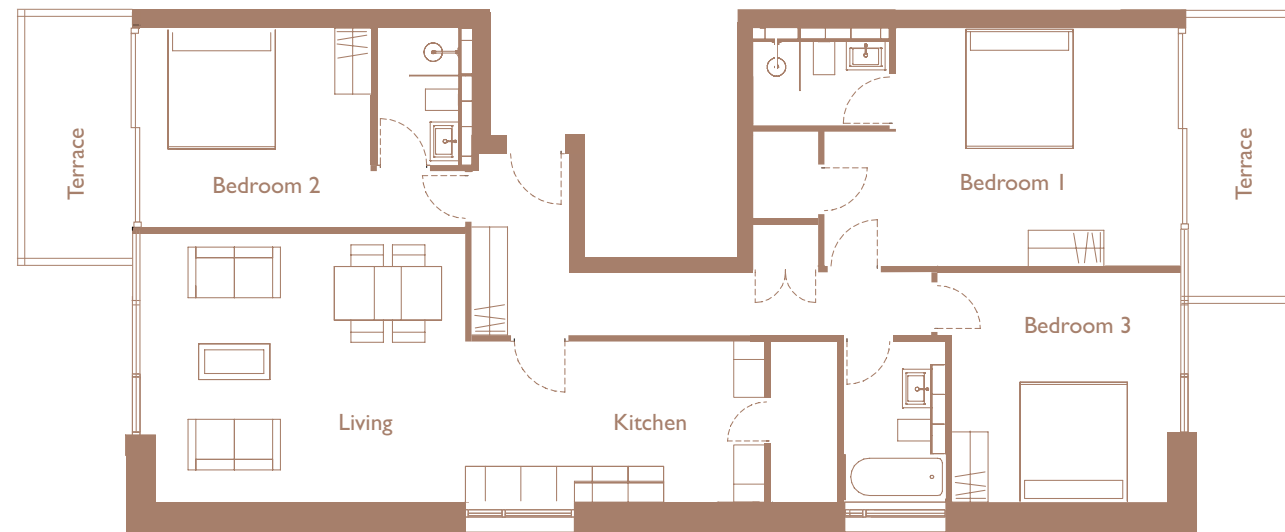
Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.



## Apt 47 - Type M

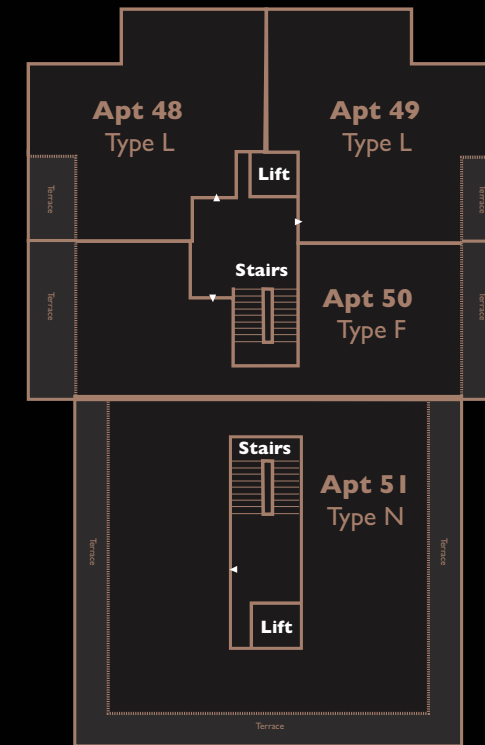
3 Bedroom Apartment

123 sq.m/1,324 sq.ft



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

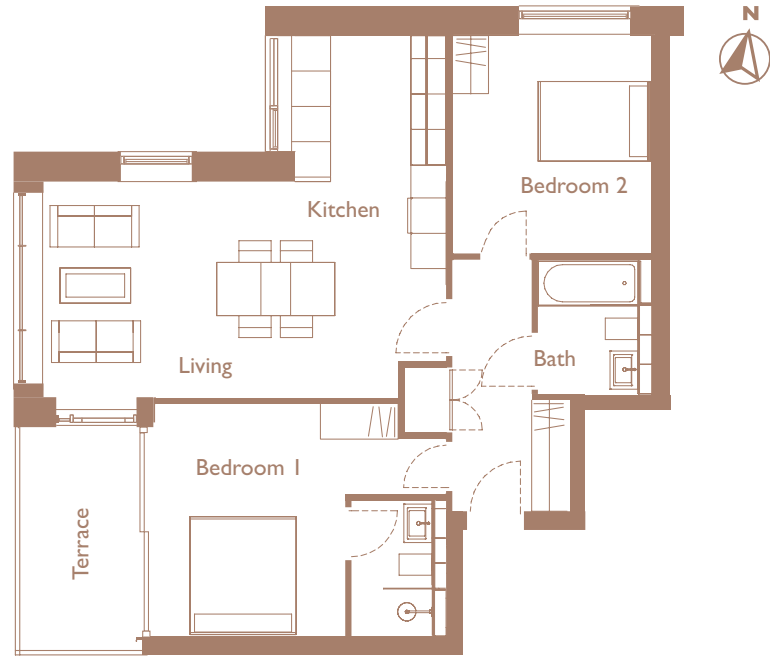
## Fourth Floor Floorplate



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

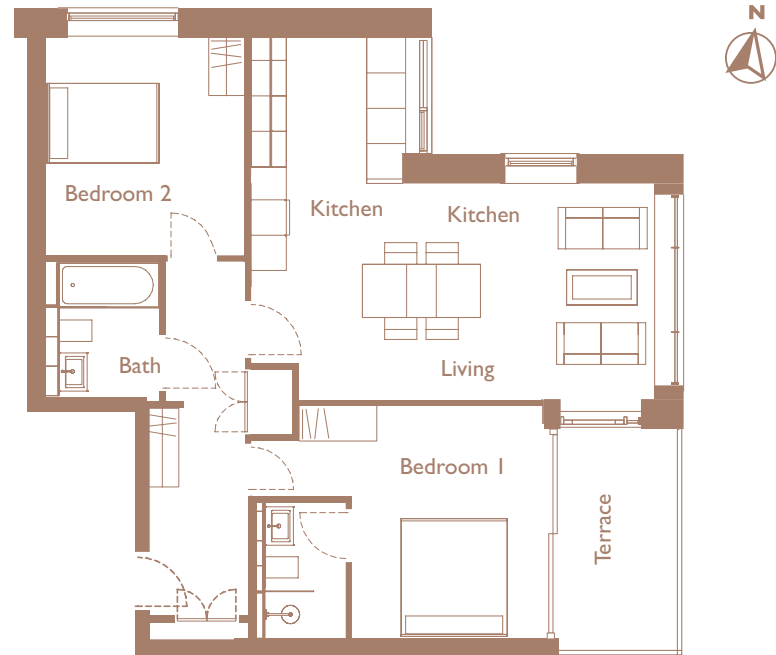
## Apt 48 - Type L

2 Bedroom Apartment  
78 sq.ft/840 sq.ft



## Apt 49 - Type L

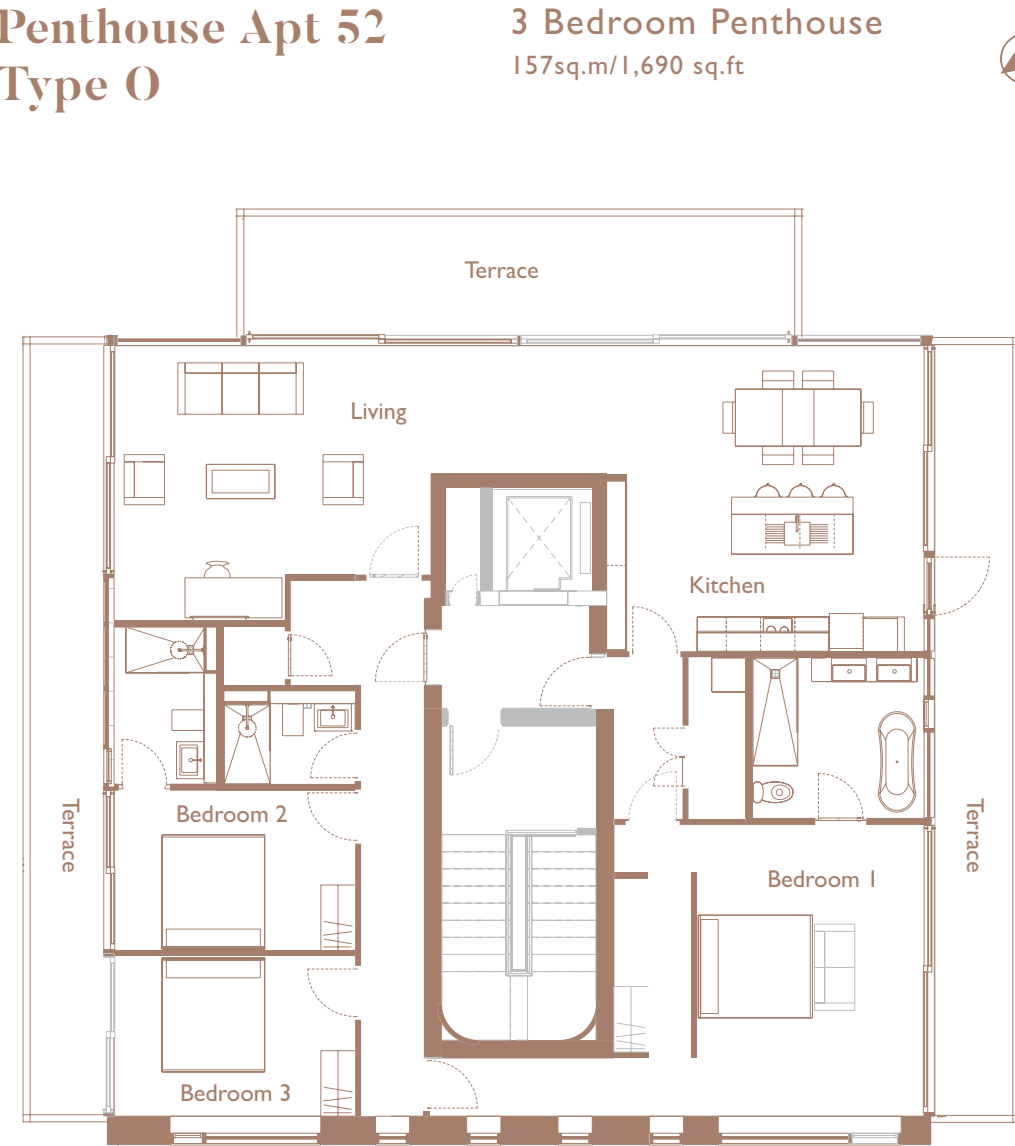
2 Bedroom Apartment  
84 sq.ft/904 sq.ft



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.

## Penthouse Apt 52 Type O

3 Bedroom Penthouse  
157sq.m/1,690 sq.ft



Note: All areas are approximate and exclude terraced areas. Room layouts, positions and details are subject to final revision. Furniture shown for indicative purposes.



A DEVELOPMENT BY

# OAKMOUNT

NEW HOMES AGENTS



PRSA LICENCE: 001880

01 237 4500

[newhomes@knightfrank.ie](mailto:newhomes@knightfrank.ie)

[pinnaclemountmerrion.ie](http://pinnaclemountmerrion.ie)

THE PROFESSIONAL TEAM

ARCHITECTS:  
**FKL Architects**  
**Box Architecture**

PLANNING ARCHITECT  
**Cathal O'Neill & Associates**

CIVIL & STRUCTURAL:  
**Barrett Mahony**  
**Consultant Engineers**

MECHANICAL AND ELECTRICAL:  
**O'Connor Sutton Cronin**  
**Consultant Engineers**

FINANCED BY



LANDSCAPE ARCHITECT:  
**TTT - thirtythreetrees**

QUANTITY SURVEYORS:  
**Kerrigan Sheanon Newman**

LEGAL:  
**Ken Kennedy Solicitors**

PLANNING CONSULTANT:  
**Manahan Planners**



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