

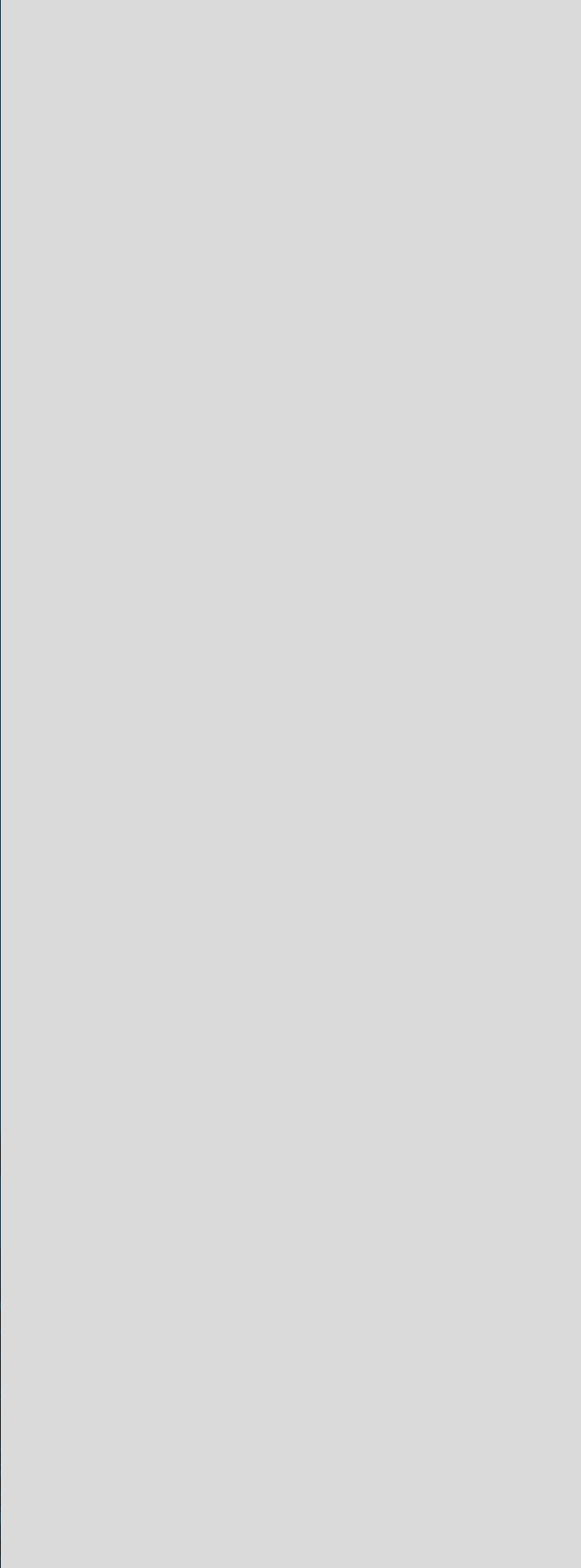


Marianella

ORWELL ROAD • RATHGAR • DUBLIN 6

YOUR SPACE. YOUR TIME.

CAIRN
PLC



Marianella is a collection of spacious one, two and three bedroom apartments and three and five bedroom houses, offering a unique choice of lifestyle at the heart of Dublin's prestigious Rathgar.

Welcome home.





CONTENTS

7-21
LOCAL LIFE

22-37
THE DEVELOPMENT

38-49
HOUSES & APARTMENTS

50-51
ABOUT CAIRN





WELCOME TO MARIANELLA

Cairn Homes is delighted to introduce Marianella, our flagship development of the finest new apartments and houses. With an emphasis on space, our light and airy homes are generously proportioned and built to the very highest specifications.

Marianella is surrounded by stunning landscaped grounds, complete with a collection of mature evergreen and broad leaf trees, and it's all yours to enjoy.



A typical apartment at Marianella

Beautiful new homes in
stunningly landscaped grounds.



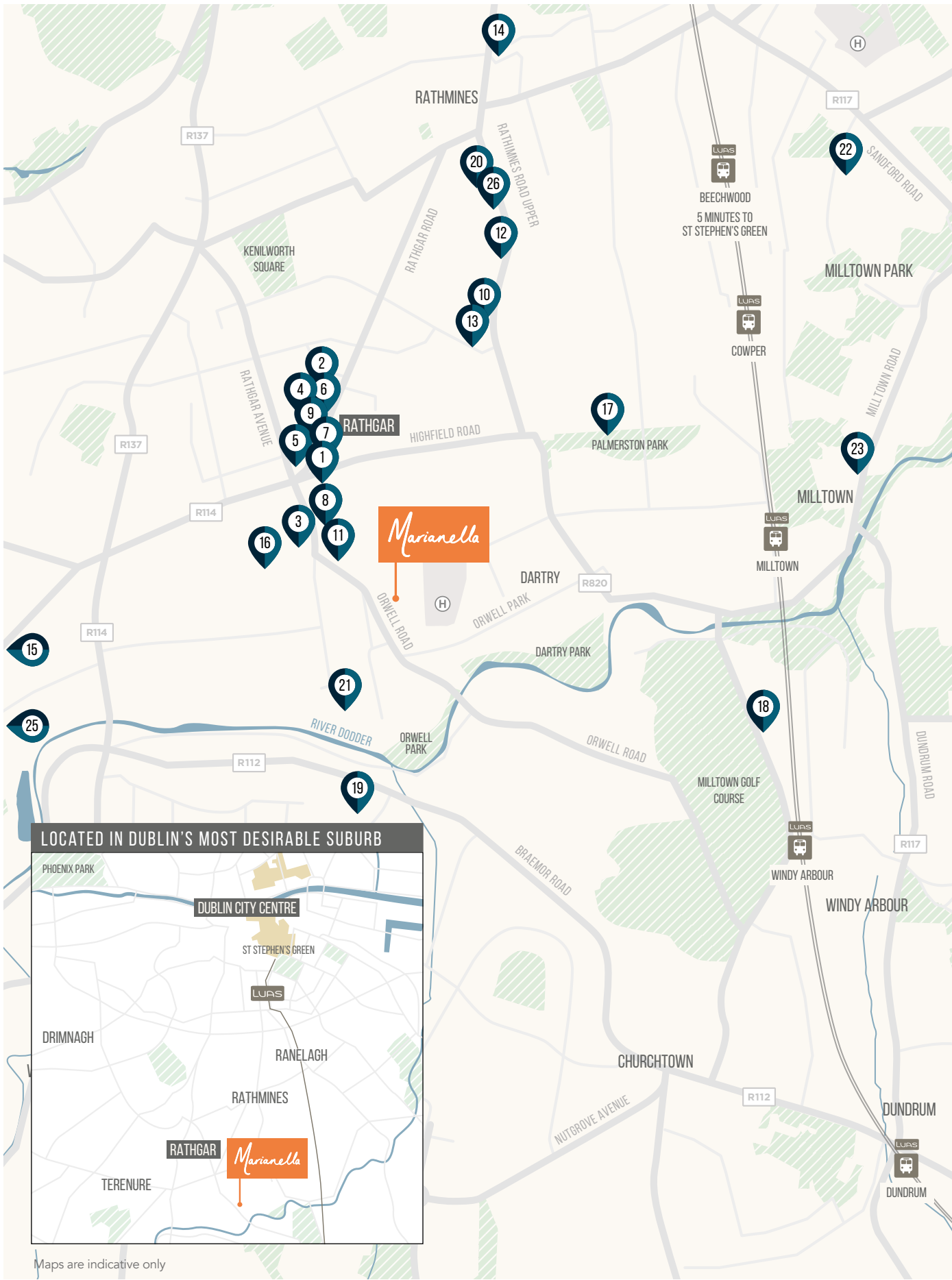


EXPLORING RATHGAR

Rathgar is one of the most fascinating and historic parts of Dublin.

Red-brick Georgian and Victorian terraces are the result of nineteenth century architectural innovation.

The area has also been home to some of the most influential figures in Irish political, social and cultural life – including four winners of the Nobel Prize.



LOCATED IN DUBLIN'S MOST DESIRABLE SUBURB



Maps are indicative only



PERFECTLY PLACED

EATING & DRINKING

- 1 Bijou Restaurant
- 2 Lumanti of Nepal
- 3 Howards Way Café
- 4 The Butler's Pantry
- 5 The 108
- 6 Mehek

SHOPPING AND LEISURE

- 7 Margaret Howell
- 8 The Organic Supermarket
- 9 The Vintry
- 10 Fresh and Wild Groceries
- 11 The Flower Bowl Florist
- 12 Tesco Metro
- 13 Tesco Express
- 14 Omniplex Cinema
- 15 Terenure Library

GOLF AND SPORTS CLUBS

- 16 Rathgar Tennis and Bowling Club
- 17 Brookfield Tennis Club
- 18 Milltown Golf Club
- 19 Castle Golf Club
- 20 Rathgar and Rathmines Musical Society

EDUCATION

- 21 The High School
- 22 Gonzaga College
- 23 Alexandra College
- 24 Muckcross Park College
- 25 Terenure College
- 26 St Mary's College
- 27 University College Dublin

TRAVEL & TRANSPORT

Embrace the best of village life with the advantage of excellent connections that will get you places quickly and easily. Marianella is just 20 minutes from central Dublin by car, taking you closer to the hustle and bustle of the city. Local buses and Luas lines offer further convenience and ways to explore everything that is on your doorstep.



BUS TIMES
from Marianella

ST STEPHEN'S GREEN
26 minutes

DUNDRUM
21 minutes

DUBLIN AIRPORT
30 minutes



DRIVE TIMES
from Marianella

M50
11 minutes

N11
15 minutes

ST STEPHEN'S GREEN
20 minutes

DUBLIN AIRPORT
30 minutes



LUAS LINE TIMES
from Milltown

DUNDRUM
4 minutes

RANELAGH
4 minutes

ST STEPHEN'S GREEN
8 minutes



WALKING TIMES
from Marianella

RATHGAR VILLAGE
6 minutes

MILLTOWN LUAS LINE
18 minutes

ST STEPHEN'S GREEN
49 minutes



A CHARMING SUBURB



Much of Rathgar lies in an architectural conservation area, ensuring the authentic village-in-the-city atmosphere remains exactly the way it's always been. Small independent stores, boutiques, cafés and artisans all add to the local appeal. Who'd believe this tree-lined oasis of tranquility is a mere three kilometres from Grafton Street?





CULINARY DELIGHTS

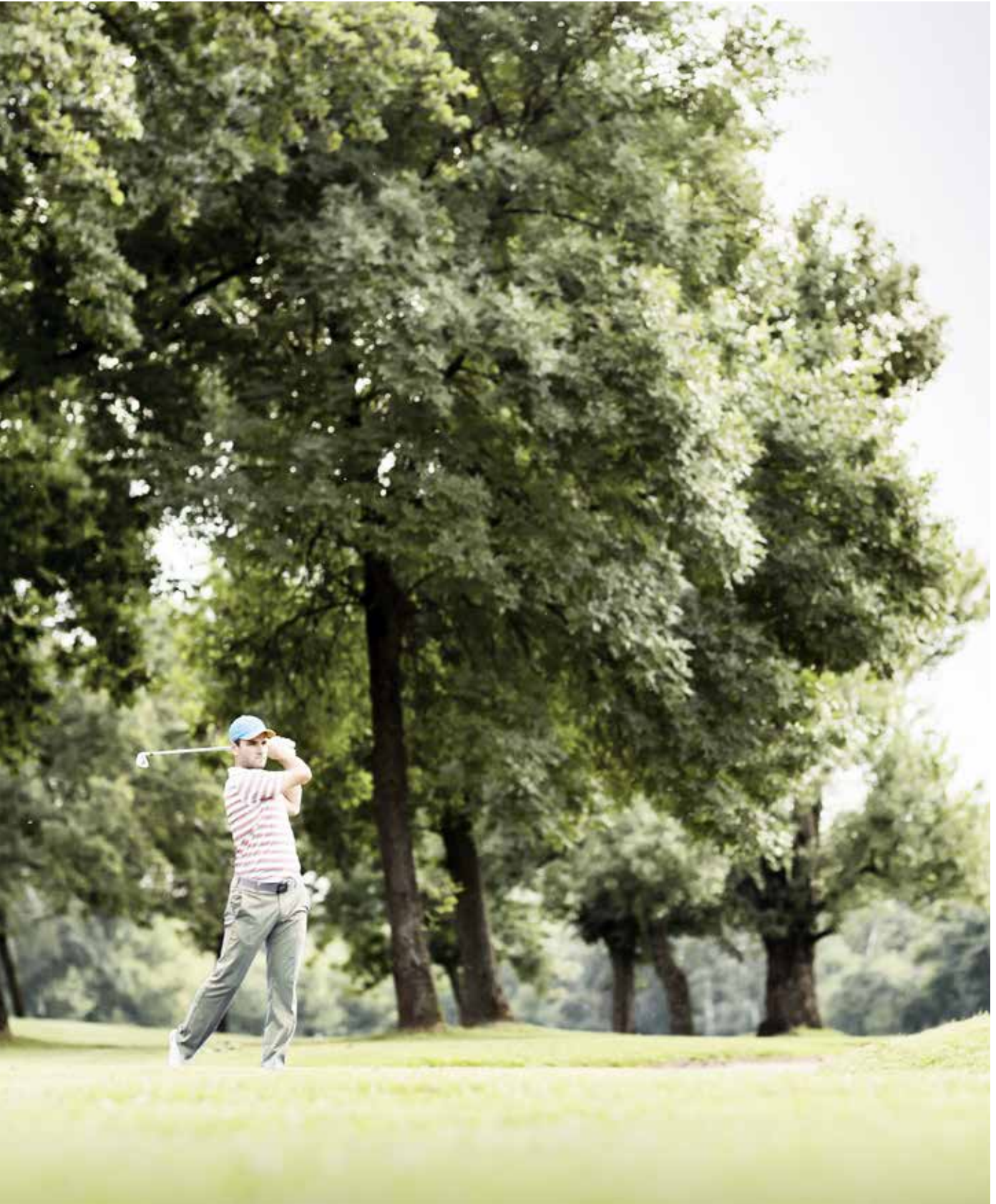


A quick bite to eat on the way home from work. An intimate dinner for two.
A weekend brunch with friends. Whatever the occasion, whatever kind
of cuisine you're in the mood for, you're within walking distance
of a myriad of restaurants.

GET ACTIVE

Life was never meant to be all work and no play. Here, there are plenty of ways to keep fit - or just have some fun. Milltown Golf Club, Brookfield Tennis Club and LA Fitness are all close by. And let's not forget our own onsite fitness and wellbeing residents' clubhouse. At Marianella, staying active also means staying local.







GREEN SPACES



Marianella is surrounded by green spaces and beautiful parks. Take the Dodder Walk, an idyllic riverside path of weeping willows, weirs and wildlife running from Clonskeagh to Rathfarnham. Dodder Valley Linear Park and Bushy Park are both just a stone's throw away.



DUBLIN CITY CENTRE

With its unique village atmosphere and peaceful green spaces, you'd be forgiven for forgetting the centre of Dublin is just three kilometres away from Marianella. A simple commute to work. A quick journey home after a night on the town. Everything Dublin has to offer is yours to enjoy.



The delights of the city centre are just three kilometres from Marianella.





THE DEVELOPMENT

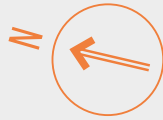


A stunning development
set within beautifully
landscaped grounds.
A place to unwind.



SITE PLAN

Marianella, a flagship development of the finest new apartments and houses carefully positioned amongst beautifully mature wooded grounds.





SPACES TO ENJOY

A key component of living at Marianella is the beautiful outdoor spaces connecting the buildings. Every architectural detail has been meticulously considered to create a harmonious environment that will age and grow gracefully.



Residents' courtyard at Marianella



Every detail has been
meticulously considered





A photograph of a park at dusk. A gravel path winds through a green lawn. Several trees are illuminated from below with warm, glowing lights, creating a starburst effect. In the foreground, there are some plants and a low concrete wall. The sky is a pale, hazy blue.

“

When the residents go in and out of Marianella, for example, coming home after work, I would hope that their spirits would be lifted by the beauty of the park and the courtyard gardens.

”

– Daibhi Mac Domhnaill

A LANDSCAPE LEGACY

Head of Landscape Architecture Daibhi Mac Domhnaill describes his vision for the landscaped gardens surrounding Marianella.



Daibhi Mac Domhnaill

Head of Landscaping Architecture
& Urban Design

Marianella has much in common with the leafy setting of Rathgar, so it has been important to fit in seamlessly with these beautiful surroundings – yet retain a distinctive character of its own. “From day one, Marianella offered something really fantastic. It was really a case of holding what

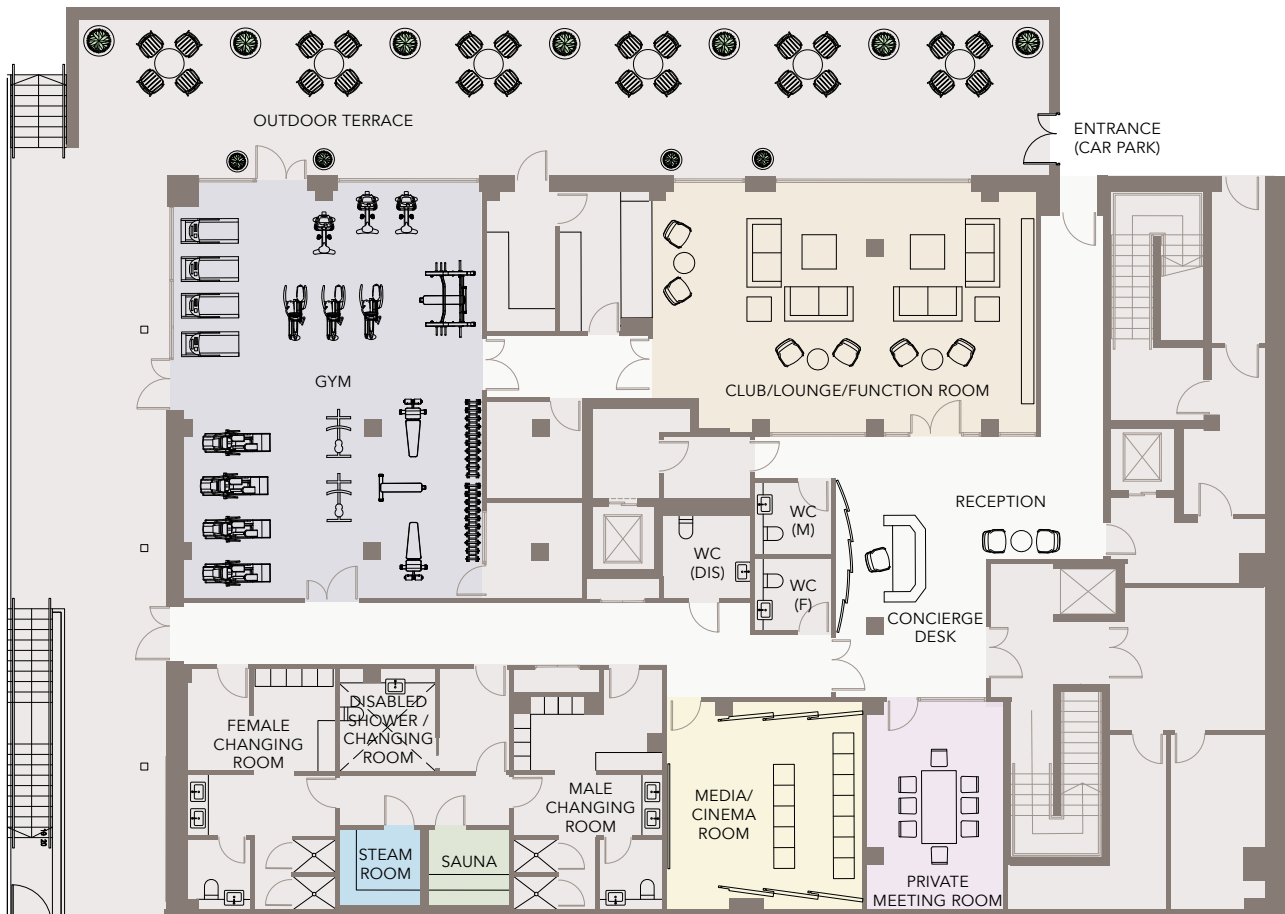
was there and giving it the space to flourish. We did this by wrapping a park, that incorporates a lot of these old trees, around the apartments and adding in features such as a play area, a small outdoor gym nestled in the trees, and some seating in the best suntrap in the grounds.”

RESIDENTS' FACILITIES

An impressive range of private club amenities add a touch of exclusivity, help you maintain your health and fitness and even smooth the passage of business. The superbly appointed Residents' Clubhouse offers a gym, steam room and sauna, a meeting room, a lounge area, a manned concierge desk and a state-of-the-art private cinema room.



At Marianella you are investing in more than a home. You are investing in a lifestyle choice with a range of private club amenities.



KEY

- GYMNASIUM
 - STEAM ROOM
 - SAUNA
- CLUB / LOUNGE / FUNCTION ROOM
 - MEDIA / CINEMA ROOM
 - PRIVATE MEETING ROOM

A ROOM WITH A VIEW



Enjoy the latest blockbusters, family favourites or art house films in the private screening room at Marianella. Exclusively available to residents, the high-tech cinema room has plenty of casual seating, high definition viewing and full surround sound.

Catch a movie on the big screen
at the Residents' Clubhouse, and
be home again two minutes after
the credits start to roll.



“

This is a facility that will be on your doorstep, and will make fitness and wellness much easier to achieve.

”

– Personal Trainer Colin Gaffney



WORK OUT IN STYLE

Personal Trainer Colin Gaffney helps residents to make the most of the onsite Clubhouse.



Colin Gaffney

Gym Manager and Personal Trainer
Marianella

With 16 years' experience working in fitness in the Rathgar area, Colin is well placed to help residents enjoy a quality of life second to none. "The convenience makes fitness and wellbeing so much easier to achieve. We have several bikes, rowers and treadmills as well as free weights and weights machines.


Personal training will be available, as will a select number of classes such as yoga, pilates and a boot camp programme. Not to mention the sauna and steam room, perfect for relaxing and unwinding after your session. It's a superb facility, both in terms of the equipment and the way it is run."





HOUSES & APARTMENTS

Homes at Marianella
have been thoughtfully
designed using materials
of the highest quality.





A typical kitchen at Marianella

SPACE & LIGHT



Built to the very highest specification, every aspect of the design has been meticulously considered to maximise the amount of space, light and practicality. Marianella is a place where you'll feel uplifted, feel energised, feel at home.



A typical apartment at MariANELla

More space to relax.
More freedom to unwind.





A typical bathroom at Marianella

LUXURIOUS TOUCHES



From the bespoke fitted wardrobes to the satin glazed bathroom tiles, interiors at Marianella offer a calm relaxing haven, utilising a neutral, understated colour palette.

A CONSIDERED SPECIFICATION

KITCHENS

- Custom designed fully integrated Leicht Kitchen (supplied by McNally Kitchens) with Silestone
- Carrara Worktop (shark nose) and splashback
- Fully integrated Miele cooking appliances and Whirlpool fridge/freezer
- Fan assisted ducted extractor vent from cooker hood to outside
- Stainless steel recessed sink

BATHROOMS & ENSUITES

- Satin glazed tiles to floors and walls
- Pressurised shower system with rain head shower fittings, thermostatic mixer tap, and frameless glass shower doors
- Wall mounted heated towel rails in all bathrooms
- Grohe and Cersanit sanitary-ware throughout
- Saniacrylic baths by Duravit
- Vanity mirror cabinets by Cawleys
- Linear LED and recessed down lighters in bathrooms

UTILITY ROOM

- Fitted with Whirlpool washing machine and separate state-of-the-art Whirlpool heatpump condensing dryer

HEATING, VENTILATION & HOT WATER

- Thermostatic-zoned underfloor central heating system throughout
- Individually metered system provides heating and hot water from development's central plant
- Energy efficient fresh air and Heat Recovery Ventilation (HRV) system
- Pressurised hot & cold water systems

MEDIA & COMMUNICATIONS

- IP enabled video entry phone system in each apartment with remote mobile phone connectivity
- High speed fibre broadband available
- Data (Cat6) / telephone points to reception areas and master bedroom
- USB charging points in kitchen and master bedroom
- Digital TV connection to living room and bedrooms
- Main infrastructure installed to accommodate Eir, Sky & Virgin Media

ELECTRICAL

- Generous lighting and power points throughout
- Recessed down lighters throughout
- Satin finish chrome sockets and light switches in kitchen
- Separate circuit for dimmable ambient lamp lighting in living rooms

INTERIOR FINISHES & FEATURES

- Extra high ceilings in main living areas and bedrooms
- Contemporary feature architrave & skirting
- Satin finish chrome door furniture throughout
- Scandinavian timber internal window frames with external durable powder-coated aluminium paint finish
- Internal smooth finish painting throughout
- Superior quality internal joinery, including high quality solid timber doors
- Bespoke wardrobes by Cawleys throughout with walk-in wardrobes in many of the main bedrooms, lacquered / painted doors and Cambrian oak deluxe internal carcass
- Interior designed entrance lobbies, lifts and common areas





A CONSIDERED SPECIFICATION

THE BUILDINGS & THEIR SURROUNDINGS

- Brickwork Birtley Olde English Buff by Ibstock
- Low-maintenance Scandinavian Alu-Clad windows by Carlson, with low u-value for energy efficiency
- High acoustic performance concrete floors throughout, and solid concrete blockwork party walls between apartments
- Spacious balconies with glazed balustrades, and exterior light
- Landscape Architect designed private communal garden areas for residents
- Stunning adjoining new park with play facilities
- Conservation of existing mature trees and 200 year old gate lodge

MANAGEMENT & SECURITY

- Concierge security services located in the Marianella Clubhouse office
- Entry video-phone system in each apartment connected to the main entrance door
- Secure access control and CCTV to Marianella Clubhouse, car park and bicycle storage area
- Wired for future intruder alarm system
- Mains-supply smoke detectors, heat detectors with battery back-up to apartments and common areas linked to concierge
- Warranty cover under HomeBond 10 year Structural and Latent Defect Insurance

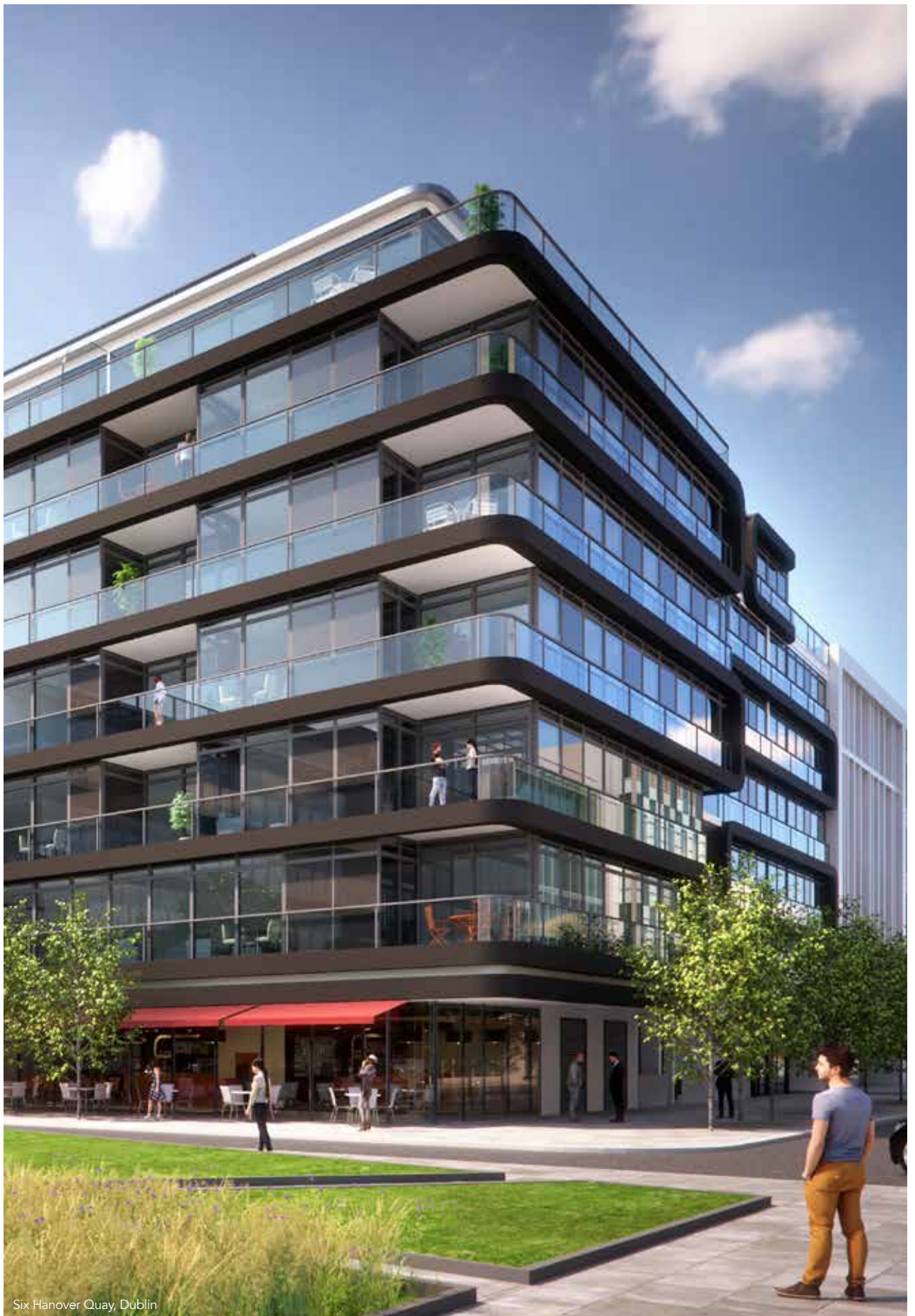
PARKING & SERVICES

- Minimum one car space per apartment
- Separate allocation of additional visitor parking
- Provision for future electric car-charging points
- Lift access from car park to all levels
- Secure cycle parking at car park level with dedicated access ramp
- Heated (frost resistant) main access ramp from car park
- Centralised waste compaction room at car park level
- Additional secure storage space can be purchased in the car park, where bulky items can be stored.

ENERGY EFFICIENCY

- A3 BER energy rating
- Highly insulated air tight design works with HRV to reduce heat loss
- Heat Recovery Ventilation (HRV) system resulting in the retention of 90% of the homes energy that would otherwise be lost
- Low E windows, Argon filled with low emissivity coating to reflect heat back into rooms
- Centralised CHP plant located in basement providing energy saving metered hot water to all apartments
- High performance internal pipe insulation to reduce heat loss
- Energy saving LED light fittings in main living spaces
- Provision for future electric car-charging points





Six Hanover Quay, Dublin

CAIRN HOMES: LEADING THE WAY

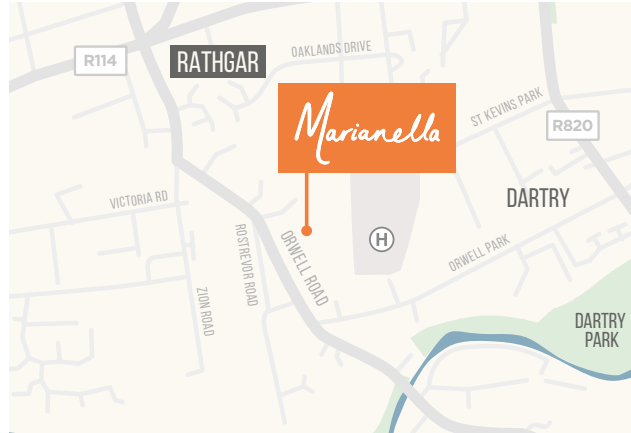
Cairn Homes is a leading Irish homebuilder, and quality is at the heart of everything we do. Our design-led process continually questions outmoded practices and their relevance to new ways of living.

We strive to understand our customers' needs and aspirations and then bring together the most talented designers and craftsmen to interpret and deliver that vision. Given our existing and future development pipeline we believe we are making a meaningful contribution to the current shortage of quality new homes in Ireland.

Find out more about us at www.cairnhomes.com



FIND US



Marianella, 75 Orwell Road,
Rathgar, Dublin 6

To register your interest please visit:
www.marianella-rathgar.com

or call us on:
01 696 4600



JOINT SELLING AGENTS



The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald or Knight Frank has the authority to bind Cairn in any way or to make or give any representation or warranty in relation to this development or any part of it.





WWW.MARIANELLA-RATHGAR.COM