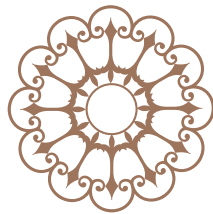




KNOCKRABO

· MOUNT ANVILLE ROAD ·

This is Knockrabo



Knockrabo.
**Situated between the
mountains and the sea,
with inspiring views
in all directions.**





07

The Space for Families

ABOUT THE LOCATION

15

The Space to Live

ABOUT THE DEVELOPMENT

23

Seeing the Vision Through

FROM CONCEPT TO REALITY

31

Take a Closer Look

DESIGN AND SPECIFICATION

44

The Professional Team

DEVELOPER AND KEY PERSONNEL

Part of History

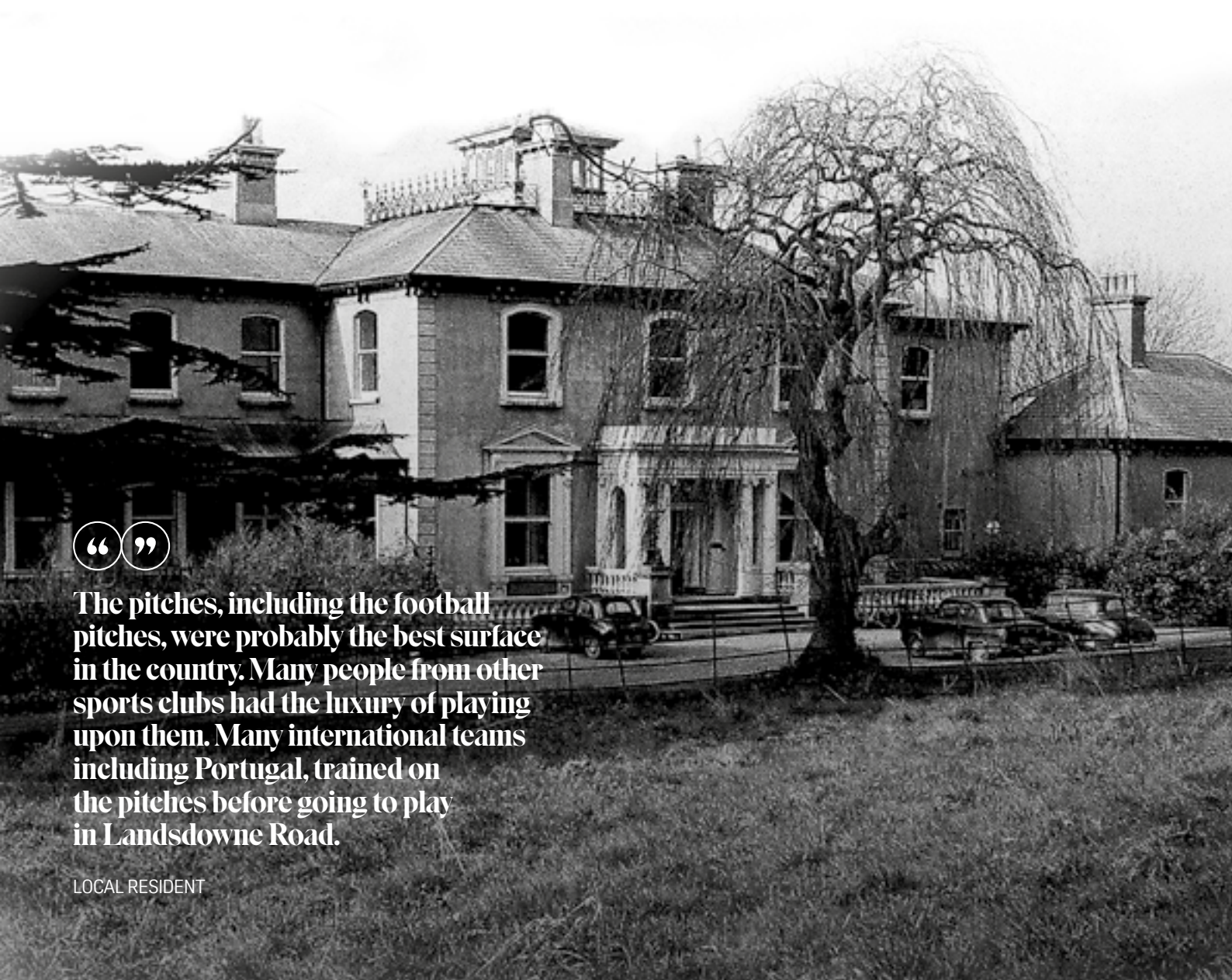
Knockrabo is built on the site of Mountanville House, a demesne that was the home of Henry Roe who is famous for having paid for the restoration of Christchurch Cathedral.

The name Mountanville House was later changed to Knockrabo.



The pitches, including the football pitches, were probably the best surface in the country. Many people from other sports clubs had the luxury of playing upon them. Many international teams including Portugal, trained on the pitches before going to play in Landsdowne Road.

LOCAL RESIDENT



The attractive house of Knockrabo, which stood opposite Mount Anville Convent, was a Victorian house of exceptional quality being located on high ground overlooking much of South County Dublin and a rooftop belvedere was added in the 19th Century to take advantage of these views.

The house became the home of Chief Baron Christopher Palles in 1885 until his death in 1920. Later it became a boarding school for girls that practiced the progressive methods of English educator, Charlotte Mason (1842-1923).

The school closed in 1960 and the Ski Club of Ireland built their first ski slope there c.1966 until the mid '70's when it moved to Kilternan.

In the early 80's Knockrabo was owned by Dublin Gas employees, it was subsequently sold to Bank of Ireland who used it as their sports club. The BOI sports club included a bowling lawn, grass tennis courts and Knockrabo itself was demolished in 1984 to make way for a new sports facility.



Above & left
Mountanville House. Courtesy
of Stillorgan Historical Society
(Photographs are courtesy of the Bow
Family Archive and Peter Peterson)

Right
Chief Baron Christopher Palles

Below
Charlotte Mason



Parents' Day was held in the summer, a wonderful occasion and the sun always seemed to shine. Our parents were so smartly dressed, our fathers in suits and mothers in dresses and hats. The tennis finals were played on our grass court and a play was performed, which incorporated not only acting but song and dance. Then afternoon tea – china cups and saucers, napkins, small sandwiches and cakes, and Miwadi orange squash for the thirsty performers!

PAMELA SLATER, PAST PUPIL, KNOCKRABO SCHOOL
Journal of Kilmacud Stillorgan Local History Society

The Space for Families

Knockrabo provides a chance for families in particular, to thrive together in a tranquil, secure environment.

There are so many excellent schools to choose from nearby; in fact there are 13 schools within a 3 mile radius of Knockrabo and Belfield is a quick cycle away for students who might wish to attend UCD.

There is no shortage of entertainment in the immediate area either. Trips to Airfield Estate; shopping in Mount Merrion Village, Dundrum and Stillorgan with cinemas and libraries in both Dundrum and Stillorgan.

And, of course, Deer Park, with its rustic tree lined walks, playground and tennis club, is located just 150m from the gates of Knockrabo. This public park is a fantastic resource for all local residents and offers a range of excellent sporting facilities including soccer and Gaelic pitches. For those seeking tranquility, there's ample parkland for strolling, running or just admiring the stunning vistas of Dublin Bay and the city stretching into the distance.





Images as follows l-r

- 01. The Merrion Tree coffee shop
- 02. Greengrocer on Deerpark Road
- 03. Church of Saint Thérèse Mount Merrion
- 04. Dundrum Town Centre
- 05. SuperValu, Mount Merrion
- 06. Airfield Estate
- 07. The Goat Bar & Grill

Mount Merrion and Goatstown Villages are also on your doorstep with an enviable list of local shops, restaurants/cafes, playgrounds, churches and other essential facilities less than ten minutes walk away.

- | | |
|---|---|
| 01. Mount Anville Schools | 20. Radisson Blu St Helens Hotel |
| 02. Deer Park, Tennis Club and Playground | 21. St Andrew's College |
| 03. Mount Merrion Village | 22. Willow Park Junior School |
| 04. Kennedy's Pub & Union Cafe | 23. Blackrock College |
| 05. Mount Anville Primary School | 24. Blackrock & Frascati Shopping Centres |
| 06. St Kilian's German School | 25. Dominican College Sion Hill |
| 07. The Goat Bar & Grill | 26. Our Lady's Grove Secondary School |
| 08. SuperValu, Mount Merrion | 27. Dundrum Village |
| 09. UCD | 28. Dundrum Library |
| 10. Airfield Estate | 29. Stillorgan Library |
| 11. Dundrum LUAS Station | 30. Milltown Golf Club |
| 12. Wesley College | 31. Sandyford Industrial Estate |
| 13. St Raphaela's Secondary School | 32. Booterstown DART Station |
| 14. Stillorgan Village Centre | 33. Dundrum Town Centre |
| 15. Odeon Cinema, Stillorgan | |
| 16. Scoil San Treasa | |
| 17. Oatlands College | |
| 18. Elmpark Golf Club | |
| 19. Coláiste Íosagáin | |

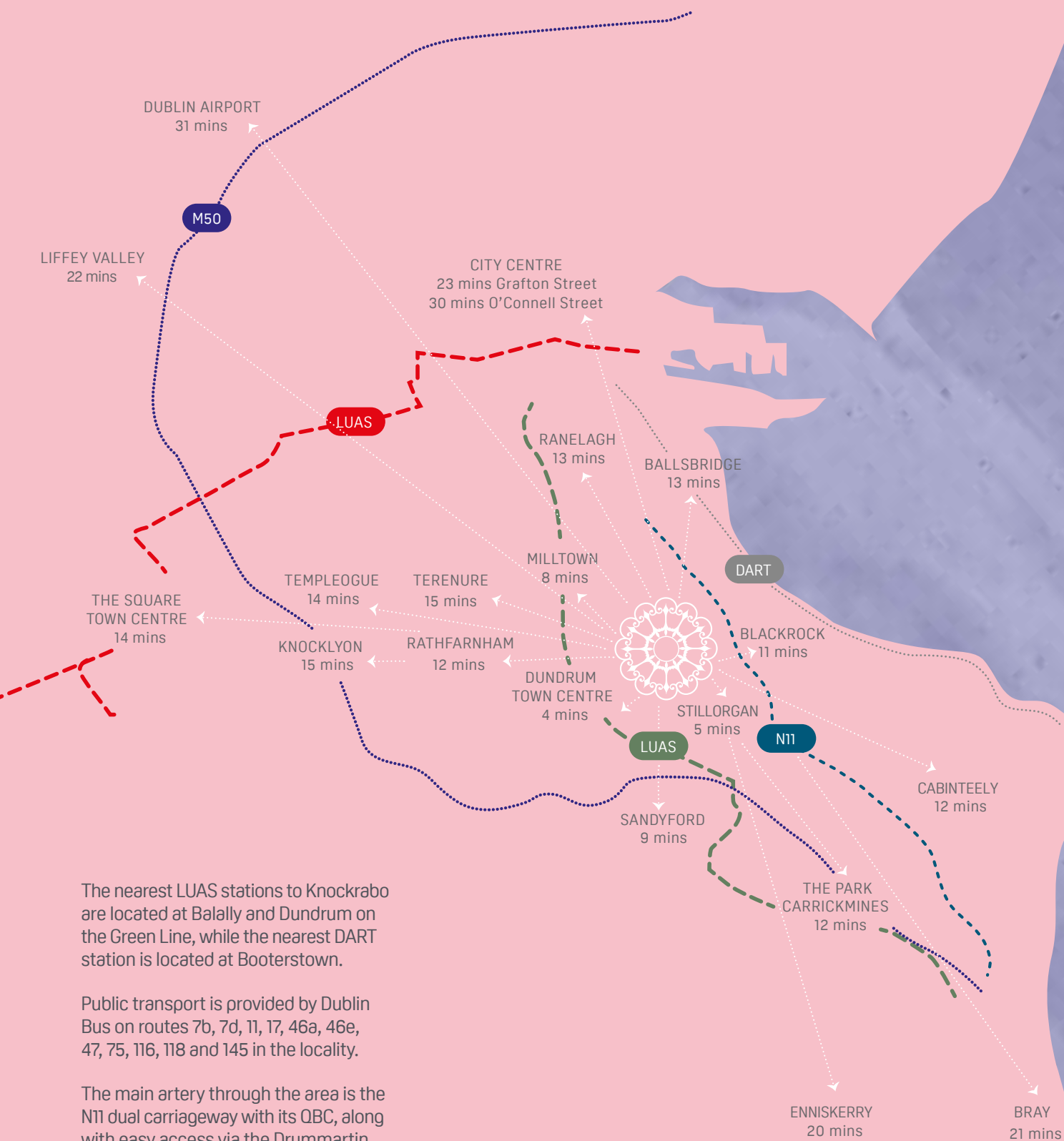
- | | |
|--|--|
|  N11 |  Irish Sea |
|  M50 Motorway |  Stillorgan Reservoir |
|  LUAS Green Line | |
|  DART Line | |





Knockrabo is ideally located in the heart of South County Dublin. It is well served by public transport to Dublin City and offers easy access to the nearby M50.





The nearest LUAS stations to Knockrabo are located at Balally and Dundrum on the Green Line, while the nearest DART station is located at Booterstown.

Public transport is provided by Dublin Bus on routes 7b, 7d, 11, 17, 46a, 46e, 47, 75, 116, 118 and 145 in the locality.

The main artery through the area is the N11 dual carriageway with its QBC, along with easy access via the Drummartin Link Road to the M50.

The Aircoach service to Dublin Airport stops at Fosters Avenue on the N11 en route to the airport.

The Space to Live

Knockrabo is an exceptional new development of 3, 4 & 5 bedroom houses and 1, 2 & 3 bedroom apartments and penthouses positioned on a stunning elevated site with views of the sea and the city.





*Artist's Impression; for illustration purposes only.

These elegant homes will have exceptional design and finishes which have been carefully selected in conjunction with the architects, O'Mahony Pike and the distinguished design consultant Helen Turkington.





Embracing the Knockrabo lifestyle

Knockrabo has always been about more than just a development of beautiful homes in a charming setting. It's about community. About lifestyle. This is a place for people to relax, exercise and enjoy the Knockrabo way of life.

The grounds of Knockrabo are very special, and feature numerous exquisite trees (some of which are over 200 years old). Children have climbed and played among these trees for many generations - as will many generations of Knockrabo residents to come.

With the hectic bustle of everyday life, time is always at a premium. When it comes to crèche and gym facilities, Knockrabo will save residents time by offering these facilities* on their doorstep.



Images & artist's Impression; for illustration purposes only.
*Facilities are Subject to Planning Permission



The Library Lounge concept creates a unique space where residents can meet with their neighbours or alternatively escape with a coffee and a good book for some quiet time. In addition, the lounge can be used to hold meetings or host private functions.



FROM CONCEPT TO REALITY

Seeing the Vision Through

Planned with care, Built with passion



Michael Whelan Jr **Maplewood** **Residential**

“House building is our core business and has been since my father Michael Whelan Sr set up the business 45 years ago. I knew the Knockrabo site well and thought it to be one of the finest development sites in Dublin - a very unique piece of land.” Michael was drawn to the site by the unbroken views of Dublin city to the north and Dublin Bay to the east. He saw this as the ideal place for families looking for well-built, modern homes with easy access to schools, parks, shops, roads, buses, the LUAS and Dublin City.

“Knockrabo will tick all the boxes for people looking for the very best. These houses and apartments are being built to the highest standard. We’ve looked at it from the inside out - in terms of the décor, the finishes, energy efficiency and landscaping. But also promoting a community feel, with lounge and coffee areas, gym facilities, childcare, park and bike trails and ample parking for all.”



**Knockrabo will tick all the
boxes for people looking
for the very best.**

MICHAEL WHELAN JR, MAPLEWOOD RESIDENTIAL

Inspired by the Past, Excited for the Future



Susan Dawson
O'Mahony Pike
Architects

Bearing this vision in mind, the choice of architects was key. Maplewood wanted a firm that understood both the potential of the site and the heritage that went before. Lead architect, Susan Dawson explains:

“It was such an interesting challenge for us – the idea of reconciling the needs of a new suburban development with the historical elements of the site.”

Also challenging was the steep incline that the development is built on. “The approach was simple. We planned it out so that residents would get the best of the views towards the city in one direction, and to the natural landscape in the other. We also wanted to ensure that the gardens and balconies were oriented towards the sun.” Indeed, Mountanville House which stood in these grounds had its own Italian-style sun room perched on the roof, which would have been very unusual for an Irish house at the time, or since.



It was such an interesting challenge for us, the idea of reconciling the needs of a new suburban development with the historical elements of the site.

SUSAN DAWSON, O'MAHONY PIKE ARCHITECTS

A Space to Put Down Roots



Felim Sheridan Arborist

“I see this development, a few years down the line having a beautiful sylvan character; a mix of the mature trees that remain here along with the replacement trees that we have planted. It will feel very rewarding.”

Arborist, Felim Sheridan was one of the first people to wander the Knockrabo site before significant works began. “Back then a lot of it was overgrown. The first job was to assess what trees were of value and worth protecting.” The site featured some “champion trees”; classic Wellingtonias, a rare Monterey Cypress at the northwestern end and an impressive Cedar tree. These would all have been fashionable trees for Irish country houses at the time of Mountanville House. “All were in good condition, bar the Cedar tree, which had to come down.”

Along with these were native Ash and Sycamore trees, which Felim would supplement with fresh saplings. He and his team along with the landscape architect were tasked with planning out the hedging for privacy and the lawns, always looking to the future.

“I see this development, a few years down the line having a beautiful sylvan character; a mix of the mature trees that remain here along with the replacement trees that we have planted. It will feel very rewarding.”

Restoring Age Old Charm

Edward Bisgood Bushy Park Ironworks

“You want people to know this is a quality development – from the gates all the way inside.”

Bushy Park Ironworks is one of the leading specialists in ironwork in Ireland.

“We use the same techniques as blacksmiths 160 years ago”, says Edward Bisgood, who is responsible for restoring the charming, historic gates that once led to Mountanville House, where Knockrabo now stands. “The side gate was in poor condition and the main gates were worn, with many of the elements corroded.

We took them down and sand-blasted them. Then we re-cast some of the adornments ourselves and fire-welded them onto the gates. We also restored the lamps on the pillars, which were in a poor state. But we got them back to themselves. It’s important, because you want people to know this is a quality development - from the gates all the way inside.”



Take a Closer Look



It's All in the Details



Helen Turkington Design Consultant

Knockrabo's sense of character has inspired all of those who were involved in this project. Helen Turkington, a Design Consultant with a formidable reputation, was a pivotal choice.

"We were approached to submit a design that would cater to a wide range of buyers - from young families and those working from home to couples and downsizers looking for comfort and style."

The task for Helen's team was to convey the sense of personality each home could express. "We approached each house from a perspective of detailing, colour and warmth using classic design elements."



**We approached each house
from a perspective of detailing,
colour and warmth using
classic design elements.**

HELEN TURKINGTON, DESIGN CONSULTANT

The Kitchen Is the Heart of the Home



Shane Kelly Kelly Design

“We pride ourselves on having one of the best design studios in the country. We were proud to be part of the Knockrabo team.”

When people want to know if a home will be right for them, often the first place they go is the kitchen. Because that is where so much time is shared - cooking, catching up, making plans.

So, for the kitchens at Knockrabo, Maplewood Residential sought out a company with a shared understanding and a strong track record for high quality kitchen design and finishes. Kelly Design, a 3rd generation family-run business headed up by Shane Kelly, was the perfect match.

The kitchen designs for the houses were conceived in consultation with the builder and the design consultant to ensure the best possible layout for each kitchen. The end result maximises the use of space and showcases the quality of craftsmanship and materials.

With a Little Help from Nature

Martin Tully Tully Landscapes

“The development site at Knockrabo is certainly unique. It is very exciting to work with the landscaping designers and Maplewood to bring their vision for the landscaping elements of the scheme to life.”

For Knockrabo this philosophy is emphasised through well thought out planting schemes and complementary material selection to create beautiful outside spaces with a balance of style and function.

“As landscaping specialists with over 40 years’ experience in the industry we respond to each scheme as unique one off projects.”



Standard Features

Houses

Internal

Central Heating

Highly efficient A-Rated condensing gas boilers from Vokera provide heat to zoned areas in the houses which are thermostatically controlled independently of each other

Energy Efficiency Specification

All homes will achieve an A2/A3 Building Energy Rating due to the following features:

- Mechanical Ventilation and Heat Recovery units from Dimplex, which deliver a 'refreshed' indoor environment day-in day-out whilst efficiently recovering up to 91% of the outgoing heat energy
- Low maintenance Solar PV panels providing clean, green and free energy top ups to each home
- Excellent standard of wall, floor & roof insulation

Internal Joinery & Ironmongery

- Luxury moulded panel doors fitted throughout by Carroll Joinery with matching skirtings, architraves and fitted with brass ironmongery
- Higher than standard height doors to ground floor
- Quality timber staircase with mahogany handrail

Flooring

Choice of engineered wooden flooring or tiling to the hall and open plan kitchen/dining/family area as standard







Bathrooms

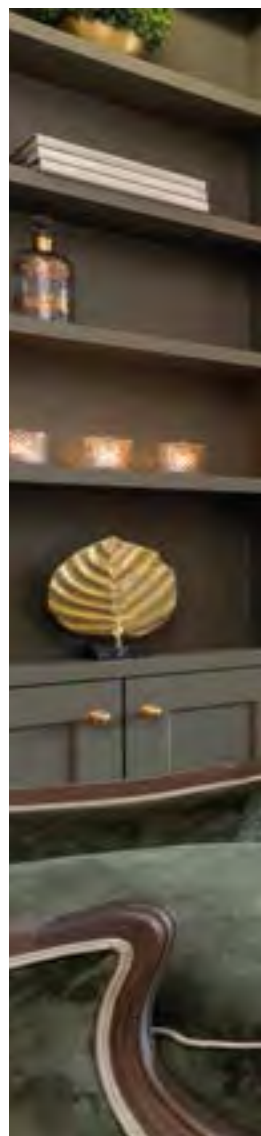
- Contemporary white suites are standard in all bathrooms
- Pressurised shower systems in showers with chrome fittings, large rain head shower fittings in ensuites, recessed shelves (where possible) and slim line shower doors and screens
- Chrome heated towel rails are standard in family bathroom and ensuites
- Bathrooms are finished with a combination of porcelain floor and wall tiling to wet areas and stone as standard

Windows & Doors

- Future proof double glazed 1.2W/m2K U-Value, wood grain uPVC windows with child safety catches and external doors with 3 point locking mechanism from Munster Joinery

Wall Finishes & Paint

- Extra high floor to ceiling heights of 9ft on the ground floor
- Ornate cornicing fitted in living room, kitchen area & hall areas as standard
- All walls and ceilings are skimmed and painted throughout as standard. Colour options are available





Lighting & Electrical Specification

- Generous and well-designed electrical & lighting specification, specified by Helen Turkington allowing for a mix of pendant, downlights and wall lights to optimise the lighting functions throughout the houses
- Pre wired for intruder alarm, multiple TV/ broadband providers and free to air TV with multiple points provided throughout each home
- Numerous USB charging points throughout

Fireplace

- Luxurious Portuguese limestone fireplace surround supplied by Ballymount Fireplaces with ambient electric fire fitted as standard



Kitchen

- Superior quality bespoke in-frame kitchens by Kelly Design. The solid wood kitchens feature brass handles & soft close doors and are hand painted with a range of colour options to choose from
- Included in the specification are quartz worktops with quartz splashback behind the hob, integrated multi bin system and a generous appliance package including integrated fridge / freezer, dishwasher, oven, combi oven, warming drawer, hob and extractor
- Islands are included where possible

Utility

- Where present, utility rooms are fitted and plumbed for washing machine and dryers. Where space allows, sinks are included
- Floors are tiled as standard

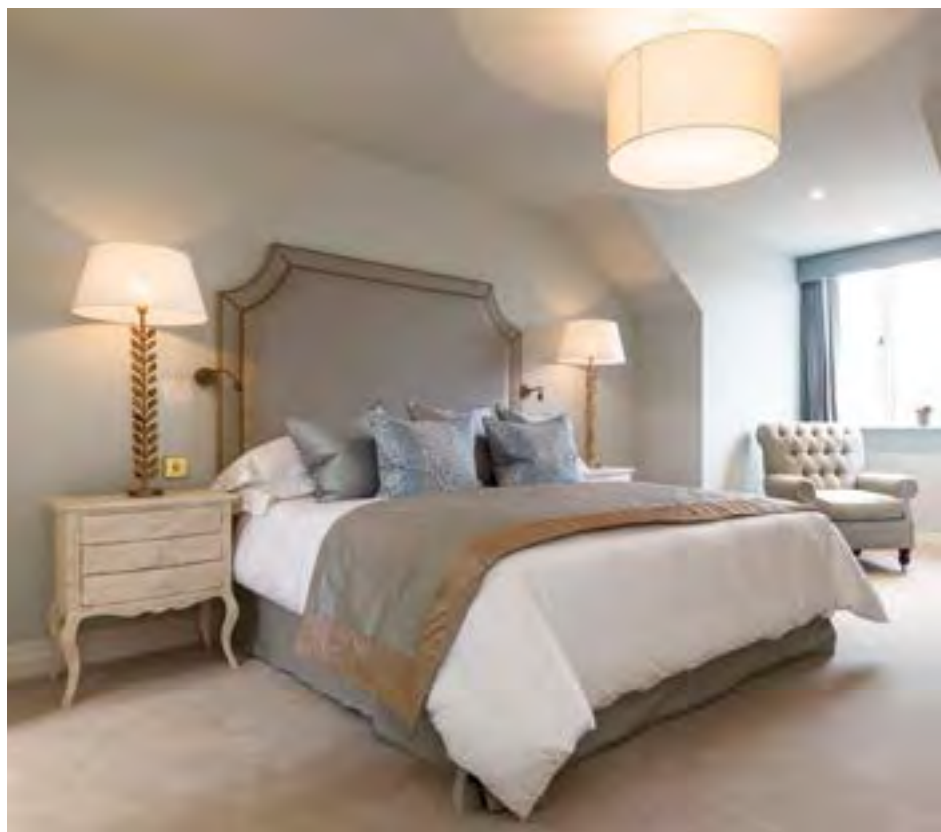
Bedrooms

- High quality built-in wardrobes in bedrooms as per showhouse from Cawleys Furniture. Wardrobes feature painted doors with brass beehive knobs, oak finished carcasses and a combination of hanging and shelved space with internal drawers and shoe racks

External

- Side gates fitted on the side passages of semi-detached and end of terrace houses
- Low maintenance, high quality external finishes of brick, uPVC and dash
- Maintenance free uPVC fascia, soffits and rainwater goods
- Rear gardens will be raked & seeded with a paved patio area
- Cable laid externally to facilitate external lighting / power for future use
- High quality hard and soft landscaping to the front gardens and driveways
- In curtilage parking to accommodate 2 cars per house
- Wiring for Electric Car Charging Point to front of each house





Management Company

- A Management Company will be put in place to ensure that the high standards of the development at Knockrabo will be maintained into the future

General

- 10 year structural guarantee with HomeBond

Legal

- €10,000 booking deposit required
- Contracts must be signed within 21 days of receipt. Balance of 10% of purchase price is due on signing of contracts

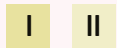
Site Map



The Gate Lodge
3 Bedroom Detached
c. 101 sq m/ c.1,090 sq ft



The Holly
3 Bedroom Semi-detached
c. 133 sq m/ c.1,436 sq ft



The Olive
3 Bedroom Detached
c. 131-134 sq m/ c.1,410-1,442 sq ft



The Mimosa
4 Bedroom Semi-detached
c. 173 sq m/ c.1,862 sq ft



The Willow
4 Bedroom Semi-detached & Terraced
c. 164-165 sq m/ c.1,765-1,776 sq ft



The Maple
4 Bed Semi-Detached & Detached
c. 152-156 sq m/ c.1,635-1,675 sq ft



The Lawson
5 Bedroom Semi-detached
c. 207 sq m/ c.2,232 sq ft



The Rowan
5 Bedroom Semi-detached
c. 245-248 sq m/ c.2,637-2,669 sq ft



Not to scale. For guidance purposes only, boundary detail as per contract drawings.



▲
Pedestrian
Entrance

▲
Vehicular
Entrance

■
Apartment
Blocks

■
Future
Development

Maplewood Residential

Maplewood Residential has over 40 year's experience in the delivery of high quality residential developments in the Greater Dublin Area.

One of the longest established active house builders in the country, the Maplewood name is synonymous with quality of product, delivery, utmost professionalism, respect and sound reputation.

The Maplewood team have extensive knowledge of the industry and are proactive in researching and implementing advances in construction techniques, sustainability and environmental friendliness, thus ensuring they remain progressive, productive and at the forefront of the Irish Housing Sector.

Maplewood's core business and expertise focuses on residential developments and over the last 4 decades Maplewood has been a major player in the development of new housing estates in the Greater Dublin Area. Included in their extensive portfolio are Sion Hill Park, Drumcondra; Dodderbrook, Ballycullen; Newcastle Lyons, Co Dublin; Adamstown, Co. Dublin; Hazelhatch & Hazelwood, Celbridge; Phoenix Mews, Castleknock and Herberton, Dublin 8.

Knockrabo is the third scheme which Maplewood Residential and Broadhaven Credit Partners have joined forces on after the hugely successful completion of Sion Hill Park in Dublin 9 and current on-going large scale development of starter homes in Dodderbrook, Ballycullen, Dublin 24.



Above

01. Dodderbrook, Ballycullen, Dublin 24
02. Newcastle Lyons, Newcastle, Co. Dublin
03. The Paddocks, Adamstown, Co. Dublin

05



Below

- 04. Sion Hill Park, Drumcondra, Dublin 9
- 05. Herberton, Dublin 8
- 06. Phoenix Mews, Castleknock, Dublin 15

06



04



SELLING AGENTS



DNG

30 Leeson Park, Ranelagh, Dublin 6.

T: + 353 (0)1 491 2600

E: knockrabo@dng.ie

W: knockrabo.ie

DEVELOPER



SOLICITORS

Byrne Wallace

88 Harcourt Sreet, Dublin 2.

ARCHITECTS

O'Mahony Pike

The Chapel, Mount St Annes, Milltown, Dublin 6



Messrs. DNG for themselves and for the vendors Maplewood Residential or lessors of the property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG or Maplewood Residential has any authority to make or give representation or warranty whatever in relation to this development.





