



46 THE DEANE KILLINEY BAY, CO DUBLIN









#### Distances

Killiney Bay Beach 150 m, Killiney Bay DART station 200 m, Dalkey 3 km,  
M50 4 km, Dún Laoghaire 6 km

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# LUXURY 2-BEDROOM APARTMENT WITH SOUTH-FACING TERRACE OVERLOOKING KILLINEY BAY

## 46 THE DEANE

The Court, Killiney Bay, Killiney, Co Dublin, A96 HH34

Two-bedroom ground-floor apartment

Stunning views over Killiney Bay

Coastal setting, close to local amenities and DART

Contemporary design

Secure gated development

24/7 concierge

Two designated car parking spaces

Approximate total internal floor area 134 sq m / 1,442 sq ft

**For Sale by Private Treaty**







## Location

Killiney is commonly referred to as the premier location in South County Dublin. Popular local amenities include Killiney Bay Beach and Killiney Hill, which offer a range of pleasant walks and wonderful views. The historic seaside village of Dalkey (3.5km) caters for daily essentials and is renowned for its wide range of artisan shops, quality restaurants, boutiques and glorious coastline, with stunning coastal walks around the hills of Killiney and Dalkey. The town of Dun Laoghaire (6 km) offers a more comprehensive range of shops and services, a public library and the popular 40-foot bathing pool. Dundrum Shopping Centre, for luxury shopping and its extensive array of restaurants, is 12 km distant.

The surrounding area caters for a wide range of sports clubs and societies including sea swimming, rugby, tennis, and cricket. Given the coastal position, the area is renowned for sailing and water sports, with multiple yacht clubs based at Dun Laoghaire. Golfing enthusiasts are spoilt for choice with Killiney Golf Club (3.5 km), Woodbrook Golf Club (5.5 km) and Powerscourt Golf Club (13 km) within easy reach. For those enjoying a punt, the renowned Leopardstown Racecourse is 10 km to the west.

There is an excellent selection of public and private schools nearby, including Castle Park School, Holy Child Killiney, Rathdown School, St. Andrews, Loreto Abbey, C.B.C Monkstown, St. Gerard's, and Loreto Dalkey.

There are excellent transport facilities nearby The Court including the Dart, which is located only 200m away and convenient access to the M50 (4 km). The N11/M11 is also located a short drive from the property which connects Dublin to Wexford/Rosslare.

## The Court

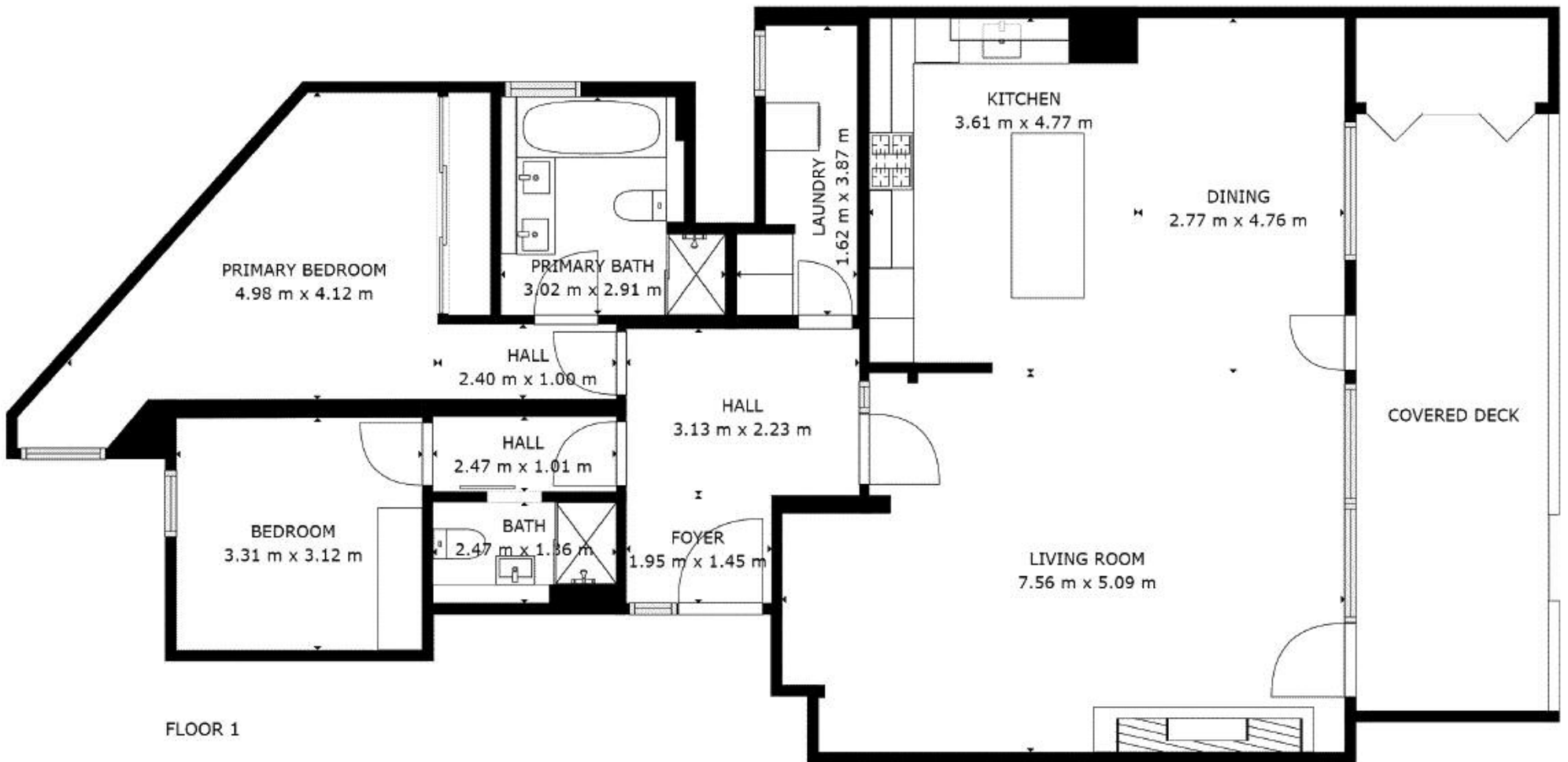
Located on the site of the former Killiney Court Hotel, The Court was built in 2006, comprising two modern apartment complexes, The Deane and The Newman, centred around a restored Victorian villa, originally built by Sir Thomas Deane in 1865. The Court is perched on an elevated site directly above Killiney Bay Beach and offers some of Dublin's most breath-taking panoramic views over Killiney Bay, Sorrento Terrace, Dalkey Island, and towards the Wicklow mountains.

The Court development is gated with a 24/7 concierge and security. The meticulously maintained communal landscaped grounds are well stocked with mature plants and pleasant gravelled pathways. There is a private walkway which provides residents with direct access onto Killiney Bay Beach.















## Summary

46 The Deane is a truly impressive and luxurious 2-bedroom ground floor apartment set within the The Court. Accessed by a main door entrance and also via a lift, the entrance hall opens into the open plan kitchen/living room offering a contemporary designed kitchen with all built in appliances including a wine cooler, and a spacious living room centred around a feature surround fireplace. There is also a suitable space for a home office/workstation.

The feeling of space and light of the open-plan living area is further emphasised by its floor-to-ceiling windows which open onto the decking and a large south-facing terrace, which is a distinctive and unique feature of this apartment.

The master bedroom features slide robes and an en suite. There is a further bedroom with en suite. Both bedrooms are wired for a centralised sound system. A utility room is accessed off the entrance hall. There is external storage space to the side of the decking and also an additional basement store located in the underground carpark. Two designated car parking spaces are included.

In all the accommodation extends to approximately 134 sq m / 1,442 sq ft, with an additional terrace. A full layout of the accommodation is shown on the adjoining floorplans.

## General Remarks

Viewing Strictly by appointment with Savills.

Eircode A96 HH34

BER B2 BER No: 114343858

### Fixtures & Fittings

All fixtures and fittings are excluded from the sale including light fittings, and other removable fittings, although some items may be available by separate negotiation.

### Services

Gas-fired central heating, lift access, fibre broadband, mains electricity and water supplies.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### Service Charge

Available on request from the selling agents.

### Entry & Possession

Entry is by agreement with vacant possession.

### Tenure Leasehold

### Offers

Offers may be submitted to the selling agents:

Savills, 33 Molesworth Street, Dublin 2. Email: [liam.mccarthy@savills.ie](mailto:liam.mccarthy@savills.ie)

### Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

### Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

### Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

### Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken and brochure prepared in August 2021.







