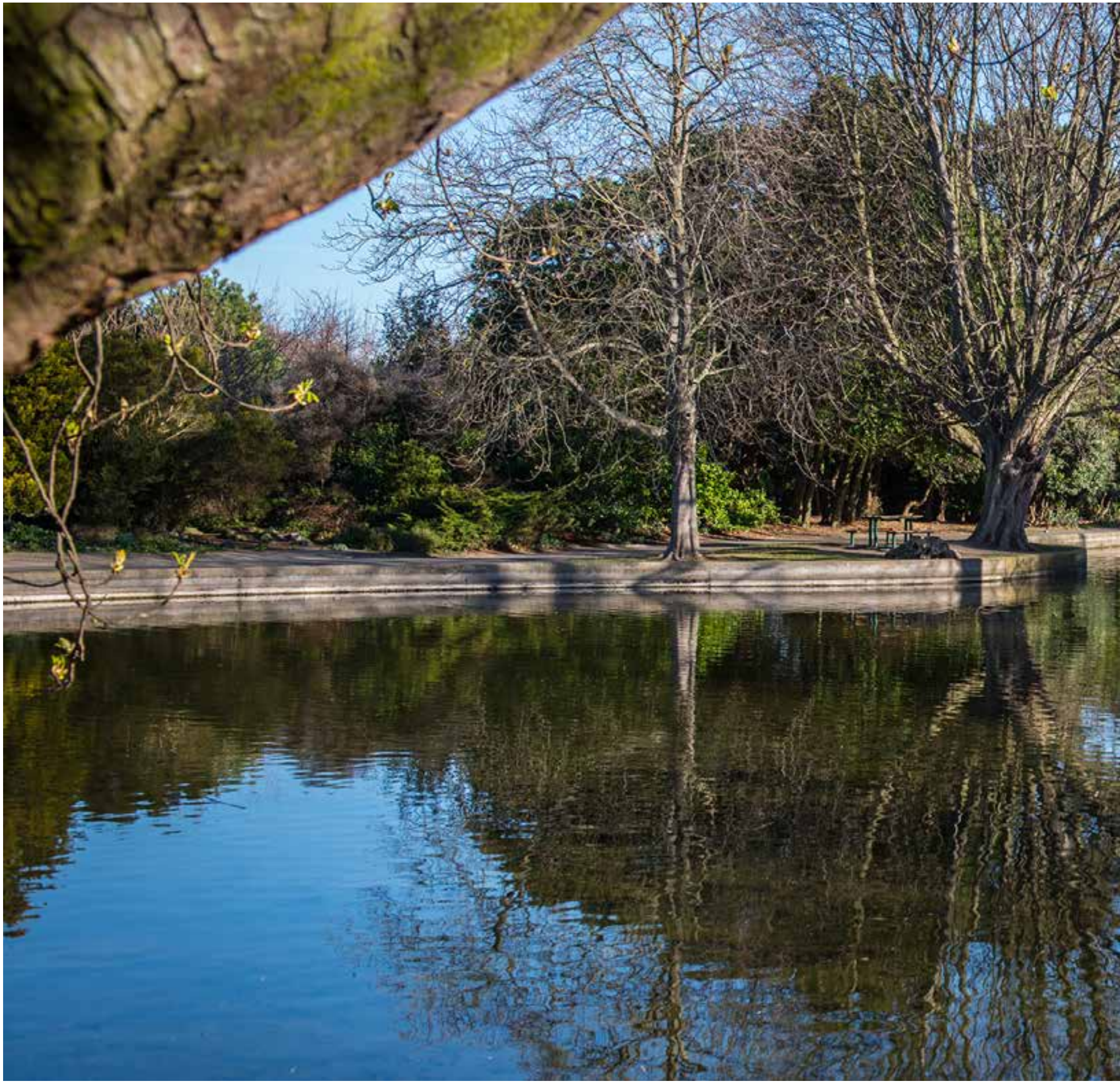
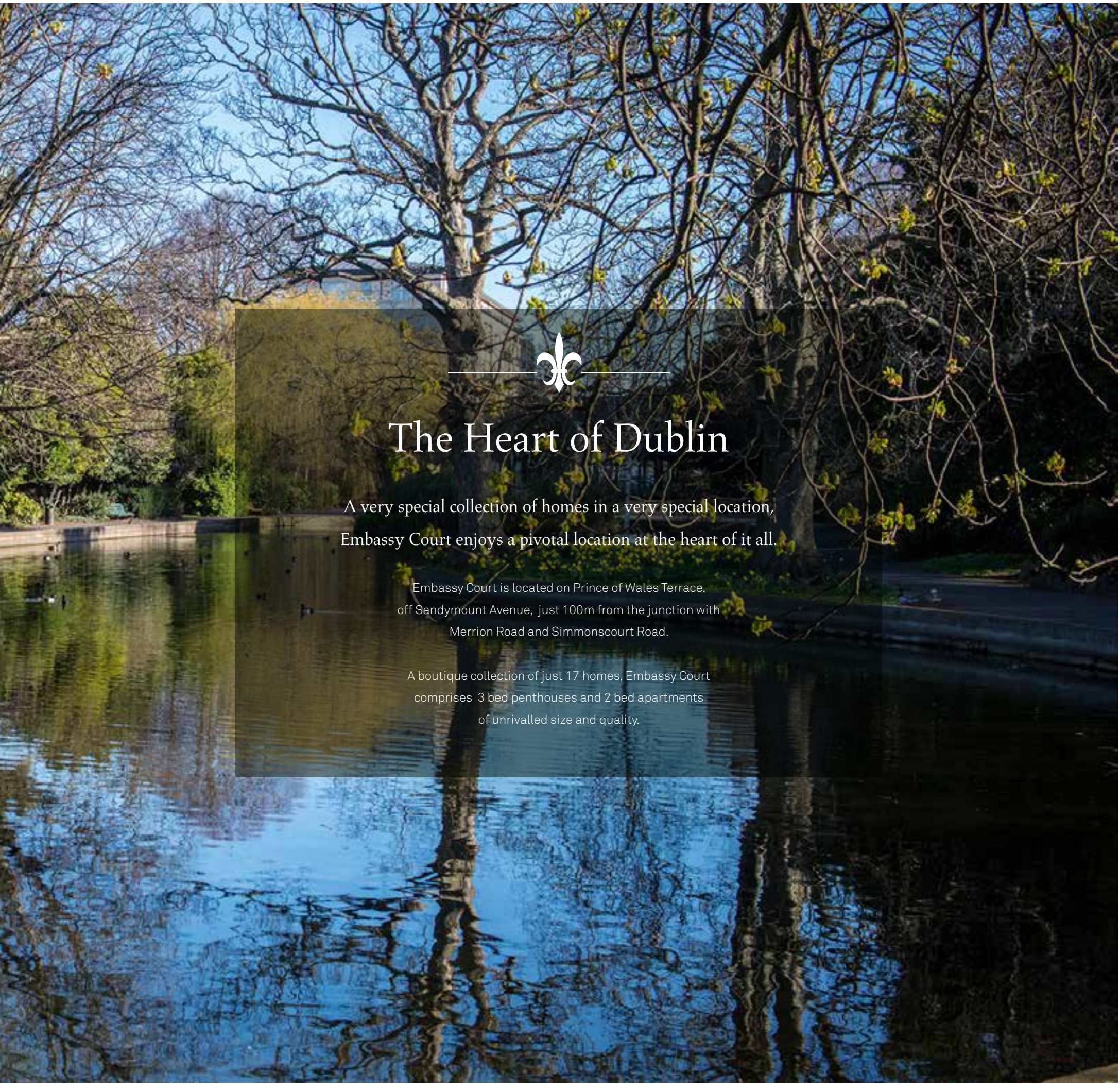
Embassy Court

Embassy Court





The Heart of Dublin

A very special collection of homes in a very special location,
Embassy Court enjoys a pivotal location at the heart of it all.

Embassy Court is located on Prince of Wales Terrace,
off Sandymount Avenue, just 100m from the junction with
Merrion Road and Simmonscourt Road.

A boutique collection of just 17 homes, Embassy Court
comprises 3 bed penthouses and 2 bed apartments
of unrivalled size and quality.

- 1 -
Merrion Road

- 2 -
Intercontinental Hotel

- 3 -
Herbert Park

- 4 -
RDS

-5 -
American Embassy

- 6 -
Ballsbridge Village

- 7 -
Sandymount DART

- 8 -
AIB Bank Centre

- 9 -
St. Stephen's Green

- 10 -
Merrion Square

- 11 -
Aviva Stadium

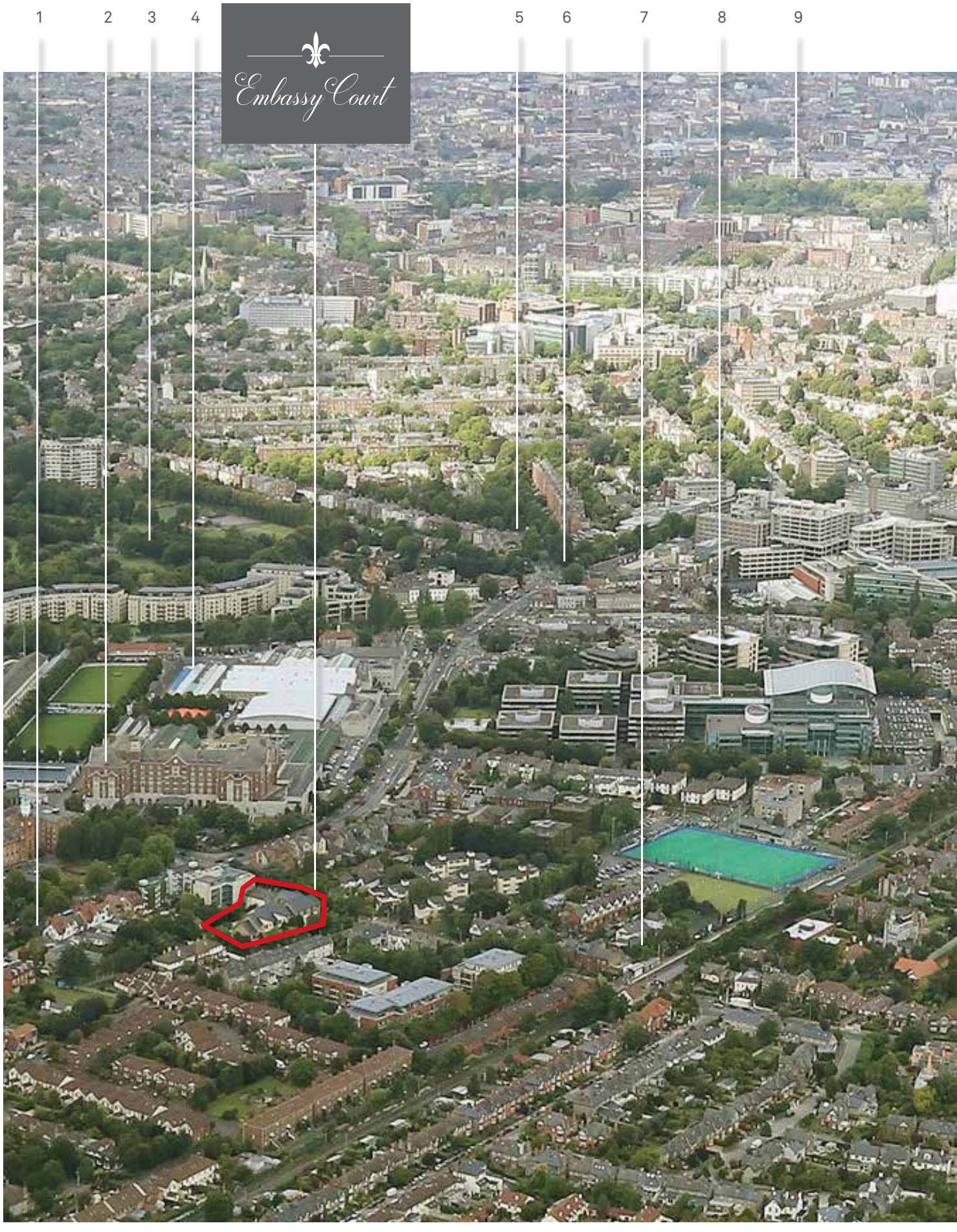
- 12 -
IFSC

- 13 -
Grand Canal Dock

- 14 -
The Marker Hotel

- 15 -
Sandymount

- 16 -
The Convention Centre



10
11
12
13
14
15
16

Ballsbridge
Village

LOBSTER POT
RESTAURANT

ROLY'S BISTRO

PADDY CULLEN'S

BALLS BRIDGE BRANCH

STARBUCKS COFFEE

PÁIRC HOIREABARD
HERBERT PARK
4

KOY FOX
GOURMET FOOD SHOP

DART

Dublin's Best Address

Ballsbridge is unquestionably Dublin,
and Ireland's best address.

Chosen as the location for the bulk of Dublin's Embassies, along with numerous diplomatic residences, Ballsbridge is synonymous with the period gems of Shrewsbury and Ailesbury Roads, tree-lined roads and easy access to the city centre.

The highest standards

Attention to detail is of fundamental importance at Embassy Court. Wherever your eye comes to rest you will notice quality materials and an exacting standard of finish. Granite, limestone and hardwood timbers abound, along with polished chrome doors and hand rails in the beautifully appointed lobbies and common areas.

Special features

"Luxury is in the details" -
Hubert de Givenchy

Once location has been satisfied,
product and design must be scrutinised.

We have distilled the most important features
in a gated residence down to 4 'S's.

Size

More is More. At Embassy Court, there is space to live your life. Two bedroom apartments range from 92 to 115 sqm (990 to 1240 sqft) with the Penthouses extending from 175 sqm to an incredible 237 sqm (1,882-2,554 sqft).

Specification

At Twinlite, quality is in our DNA and at Embassy Court the specification is incomparably high.

Security

Peace of mind is priceless, so when you close the door of your new home for the day or for several months, you can rest assured that our 24 hour CCTV, remotely accessible security system can be viewed from anywhere in the world.

Storage

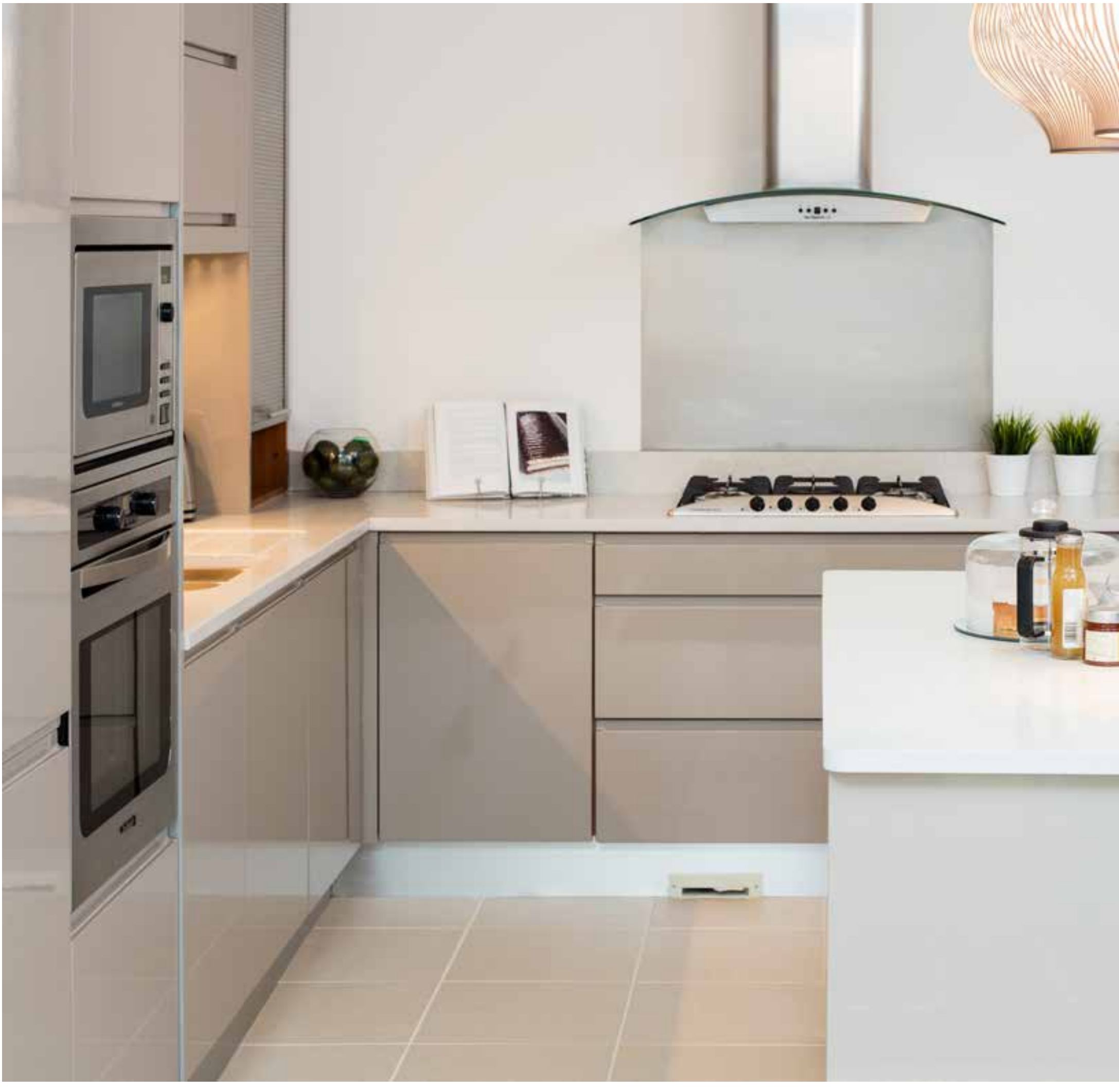
The oversized residences are complemented by secure storage lockers at basement level. Protected with a steel door, you can rest assured your possessions will remain safe no matter where you are.

Special features

The Penthouses at Embassy Court are completely unique.

Entered through a private lobby complemented by a polished chrome door, each Penthouse rests on a private corner on the top floor of the building at Embassy Court, with immediate elevator access to and from the secure underground car park. Stretching to almost 175 to 237 sqm (1,882 to 2,554 sqft), with double height living areas & stunning mezzanine levels, these homes redefine apartment living and give you the space to live your life how you want to.

Dual and even triple aspects, with large, heated terraces, the Penthouses offer amenity and privacy, literally on your doorstep.



Special features

Apartments beyond compare.

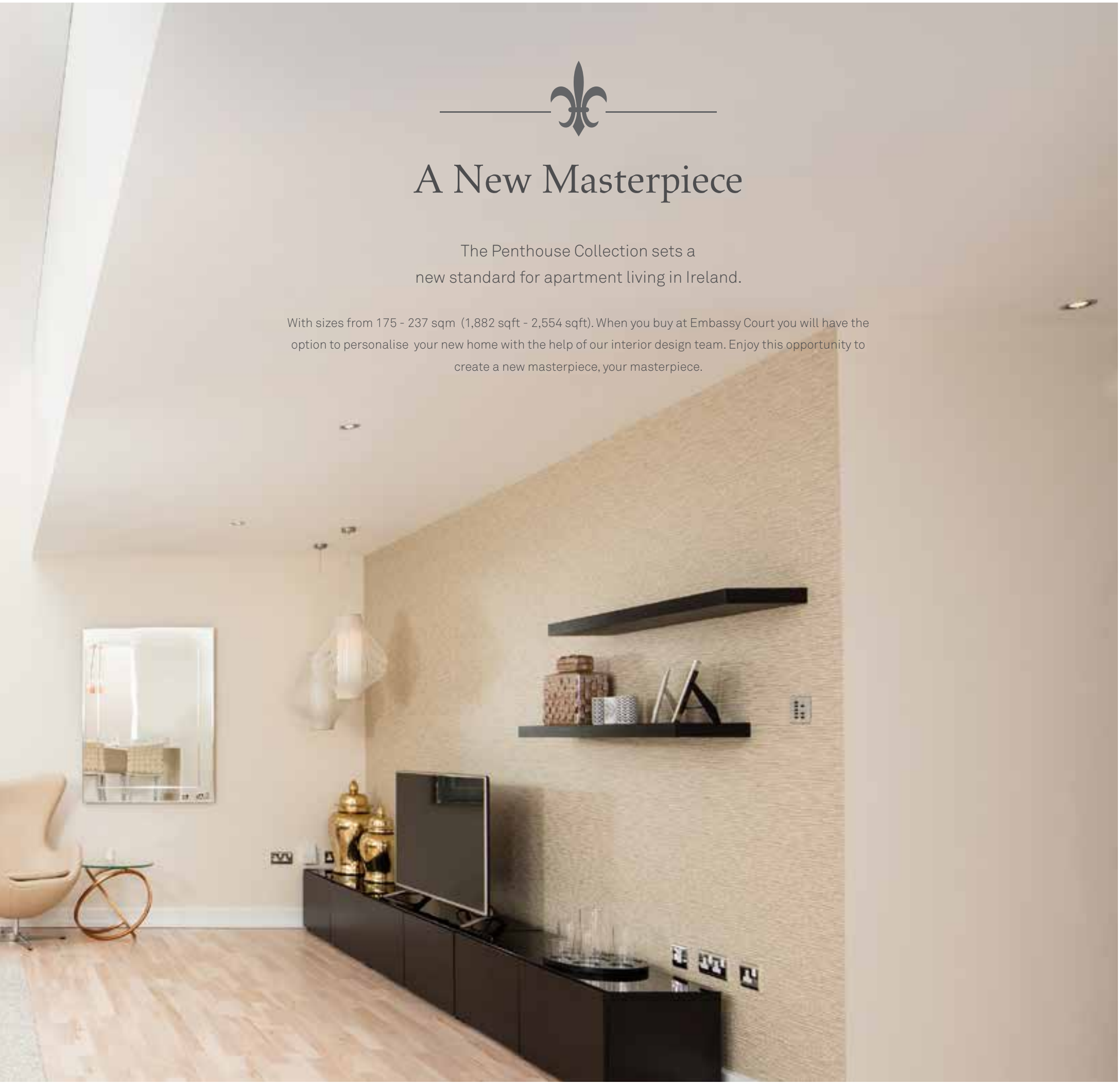
A collection of just 13 of the finest apartments ever built in Ireland, these homes are prepared to a level of quality that simply isn't comparable. With a mix of sizes up to 1,250 square feet, each 2 bedroom home bares all the hallmarks of luxury and timeless elegance.

All built by Twinlite™, with quality in our DNA.

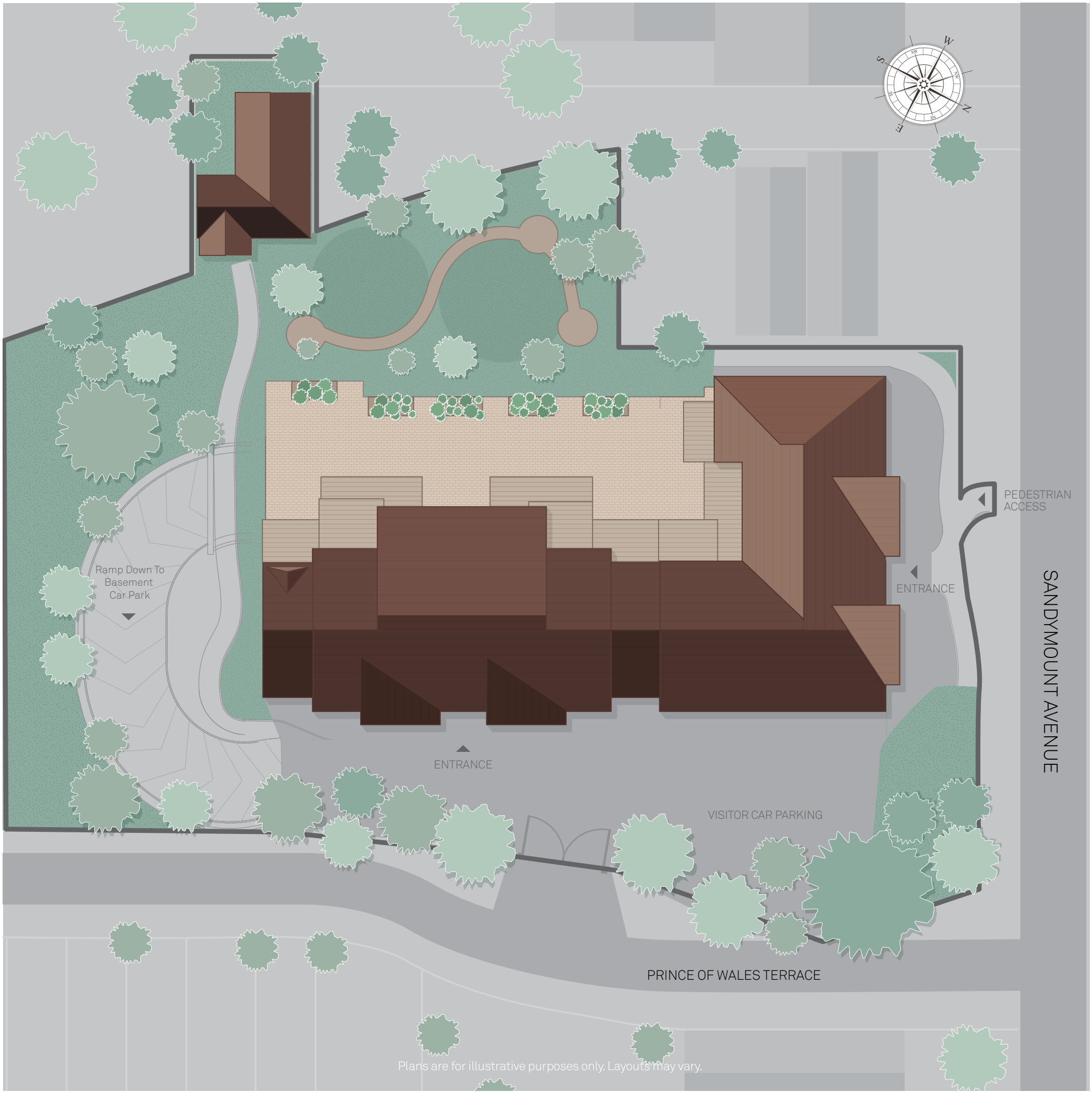
A New Masterpiece

The Penthouse Collection sets a
new standard for apartment living in Ireland.

With sizes from 175 - 237 sqm (1,882 sqft - 2,554 sqft). When you buy at Embassy Court you will have the option to personalise your new home with the help of our interior design team. Enjoy this opportunity to create a new masterpiece, your masterpiece.



Site Plan

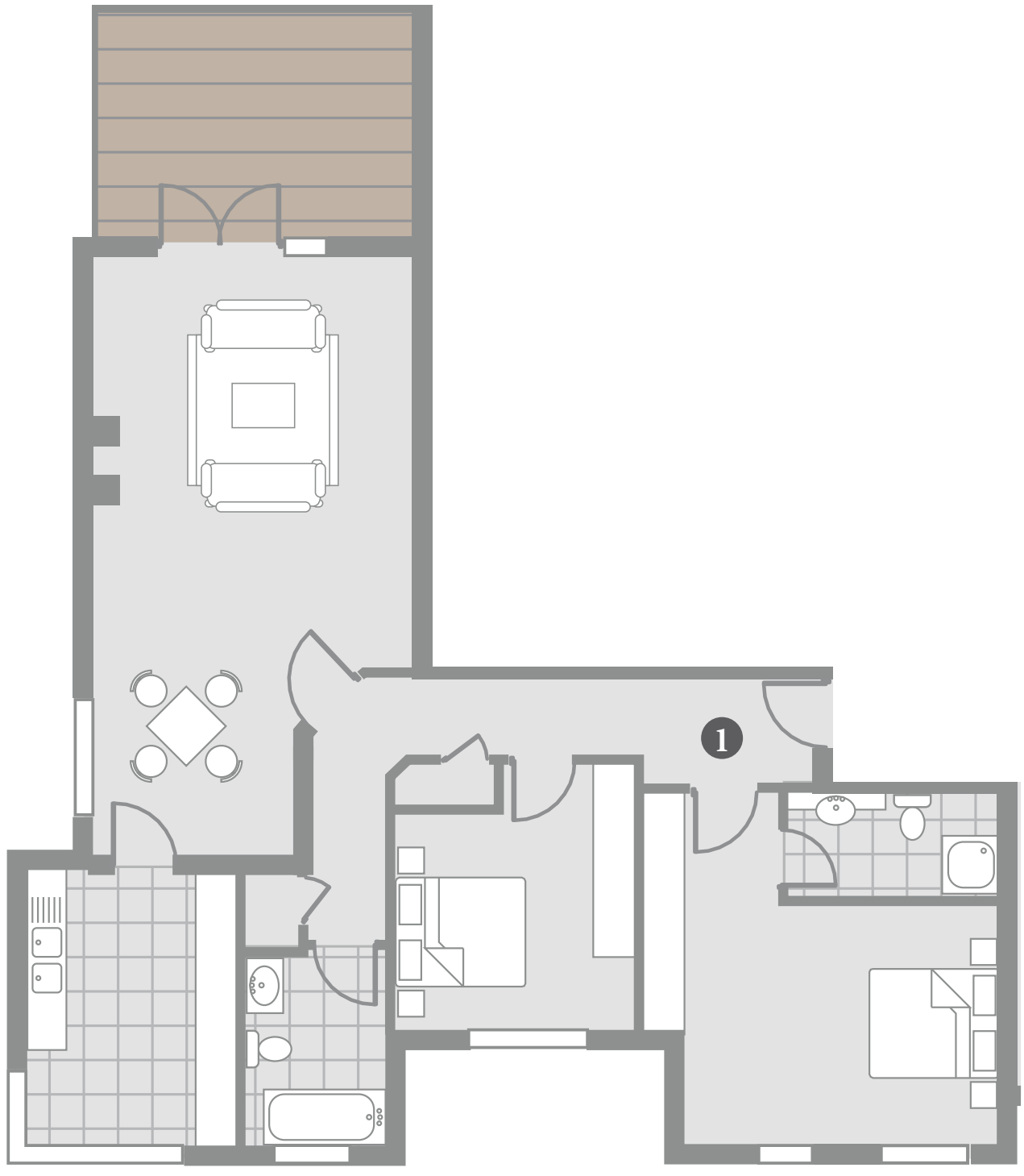

W
S
N
E
PEDESTRIAN ACCESS
ENTRANCE
SANDYMOUNT AVENUE
Ramp Down To Basement Car Park
ENTRANCE
VISITOR CAR PARKING
PRINCE OF WALES TERRACE
Plans are for illustrative purposes only. Layouts may vary.

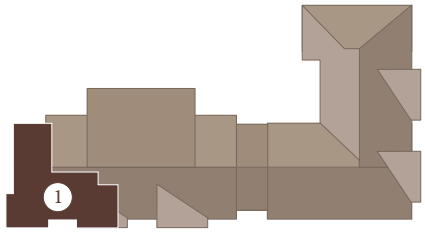
Floor Plans

Embassy
Court

Floor Plans

Ground Floor | Number 1





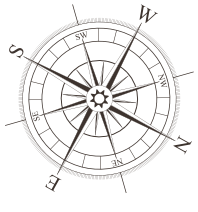
2 Bed Apartment

98 sqm (1054 sqft)

Aspect: Tri

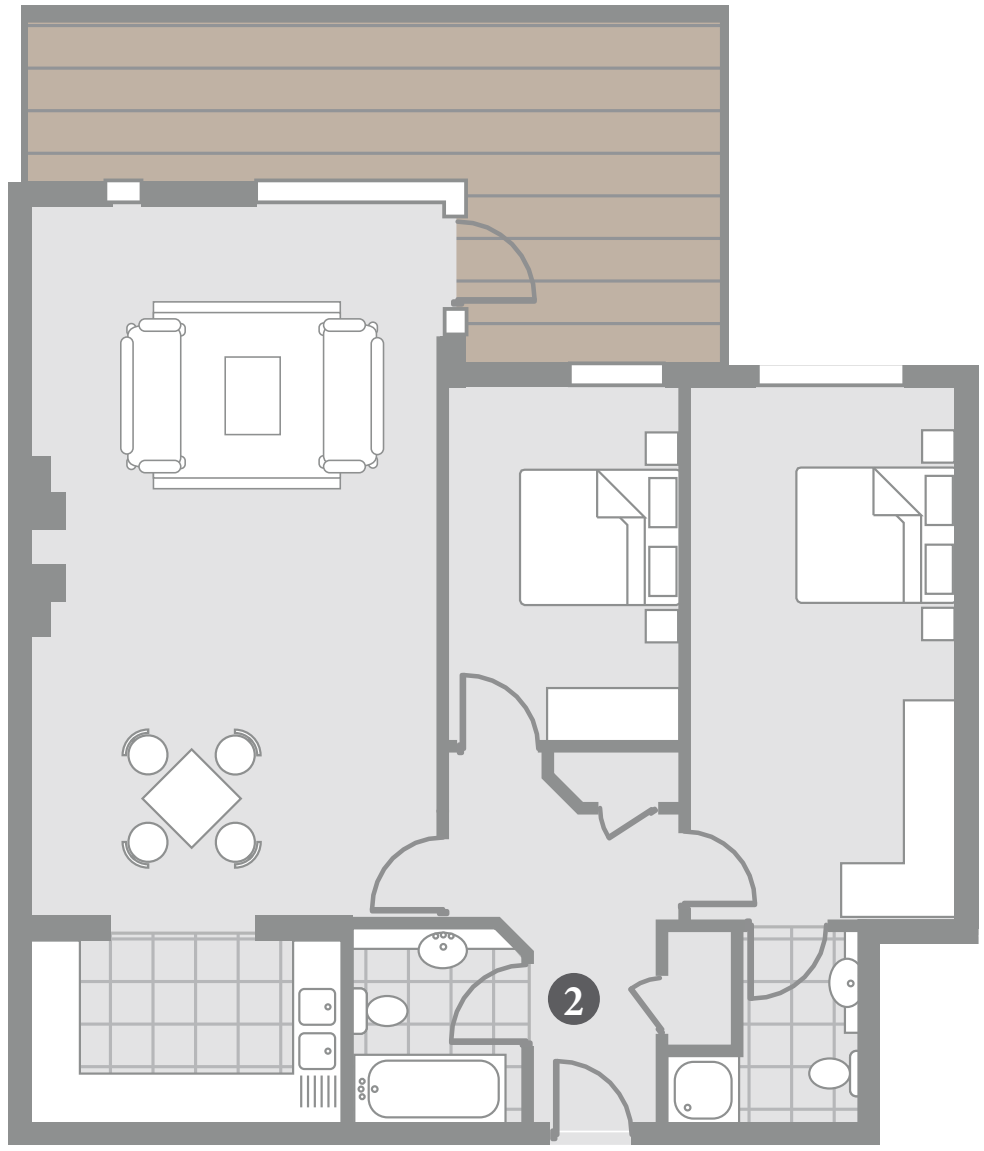
Terrace Aspect: South West

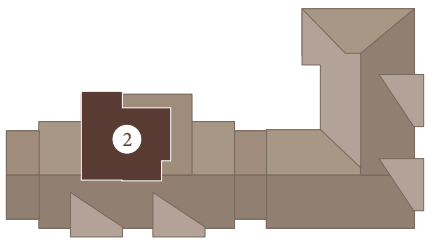
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

Ground Floor | Number 2





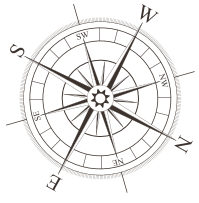
2 Bed Apartment

92 sqm (989 sqft)

Aspect: Single

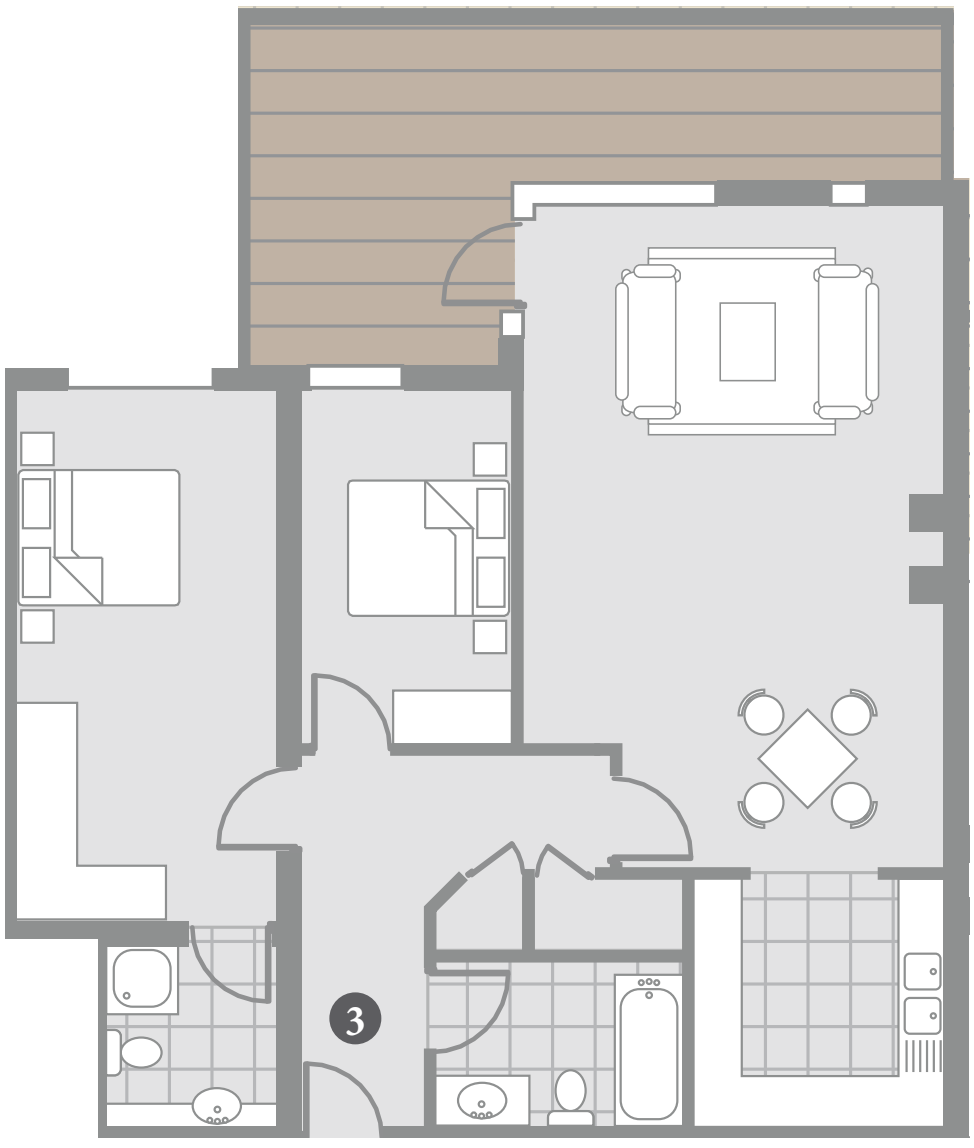
Terrace Aspect: South West

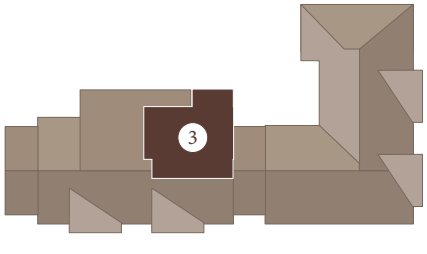
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

Ground Floor | Number 3





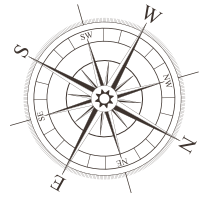
2 Bed Apartment

92 sqm (989 sqft)

Aspect: Single

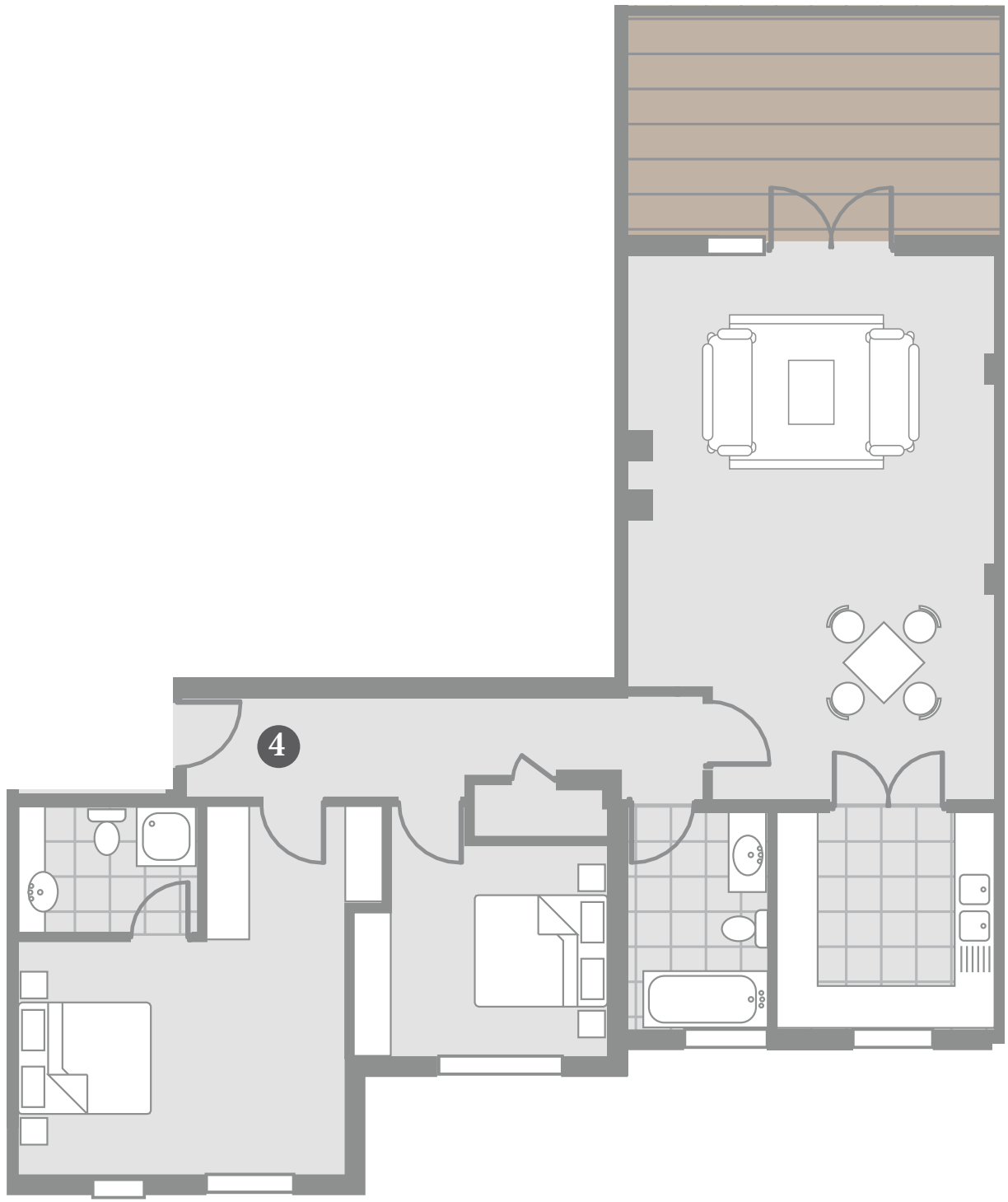
Terrace Aspect: South West

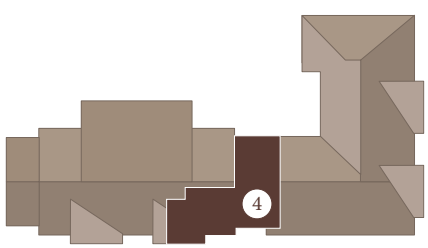
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

Ground Floor | Number 4





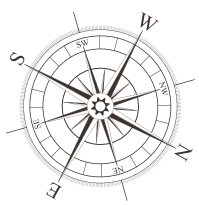
2 Bed Apartment

95 sqm (1025 sqft)

Aspect: Dual

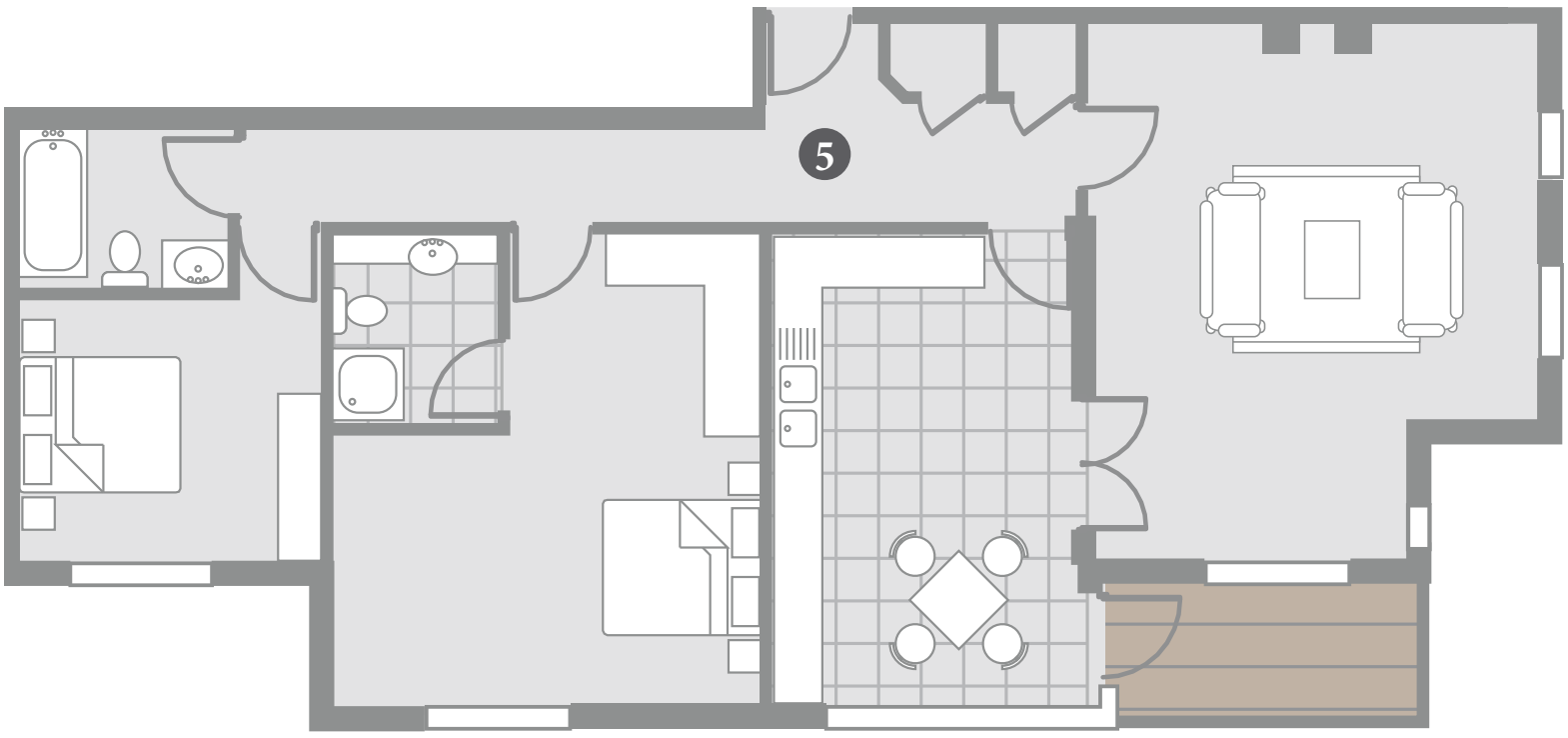
Terrace Aspect: South West

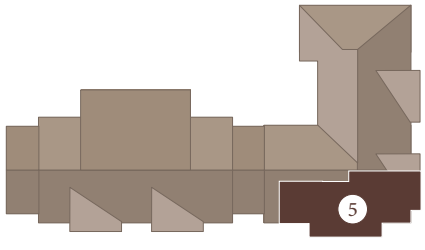
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

Ground Floor | Number 5





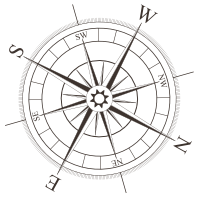
2 Bed Apartment

102 sqm (1096 sqft)

Aspect: Dual

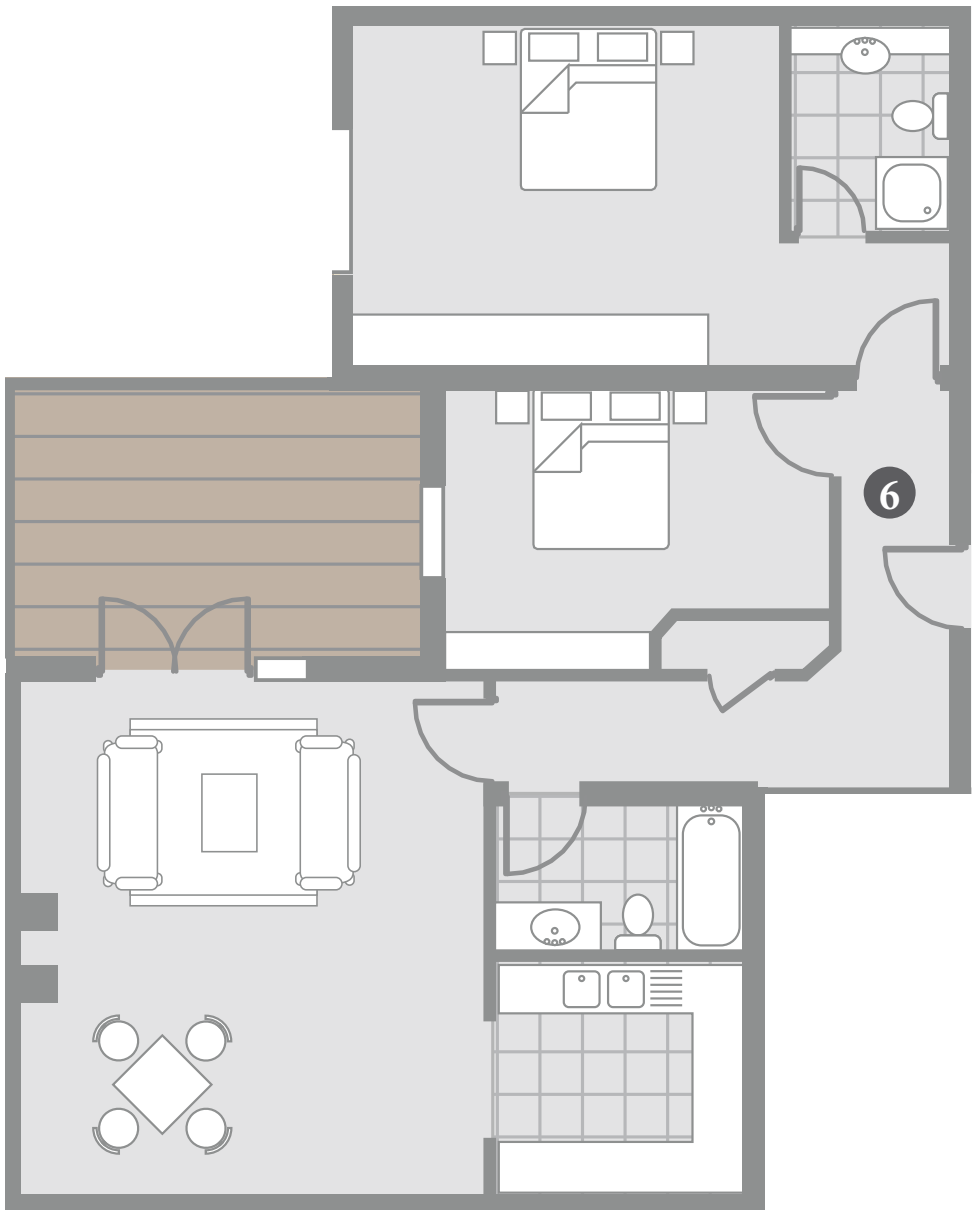
Terrace Aspect: North East

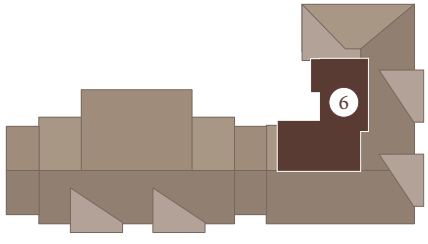
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

Ground Floor | Number 6





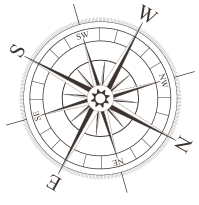
2 Bed Apartment

93 sqm (1005 sqft)

Aspect: Dual

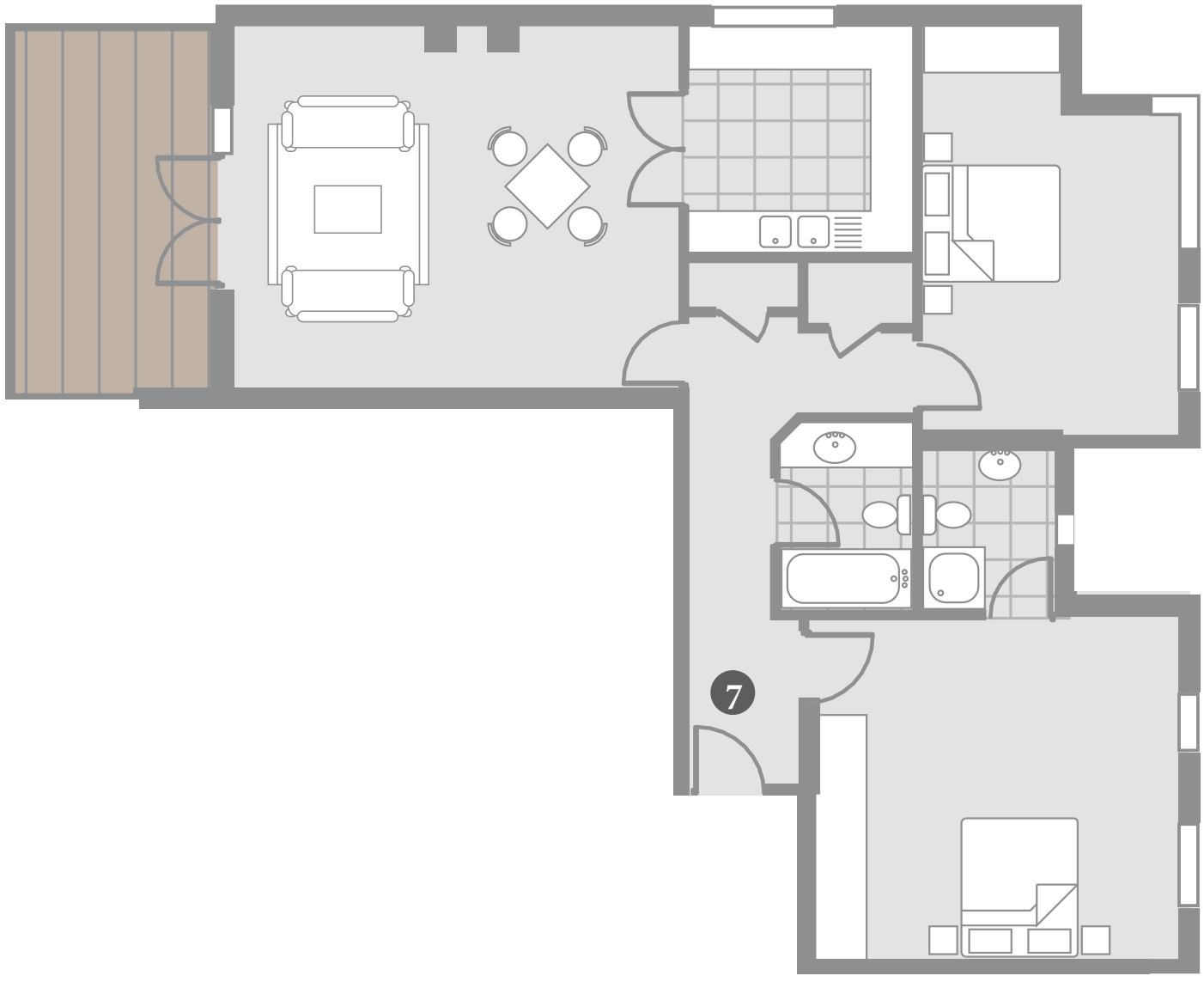
Terrace Aspect: South West

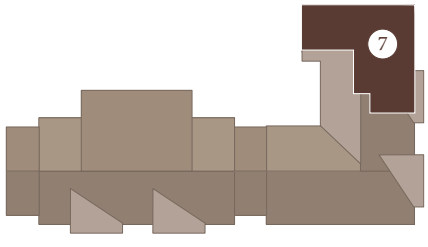
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

Ground Floor | Number 7





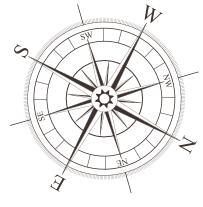
2 Bed Apartment

95 sqm (1019 sqft)

Aspect: Tri

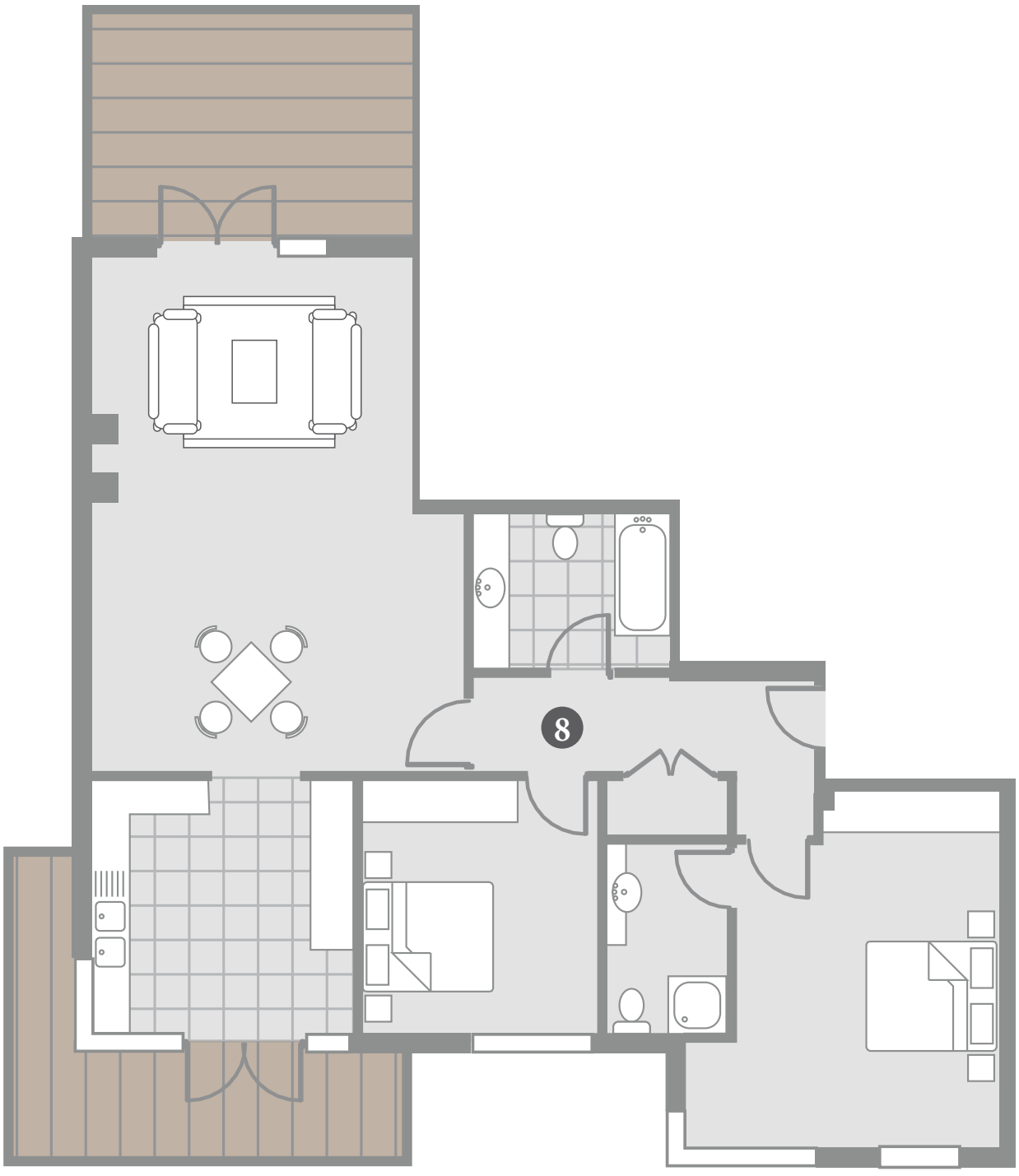
Terrace Aspect: South West

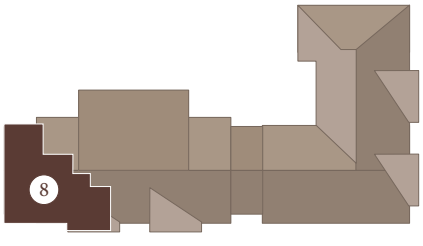
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

First Floor | Number 8





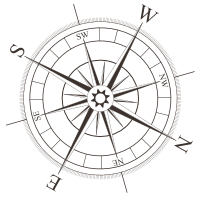
2 Bed Apartment

97 sqm (1041 sqft)

Aspect: Tri

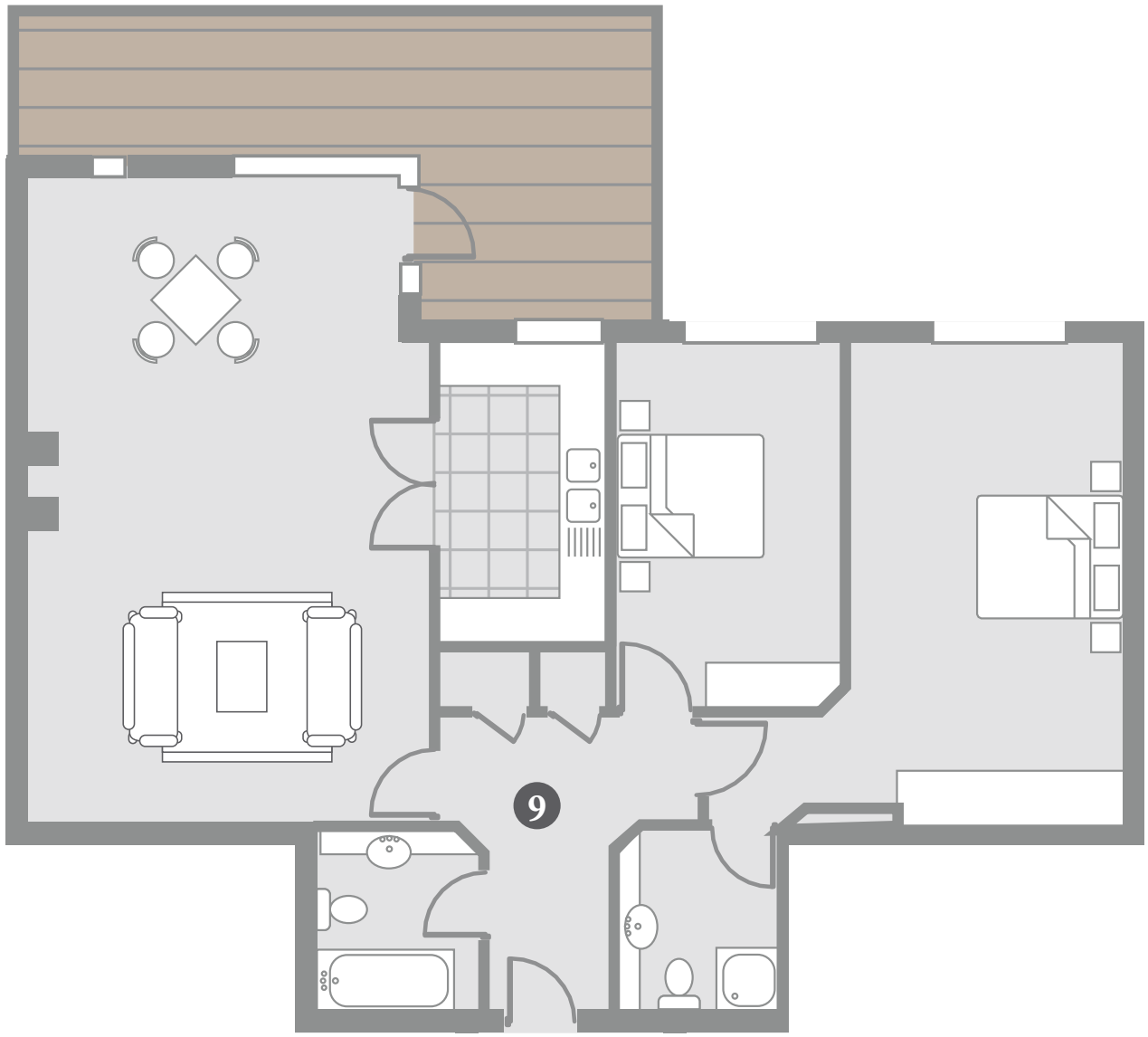
Balcony Aspect: South West & South East

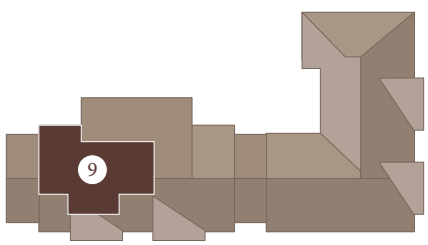
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

First Floor | Number 9





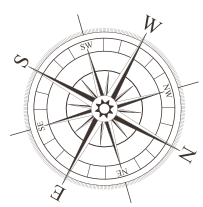
2 Bed Apartment

102 sqm (1103 sqft)

Aspect: Single

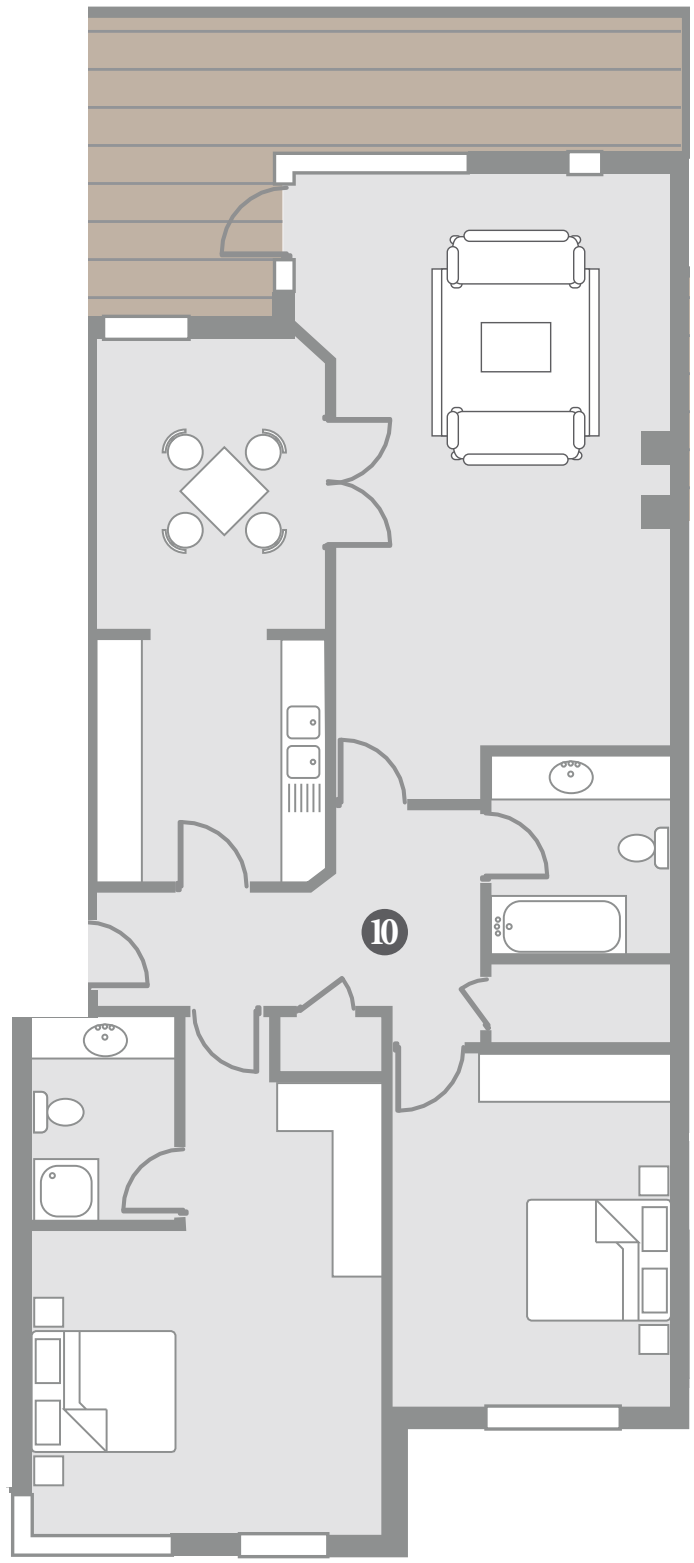
Balcony Aspect: South West

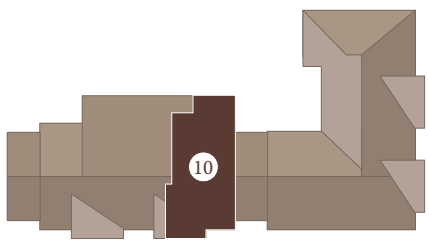
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

First Floor | Number 10





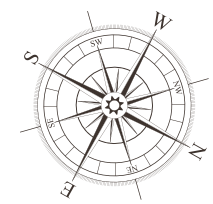
2 Bed Apartment

114 sqm (1229 sqft)

Aspect: Dual

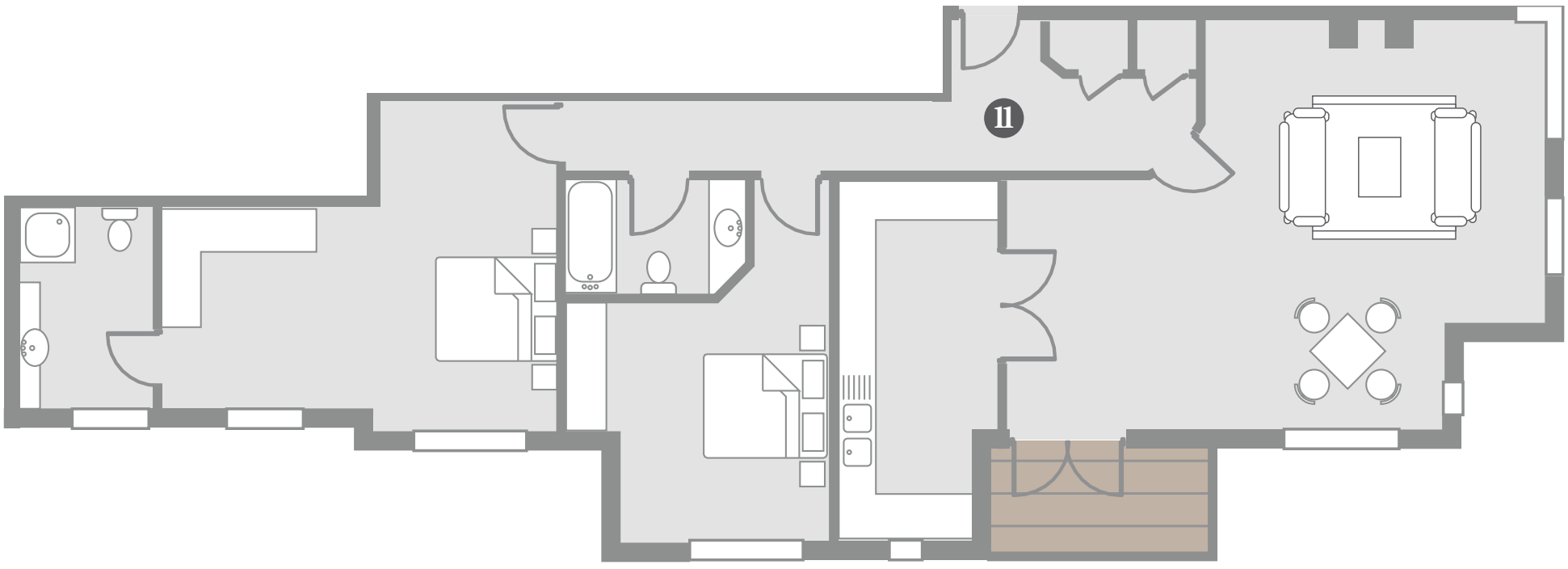
Balcony Aspect: South West

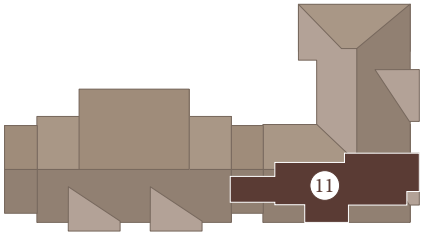
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

First Floor | Number 11





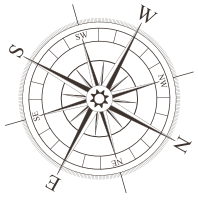
2 Bed Apartment

112 sqm (1204 sqft)

Aspect: Dual

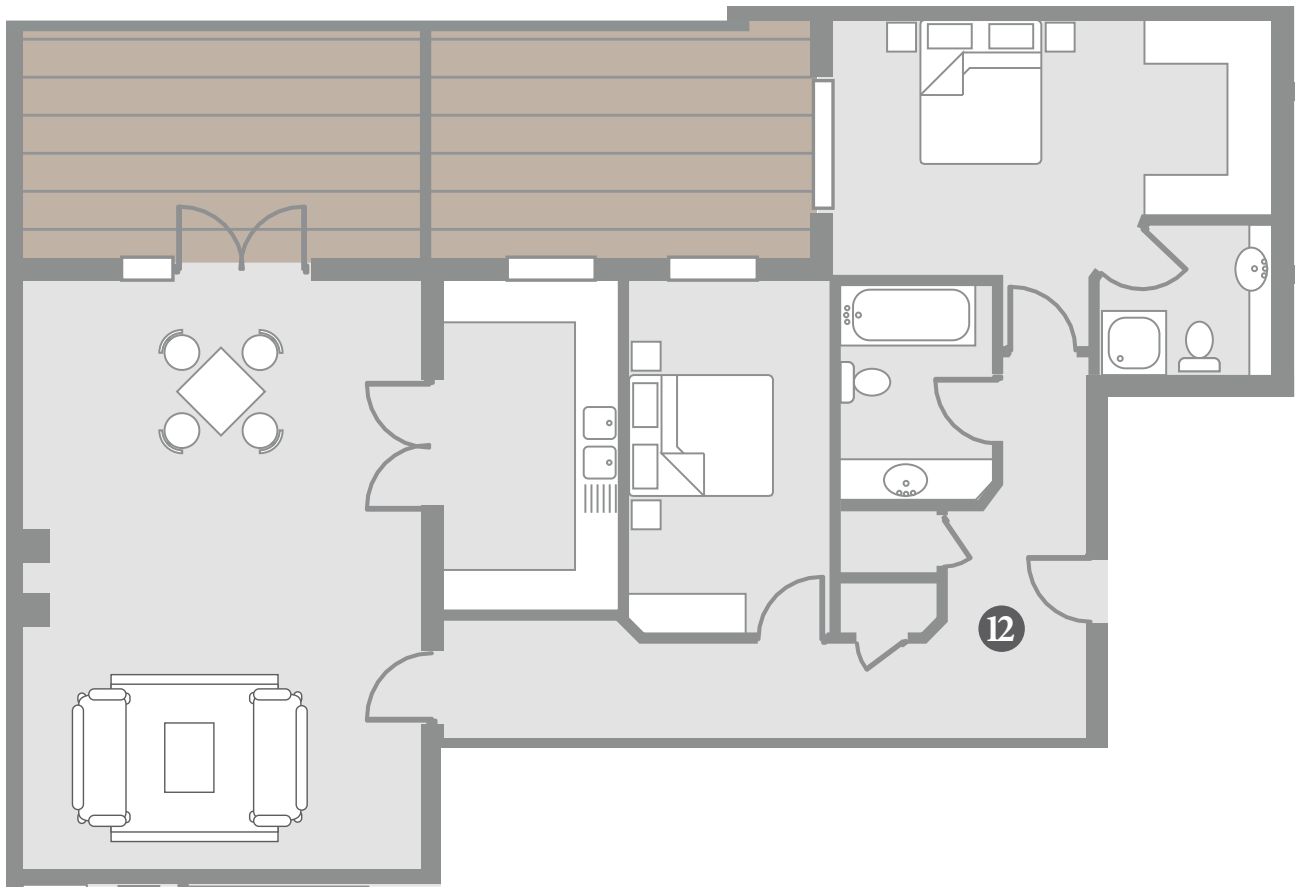
Balcony Aspect: North East

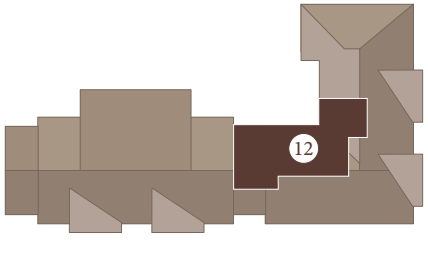
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

First Floor | Number 12





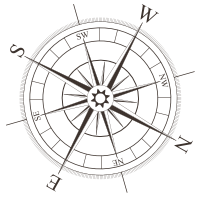
2 Bed Apartment

106 sqm (1139 sqft)

Aspect: Dual

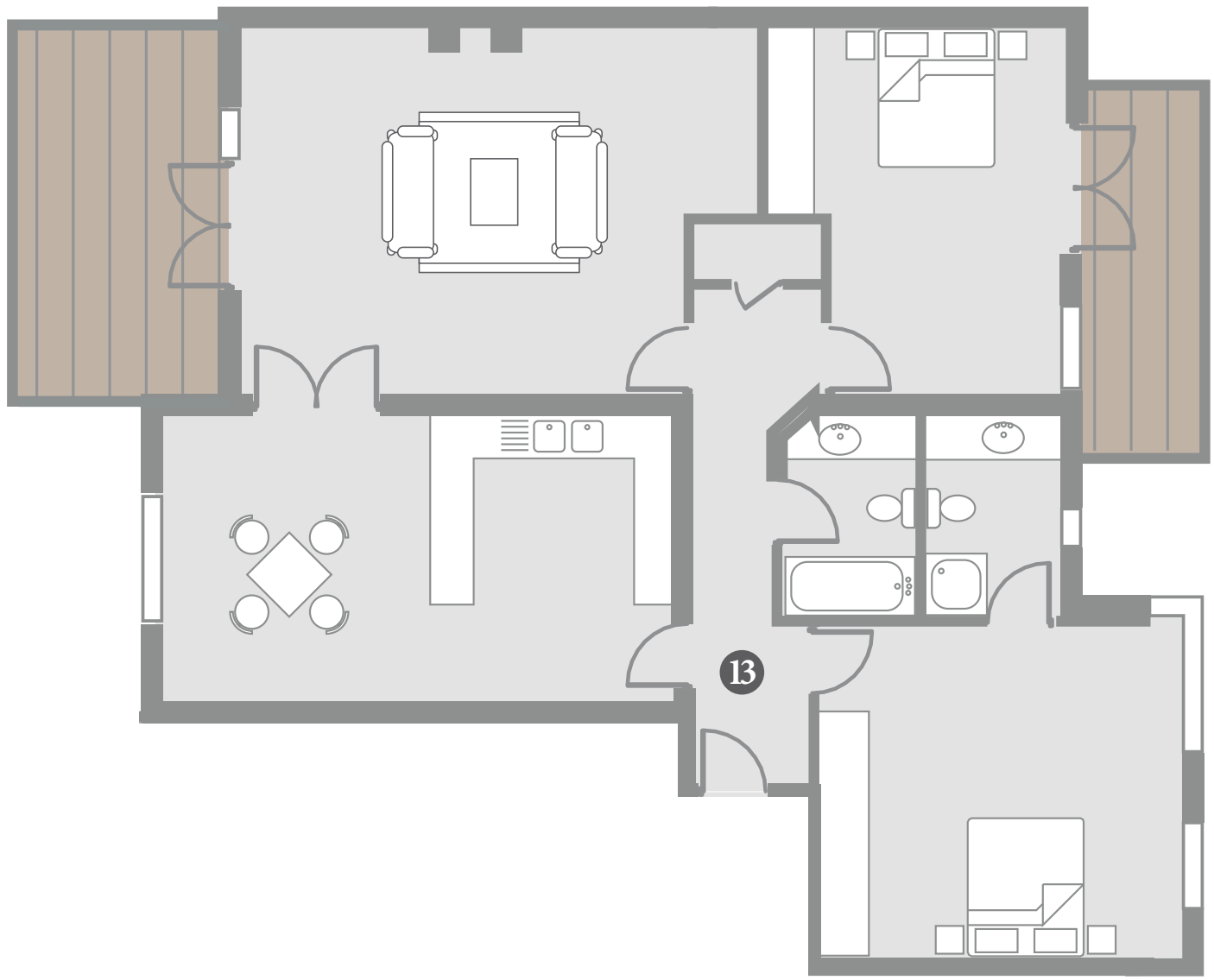
Balcony Aspect: South West

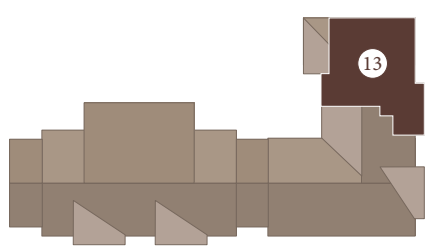
Plans are for illustrative purposes only. Layouts may vary.



Floor Plans

First Floor | Number 13





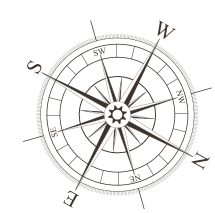
2 Bed Apartment

115 sqm (1240 sqft)

Aspect: Tri

Balcony Aspect: North West & South West

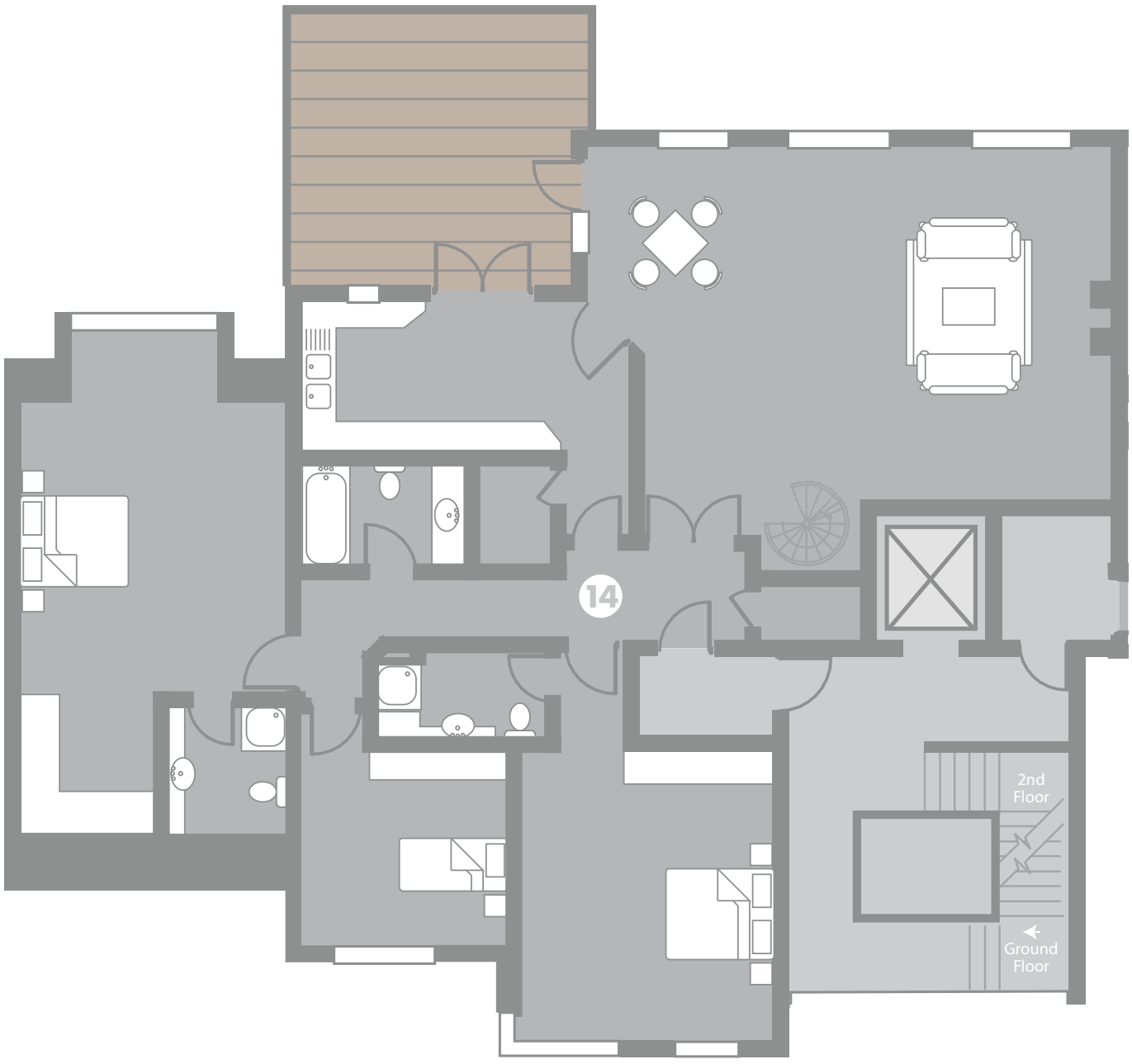
Plans are for illustrative purposes only. Layouts may vary.

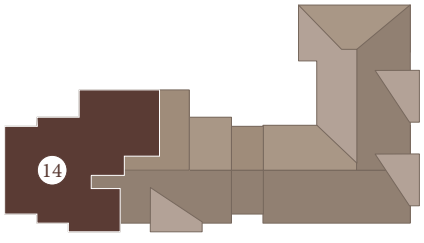


The Penthouse Collection

Penthouse Floor Plans

Second Floor | Number 14





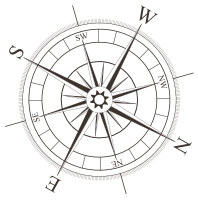
3 Bed Apartment

205 sqm (2209 sqft)

Aspect: Tri

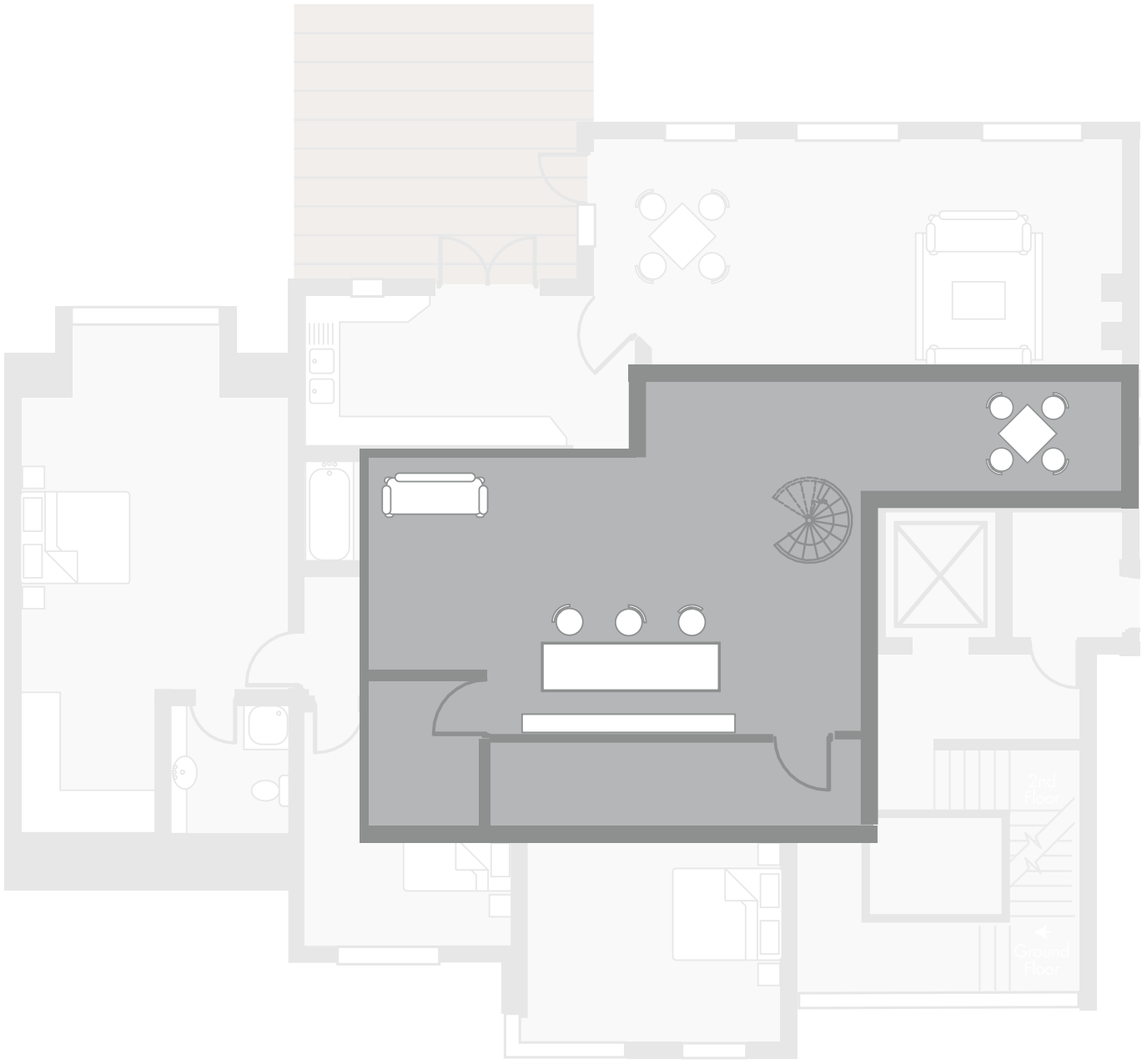
Balcony Aspect: South West

Plans are for illustrative purposes only. Layouts may vary.



Penthouse Floor Plans

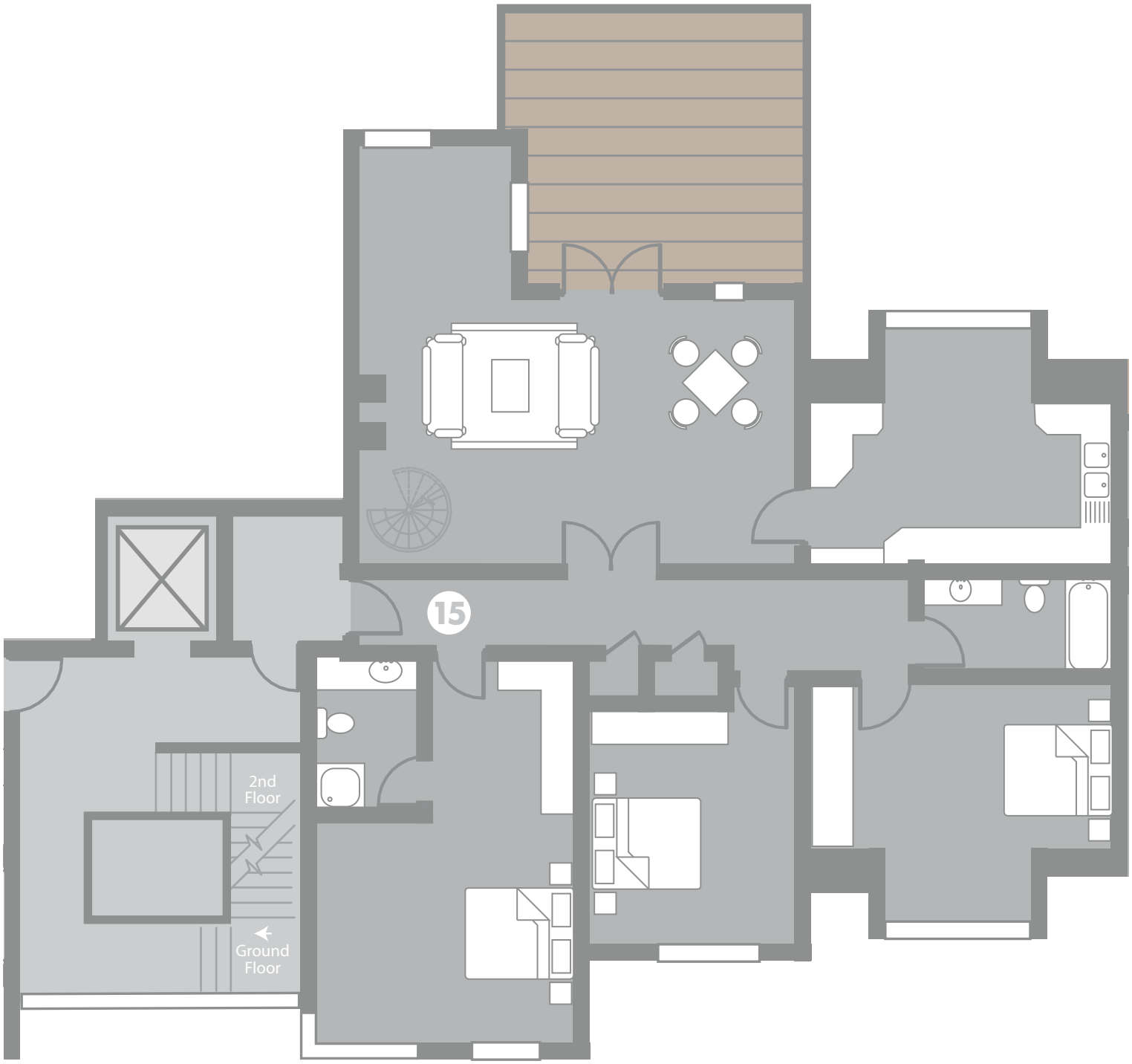
Second Floor with Mezzanine | Number 14

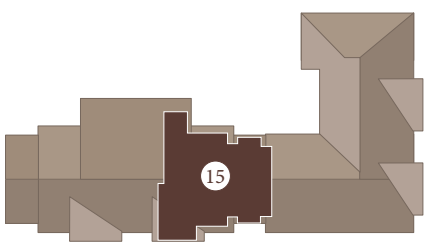


Upper Mezzanine Level

Penthouse Floor Plans

Second Floor | Number 15





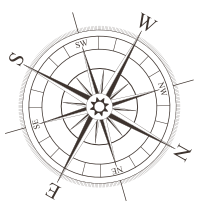
3 Bed Apartment

175 sqm (1882 sqft)

Aspect: Dual

Balcony Aspect: South West

Plans are for illustrative purposes only. Layouts may vary.



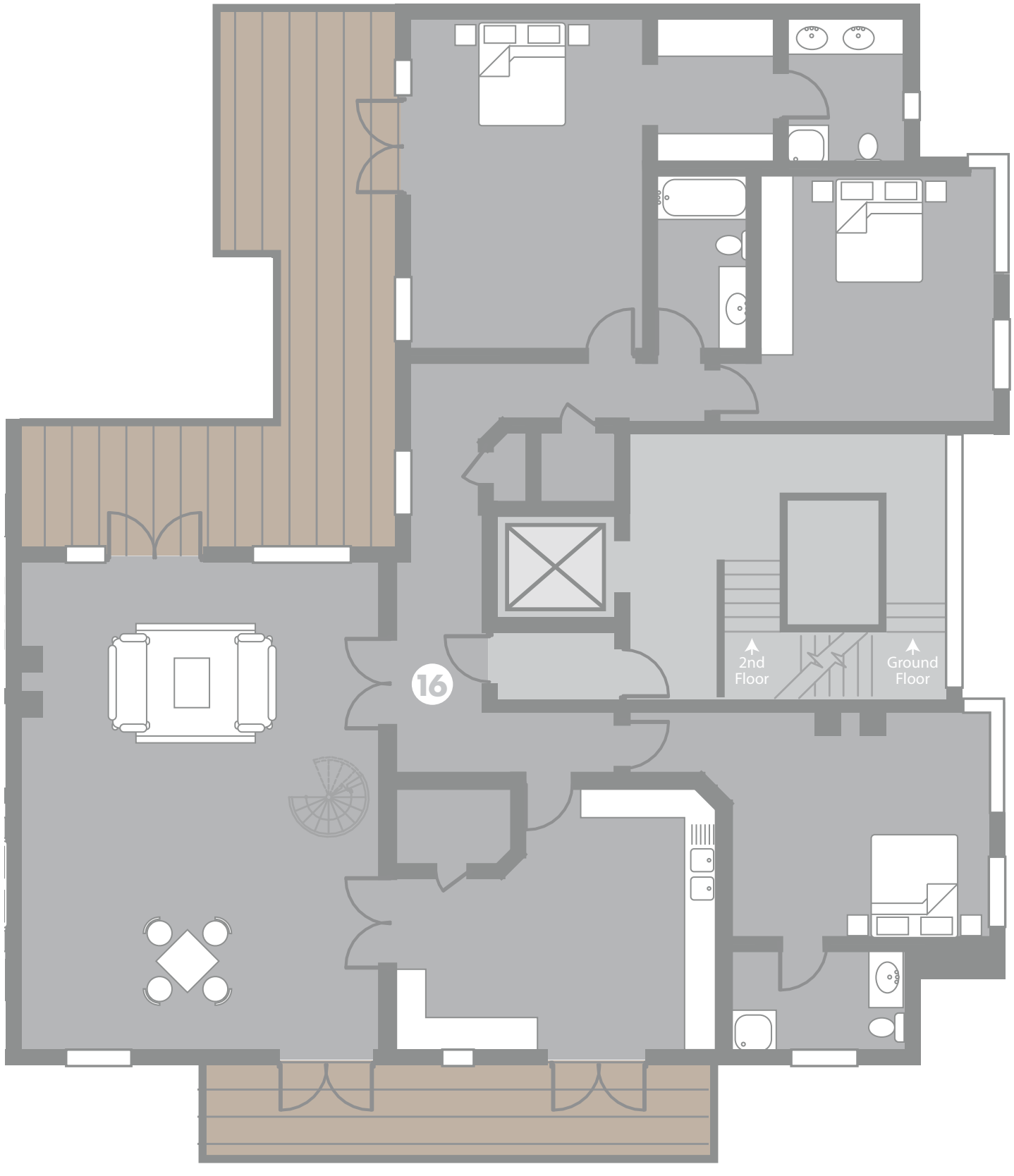
Penthouse Floor Plans

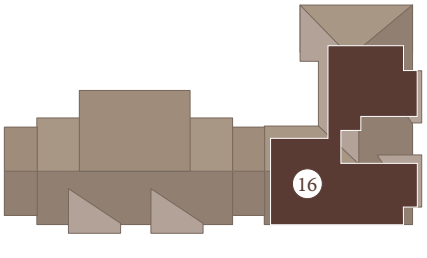
Second Floor Mezzanine | Number 15

Upper Mezzanine Level

Penthouse Floor Plans

Second Floor | Number 16





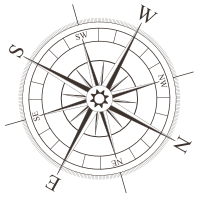
3 Bed Apartment

237 sqm (2554 sqft)

Aspect: Tri

Balcony Aspect: South West & North East

Plans are for illustrative purposes only. Layouts may vary.



Penthouse Floor Plans

Second Floor Mezzanine | Number 16

Upper Mezzanine Level

Port Tunnel
Grand Canal Dock
Merrion Square
St. Stephen's Green
Mount Street Lower
Bath Avenue
SANDYMOUNT
Aviva Stadium
Fitzwilliam Square
Baggot Street Lower
Grand Canal
Leeson Street Lower
Northumberland Road
Shelbourne Road
Lansdowne Road
Serpentine Avenue
Sandymount Road
Mespil Road
Pembroke Road
Charlemount
Leeson Street Upper
Sussex Road
Waterloo Road
Wellington Road
American Embassy
BALLSBRIDGE
DART/TRAIN
Ranelagh Road
Clyde Road
LUAS
Herbert Park
RDS
Sandymount
Sandymount Ave
Appian Way
Herbert Park
Intercontinental Hotel
Merrion Road
Ranelagh
Bloomfield Avenue
Morehampton Road
Simmonscourt Road
Park Ave
Sandford Road
Marlborough Road
Donnybrook Fair
Anglesea Road
Shrewsbury Road
Beechwood
DONNYBROOK
Donnybrook Road
Sydney Parade
LUAS
RANELAGH
Belmont Avenue
Ailesbury Road
Eglinton Road
Cowper
Beaver Row
Embassy Court

Contact

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Gavan Ryan

Senior Negotiator
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Email: Gavan.Ryan@savills.ie

www.savills.ie

Project by

Pricing

On application

Tenure

Long leasehold

BER Details

BER B3 C2

Viewings

Viewings are strictly to be arranged through the selling agents.

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Email: rcarney@mhc.ie

Project website

www.embassycourt.ie

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