

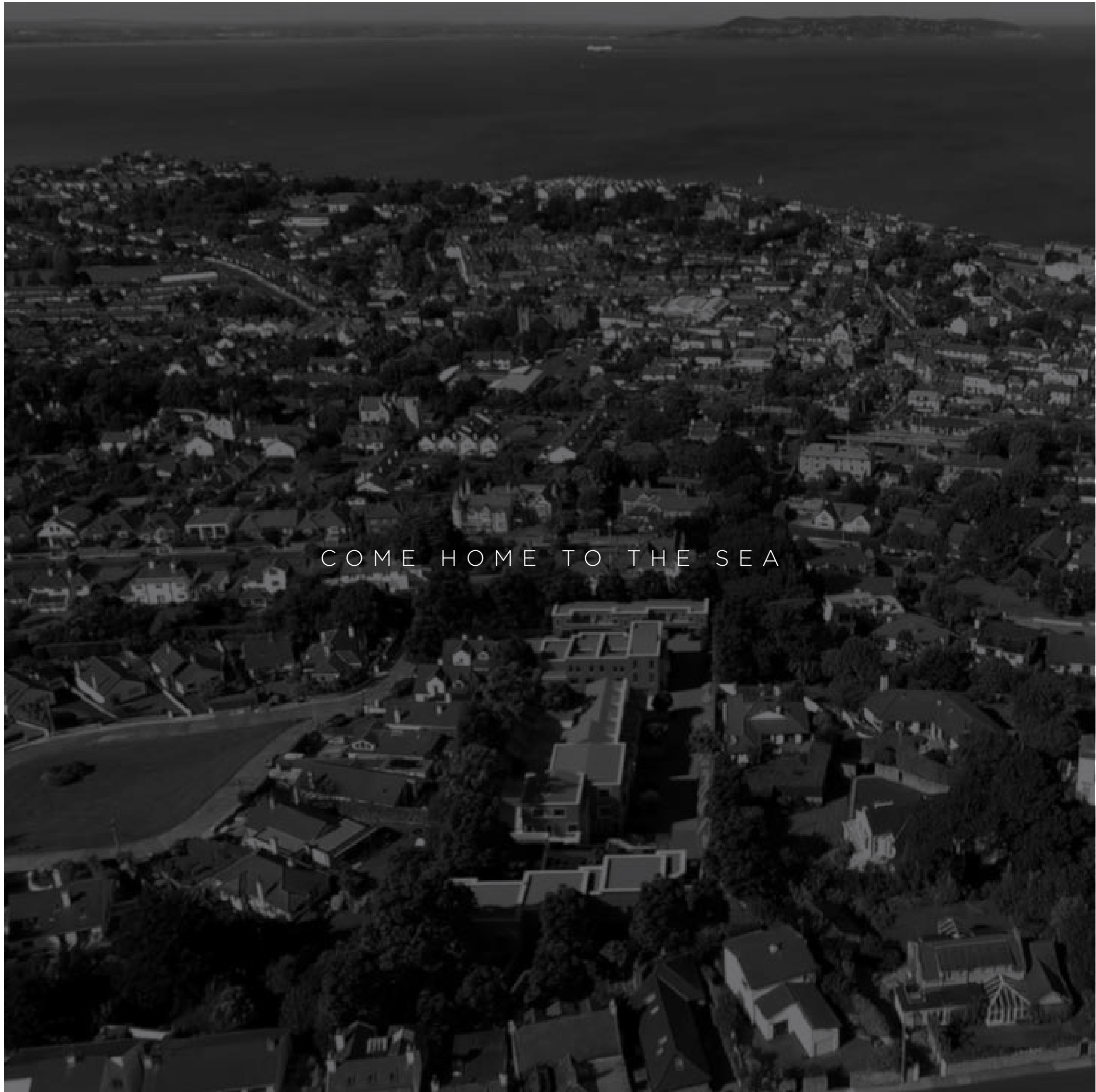


ENDERLY

DALKEY

[www.enderly.ie](http://www.enderly.ie)





COME HOME TO THE SEA





# AN EXQUISITE LOCATION

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Dalkey is a seaside village perched on the edge of a city, encapsulating the perfect balance of convenience and amenity. It is simply the perfect place to live.

Just 24 minutes from Grand Canal Dock by train and 9 minutes to the M50 by car, life in Dalkey can be in the heart of the action or worlds away, depending on your desires.







# AN EXCEPTIONAL OPPORTUNITY

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Only once in a generation does an opportunity arise to acquire a new home in this distinguished locality. Fortunately, that time is now.

Enderly is a boutique collection of 18 of the finest homes ever built in Ireland. Ranging in size from 1,500 square feet to almost 4,000, the homes at Enderly are built to exacting standards and an unequalled level of quality that only Twinlite™ can provide.











## A VILLAGE WITH CHARACTER, AND CHARACTERS

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Dalkey is the perfect example of what a village should be. Small, locally owned and run businesses populate the main street providing every kind of traditional produce and service.

In a world dominated by faceless retail chains, Dalkey is an oasis of real people. A place where customers are known by name and where quality, above all else, is paramount. These are just some of the reasons its considered among the finest villages in Ireland.













## IN THE HEART OF IT ALL

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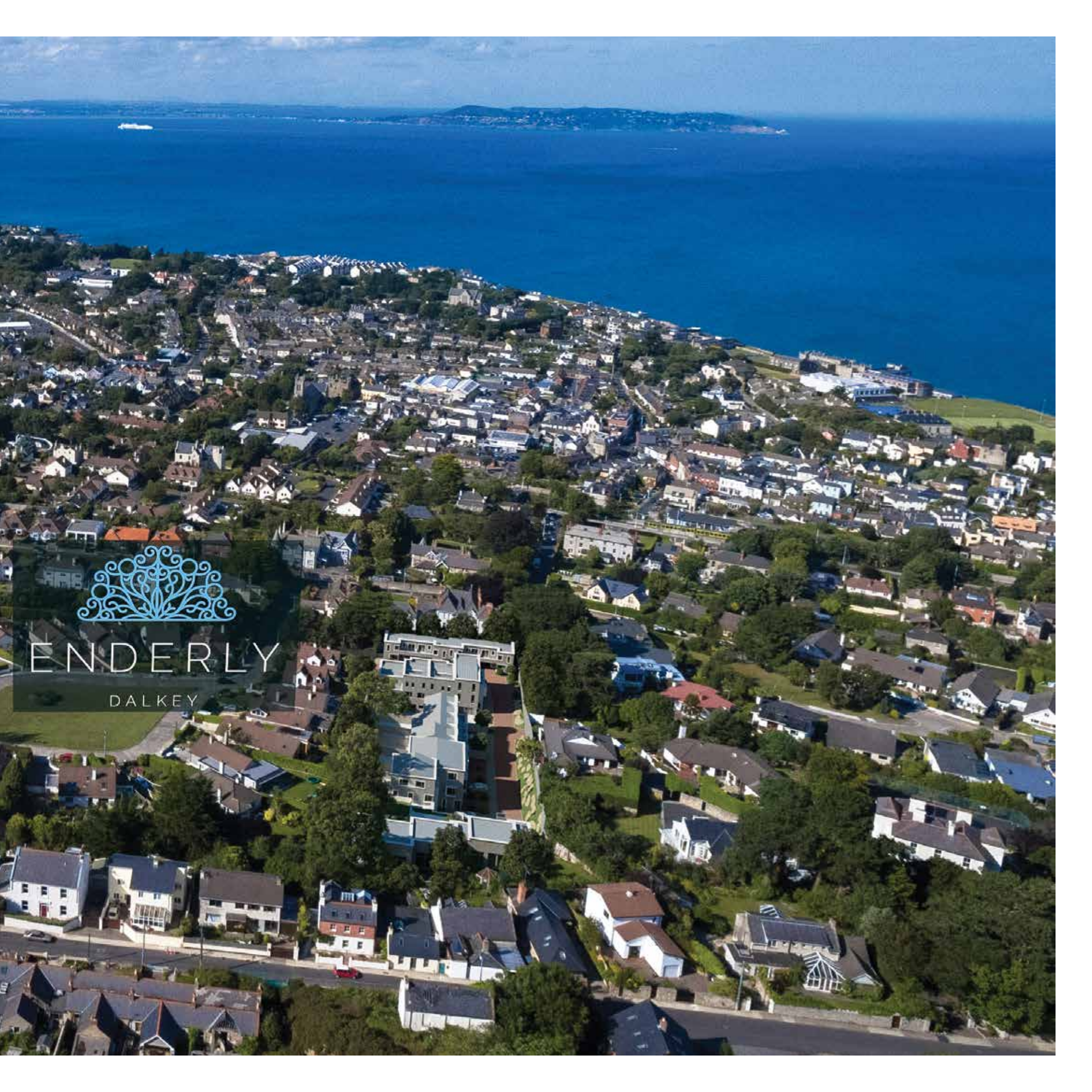
An urban oasis nestled on the edge of Dublin, Dalkey achieves the impossible in being all things to all people. A small village, populated by artisan shops and restaurants, yet directly connected to the bustling city via fantastic transportation links.

It's location today is as strategic as it was some 2,500 years ago when the first settlers arrived and built what became a series of castles to defend this coastal haven.









ENDERLY

DALKEY



# A HOME AS UNIQUE AS YOU

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The homes at Enderly are the result of a long and complex design process. Every conceivable inch of space has been utilised while orientating the homes for maximum light and energy efficiency. The design also provides sea views from most of the homes, with panoramic views from the large, fully accessible, elevated park.

The process of design and the attention to detail in the build means Enderly won't be finished in a hurry. But then again, we're not anxious for it to be first, we just want it to be the best. The finest homes in Ireland, that's our promise.





CGIs are for illustrative purposes only.





CGIs are for illustrative purposes only.



# QUALITY IN OUR DNA™

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Enderly is a special place, and it deserves special treatment. That's why we are using only the finest materials in its construction.

Built from concrete and steel, the homes are clad in a mix of Moleanos limestone and Rustica bricks, blending a traditional finish with a modern design. Stone window surrounds and plinths cap off an exterior finish that is second to none.



## INTERIORS

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The quality doesn't stop at the front door. Inside, the homes set a new benchmark for exceptional design, with spacious bedrooms and bathrooms complimenting living spaces designed for actual living, not just to meet standards but to exceed them.

All the homes feature customisable, hand-built solid oak painted kitchens from the renowned DesignHouse, based in Dalkey village, and an incredible appliance package.















## BREAKING NEW GROUND IN DALKEY

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Building Enderly is no simple task. The site sits atop a massive bed of silver granite, some of the hardest rock known to man. While this means that the homes will essentially be anchored to the very bedrock of the Earth, it also has meant a mammoth process of rock excavation.

During construction, over 13,000 cubic metres of granite will be removed from the site, the equivalent size of 116 double decker buses. Getting the rock out with the minimal use of loud equipment has meant new technology, some of it never used in Ireland before, has been deployed which silently cracks the rock over time.

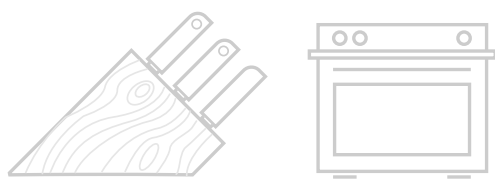
Once the rock is removed the task of building a very complex design which maximises light and space falls to the other craftsmen who work with us. From steel tying, to concrete blocks, to roofers, painters, electricians, plumbers and fitters, every man and woman who works at Enderly has a single focus in mind – quality.







FEATURES AND SPECIFICATION



KITCHEN

Created by the fabled Design House in Dalkey, each kitchen in Enderly is hand built in oak, before being painted on site to a choice of three colours. For an additional minimal fee, your kitchen can be painted to virtually any colour you can dream of.

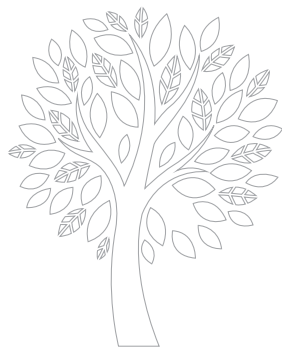
The quality doesn't stop there. Included in the sales price is a comprehensive package of German appliances, including a double oven/combi oven, hob, extractor, dishwasher, fridge/freezer and laundry machines. Other appliance options are also possible.



BATHROOMS

The bathrooms have been designed with flair, but with a keen eye on usability. Double sinks are installed wherever possible, together with large shower enclosures. Bathroom ware is from the premium range of Villeroy & Boch and is extremely durable while remaining modern and easy to clean.



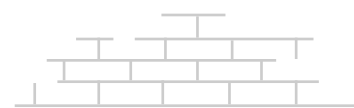


## ENERGY & ENVIRONMENT

We recognise that while you want the best for your family, you want your impact on the environment to be as small as possible. That's why we've worked hard to ensure that despite the large size of the homes at Enderly, their energy rating will be a minimum of A3. This both cuts the amount of greenhouse gas emissions, and reduces your ongoing cost of ownership.

Each home at Enderly is fitted as standard with triple glazed Carlson windows – designed and built in Scandinavia for harsher weather conditions than even we endure in Ireland. In addition, photovoltaic solar panels on the roof feed electrical energy back to your home, reducing your electricity cost. There is also provision for future energy storage systems, like the Tesla Powerwall, which will allow you to store power generated during the day for use later. In addition each home is built with an external electric car charge point.

The insulation properties of each home go beyond the required regulations and will result in minimal energy use, even in winter. Hyper efficient underfloor heating is utilised in living areas to ensure comfortable temperatures regardless of the weather outside.



## EXTERNAL

The homes at Enderly are finished externally in limestone and brick and painted at the rear. Each garden is, as standard, custom designed by Murphy + Sheanon, a firm of landscape architects based in Dalkey and built with the highest quality materials including granite and cedarwoods and will come with a variety of plants in situ.





SITE PLAN

- THE BELFRY
- THE MARTELLO
- THE MARTELLO 1
- THE MARTELLO 2
- THE VICO
- THE PEMBROKE
- THE TORCA
- THE TORCA 1
- THE TORCA 2
- THE SORRENTO
- THE SORRENTO 1
- THE SORRENTO 2

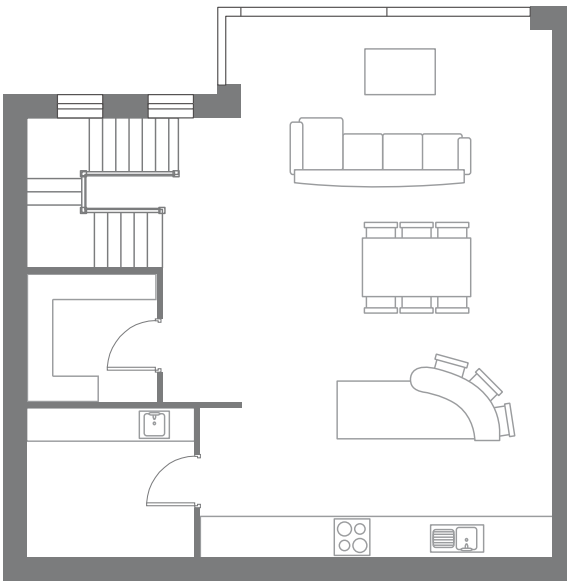




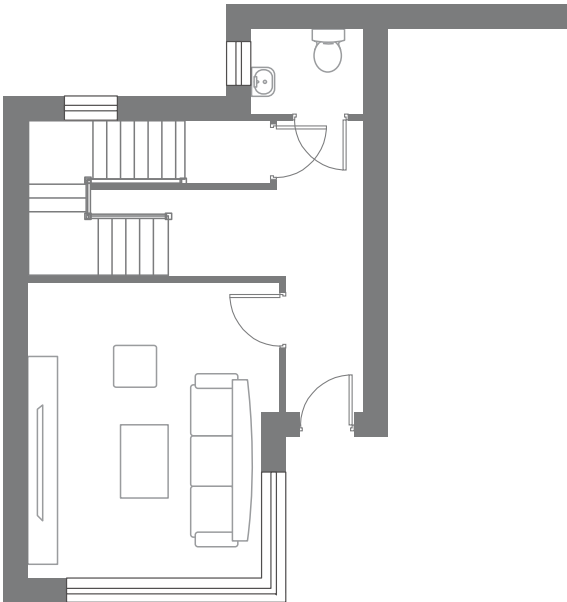
■ THE BELFRY

Numbers 1, 2, 3 & 4

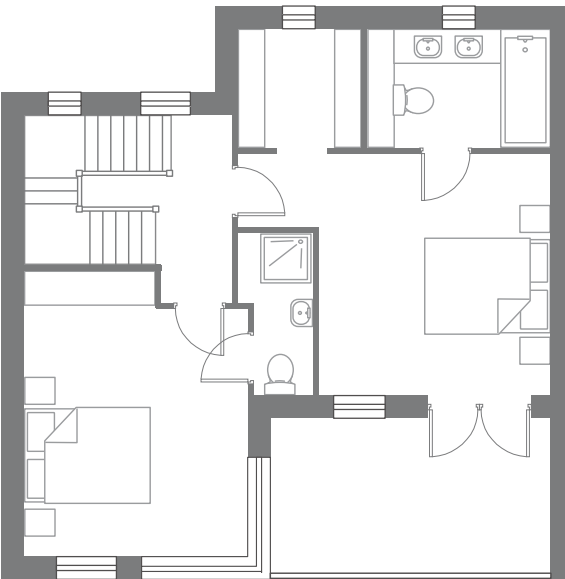
1523 sqft



GROUND FLOOR



FIRST FLOOR



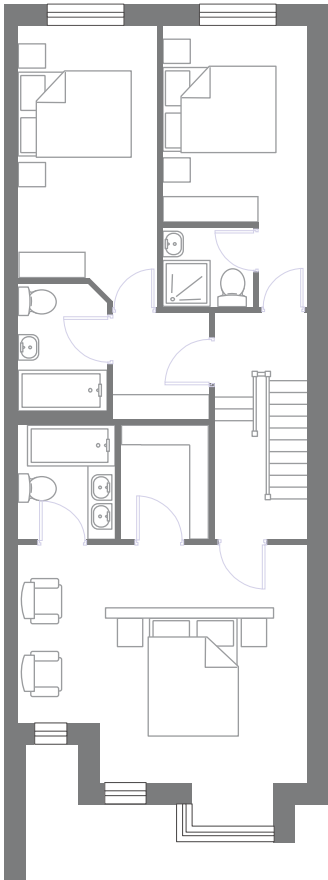
SECOND FLOOR



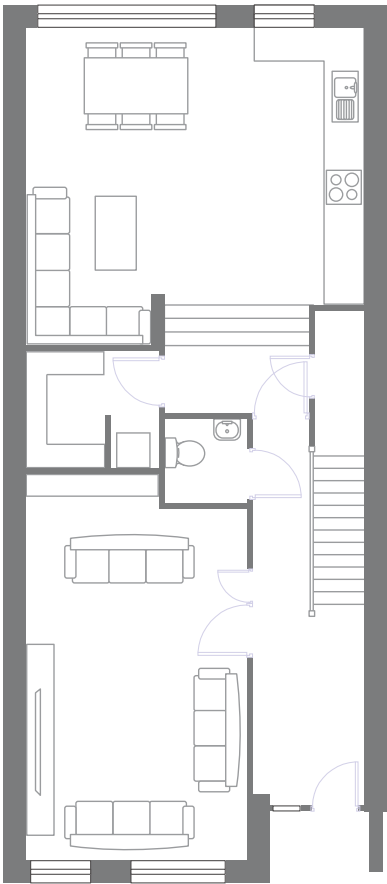
THE MARTELLO

Number 7

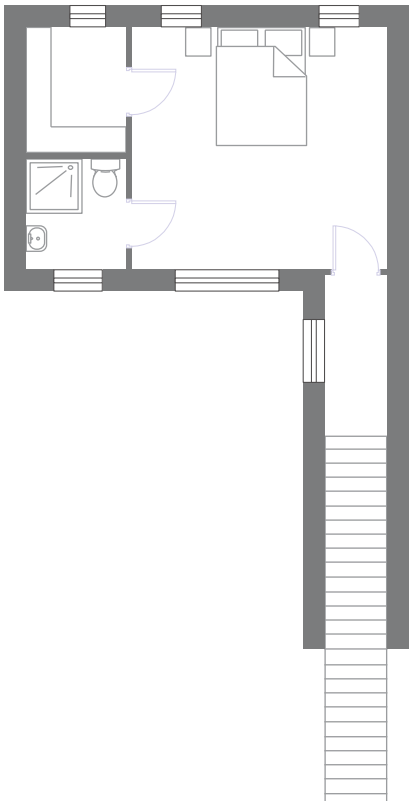
1475 sqft



FIRST FLOOR



GROUND FLOOR

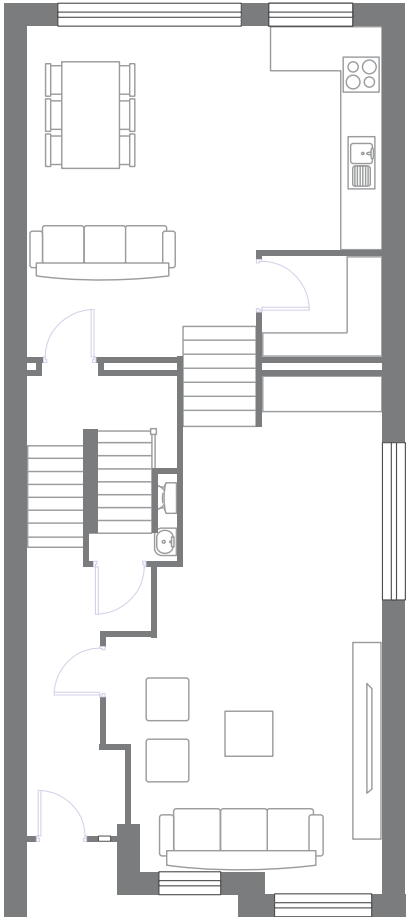


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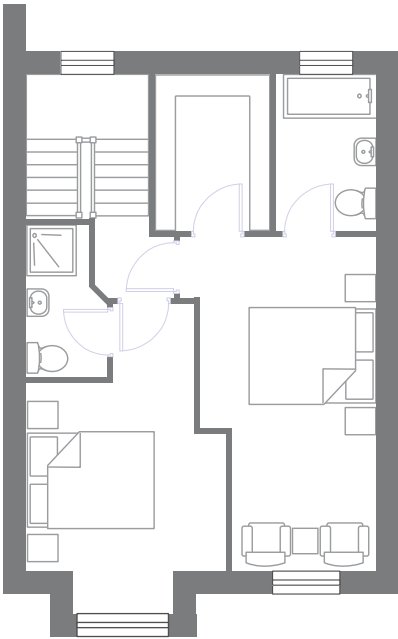
THE MARTELLO 1

Number 5

1863 sqft



GROUND FLOOR



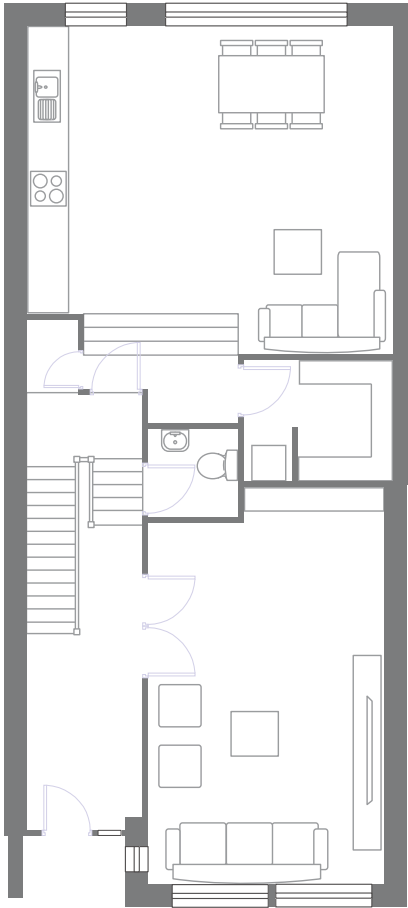
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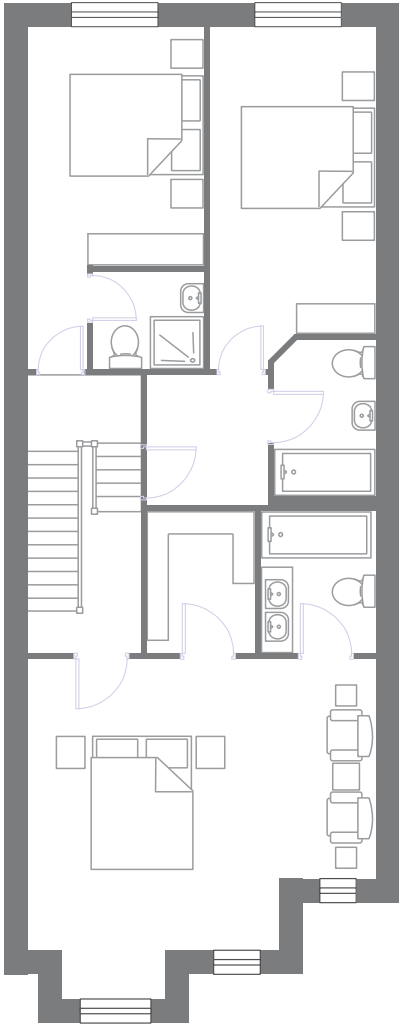
THE MARTELLO 2

Number 6

2208 sqft



GROUND FLOOR

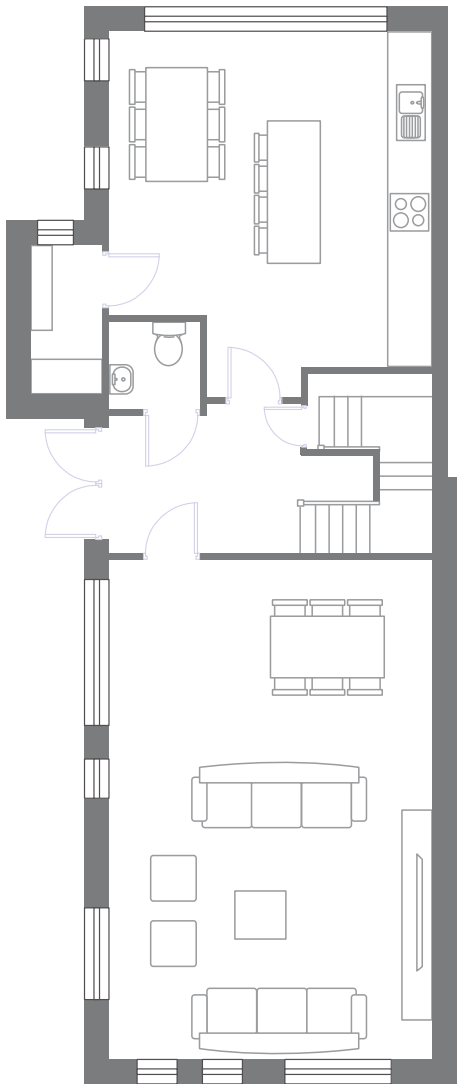


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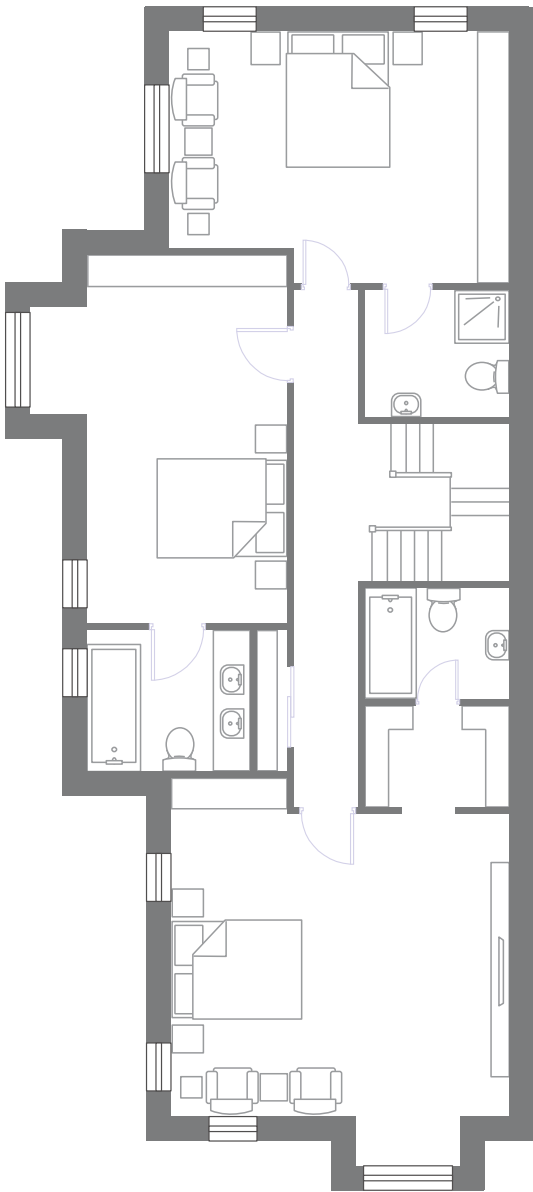
THE VICO

Number 8

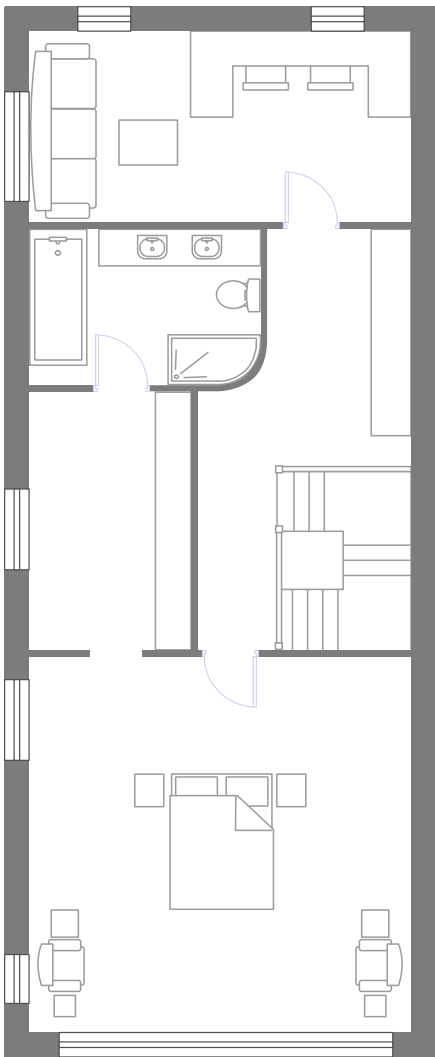
2991 sqft



GROUND FLOOR



FIRST FLOOR



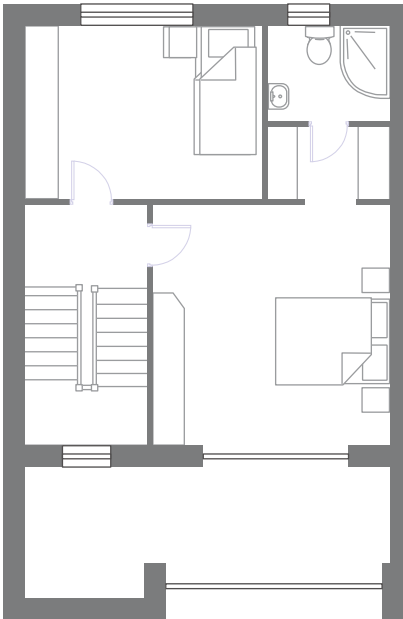
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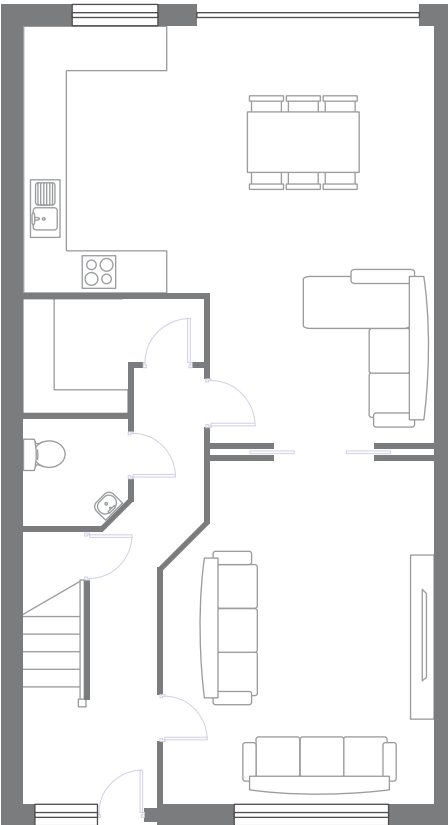
THE PEMBROKE

Numbers 9, 10, 11 & 12

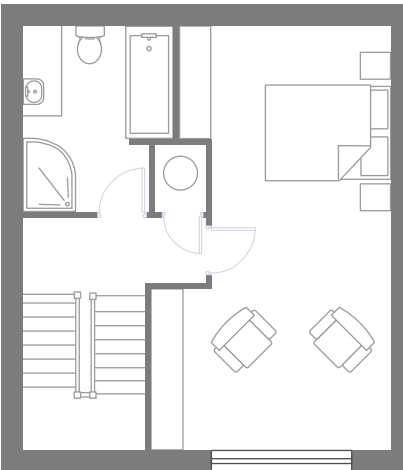
1532 sqft



FIRST FLOOR



GROUND FLOOR

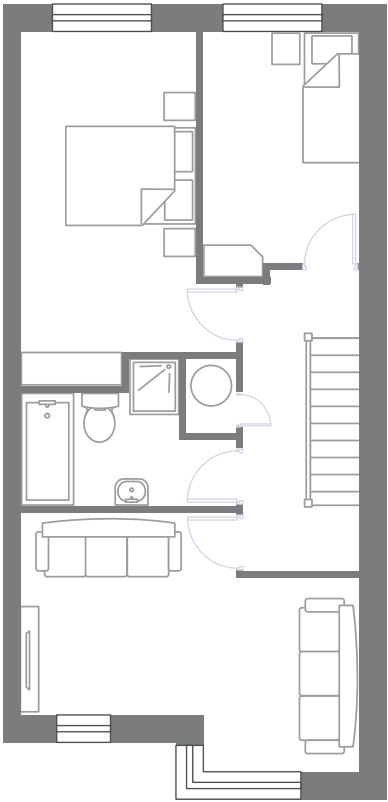


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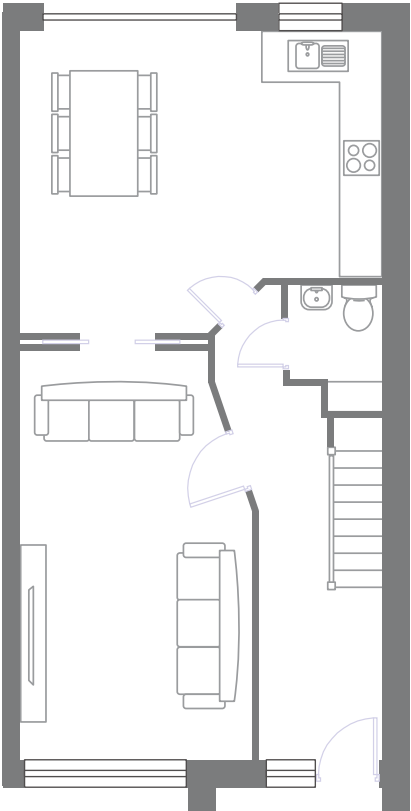
THE TORCA

Number 13

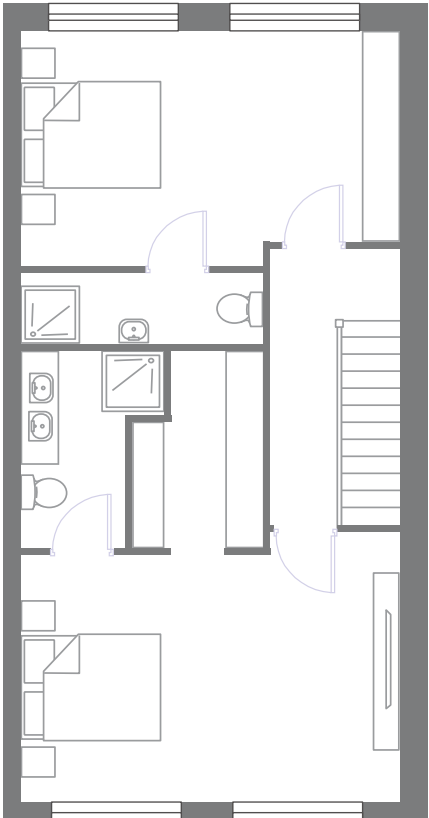
1913 sqft



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

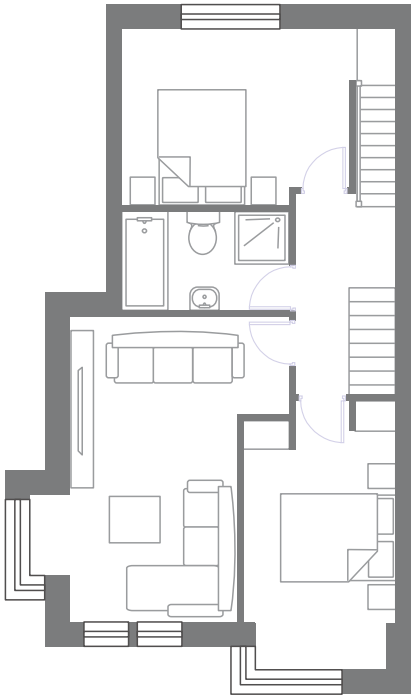


■ THE TORCA 1

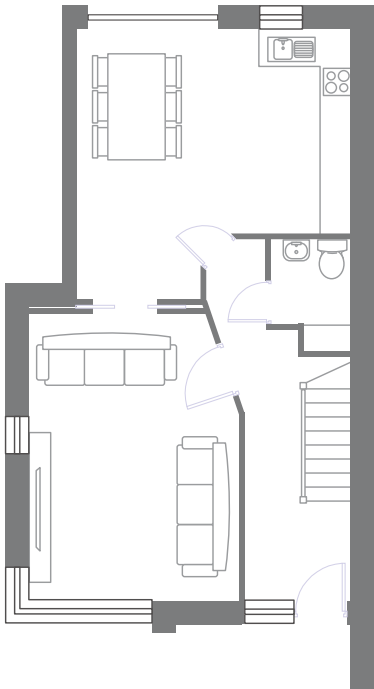
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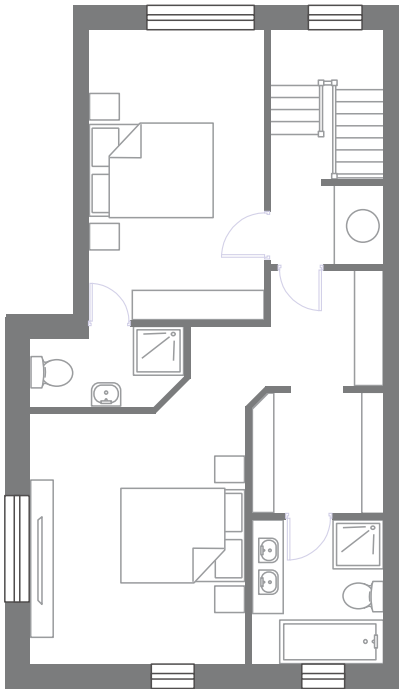
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FIRST FLOOR



GROUND FLOOR



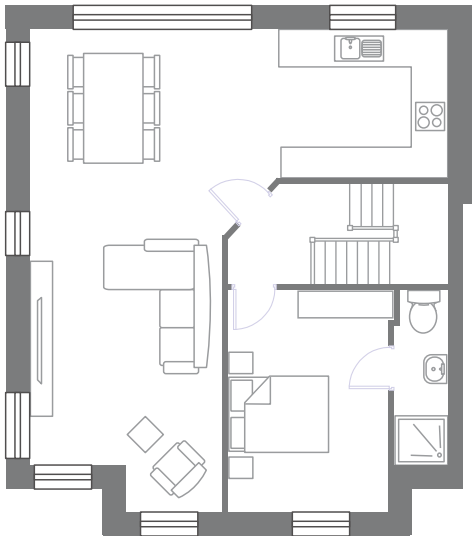
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■ THE TORCA 2

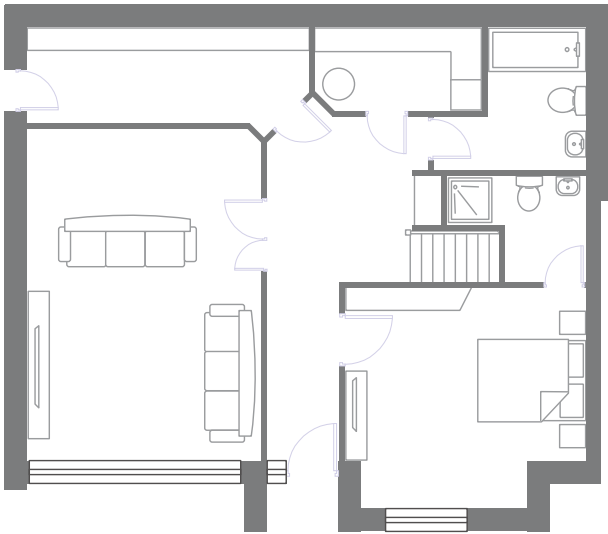
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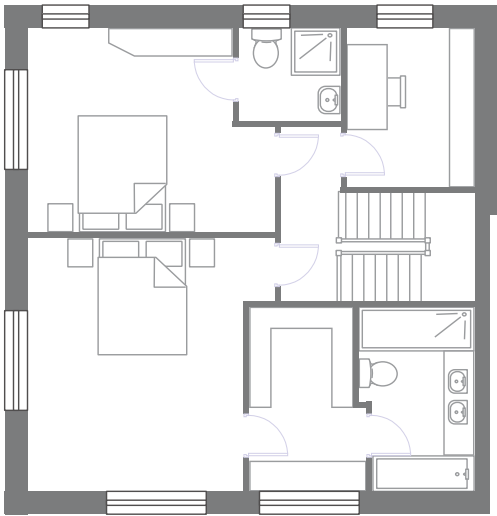
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FIRST FLOOR



GROUND FLOOR



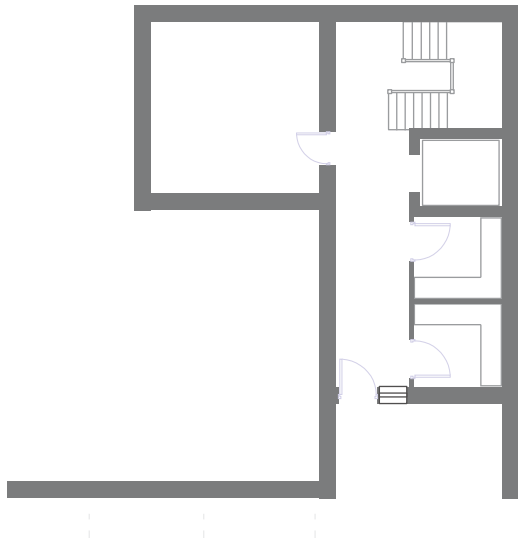
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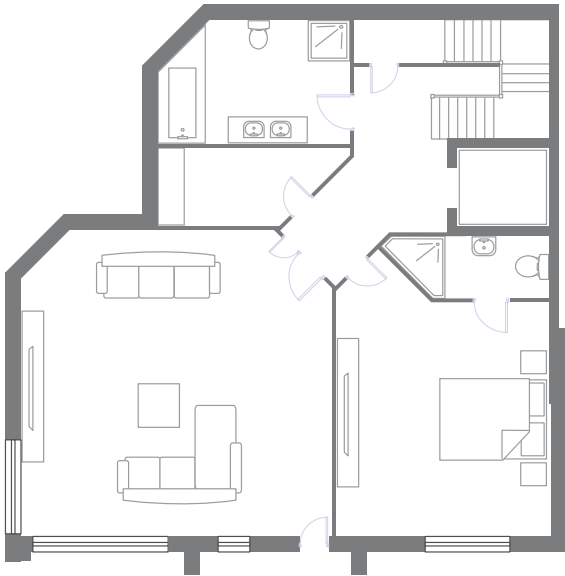
THE SORRENTO

Number 18

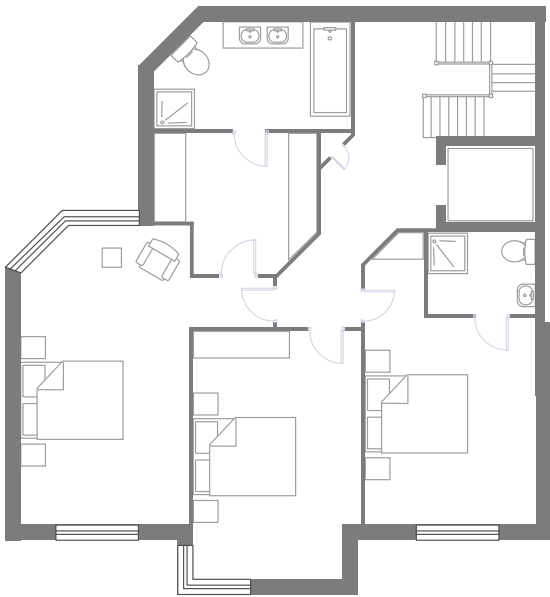
3776 sqft



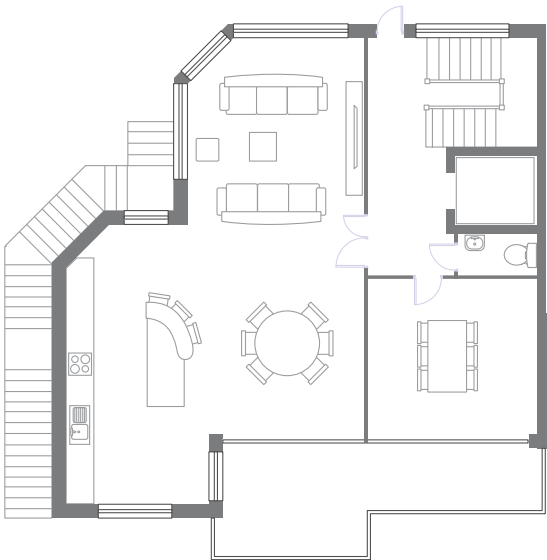
BASEMENT



GROUND FLOOR



FIRST FLOOR

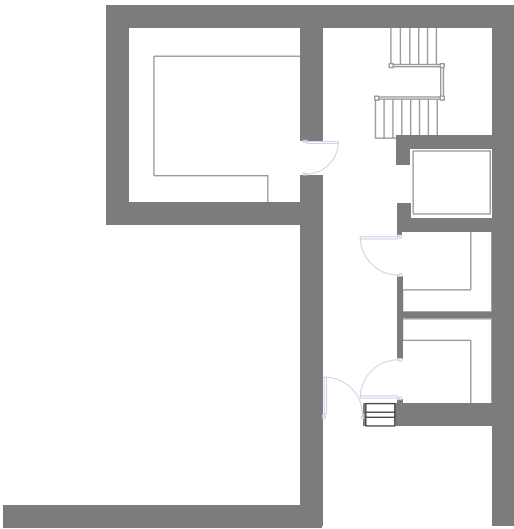


SECOND FLOOR

THE SORRENTO 1

Number 17

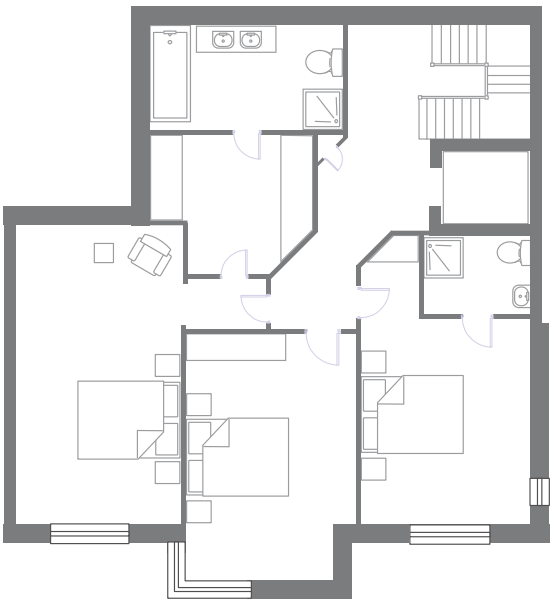
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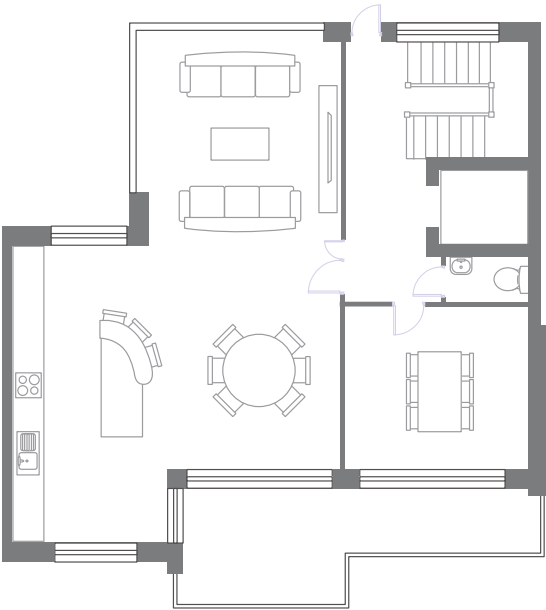
BASEMENT



GROUND FLOOR



FIRST FLOOR



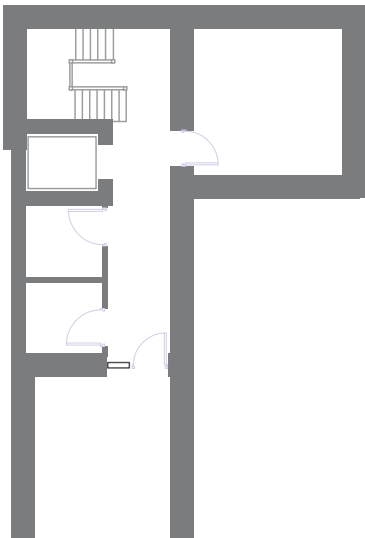
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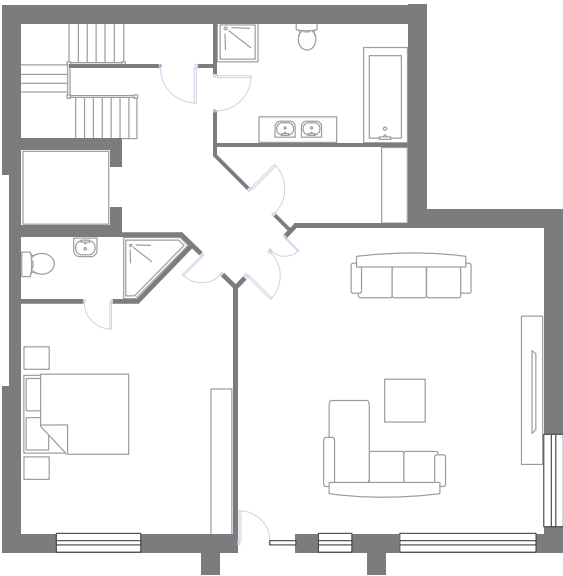
THE SORRENTO 2

Number 16

3776 sqft



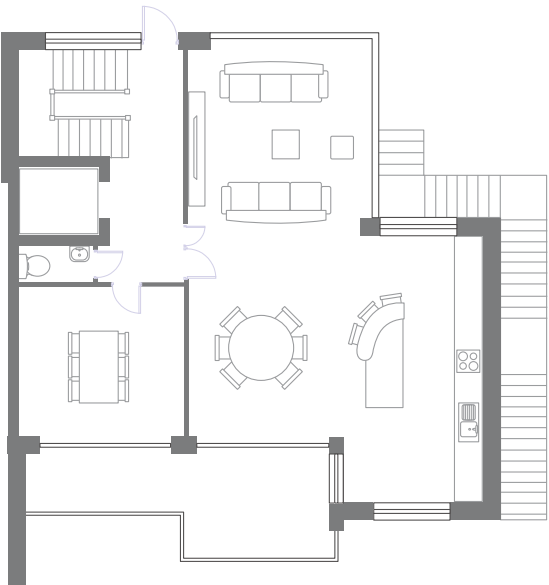
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FITZPATRICK CASTLE HOTEL



MUGS CAFE

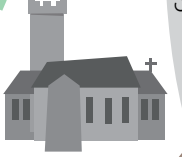


DALKEY CASTLE & HERRITAGE CENTRE

CITY CENTRE



CUNNINGHAM ROAD



ROBERTS



BENITOS



OUZOZ



THYME OUT



BANKS



DE VILLES



THE QUEENS

THE TRAM YARD



GRAPEVINE



FINNEGANS



THE MAGPIE INN



SELECT STORES



THE CLUB



DART

SORRENTO ROAD

SORRENTO PARK

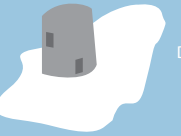
COLLEMORE ROAD



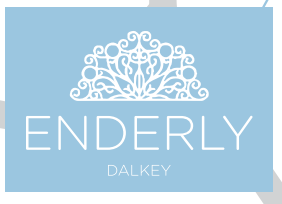
BULLOCK HARBOUR



MARTELLO TOWER



DALKEY ISLAND



DALKEY QUARRY

KILLINEY HILL

DALKEY





A family run company in business for over 35 years, we've built over 2,500 homes across Dublin, each one of which received the care and attention only Twinlite can provide. Further afield we've created award winning office buildings including the global headquarters of Prudential plc in London.









## Contact

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For further information, please contact:



## Selling Agents

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Savills  
33 Moleswoth Street  
Dublin 2

Gavan Ryan  
Senior Negotiator  
Tel: +353 (0) 1 618 1754  
Email: Gavan.Ryan@savills.ie

[www.savills.ie](http://www.savills.ie)

## Project by

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TWINLITE

[www.twinlite.com](http://www.twinlite.com)

## Pricing

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On application

## Tenure

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Long leasehold

## BER Details

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## Viewings

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Viewings are strictly to be arranged through the selling agents.

## Solicitor

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Mason Hayes & Curran  
South Bank House  
Barrow Street  
Dublin 4

Rachel Carney

Tel: +353 1 614 5000  
Email: [rcarney@mhc.ie](mailto:rcarney@mhc.ie)

## Project website

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[www.enderly.ie](http://www.enderly.ie)

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