

The background is a solid teal color with a repeating pattern of white line-art leaves. The leaves are scattered across the page, some overlapping, and are rendered in a simple, elegant style with visible veins.

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THE GARDENS

*at Elmpark Green, Dublin 4.*

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TURKINGTON ROCK IS DELIGHTED TO PRESENT  
THE GARDENS AT ELM PARK GREEN, DUBLIN 4

*A boutique development  
of luxury apartments.*



# The Location

Residents can really enjoy the best of every world.



Enjoy an evening stroll along the sands of Sandymount Strand, or if you prefer life on the sea, Dun Laoghaire's famous yacht clubs are only a short drive away – an active lifestyle has never been more convenient.



Enjoy the best  
of local and  
international sport.





**Rugby and soccer fans can enjoy the best of national and international sports events in the Aviva Stadium and the RDS Arena just a short walk down the road.**

Even closer to home is a range of excellent golf courses, including Elm Park Golf & Sports Club, which features a highly rated 18-hole course, tennis courts and dining facilities.

If rugby or cricket are more your sports there are a number of local clubs including Old Belvedere and Wanderers Rugby clubs and Pembroke and Railway Union Cricket clubs.

Excellent golf courses and sports clubs are close to home.





Experience  
some of Dublin's  
best eateries  
and social hubs.





Home to a wide range of restaurants, bars and pubs.



The Gardens is adjacent to Ballsbridge, Donnybrook and Sandymount, home to a wide range of restaurants, bars and pubs. Go for all-day dining at Rolys or Fodder at Avoca Ballsbridge, modern and innovative cuisine at Forest Avenue or the best of local seafood at The Lobster Pot. Want something a little more laidback? The Chop House and The Bridge 1859 are widely considered two of Dublin's best gastro pubs, while Junior's is one of the most popular brunch spots in South Dublin.



*Close to  
everything  
you need.*

When it comes to convenience, you really can't get better than The Gardens at Elmpark Green. Many of Dublin's biggest employers, including Google, Facebook and EY, are within walking distance, while the IFSC, Ireland's finance district, can be quickly accessed via the local DART train service, just a few minutes' stroll away.

# Home to some of the most prestigious schools in Ireland.

Dublin 4 is also home to some of the most prestigious schools in Ireland, including St. Michael's College and Muckross Park. Even more choice is available via the excellent public transport system; co-ed choices such as Wesley College and The High School are a short bus ride away, while Blackrock College and St Andrew's College are just only a few stops' away on the convenient DART train service.



The Gardens at Elmpark Green is serviced by an excellent public transport system



**Dublin Bus**  
Walk | 5 mins



**Boooterstown DART**  
Walking | 12 mins  
(1.1 km)

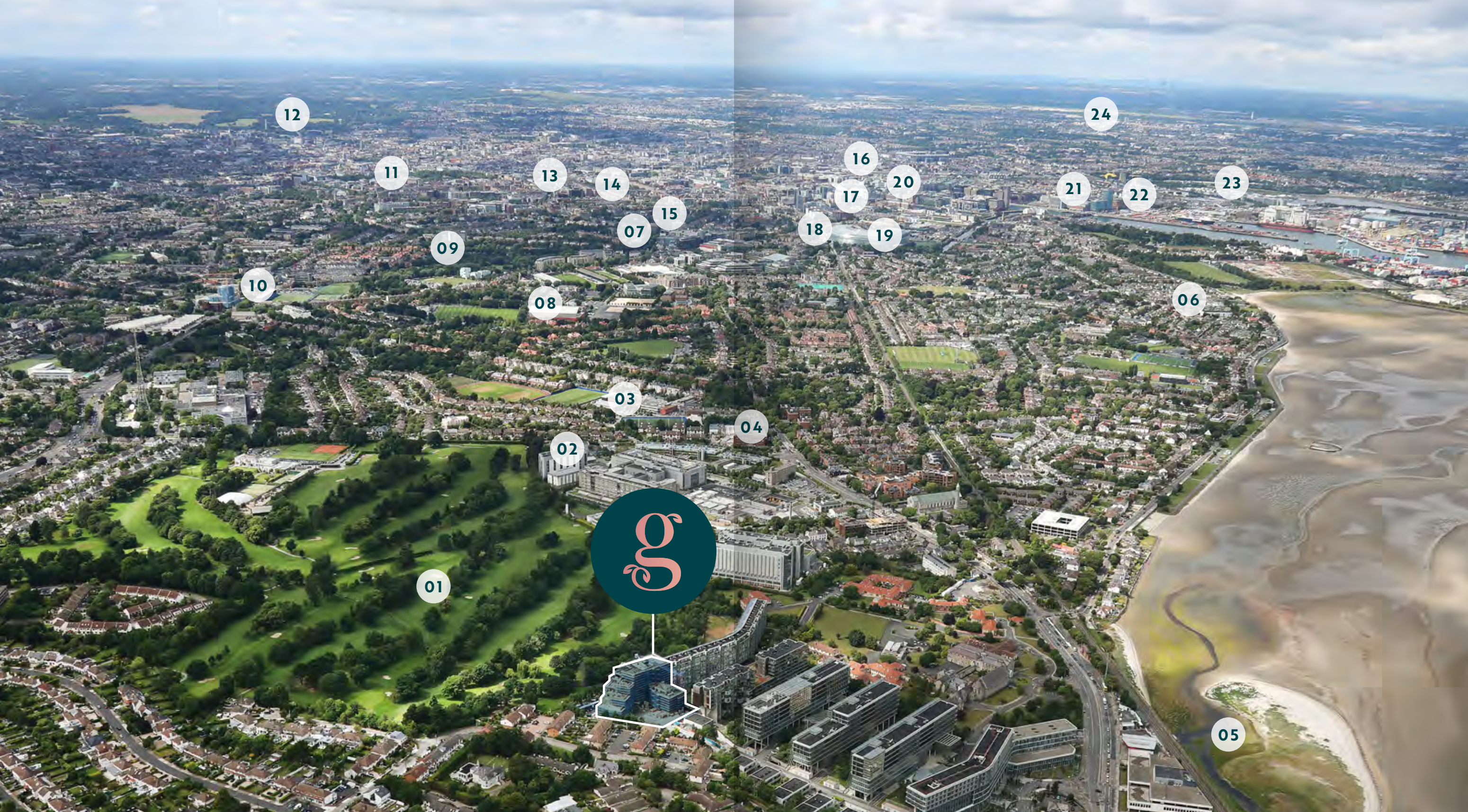


**M50 Motorway**  
Car | 14 mins  
(5.4 km)



**Airport**  
Car | 23 mins  
Bus | 43 mins  
(15.4 km)





- 1. Elm Park Golf Club
- 2. St. Vincents Hospital
- 3. St. Michaels School
- 4. Merrion Shopping Centre
- 5. Nature Reserve
- 6. Sandymount Village

- 7. US Embassy
- 8. RDS
- 9. Herbert Park
- 10. Donnybrook Village
- 11. St. Stephens Green
- 12. Phoenix Park

- 13. Trinity College
- 14. Merrion Square
- 15. Ballsbridge Village
- 16. IFSC
- 17. Facebook
- 18. Google

- 19. Aviva
- 20. Convention Centre
- 21. Three Arena
- 22. Port Tunnel
- 23. East Point
- 24. Croke Park



**St. Stephen's Green**

Car | 15 mins  
 Train / Bus | 24 mins  
 Bike | 21 mins  
**(5.0 km)**



**UCD**

Car | 6 mins  
 Shuttle Bus | 7 mins  
 Bike | 7 mins  
**(2.1 km)**



**Ballsbridge Village**

Bus | 14 mins  
 Car | 7mins  
 Bike | 8 mins  
**(3.0 km)**



Sought-after  
and exclusive  
location.



-  SHUTTLE BUS
-  IRISH RAIL
-  DUBLIN BUS
-  GREEN LINE LUAS
-  RED LINE LUAS

THE GARDENS at Elmpark Green

# Elmpark Community



# THE CLUB AT ELM PARK GREEN

Immerse yourself in the heart of Elmpark Green's vibrant community at The Club, where every member is celebrated through an array of seasonal events and engaging activities. As a hub connecting local residents and businesses, we create a warm and inclusive atmosphere.

Throughout the year, we mark special occasions, including St. Patrick's Day, Valentine's Day, Easter, the sun-kissed months of summer, the spookiness of Halloween, and culminating in a spectacular Christmas celebration. Each event is a testament to our commitment to fostering a sense of togetherness and shared joy within our community.

Discover the  
essence of  
community  
at The Club,  
Elmpark Green





Relax in the beautiful wildflower garden, a haven for birds, bees and insects.



Elevate your well-being with our health-focused fitness classes, invigorating yoga sessions, and transformative pilates classes held regularly. The Club is dedicated to providing a holistic wellness experience, ensuring that every member can pursue a healthy and balanced lifestyle.

To further enhance convenience, we offer shuttle bus services connecting Elmpark Green and the Aparto bus stop, seamlessly linking us with the N11 route. This thoughtful service ensures easy access and connectivity for our community members.

Join us at The Club, where community, wellness, and connection converge to create a truly enriching living experience at Elmpark Green.

THE GARDENS at Elmpark Green

# The Apartments





The Apartments  
at The Gardens  
bring modern  
luxury to a  
new level.

Every home is bright and spacious, and flooded with natural light thanks to the large windows. Many apartments also benefit from panoramic views over the coast, the mountains and surrounding golf courses.

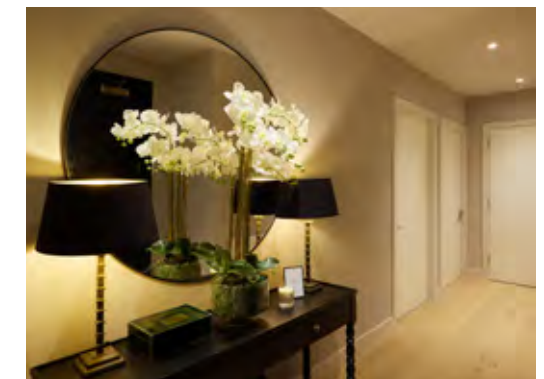




Handcrafted materials, cutting-edge technology.

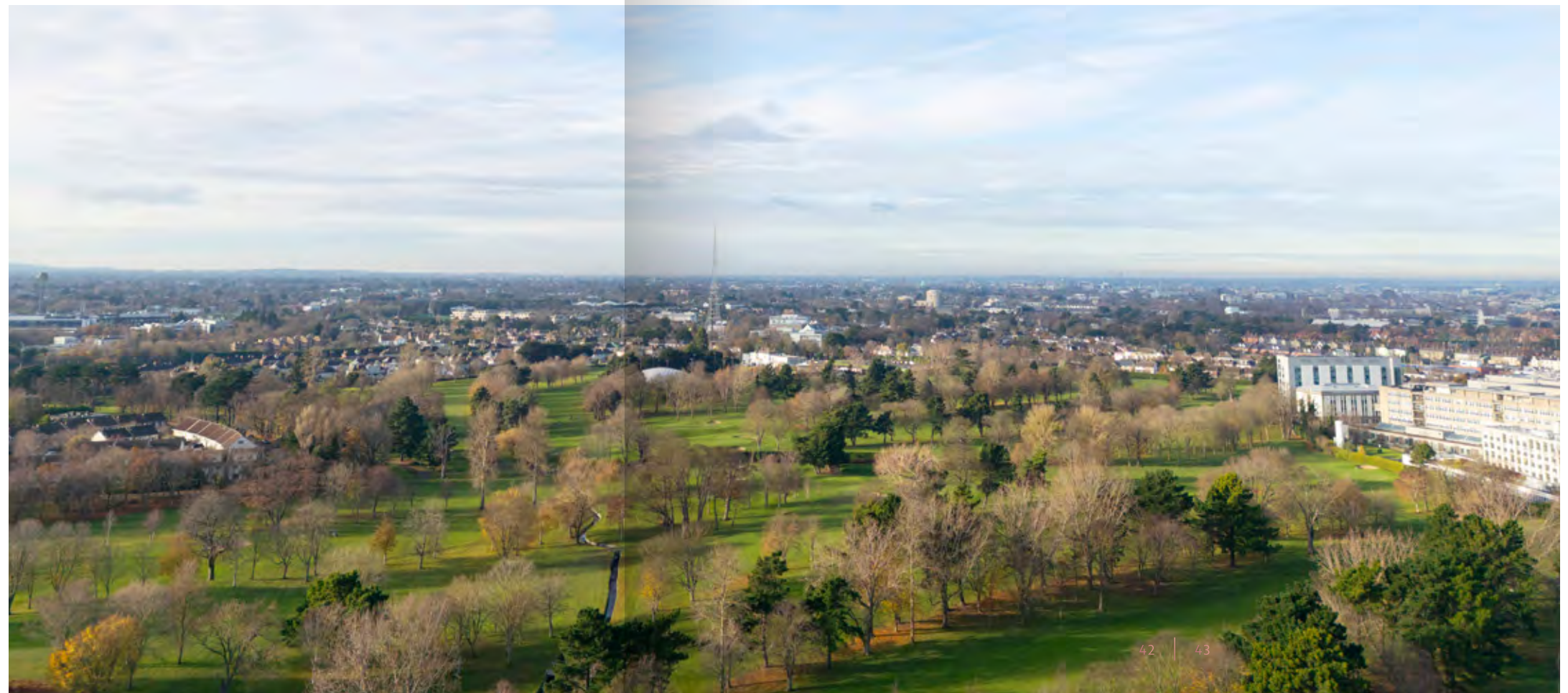


Turkington Rock's innovative interior-led approach to their homes offer residents a truly special lifestyle. Each home is carefully designed to suit the rigours of modern life, with a winning combination of the finest, handcrafted materials, cutting-edge technology and unrivalled attention to detail. These are homes with soul.





Panoramic views over the coast the mountains and surrounding golf courses.



## Specifications

Every home is bright and spacious, and flooded with natural light.

### HEATING, VENTILATION & HOT WATER

- › Centralised wet heating system, thermostatically controlled, with separate zoning for heating and hot water
- › Individually metered system provides heating and hot water from central plant
- › Energy efficient fresh air and Heat Recovery Ventilation (HRV) system
- › Pressurised hot and cold-water systems

### KITCHENS

- › Custom designed contemporary kitchen
- › Modern full height kitchens featuring Silestone quartz worktops with 100mm upstand splashbacks
- › Bespoke cabinetry with ample storage and full height wall units with a black handle finish
- › Miele integrated cooking appliances, fridge, freezer, microwave, oven, dishwasher, (Wine fridge installed in 3 bedroom apartments)
- › Extractor fan
- › LED lighting at counter level

### UTILITY ROOM

- › Heat interface unit / Heat recovery unit, washing machine/dryer installed

### BATHROOMS AND EN SUITES

- › Contemporary designed bathrooms and en suites designed by Helen Turkington Design
- › Quality floor and wall tiling
- › High quality sanitaryware from Halo
- › Pressurised shower system with thermostatic valve
- › Wall-mounted heated towel rails
- › Wall-mounted custom designed vanity mirror with additional undermounted sink storage in en suites

### MEDIA & COMMUNICATIONS

- › BringMe - Digital concierge parcel box system. Scans packages and messages signs for receipt and informs the resident
- › Digital TV connection in living room
- › USB charging points in kitchen and main bedroom

### BEDROOMS

- › Fully integrated wardrobes.
- › 2-way light switching

### INTERIORS FINISHES & FEATURES

- › High quality Carlson double glazed Alu Clad windows with external windows to the Wintergardens by Lumon
- › Elevated floor to ceiling height of 2.4m to 2.7m
- › Multipoint locking system to doors and windows
- › Contemporary feature square edge architrave and skirting
- › Fitted wardrobes with a contemporary design of assorted storage and hanging options
- › European Oak engineered flooring

### MANAGEMENT & SECURITY

- › Mains-supply smoke and heat detectors
- › Centrally monitored CCTV provided to main entrances and external areas

### THE BUILDING

- › A combination of mix stone, render and glass rainscreen façade cladding treatments attractive facade and feature cladding
- › Winter gardens finished with composite decking, feature ceiling lighting and high-quality glazed window finish to maximise light and views from each apartment

### ELECTRICAL

- › Energy efficient LED spot lighting. Power provided via external sockets to winter gardens
- › Generous light and power points provided within each apartment using contemporary brushed antique brass switches and sockets

### PARKING & SERVICES

- › Secure private basement parking
- › Lift access from car park to all levels
- › Centralised bin storage facility at basement level
- › Secure bicycle store at basement level
- › Two coffee shops & a gym within the development
- › Shuttle Bus Elmpark Green

### OUTSIDE SPACE

- › Landscaped grounds offering a serene setting to relax or meet friends

### ENERGY EFFICIENCY

- › Minimum A3 Building Energy Rating energy rating
- › Highly insulated and airtight design
- › Energy efficient windows with argon filled double glazing

### GUARANTEE

- › Each home at The Gardens, Elm Park is covered by a 10-year structural guarantee scheme SCOR 360



For illustrative purposes only.

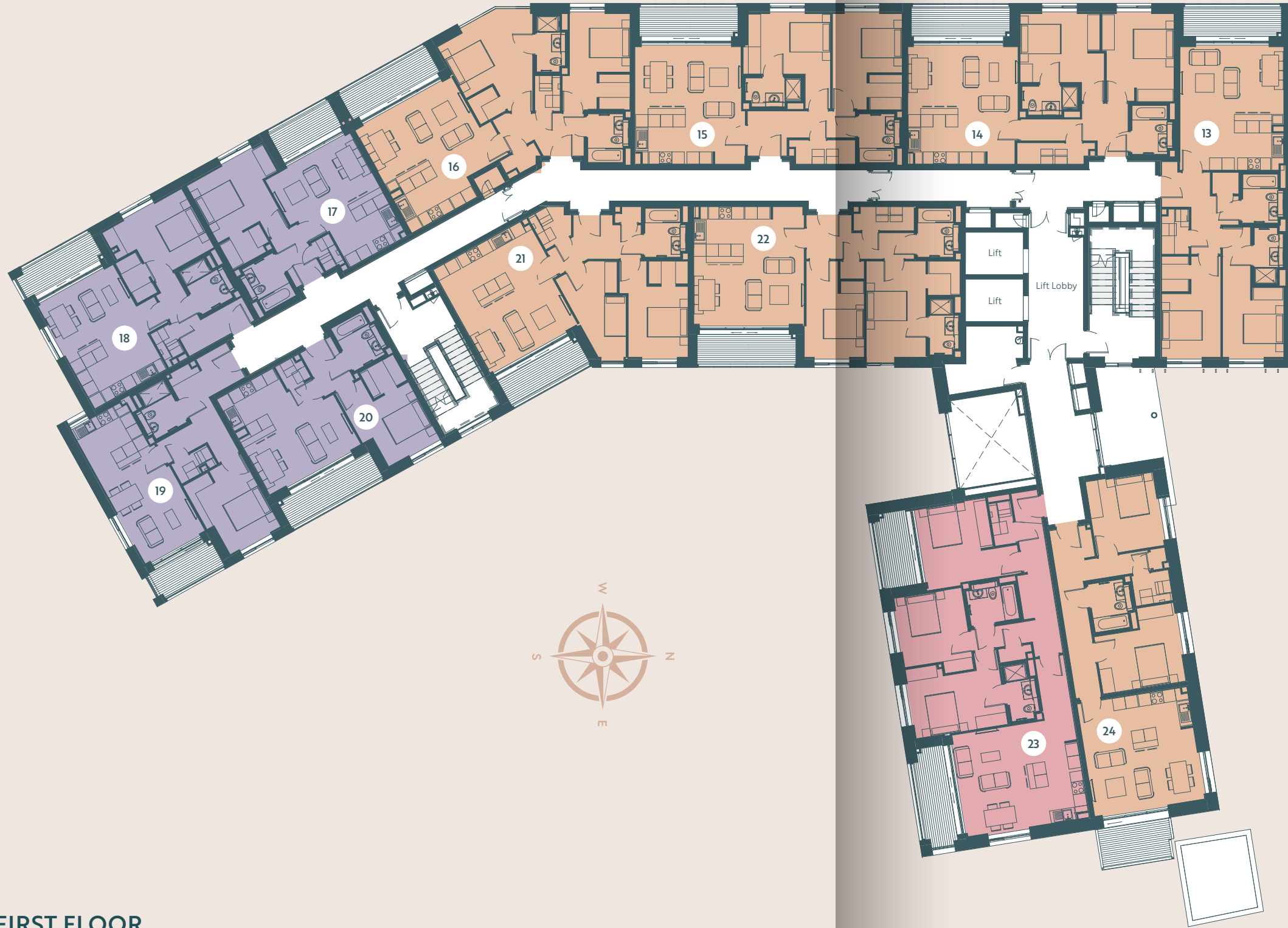


GROUND FLOOR



- 1 BED
- 2 BED
- 3 BED
- STUDIO

- APT NO. 1**  
2 BED  
85.1 SQ. M. | 916 SQ. FT.
- APT NO. 2**  
2 BED  
83.3 SQ. M. | 897 SQ. FT.
- APT NO. 3**  
2 BED  
84.3 SQ. M. | 907 SQ. FT.
- APT NO. 4**  
2 BED  
85.7 SQ. M. | 922 SQ. FT.
- APT NO. 5**  
1 BED  
52.2 SQ. M. | 562 SQ. FT.
- APT NO. 6**  
1 BED  
57.9 SQ. M. | 623 SQ. FT.
- APT NO. 7**  
1 BED  
57.9 SQ. M. | 623 SQ. FT.
- APT NO. 8**  
STUDIO  
42.4 SQ. M. | 456 SQ. FT.
- APT NO. 9**  
2 BED  
73.1 SQ. M. | 787 SQ. FT.
- APT NO. 10**  
2 BED  
84.2 SQ. M. | 906 SQ. FT.
- APT NO. 11**  
3 BED  
110.2 SQ. M. | 1186 SQ. FT.
- APT NO. 12**  
2 BED  
79.7 SQ. M. | 858 SQ. FT.



FIRST FLOOR

1 BED
  2 BED
  3 BED

- APT NO. 13**  
 2 BED  
 85.1 SQ. M. | 916 SQ. FT.
- APT NO. 14**  
 2 BED  
 83.3 SQ. M. | 897 SQ. FT.
- APT NO. 15**  
 2 BED  
 84.3 SQ. M. | 907 SQ. FT.
- APT NO. 16**  
 2 BED  
 85.7 SQ. M. | 922 SQ. FT.
- APT NO. 17**  
 1 BED  
 52.2 SQ. M. | 562 SQ. FT.
- APT NO. 18**  
 1 BED  
 57.9 SQ. M. | 623 SQ. FT.
- APT NO. 19**  
 1 BED  
 57.9 SQ. M. | 623 SQ. FT.
- APT NO. 20**  
 1 BED  
 51.5 SQ. M. | 554 SQ. FT.
- APT NO. 21**  
 2 BED  
 73.1 SQ. M. | 787 SQ. FT.
- APT NO. 22**  
 2 BED  
 84.3 SQ. M. | 907 SQ. FT.
- APT NO. 23**  
 3 BED  
 110.2 SQ. M. | 1186 SQ. FT.
- APT NO. 24**  
 2 BED  
 83.6 SQ. M. | 900 SQ. FT.



SECOND FLOOR

1 BED 2 BED

- APT NO. 25**  
2 BED  
85.1 SQ. M. | 916 SQ. FT.
- APT NO. 26**  
2 BED  
83.3 SQ. M. | 897 SQ. FT.
- APT NO. 27**  
2 BED  
84.3 SQ. M. | 907 SQ. FT.
- APT NO. 28**  
2 BED  
85.7 SQ. M. | 922 SQ. FT.
- APT NO. 29**  
2 BED  
84.3 SQ. M. | 907 SQ. FT.
- APT NO. 30**  
2 BED  
83.1 SQ. M. | 894 SQ. FT.
- APT NO. 31**  
1 BED  
51.5 SQ. M. | 554 SQ. FT.
- APT NO. 32**  
2 BED  
73.1 SQ. M. | 787 SQ. FT.
- APT NO. 33**  
2 BED  
84.3 SQ. M. | 907 SQ. FT.
- APT NO. 34**  
1 BED  
55.4 SQ. M. | 596 SQ. FT.
- APT NO. 35**  
2 BED  
91.2 SQ. M. | 981 SQ. FT.
- APT NO. 36**  
2 BED  
83.6 SQ. M. | 900 SQ. FT.



THIRD FLOOR

1 BED 2 BED

APT NO. 37

2 BED  
85.1 SQ. M. | 916 SQ. FT.

APT NO. 38

2 BED  
83.3 SQ. M. | 897 SQ. FT.

APT NO. 39

2 BED  
84.3 SQ. M. | 907 SQ. FT.

APT NO. 40

2 BED  
85.7 SQ. M. | 922 SQ. FT.

APT NO. 41

2 BED  
84.3 SQ. M. | 907 SQ. FT.

APT NO. 42

1 BED  
56.9 SQ. M. | 612 SQ. FT.

APT NO. 43

2 BED  
73.1 SQ. M. | 787 SQ. FT.

APT NO. 44

2 BED  
84.3 SQ. M. | 907 SQ. FT.

APT NO. 45

1 BED  
55.4 SQ. M. | 596 SQ. FT.

APT NO. 46

2 BED  
91.2 SQ. M. | 981 SQ. FT.

APT NO. 47

2 BED  
83.6 SQ. M. | 900 SQ. FT.



**APT NO. 48**

2 BED  
85.1 SQ. M. | 916 SQ. FT.

**APT NO. 49**

2 BED  
83.3 SQ. M. | 897 SQ. FT.

**APT NO. 50**

2 BED  
84.3 SQ. M. | 907 SQ. FT.

**APT NO. 51**

2 BED  
85.7 SQ. M. | 922 SQ. FT.

**APT NO. 52**

1 BED  
54.8 SQ. M. | 589 SQ. FT.

**APT NO. 53**

1 BED  
74 SQ. M. | 796 SQ. FT.

**APT NO. 54**

2 BED  
74.8 SQ. M. | 805 SQ. FT.

**APT NO. 55**

2 BED  
84.3 SQ. M. | 907 SQ. FT.

**APT NO. 56**

2 BED  
82.6 SQ. M. | 889 SQ. FT.

**APT NO. 57**

1 BED  
55.5 SQ. M. | 597 SQ. FT.

**FOURTH FLOOR**

1 BED 2 BED



FIFTH FLOOR



SIXTH FLOOR

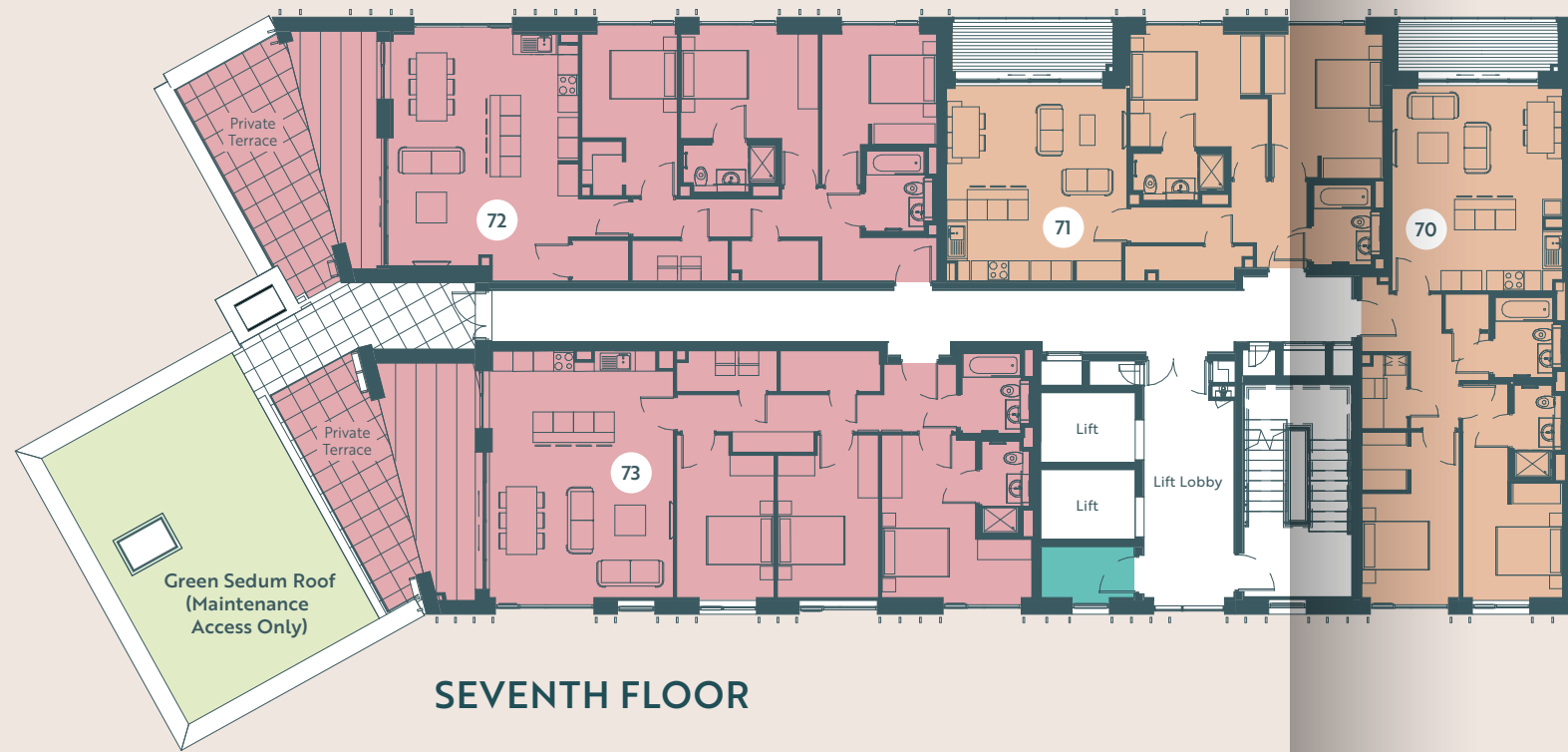
- 1 BED
- 2 BED
- 3 BED
- 
- WORK FROM HOME UNITS

FIFTH FLOOR

- APT NO. 58**  
2 BED  
85.1 SQ. M. | 916 SQ. FT.
- APT NO. 59**  
2 BED  
83.3 SQ. M. | 897 SQ. FT.
- APT NO. 60**  
2 BED  
84.3 SQ. M. | 907 SQ. FT.
- APT NO. 61**  
3 BED  
106.5 SQ. M. | 1146 SQ. FT.
- APT NO. 62**  
2 BED  
74.8 SQ. M. | 805 SQ. FT.
- APT NO. 63**  
2 BED  
84.3 SQ. M. | 907 SQ. FT.

SIXTH FLOOR

- APT NO. 64**  
2 BED  
85.1 SQ. M. | 916 SQ. FT.
- APT NO. 65**  
2 BED  
83.4 SQ. M. | 898 SQ. FT.
- APT NO. 66**  
2 BED  
84.3 SQ. M. | 907 SQ. FT.
- APT NO. 67**  
1 BED  
55.1 SQ. M. | 593 SQ. FT.
- APT NO. 68**  
2 BED  
74.8 SQ. M. | 805 SQ. FT.
- APT NO. 69**  
2 BED  
84.3 SQ. M. | 907 SQ. FT.



SEVENTH FLOOR

SEVENTH FLOOR

**APT NO. 70**  
2 BED  
85.1 SQ. M. | 916 SQ. FT.

**APT NO. 71**  
2 BED  
83.3 SQ. M. | 897 SQ. FT.

**APT NO. 72**  
3 BED  
115.4 SQ. M. | 1242 SQ. FT.

**APT NO. 73**  
3 BED  
115.9 SQ. M. | 1248 SQ. FT.



EIGHTH FLOOR

EIGHTH FLOOR

**APT NO. 74**  
2 BED  
85 SQ. M. | 916 SQ. FT.

**APT NO. 75**  
2 BED  
83 SQ. M. | 897 SQ. FT.

**APT NO. 76**  
1 BED  
65 SQ. M. | 704 SQ. FT.

**APT NO. 77**  
3 BED  
132 SQ. M. | 1422 SQ. FT.

- 1 BED
- 2 BED
- 3 BED
- 
- WORK FROM HOME UNITS

# TurkingtonRock

HOMES WITH SOUL

**Turkington Rock is a collaboration between Helen Turkington and Red Rock Developments to create Ireland's first interior design led, luxury residential property developer.**

Helen Turkington is Ireland's leading Interior Designer and has worked on some of the most exclusive homes in Ireland and across Europe. Red Rock Developments, led by Keith Craddock, is a boutique property development company that has built a reputation for creating exquisite family homes.

Together, Turkington Rock has assembled a unique collection of development sites in South Dublin to create the most exceptional newly built family homes in the Country. Their completed developments are in sought after locations such as Rathgar, Mount Merrion, Dun Laoghaire, Sandyford, Glenageary and Stepside.



SANDYFORD HOUSE



CROTHWAITE GROVE



THE PADDOCKS



DEVELOPED BY

**TurkingtonRock**  
HOMES WITH SOUL

Turkington Rock  
83-87 Main Street  
Ranelagh  
Dublin 6

[turkingtonrock.com](http://turkingtonrock.com)

CONTRACTOR



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Centre Point Business Park  
Oak Drive, Dublin 12

[visioncontracting.ie](http://visioncontracting.ie)

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ARCHITECT



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Centre, Unit H  
Ranelagh, D06X7P8

[coady.ie](http://coady.ie)

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



Certificate can be viewed with agent:  
EPI Range: 30.91 to 54.54 kWh/m2/year



