



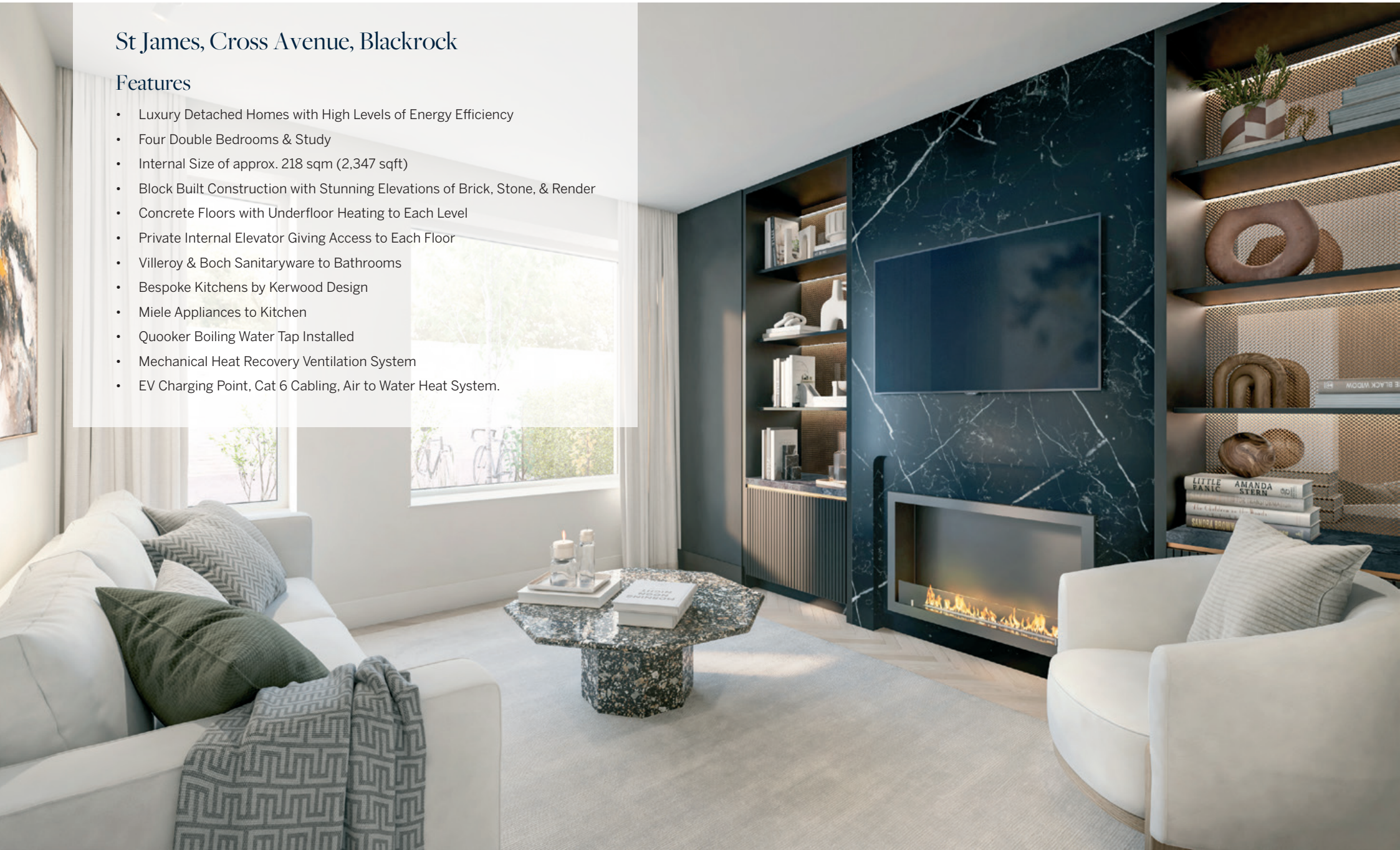
St James

Cross Avenue, Blackrock

St James, Cross Avenue, Blackrock

Features

- Luxury Detached Homes with High Levels of Energy Efficiency
- Four Double Bedrooms & Study
- Internal Size of approx. 218 sqm (2,347 sqft)
- Block Built Construction with Stunning Elevations of Brick, Stone, & Render
- Concrete Floors with Underfloor Heating to Each Level
- Private Internal Elevator Giving Access to Each Floor
- Villeroy & Boch Sanitaryware to Bathrooms
- Bespoke Kitchens by Kerwood Design
- Miele Appliances to Kitchen
- Quooker Boiling Water Tap Installed
- Mechanical Heat Recovery Ventilation System
- EV Charging Point, Cat 6 Cabling, Air to Water Heat System.





Welcome to St James, Cross Avenue, Blackrock

An outstanding release of just five newly-built detached homes, offering an exquisite blend of luxury, space and modern conveniences designed by Horan Rainsford Architects.

These magnificent new properties with their expansive layouts and quality finishes are perfectly situated in Cross Avenue, Blackrock, one of the most exclusive and sought after addresses in south Dublin. St James is within walking distance to Blackrock village and Dart station, while also offering easy access to the N11/M50. A wide range of schools, retail offerings, and sporting facilities are within close proximity of St James.

These large four bedroom & study detached houses have been crafted to the highest of standards and feature top of the range fixtures and fittings throughout. The A-rated properties feature modern Air to Water heat-pumps, zoned underfloor heating, and exceptional levels of insulation and airtightness. Their spacious interiors measure approximately 218 Sq.M (2,347 Sq.Ft). Each house features a private internal elevator, giving easy access to each of the three floor levels.

The properties feature four large double bedrooms, two of which have luxury en-suites. A private top floor study offers an excellent space to work from home. Bathrooms feature extensive ceramic floor and wall tiling, and contemporary sanitaryware by Villeroy & Boch.

A beautiful custom-made kitchen by Kerwood Design has been carefully crafted to complement the modern layout and light-filled nature of these properties. The kitchens feature attractive quartz worktops, a Quooker tap, and built-in Miele appliances including a venting hob, oven, microwave, dishwasher, larger fridge and larder freezer.

St James offers not just a premium new home, but a lifestyle filled with luxury and convenience. Contact Lisney Sotheby's International Realty on 01 2806820 to arrange a viewing appointment.



Specification List

External

- Contemporary elevations with a combination of brick, stone, and render finishes.
- Block-Built construction with exceptional levels of insulation
- Zinc and timber roof construction
- Nordan Double-Glazed external windows and doors (AluClad)
- External lighting and power points included
- Each unit to have EV charging points to front of house.
- Hardwood front door with 3-point locking system
- Aluminium rainwater drainage system
- Private Driveways to Front of Houses
- Rear Gardens to have Lawn areas, Granite Paving, and Stone / Block Walls.

Interiors

- Walls and ceilings to be painted white throughout.
- Contemporary built-in wardrobes to be provided to all bedrooms
- Concrete floors with underfloor heating to each level
- Attractive engineered hardwood flooring provided on the ground floor
- Flooring for stairs and upper floors to be provided by the purchaser.
- Timber doors with hardwood shaker-style frames on ground floor.
 - 2.6m full height glazed timber doors to kitchen/living/ dining.
 - Shaker style doors to first and second floor where appropriate.

Electrical

- Entire house wired to include sockets, switches, tv and data points, smoke and carbon monoxide detectors
- Two beautiful electric real flame-effect fires to be provided and installed in the Kitchen/Living/Dining room & the front living room on the ground floor
- Each unit to be wired to allow for the future installation of solar panels
- Cat 6 Cabling Included
- Wiring included for security alarm and cameras

Private Elevator

- Each House features an internal passenger elevator. (Leonardo Electric 400Kg 3 Stop Passenger Platform Lift).
- Lift to have 2 panel, side opening, sliding automatic doors. It has safety features including Auto-dialler and GSM Fire return to Ground floor Automatic Rescue.
- Lift includes 12 Months warranty & Service Contract

Heating & Mechanical

- The houses at St James boast an A2 Energy Rating due to their superior build quality and energy efficiency
- Highly Efficient Air to Water heat pump provides low-cost heating and hot water year round
- Mechanical Ventilation with Heat Recovery system installed
- Underfloor heating provided throughout the house on each floor (controlled by zoned digital thermostats)

Bathrooms

- Villeroy and Bosch sanitaryware to all bathrooms (apart from WC)
- Luxury tiling to all bathrooms and the shower rooms
- Painted and panelled walls to WC on ground floor.
- Mirrors provided for all bathrooms and 1 x TV unit for each main bathroom.

Kitchen

- Superb custom designed kitchens by Kerwood Design
- Kitchen to feature modern acrylic slab doors, copper track for handleless finish, attractive quartz work-tops and subway sink.
- Kitchens include Quooker brass boiling water tap
- The following Miele appliances are included:
 - Venting hob
 - Single oven stainless steel/ black with pyrolytic cleaning
 - Matching combination oven/ microwave
 - Integrated dishwasher
 - Integrated larder fridge
 - Integrated under counter larder freezer

Utility Room

- Utility to be installed with modern acrylic slab doors, quartz work-tops, sapphire under mounted sink and sapphire leon brushed tap.
- Fitted Worktop to utility room with connections for washing machine/ dryer.
- All utility room white goods to be supplied by purchaser

Warranty

- Each property will have a 10 Year HomeBond structural guarantee

Design Team

Developer: Meishar Ltd

Architects: Horan Rainsford Architects

Engineer: SCD Consulting

M&E: Bernard Smith Consulting Engineers

CGI Consultant: 3D Design Bureau

Lighting Consultant: W!nk





FLOOR PLANS Not to scale - for identification purpose only.

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Ground Floor



First Floor



Second Floor



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