



Specifications-

- Architecturally designed, spacious apartments, all with ocean views
- Traditional concrete
- Block wall construction with 110 mm extratherm insulation and concrete floors and staircases
- High-quality double-glazed PVC windows & PVC doors, PVC fascia, soffit & gutters
- Slate roof finish
- Stylish exterior facades
- Fully energy efficient design with the objective of lower running costs
- Provisional Energy Rating - A3
- High Specification electrical installation
- Dimplex Electric Heating (SEAI Approved)- Pressurised plumbing system throughout

Generous PC Sum Allowances

- Kitchen/Utility/Wardrobes €6,500
- Tiling/flooring €2,500
- Sanitary Ware €1,850
- Quality solid doors & painted skirting and architraves, with high quality ironmongery
- Painted throughout
- Connected to all mains services
- Passenger lift to upper floors
- Tarmacadam car park - Two designated car space per apartment
- Management company to provide bins, common cleaning, lighting, insurance, lift maintenance etc (Estimate €1,300 per annum)