



DRUMMARTIN HEIGHTS

KILMACUD • DUBLIN 14

A SELECTION OF 1, 2 & 3 BEDROOM APARTMENTS



WELCOME

TO YOUR

NEW HOME

Drummartin Heights an exclusive collection of 47 luxury 1, 2 and 3 bedroom apartments and penthouses by Sorohan Builders. Perfectly positioned near Dundrum and Stillorgan Villages, Dundrum Town Centre, and the Kilmacud Luas stop, these homes place every convenience right at your doorstep.



SOROHAN
LUXURY LIVING

HAZELBROOK

HAZELBROOK
ENTRANCE



STATE-OF-THE-ART,
**BESPOKE
FINISHES**

Featuring contemporary architecture, luxurious design-led interiors and impeccable landscaped grounds. Thought and care have been applied to the design and delivery of every home at Drummartin Heights.



MODERN DESIGN

The design team placed particular emphasis on maximizing light and space by including wall to wall windows to give a bright and airy feel to the living accommodation throughout.



TRULY EXCEPTIONAL
LIVING SPACES



BEAUTIFUL, MANICURED
OUTDOOR SPACES



ROOMS FLOODED
WITH NATURAL LIGHT



SPECIFICATIONS

INTERNAL FINISHES

- Stylish white doors throughout
- Semi solid oak floors provided to the entrance hall and living room.
- Fitted carpet supplied to the bedrooms
- High quality Ironmongery provided as per the showhouse
- Utility room provided in each apartment
- High quality timber skirting and architraves
- All walls and ceilings are skimmed and painted one neutral colour throughout as standard

WARDROBES

- Stylish fitted wardrobes in all bedrooms

KITCHEN

- Shaker style kitchen with ample storage
- Quartz worktop in kitchen fitted as standard
- Kitchen appliances supplied and fitted as standard



ENERGY EFFICIENCY

- A2/A3 BER rating
- Air to water heat pump systems
- High levels of insulation
- LED recessed lights to living room

BATHROOMS & ENSUITES

- Stylish sanitaryware throughout
- Shower doors and surrounds fitted as standard
- Very high-quality modern tiling on floors and wet areas

LIGHTING & ELECTRICAL

- Generous well designed electrical and lighting specification throughout
- Smoke detectors fitted throughout
- TV/Broadband points located throughout each home
- All homes are wired for broadband

EXTERNAL FINISHES

- Low Maintenance, high quality brickwork external finishes
- Rational Aluclad double glazed windows
- Oak hardwood front doors to each apartment
- Stunning landscaped gardens finished to provide instant maturity
- Balconies finished with stainless steel and glazed balustrades and tiled finish to floor





GOATSTOWN

CITY
CENTER

DUNDRUM

UCD

AIRFIELD

MOUNT ANVILLE
SCHOOL

DRUMMARTIN
HEIGHTS

DEER
PARK

BLACKROCK

ST BENILDUS

STILLORGAN







DRUMMARTIN HEIGHTS IS THE
PERFECT ADDRESS TO EXPERIENCE THE
**BEST OF BOTH
WORLDS**
VILLAGE LIVING BESIDE THE CITY





CONVENIENT & SO CLOSE TO EVERYWHERE

APPROX TRAVEL TIMES

Transport options for commuters are excellent, making this location particularly convenient for those travelling into the city centre and beyond. The LUAS Green Line is just a short walk from Drummartin Heights and provides a fast, reliable, and frequent service, connecting passengers to key destinations such as Dundrum Town Centre, St. Stephen's Green, and beyond. Motorists are equally well catered for, with Junction 13 of the M50 only a few minutes away, providing quick access to the national motorway network and making travel to all parts of Dublin and the rest of Ireland straightforward and efficient.

SANDYFORD	5 MINS
STILLORGAN	7 MINS
DUNDRUM TOWN CENTRE	10 MINS
LEOPARDSTOWN	15 MINS
BLACKROCK	19 MINS
LANSDOWNE	24 MINS
DÚN LAOGHAIRE	26 MINS
DUBLIN CITY CENTRE	44 MINS
DUBLIN AIRPORT	50 MINS

15 MINUTES

FROM COUNTLESS CITY CENTRE AMENITIES

AND WITH GOATSTOWN AND DUNDRUM WITHIN WALKING DISTANCE YOU'LL FIND A MASSIVE SELECTION OF DELICIOUS RESTAURANTS, PUBS, CAFÉS & LOCAL BOUTIQUE SHOPS





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SITE PLAN

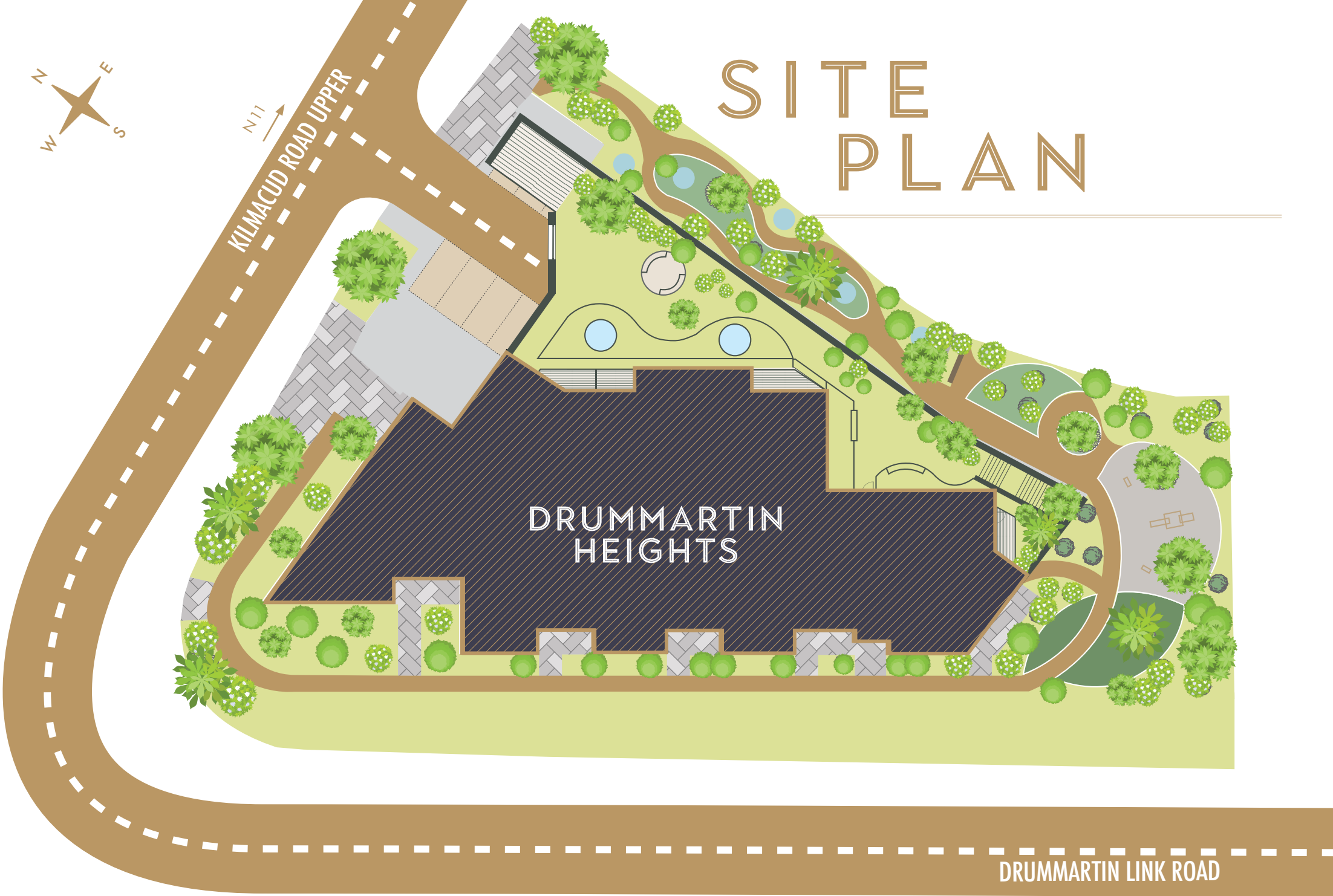
KILMACUD ROAD UPPER

DRUMMARTIN HEIGHTS

DRUMMARTIN LINK ROAD

GOATSTOWN

SANDYFORD



FLOOR PLANS

FIRST FLOOR

- APT 06: 1 BED. 58 SQ.M / 635.4 SQ.FT
- APT 07: 2 BED. 98 SQ.M / 1,059 SQ.FT
- APT 08: 1 BED. 55 SQ.M / 603 SQ.FT
- APT 09: 1 BED. 60 SQ.M / 648.4 SQ.FT
- APT 10: 2 BED. 84 SQ.M / 913.1 SQ.FT
- APT 11: 1 BED. 81 SQ.M / 875.3 SQ.FT
- APT 12: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 13: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 14: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 15: 2 BED. 100 SQ.M / 1,080.6 SQ.FT

- ONE BED APARTMENTS
- TWO BED APARTMENTS
- TWO BED PLUS STUDY APARTMENTS



FLOOR PLANS

SECOND FLOOR

- APT 16: 1 BED. 58 SQ.M / 635.4 SQ.FT
- APT 17: 2 BED. 98 SQ.M / 1,059 SQ.FT
- APT 18: 1 BED. 55 SQ.M / 603 SQ.FT
- APT 19: 1 BED. 60 SQ.M / 648.4 SQ.FT
- APT 20: 2 BED. 84 SQ.M / 913.1 SQ.FT
- APT 21: 2 BED. 86 SQ.M / 932.6 SQ.FT
- APT 22: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 23: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 24: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 25: 2 BED. 100 SQ.M / 1,080.6 SQ.FT

- ONE BED APARTMENTS
- TWO BED APARTMENTS
- TWO BED PLUS STUDY APARTMENTS



FLOOR PLANS

THIRD FLOOR

- APT 26: 1 BED. 58 SQ.M / 635.4 SQ.FT
- APT 27: 2 BED. 98 SQ.M / 1,059 SQ.FT
- APT 28: 1 BED. 55 SQ.M / 603 SQ.FT
- APT 29: 1 BED. 60 SQ.M / 648.4 SQ.FT
- APT 30: 2 BED. 84 SQ.M / 913.1 SQ.FT
- APT 31: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 32: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 33: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 34: 2 BED. 100 SQ.M / 1,080.6 SQ.FT

- ONE BED APARTMENTS
- TWO BED APARTMENTS
- TWO BED PLUS STUDY APARTMENTS



FLOOR PLANS

FOURTH FLOOR

- APT 35: 1 BED. 58 SQ.M / 635.4 SQ.FT
- APT 36: 2 BED. 98 SQ.M / 1,059 SQ.FT
- APT 37: 1 BED. 55 SQ.M / 603 SQ.FT
- APT 38: 1 BED. 60 SQ.M / 648.4 SQ.FT
- APT 39: 2 BED. 84 SQ.M / 913.1 SQ.FT
- APT 40: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 41: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 42: 2 BED. 84 SQ.M / 908.8 SQ.FT
- APT 43: 2 BED. 100 SQ.M / 1,080.6 SQ.FT

- ONE BED APARTMENTS
- TWO BED APARTMENTS
- TWO BED PLUS STUDY APARTMENTS



FLOOR PLANS

FIFTH FLOOR

APT 44: 3 BED. 116 SQ.M / 1,261.1 SQ.FT

APT 45: 3 BED. 129 SQ.M / 1,397.3 SQ.FT

APT 46: 3 BED. 123 SQ.M / 1,331.4 SQ.FT

APT 47: 2 BED PLUS STUDY. 131 SQ.M / 1,416.7 SQ.FT

THREE BED PENTHOUSE

TWO BED PLUS STUDY PENTHOUSE



PROFESSIONAL TEAM

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SOROHAN



design: byroncreative



DRUMMARTIN-HEIGHTS.IE
