

Dublin 4 €2m

# Luxury living at docklands penthouse with city views

Three-bedroom apartment over two floors in Dublin's tech hub with feature wraparound terrace

**Millennium Tower, Charlotte Quay Dock, Dublin 4**

**Description:** Well-located waterside apartment benefits from its lofty aspect on the 15th and 16th floors  
**Agent:** Owen Reilly

MIRIAM MULCAHY

The Millennium Tower, designed by architects O'Mahony Pike, in the heart of Dublin's docklands is wearing well, settling into its milieu as it was envisioned. The penthouse has come to the market and is, according to agent Owen Reilly, the highest apartment currently for sale in Ireland, with an asking price of €2 million.

Built by Zoe Developments in 1998, the Millennium Tower was one of Dublin's tallest residential buildings until it was eclipsed by Capital Dock. It lies at the very corner of Charlotte Quay Dock in the centre of the city's tech hub, handy for forays into town or excursions to the Aviva on match days.

Its setting is superb, directly on the water across from the Marker Hotel and the impressive architecture of the Bord Gáis Energy Theatre on Grand Canal Square.

The lobby has two lifts and one of them will whizz you to the penthouse on the 15th and 16th floors of the tower.

Utterly private and self-contained, the accommodation is a generous 167sq m (1,797sq ft) that runs over two floors. It has a C3 Ber.

On the first floor there are two bedrooms with dual-aspect windows that face the sea; one of the bedrooms has vistas as far north as Dublin Airport while the other bedroom takes in the snow-capped Wicklow Mountains, visible over the Dublin Mountains. Everything is there to see, the city a visual smorgasbord, from Howth and the wide expanse of Dublin Bay, to the Aviva and Sandymount strand, stretching as far as the East Pier at Dún Laoghaire.

The apartment received an upgrade by its owner in 2017, so the huge windows have luxurious drapes and blinds, ensuring absolute privacy at night. The bedroom to the south has a



stylish en suite and there is also a shower room on this floor.

An airy kitchen-living-dining room occupies the rest of this floor. The kitchen is sleek with an abundance of glossy white cabinets and a large island with waterfall countertop in quartz along with Siemens appliances. But once again, it's all about the views here, stepping out on to the balcony and looking as far south as Rathmines and Kilmainham and north to Croke Park.



The best is yet to come; a short flight of stairs leads to the top floor of the penthouse where a double-height sitting room encased in glass and a triple-aspect bedroom await. What could be a sterile, chilly couple of rooms is offset by panel heaters inset in the ceiling and warming floor-to-ceiling drapes in the bedroom.

There's a pop of welcome colour in the linen-covered wall behind the bed, and it also features a walk-in wardrobe and ensuite.

Outside the bedroom and living room is an expansive wraparound 60sq m terrace that is wide enough to ward off any hints of incipient vertigo – this would be an ideal spot for a summer evening's entertaining. There's parking for two cars and a lock-up storage unit in the basement car park and, handily, a cafe and restaurant on the Tower's ground floor.

Bars, cafes and restaurants are a quick stroll away, while the Luas redline stop at Spencer Dock and the Dart station are within walking distance.

Co Dublin from €825,000

# Live beside the sea at new Malahide scheme

**Robswall House & Apartments, Robswall, Coast Road, Malahide, Co Dublin**

**Description:** Scheme of 10 homes includes high-end apartments, duplexes and a five-bedroom house  
**Agent:** Brophy Estates

ELIZABETH BIRDTHISTLE

Brophy Estates has just launched 10 new homes to the market in Malahide. Located at Robswall, just opposite the sea, there are nine apartments and duplex units, in addition to a standalone five-bedroom house in the Garvagh Homes development.

With the luxury of coastal living, where new owners can hop across the road for a morning dip or walk, the offering includes four three-bedroom duplex apartments.

These units, set on ground and lower ground floors, extend from 115sq m (1,238sq ft) to 122sq m (1,313sq ft) and are priced from €1.05 million to €1.195 million.

In addition, there are five two-bedroom apartments measuring between 83sq m (893sq ft) and 105sq m (1,130sq ft), ranging in price from €825,000 to €1.15 million.

With an open-plan layout, each unit has a private balcony, while large picture windows allow wide-reaching uninterrupted views of Lambay Island and the Irish Sea.

All units within the contemporarily designed block have engineered hardwood flooring, separate utility rooms in addition to the Alwood by Alfred Briggs kitchens, with a combination of Corian and quartz countertops and Neff ap-



pliances, while Quooker taps add the convenience of never having to boil a kettle again.

Bathrooms have Roca, Grohe and Tesi sanitary ware, and all units have a Ber of A3, thanks to state-of-the-art heat pumps, mechanical ventilation recovery units, Aluclad triple-glazed Nordan windows, solar panels and excellent insulation.

The apartments and duplexes, which overlook Malahide Beach, have generous ceiling heights of 2.7m in kitchens, living rooms and bedrooms. There are 13 parking spaces on site, so there's a space for each apartment with a few left over for communal use.

In addition to the nine apartments is the substantial five-bedroom Robswall House to the left of the apartment block in the photograph.

It extends to a considerable 335sq m (3,606sq ft) and is priced at €3.45 million. Being inverted, whereby all five bedrooms are on the lower ground floor, allows for stunning views from the two living rooms and the balcony upstairs.

Much like the apartments, it will be the coastal access to a long sandy beach that will interest buyers, along with the proximity to popular restaurants and scenic waterfront paths in the affluent coastal village of Malahide.

Take 5 for €330,000  
By Alanna Gallagher

This sizeable, three-bedroom bungalow of 108sq m (1,140sq ft) is within walking distance of Clifden in Co Galway. This is a part of the Wild Atlantic Way that teems with visitors in summer but returns to a quieter pace in autumn. It has a C1 Ber rating. Price: €325,000. Agent: Sherry FitzGerald Mangan



Spain Menorca

Situated on Menorca's south-east tip, Cala Torret is a rocky outcrop where this two-bed beach apartment offers spectacular vistas of the Mediterranean from its balcony, as well as a roof terrace. Recently refurbished and extending to 60sq m (645sq ft), there are shops and restaurants on your doorstep. Binibeca beach is five minutes away. Price: €325,000. Agent: Bonnin Sanso Mahon



Italy Sardinia

South of the Costa Smeralda, about 20 minutes from the airport at Olbia and overlooking the Tyrrhenian Sea on one of the Med's most chi-chi islands is a traditional-looking terracotta-roofed abode just 200m



from Baia Sant'Anna. The two-bedroom maisonette comes with a veranda and garden that extends to about 75sq m (807 sq ft). Price: €330,000. Agent: Maior Capital

France Marcellan



North of Lourdes, is a postcard-pretty stone cottage with four bedrooms, three of which are under beamed eaves on the first floor. It has a separate kitchen and large lounge as well as charming exterior

features. The property, extending to 130sq m (1,399 sq ft), includes an outdoor swimming pool and decked surround, and a shaded dining and cooking area. Price: €336,000. Agent: Healey Fox

Italy Cinque Terre



Drink in views of the Gulf of Levante on Italy's Riviera from the garden of this one-bedroom ground-floor apartment in a villa that was renovated in 2007. Extending to 78sq m

(839sq ft), it features an open-plan living room with a sunny yellow kitchen and an additional 70sq m of space in the garden. Price: €330,000. Agent: Engel Voelkers



**+€50,000**  
Camolin Park, Camolin, Co Wexford – five-bed detached house – up €50,000 (8 per cent) from €650,000 to €700,000 on Thursday

**+€60,000**  
17 Drynam Crescent, Drynam Hall, Swords, Co Dublin – four-bed terraced house – up €60,000 (13 per cent) from €450,000 to €510,000 on Friday



**-€45,000**  
4 Knocklegha, Ballina, Co Mayo – six-bed detached house – down €45,000 (11 per cent) from €395,000 to €350,000 on Thursday

**-€80,000**  
Newtown View, Saint Patrick's Way, Waterford – four-bed detached house – down €80,000 (12 per cent) from €675,000 to €595,000 on Friday

Source: myhome.ie



Can I stop my neighbour from installing an unsightly air-con unit?  
Page 7

