

BRIDGEFIELD

NORTHWOOD, SANTRY DEMESNE, DUBLIN 9



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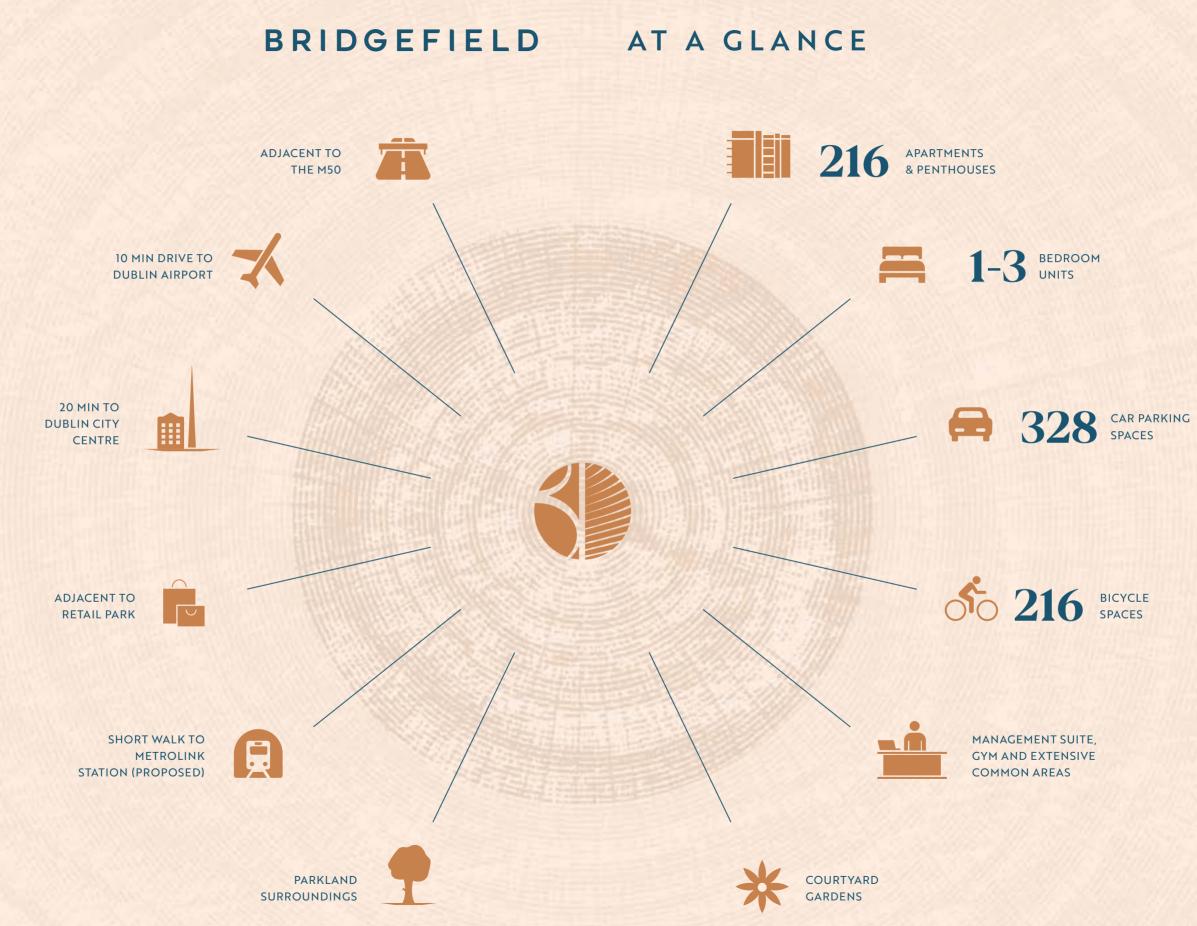
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NATURE AT YOUR DOORSTEP

Bridgefield is located in Santry Demesne, once the seat of the Domville family.

Over a century ago, King Victor Emmanuel of Italy presented the family with sixteen separate species of trees. Today, this woodland heritage is the perfect antidote to modern life.

Bridgefield combines urban convenience with a parkland shaped by centuries of care and imagination. Located just ten minutes from Dublin Airport and twenty minutes from the City Centre, Bridgefield provides the perfect haven without compromising life's necessities.



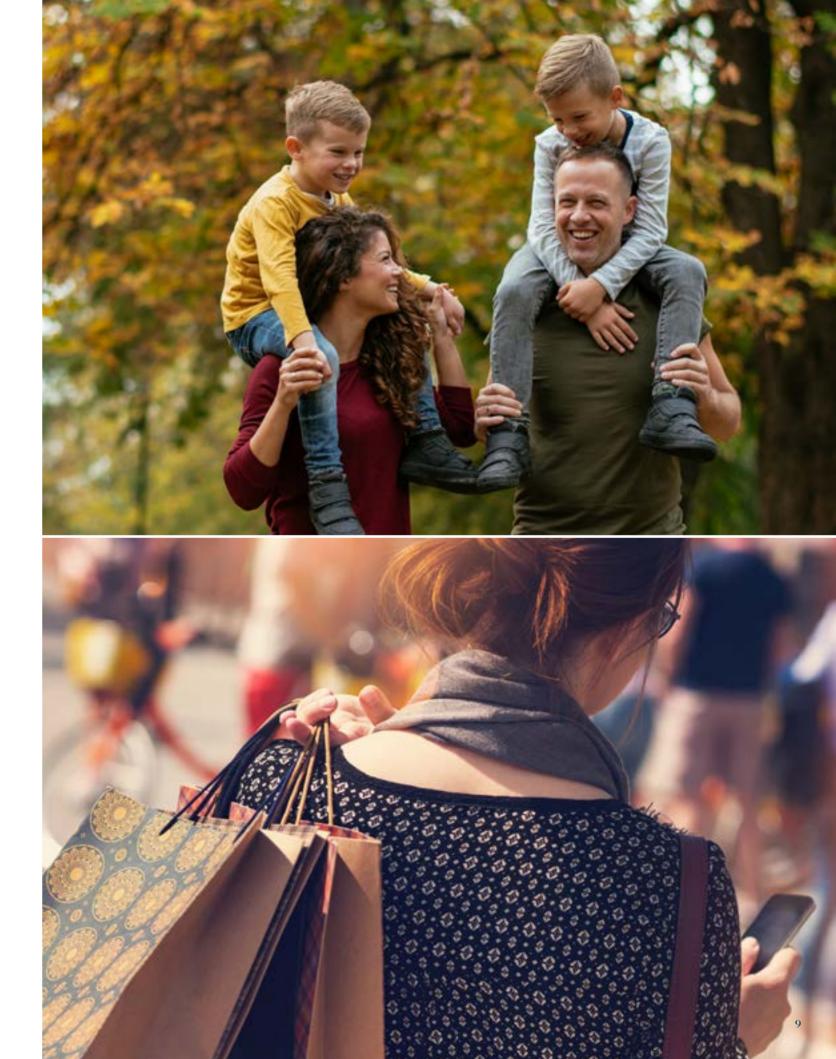


A new place to live. A new way to live.

WITH BUSINESS PARKS, MOTORWAYS, PARKLAND, SHOPPING, A UNIVERSITY AND AN AIRPORT MINUTES AWAY. BRIDGEFIELD LETS YOU ENJOY MORE OF LIFE'S POSSIBILITIES. Whoever you are and whatever your pace, Bridgefield can complement it. With shops, superb public transport, an international airport and one of Europe's most exciting city centres close at hand, you can move things up a gear. Or you can dial it down and retreat to nature with mature parkland right on your doorstep.

Whether it's a spontaneous getaway to a European capital, a night on the town or simply enjoying the outdoors with family and friends, Bridgefield offers freedom, flexibility and endless possibility for all.





It's all so close.

WHETHER IT'S SHOPPING, SPORTS, SERVICES OR LEISURE, BRIDGEFIELD OFFERS AN ABUNDANCE OF LOCAL AMENITIES.

Dublin Airport, Dublin City University, world-class clinics and Croke Park, Ireland's largest sports stadium, can all be reached in minutes. Day-to-day amenities including superb daycare, retail and food outlets, cinemas and leisure facilities – including excellent golf courses and gyms – are also within easy reach.

11. Touzai at Crowne Plaza Hotel

12. Gourmet Food Parlour

13. Little Venice Restaurant
14. Ben Dunne Gym

16. Dublin Indoor Football

18. Omni Shopping Centre

- M&S Foodhall

- IMC Cinema

- Boots Pharmacy

- Lifestyle Sports

19. L&A Hair Salon & Barbers

21. Northwood Medical Centre

22. National Botanic Gardens

23. Glasnevin Cemetery

- New Look

20. Little Harvard Daycare

17. Morton Stadium

- Tesco

- LIDL

- Argos

- H&M

- Penneys

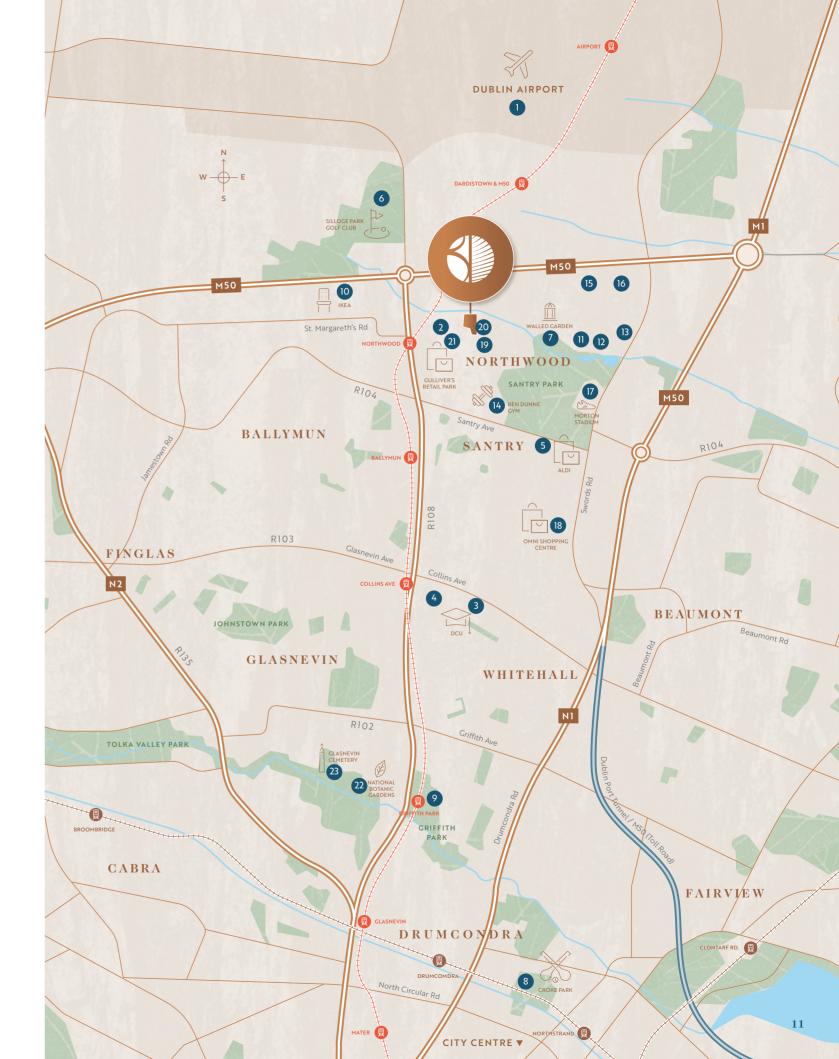
15. SportsLink

LOCAL AMENITIES

1. 2.

	Dublin Airport				
Gulliver Retail Park					
	- LIDL				
	- Homebase				
	- McDonald's				
	- Eurospar				

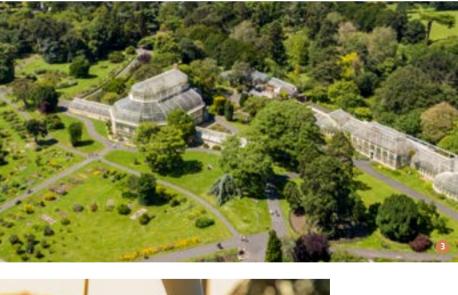
- Home Focus at Hickey's
- SSC (Sports Surgery Clinic)
- Subway
- Costa Café
- Insomnia
- ATM at Eurospar
- Beauty Laine
- McCabes Pharmacy
- Eco Interiors
- 3. Dublin City University
- 4. The Helix
- 5. Aldi
- 6. Silloge Park Golf Club
- 7. Walled Garden
- 8. Croke Park
- 9. Griffith Park
- 10. IKEA





SCIEPED - CONSTR

Your personal time is precious. Experience a more natural pace of life in and around Bridgefield.







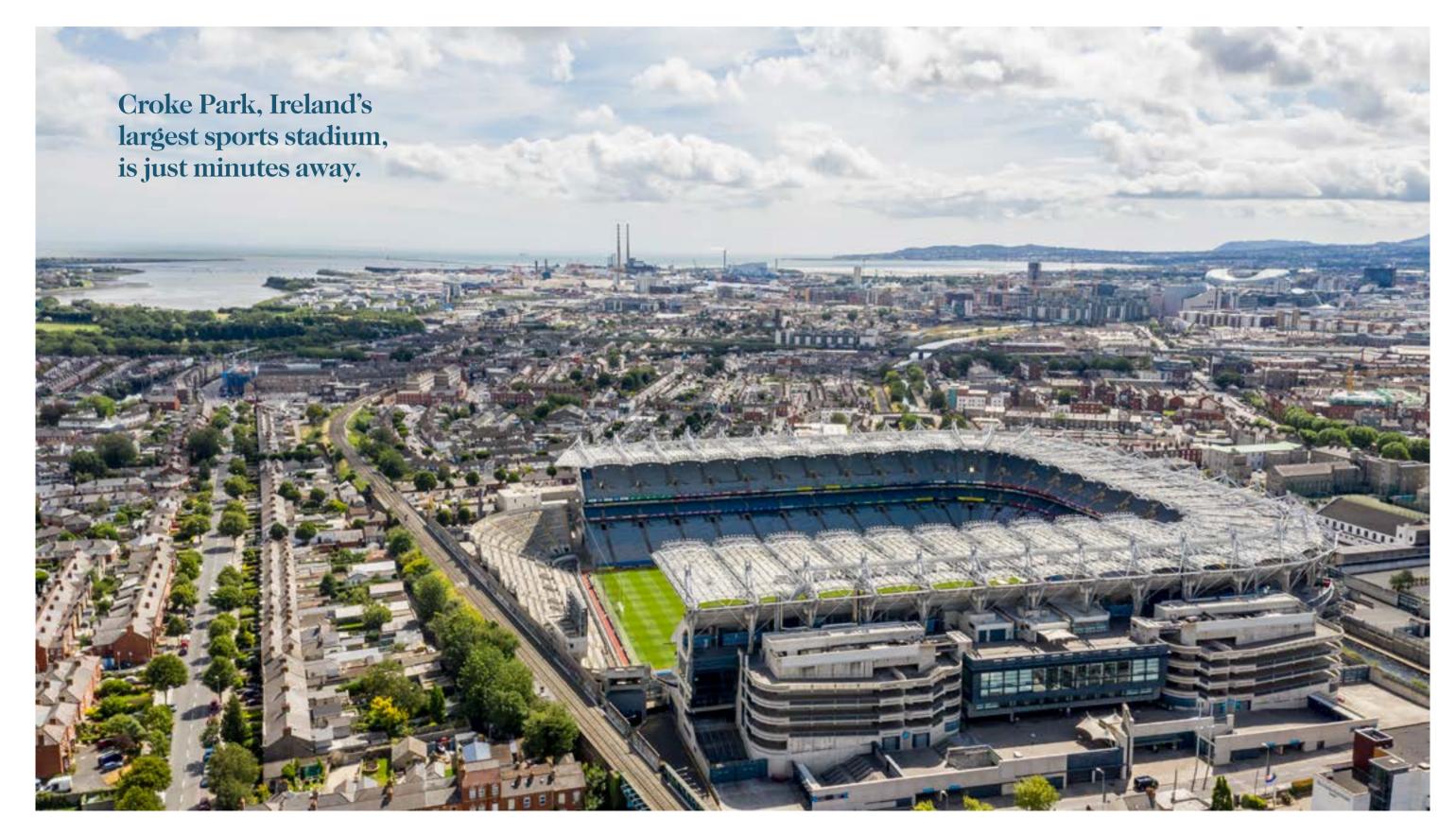
1	Walled Garden
2	Santry Park
3	Dublin Botanic Gardens
4	Silloge Park Golf Club

THE BEAUTIFULLY MATURED SILLOGUE PARK GOLF COURSE IS LESS THAN TWO KILOMETRES AWAY.





Explore Griffith Park, one of the many local parklands.



DCU, Ireland's fastest growing university with 17,000 students, is just 10 minutes away.

-

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Savour the local menu on your doorstep.

Whether you're looking for gourmet dining, grab and go options or a Barista style coffee, Bridgefield has something for everyone.

- Touzai at Crowne Plaza Hotel
- Gourmet Food Parlour
- Little Venice Restaurant
- Firehouse Pizza
- Costa Café
- The Clubhouse Restaurant
- Camille
- Nando's
- Zao Thai
- Subway

Well connected.

Bridgefield's proximity to Junction 4 for the M50 and Junction 3 for the M1 means Ireland's main road network is just minutes away. And Dublin City Centre can be easily reached by car, bus or even bicycle.

RESIDENTS AND VISITORS WILL BE SERVED BY THE PROPOSED METROLINK NORTHWOOD STATION, ADJACENT TO BRIDGEFIELD

TRAVEL TIMES





3 min ACCESS TO M50 / M1

OMNI CENTRE	5 MIN
AIRPORT	10 MIN
IFSC	18 MIN
GRAND CANAL DOCK	20 MIN
TRINITY COLLEGE	21 MIN



BUS

20 min DUBLIN CITY CENTRE

AIRPORT	10 MIN
BLANCHARDSTOWN	10 MIN
DCU	15 MIN
O'CONNELL STREET	28 MIN
TRINITY COLLEGE	36 MIN



10 min DUBLIN CITY UNIVERSITY

2 MIN
8 MIN
10 MIN
30 MIN
31 MIN

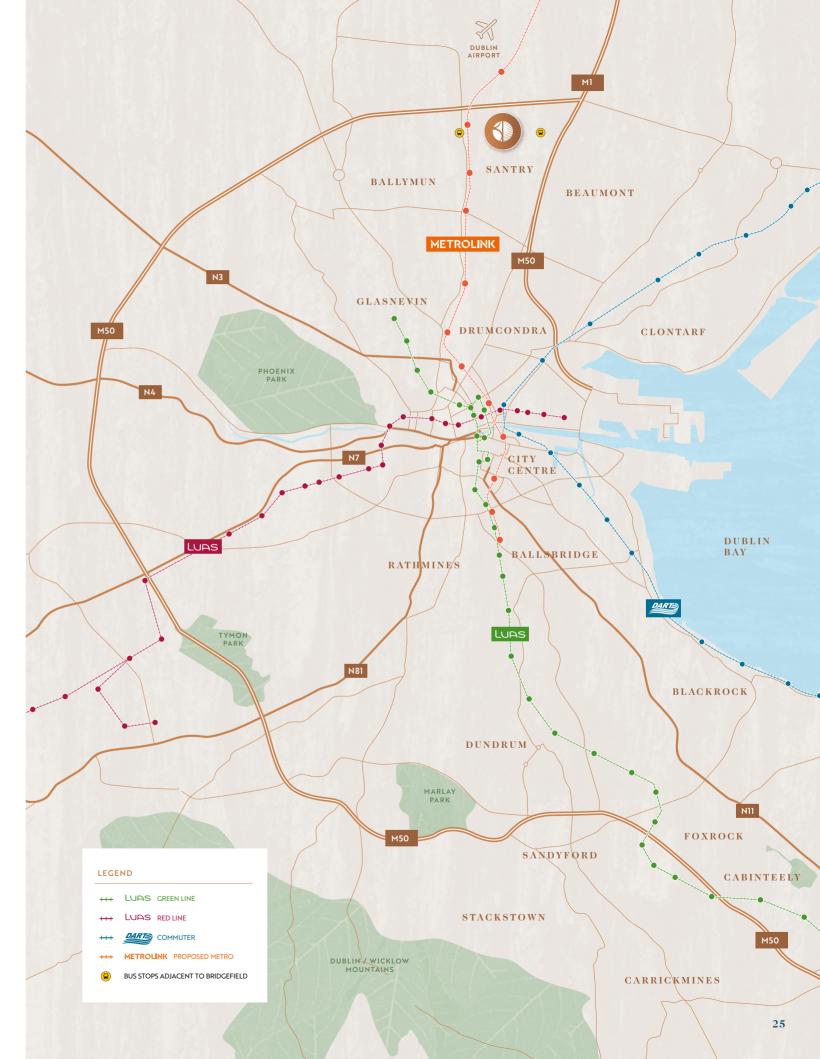


WALKING

方

2 min GULLIVER RETAIL PARK

SANTRY RIVER PARK1 MINNORTHWOOD BUSINESS6 MINTRINITY SPORTS GROUND11 MINGOURMET FOOD PARLOUR12 MINMORTON STADIUM18 MIN



THE APARTMENTS

Superbly finished, and with contemporary living in mind, Bridgefield is the epitome of comfort and convenience.





Bright, beautiful, and truly welcoming.

BRIDGEFIELD'S SPACIOUS APARTMENTS OFFER UP TO 113 SQ M OF COMFORTABLE AND CONTEMPORARY LIGHT-FILLED LIVING SPACE.

High ceilings and large A-rated windows ensure that each apartment is flooded with light while giving superb views of the surrounding gardens and parkland. Large balconies extend the living space. The focal point of each apartment is the modern, beautifully finished open-plan kitchen and living room.

RETREAT IN COMFORT

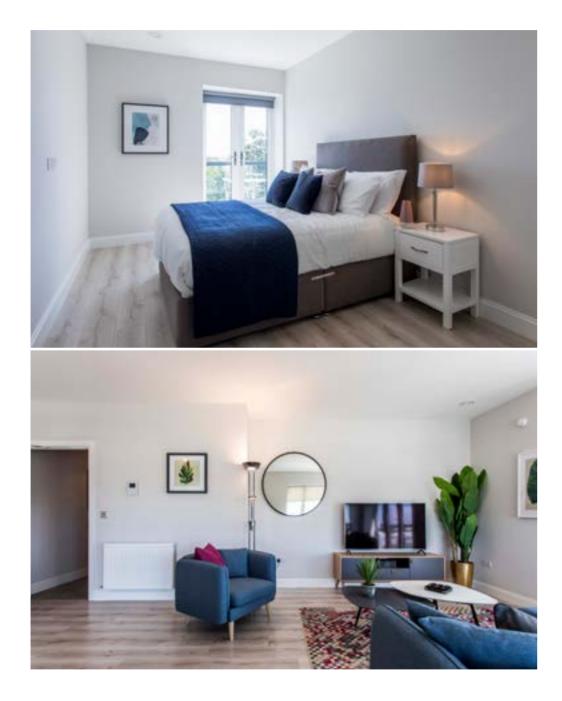
110.5

A restful refuge after a long day, comfort and style are the hallmarks of Bridgefield bedrooms. Generous storage space can accommodate even the most expansive wardrobes.



distant - to to 1

Relax. Your sanctuary awaits.



Bridgefield makes a big impression on residents and visitors with the obvious care and consideration that has gone into every element from the walnut-trimmed wardrobes to the minimalist door handles.



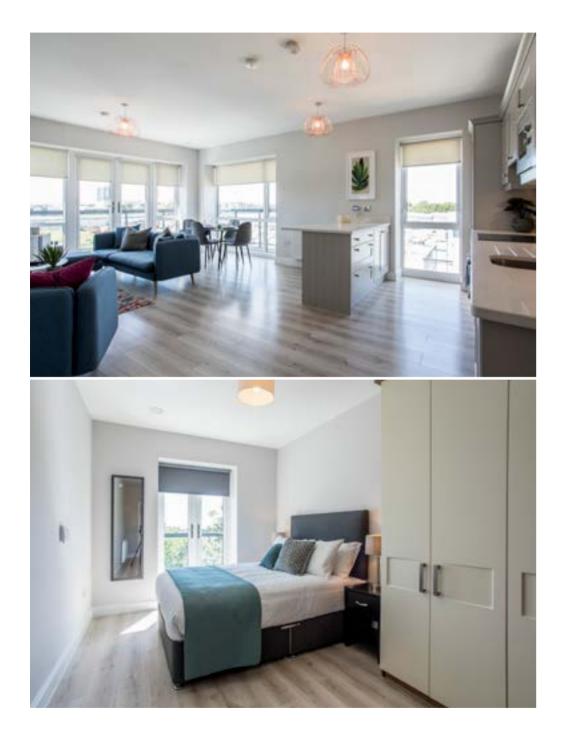
Every element has been considered.



Equipped with Zanussi appliances, brushed aluminium handles and painted shaker doors, Bridgefield's kitchens combine functionality, craftsmanship and contemporary style. A separate utility and store room offers generous and practical storage for all of life's daily necessities. WHILE KITCHENS ARE THE TRUE HEART OF ANY HOME, BRIDGEFIELD KITCHENS HAVE A WELCOMING WARMTH ALL OF THEIR OWN.









Overflowing with simplicity and elegance.

Every Bridgefield apartment is designed to be a place that residents can make their own. A space to enjoy or a base to explore all that Santry and the wider Dublin region has to offer.



Soak up the surroundings or dine al fresco on your spacious balcony.



With an extensive range of on-site services and amenities, living at Bridgefield is simple.

- Management Suite
- Parcel collection
- Dry cleaning and laundry service
- Resident gym
- Shoe repair service
- Free Wifi in selected common areas
- Complimentary tea and coffee in the resident lounge
- Business pod
- Dedicated Scheme Host
- Resident events
- Landscaped gardens and piazza
- EV Charging points

Residents App Features:

- Housekeeping service
- Mobile beautician / hairdressing service
- Resident perks programme





Specifications

WITH ITS STATE-OF-THE-ART SECURITY SYSTEMS, UNDERGROUND PARKING, GYM, BIKE STORAGE AND SO MUCH MORE, BRIDGEFIELD OFFERS AN UNSURPASSABLE FOCUS ON QUALITY.



BER A2

KITCHENS

- Contemporary kitchen design with painted shaker doors, sleek slimline brushed aluminium door handles with soft action on unit drawers and solid quartz worktops.
- Fully fitted with A-rated energy efficient appliances: electric hob, oven and extractor fan, fridge/ freezer, microwave and dishwasher.

BATHROOMS & EN SUITES

- Sandringham taps, modern baths and sleek contemporary Arteco sanitary ware.
- Blanco tiles with Goteborg Feature tiles.
- Panelled, light walnut wood feature housing holds the mirror and incorporates vanity lighting.

WARDROBES

 All bedrooms feature contemporary ivory shadow doors with walnut trim.

FLOORS

- Entrance halls, en-suites and bathrooms floored with Goteborg porcelain tiles.
- Floors in kitchens, living areas, bedrooms and utility rooms are engineered wood finish.

DOORS

- Cherrywood flush front door with elegant walnut inlay border.
- Cherrywood flush doors internally with high quality minimalist Senelli / Linosa door handles.

WINDOWS

 Glazing to the apartments are A-rated uPVC / aluminium windows with door access onto private balconies or terraces with most apartments.

BALCONIES

- Glass fronted balcony with powder coated steel supports and maintenance free decking.
- Enjoy views overlooking the courtyard, river walk and mature trees.

WIRING

- Wired for TV in living room and bedrooms.
- Wired for telephone/data in living room, all bedrooms and hallway.
- Wired for security alarm.
- Ample electrical specification throughout.

TV SATELLITE

 All units are pre-wired for a choice of service providers, catering for SAOR VIEW free to air, Virgin Media or SKY.

PREPAGO HEATING

 By the swipe of a finger on a smart phone or by SMS, this next generation Prepago Heating control system allows residents to control and monitor their apartment heating remotely.



STORAGE / UTILITY AREAS

 A large storage area houses the Heat Recovery Unit and the Hot Water System Hub, which are both small enough allowing ample space for storage.

INTERCOM

- Security intercom to each apartment.

PINERGY

- Next generation electrical control system allows residents to manage and monitor electricity usage remotely with no monthly electricity bills.
- Residents can top-up anytime online using the Pinergy Smart App.

MASTERPLAN

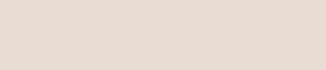
With one, two and three bedroom apartments and two and three bedroom penthouses ranging in size from 64 sq m to 113 sq m, Bridgefield offers a range of options to match all needs.

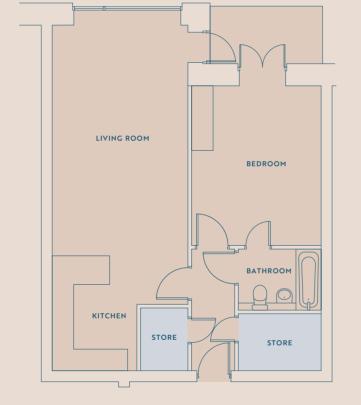
	Apartment Numbers	Building Number	One Bedroom Apartment	Two Bedroom Apartment	Three Bedroom Apartment	Two Bedroom Penthouse	Three Bedroom Penthouse	Total
Core 1	1-30	1	-	24	-	6	-	30
Core 2	31-66	2	1	29	-	6	-	36
Core 3	67-102	2	1	24	5	5	1	36
Core 4	103-144	2	1	24	10	5	2	42
Core 5	145-180	3	-	30	-	6	-	36
Core 6	181-216	3	-	30	-	6	-	36
TOTAL	1-216	-	3	161	15	34	3	216
Average Unit Size sq m		64 sq m	86 sq m	111 sq m	86 sq m	113 sq m	18,927 sq m	
Average Unit Size sq ft		689 sq ft	922 sq ft	1,195 sq ft	922 sq ft	1,216 sq ft	203,728 sq ft	

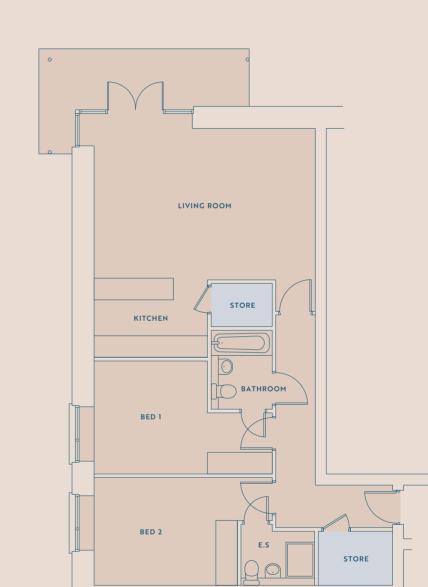


Typical Floor Plans





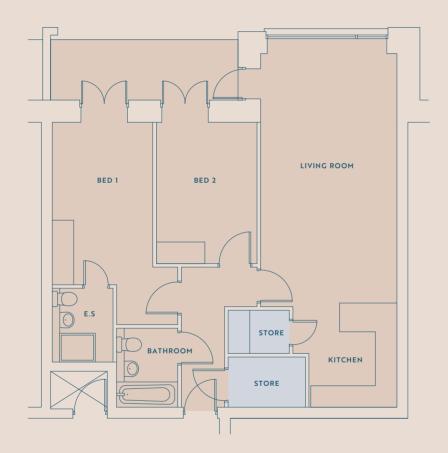






TYPICAL 2 BED APARTMENT - TYPE 1

Typical Floor Plans

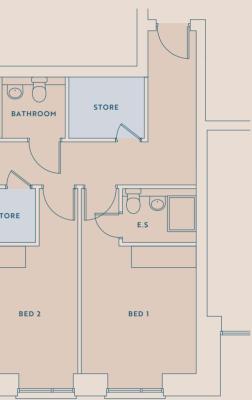


TYPICAL 2 BED APARTMENT - TYPE 2

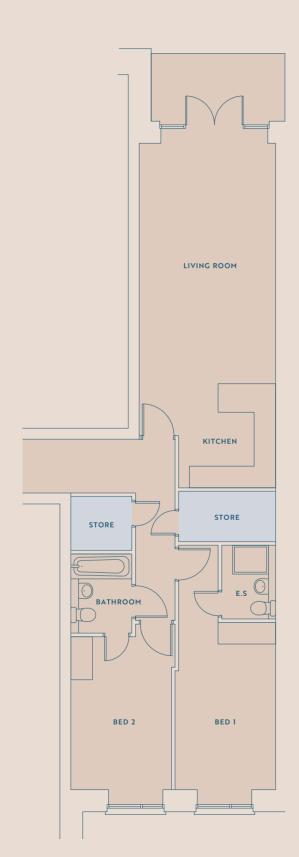
KITCHEN STORE LIVING ROOM

Not to scale. Illustrative purposes only.

TYPICAL 2 BED APARTMENT - TYPE 3



TYPICAL 2 BED APARTMENT - TYPE 4

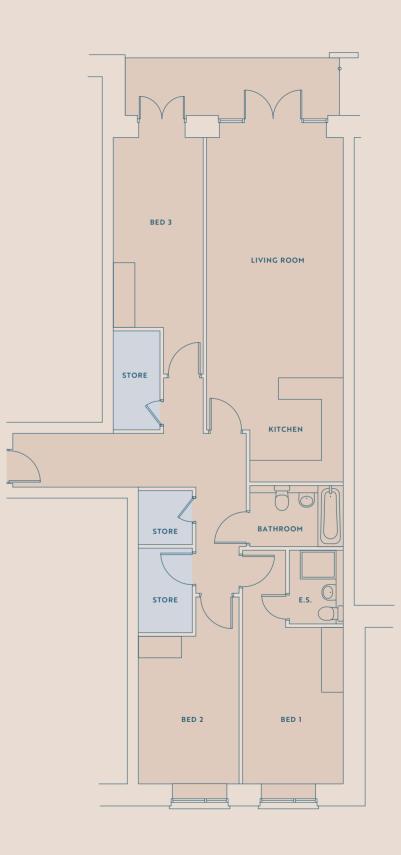




____ _____ BED 3 BED 1 ΨL E.S. STORE STORE



TYPICAL 3 BED APARTMENT - TYPE 2



Typical Floor Plans

TYPICAL 3 BED APARTMENT - TYPE 3

Contacts & Further Information

BRIDGEFIELD



ROUND HILL CAPITAL

Round Hill Capital is a leading global specialist real estate investment, development and asset management firm, with an established reputation for successfully identifying and acquiring high-quality real estate investments and establishing and running first-class operating companies. The Group invests in local property management businesses in multiple countries for sector-specific, on-the-ground expertise, which complements core in-house capabilities.

Round Hill has invested more than €8 billion of capital in European real estate assets since its inception in 2002 and the Group is a leader in investing in and operating residential and student accommodation assets across Europe. Round Hill Capital has acquired and repositioned for long-term institutional ownership over 110,000 residential units and student housing beds. Round Hill currently operates circa 70,000 units in eight European countries and the Group's approach includes acquiring existing assets, developing new purpose-built assets, forwardfunding and repositioning assets.

Round Hill Capital invests in and asset manages real estate with some of the world's leading institutions and private investors.

roundhillcapital.com

AGENTS



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