



Beaufield Mews

STILLORGAN, CO DUBLIN

EXCLUSIVE DEVELOPMENT OF
ONLY 30 APARTMENTS

Feel at home in the Heart of South Dublin

Beaufield Mews is an exclusive development of 30 A-rated apartments, perfectly located in Stillorgan and surrounded by the plentiful amenities of South Dublin.

Within walking distance of Stillorgan village & shopping centre, and well-connected to Dublin city, the development offers a convenient, stylish and comfortable place to call home.

Your South Dublin Neighbourhood

Set in the heart of South County Dublin, Beaufield Mews offers an exceptional balance of urban convenience and established suburban charm. Along with Stillorgan Village, residents enjoy easy access to some of Dublin's premier retail and lifestyle destinations, including Dundrum Town Centre and Blackrock Frascati Shopping Centre, all providing an outstanding selection of boutiques, restaurants, cafés and everyday amenities close at hand.

Excellent transport connections, including major road networks and nearby public transport links, provide a swift and convenient commute to Dublin city centre, while the surrounding area offers an abundance of parks, coastal walks, leisure facilities and highly regarded schools and healthcare facilities. Combining connectivity, convenience and a sought-after residential setting, Stillorgan remains one of Dublin's most desirable places to call home.



The Locality

- 01 Stillorgon Village Shopping Centre
 - 02 ODEON Cinema
 - 03 Kilmacud Crokes GAA Club
 - 04 Oatlands College
 - 05 The Millhouse Bar & Restaurant
 - 06 Talbot Hotel & Brass Bar & Grill
 - 07 St. Helen's Hotel
 - 08 St. Andrew's College
 - 09 Merrion Strand
 - 10 Blackrock Clinic
 - 11 Blackrock College
 - 12 Blackrock Village
 - 13 UCD Michael Smurfit Graduate Business School
- N11 Core Bus Corridor to City Centre



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Stillorgan Lifestyle

Stillorgan is one of South Dublin's most established and desirable neighbourhoods, offering a vibrant village atmosphere with an excellent choice of cafés, restaurants and local amenities. Popular destinations such as Bear Market Cafe, Bread 41 and The Millhouse provide welcoming spaces to dine and socialise, while the ODEON Stillorgan offers the latest cinema releases just moments from home.



The area is renowned for its abundance of sporting and recreational facilities, with tennis courts, football pitches and extensive green spaces supporting an active lifestyle. Framed by views towards Dublin Bay and the coast, Stillorgan combines the convenience of modern living with a strong sense of community, making it an exceptional place to live, work and relax.



Stillorgan offers the perfect balance of convenience and lifestyle. Local cafés, shops and everyday essentials are all close at hand, while Dublin city, scenic walking and cycling routes, sailing clubs and popular swimming spots are just a short journey away. It's a location that makes it easy to enjoy the best of city living alongside the outdoors.



Beaufield Mews is very well located, close to numerous amenities, sports and leisure facilities, Stillorgan Village Shopping Centre, the UCD Belfield Campus, Sandymount Business District. It is positioned beside the N11 Core Bus Corridor, giving fast access to St. Stephen's Green and the city centre. It is convenient to all the amenities of Donnybrook, Ballsbridge, Blackrock and Ranelagh as well as the M50 and Dundrum.

Beaufield Mews is situated in an superb location for apartment living, on a safe cul-de-sac within walking distance of an exceptional range of amenities.

Connected Living

Beaufield Mews is ideally located to keep you close to Dublin and beyond. Just off the N11, it offers easy access to the city centre, with frequent bus routes connecting you to key destinations, business districts and surrounding areas.

The nearby M50 provides quick links to major national routes making travel simple whether near or far. It's a location that makes getting around easy and convenient.

 **Stillorgan Village**
650m

 **Dundrum Town Centre**
4.4km

 **University College Dublin**
2.6km

 **Dublin Airport**
19km

 **Seapoint Beach**
4.6km

 **M50 Motorway**
3.8km

 **Elm Park Golf & Sports Park**
3.6km

 **Luas Sandyford Park & Ride**
3km

 **N11 Bus Corridor: direct routes to City Centre & IFSC**
200m





BEAUFIELD
MEWS



Beaufield Mews offers a welcoming community and thoughtfully designed homes that bring comfort, quality and ease to everyday living.

Exceptional Finishes

Beaufield Mews comprises of a distinctive four storey block, 9 one bedroom apartments, 18 two bedroom apartments and 3 three bedroom apartments. Most of the apartments are dual aspect, each has a spacious terrace or balcony. The penthouses have large south facing private terraces. The ground floor apartments have own-door access and the upper floor apartments are accessed from an external walkway.

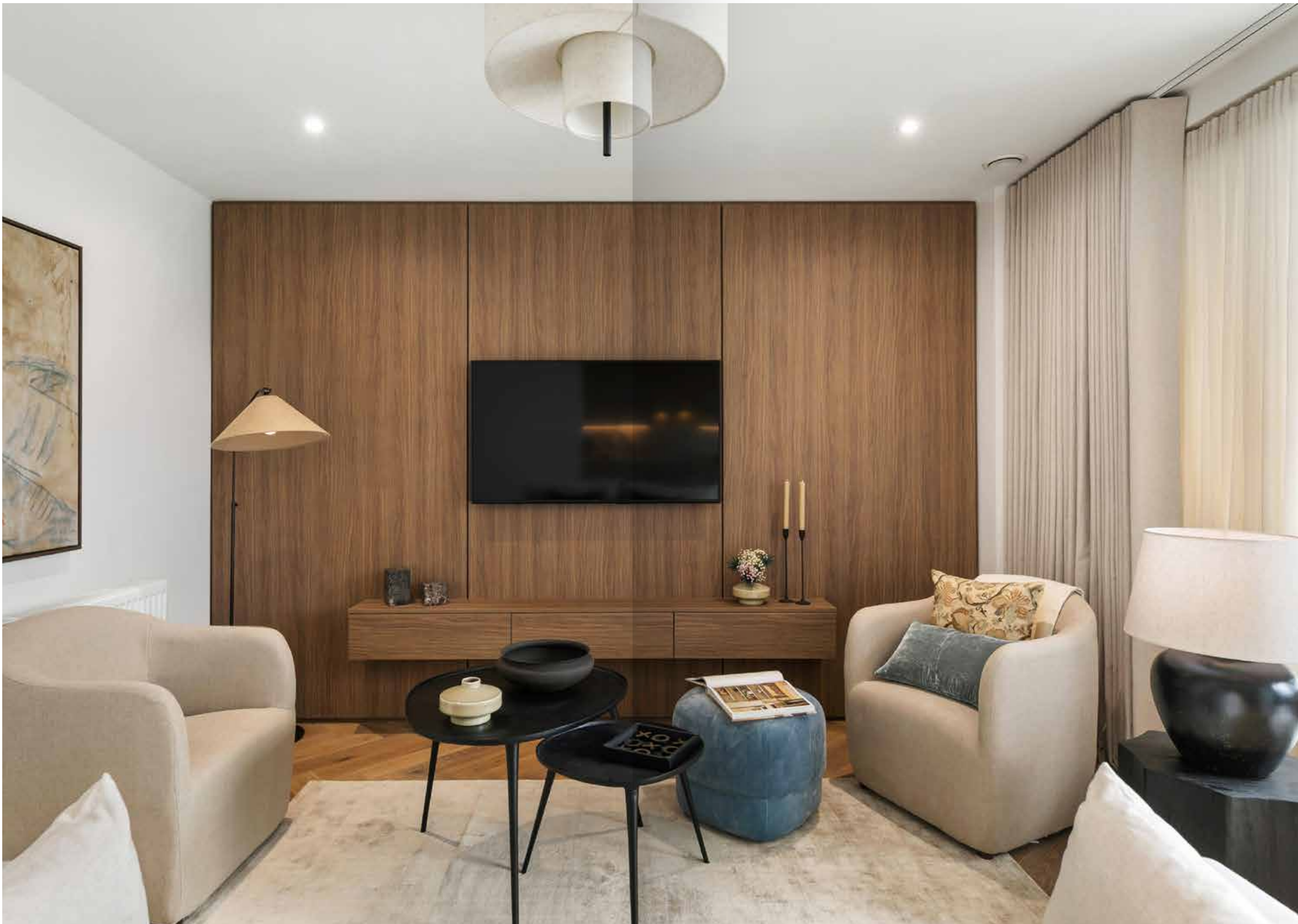
There is surface carparking and bike storage units.

Brian M. Durkan and Company Limited, led by Brian and Anthony Durkan, along with their dedicated team, bring all their vast experience and track record to this prestigious bespoke scheme of A rated apartments.



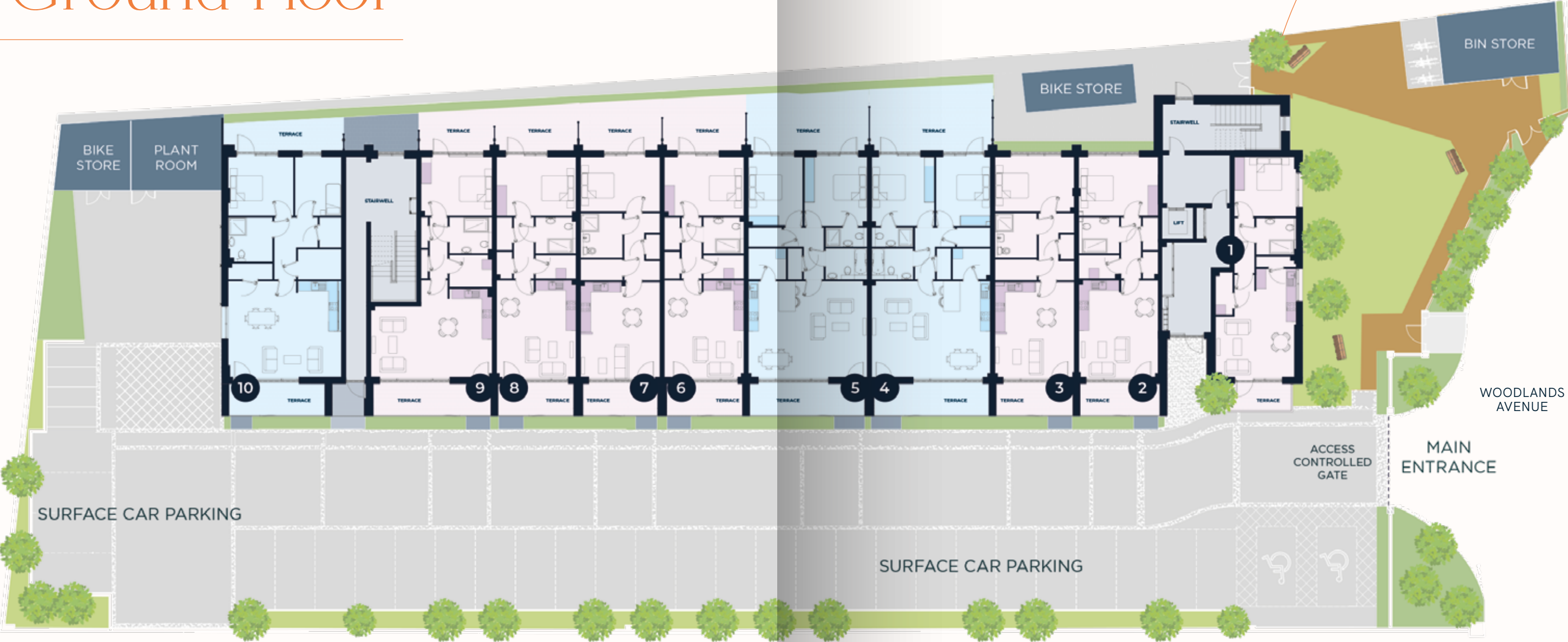






Ground Floor

BEAUFIELD MEWS | STILLORGAN

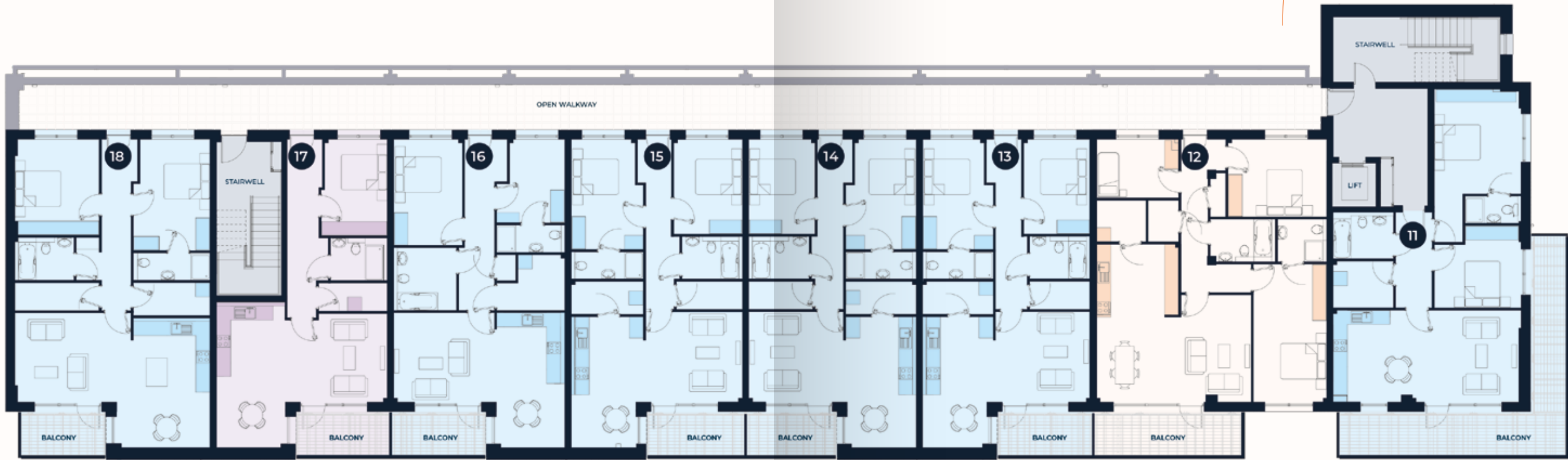


APARTMENT KEY

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT



First Floor

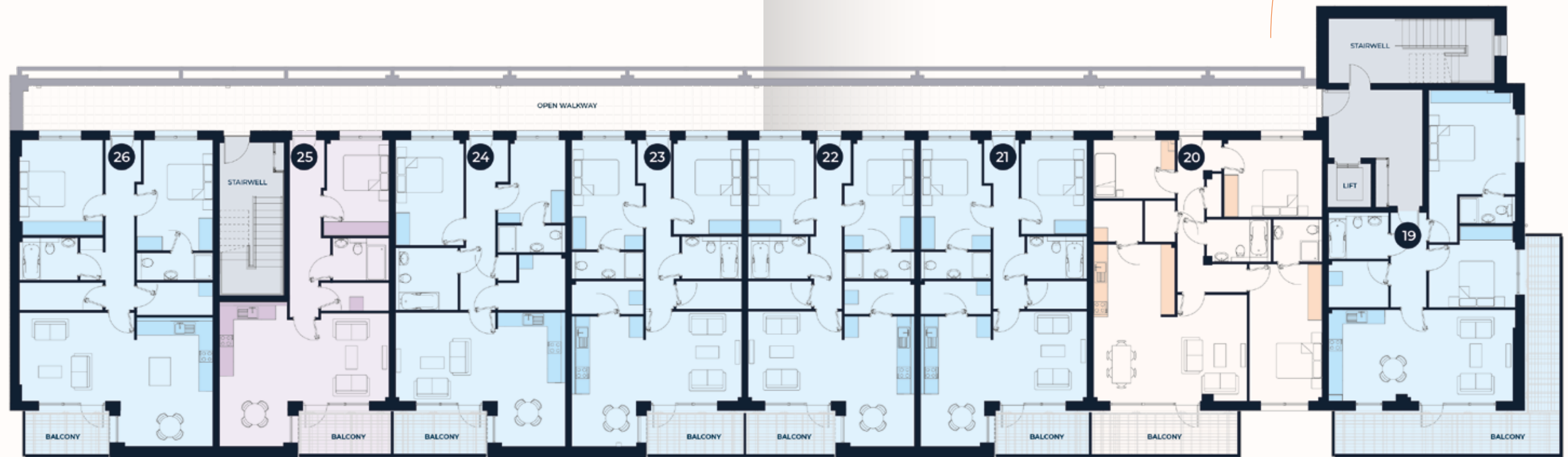


APARTMENT KEY

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



Second Floor



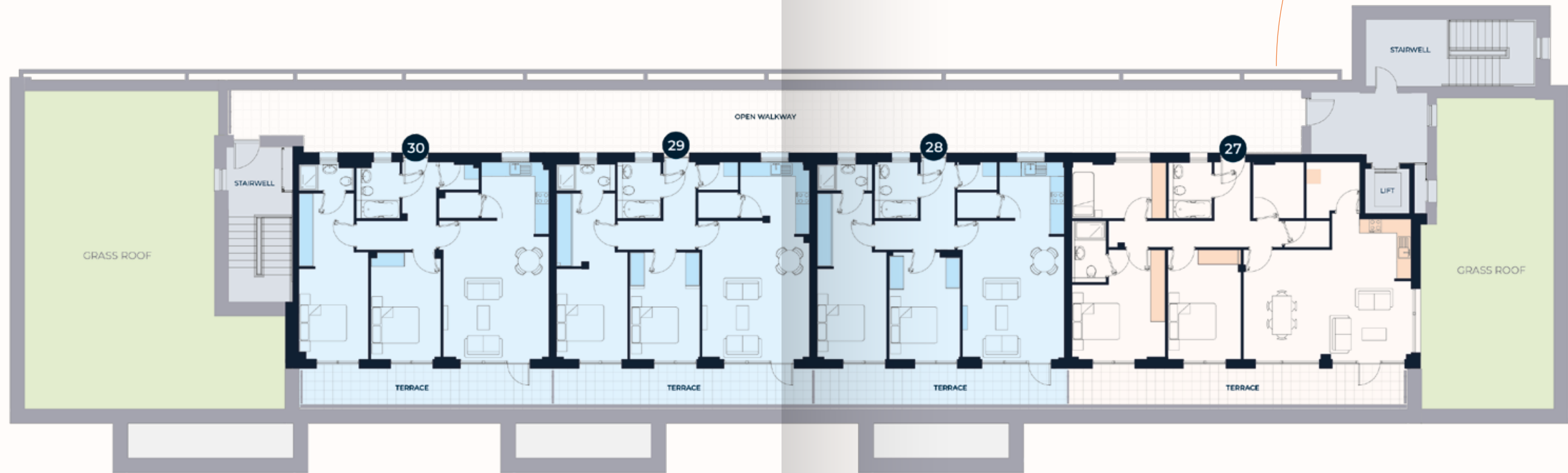
APARTMENT KEY

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



Third Floor Penthouses

BEAUFIELD MEWS | STILLORGAN



APARTMENT KEY

- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



Building Specifications

EXTERNAL FEATURES

- High quality brick, stone and standing seam metal cladding to facades
- Bespoke brise soleil feature to external walkway
- High-performance double-glazed windows with low u-value for energy efficiency
- Engineered timber front door with multi point locking system
- Large glazed patio doors to balconies / terraces
- Private balconies / terraces complete with composite decking and glazed metal balustrades to all upper level apartments
- Aluminium rainwater goods
- Secure allocated paved parking spaces
- Landscaped courtyard
- Secure access controlled electric gated development

ENERGY EFFICIENCY

- A BER energy rating
- High performance insulation combined with a high level of airtightness which reduces heat and energy loss through the fabric of the building
- High performance energy efficient windows with low u-value
- Joule Modulair Exhaust Air heat pump providing heating, ventilation and hot water efficiently and economically
- Time and temperature controls
- Energy saving LED light fittings installed throughout
- Energy savings and reduced energy consumption can be achieved through intelligent automation of lighting via the Smart Home System installed in the apartments

SECURITY & SAFETY

- Video-phone entry system to each apartment connected to the main door entrance and main pedestrian gate
- Secure access control to all main door entrances and pedestrian gates
- Secure access controlled electric gate to the development
- A comprehensive provision of CCTV cameras capturing internal lift lobbies, entrance doors to the

building and external common areas

- Smoke and heat detectors fitted throughout (mains powered with battery backup)
- Safety restrictors provided on upper floor windows

MEDIA & COMMUNICATIONS

- Wired for high-speed broadband throughout (Cat 6)
- Telephone / data points in living room and bedrooms
- TV connection point to living room and bedrooms
- USB-C charging point in living room, kitchen and bedrooms
- Main infrastructure installed to accommodate broadband connection

SMART HOME SYSTEM

- KNX smart home system installed to all apartments which is managed through the use of a sleek Zennio touch panel control system or through a dedicated mobile phone app
- The system allows for preset lighting scenes providing tailored ambiance for any occasion from the comfort of your mobile phone or control panel
- Living room windows have been pre-wired for the control of future automated blinds

ELECTRICAL

- Generous provision of lighting and power points throughout
- Recessed LED downlighters in kitchen area, living area, hall and bathroom areas
- Provision of live Go-Charge EV chargers to selected car spaces
- Provision for future wiring of EV chargers to allocated car parking spaces

BATHROOM & ENSUITES

- High quality tiling to floors and walls in bathrooms and ensuites
- Contemporary designed bathrooms and ensuites using high quality sanitary ware with brass fittings
- Main bathrooms have bath, shower mixer and sliding rail kit and bath screen

- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen to ensuites
- Brass heated towel rails in all bathrooms and ensuites
- Wall mounted vanity units fitted in all bathrooms and ensuites providing superb storage
- Wired electric toothbrush charger fitted in all bathrooms and ensuites

HEATING

- Heating is provided by a Joule Modulair Heat Pump which is a high energy efficient system with radiators ensuring low running costs
- Time and temperature zone controls
- Pressurised hot and cold water throughout

KITCHENS & UTILITY ROOMS

- The kitchens are custom designed and manufactured by Nolan's Kitchens
- Superb contemporary designed shaker woodgrain cashmere kitchens with brass handles complete with quartz worktops and full height quartz splashbacks
- White undermounted sink bowl paired with a sleek brass mono bloc mixing tap
- Separate utility / storeroom with worktop, plumbed for separate washing machine and dryer within selected apartment types
- Kitchens come fully fitted with high quality integrated kitchen appliances, including Siemens fridge freezer, dishwasher, induction hob, single oven, combi microwave oven and an integrated extractor hood
- Recessed under kitchen wall unit LED lighting to enhance and illuminate the counter space

WARDROBES & STORAGE

- Bespoke shaker style fitted wardrobes with a generous allocation of shelving and hanging rails in all bedrooms, supplied by Cawley's Furniture

INTERIOR FINISHES

- Lifts are of high quality with stainless steel doors and interiors; feature tile finish around lift door
- Superior quality internal joinery with contemporary architrave and skirting
- Brass finished ironmongery to apartments
- Internal smooth finish painting throughout
- Superior quality internal joinery
- General circulation staircases have stainless steel handrails and powder coated steel balustrades
- Circulation areas are finished in a carpet or tiled floor finish

EXTERNAL AMENITIES AND COMMUNAL AREAS

- Secure allocated car parking
- Secure bicycle storage facilities
- Separate ancillary bin storage building
- External lighting to all common areas
- CCTV security cameras capturing the external common areas
- Landscaped courtyard with external seating for residents to enjoy

WARRANTY COVER UNDER HOMEBOND

- All apartments benefit from a 10 year Homebond Latent Defects Insurance Policy

SMART HOME SYSTEM INSTALLATION

Elevated Living, Intelligently Defined

Experience a new benchmark in urban sophistication at our Beaufield Mews apartments, where cutting-edge technology meets refined architectural design. At the heart of every residence lies the Zennio KNX ecosystem, a world-class smart home standard that seamlessly integrates your environment into one intuitive experience. Designed to adapt to your unique lifestyle, this future-proof system provides effortless control over lighting and security through sleek, minimalist touch panels or your smartphone. Beyond mere convenience, Zennio technology empowers you with advanced controls, ensuring your home is as sustainable as it is luxurious. Step into a home that doesn't just house your life, but actively enhances it—offering unparalleled comfort and peace of mind at the touch of a button.

The smart home system has been installed as standard to all apartments bringing convenience and user friendly assistance and additional control functions for the management of lighting within the apartment. KNX smart home system installed to all apartments which is managed through the use of a sleek Zennio touch panel control system or through the comfort of a dedicated mobile phone app. This system incorporates the latest technologies to include lighting and blind controls.

SMART LIVING. EFFORTLESS CONTROL

- **Intuitive Touch Interface:** Manage your entire home from a single, sleek Zennio touch panel or the dedicated mobile app, whether you're in the living room or away from home.
- **Tailored Ambiance:** Create "scenes" for any occasion—from "Movie Night" dimming to a "Welcome Home" sequence—all at the touch of a button.
- **Automated Shading:** Living Room windows have been wired only for the provision of future automated blinds. Intelligent blind control responds to sunlight levels, maintaining the perfect indoor temperature and protecting your privacy throughout the day.

THE GOLD STANDARD OF TECHNOLOGY

- **Future-Proof Investment:** Unlike "disposable" smart gadgets, KNX is a global, wired standard designed to last for decades and adapt as your lifestyle evolves.
- **Ultimate Reliability:** Built on a decentralised "bus" system, your smart home functions even if your Wi-Fi goes down, ensuring constant uptime and security.
- **Premium European Design:** Zennio's award-winning switches and panels feature high-quality finishes that complement the modern aesthetic of your Beaufield Mews apartment.

SUSTAINABILITY & EFFICIENCY

- Significant energy savings can be obtained through reduced energy consumption through intelligent automation of lighting by using the KNX Smart Home System.

THE SMART HOME SYSTEM IN OPERATION

Leaving Home

As you head out for your commute via the N11 or the Luas, a single tap on the Z50 touch panel in living area that initiates the "Away" scene. All lights turn off and the blinds (if installed) adjust to protect your interiors from the midday sun - giving you total peace of mind as you leave.

6:00 PM | The Welcome Home

Before you even reach your floor, use the mobile app to set the "Welcome" scene. You arrive to an apartment with ambient "Golden Hour" lighting in the hallway and living room.

9:00 PM | The Evening Retreat

With a touch of the "Movie Night" scene on your Zennio panel, the living room transforms. The blinds (if installed) close for privacy, the main lights switch off, and the accent LEDs highlight the architectural features of your home, creating the perfect atmosphere for relaxation.



About the Developer



Brian M. Durkan & Company Limited is a building company established for over 50 years who have carried out numerous high quality residential developments in Dublin and the Greater Dublin Area over recent decades.

This latest project of theirs is a bespoke development of 30 well designed large A rated apartments with a top quality specification incorporating numerous interesting design features which should appeal to discerning homebuyers.

ABOUT US

Values and experience in the service of a sustainable future

We are more than developers. We are also tried and trusted builders, experts in our field. We deliver more than housing stock. We work with communities and with innovative practice and technologies to deliver homes designed and built with environmental consciousness as a core driver. These are the homes of tomorrow.

Durkan has been a leading name in Irish construction since the 1960s, synonymous with innovative, high quality projects. Established by Tony Durkan, the business is now run by Tony's sons, Brian and Anthony, along with a strong team of construction and property professionals.

When you partner with us, you enjoy an experience that is steadfast and smooth. Our in-house construction resources are concentrated on your project. This fuller focus and commitment means we deliver best-in-class. We also call on more than half a century of experience and a web of trusted and time honoured relationships.

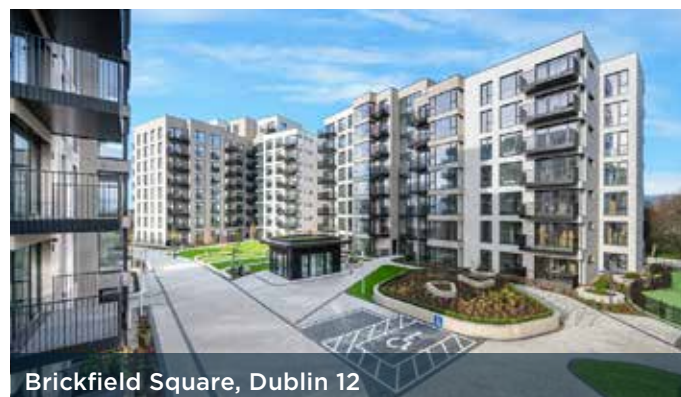
Our legacy is lasting quality and economic growth, and the lightest of imprints on this planet. Our pursuit of sustainability is a dynamic process. We continually measure our environmental performance, and use our learnings to create and manage better policies, targets and resources.



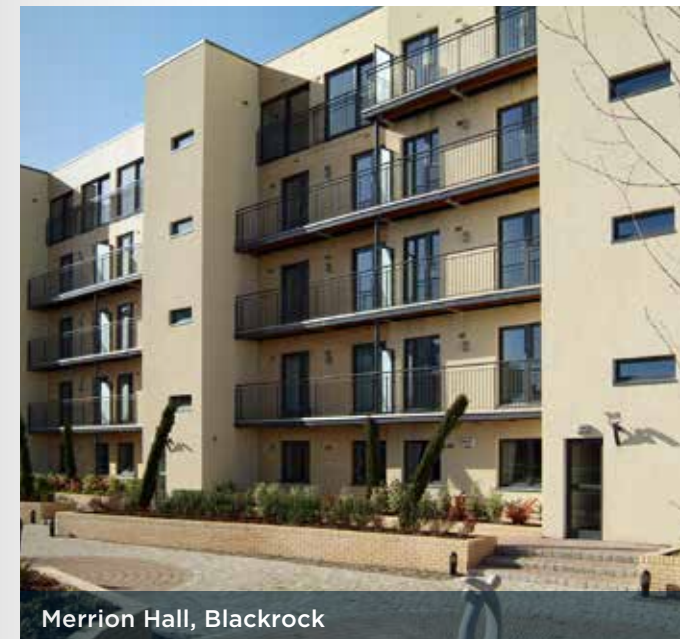
Boooterstown Wood, Booterstown



Hawthorn, Clonskeagh



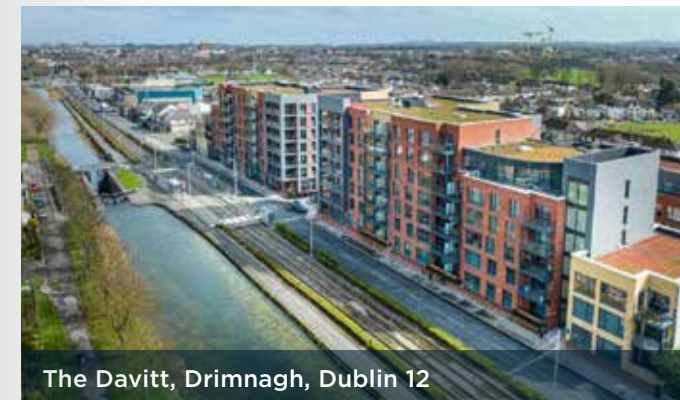
Brickfield Square, Dublin 12



Merrion Hall, Blackrock



Mountjoy Street, Dublin 7



The Davitt, Drimnagh, Dublin 12



Fey Yerra, Leopardstown, Dublin 18

SELLING AGENT



Tel: 01 6318402
Email: sales@hmd.ie

PSRA No : 00 1651.

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www.beaufieldmews.ie



Tel: 01 631 8402
Email: sales@hmd.ie
118 Baggot Street Lower, Dublin 2

PSRA No : 00 1651.