

UHX

A place U want to call home

U by **urbeo**

UHX

Situated in the heart of Harold's Cross, you'll find U by Urbeo's latest apartment development, UHX. The location is on point with Dublin City Centre a mere 15 minutes away and Harold's Cross Village on your doorstep.



Located in the heart of Harolds Cross, Dublin 6W, UHX is an exciting new development of stylish apartments launching to the Dublin rental market.

Consisting of one, two & three bedroom apartments, UHX has been expertly designed to cater for all the needs of today's lifestyle. The bright, modern apartments have been carefully laid out and beautifully specified.

The scheme is all about attention to detail. Residents here will find quality finishes and materials throughout including high-end kitchens and luxury bathrooms. All our units maximise storage space and are fitted out with high-end designer furniture brands.

Escape the city without sacrificing convenience or lifestyle at UHX. Book a viewing anytime by contacting Linda Shaw Keating at:

uhx@mdpm.ie
+ 353 1 539 7490



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Space for U to Live

We have tried to consider everything you will need as a resident at UHX.

Light filled, open plan layouts to maximise the use of space. High quality modern kitchens with handleless cabinetry. High end appliances. Energy efficient A-rated homes for cosy winter evenings and much lower energy bills. Lots of storage space, and private balconies for soaking up the summer sun.

We place U at the centre of everything we do, and we think you will notice when you rent with us.



Located in one of the best spots for access to the city centre and also to Dublin's most vibrant suburbs, UHX is within walking distance of all that Rathgar, Rathmines and Ranelagh have to offer. Here you will benefit from every possible convenience including a wide array of shops, bars, restaurants, schools and leisure facilities all within a short stroll.







Large kitchen and living areas featuring big windows ensure that outside and inside are seamlessly connected.



Experience Luxury

All units at UHX are fully furnished to the highest standards. Luxury fabrics and stylish modern materials have been handpicked to suit modern tastes. MJF Interiors, working with U by Urbeo, have curated a stylish mix of brand name Danish and Italian furniture for our residents. Even our bespoke beds are filled with thought and give you easily accessible and clever additional storage.





Right in the heart of Harold's Cross

Escape the hustle and bustle of the city centre without sacrificing schools, shops, cafés, bars and restaurants. Perfectly positioned within Dublin 6W, your new home is connected to a vibrant community of businesses, clubs, schools, and facilities.

This growing community offers all the attractions of a village lifestyle, whilst being a 15 minute stroll to the city centre.





Getting U around

Ideally located with Dublin City Centre being easily reached by bike, foot, bus, Luas or car. Dublin Bus routes include 9, 16, 49, 54a, 18 and 83 (the 16 bus makes its way to the airport). There is also a dedicated Nitelink service, the 49n, which serves the area.





Travel Times

Grafton Street	St James's Hospital	Dublin Airport	St Stephen's Green
15 mins	10 mins	30 mins	20 mins

Source: Google Maps



Local to U

Local amenities that service everyday living are close by.

These include Aldi, Lidl, Lotts & Co and Tesco, The Swan Shopping Centre, The Stella, Teranure Tennis Club, Bushy Park; Harold's Cross Park.

There are plenty of school and childcare options (including crèches) for its residents which include: Primary Shapes Creche & Montessori, Leinster Park Montessori, Kiddies Korner Creche, Harold's Cross Primary School, St Clare's Convent National School, Our Ladys School, Terenure College.



A 10 minute walk...

Aldi
Lidl
Tesco
Lotts & Co
Mayfield
Two Fifty Square
Brew 204
Five Points
Nosh Cafe
Green Fox
HX46
& many, many more

A 10 minute drive...

Grafton Street
Baggot Street
Ranelagh
Bushy Park
Nutgrove Shopping Centre
Supervalu
Swan Shopping Centre
The Stella Cinema
Odeon Cinema
The Treat House by Nobó
Sprezzatura

Key Features

- Located in the heart of Harold's Cross close to a number of bus transport links
- High quality kitchens, bathrooms, and appliances
- High-quality furnishings.
- Highly efficient homes - warm year-round and low energy bills
- Bringme Parcel collection
- Fully wired for phone, cable, and immediate super-fast broadband -exclusive Virgin Media deals.
- Safe and secure
- Dedicated Management
- Small U Lounge for work, and play.
- Located a mere 15 minute walk to Dublin City Centre
- Easy Access to M50 and key employment hubs
- Team on call just for you

**Phase 1 prices
starting from***

**1 bed
apartment
€2,350**

**2 bed
apartment
€2,700**

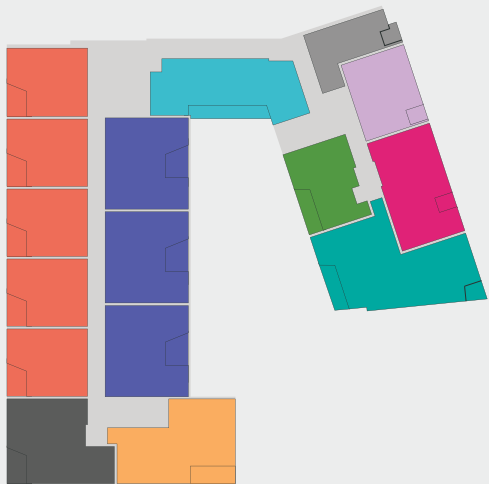
**3 bed
apartment
€3,300**

*per calendar month

Site Plan & Unit Types



Typical floor plate:



Apartment Legend:

Type A 1 Bed Apartment (Single Aspect) 51.1 sq.m	Type B 1 Bed Apartment (Single Aspect) 51.5 sq.m	Type C 1 Bed Apartment (Single Aspect) 51.6 sq.m	Type D 2 Bed Apartment (Single Aspect) 73.6 sq.m
Type E 2 Bed Apartment (Single Aspect) 73.4 sq.m	Type F 2 Bed Apartment (Double Aspect) 72.1 sq.m	Type G 2 Bed Apartment (Single Aspect) 82.1 sq.m	Type H 2 Bed Apartment (Single Aspect) 81.9 sq.m
Type I Studio Apartment (Single Aspect) 40 sq.m	Type J 3 Bed Apartment (Double Aspect) 110.2 sq.m		

Renting with U

We place you at the centre of everything we do. From the choice of great locations, to the design of your home, daily maintenance and attention to detail, our priority is always you.



A landlord you can trust.

We are reliable, friendly, and most importantly, we will do what we promise to do. Our dedicated management teams are on-call for you.



Flexibility and Security.

We want you to have security of tenure. We own all our buildings, and this is our business which means you can rent with us for as long as you want!



We take Care of U.

We want you to look forward to coming home. All our developments have a dedicated management team who will attend to your needs.



Seamless Move-In.

We make the move-in process seamless. With our friendly letting agents we take the hassle out of moving.



We'll do the hard work.

We want you to be proud of where you live. We cut the grass, weed the flower beds, and sweep the pavements giving you more time to enjoy life.



Connected Developments.

Our homes are close to quality public transport links and road infrastructure so you can spend more of your time where you want to, not getting there.



U by Urbeo is a newcomer in Dublin's rental accommodation market. We are bringing you beautiful modern homes in well-connected and managed communities all around the city.

We are an institutionally owned and professionally managed Irish residential rental business. We are focused on creating best-in-class, high quality residential rental neighbourhoods with an emphasis on customer service and active management. We currently have over 1,500 properties under management and over 500 units under construction in and around Dublin.

Find out more at ubyurbeo.com.

DISCLAIMER

Any intending tenant(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by Urbeo or by MDPM, as the landlord's agent, in respect of the premises shall constitute a representation inducing the tenant(s) to enter into any lease, or any warranty forming part of any such contract to lease. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by MDPM as Urbeo's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending tenant(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by Urbeo or by MDPM as Urbeo's agent, shall give rise to any claim for compensation against Urbeo or against MDPM, nor any right whatsoever of rescission or otherwise of the proposed lease. Any intending tenant(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through MDPM.

Sole letting agent:
Linda Shaw Keating



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