



Rathborne

A place for U to call home



U Rathborne. A brand new development within walking distance of Rathborne Village.

An exciting new development located just a stones throw from Rathborne village. Set in an idyllic parkland environment, these new homes overlook the Royal Canal and the 2 acre Crescent Park.

U Rathborne is a short 10 minute walk from 2 train stations. Regular local trains reach Connolly station in less than 15mins, Dublin Bus stops right at the front door and the M50 is a short drive away.

These 1, 2 & 3 bedroom homes are all generously sized and are fully finished with premium quality kitchens including fully integrated appliances, and high quality bathrooms.

The standard of finish is complimented by bespoke U furniture and finishes throughout. This fantastic development is available for viewing now.

Book your viewing today with our sole letting agents, Dillon Marshall Property Consultants who would be delighted to show you around. Viewings are available all week.

Please contact them any time at:

mail: urathborne@dmpc.ie
tel: +353 1 4967574

Key Features

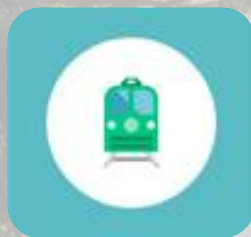
- Dedicated Management Team on call
- Bespoke High Quality Furnishings
- High quality kitchens, bathrooms and appliances
- High Ceilings
- Synthetic Grass to Gardens
- Connected - Public Transport Close By
- Short Walk to Rathborne village
- Easy access to great outdoor amenities







Connecting



Train - Ashtown -
Connolly - 14 minutes



Bike - Rathborne -
Connolly - 14 minutes



Drive - Rathborne -
Grafton street 23 minutes



Rathborne - Airport
-17 minutes



Connecting U with the city



U Rathborne is a short 10 minute walk to Ashtown train station with easy links to Dublin city centre .

Pelletstown train station, due to open in 2021, will be even closer to the development. Furthermore, the nearby Luas line at Broombridge makes for easy connections to St. Stephen's Green and beyond.

The M50 is a mere 6 minute drive from your front door, linking you to the national road network and connecting you to anywhere across the city with ease. Dublin International Airport can be reached in 20 minutes by car.

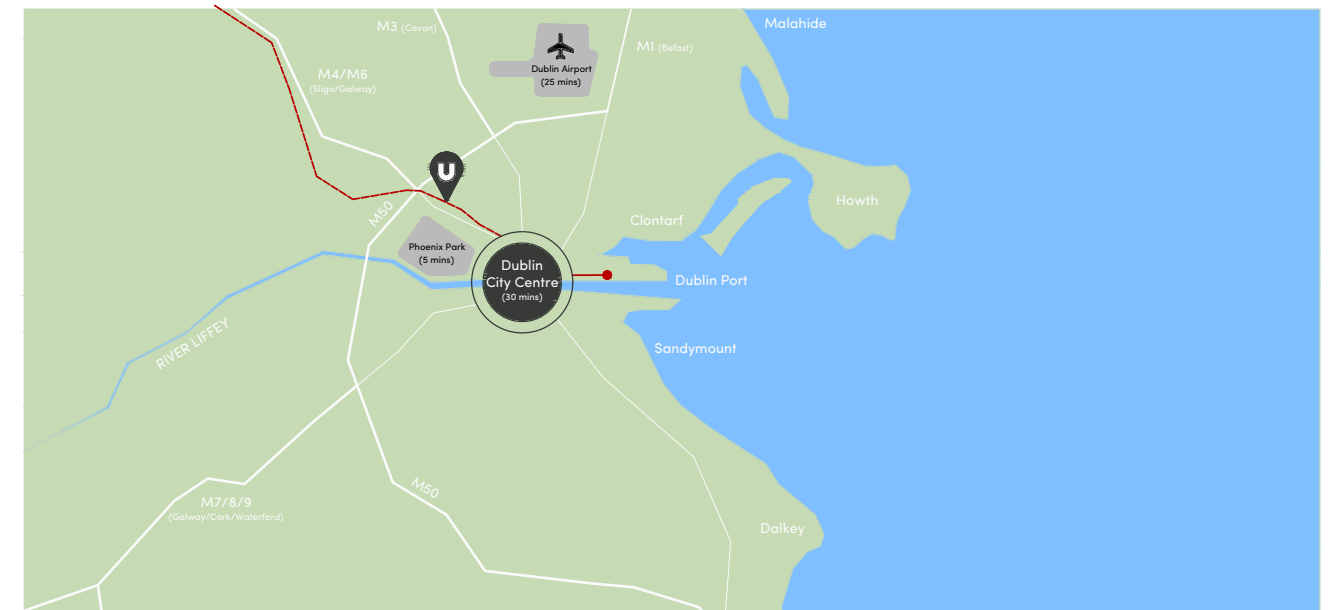


Rathborne

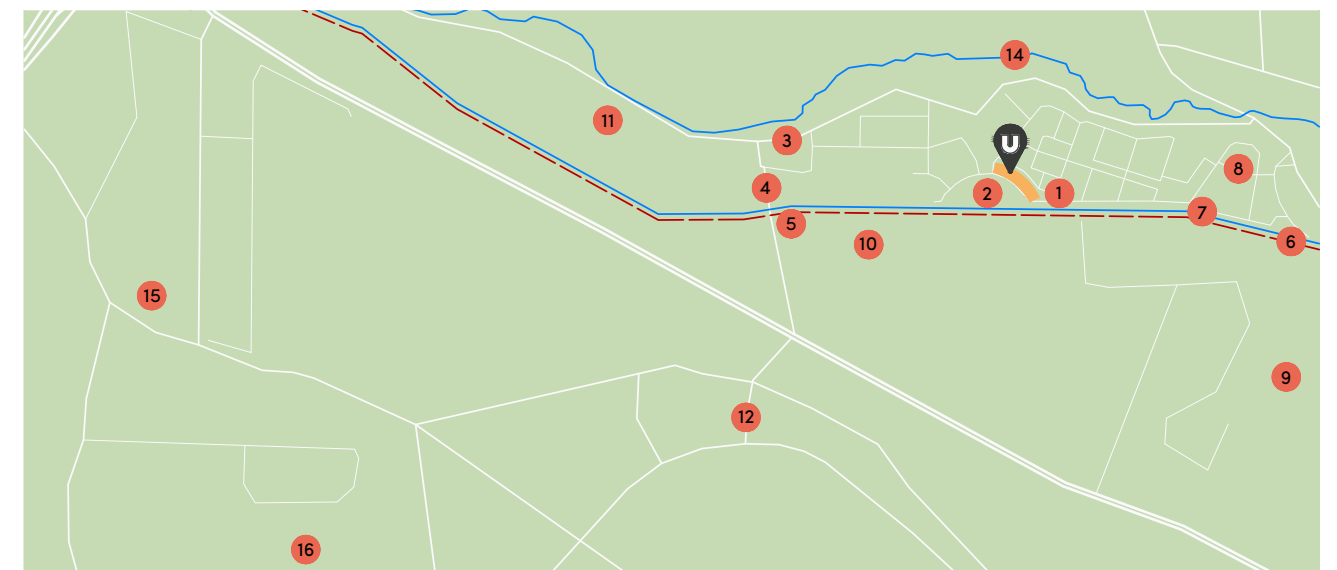


12

U Getting U around



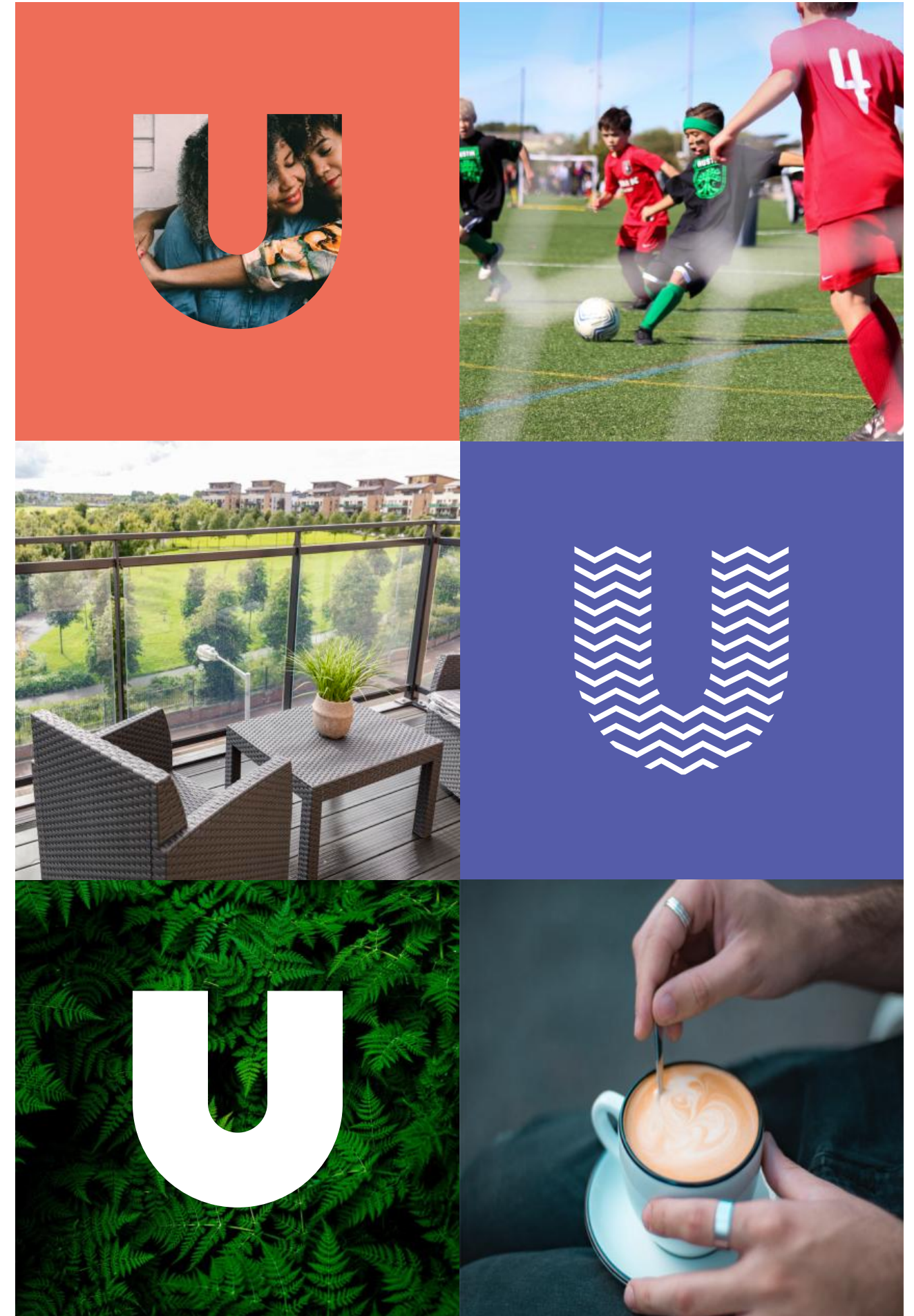
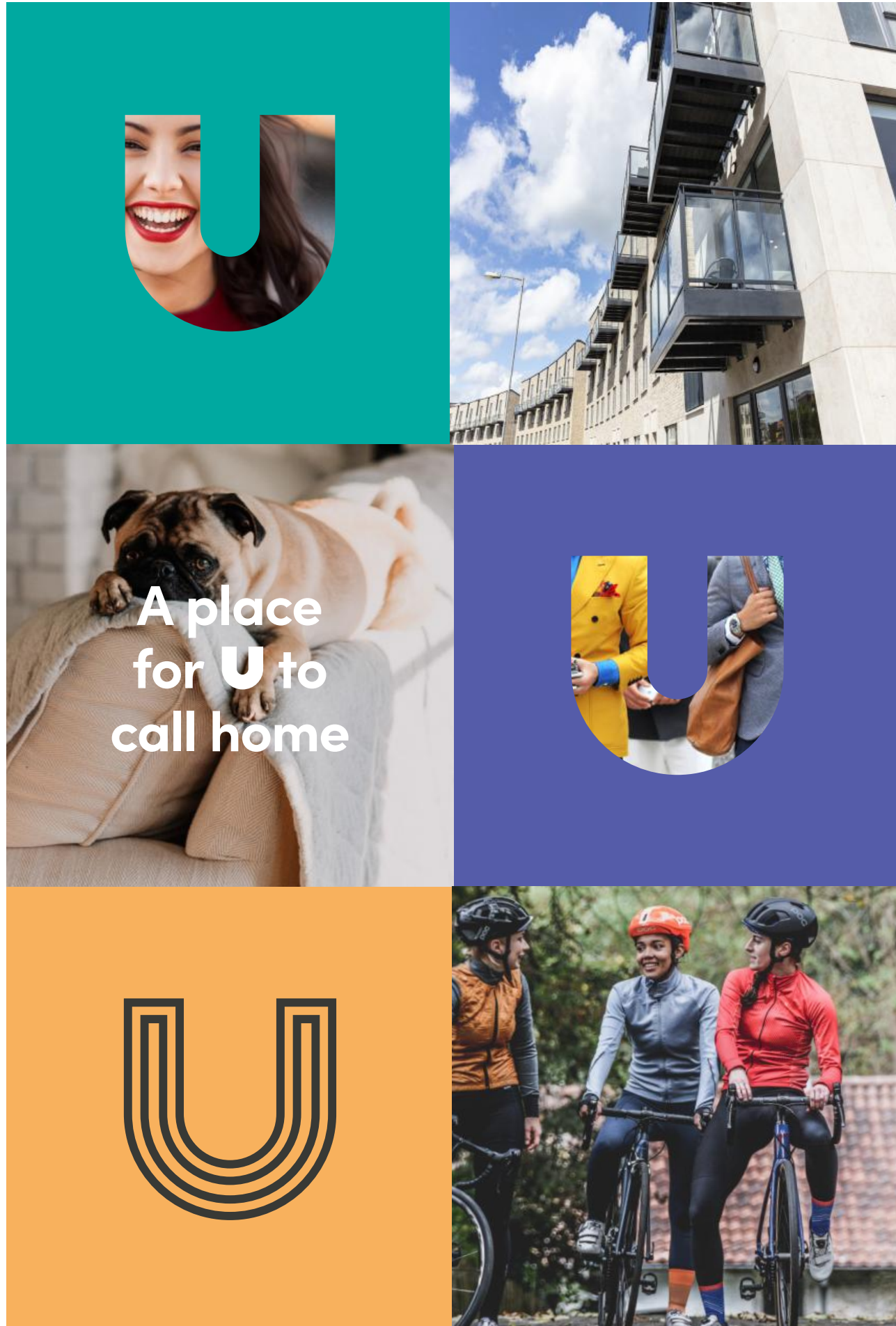
Local to U



1. U Rathborne
2. Crescent Park
3. Educate Together National School (5 minutes walk)
4. Rathborne Village (10 minutes walk) (includes Supervalu, Canal Bar, Cafe, Bombay Pantry, Post Office, The Run Hub, Pharmacy,)
5. Ashtown Train Station 10 Minutes Walk
6. Pelletstown Train Station (5 minute walk - under construction)
7. Ashtown Canoe Club
8. Aldi Ashtown and Post Office
9. St. Dominic's College
10. St. Oliver Plunkett GAA Club
11. Coolmine Rugby Club
12. The Phoenix Park
13. M50 Interchange
14. Tolka Valley Park
15. Castleknock Village
16. Fermleigh Estate

----- Train Line

Maps are not to scale and are for indicative purposes only.





U



The extensive range of amenities in Rathborne makes it the perfect location

—

Escape the immediate chaos of the city centre in this idyllic setting without sacrificing schools, shops, cafés, bars and restaurants. There are great local sports clubs in the area including St. Oliver Plunkett GAA Club, Coolmine rugby club and Ashtown canoe club.

Rathborne Village, a mere 5 minute walk away, offers superb retail amenities such as Supervalu, Lloyds Pharmacy, Douglas & Kaldi Café, Canalside Bar and Restaurant, a barber, hairdressers, and much more. The River Centre, at Ashtown Train Station, boasts a gymnasium, doctors surgery, Spar, and a popular Community Room. The Blanchardstown Centre, Ireland's largest shopping centre, is a 10 minute drive from the front door.

Pelletstown Educate Together National School is a 5 minute walk from U Rathborne, as are a choice of crèches.



Rathborne is located a stones throw away from Ashtown and within easy reach of everything you could want

We manage the development to ensure maximum convenience for all our residents, including 24/7 response maintenance.

The units are built and finished using quality materials and workmanship, and furnished to a very high standard with bespoke U Furnishings. The homes are highly energy efficient with an A2 energy rating.

The homes are available to let on long-term leases tailored to suit your individual needs now.

Prices starting from	1 bed apartment	2 bed duplex apartment	3 bed House
*per calendar month	€1,800	€2,200	€2,350

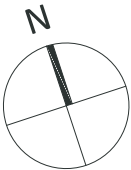
A space for



Site Plan



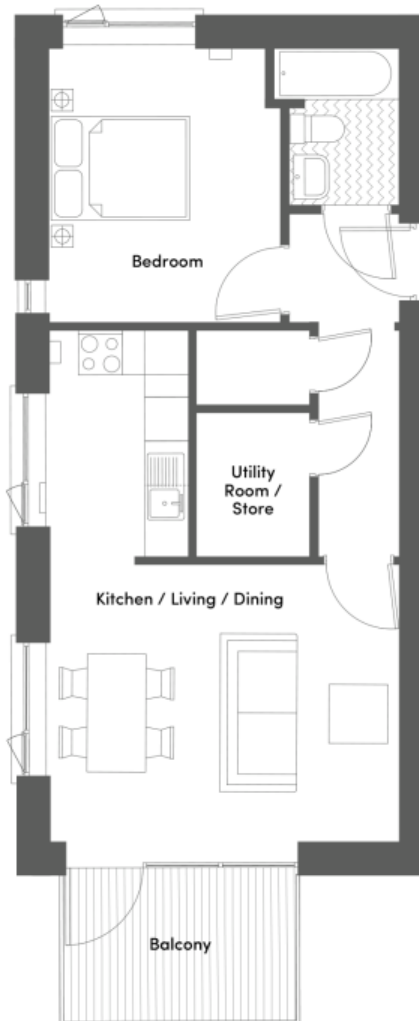
Legend



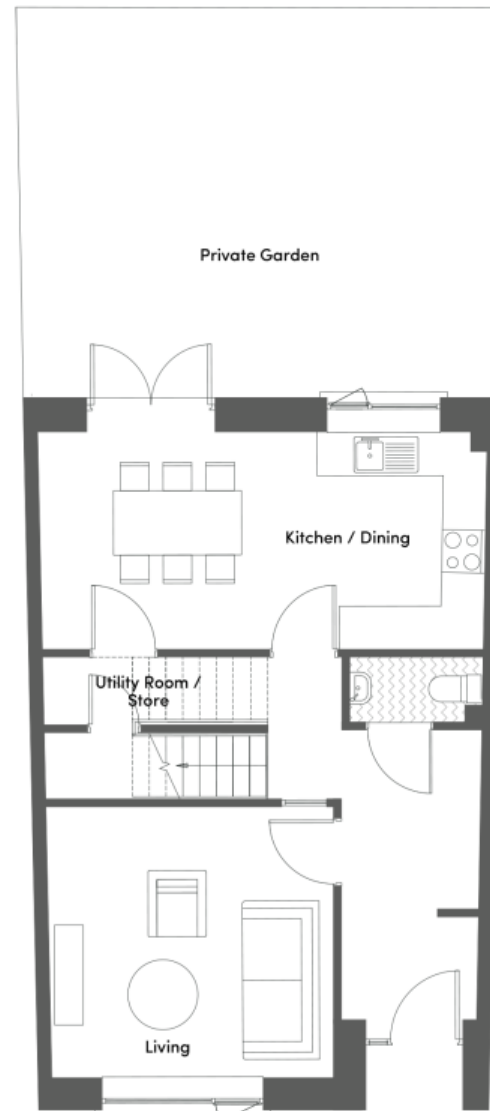
Royal Canal Crescent Elevation



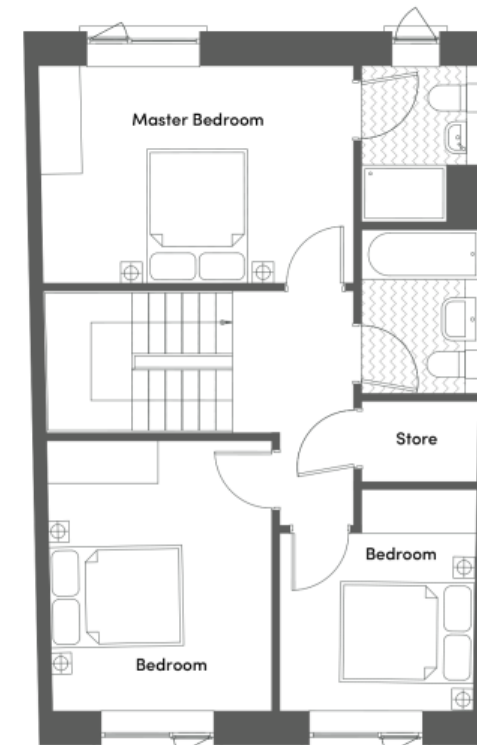
Type 1
Typical 1 Bed
Apartment
c. 55 sq.m



Type 2
Typical 3 Bed
Duplex
c. 112 sq.m

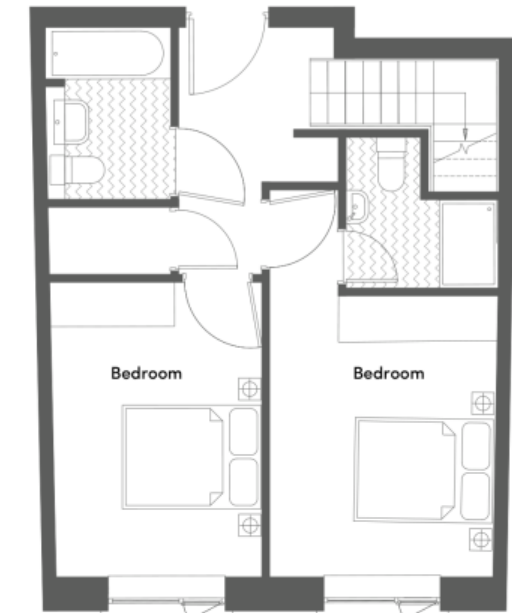


Ground Floor Level

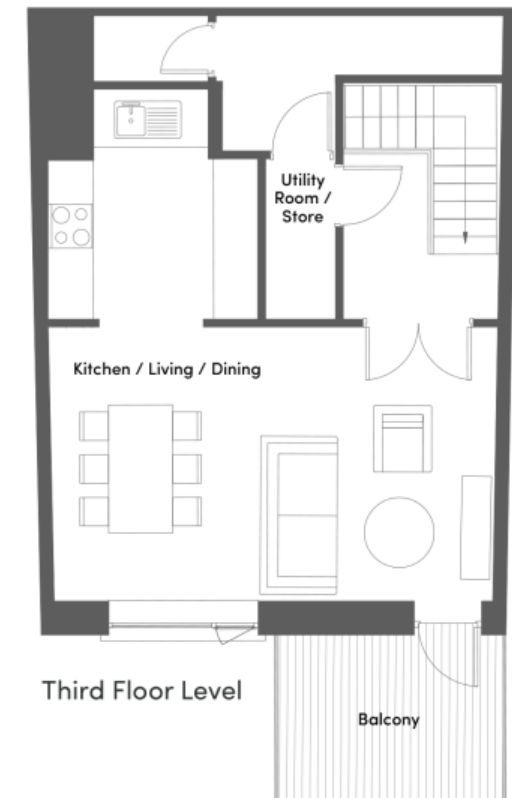


First Floor Level

Type 3
Typical 2 Bed
Duplex
c. 91 sq.m



Second Floor Level



Third Floor Level



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

U is a way of living, with comfort, convenience and style at the forefront. Our accommodation is build-to-rent, and our dedicated team is always available to help you find your perfect home. We own all our properties and are here to stay.

U by Urbeo is 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 350 properties under management and over 1,200 units under construction in and around Dublin city. Find out more at ubyrbeo.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 Dillon Marshall Properties, 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 Dillon Marshall Properties 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 Dillon Marshall Properties as Urbeo's agent, shall give rise to any claim for compensation against Urbeo or against Dillon Marshall Properties, 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 Dillon Marshall Properties

Sole letting agent:

Damien Dillon

Dillon Marshall Properties
Knockmitten Business Park

mail: urathborne@dmhc.ie tel: +353 1 4967574

 @ubbyurbeo

 @ubbyurbeo

 @ubbyurbeo

 U by Urbeo