

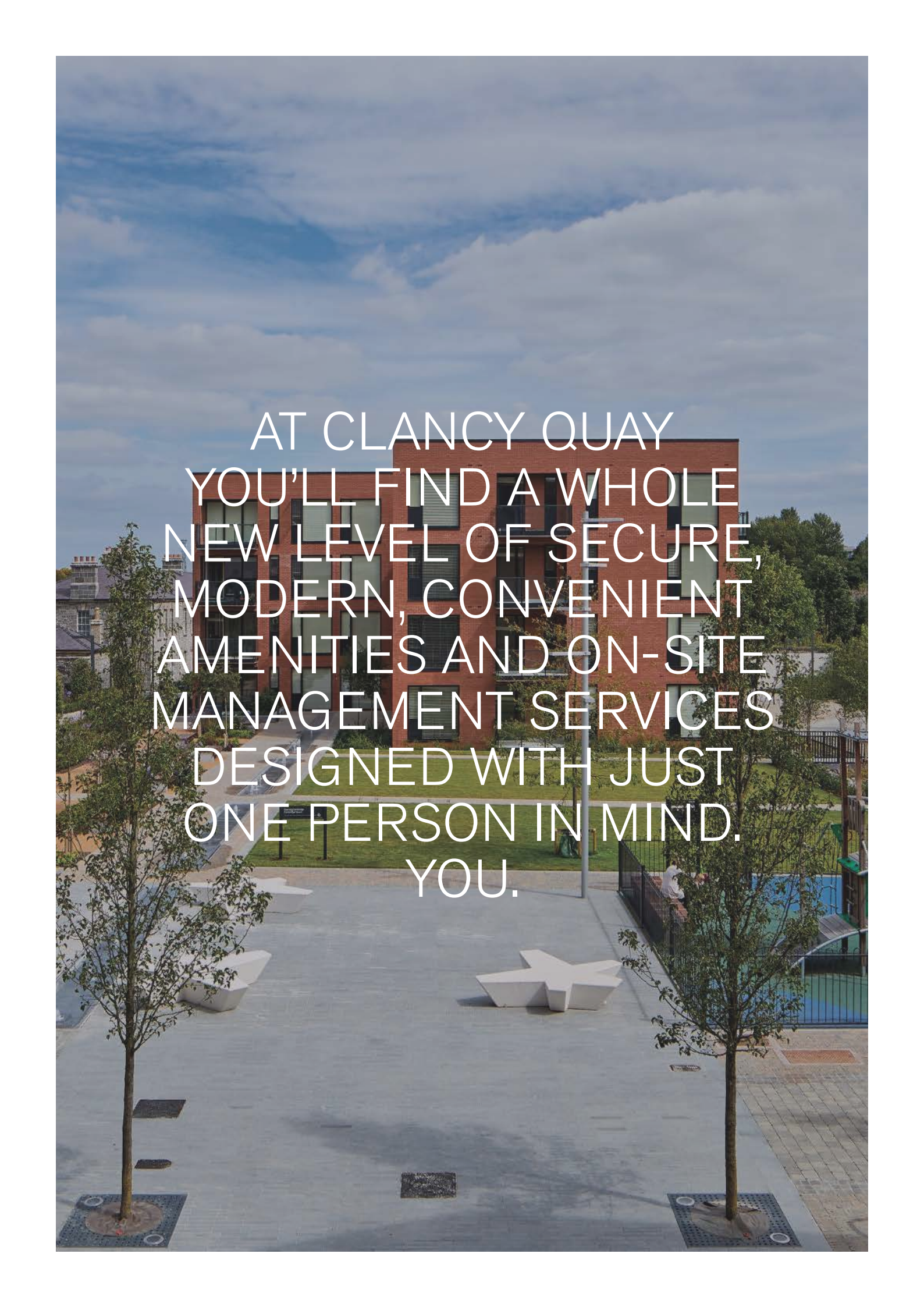
LIFE AT
CLANCY
QUAY

CITY LIFE.
VILLAGE LIFESTYLE

NEW APARTMENTS NOW AVAILABLE FOR RENT



CLANCY QUAY

A photograph of a modern, multi-story brick apartment building at Clancy Quay. The building features large windows and a contemporary design. In the foreground, there is a paved playground area with a large white star-shaped sculpture in the center. Two young trees are planted in the foreground, each in a square planter. To the right, a fenced-in swimming pool is visible. The sky is blue with scattered white clouds.

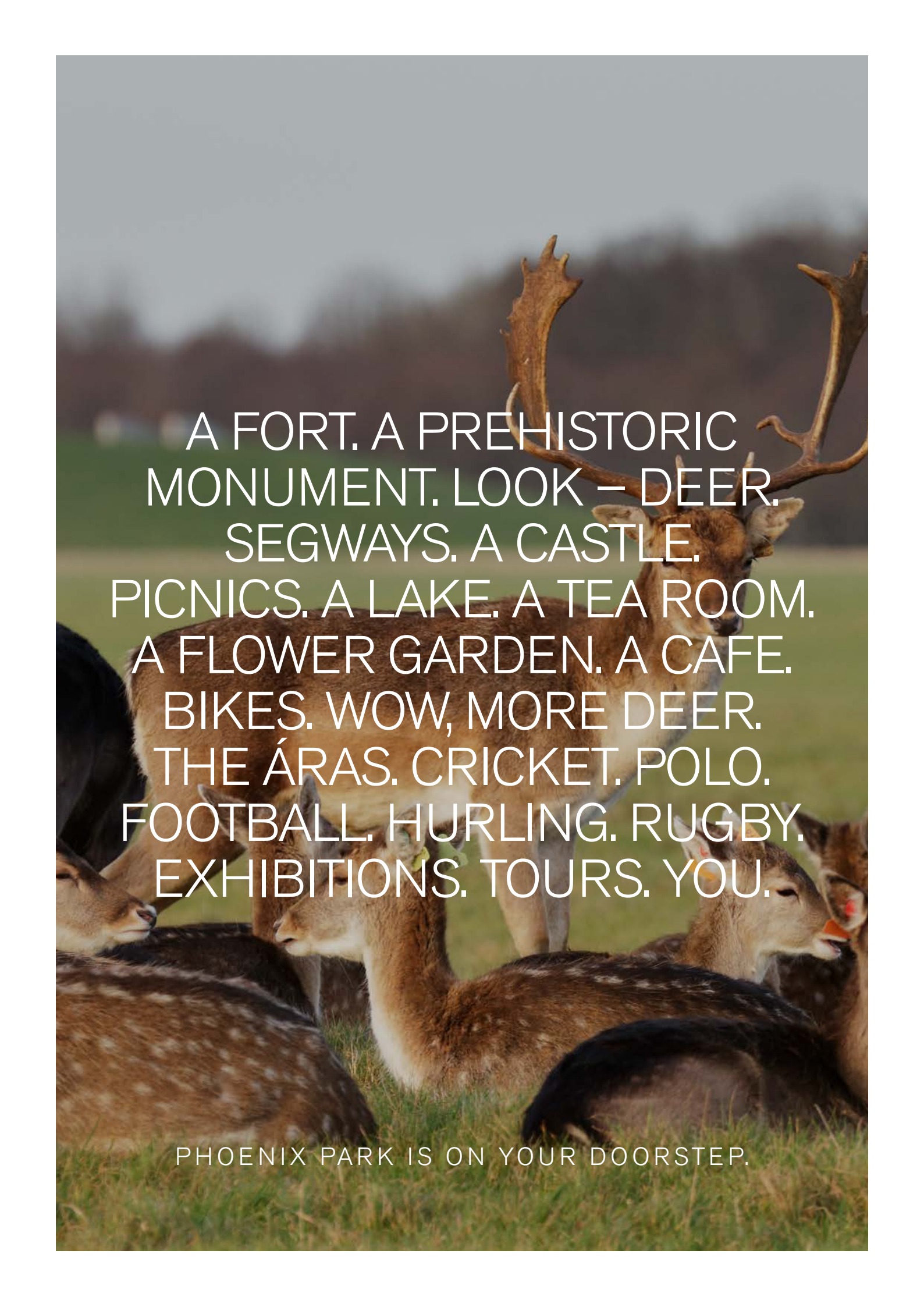
AT CLANCY QUAY
YOU'LL FIND A WHOLE
NEW LEVEL OF SECURE,
MODERN, CONVENIENT
AMENITIES AND ON-SITE
MANAGEMENT SERVICES
DESIGNED WITH JUST
ONE PERSON IN MIND.
YOU.

WELCOME TO CLANCY QUAY



Situated on the historic site of Clancy Barracks on the southern banks of the River Liffey, this luxury apartment community brings you a unique combination of fully furnished designer living with an unmatched range of exclusive amenities, with an on-site management suite plus concierge service.

Clancy Quay offers you all the attractions of city life and all the benefits of village lifestyle – including the most important of all: peace of mind.



A FORT. A PREHISTORIC
MONUMENT. LOOK – DEER.
SEGWAYS. A CASTLE.
PICNICS. A LAKE. A TEA ROOM.
A FLOWER GARDEN. A CAFE.
BIKES. WOW, MORE DEER.
THE ÁRAS. CRICKET. POLO.
FOOTBALL. HURLING. RUGBY.
EXHIBITIONS. TOURS. YOU.

PHOENIX PARK IS ON YOUR DOORSTEP.

DISCOVER MORE IN DUBLIN 8



SET IN THE RELAXED VILLAGE
AMBIENCE OF ISLANDBRIDGE,
CLANCY QUAY HAS GOT IT ALL.

For a start, there's proximity to the M50 motorway. A fast, direct 3km commute straight to the city centre. A fantastic range of local shops and amenities. And of course you've got an abundance of culture, leisure attractions right on your doorstep, including Phoenix Park, the Irish Museum of Modern Art, Kilmainham Gaol, the National Memorial Gardens and Dublin Zoo.

EAT, SEE, DO, SHOP, BANK, WORK OUT, PUTT, CHILL...

ON-SITE & LOCAL FACILITIES AND AMENITIES

TRANSPORT

You're just a short walk away from the LUAS and Heuston Station. The M50, Airline 747, Airport Bus and Dublin Bikes (rental) all nearby provide solutions for every journey.

RESTAURANTS, PUBS, CAFÉS

Islandbridge offers a great mix of restaurants and bistros, modern bars and traditional pubs – plus lots of friendly coffee shops and takeaways. And of course, you've got the Storyboard Cafe, as well as options for Private Dining / BBQ's on site.

SHOPS

There's a newsagent and dry cleaning service on site, while in Islandbridge, you'll find everything from everyday grocers and delis to chic boutiques and beauty salons.

MEDICAL

Islandbridge has a range of pharmacies and a medical centre, and St.James's Hospital is just minutes away.

BANKS, ATMS AND POST OFFICES

There are Ulster Bank and Bank of Ireland branches in the village, along with several ATMs and two Post Offices.

HOTELS

Got guests on the way? There are two hotels nearby – the Hilton Dublin Kilmainham and the Ashling Hotel.

SPORT & FITNESS

Your fitness needs are covered in your rent with our exclusive residents only gym (with professional fitness instructor), along with abundant garden space on site, including a playground, running route, and even a putting green. In the village you've also got The Living Well Health Club and Inchicore Sports Centre to choose from.

LEISURE, CULTURE & RECREATION

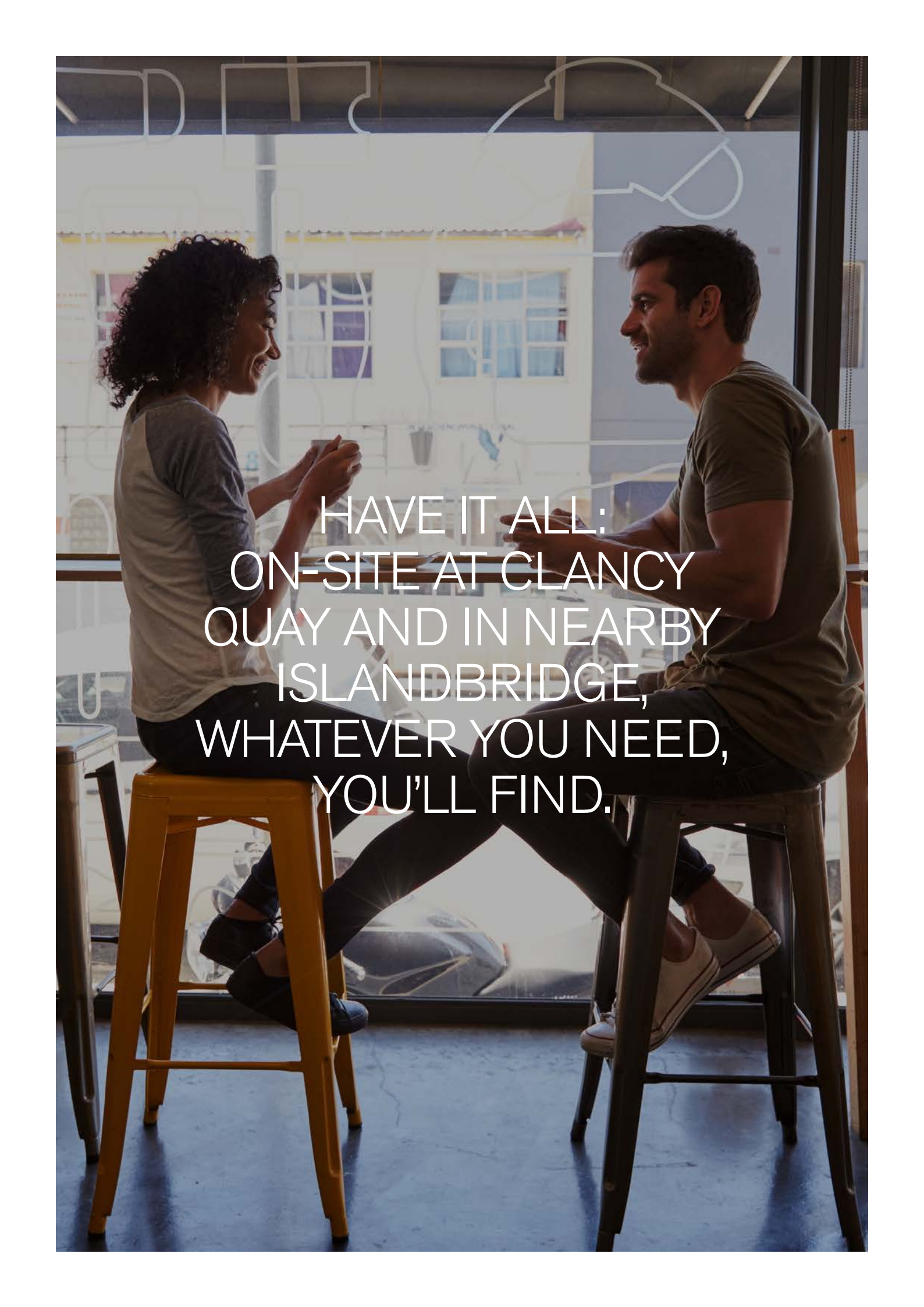
Take your pick: you've got the Irish Museum of Modern Art (IMMA), Phoenix Park, the National Memorial Gardens, the National Museum of Ireland and Dublin Zoo – all within a couple of minutes from your apartment.

PETS

Numerous apartments in Clancy Quay are exclusively reserved just for pet owners. And there's even a dog park on site!

AND – THERE'S AN APP FOR THAT

Life at Clancy Quay also comes with a handy management app – ideal for everything from letting you know you've a package waiting for collection to making a service request or reserving an amenity. How handy is that? Very.

A man and a woman are sitting on high stools, facing each other and smiling. They are in a bright room with large windows in the background. The woman is on the left, wearing a grey and white long-sleeved shirt and dark pants. The man is on the right, wearing a green t-shirt and dark pants. The text "HAVE IT ALL: ON-SITE AT CLANCY QUAY AND IN NEARBY ISLANDBRIDGE, WHATEVER YOU NEED, YOU'LL FIND." is overlaid in the center of the image.

HAVE IT ALL:
ON-SITE AT CLANCY
QUAY AND IN NEARBY
ISLANDBRIDGE,
WHATEVER YOU NEED,
YOU'LL FIND.



CLANCY QUAY ISN'T
JUST A COLLECTION OF
APARTMENTS. IT'S A SAFE,
WELCOMING COMMUNITY
DESIGNED AROUND
MEETING YOUR NEEDS,
SURPASSING YOUR
EXPECTATIONS – AND
GIVING YOU PEACE
OF MIND TOO.



YOUR CLANCY QUAY COMMUNITY

ON-SITE AMENITIES

- On-site concierge
- Management office on-site
- Mail room and package management services
- Secure car parking
- 24-hour on-site security and monitored CCTV
- After-hours management service
- Audio-visual intercom access system
- Secure fob control for resident areas
- Secure on-site bike cages & bike repair dock



AND BEST OF ALL, EVERYTHING IS RIGHT HERE
ON SITE FOR YOU TO ENJOY THE RELAXED,
CAREFREE MODERN LIFESTYLE YOU EXPECT:

- Exclusive, resident-only gym, included in your rent and open 7 days per week
- Cinema room for screenings (also available for private bookings)
- Business centre with office pods
- Children's playground
- Chef-style kitchen that's bookable for events
- Spacious resident lounge
- Landscaped gardens and courtyards
- On-site convenience store and café
- Roof terraces (one with entertainment/BBQ space)
- Putting green
- Dog park and dog wash facilities
- Electric car-charging station
- Views of the Phoenix Park

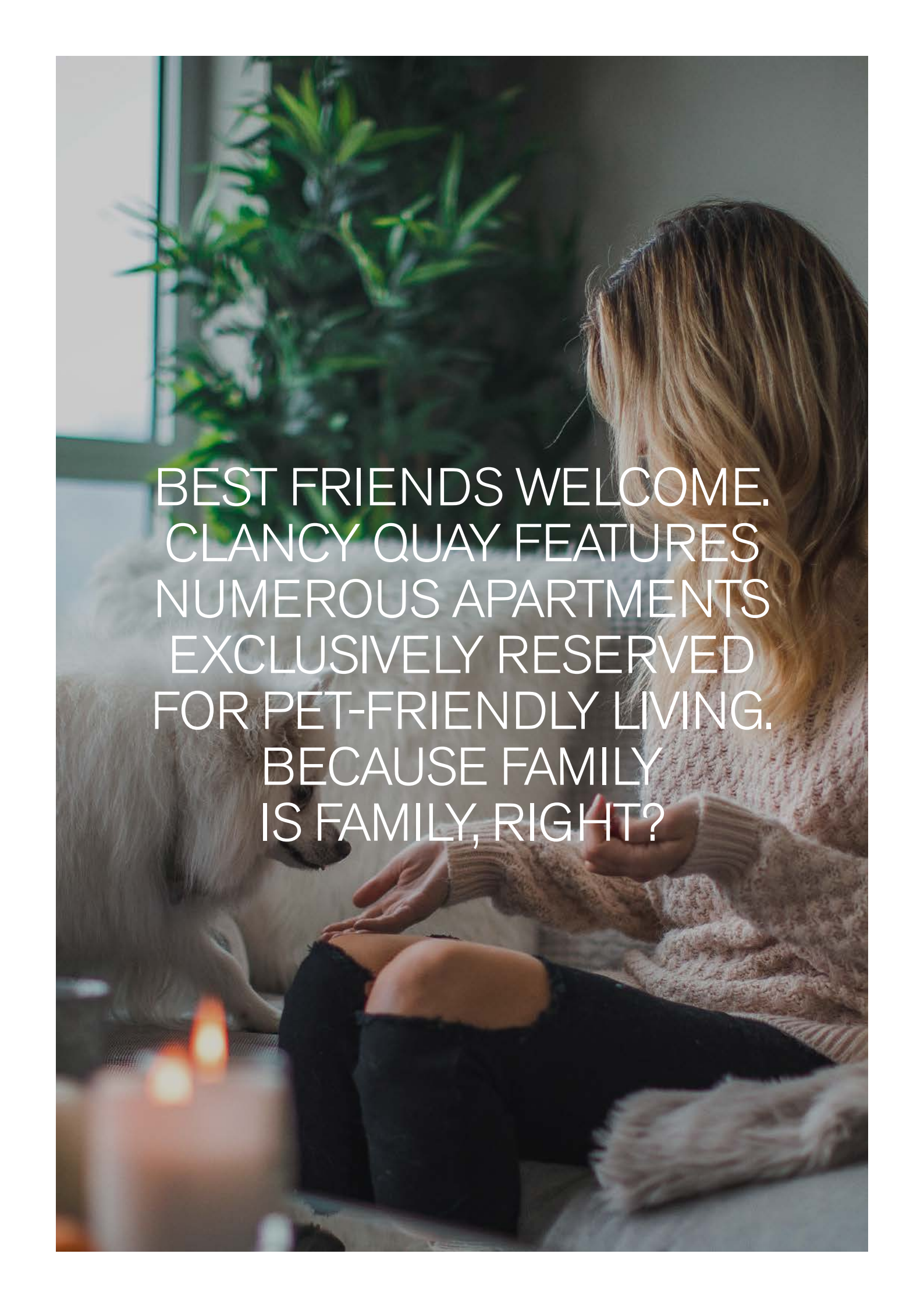
WELCOME TO YOUR APARTMENT

LUXURY, COMFORT AND CONVENIENCE:
EVERYTHING HAS BEEN CONSIDERED
AT CLANCY QUAY.



THE IDEAL COMBINATION OF LIFESTYLE AND LOCATION.

- Generous and bright interiors
- Luxurious interior design and bespoke furnishings
- High quality kitchens with stone worktops
- Private balconies
- Plenty of storage space
- Pet-friendly apartments available
- Wired for phone, cable and super-fast broadband
- Efficient central heating system
- Double-glazed windows
- Energy rating/environmental certification A3 or better

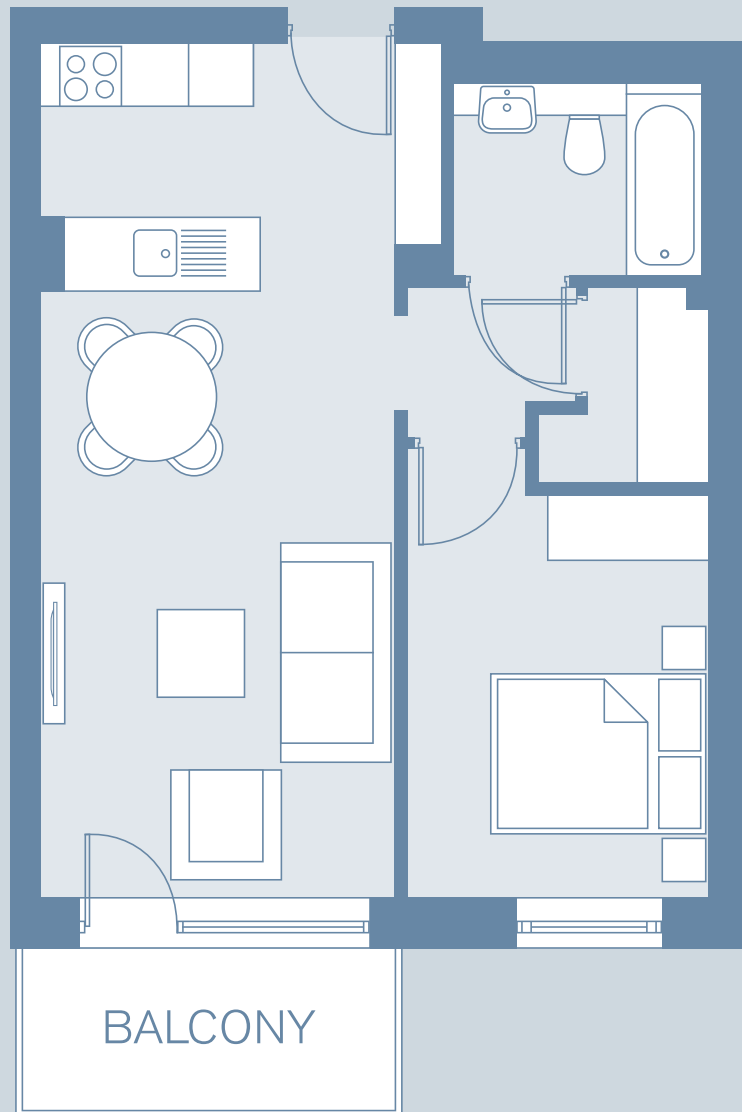


BEST FRIENDS WELCOME.
CLANCY QUAY FEATURES
NUMEROUS APARTMENTS
EXCLUSIVELY RESERVED
FOR PET-FRIENDLY LIVING.
BECAUSE FAMILY
IS FAMILY, RIGHT?

A modern interior scene featuring a white Eames-style chair with a black wire base and wooden legs. To the right, a potted Monstera plant with large, green, split leaves sits on a white side table with a wooden top. The background is a plain, light-colored wall. The text is overlaid in the center of the image.

AT CLANCY QUAY
YOU'LL FIND APARTMENTS
RANGING FROM ONE
TO THREE BEDROOMS.
THEY'RE SPACIOUSLY LAID
OUT, WELL-APPOINTED
WITH GENEROUS AND
BRIGHT INTERIORS AND
MODERN CONVENIENCES.

1 BEDROOM APARTMENT

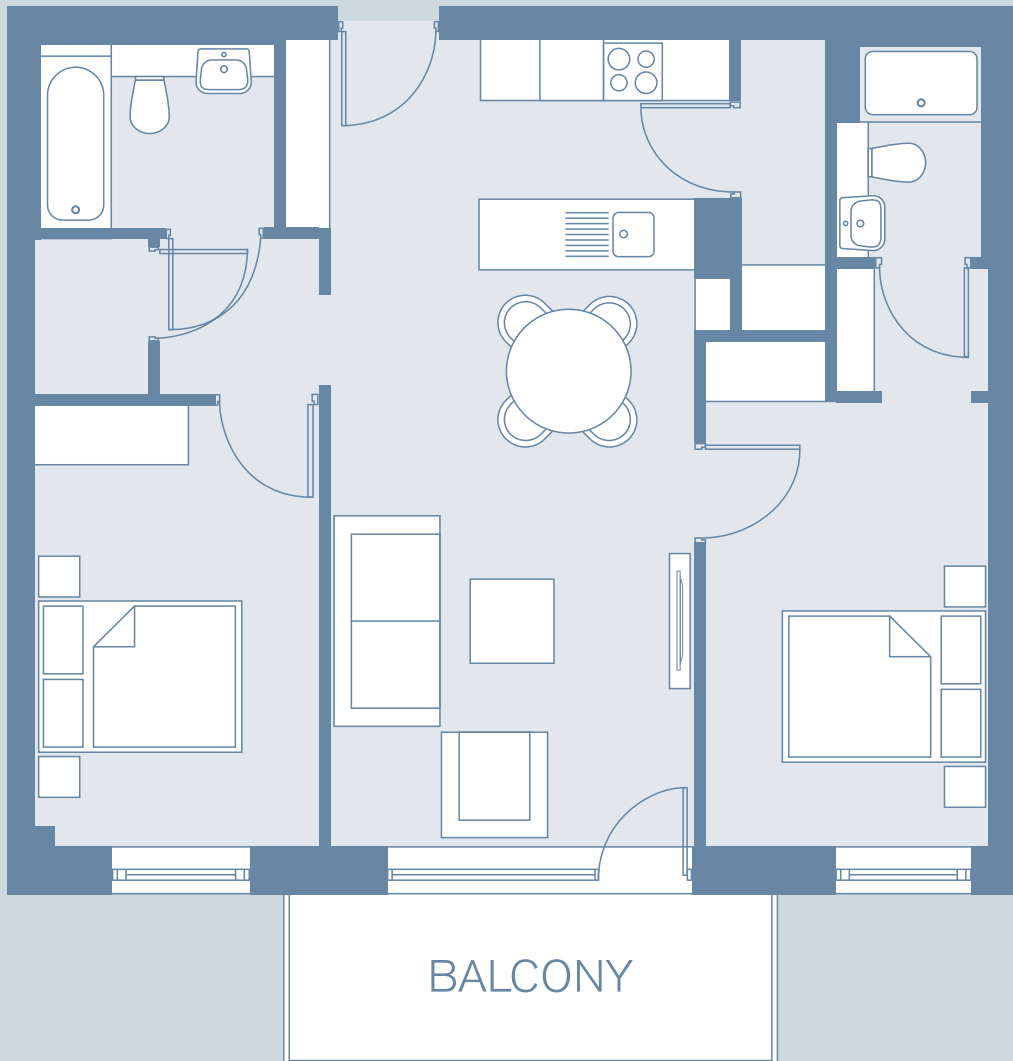


These floor plans are representative only. Please note that specific layouts of properties may vary depending on their availability, floor, location, etc.

A person with long blonde hair is lying in bed, reading a book. They are wearing a grey and white striped sweater. The bed is covered with a thick white blanket and has two brown pillows. In the background, there is a large abstract painting with white, grey, and brown tones. The text "SPREAD OUT. YOU'VE GOT TWO BEDROOMS. THAT'S COMFORT. LUXURY. STYLE. TIMES TWO." is overlaid on the image in white capital letters.

SPREAD OUT.
YOU'VE GOT
TWO BEDROOMS.
THAT'S COMFORT.
LUXURY. STYLE.
TIMES TWO.

2 BEDROOM APARTMENT

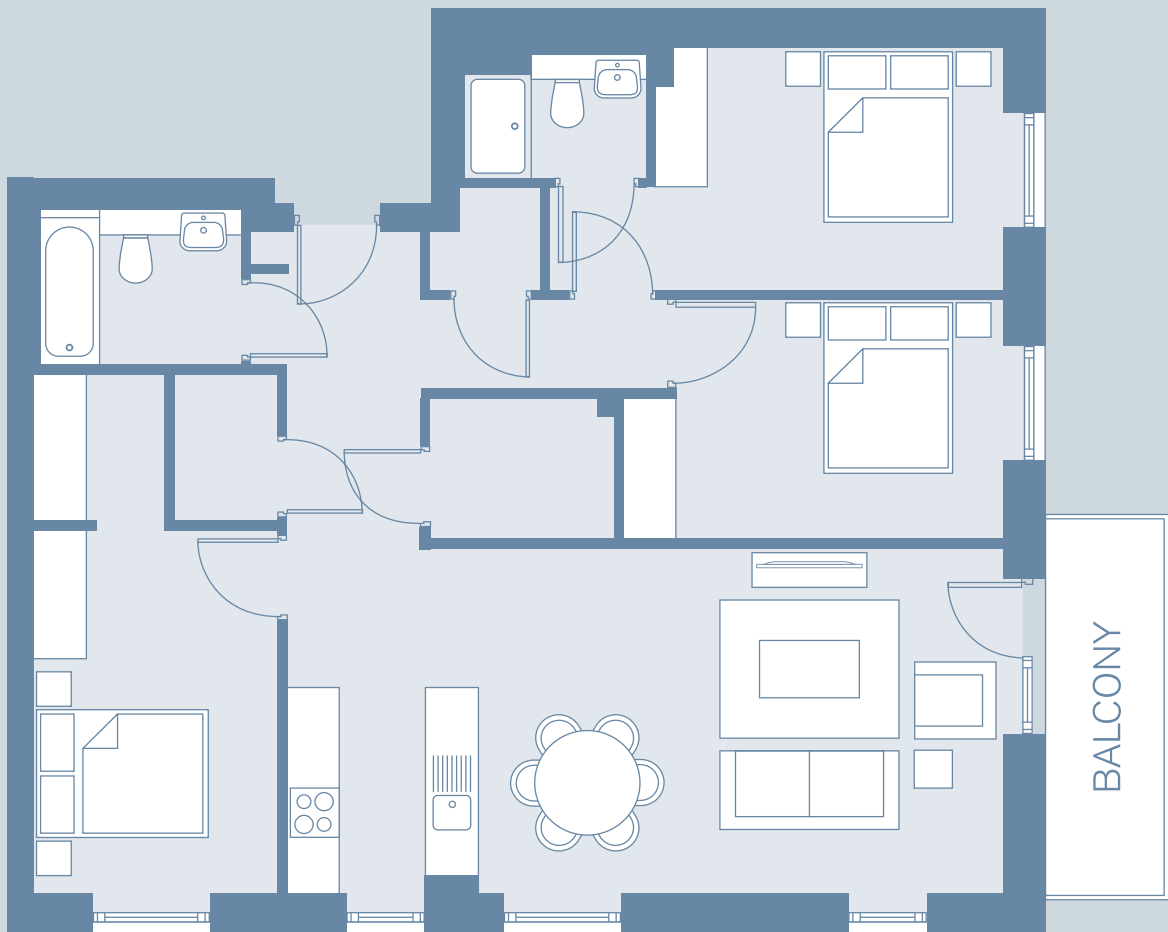


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TAKE IT ALL IN.
THREE BEDROOMS.
TWO BATHROOMS.
ONE GREAT PROSPECT.

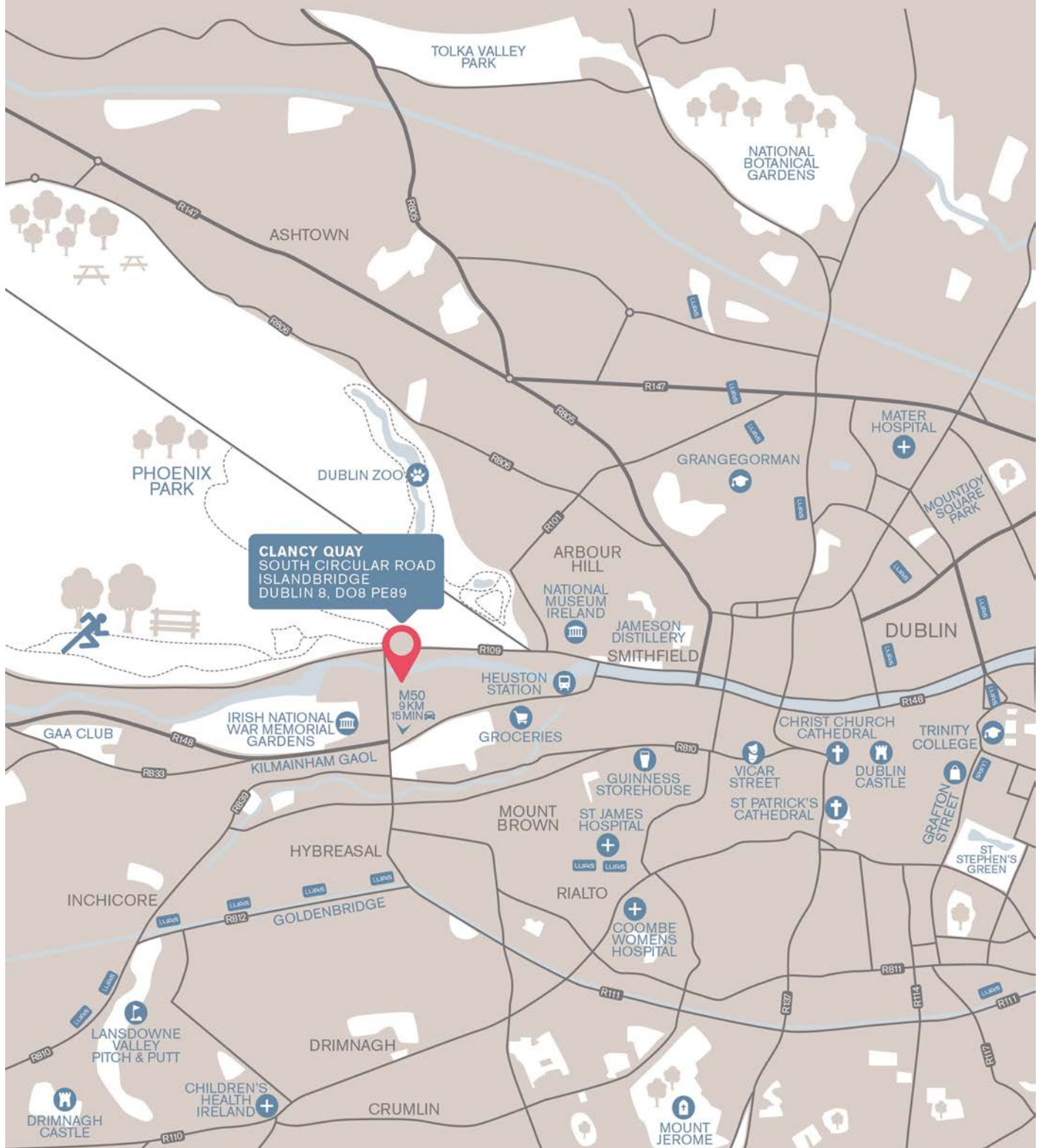
3 BEDROOM APARTMENT

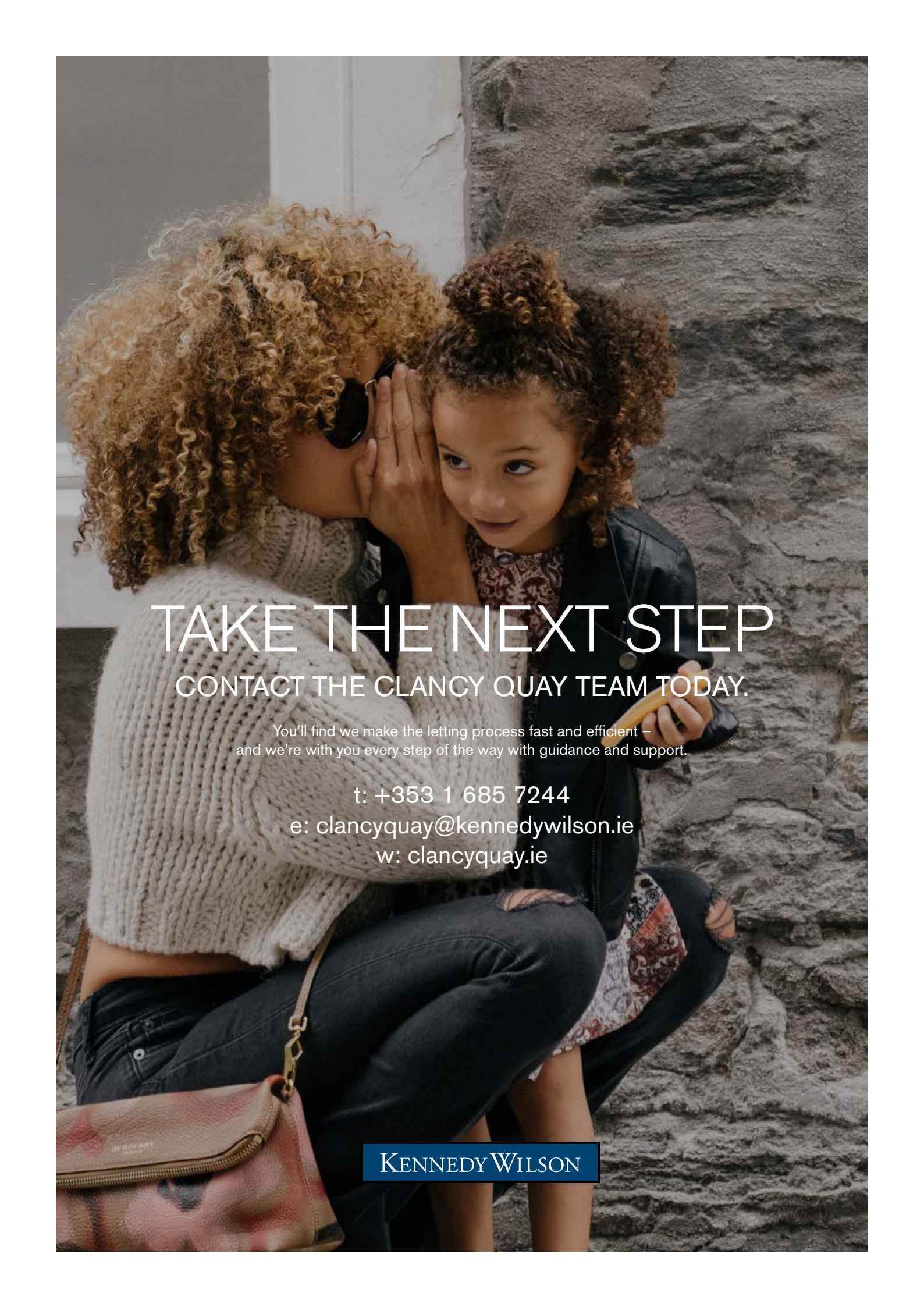


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FIND YOUR WAY TO THE PLACE WHERE CITY LIFE MEETS VILLAGE LIFESTYLE.

IT'S ALL WAITING FOR YOU HERE
AT CLANCY QUAY.





TAKE THE NEXT STEP

CONTACT THE CLANCY QUAY TEAM TODAY.

You'll find we make the letting process fast and efficient –
and we're with you every step of the way with guidance and support.

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KENNEDY WILSON



CLANCY QUAY

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