



Citywest Demesne

A place for U to call home

U by urbeo

Made for



A collection of well-designed homes for U

U



U Citywest Demesne A brand new development in the heart of Citywest

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Citywest Demesne offers 3 & 4 bedroom houses and 1 & 2 bedroom apartments. The Edwardian style homes take their inspiration from the redbrick streetscapes of some of Dublin's oldest and best loved villages. The winding streets of Citywest Demesne radiate outwards from a central "village green" which adjoins the Citywest Luas stop, just a 2-minute walk from these residences.

The 3 and 4 bedroom houses are all generously proportioned and are fully finished with high quality kitchens including appliances, and high quality en-suite and ground floor bathrooms. The quality of finish is complimented by bespoke U furniture and finishes throughout.

Phase 1 of this great development, which consists exclusively of 3 and 4 bedroom houses is available for viewing now.

Book your viewing today with our sole letting agents, Mark Dunleavy and Linda Shaw Keating of MD Property who would be delighted to show you around. Viewings are available all week.

Please contact them any time at:

mail: Ucitywest@mdpm.ie
tel: +353 1 5397455.



Exterior images of Citywest Demesne





Exterior images of Citywest Demesne



Key Features

Dedicated Management Team on call

Bespoke High Quality Furnishings

High quality kitchens, bathrooms and appliances

Synthetic Grass to Gardens

Connected - Public Transport Close By

Short Walk to Town Centre



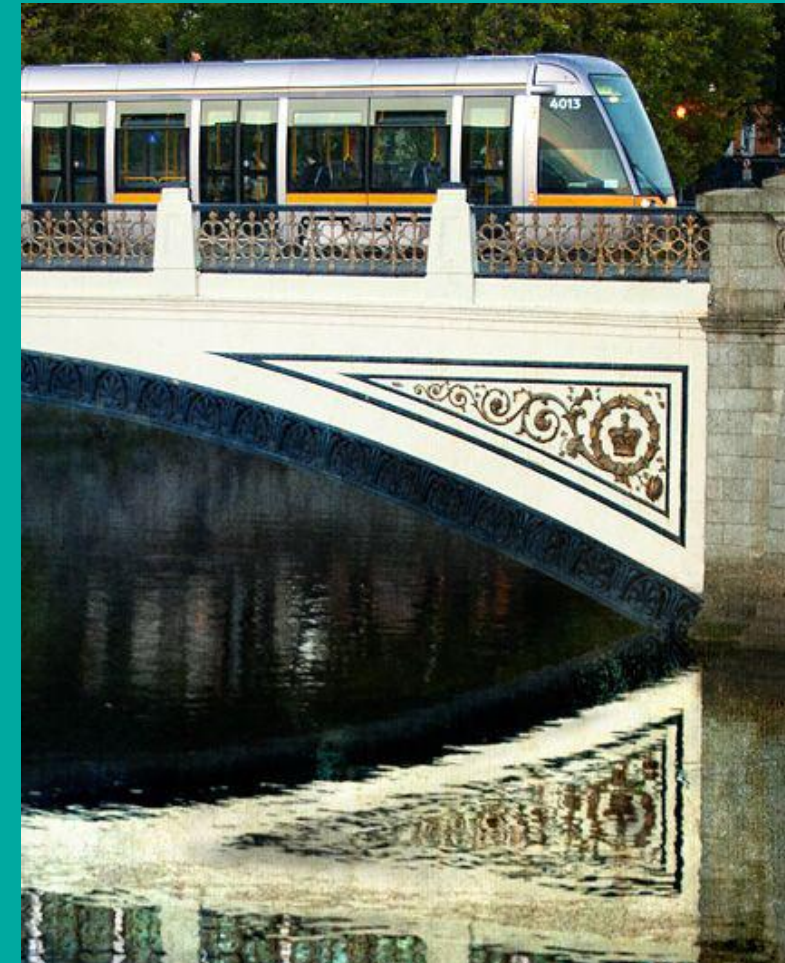


Connecting



Keeping U close to it all

U

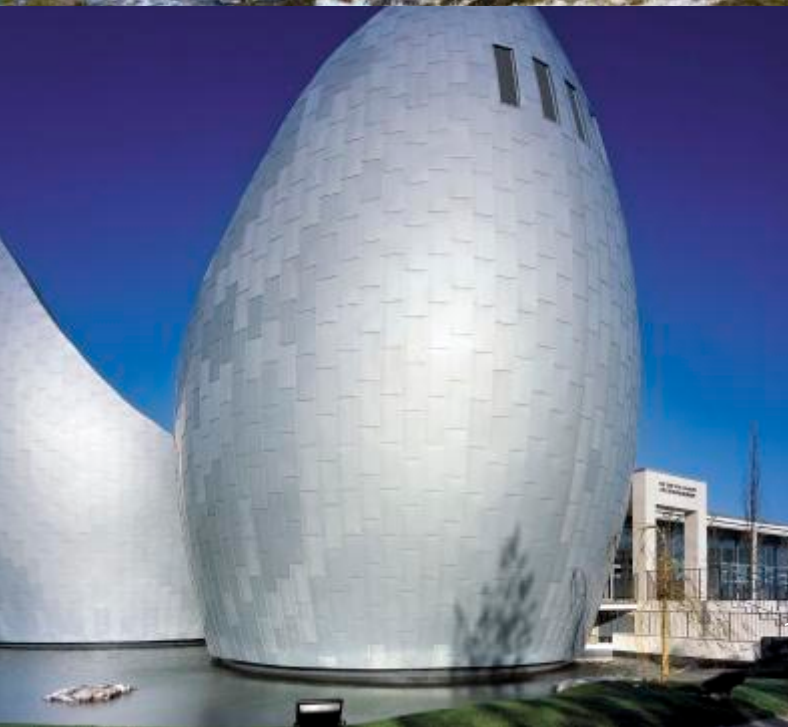


**Citywest Demesne is located at the heart
of Citywest and within easy reach of
everything you could want**

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The Luas Red Line stops right on the doorstep and runs every 10 minutes to both the city centre and Tallaght. There are also numerous bus routes available on Citywest Road – Routes 65b, 77a & 175.

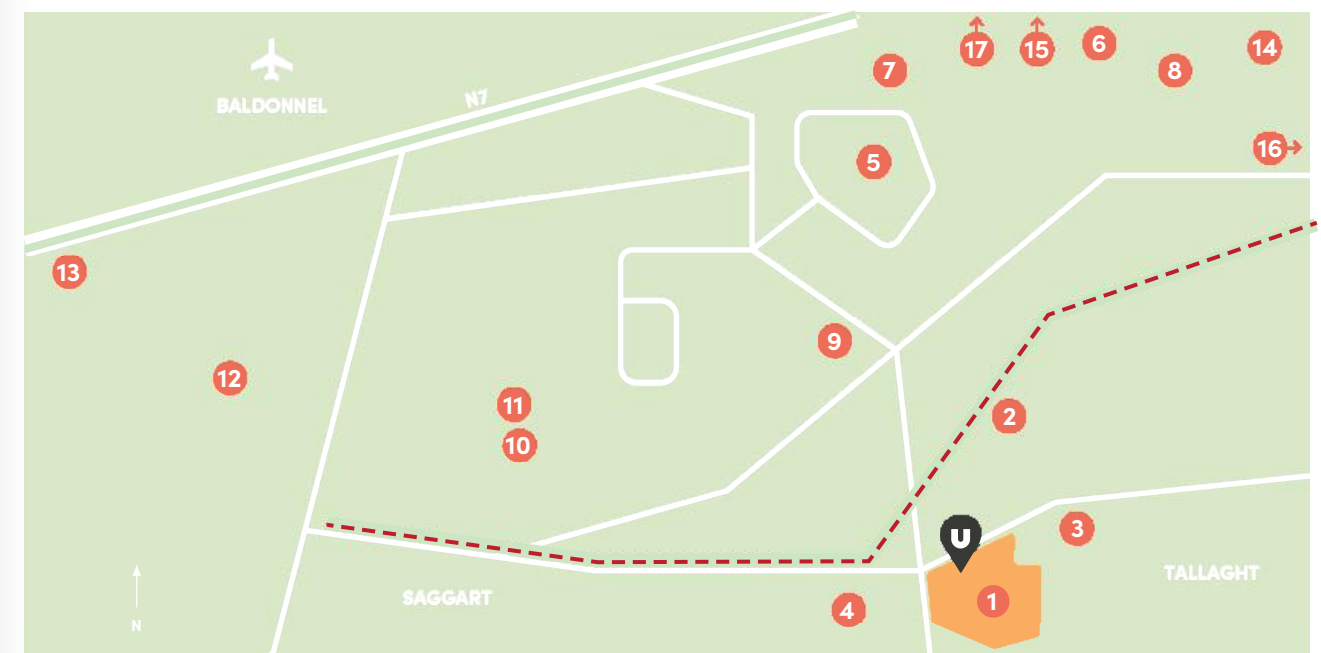
The M50, Dublin's orbital motorway, is just five minutes away – opening up the rest of the country to you, and just 25 minutes from Dublin Airport.



U Getting U around

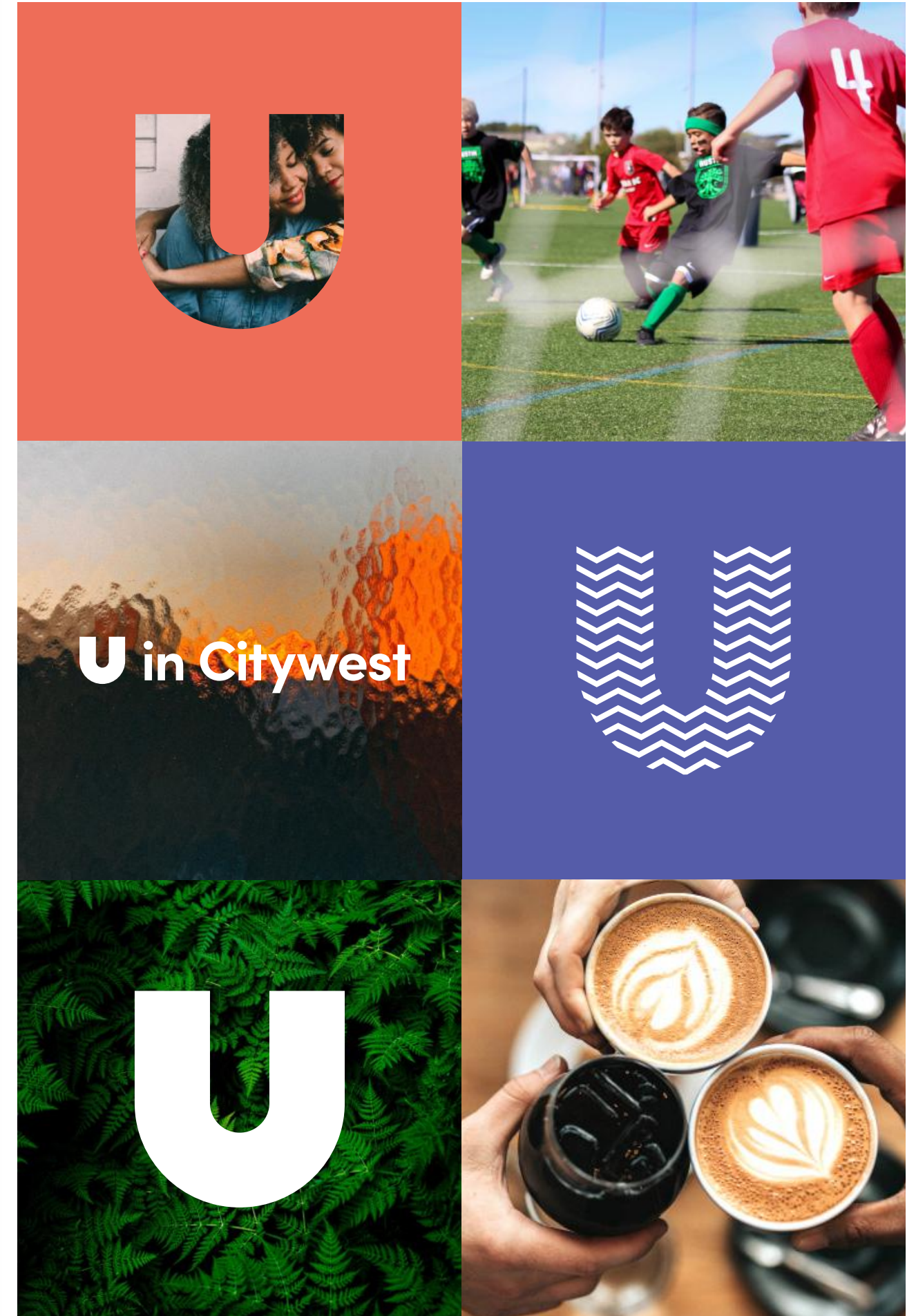
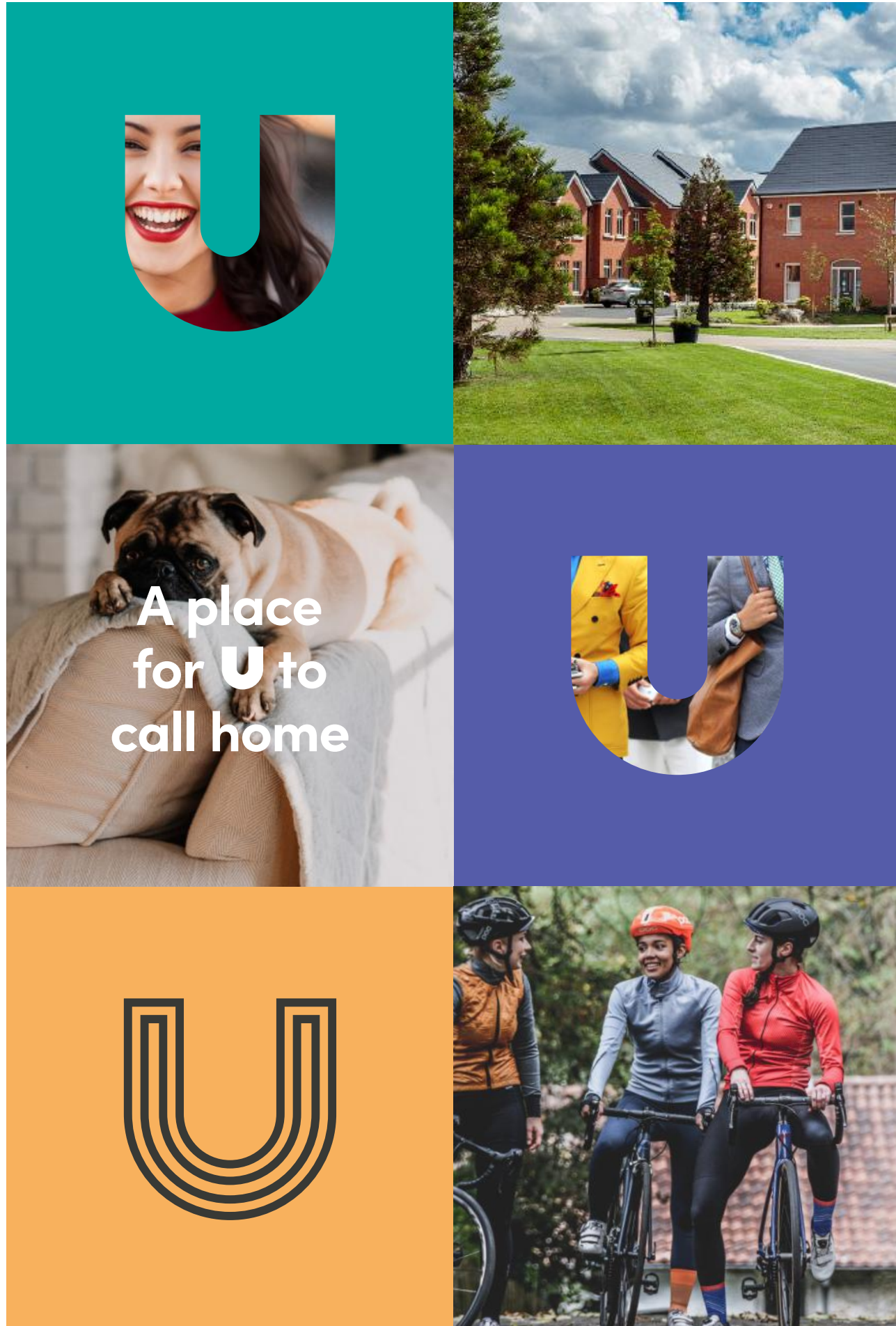


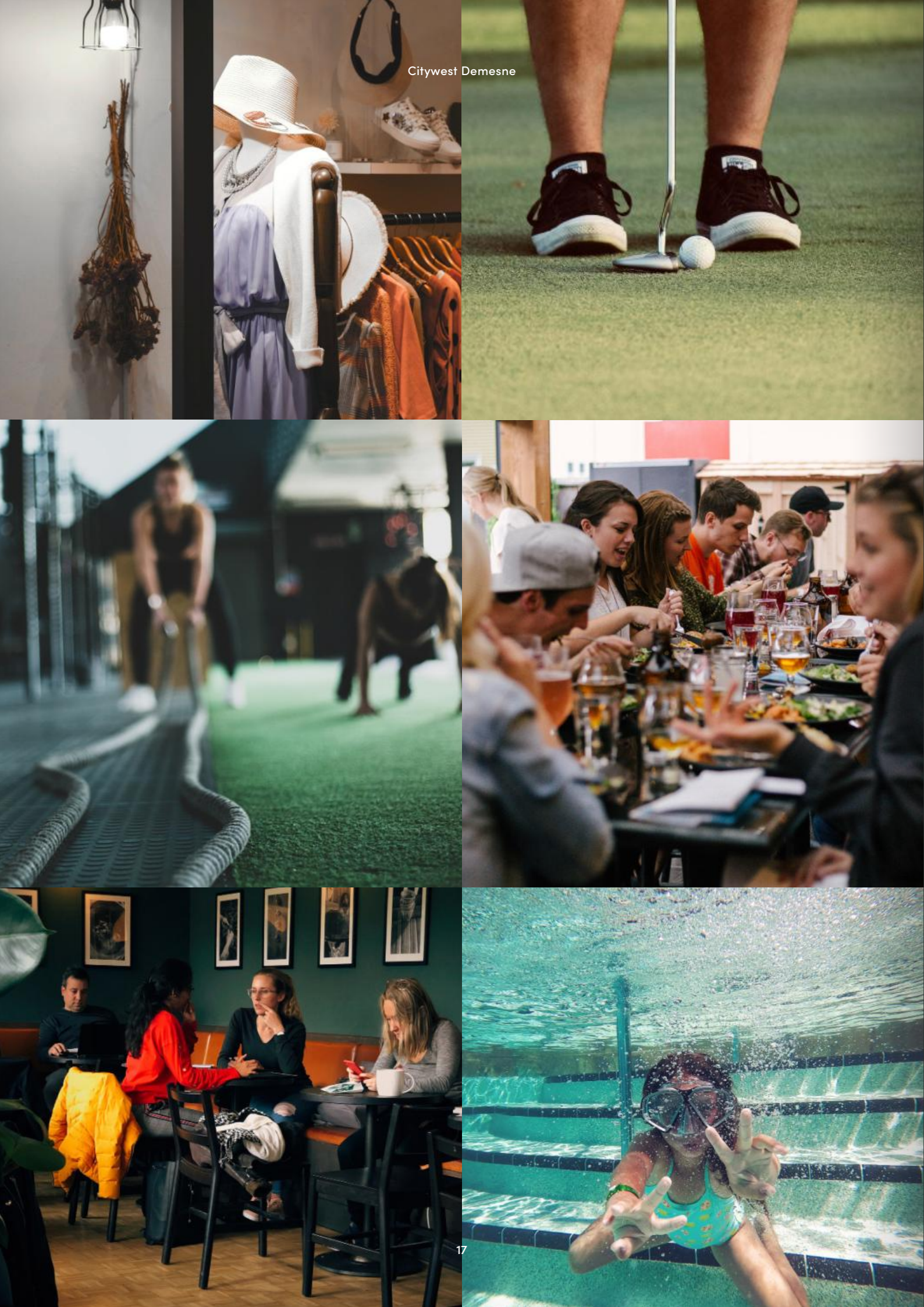
Local to U



1. U Citywest Demesne
 2. Citywest Luas Stop
 3. Scoil Aoife Community National School
5 minutes walk
 4. Citywest Shopping Centre
5 minutes walk
(includes Dunnes Stores, Post Office, McDonalds, Medical/Dental Centre, Pharmacy)
 5. Citywest Business Campus
2 Minutes Walk
 6. McGettigans Cookhouse
 7. Links Crèche
 8. Clondalkin Rugby Club
 9. Topaz Filling Station
 10. Citywest & Saggart Community National School
 11. Citywest Educate Together National School
 12. Citywest Hotel & Golf Club
 13. Avoca Store & Cafés
 14. Grange Castle Golf Club
 15. Corkagh Park
 16. Newlands Golf Club
 17. Shamrock Rovers Junior Academy
- Luas line

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





Citywest Demesne

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

Escape the immediate chaos of the city centre without sacrificing schools, shops, cafés, bars and restaurants. There are numerous local golf courses to choose from and the Citywest Hotel's Leisure Club is open to the public and includes a 20m heated swimming pool, jacuzzi, sauna and state of the art gym.

Other sport facilities include, the National Basketball Arena, Tallaght Sports Complex (with a public pool, gyms and sports halls), Tallaght Stadium, and a growing number of sporting clubs. Citywest Business Campus is less than a 10-minute walk away and home to many large national and multi-national employers including SAP, Pfizer, Unilever, Adobe, GSK, BT and many more.

A new primary school, Scoil Aoife, has recently opened immediately adjacent to Citywest Demesne and there are two other schools close by - Citywest & Saggart Community National School and Citywest Educate Together National School.

Citywest Shopping Centre is a short stroll away, offering an array of convenient amenities including Dunnes Stores, McDonalds, Costa Coffee, Post Office and Hair & Beauty salons to name but a few and The Square shopping centre in Tallaght, with its 130 shops, restaurants and cinemas, is just a short trip on the Luas.



Citywest Demesne is located at the heart of Citywest 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.

Residents in Citywest Demesne will enjoy the benefit of a shared amenity space providing an informal meeting area and hot-desk work zone.

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

Phase 1 Prices starting from*

*per calendar month

3 bed house
€2,375

4 bed house
€2,650



A space for

U CITYWEST DEMESNE SITE PLAN

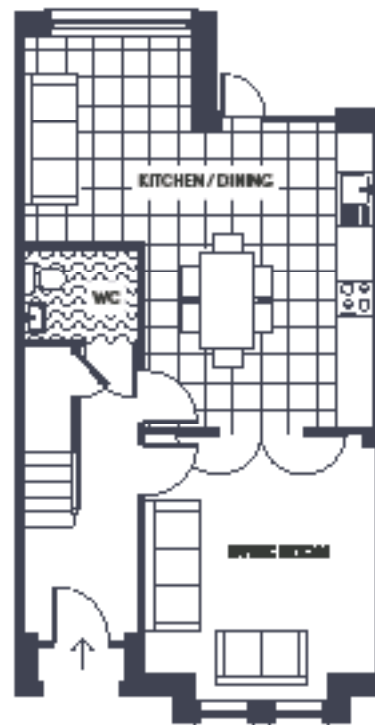
PHASE 2 - LAUNCH SEPTEMBER 2020



Floor Plans

Type 1

3 bedroom — 109 sq m



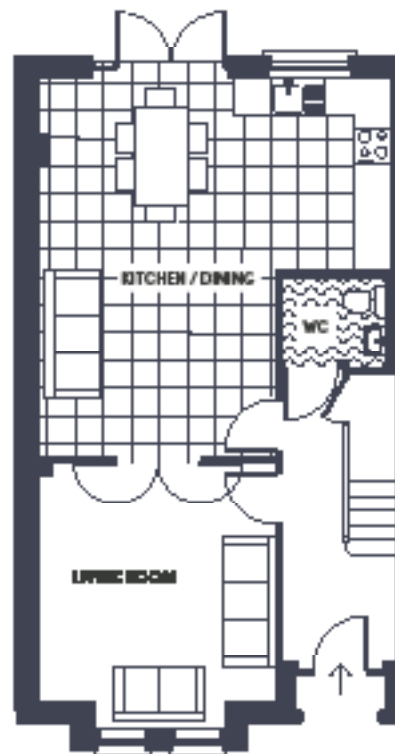
Ground floor



First floor

Type 2

3 bedroom — 113 sq m



Ground floor



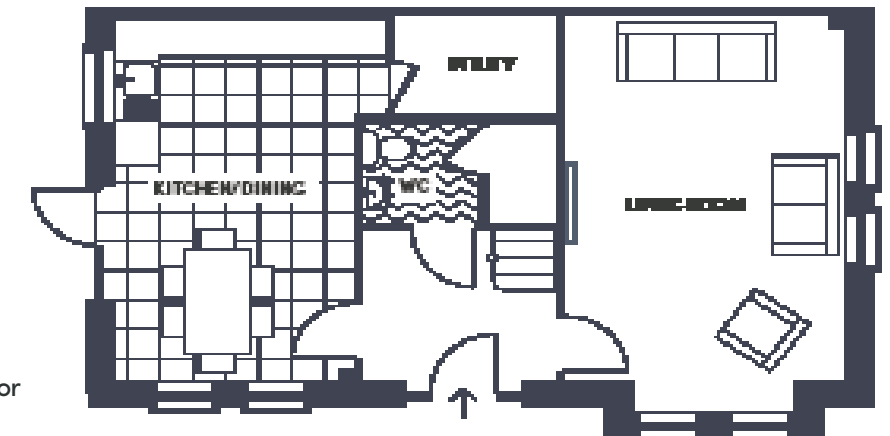
First floor

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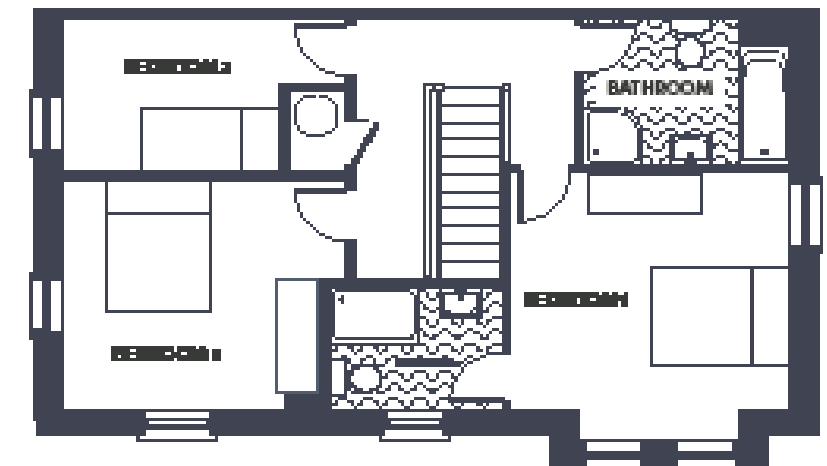
Type 3

3 bedroom — 110 sq m

Ground floor



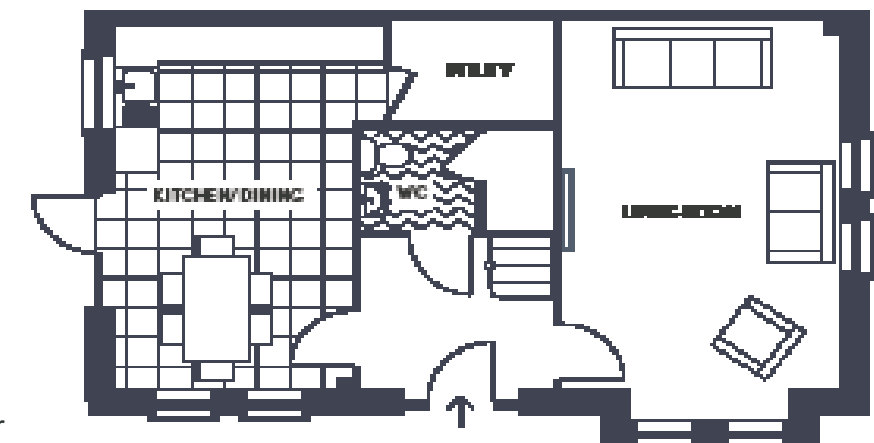
First floor



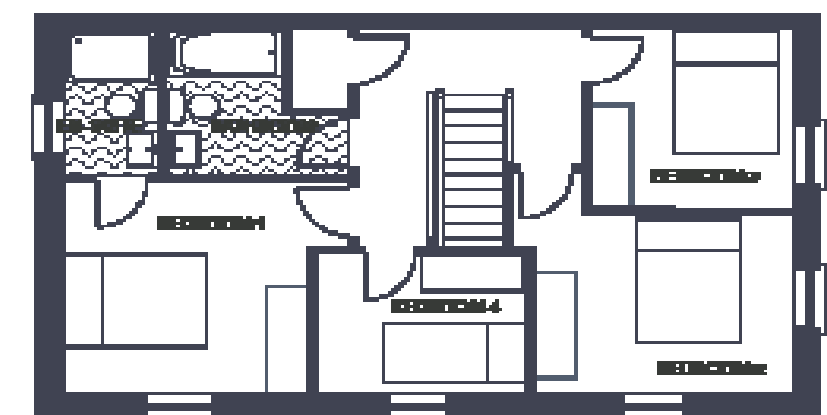
Type 4

4 bedroom — 127 sq m

Ground floor



First floor





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 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 MD Property, 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 MD Property 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 MD Property as Urbeo's agent, shall give rise to any claim for compensation against Urbeo or against MD Property, 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 MD Property.

Sole letting agent:

Mark Dunleavy / Linda Shaw Keating

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