



Charlestown

Love where U live

U by urbeo



Located at Charlestown shopping centre with great local amenities on your doorstep and excellent access to the city centre.



Located in the centre of Charlestown, U Charlestown is an exciting new development of stylish apartments launching to the rental market.

Consisting of one, two & three bedroom apartments, U Charlestown 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.

We have made sure that the scheme is all about you the resident. Residents 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 bespoke U furniture designed by Ventura Living.

At U Charlestown you will find generous open space, great local amenities and fully maintained landscaping.

Escape the city without sacrificing convenience or lifestyle at U Charlestown. Book a viewing anytime by contacting

**ucharlestown@
mdpm.ie
+353 1 5397490**



A place
for **U** to
call home





Space for U to Live

We have tried to consider everything you will need as a resident at U Charlestown

Light filled, open plan layouts to maximise the use of space. High quality modern kitchens with fully integrated 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 the difference when renting with us.











Experience Luxury

All units at U Charlestown are fully furnished to the highest standards. Luxury fabrics and stylish modern materials have been handpicked to suit modern tastes. Our exclusive fitout partner, Ventura Living, design and oversee the crafting of all our furnishings created for our residents. Our bespoke beds give you easily, accessible and clever additional storage.





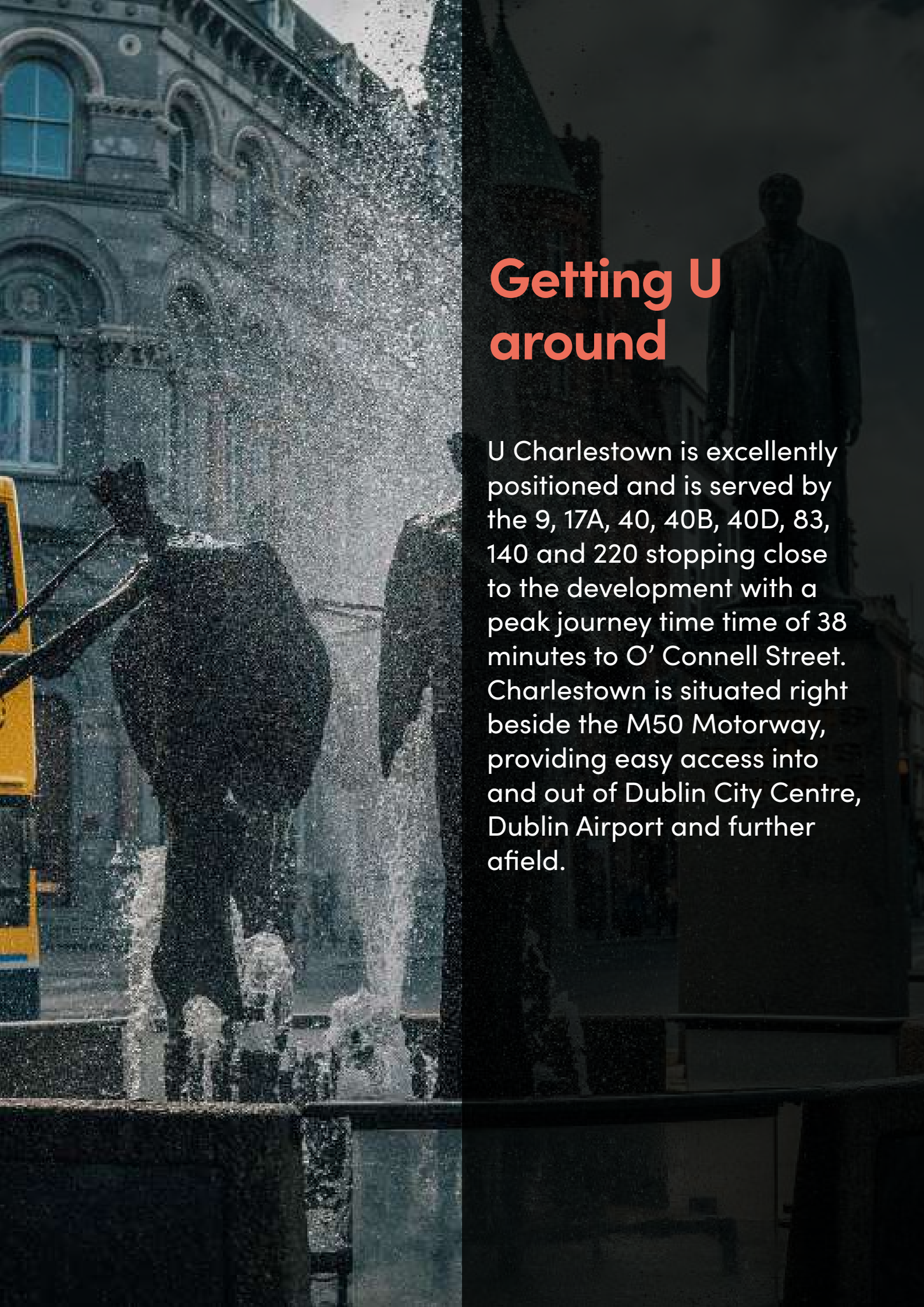
Right in the centre of Charlestown

Aside from the bounty of offerings in the shopping centres, Food Fare (Ashgrove Mall, 3 McKee Avenue) is beloved by locals, with their no-frills breakfasts and filling lunches are well worth the visit.

Take your pick from well over a dozen primary schools. There are four main secondary schools: New Cross College (Catholic, mixed), St Michael's (Catholic, girls') Beneavin De La Salle (Catholic, boys') and Coláiste Eoin (multidenominational, mixed).

If sport is big in your family, there is plenty here to keep younger kids active. **Erin's Isle GAA** (6 min drive from U Charlestown) has a long list of former Dublin footballers (and a great clubhouse), while **Unidare Rugby Club** (9 min drive from U Charlestown) is nearby in Ballymun.





Getting U around

U Charlestown is excellently positioned and is served by the 9, 17A, 40, 40B, 40D, 83, 140 and 220 stopping close to the development with a peak journey time of 38 minutes to O'Connell Street. Charlestown is situated right beside the M50 Motorway, providing easy access into and out of Dublin City Centre, Dublin Airport and further afield.



Travel Times

Blanchardstown
Shopping Centre

10mins

Connolly
Hospital

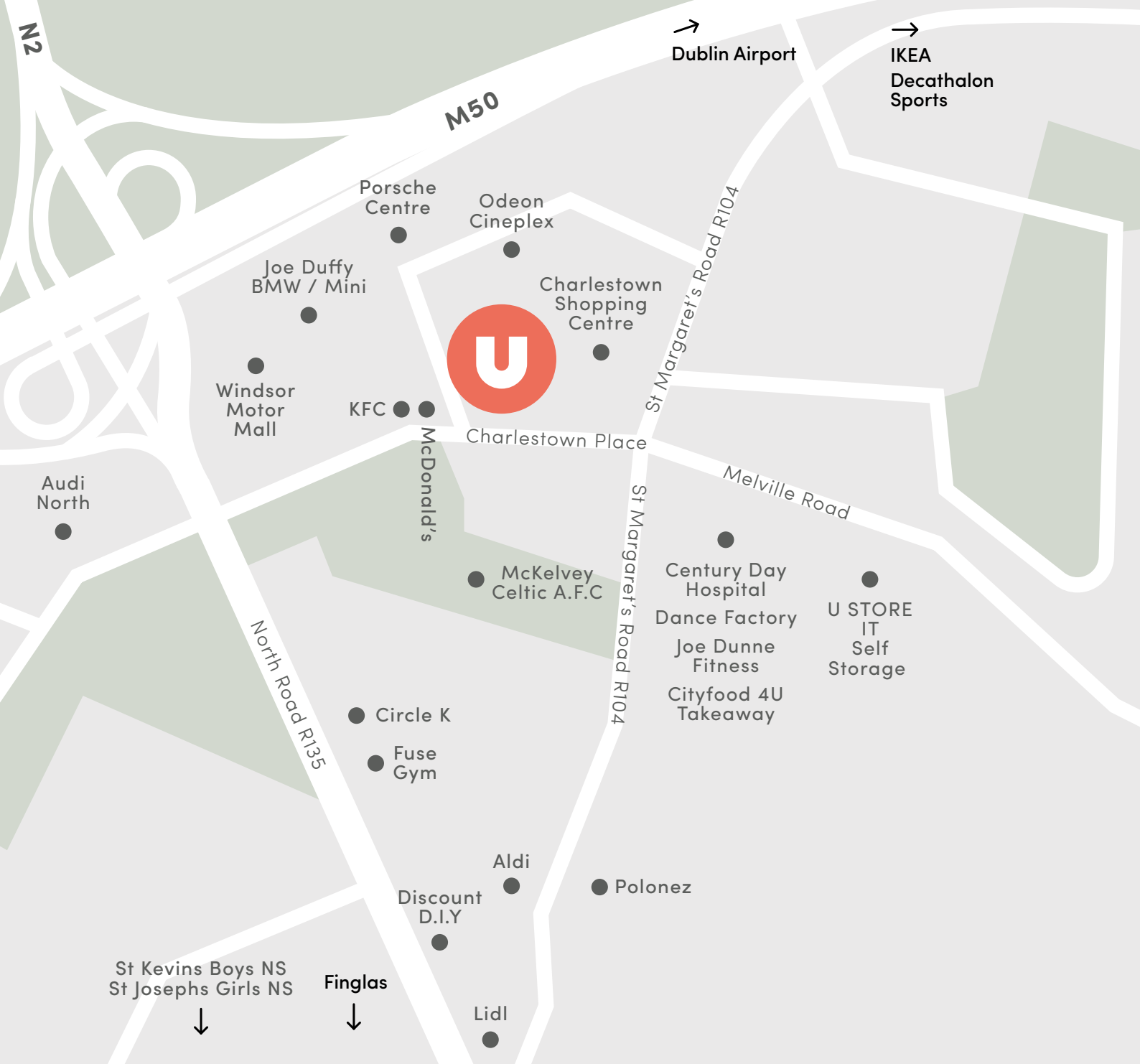
10mins

Dublin
Airport

10mins

Dublin
City Centre

23mins



On your doorstep...

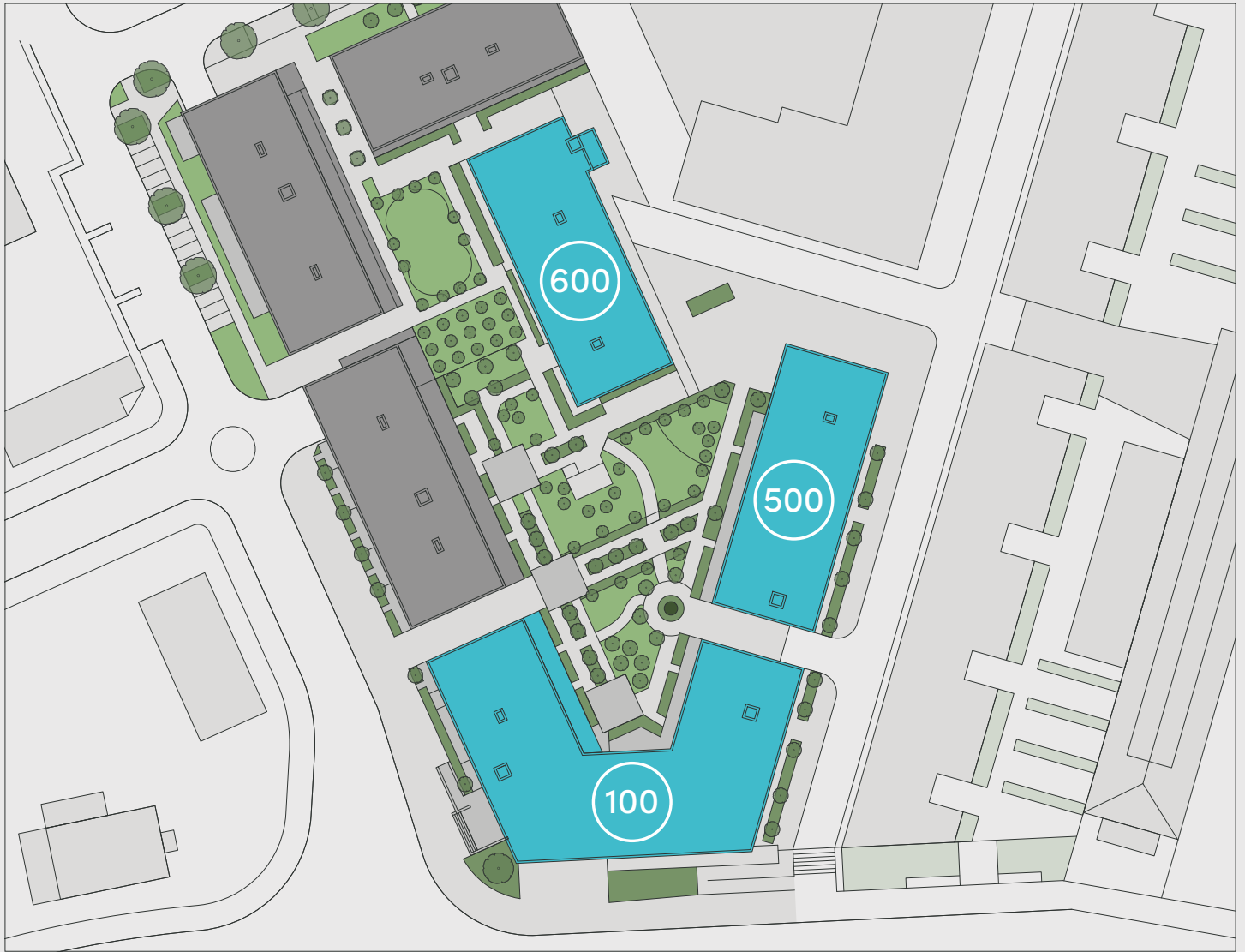
Charlestown Shopping Centre
 Dunnes Stores/Lifestyle Sports/
 Boots/Bagel Factory/Eddie
 Rocket's/O'Brien's/Shallots
 Takeaway/AIB ATM/Ulster Bank

Odeon Cineplex
 McDonald's
 KFC

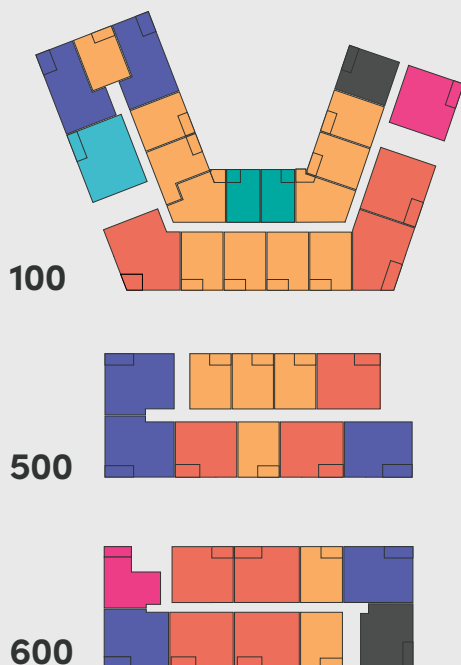
Less than 10 minute drive...

Ikea
 Decathlon Sports
 Aldi
 Lidl
 St Kevins Boys National School
 St Josephs Girls National School
 Connolly Hospital
 Blanchardstown Shopping Centre
 National Aquatic Centre
 Elmgreen Golf Club

Site Plan & Unit Types



Typical floor plates:



Apartment Legend:

Type A

1 Bed
Apartment
(Single Aspect)
50-55 sq.m

Type B

2 Bed (4 pers)
Apartment
(Double Aspect)
85 sq.m

Type C

2 Bed (4 pers)
Apartment
(Single Aspect)
85 sq.m

Type D

2 Bed (3 pers)
Apartment
(Single Aspect)
87 sq.m

Type E

2 Bed (3 pers)
Apartment
(Double Aspect)
80 sq.m

Type F

1 Bed
Apartment
(Double Aspect)
50-57 sq.m

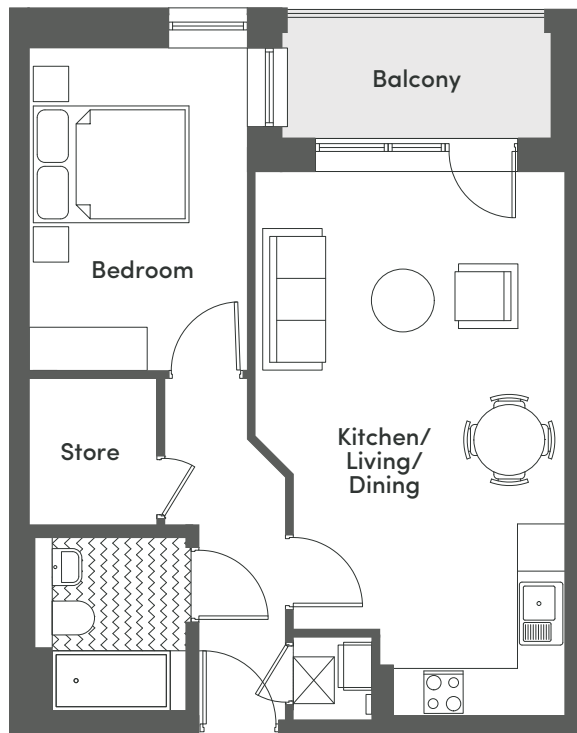
Type G

Studio
Apartment
33 sq.m

Type A

1 Bed
Apartment
(Single Aspect)
50-55 sq.m

A generous 1 bed apartment for singles and couples alike. Lots of light from full height windows, two store rooms and a private balcony. A flexible open plan layout allows comfort for working, dining or catching up on the latest box-set.

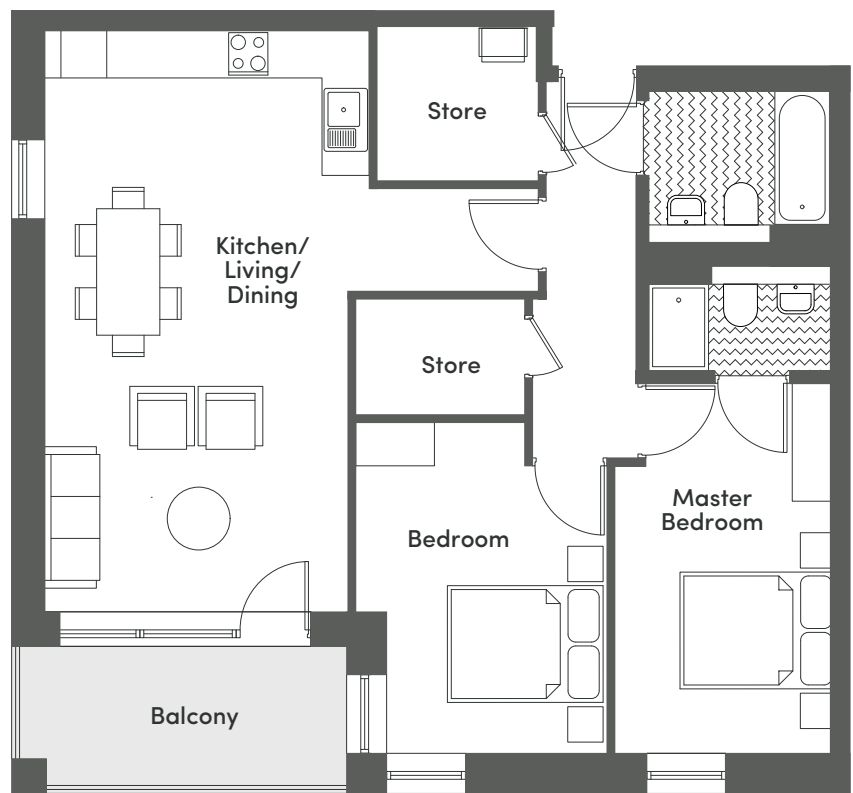


These specific floor plans and furniture provided are representative only. Please note that specific layouts of properties may vary depending on availability, floor, location etc.

Type B

2 Bed (4 pers)
Apartment
(Double Aspect)
85 sq.m

This well designed 2 bed offers the space you need in this era of working from home. All apartments come with bespoke U furniture and of course, generous fitted wardrobes are standard in all sleeping spaces.

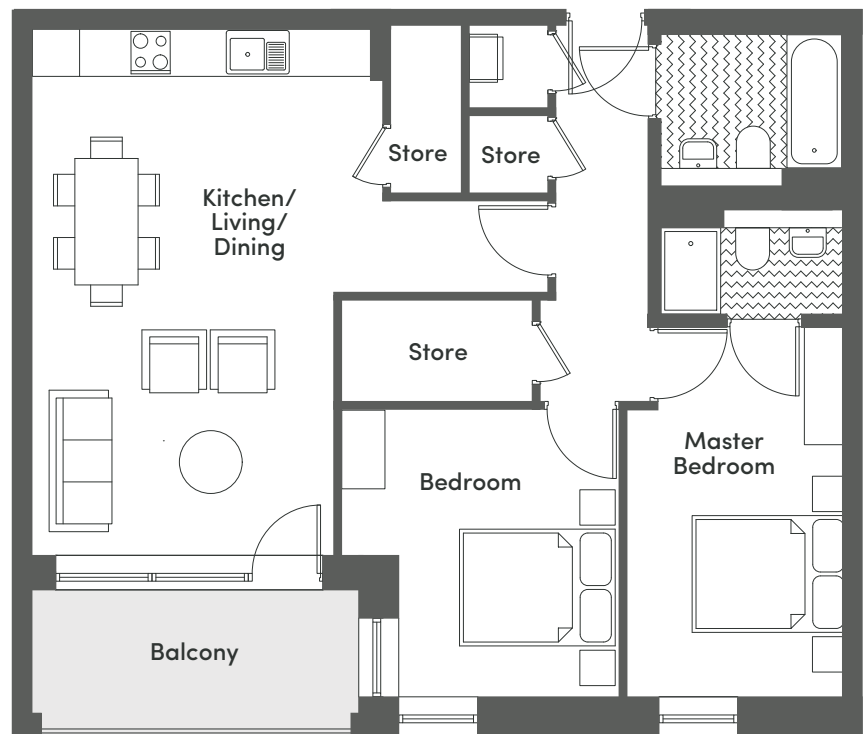


These specific floor plans and furniture provided are representative only. Please note that specific layouts of properties may vary depending on availability, floor, location etc.

Type C

2 Bed (4 pers)
Apartment
(Single Aspect)
85 sq.m

A generous 2 bed apartment featuring large windows and a large corner balcony with an abundance of clever storage solutions. A flexible open plan layout allows comfort for working, dining or catching up on the latest box-set.

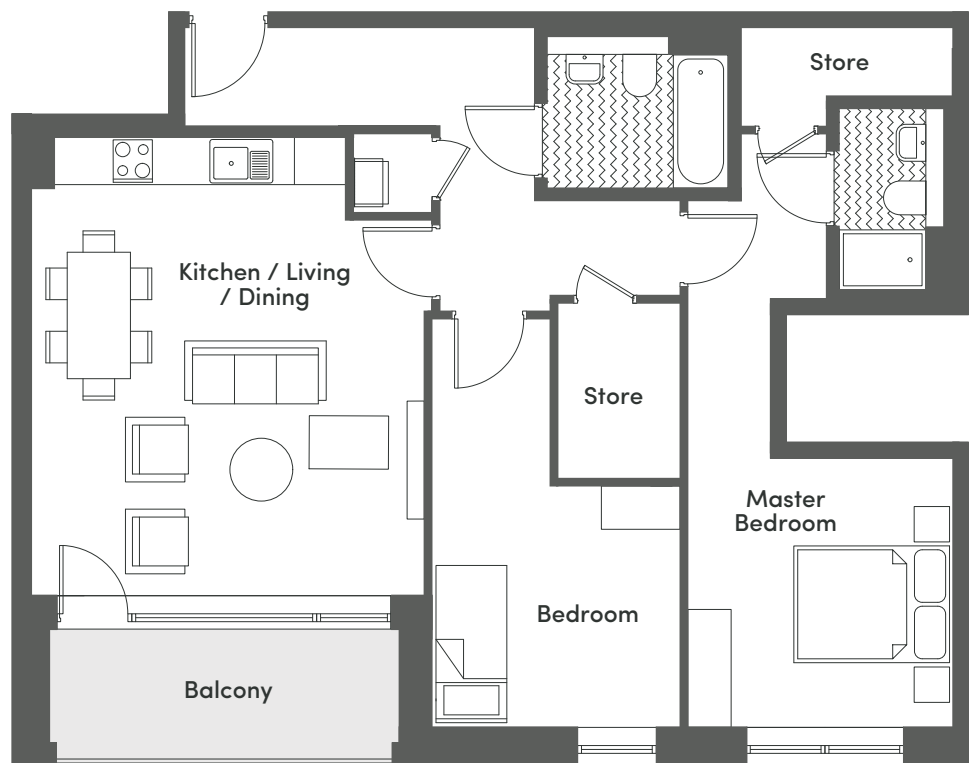


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Type D

2 Bed (3 pers)
Apartment
(Single Aspect)
87 sq.m

Commander of the 2 beds. This is the largest 2 bed layout. Offering a large open plan living area which will comfortably accomodate all your friends for delicious summer dinner parties.

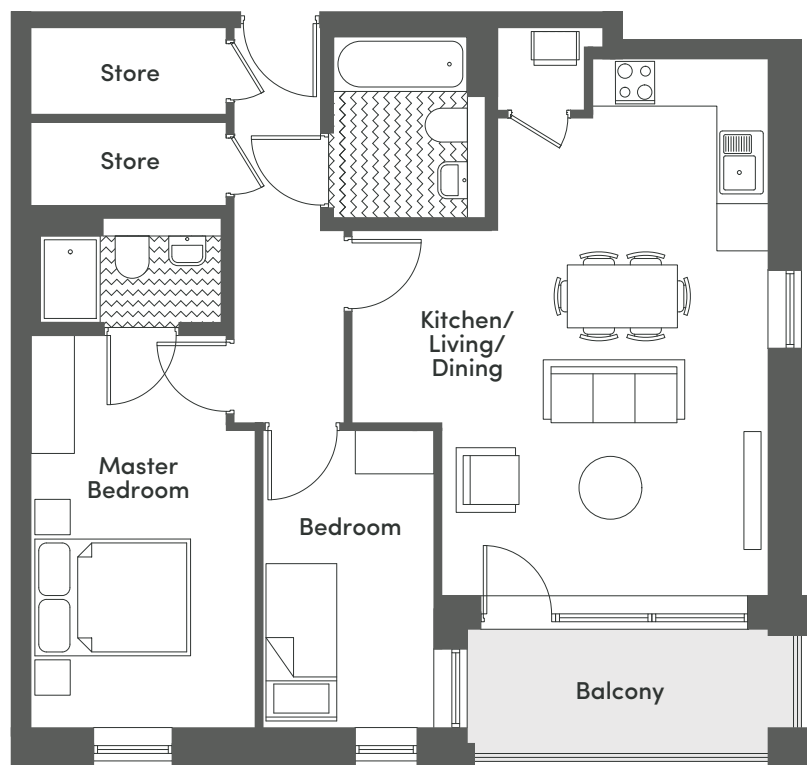


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Type E

2 Bed (3 pers)
Apartment
(Double Aspect)
63 sq.m

This clever 2 bed apartment maximises the usage of space with all elements carefully considered and ample of storage throughout. With large light flooding windows and balcony overlooking maintained courtyards.

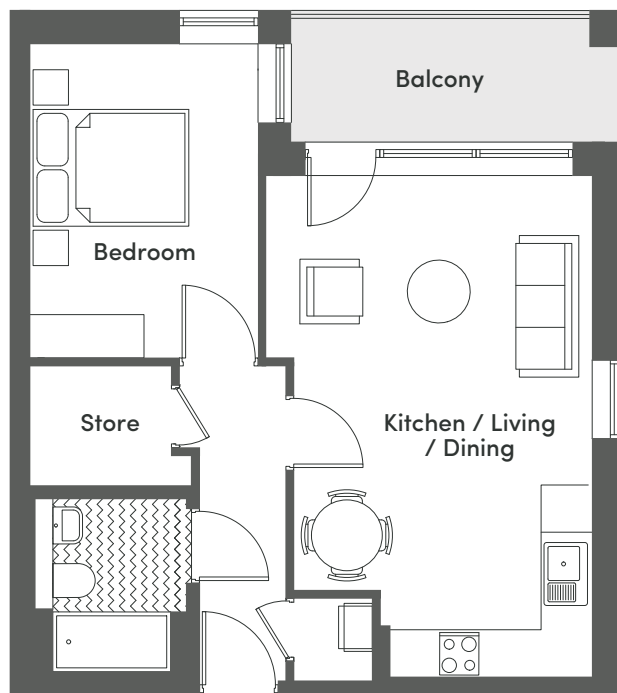


These specific floor plans and furniture provided are representative only. Please note that specific layouts of properties may vary depending on availability, floor, location etc.

Type F

1 Bed
Apartment
(Double Aspect)
50-57 sq.m

A generous 1 bed apartment for singles and couples alike. Lots of light from full height windows, with an open plan layout which allows comfort for working and dining.

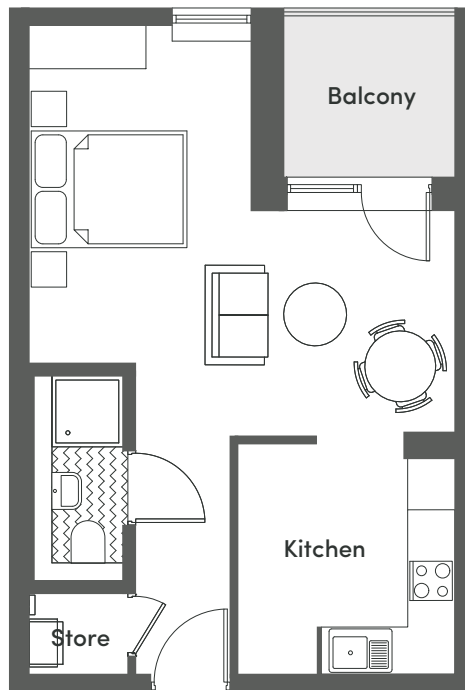


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Type G

Studio
Apartment
33 sq.m

This large open plan studio apartment offers a trendy open plan approach to everyday living.



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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.



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 leader 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 1,000 properties under management and over 1,000 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 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:
MDPM

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