



# Clay Farm

Love where U live

**U** by urbeo

# U Clay Farm.

A brand-new development  
located right beside the Luas,  
with direct connections to  
Dublin City Centre and further  
afield right on your doorstep.



# Located in the heart of Leopardstown, Dublin 18, U Clay Farm is an exciting new development of stylish apartments launching to the Dublin rental

Consisting of studio, one & two bedroom apartments, U Clay Farm 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.

With its sought-after central location, U Clay Farm is ideally situated for anyone commuting to the city centre, Cherrywood, or Sandyford business hubs.

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 bespoke U furniture designed by Ventura Living.

In your downtime why not spend the day browsing at Dundrum Town Centre, enjoy an energetic hike through the foothills of the Dublin Mountains or meet friends for an early dinner in the Centre of Dublin.

Escape the city without sacrificing convenience or lifestyle at U Clay Farm. Book a viewing anytime by contacting Aisling at:

**[uclayfarm@urbeo.ie](mailto:uclayfarm@urbeo.ie)**  
**+ 353 1 496-7574**





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**U**live



# Space for U to Live

We have tried to consider everything you will need as a resident at U Clay Farm.

Light filled, open plan layouts to maximise the use of space. High quality modern kitchens. High end appliances. Energy efficient A-rated homes for cosy winter evenings and decreased household demand for energy consumption. 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.





Large open plan kitchen/  
living areas and a private  
balcony. Big windows ensure  
that outside and inside are  
seamlessly connected.













# Experience Luxury

All units at U Clay Farm 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 just for our residents.





# Amenity space for U



U Clay Farm will feature a U Lounge and chill out amenity space (launching Autumn 2022). In this new era of work from home, this facility will offer a great way for residents to work on their laptops or grab a coffee with a neighbour.

Catch up with friends, do some online shopping or watch the big game, all in the comfort of the lounge.

We have designed this space as an extension of your home, and its exclusively yours to use.





## Located close to an array of amenities

Escape the hustle and bustle of the city centre without sacrificing schools, shops, cafés, bars and restaurants.

Perfectly positioned within Dublin 18, 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 directly connected to city and country.



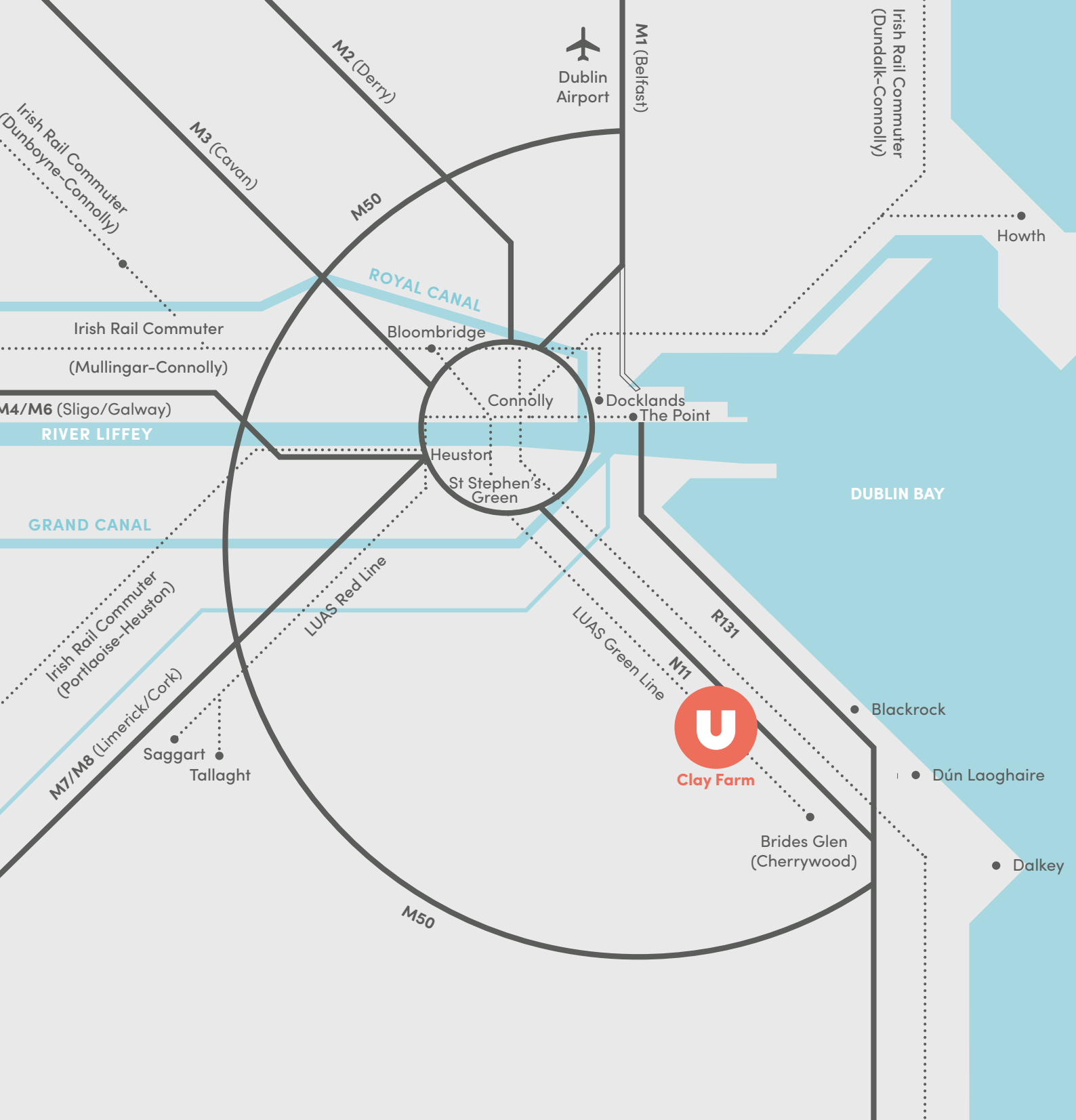




## Getting U around

U Clay Farm is situated in the heart of South County Dublin in the thriving community of Leopardstown. This charming development has the advantages of city living in a country setting. Life at U Clay Farm is characterised by convenience, giving you more opportunities to enjoy a rewarding way of life. This high quality A-rated development is enriched by its close proximity to popular amenities and excellent transport links on your doorstep.





## Travel Times

Dundrum  
Town Centre  
**10 mins**

St Vincent's  
Hospital  
**15 mins**

Dublin  
Airport  
**30 mins**

Dublin  
City Centre  
**25 mins**

Source: Google Maps



# Local to U

Local amenities that service everyday living are close by.

These include Dunnes Stores, Carrickmines Park, Fresh the good food store, Retro drive-in, Westwood Club, Carrickmines golf club and Stepside golf club, Carrickmines Croquet & Lawn Tennis Club and Fernhill Park & Gardens.



There are plenty of school and childcare options (including crèches) for our residents which include Goatstown Educate Together NS, Stepside Educate Together NS, St Mary's National School, Cabinteely Community School.

## A 10 minute walk...

Stepaside Village  
The Gallops Pub  
Haven Pharmacy Farmers  
Dunnes Stores, Ballyogan  
Claire Barry Hair Stylist  
Insomnia Coffee  
Costa Coffee

## A 10 minute drive...

Dundrum Shopping Centre  
Sandyford  
Leopardstown Shopping Centre  
Carrickmines Centre  
Dunnes Cornelscourt  
Fernhill Park & Gardens  
Retro Drive-in  
Cabinteely Park Playground  
Westwood Club  
Leopardstown Golf Centre



# Key Features

- Located right at Gallops Luas Station
- High quality kitchens, bathrooms, and appliances
- Bespoke high-quality furnishings by Ventura Living
- Highly energy efficient “A” rated homes
- Fully wired for phone, cable, and super-fast broadband. Exclusive Virgin Media deals available.
- Safe and secure
- Secure car and bike parking on site
- Parcel collection point
- Dedicated Management Team on call just for you
- Onsite concierge
- U Lounge for work, play and exercise
- Easy Access to M50 and key employment hubs

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**Phase 2 prices  
starting from\***

\*per calendar month

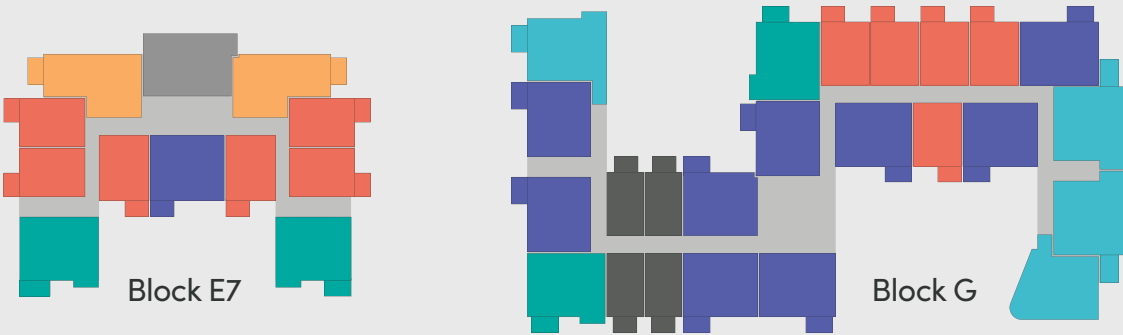
**1 bed  
apartment  
€1,875**

**2 bed  
apartment  
€2,300**

# Site Plan & Unit Types



## Typical floor plates:



## Apartment Legend:

|                                                                |                                                                    |                                                             |                                                             |
|----------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|
| <b>Type A</b><br>1 Bed Apartment (Single Aspect)<br>49 sq.m    | <b>Type B</b><br>2 Bed Apartment (Single Aspect)<br>77-79 sq.m     | <b>Type C</b><br>2 Bed Apartment (Double Aspect)<br>80 sq.m | <b>Type D</b><br>2 Bed Apartment (Double Aspect)<br>83 sq.m |
| <b>Type E</b><br>2 Bed Apartment (Double Aspect)<br>79-88 sq.m | <b>Type F</b><br>1 Bed Studio Apartment (Single Aspect)<br>37 sq.m | <b>Type G</b><br>2 Bed Apartment (Double Aspect)<br>84 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 as seamless as possible with the help of our friendly letting agents.



## **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 1300 properties under management and over 800 units under construction in and around Dublin city.

**Find out more at [ubyurbeo.com](http://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:

Dillon Marshall Property Consultants

Aisling O'Driscoll

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