

# belar<sup>mine</sup>

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Developer:

 **Castlethorn**  
www.castlethorn.ie  
IRISH DEVELOPER OF THE YEAR 2005

Avondale Business Park,  
Carysfort Avenue,  
Blackrock,  
Co.Dublin  
www.castlethorn.ie

Architects:

**Paul Duignan & Associates**  
62 Brighton Square  
Dublin 6

**McCrossan O'Rourke Manning**  
Darthmouth House  
Grand Parade  
Dublin 6

mountains  
behind you and the  
city before you

# belarmine plaza

a destination,  
and an alternative.

In a fast-changing world, new demands make new opportunities. Multiple centres have now replaced a single destination giving more choice and more flexibility without the stress and the hassle. Belarmine Plaza, between the mountains and the sea, offers friendly local services and a new alternative for convenience shopping.

Belarmine Plaza brings much needed amenities to the area and will also provide an exclusive retail and service destination addressing an undersupply which exists.



from the time you wake... till you sleep... **it's your centre.**



different,  
individual,  
and unique.

Belarmine Plaza offers an outstanding retail opportunity in the heart of Stepside, a new development of 15 units uniquely set over two trading levels covering approx 2,432 sq metres offering a mix of retailers – convenience store, coffee shop, pharmacy, offices...

Add generous car parking, innovative modern design and complementary local amenities and you have one of the most exciting local retail opportunities available today.



# local, convenient, and intimate.

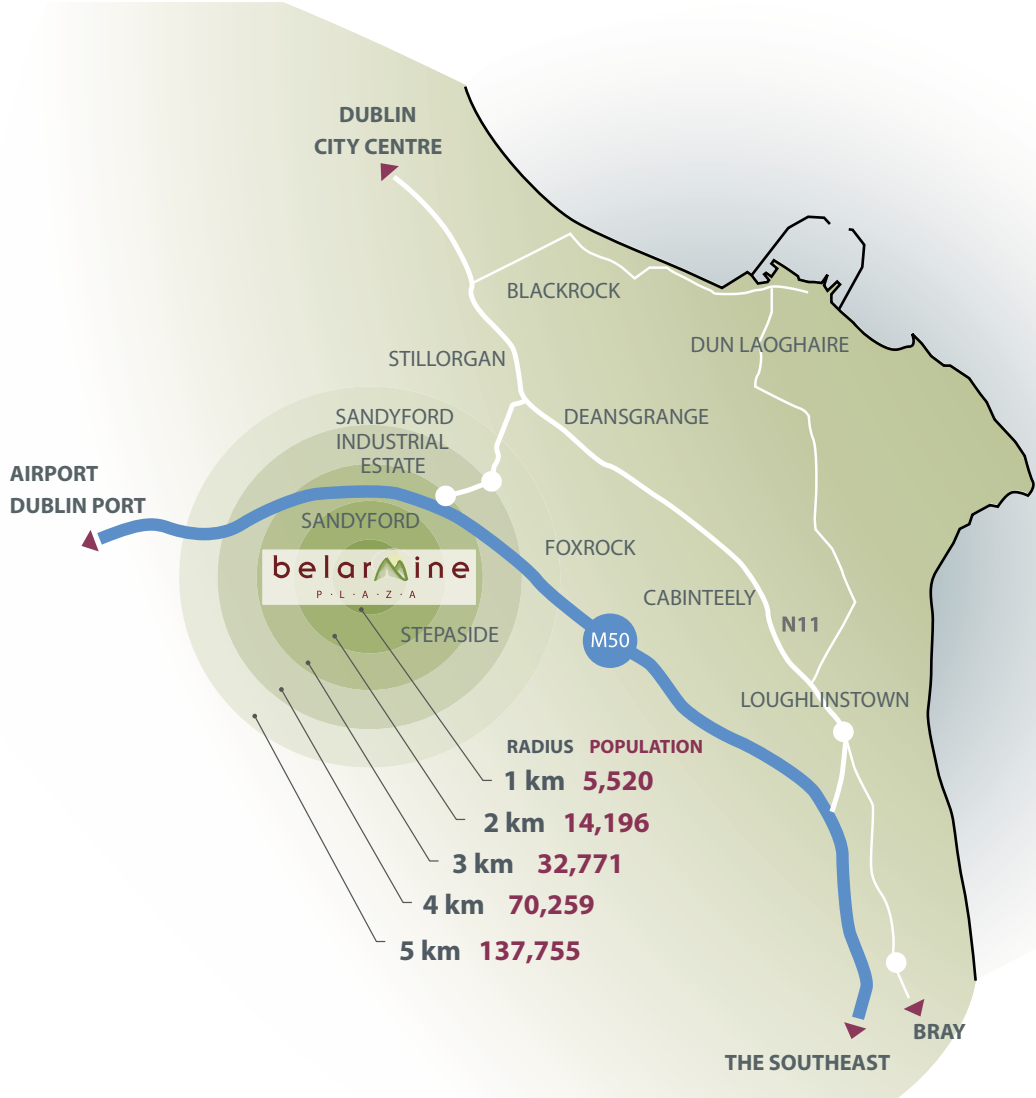
Intimacy and convenience count for everything, Belarmine Plaza will be the first port of call for approx. 15,000 people within a two-kilometre radius.

An ambitious young and dynamic population have chosen to settle here – mainly between 25 and 45, starting families, focusing on careers, expecting the best. Belarmine Plaza will be a part of their lives, the place to go for what they want, ...when they want it.

Age Profile	%
0-14	29.9
15-24	10.8
25-44	41.0
45-64	12.4
65+	5.9

Source: Demographics Ireland

surrounded by  
extensive housing,  
apartments and offices,  
in one of South Dublin's  
most scenic settings.



# an opportunity...

Belarmine, at Stepside village, is one of South Dublin's most talked-about new residential developments. Created by Castlethorn Construction, Irish Developer of the year 2005, this stunning development of apartments, duplexes, townhouses and larger houses is already a by-word for quality and style. Belarmine Plaza will service Belarmine

itself and will greatly enhance the services available to the surrounding suburbs.

Belarmine Plaza is not just a place to live, but a place to do business. **It's your centre.**

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## Quote from Irish Times

12th January 2006

by Frank McDonald

“ Who would ever have thought that we would see apartment blocks up to six storeys high being tacked on to an old village like Stepside in the foothills of the mountains? Yet along the road to Enniskerry, there they are – rising out of the undulating landscape behind granite-faced boundary walls with names like Belarmine and Aikens Village. Back in 1998, Dun Laoghaire Rathdown County Council identified Stepside as an area

of major expansion with the rezoning of several hundred acres for housing.....The most attractive development in the area is Belarmine, designed for Castlethorn by Paul Duignan and Associates and McCrossan O'Rourke Manning. It also has the most varied mix, including two storey houses, duplex over garden-level units and apartment blocks ranging in heights from three to six storeys. ”

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2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
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