

belarMine

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Agent:



Developer:



Architects:

Paul Duignan & Associates
62 Brighton Square
Dublin 6

McCrossan O'Rourke Manning

Avondale Business Park,
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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 Stepaside, 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.

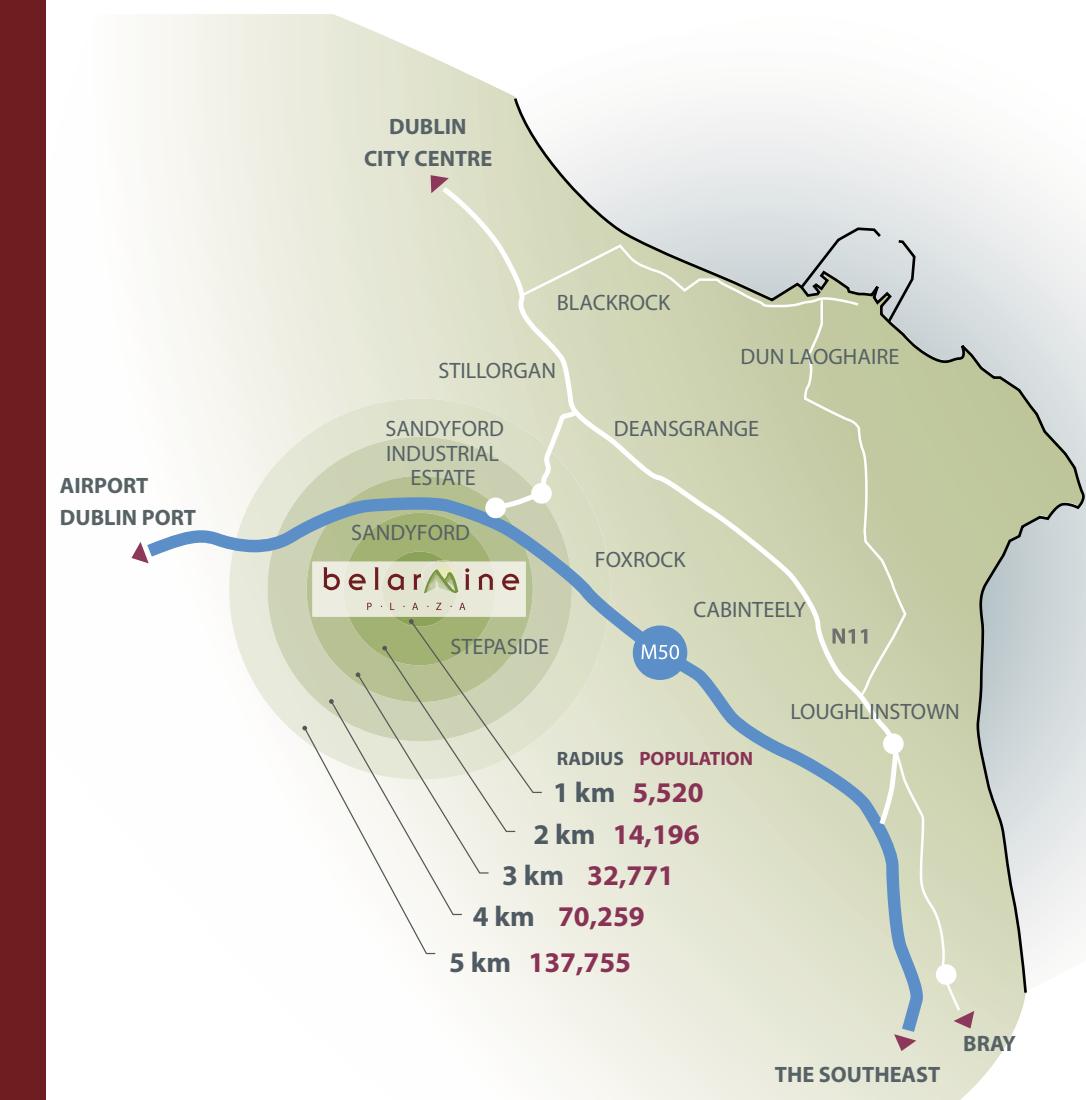
Intimacy and convenience count for everything, Belarmine Plaza will be the first port of call for approx. 15,000 people within a two-kilometre radius.

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 Stepaside 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.

POCKET —

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Quote from Irish Times

12th January 2006

by Frank McDonald

“ Who would ever have thoughts that we would see apartment blocks up to six storeys high being tacked on to an old village like Stepaside 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 Stepaside 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.
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