

PARK WEST POINTE
APARTMENT HOMES

dublin's new living destination...

Park West Pointe

The vision of the future...

An exciting new concept has come into being at Park West Pointe, the brand new residential quarter at Park West. Taking city living to a new level, these large apartment homes are set in landscaped gardens populated by sculpture, water features and complementary leisure facilities. Modern and confident, bold lines and smooth curves enclose generous and stylish living areas inside each spacious apartment.

Open minded, cosmopolitan and sophisticated, Park West Pointe offers an outstanding selection of one, two and three bedroom apartments and penthouses in buildings up to seven storeys...

The Park West campus is currently home to over two hundred international companies boasting a workforce of seven thousand young, well-trained and competitive employees.

Project Architects won the prestigious Opus Building of the Year Award for the entire Park West project at the RDS Plan Expo 2000. This award recognises the best in Irish architectural design and is conducted in association with the Royal Institute of Architects of Ireland and the Construction Industry Federation.







Dynamic surroundings

The complex is "town like" in the facilities it offers.

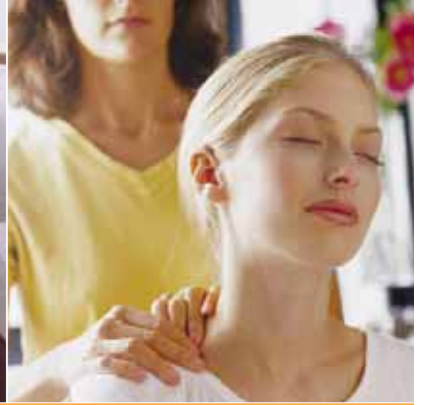
At the heart of the new campus, the Plaza has cafés, sandwich bars, a pharmacy, dry cleaners, and a neighbourhood SPAR. "Renaissance" is an exclusive new furniture and interior design shop.

For an early morning or active evening work-out there is the new Jackie Skelly Fitness Centre.

Set over two floors, the Fitness Centre comprises a 20 metre swimming pool, children's pool, health suite, steam room, saunas, jacuzzi, exercise studios with over 120 Cybex machines, beauty salon, therapy rooms and luxurious changing areas.

The Giraffe Group's latest Childcare and Early Learning Centre is also open in the Plaza in a new purpose-built facility.

There is an excellent choice of golf courses in the vicinity including City West, Elm Green and Grange Castle.



So close to everything

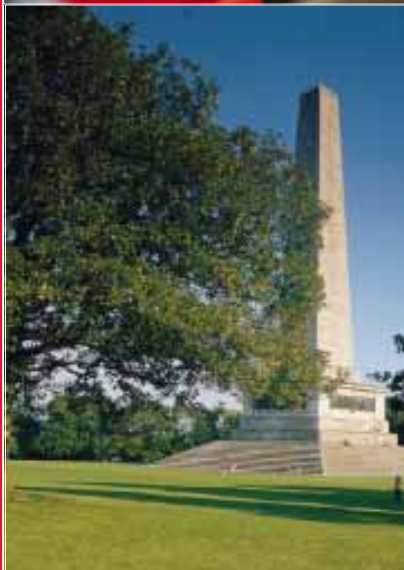


This new lifestyle is just four miles southwest of Dublin's city centre (O'Connell Street Bridge). The site is located off the Nangor Road, close to the junction of the M50/Naas Road and is approximately 30 minutes from Dublin International Airport. Access is excellent by both public and private transport.

The campus is served by numerous bus routes and its own on-site commuter train station fed by the **Arrow network** which is one stop or eight minutes from Heuston Station.

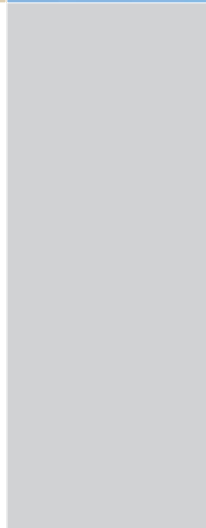
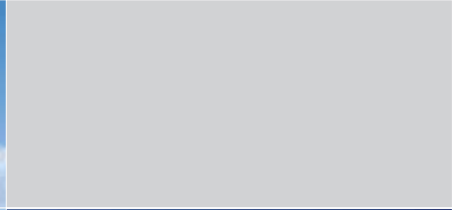
A private fleet of feeder **buses** is provided to significant points in the city centre.

The **LUAS** light-rail will stop near Park West at the Red Cow and Kylemore Road, and will also be served by feeder buses.









Spacious and bright

These exceptional apartments combine great space inside and out. Light filled airy rooms look out over landscaped greens with magnificent sculptures and water features. Each apartment offers plenty of room and the penthouse units enjoy elevated views over the city.

With space to settle and grow in a secure state-of-the-art scheme, Park West Pointe leaves you more time and energy for your busy cosmopolitan lifestyle.







Lifestyle

- Landscaped gardens
- Sculptures
- Water features
- Retail and leisure plaza
- Private undercover car parking
- On site train station
- A professional management company will ensure and maintain the quality of the development for the future
- Large interior designed main entrance lobby to each building
- Each apartment home enjoys a balcony or terrace with timber decking
- Ample hotpress space plumbed for washing machine
- Purpose-built refuse bin stores on lower ground level

Security & peace of mind

- Twenty-four hour security within the campus
- Strategic common areas are monitored by CCTV
- Each apartment will be fitted with a video entry-phone system
- High speed wheel chair friendly lift to provide access to all levels of each core from the basement car park and entrance lobby
- Residents will access the secure and enclosed car park via electronically controlled gates
- Individual letter boxes within foyer
- All apartments benefit from a 10 year structural guarantee

Light filled, airy rooms

Kitchens

- Individually designed layout with contemporary timber and lacquered finish
- Ariston integrated oven, hob and hood included
- Stainless steel facing kicker plate to floor units
- Stainless steel Franke sink & taps
- Stainless steel cooker splash back
- Feature glass block walls
- Integrated dishwasher and fridge freezer

Bathrooms

- Classic white bathroom furniture from Shires
- Italian ceramic wall tiling
- Chrome taps
- Chrome heated towel rail
- Pressurised thermostatically controlled shower over bath
- Shaver socket
- Timber bath panel and co-ordinated mirror and vanity unit





Electrical Fittings

- Each home is pre-wired for high speed internet/telephone and ISDN line
- TV point to living area
- Downlighters to living room, hall and bathroom areas
- All apartments pre-wired for intruder alarms
- All apartment homes fitted with smoke detectors
- External lighting to balconies/terraces
- Electric immersion heater

Interior Finishes

- Composite double glazed aluminium windows with internal timber finish
- Multi-point locking and spyhole to apartment entrance doors
- Beech veneered apartment doors
- Stainless steel door handles
- Stainless steel light switches, sockets and plug outlets to kitchens
- Electric slimline storage heating
- All homes painted predominantly in natural antique cream





The Dancing Cranes

Harcourt Developments have commissioned many art pieces for the landscape resulting in an environment which is visually rewarding.

Title: Irish Wave

Artist: Angela Conner
Location: by Guinness Reservoir-
southern end of Yeats Way
Medium: carbon fibre, granite and marble

The development is home to Angela Conner's "Irish Wave", a twisting, 116 ft-tall, moving sculpture which took two years to create and was inspired by Arabic calligraphy and saplings blowing in the wind.

The sculpture, which is not powered by any motors, can sway up to 20 ft in the wind and returns to its central position by way of an underground 15 tonne counterweight.

Title: The Dancing Cranes

Artist: Lloyd Le Blanc
Location: in front of Block 9, Beckett Way
Medium: bronze, set in running water

"The mastery of the materials I make my sculpture in is an essential part of my creative process. To this end it was necessary for me to have my own bronze foundry so I can handle every phase of my work from the clay modelling through all the many stages to the finished bronze sculpture.

In recent years my work has been mostly concerned with animals and in particular birds where one of my involvements was in creating the illusion of flight. I aimed to create sculptures, which exploited the precarious to the limit, and so develop intriguing and exciting structures. "The Dancing Cranes" was my first major work to explore flight. The two Brolga cranes perform their dramatic dance on the completion of their migratory journey, although attached; the illusion is that they are not."



The Flock of Mallard Ducks



Irish Wave



The Bastard Son of Sisyphus

Title: The Bastard Son of Sisyphus

Artist: Orla de Brí
 Location: Yeats Way/
 Parkwest Road junction
 Medium: bronze, limestone
 megaliths, running water

"My work is primarily concerned with expressing emotions and life situations using the human figure as a vehicle to do so." Orla's piece is derived from the Greek myth of Sisyphus who, as punishment for his arrogance, was condemned by the gods to push a huge rock up a hill and watch it roll back down, over and over again, for all eternity. Sisyphus characterises a dilemma of modern man – the idea of the endlessness of our tasks. The sculpture comprises an 8 ft-high bronze male, backed by limestone megaliths, standing above a stepped waterfall contemplating the 5 ft bronze ball below. The sculpture was unveiled on the 21st October 1999 by Taoiseach, Bertie Ahern, at the Park West launch-day.

Title: The Flock of Mallard Ducks

Artist: Lloyd Le Blanc
 Location: in front of Block 18
 Medium: bronze, set in running water

"Similarly, in "The Flock of Mallard Ducks" a significant moment was chosen from a huge sequence of movements as the birds are surprised and take flight. The viewer should feel what comes before and after in equal balance so the sculpture sits at one with the landscape."

TYPICAL 1 BED APARTMENT



The Crescent Building



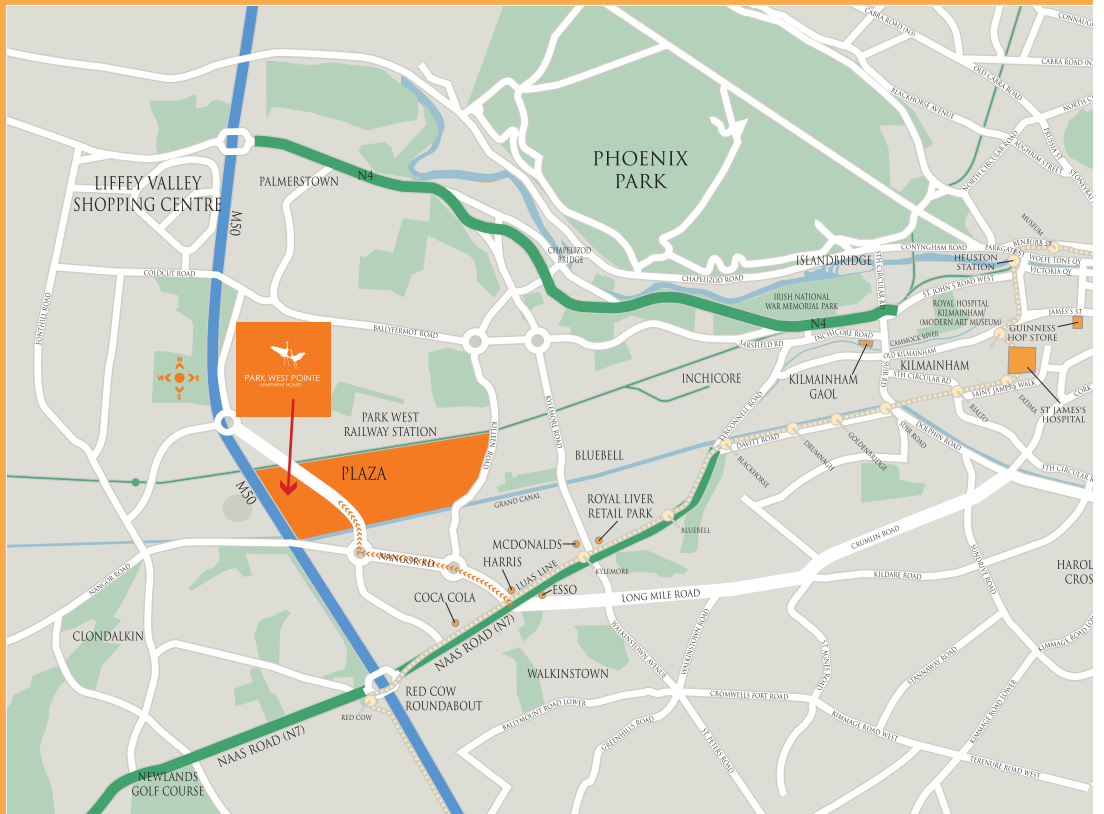
TYPICAL 2 BED APARTMENT

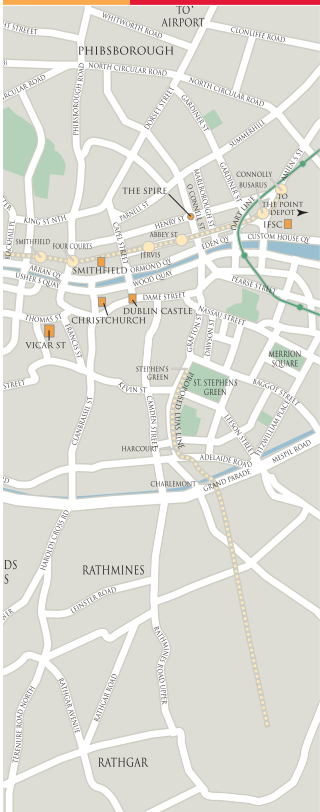
LARGE 2 BED APARTMENT



TYPICAL 3 BED APARTMENT







Art at the Crescent Building

Title: White Light

Artist: Vivienne Roche

Location: the Crescent Building

Medium: stone, glass and steel

"White Light" is a contemporary sculpture which has two distinct characteristics. By day, it is a garden, moulded to form and incorporating materials such as stone, cast aluminium, glass and stainless steel (materials echoed in the surrounding buildings). These materials act as seating and pathways. By night, it is a mysterious light sculpture, seen from different vantage points from the various apartments which enclose it.

The general shape of the ground plan of the sculpture is elliptical, sloping towards the crescent plan of the apartment buildings.

The elements which make the sculpture a formal garden by day discretely house the fibre optic lighting which is the main expressive medium for its night-time character.



PROFESSIONAL TEAM

DEVELOPERS



www.harcourtdevelopments.com

ARCHITECTS

Project Architects
The Priory
John Street West
Dublin 8

MyHome.ie

email:parkwestpointe@sherryfitz.ie

www.parkwest.ie

Exclusively marketed by



93 Morehampton Road
Donnybrook Dublin 4

667 1 888

Note: These particulars do not form any part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however neither the developers nor their agents shall be held liable for any inaccuracies therein. Artist's impressions are for illustrative purposes only, intending purchasers should check on site for colour and specification of bricks, roof tiles and external wall finishes.