



RATHBORNE CROSSING

ASHTOWN D15

FLOOR PLANS

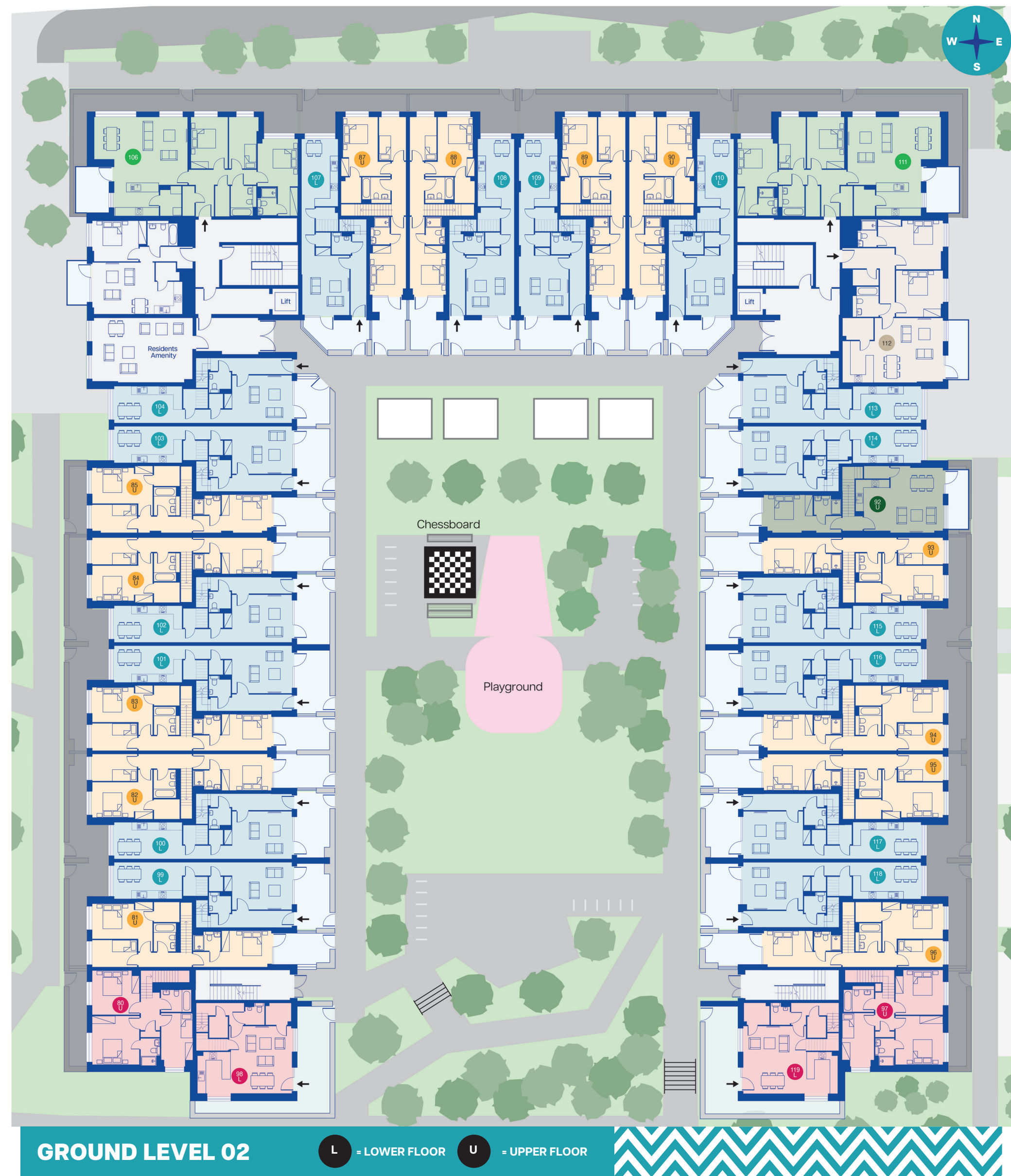
RATHBORNE CROSSING

ASHTOWN D15

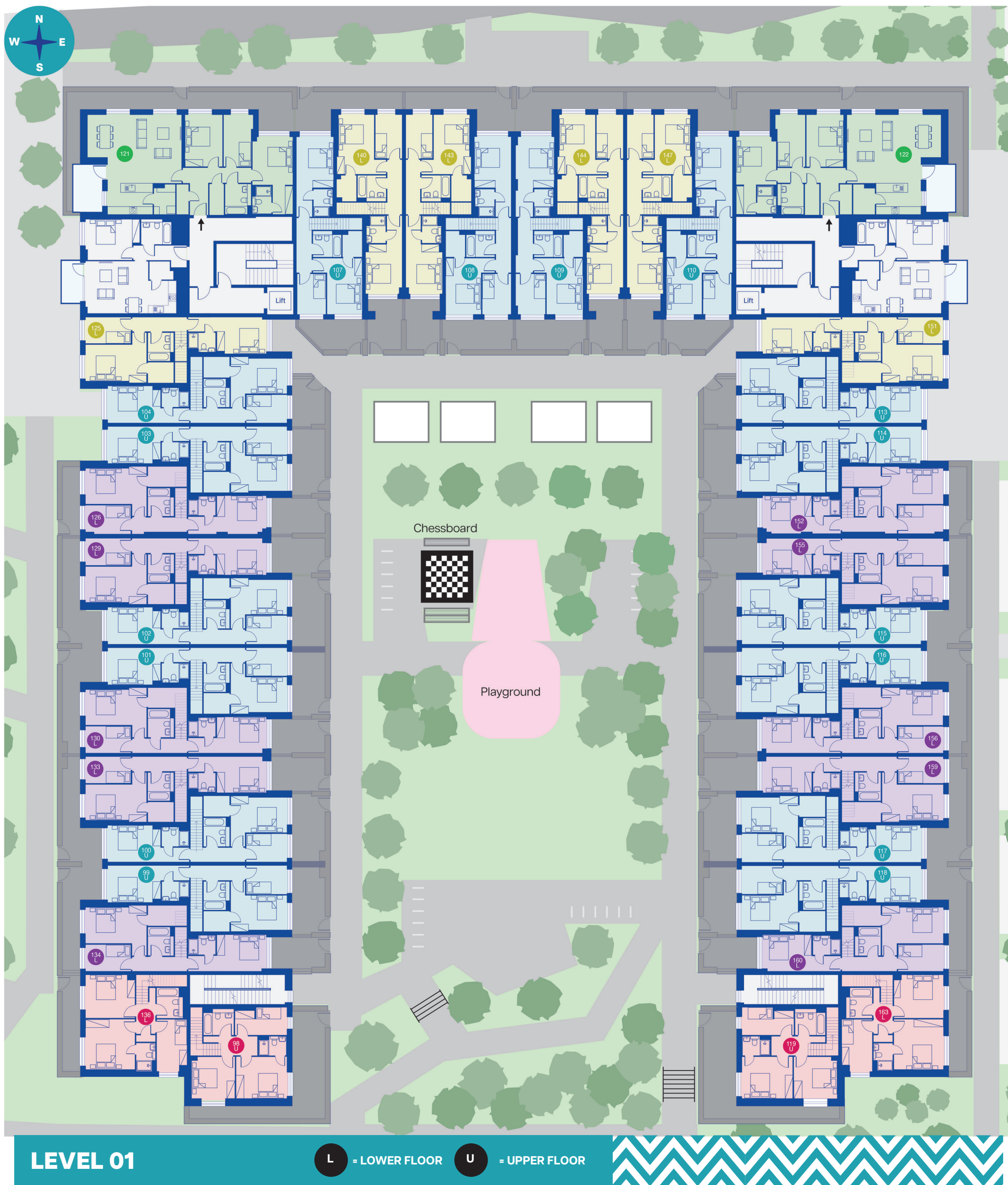




Plans and particulars not to scale and are for guidance purposes only.

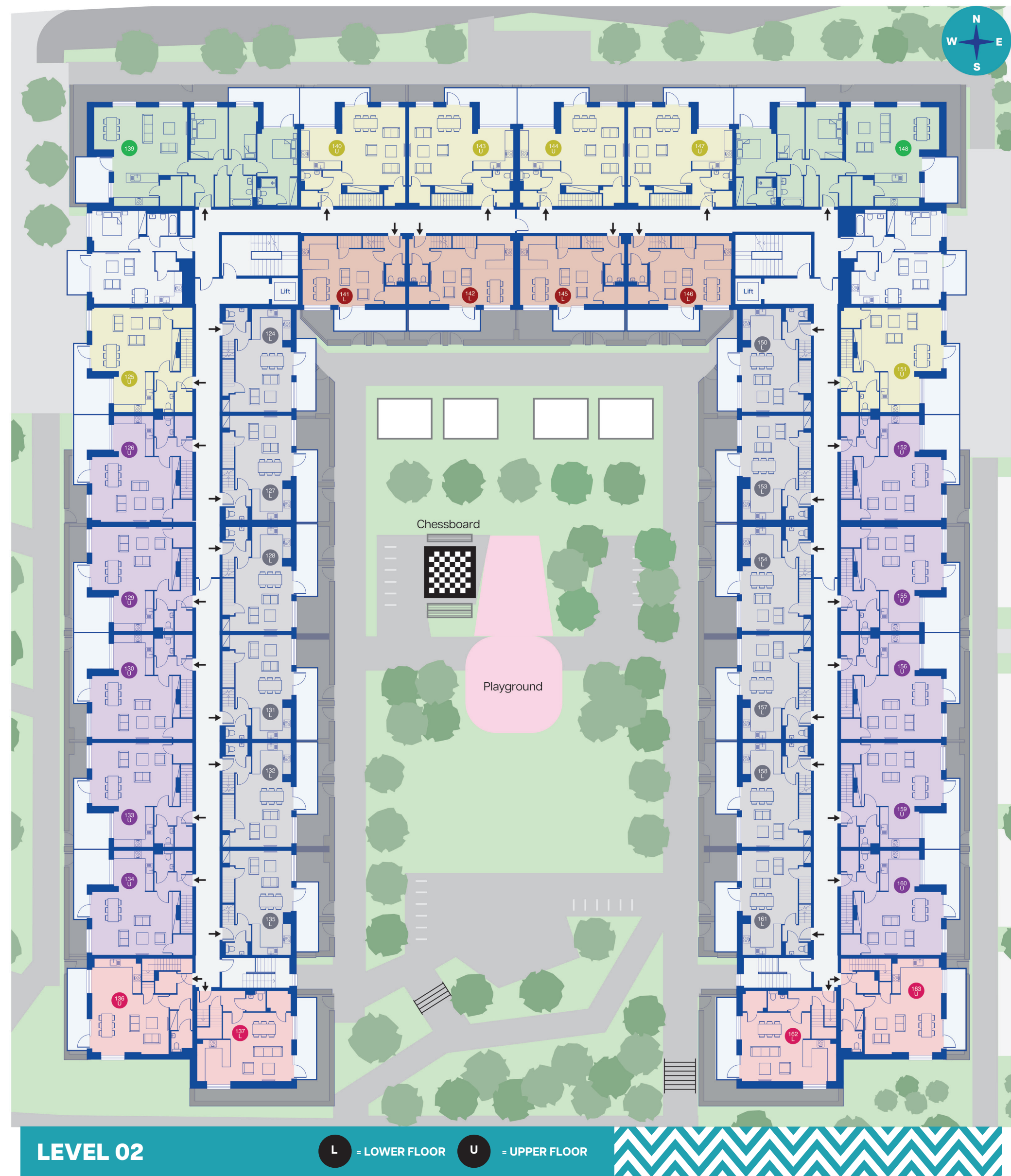


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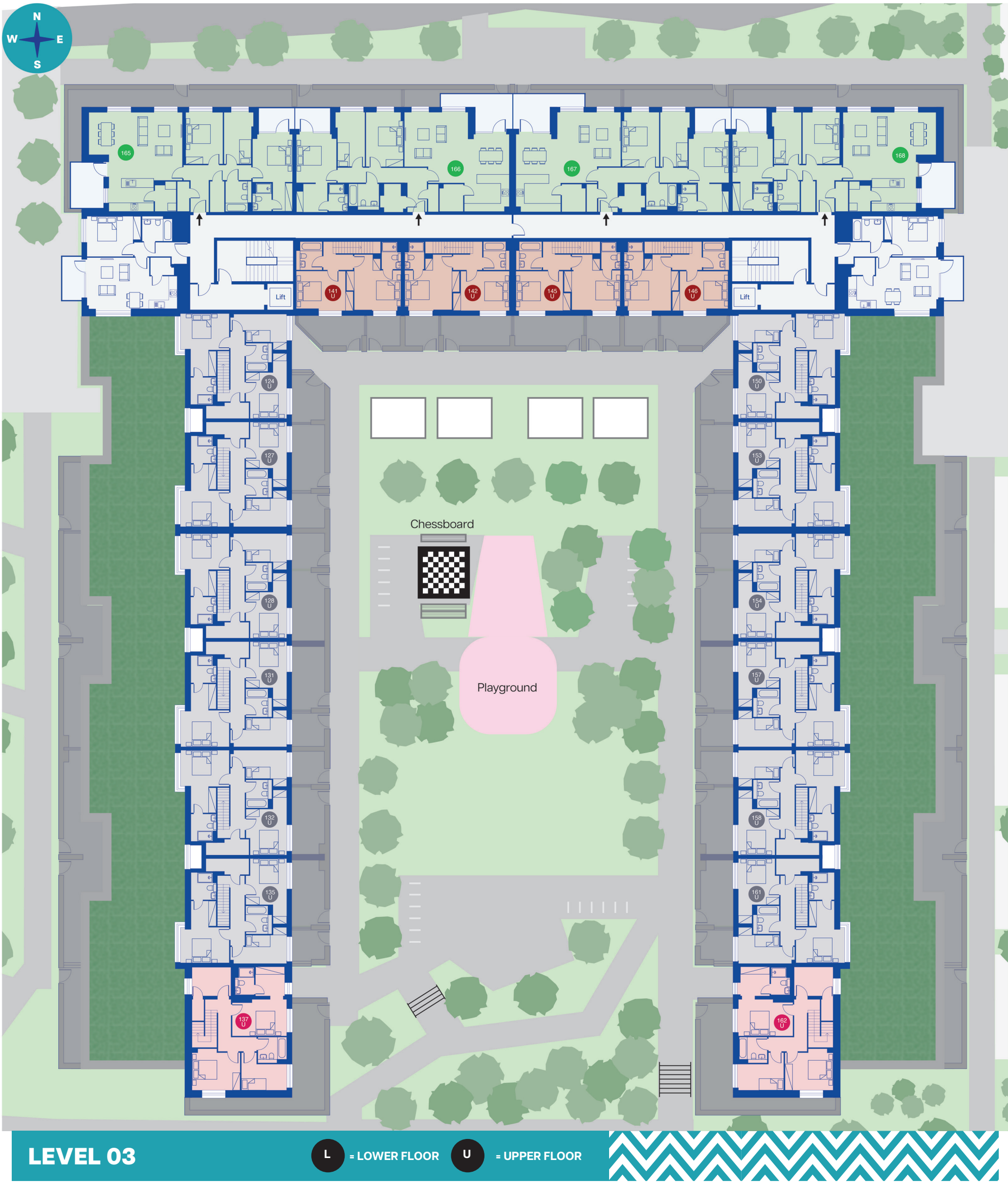
- 3 BEDROOM APARTMENT **A3** 110 SQM
121 122
- 3 BEDROOM DUPLEX **D3C** 112 SQM
- 3 BEDROOM DUPLEX **D3E2** 101 SQM
- 3 BEDROOM DUPLEX **D3E3** 111 SQM
- 3 BEDROOM DUPLEX **D3F** 112 SQM
- 3 BEDROOM DUPLEX **D3B** 109 SQM

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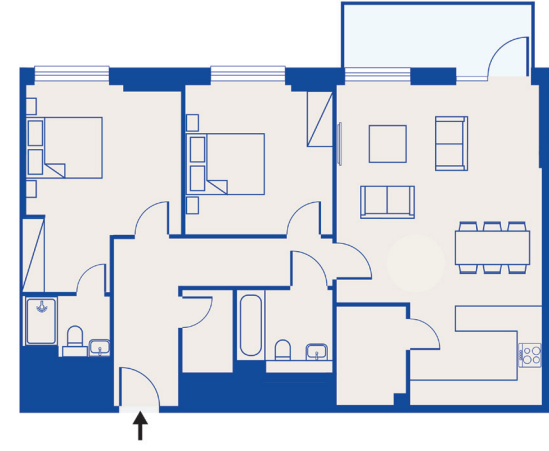
- 3 BEDROOM APARTMENT **A3** 108 SQM
139 148
- 3 BEDROOM DUPLEX **D3E3** 111 SQM
136 163
- 3 BEDROOM DUPLEX **D3E4** 118 SQM
137 162
- 3 BEDROOM DUPLEX **D3D** 102 SQM
124 127 128 131 132 135
150 153 154 157 158 161
- 3 BEDROOM DUPLEX **D3C** 112 SQM
125 140 143 144 147 151
- 3 BEDROOM DUPLEX **D3F** 112 SQM
126 129 130 133 134
152 155 156 159 160
- 2 BEDROOM DUPLEX **D2A** 84 SQM
141 142 145 146

Plans and particulars not to scale and are for guidance purposes only.



- 3 BEDROOM APARTMENT **A3** 110 SQM
- 3 BEDROOM DUPLEX **D3D** 102 SQM
- 2 BEDROOM DUPLEX **D2A** 84 SQM
- 3 BEDROOM DUPLEX **D3E4** 118 SQM

APARTMENT/DUPLEX TYPES



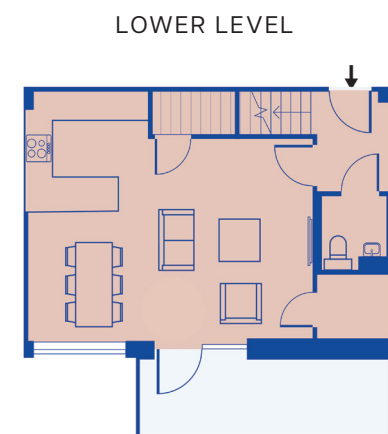
2 BEDROOM APARTMENT **A2** 90 SQM

GROUND LEVEL 02 | UNITS: 112

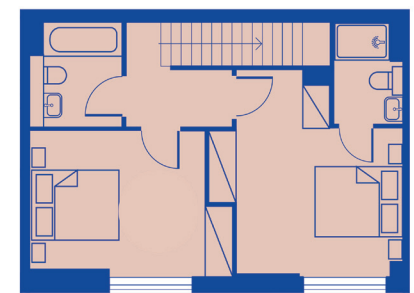


3 BEDROOM APARTMENT **A3** 108 SQM

GROUND LEVEL 01 – LEVEL 03 | UNITS: 86, 91, 106, 111, 121, 122, 139, 148, 165, 166, 167, 168



LOWER LEVEL



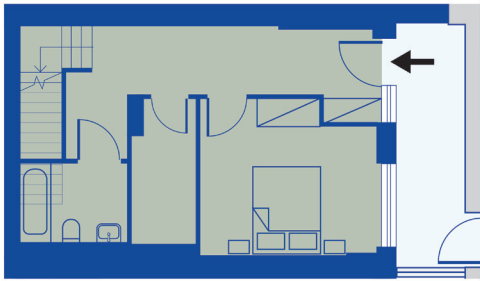
UPPER LEVEL

2 BEDROOM DUPLEX **D2A** 84 SQM

LEVEL 02 | UNITS: 141, 142, 145, 146

APARTMENT/DUPLEX TYPES

LOWER LEVEL



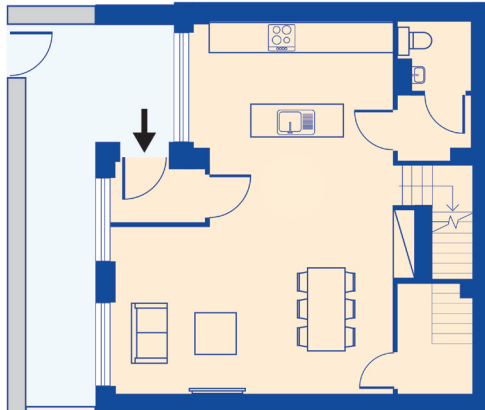
UPPER LEVEL



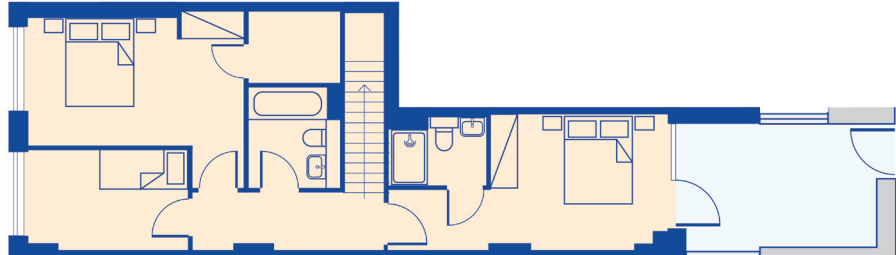
2 BEDROOM DUPLEX **D2B** 82 SQM

GROUND LEVEL 01 | UNITS: 92

LOWER LEVEL



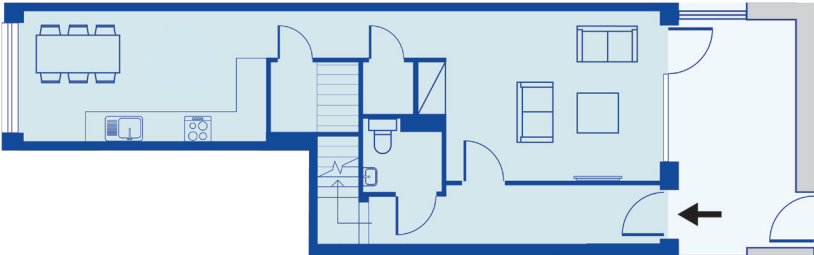
UPPER LEVEL



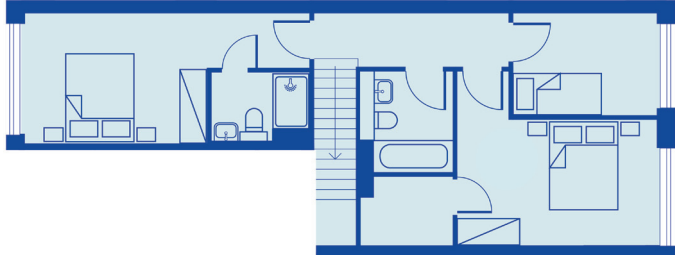
3 BEDROOM DUPLEX **D3A** 111 SQM

GROUND LEVEL 01 | UNITS: 81, 82, 83, 84, 85, 87, 88, 89, 90, 93, 94, 95, 96

LOWER LEVEL



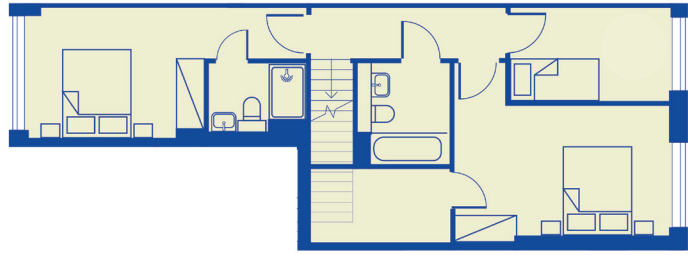
UPPER LEVEL



3 BEDROOM DUPLEX **D3B** 109 SQM

GROUND LEVEL 02 | UNITS: 99, 100, 101, 102, 103, 104, 107, 108, 109, 110, 113, 114, 115, 116, 117, 118

LOWER LEVEL



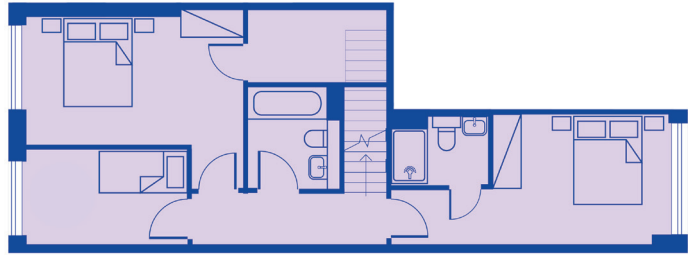
UPPER LEVEL



3 BEDROOM DUPLEX **D3C** 112 SQM

LEVEL 02 | UNITS: 125, 140, 143, 144, 147, 151

LOWER LEVEL



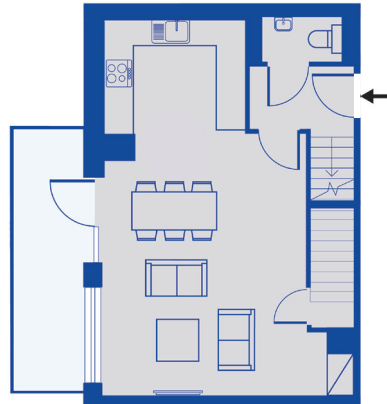
UPPER LEVEL



3 BEDROOM DUPLEX **D3F** 112 SQM

LEVEL 02 | UNITS: 126, 129, 130, 133, 134, 152, 155, 156, 159, 160

LOWER LEVEL



UPPER LEVEL

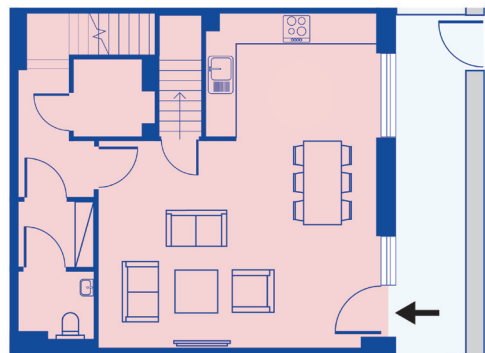


3 BEDROOM DUPLEX **D3D** 102 SQM

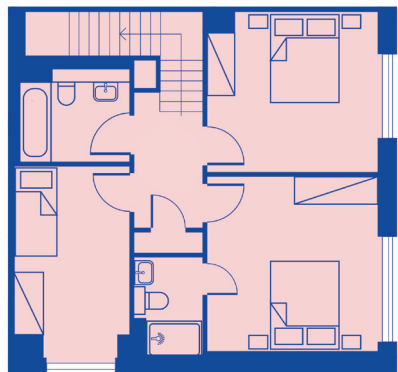
LEVEL 02 | UNITS: 124, 127, 128, 131, 132, 135, 150, 153, 154, 157, 158, 161

APARTMENT/DUPLEX TYPES

LOWER LEVEL



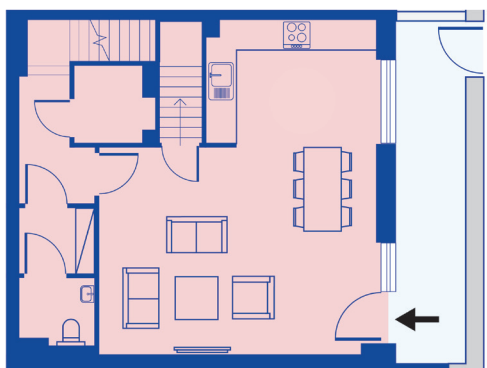
UPPER LEVEL



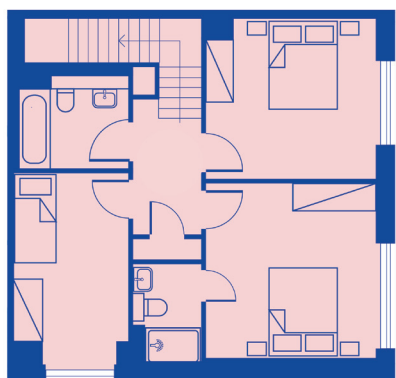
3 BEDROOM DUPLEX **D3E1** 110 SQM

GROUND LEVEL 01 | UNITS: 80, 97

LOWER LEVEL



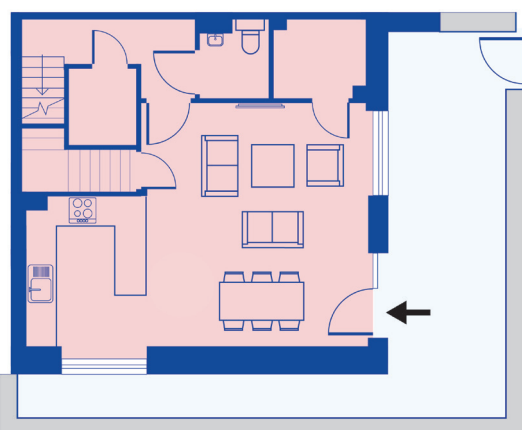
UPPER LEVEL



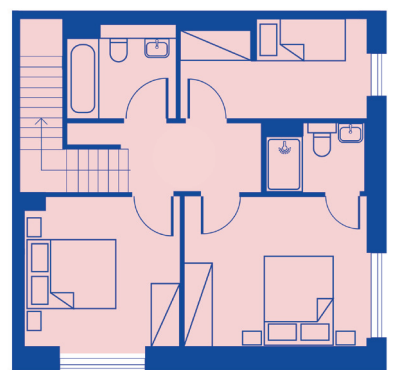
3 BEDROOM DUPLEX **D3E2** 101 SQM

GROUND LEVEL 02 | UNITS: 98, 119

LOWER LEVEL



UPPER LEVEL



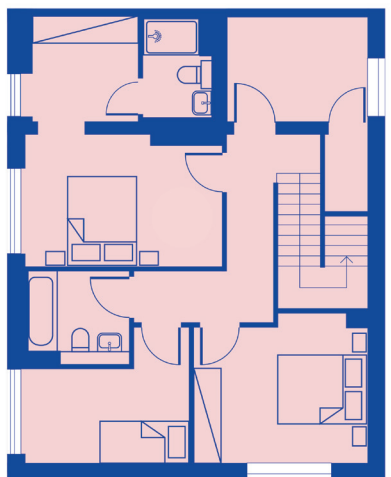
3 BEDROOM DUPLEX **D3E3** 111 SQM

LEVEL 02 | UNITS: 136, 163

LOWER LEVEL



UPPER LEVEL



3 BEDROOM DUPLEX **D3E4** 118 SQM

LEVEL 02 | UNITS: 137, 162





HOME SPECIFICATIONS

Thoughtfully Finished Throughout

EXTERNAL FINISHES

- Combination of brickwork, render (refer to contract elevations for exact finish types)
- Landscaped communal areas
- Private terraces / balconies provided to all apartments

INTERNAL FINISHES

- Walls and ceilings skimmed, plastered and painted in a neutral colour palette
- High-quality internal doors with contemporary ironmongery
- Joinery finishes designed to provide a modern, durable aesthetic
- Skirting and architraves painted throughout

BATHROOMS & EN-SUITES

- High-quality sanitaryware throughout
- Tiling to floors and walls in wet areas
- Heated towel rails in bathrooms and en-suites
- Shower enclosures with contemporary fittings
- Bathroom layouts vary by unit type

KITCHENS

- Contemporary fitted kitchens with soft-close doors and drawers
- Quartz countertops
- Kitchen layouts vary by apartment type
- Integrated appliance* to include:
 - Oven
 - Hob
 - Microwave
 - Integrated Extractor fan
 - Fridge/freezer
 - Dishwasher
 - Washer/dryer

*Subject to contracts being signed within 21 days

WARDROBES

- Built-in wardrobes provided in double bedrooms
- Contemporary finish including shelving and hanging
- Wardrobe sizes and configurations vary by unit type

WINDOWS & DOORS

- High-performance, double-glazed windows
- uPVC frames depending on location and design
- Glazing designed to meet current building regulations for thermal and acoustic and daylight performance

ELECTRICAL

- Provision for wireless alarm
- SIRO high speed internet connectivity
- Virgin media TV points installed in living areas
- Generous number of sockets throughout including USB in Primary bedroom and kitchen
- External lighting to balconies/terraces

HEATING & VENTILATION

- BER A Rated designs
- High efficiency designs eligible for green mortgages
- Demand-controlled ventilation system for improved air quality
- Zone controlled heating systems with thermostats

ADDITIONAL FEATURES

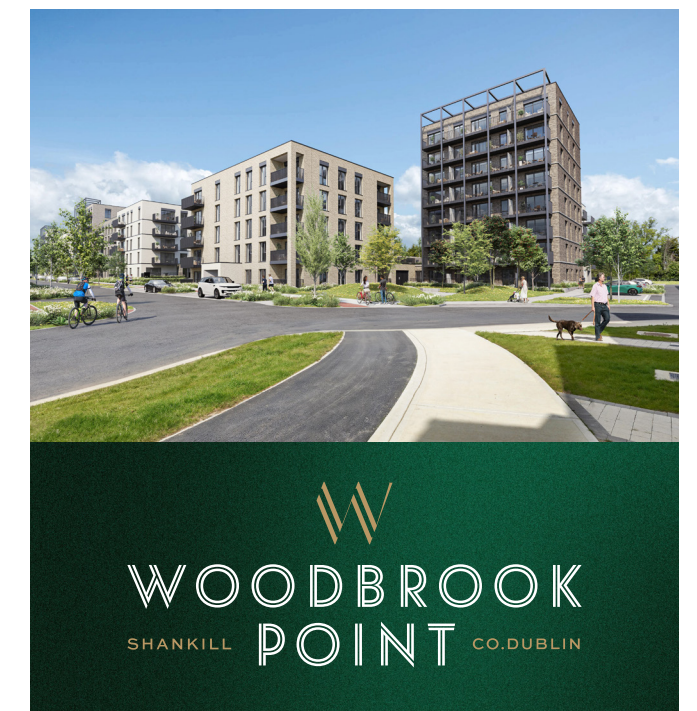
- Lift access to all levels
- Secure communal entrances
- Dedicated bin and secure bike storage areas
- Resident amenity space included at level 1
- Parking provision is provided within the development, subject to unit allocation and final sales particulars





Creating Great Places for Life.

Since 1989, Castlethorn is renowned for creating great places to live in Dublin and the surrounding counties, with a strong track record of delivering quality New Homes in areas with a broad range of amenities, proximity to schools, shopping and transport networks. Continuing to shape and contribute to the vibrant communities where we build is always at the forefront of Castlethorn's mind. We look forward to extending Castlethorn's high standards in build quality and site planning to even more homeowners in Rathborne Crossing ensuring we create a community our residents will be proud to call home.



PROFESSIONAL TEAM



01 618 1300

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ARCHITECT

O'Mahony Pike
The Chapel
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SOLICITOR

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Saint Kevin's
Dublin 2

Disclaimer: These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

RATHBORNECROSSING.**IE**