



EDWARD SQUARE



Viewing Arrangements

Please contact us on 01 638 2700 to arrange a viewing
or email: edwardsquare@lisney.com

St. Stephen's Green House, Earlsfort Terrace, Dublin 2.

Selling Agents



EDWARD SQUARE



D O N N Y B R O O K  D U B L I N F O U R

Any intending purchaser(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 the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor'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 purchaser(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 the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(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 Lisney.



AS LOCATIONS GO, THIS IS AS GOOD AS IT GETS

Edward Square is renowned as one of South Dublin's most appealing residential addresses. Built in the style of an 18th century garden square, the development provides a true mix of contemporary and traditional design. The properties at Edward Square range from stunning Regency-style terraced houses, to contemporary glass-fronted mews houses, and stylish modern apartments.

All properties feature luxury interiors, attractive facades and communal areas, and benefit from the security and privacy offered at this exclusive gated development. All of the houses feature private rear gardens, while the apartments benefit from generous balconies. All properties benefit from private parking.

Edward Square offers its residents a rare opportunity to enjoy an idyllic lifestyle in the heart of Dublin 4. The quality of the homes, the stunning surroundings and the easy access to amenities have contributed to making this development one of the most sought after addresses in Dublin for a broad range of families, executives and embassies.







YOUR OPPORTUNITY TO EXPERIENCE DONNYBROOK LIVING

Edward Square enjoys an idyllic location within Donnybrook, Dublin 4, which is renowned as one of the most fashionable and desirable suburbs in Dublin. Known for its elegant period buildings, open parklands and rich cultural heritage, this charming suburb has provided homes to some of Ireland's most famous political and literary figures. From Patrick Kavanagh to Eamon De Valera, Brendan Behan to Flann O'Brien, Donnybrook has a potent legacy of intellectual conviction and bohemian culture.

Donnybrook offers a multitude of local amenities and services, including specialist shops, restaurants and sporting facilities, such as Donnybrook Fair, Herbert Park and Fitzwilliam Lawn Tennis Club. The villages of Ballsbridge and Ranelagh are a short distance away, with an excellent range of pubs, restaurants, shops and recreational amenities.





Square 1-20
Place 1-13
Access Car Parking



WORK, REST,
AND PLAY



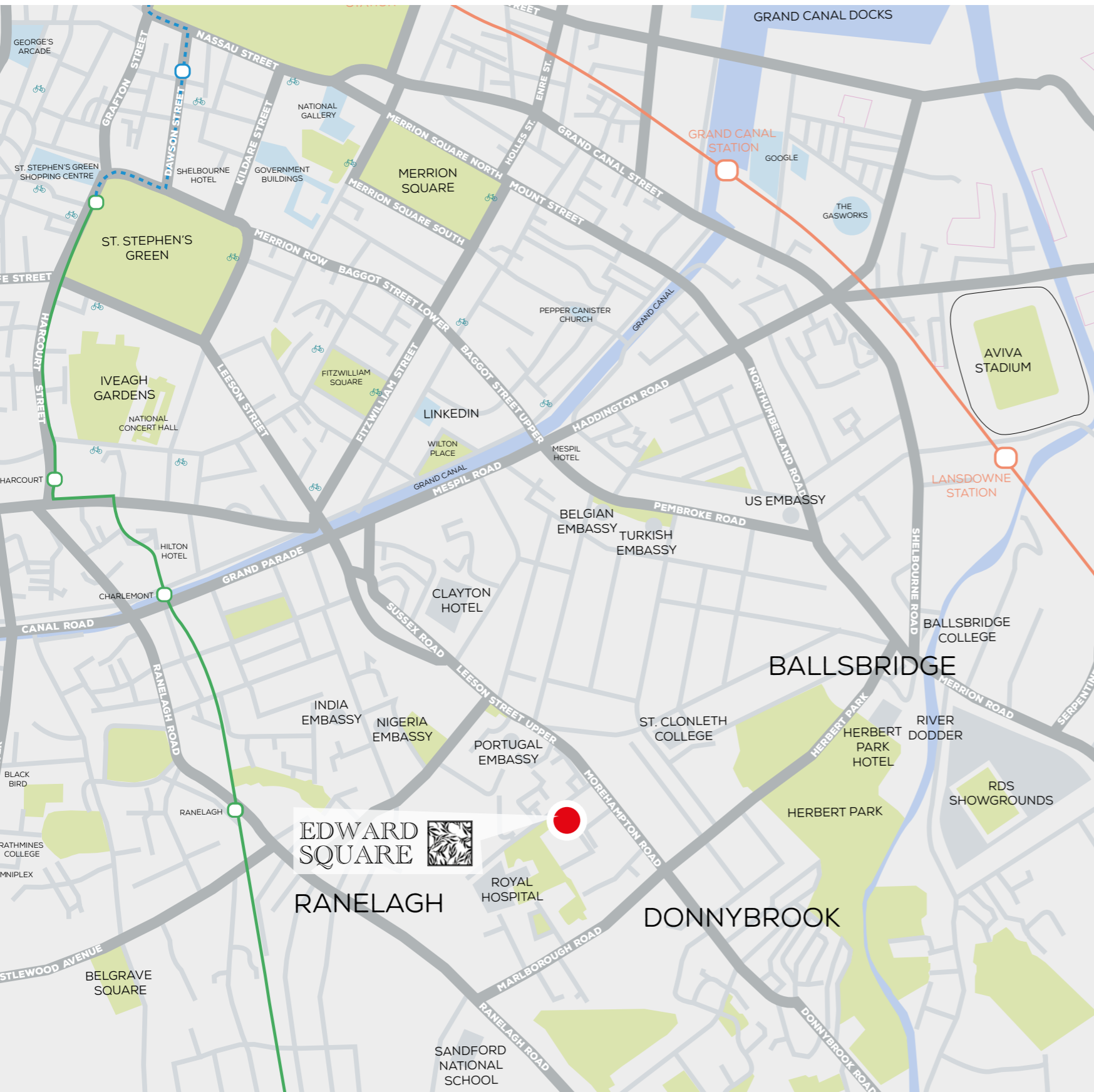
Edward Square is minutes from award-winning restaurants, popular cafés bustling hotels and pubs, and the wonderful Herbert Park and playgrounds.



SCHOLARS, SPORTS, AND SONGWRITERS

- Sandford Park School
- Gonzaga College
- Muckross Park School
- St. Conleth's School
- Alexandra College
- The Teresian School
- Royal Dublin Society Showgrounds
- Aviva Stadium
- Donnybrook Rugby Grounds
- Herbert Park Hotel
- Intercontinental Hotel
- Morehampton Hotel














DUBLIN CITY AWAITS

Dublin City Centre is within easy reach of Edward Square, with Grafton Street and St. Stephen's Green being within walking distance. A superb choice of local bus routes provide easy access to other parts of the city and surrounding suburbs, while the Luas Green Line service is within walking distance.

Donnybrook provides convenient access to Dublin's primary employment hubs, including the International Financial Services Centre, The Dublin Docklands, and the commercial district of Dublin 2.

Many of Dublin's most renowned primary and secondary schools are located within easy reach of Edward Square, including St. Michael's College, Gonzaga College, St Conleths,

TRANSPORT OPTIONS

30 cycle bays for tenants		On site
50 basement car parking spaces		On site
Lansdowne rail and DART Station		12 mins (on foot)
Donnybrook Road bus stop		2 mins (on foot)
Ranelagh Luas stop		10 mins (on foot)
Dublin Bike Station		10 mins (on foot)
Shelbourne Road taxi rank		2 mins (on foot)
Dublin Port Tunnel		13 mins (by car)
Dublin International Airport		25 mins (by car)