



Currabinny

Kilmore Avenue, Killiney, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



Currabinny, Kilmore Avenue, Killiney, Co. Dublin

Features

- Highly regarded prestigious residential address.
- Breathtaking, spectacular views over Killiney Bay, the iconic Sorrento Terrace, Dalkey Island and Bray Head.
- Rare direct private access to Killiney Beach from the garden of the property.
- Secure bespoke steel electric gates opening into cobbled off street parking for numerous cars.
- Large suntrap roof terrace ideal for 'al fresco' dining and entertaining.
- Within close proximity to an excellent selection of schools locally or by DART and wonderful recreation and leisure activities.
- 2 minute walk from Killiney DART station (Dalkey 1 stop away).
- Floor area approximately 420 sq.m (4,520 sq.ft).
- Guest accommodation at garden levels connected to the main house.
- One of the only properties overlooking Killiney Bay with direct access to Killiney Beach.
- Vast potential for further development on the overall property and the surrounding properties subject to the necessary planning permission.
- Spectacular first floor roof terrace taking in the magnificent views over Killiney Bay.

Immerse yourself in a world of unparalleled luxury with this extraordinary opportunity to own one of Dublin's most prestigious properties, nestled in the heart of the exclusive Killiney Bay. Welcome to Currabinny, a testament to exquisite design, refined elegance, and a lifestyle reserved for the discerning few.

Home to globally recognized artists, acclaimed actors, and renowned film directors, Killiney Bay holds the distinction of being one of the most desirable residential locations in Ireland. This stunning property offers a truly unique living experience in this esteemed enclave.

The grandeur of Currabinny is immediately apparent from the moment you approach its main entrance. The gate, a masterpiece in its own right, stands an imposing three meters tall, weighing a formidable 2500kg. It is more than a gateway to the property; it is an art installation crafted by a renowned Irish designer. Constructed from the highest grade stainless steel, its unique ornamental design is a testament to Irish creativity and a symbol of the exclusive lifestyle that awaits beyond it.

Beyond these gates lies a lavish residence, spanning an impressive 420sq.m (4,520sq.ft). Its sophisticated interior design is matched by the comfort and convenience it offers, truly an embodiment of luxury living. What sets this property apart is its private access to the beach, allowing you the indulgence of tranquil seaside strolls from the comfort of your own home.

This three quarter of an acre plot also boasts two additional structures potentially available to the discerning purchaser: an unoccupied gate lodge and a detached dormer bungalow standing on approximately 1/3 rd acre, each ripe for redevelopment. Whether transformed into a luxury guest house or a bespoke home office, the potential they hold is boundless.

Furthermore, the potential of the three quarter of an acre plot presents a unique opportunity for a prestigious development project. Luxury apartments, high-end townhouses, or even a boutique hotel could beautifully occupy this landscape. Its potential is limited only by your imagination.

Acquiring this property is not merely an investment; it is the embodiment of an exclusive lifestyle in one of Ireland's most coveted locales. With sweeping, unobstructed views of Killiney Bay, Dalkey Island, and Bray Head, this estate offers an unrivaled living experience.

Embrace this rare opportunity to join the ranks of the elite homeowners in Killiney Bay. Whether you wish to reside in the existing sumptuous dwelling, or envision a new luxury development on the land, this property is primed to exceed every expectation. Contact us today for a private viewing and discover the endless possibilities that await at Currabinny.

This special location that Currabinny occupies is within seconds walk of the enjoyment of Killiney Beach whether it's for a walk, swim or to relax, Killiney DART Station, the Vico Road and Killiney and Dalkey Hills, with Dalkey nearby whilst being surrounded by churches, shopping facilities and a selection of primary and secondary schools. Along with the many recreational and leisure amenities that surround the location the four yacht clubs and extensive marina at Dun Laoghaire Harbour would be of major interest to the marine and sailing enthusiast.





Accommodation

Entrance Lobby: 1.9m x 1.3m (6'3" x 4'3") with double folding entrance doors opening in, feature glazed floor and double folding multi-paned doors open into the

Dining/Music Room: 8.4m x 5.2m (27'7" x 17'1") with recessed lighting, three double folding multi-paned French doors opening out front, natural stone tiled floor, very fine limestone open fireplace with slate inset and hearth, underfloor heating controls and double folding multi-paned frosted cherrywood solid doors open into a

Utility Room/Bar: 2.3m x 2.5m (7'7" x 8'2") with solid cherrywood press units, cabinetry, storage presses, access to fuse board, telephone system, heating controls natural stone tiled floor and recessed lighting

Dining Room Rear Section: 4.5m x 3.2m (14'9" x 10'6") with natural stone tiled floor, recessed lighting, feature stairwell leading upstairs, mood lighting and door to

Bedroom 1: 2.8m x 5.6m (9'2" x 18'4") with a range of mirrored sliderobes and double folding multi-paned double glazed door opening out to the rear passage

Bedroom 2: 2.7m x 4.3m (8'10" x 14'1") with solid maple floor, built in wardrobes and shelving

Bedroom 3: 3.05m x 2.6m (10' x 8'6") with built in wardrobes and solid maple floor

Shower Room: with mosaic tiled floor, marine theme frosted porthole window, matching mirror, his & hers brushed chrome wash hand basins, step in tiled brushed chrome with auxiliary hose, urinal, wall mounted w.c., fitted shelving, recessed lighting and extractor

Elevated Area: 5.6m x 3m (18'4" x 9'10") elevated area with curved solid wood multi-paned frosted doors opening into the dining space, built in desk unit with cupboards, drawers, display cabinets, shelving, intercom to the front, LED recessed lighting, solid maple floor with a dark stained beading, and steps down to a further dining area

Utility Room: 1.6m x 2m (5'3" x 6'7") with hatch to attic roof space, underfloor heating controls, natural stone tiled floor, Belfast sink set into granite worktop, storage cupboards/presses, LG washing machine, LG dryer, double glazed door opening out to the side and recessed lighting

Dining Area: 9m x 3.7m (29'6" x 12'2") with steps down from the

elevated area, recessed lighting, double folding double glazed doors opening out front, solid maple floor with stained timber beading, display sideboard units, further storage with wine rack and opens into the

Kitchen: with centre island unit with sink unit and Insinkerator, polished granite worktop, integrated Bosch dishwasher and breakfast bar to one end with further drawers, main kitchen has a Britannia stainless steel cooker with double oven, gas barbecue grill to the side, five ring gas hob with feature glazed bricks backing, chimney effect extractor with dual extractor and feature skylight, Samsung American style fridge/freezer, corner pantry unit, display cabinets either side of the fridge/freezer, natural stone tiled floor, double folding solid wood frosted glazed doors open into a

Playroom/Gym: 3.5m x 5m (11'6" x 16'5") with solid maple floor, recessed lighting, feature skylight, built in television stand with cupboards under, extra shelving, digital heating controls, built in timber storage units incorporating units and drawers with angular window with window seat looking out to sea and LED recessed lighting, and door to the front sitting room

Front Sitting Room: 5.6m x 5.5m (18'4" x 18'1") with solid maple floor, LED recessed lighting, bow window with direct views out over Killiney Bay and double folding multi-paned French doors opening out to the balcony/patio/barbecue area

Upstairs: with bespoke metal staircase with natural stone steps

Landing: 5.6m x 3.2m (18'4" x 10'6") large and bright with feature skylight, LED lighting, solid cherrywood multi-paned frosted doors that open into a

Family Room: 7.5m x 5.5m (24'7" x 18'1") split level with vaulted ceiling, recessed lighting, solid maple floor, underfloor heating controls, surround sound, step down to lower section with elevated granite fireplace with limestone columns, granite heath, gas coal effect fire, glazed mantle, dual aspect windows and doors looking over the front to the stunning views and double folding French doors opening out to the elevated roof terrace

Roof Terrace/Balcony: with composite deck, stainless steel railings, spiral staircase leading down to the front and spectacular views of Sorrento Terrace, Dalkey Island, Killiney Bay and Bray Head

Master Bedroom: 7.6m x 5.2m (24'11" x 17'1") with double folding solid cherrywood multi-paned frosted doors opening, steps leading up to an elevated area with natural stone tiled floor and cylindrical sunken bath, natural stone wash hand basin set into vanity unit with

drawers under, vaulted ceiling, LED recessed lighting, surround sound, built in cherrywood bed with cupboards and wardrobes behind, display cabinets, television point, porthole window looking out at the stunning views, double folding multi-paned double glazed French doors opening out to a balcony taking in the stunning views, dual aspect double folding double glazed French doors opening out to a Juliet balcony to the side, and opening through to the

En Suite Shower Room: 2m x 2.6m (6'7" x 8'6") with sliding frosted glazed door, natural stone tiled floor, chrome heated towel rail, feature glass box window letting in light, w.c., step in tiled power shower and LED recessed lighting

Bedroom 5: 5.7m x 5.6m (18'8" x 18'4") with vaulted ceiling, Velux with blackout blinds, LED lighting, and door to

En Suite Bathroom: with elevated bath with auxiliary hose, recessed lighting, Villeroy Boch vanity wash hand basin, wall mounted w.c., feature glazed porthole window looking to the side and solid maple floor

Home Office/Bedroom 6: 3m x 5.2m (9'10" x 17'1") 2.26m ceiling height with solid timber floor, recessed lighting, porthole window looking out front, angular window looking out over Strathmore Road to Dalkey Island and Sorrento Terrace

Guest Quarters Below: below the main reception room accessed from the front garden via double folding timber double glazed doors and from the main house by door off the Gym/Playroom

Main Section: 3.8m x 7.1m (12'6" x 23'4") with recessed lighting, storage cupboard, underfloor heating controls, access to lobby area to a spiral staircase leading up to access the main house, and door to

En Suite Bathroom: with double size bath, monsoon shower head, feature curved glass block wall, mirrored porthole feature, wash hand basin set into tiled surround with fitted mirror over, wall mounted w.c. and recessed lighting

Services Room: with boiler pumps, water tank and houses the main workings of the house

BER Information

BER: C2. BER No: 111561130.

EPI: 178.98 kWh/m²/yr.

Eircode

A96 Y895

Outside

To the front bespoke electric gates open into a cobbled driveway with parking for numerous cars. There is a suntrap patio area with purpose-built barbecue. The main gardens of Currabinny are very private and completely secluded. They are bordered to the front by high hedging, planting and numerous trees whilst the majority is laid out in lawn. Although it faces east it very much benefits from an unhindered south facing orientation. At the bottom corner of the garden there is a secure, private pedestrian gate providing direct private access to Killiney Beach, one of only a few properties to have this.



OFFICES

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
T: 01 296 3662

171 Howth Road,
Dublin 3, D03 EF66.
T: 01 853 6016

103 Upper Leeson Street,
Dublin 4, D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh,
Dublin 6, D06 K283.
T: 01 662 4511

55 South Mall,
Cork, T12 RR44
T: (021) 427 8500



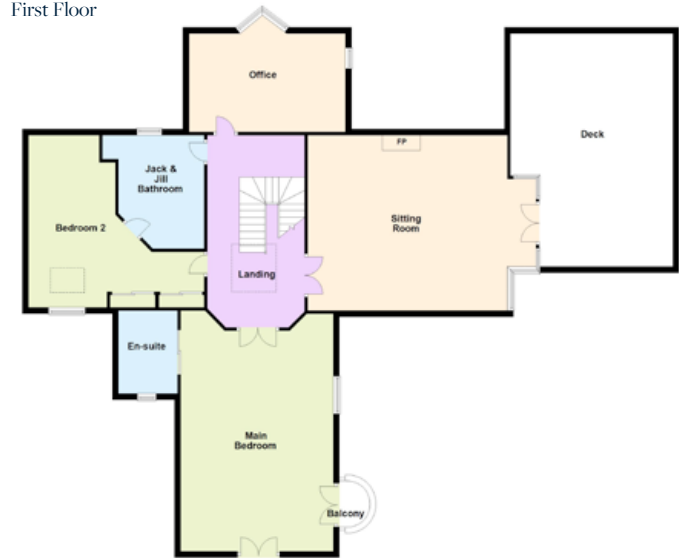
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

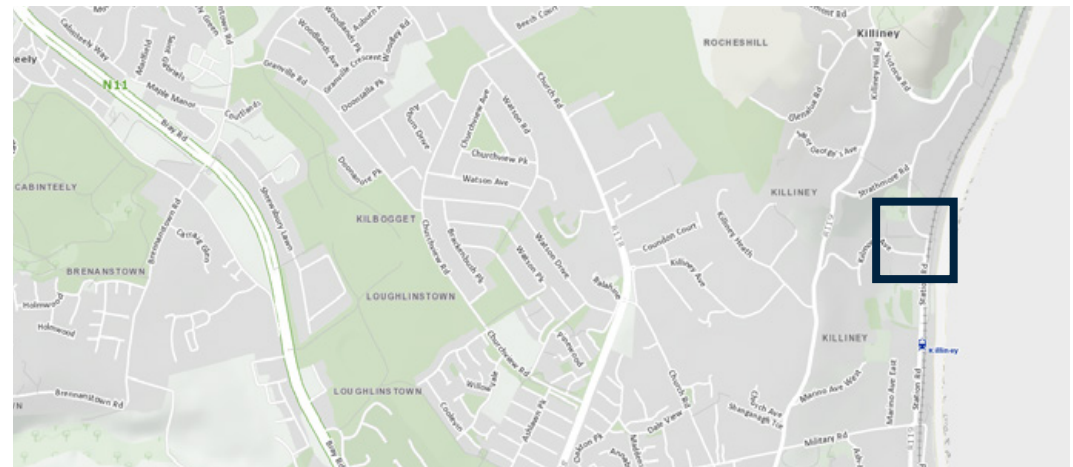
Ground Floor



First Floor



Basement



Copyright Ordnance Survey Ireland/Government of Ireland
Licence No. CYAL503558.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

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 Sotheby's International Realty, 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 Sotheby's International Realty 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, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, 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 Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.



© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY