

Dalguise House

HOUSING QUALITY ASSESSMENT /
RESIDENTIAL AMENITY - RFI
PROPOSED BTR RESIDENTIAL DEVELOPMENT
at DALGUISE HOUSE, MONKSTOWN, CO DUBLIN

July 2023

Issue P02





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Document Information

Dalguise Residential Development

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Figure 1 - Site aerial view

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1.0 | Overview



1.1 Introduction

This Housing Quality Assessment has been prepared by Reddy Architecture & Urbanism under the appointment of the applicant GEDV Monkstown Ownership Ltd. The statement forms part of a Large Scale Residential Development application to Dun Laoghaire Rathdown County Council for a project at Monkstown, Dun Laoghaire-Rathdown.

The proposal is for the provision of a high quality Build-to-Rent Scheme consisting of 490 BTR and 3 No. houses. (Total 493 No.). The apartments have been designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments” and follows best international practice.

Design Framework

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ against the proposed development.

The ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ provides standards for:

- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanala are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Accordingly, where SPPRS are stated in the guideline document, they take precedence over any conflicting policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.



Rialtas na hÉireann
Government of Ireland



1.2 Development Description

The proposed development comprises a best in class long-term professionally managed Build to Rent scheme with 3 no. stand alone houses set within a large parkland site, situated within walking distance of significant public transport. Circa. 400m to Salthill and Monkstown Dart Station and close to Monkstown Road with regular Dublin Bus services in both directions on the Road.

The buildings are designed to create the highest quality living experience including bright spacious apartments set within the existing parkland. This includes full residents support, internal and external amenities with easy access to Monkstown village itself and the services within. This approach accords with the national policy of higher density living in town centres.

The landscaping proposals are carefully considered in order to retain and enhance the existing landscape features and will provide an attractive environment for residents. The proposal will introduce public accessibility to the grounds through the provision of public open spaces, and public facilities such as a restaurant/café, providing a significant planning gain to the local area.

The primary vehicular access is provided via Purbeck, directing the cars to the basement via a tunnel under Block B and the main avenue to the basement of Blocks D, E, F and G. This arrangement ensures that only limited vehicular activity will be accommodated at grade, thereby preserving the existing avenue through the site, which will be experienced as a shared space between pedestrians, cyclists and limited vehicular traffic.

The building footprints are similar to the previously assessed scheme (ABP Ref. 306949-20) Although the apartment mix has been revised in light of the BTR use, this is considered appropriate as the Monkstown area predominantly accommodates 3- bed houses and the proposed development will broaden the unit mix and tenure available in the local area.

The planning gains associated with the proposed development are many and include the provision of high quality BTR development to be managed by a proven operator; high quality landscape design and the provision of much needed housing close to public services and transport.

The following HQA document demonstrates compliance with the standards set out in the apartment guidelines, with many instances exceeding the minimum standards.

OVERALL SUMMARY			
Site Area (ha)	3.58	Dual Aspect	54%
Plot Ratio	1.13	Balcony Count	64%
Site Coverage	22%		
Density Per Hectare	138		

SUMMARY OF UNITS

Block	Apartments					Total	GFA
	Studio	1-Bed	2-Bed (3)	2-Bed (4)	3-Bed		
BLOCK A	0	15		4		19	2015
BLOCK B	0	33	1	14	0	48	3695
BLOCK C	0	33	1	14	0	48	3695
BLOCK D	0	25		26	1	52	4325
BLOCK E	0	40		26		66	5946
BLOCK F	0	46	5	23	2	76	5469
BLOCK G	0	46	5	23	2	76	5469
BLOCK H	0	30	1	21	2	54	4252
BLOCK I 1	0	3	3	6		12	1038
BLOCK I 2	0	3	3	6		12	1038
BLOCK J	0	13		1	6	20	1844
Total	0	287	19	164	13	483	38786
Unit Mix (%)							
North West Houses					3		569
Dalguise house	2		1				799
Brick Gate Lodge		1					55
Entrance Gate Lodge							55
Coach House		1		2			319
TOTAL	2	289	20	166	16	493	40583
Percentages	0.4%	58.6%	4.1%	33.7%	3.2%		
CAR NUMBERS							
Purbeck / Undercroft		19					1403
Basement		148					5396
Surface		38					
Car Share		6					
NW Houses		3					
Non-Residential (Creche / F+B)		14					
TOTAL CARS		228					
TOTAL GFA incl. CARPARKING (UNDERCROFT + BASEMENT)							47382

1.2 Development Description

Site Area

3.58 ha

Units

493

Density

137 New Dwellings
Per Hectare

Height

3 storeys - 9 storeys

Car Parking

228 Parking Spaces

Bicycle Parking

1071 (incl. Long Stay & Short Stay)

Dual Aspect

54%

Balconies

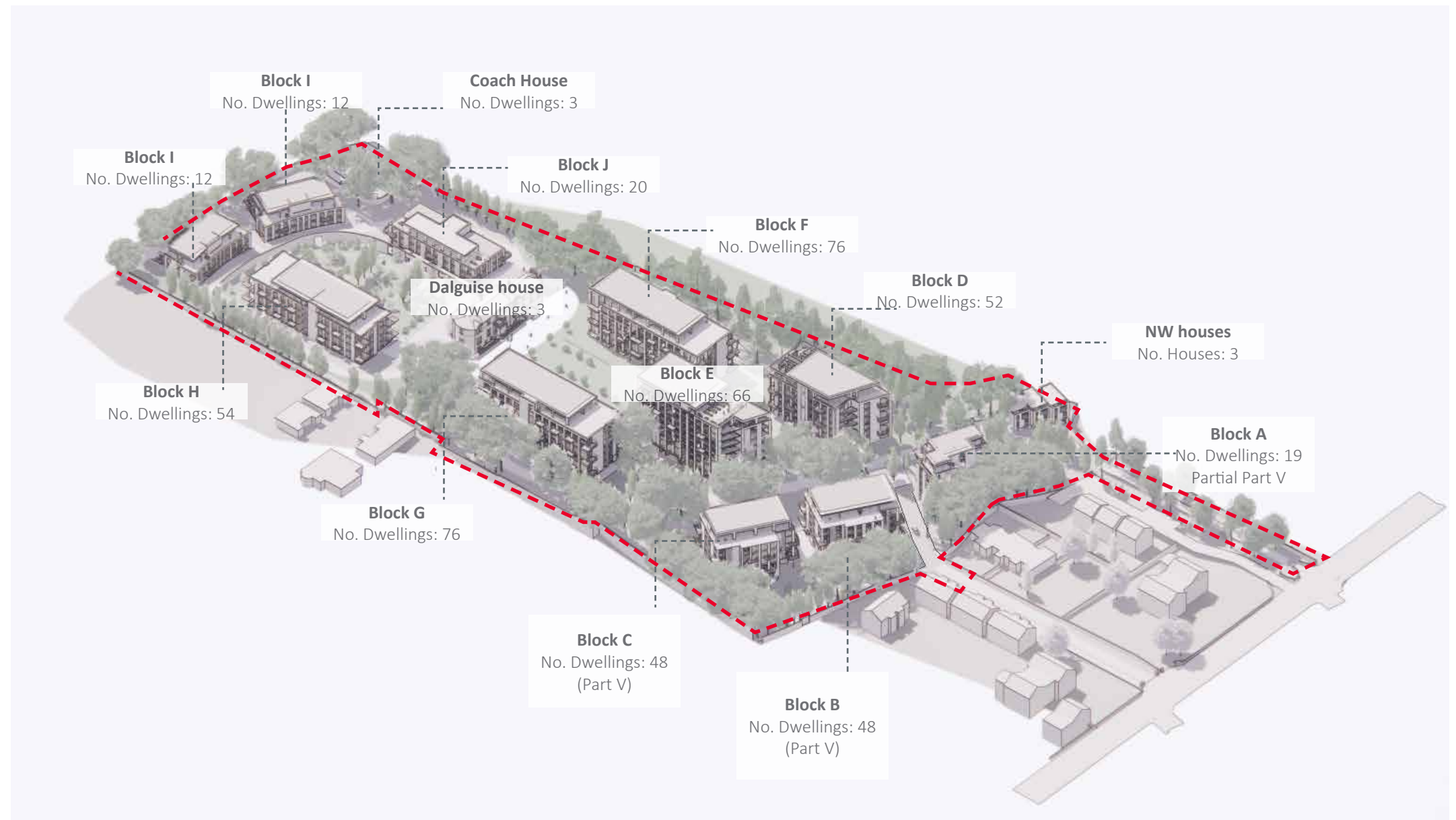
64%

Site Coverage

22%

Plot Ratio

1.13



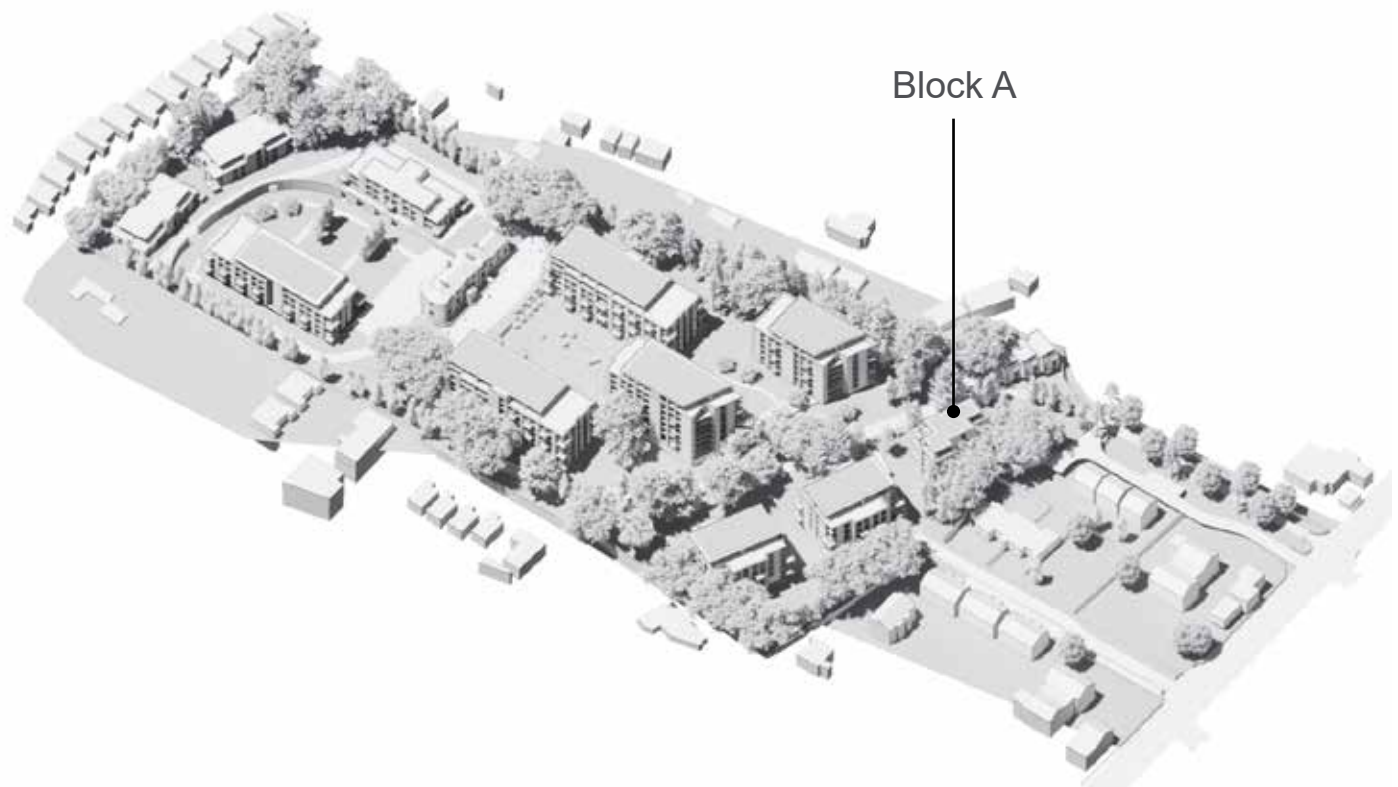
--- Site Boundary

1.3 Apartment Block Design

Block A

- Building Height:** 7 Storeys
- Unit Breakdown:** 19 Apartments / Childcare Facility
- Gross Floor Area:** 2015 sqm
- Housing Typology:** Apartments
- Other Uses:** Ground Floor - Waste storage area Collection and Childcare reception
Ground + First Floor - Childcare facility
- Car Parking:** Undercroft, Parking for Creche on surface.

Comments: New build apartments located at the Purbeck entrance to the site



1.3 Apartment Block Design

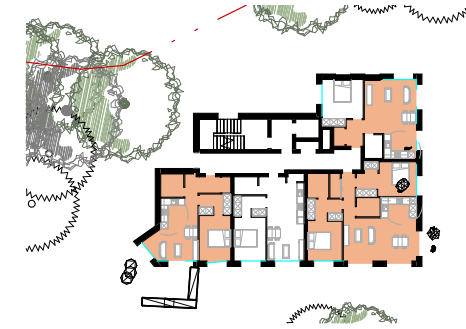
Block A

Dual Aspect units: 14 units

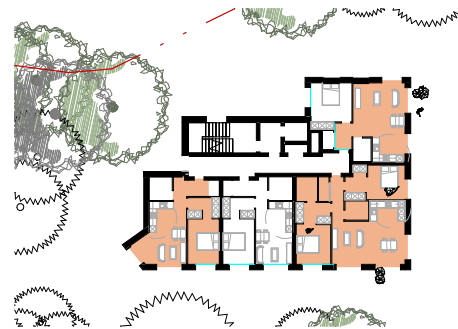
 Dual Aspect unit



Level 02 Dual Aspect
1 : 500



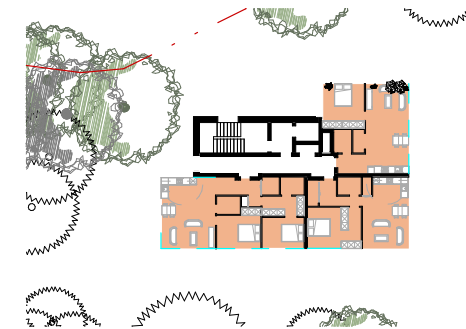
Level 03 Dual Aspect
1 : 500



Level 04 Dual Aspect
1 : 500



Level 05 Dual Aspect
1 : 500



Level 06 Dual Aspect
1 : 500

1.3 Apartment Block Design

Block B & C

Building Height: 7 Storeys over Undercroft.

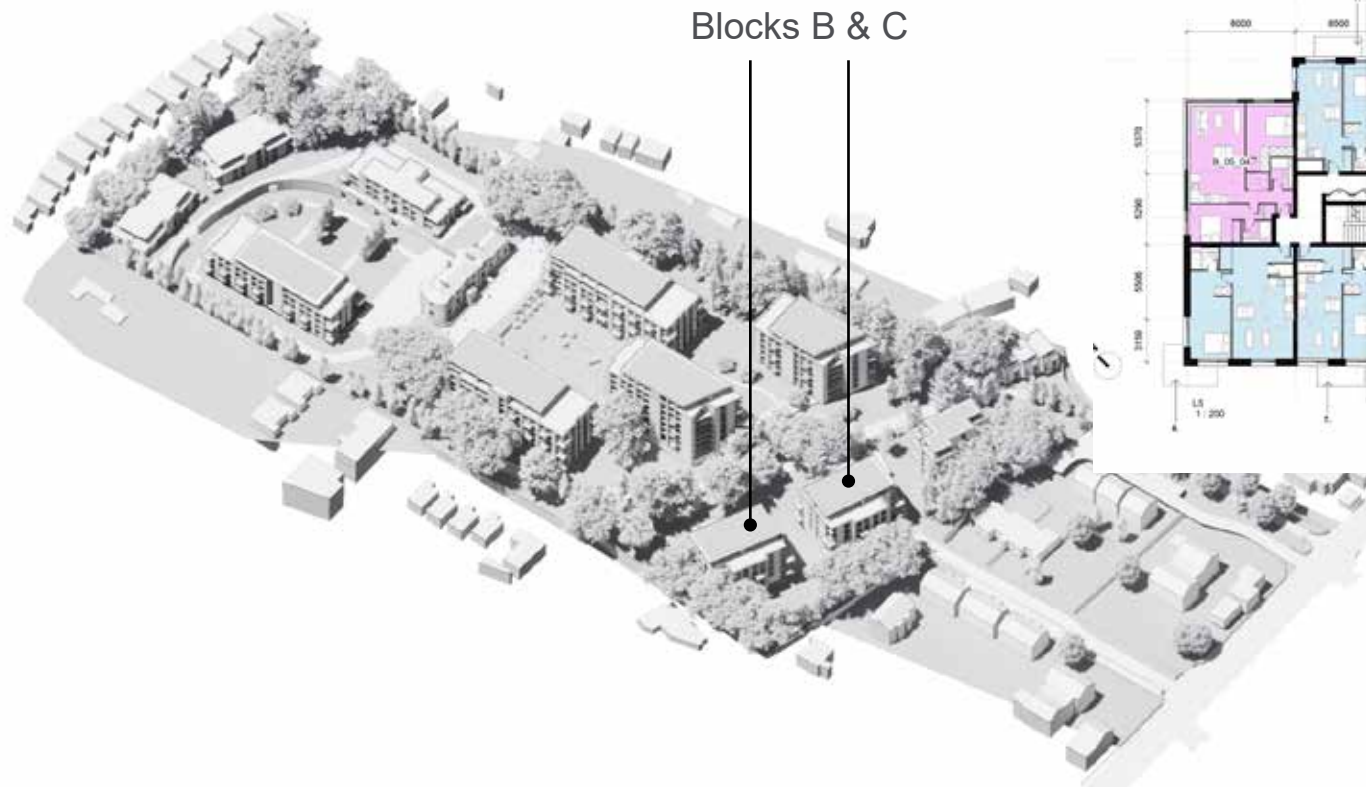
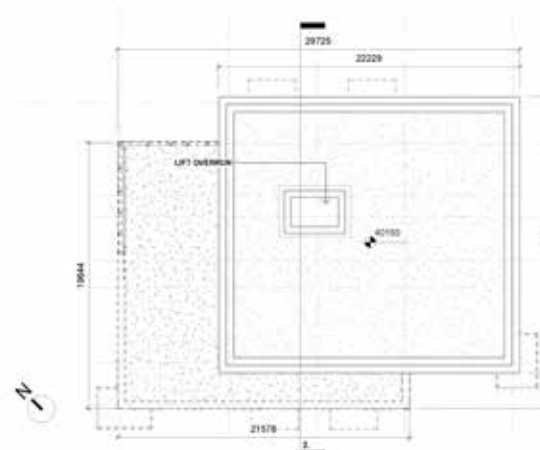
Unit Breakdown: 48 Apartments (each block)

Gross Floor Area: 3695 sqm (each block)

Housing Typology: Apartments

Car Parking: Undercroft

Comments: New build apartments located at the main vehicle entrance to the site



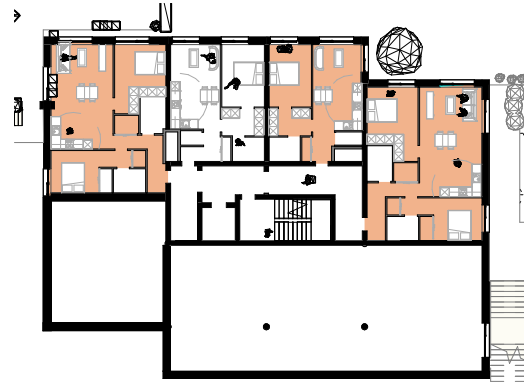
Blocks B & C

1.3 Apartment Block Design

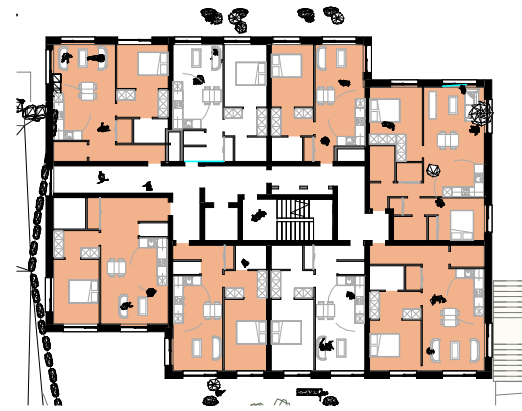
Block B & C

Dual Aspect units: 36 units

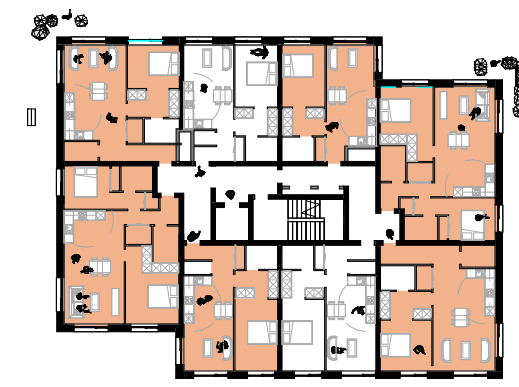
 Dual Aspect unit



L00 Dual Aspect
1 : 500



L1 Dual Aspect
1 : 500



L2 Dual Aspect
1 : 500



L3 Dual Aspect
1 : 500



L4 Dual Aspect
1 : 500



L5 Dual Aspect
1 : 500



L6 Dual Aspect
1 : 500

1.3 Apartment Block Design

Block D

Building Height: 7 Storeys (over Basement)

Unit Breakdown: 52 Apartments

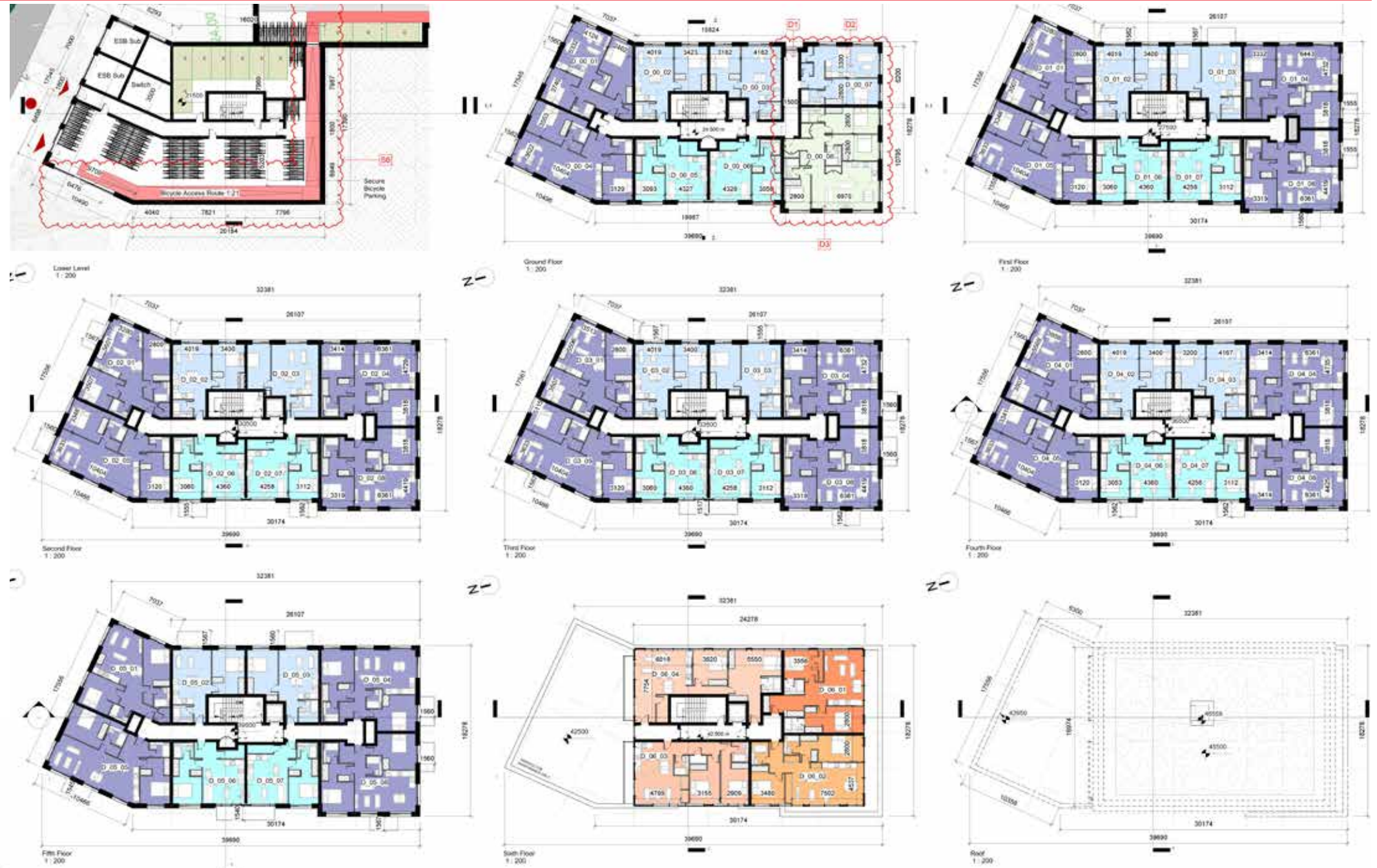
Gross Floor Area: 4325 sqm

Housing Typology: Apartments

Other Uses: ESB Sub/Switch/Bicycle Storage at basement level access into main basement vehicular parking under Block D.

Car Parking: Basement

Comments: New build apartments located off the main avenue.



1.3 Apartment Block Design

Block D

Dual Aspect units: 28 units

 Dual Aspect unit



1.3 Apartment Block Design

Block E

Building Height: 9 Storeys (over basement)

Unit Breakdown: 66 Apartments

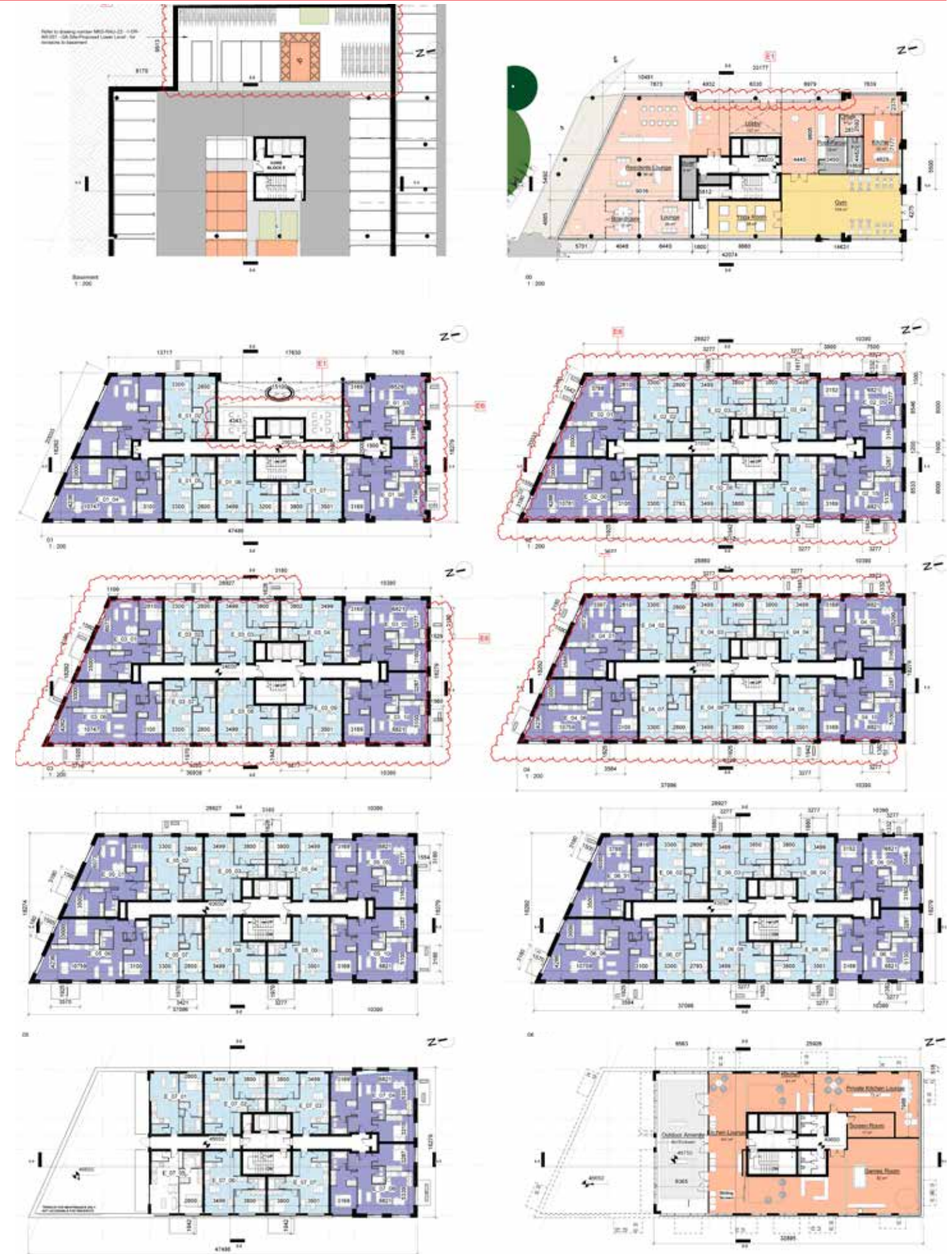
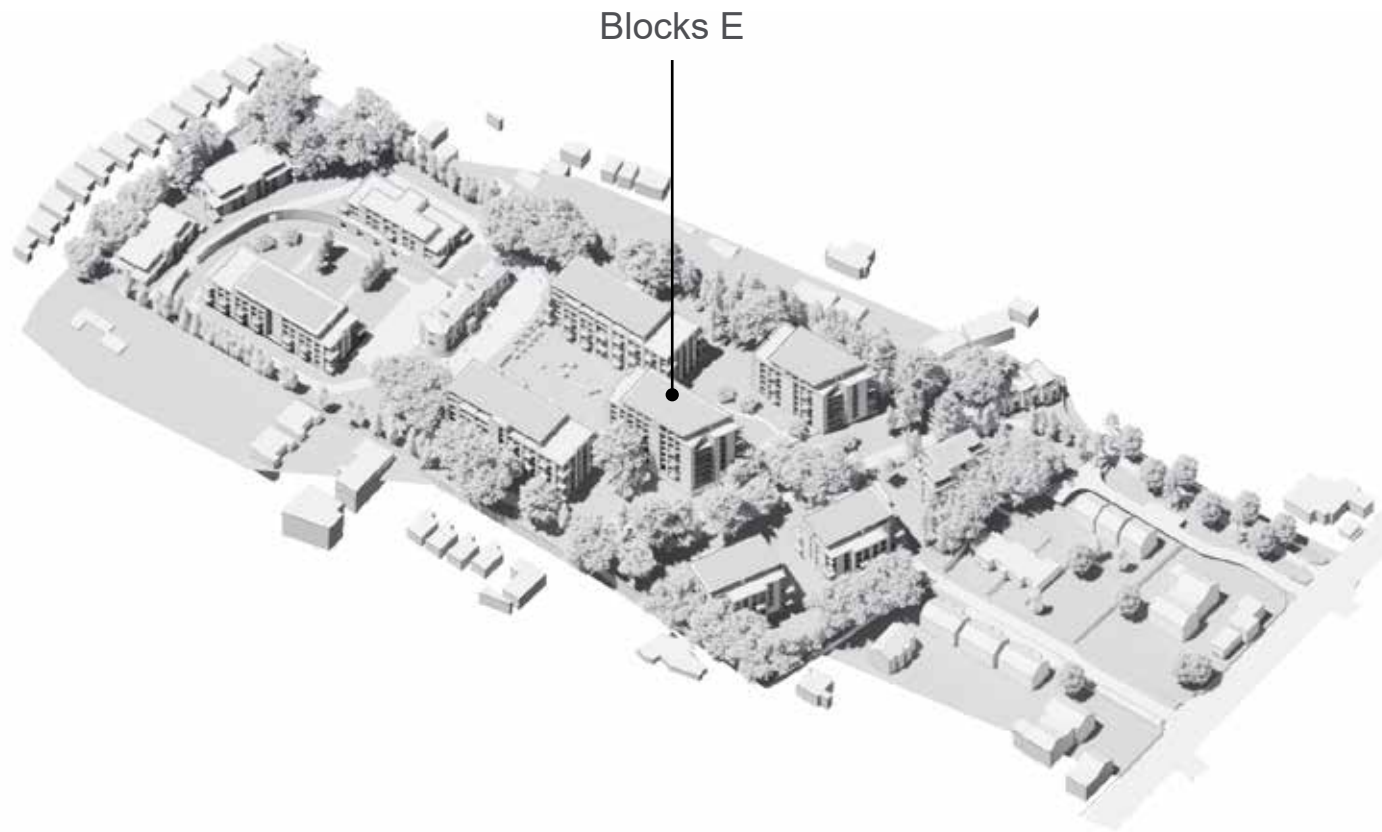
Gross Floor Area: 5904 sqm

Housing Typology: Apartments

Other Uses: Residential Amenities + Management Offices

Car Parking: Basement

Comments: New build apartments located at the central axis of the new central lawn area. Communal terrace at the 8th floor

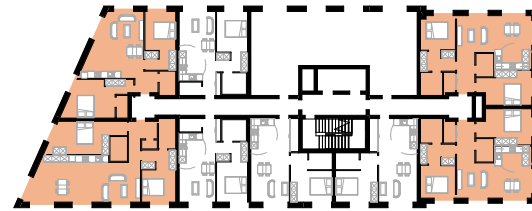


1.3 Apartment Block Design

Block E

Dual Aspect units: 28 units

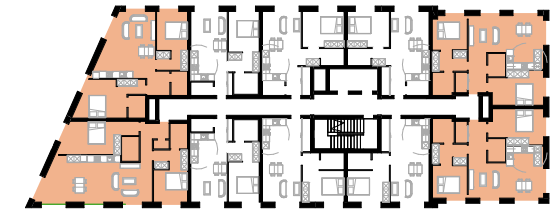
 Dual Aspect unit



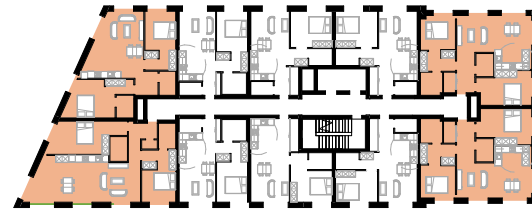
1F Dual Aspect
1 : 500



2F Dual Aspect
1 : 500



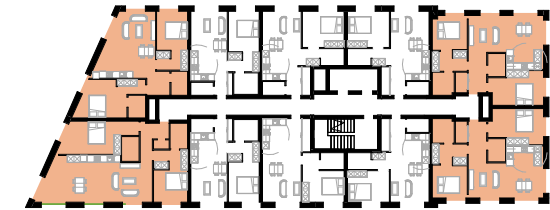
3F Dual Aspect
1 : 500



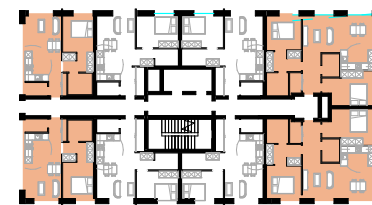
4F Dual Aspect
1 : 500



5F Dual Aspect
1 : 500



6F Dual Aspect
1 : 500



7F Dual Aspect
1 : 500

1.3 Apartment Block Design

Block F & G

Building Height: 7 Storeys over basement.

Unit Breakdown: 76 Apartments (each block)

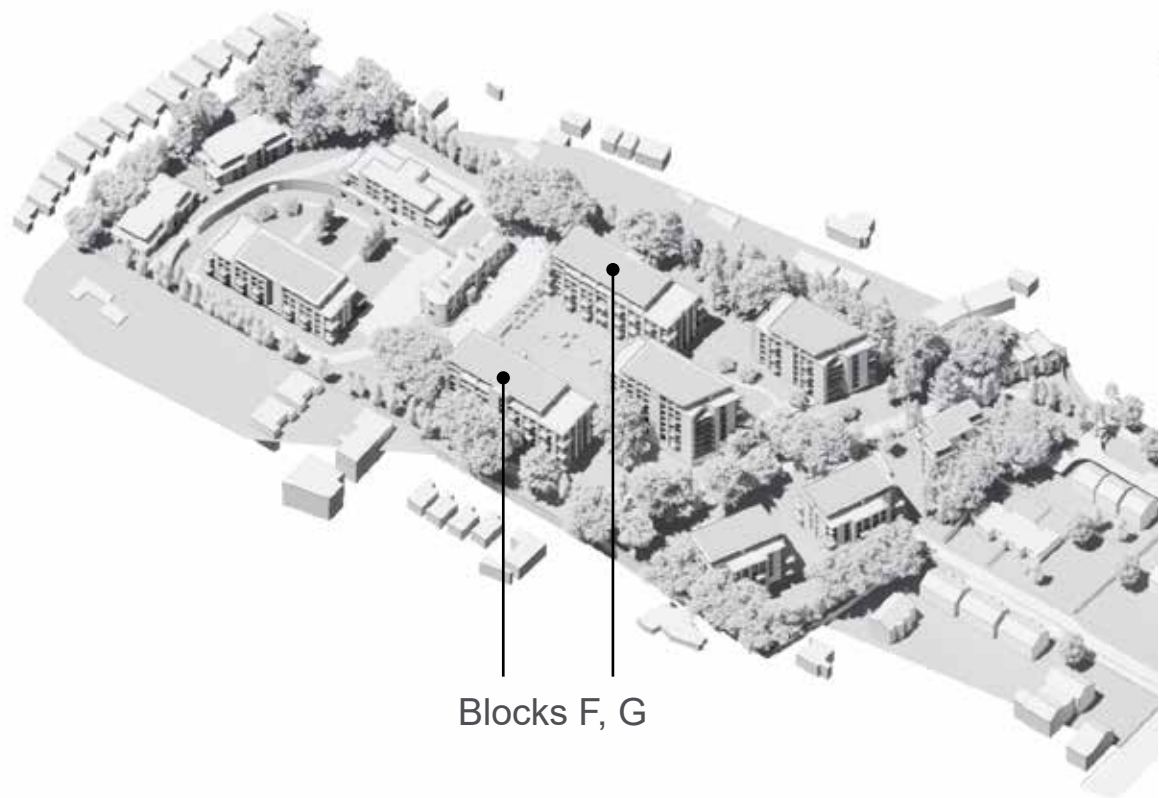
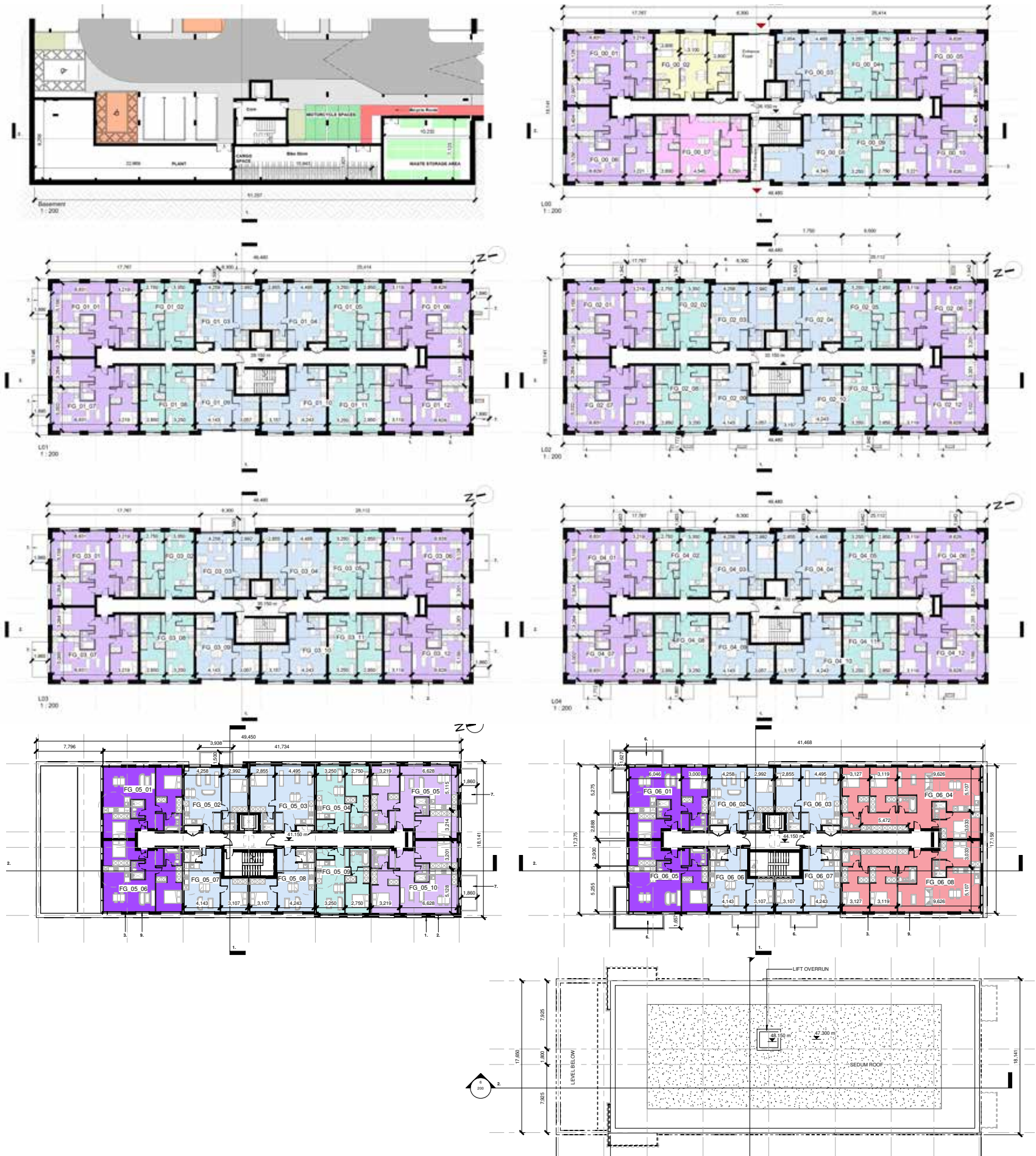
Gross Floor Area: 5469 sqm (each block)

Housing Typology: Apartments

Other Uses: Waste Storage Areas, Bicycle Storage, Plant in Basement.

Car Parking: Basement

Comments: Central Blocks flanking the main lawn area and creating a formal setting to Dalguise House



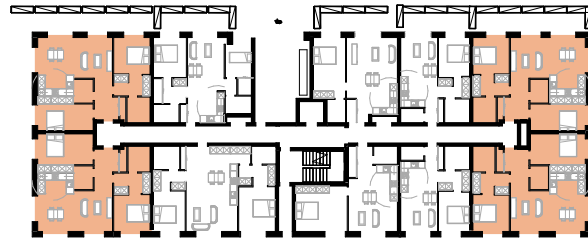
Blocks F, G

1.3 Apartment Block Design

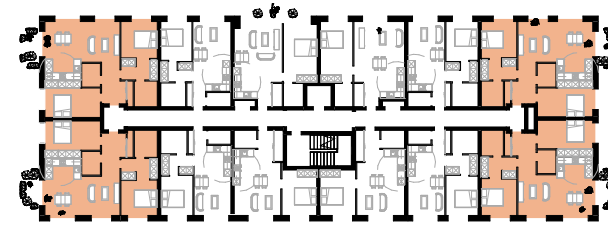
Block F+G

Dual Aspect units: 28 units (F&G)

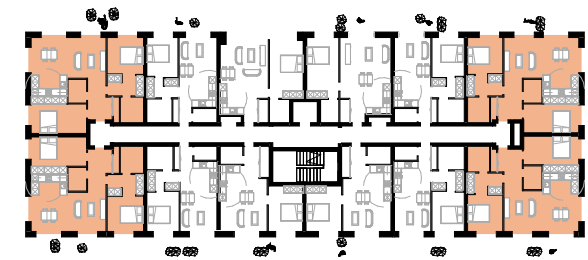
 Dual Aspect unit



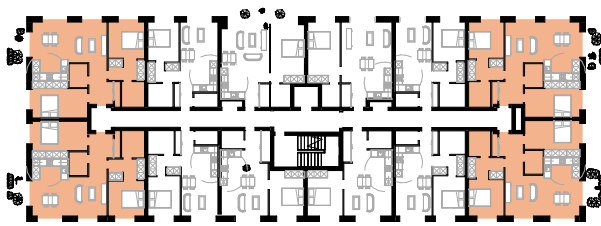
L00
1 : 500



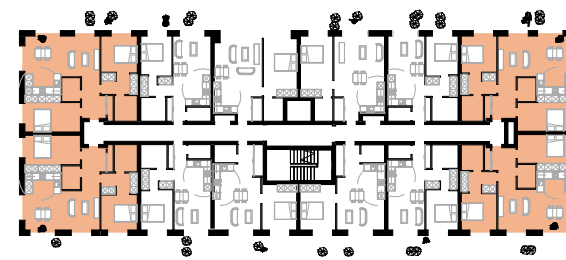
L01
1 : 500



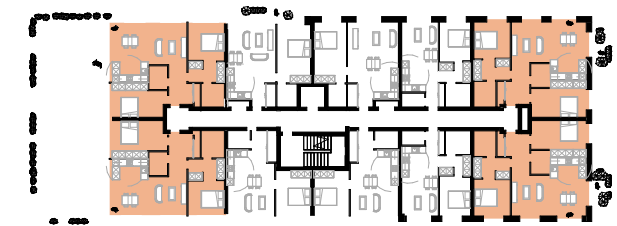
L02 - Dual Aspect
1 : 500



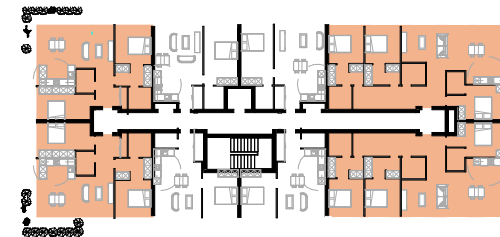
L03 - Dual Aspect
1 : 500



L04 - Dual Aspect
1 : 500



L05 - Dual Aspect
1 : 500



L06 - Dual Aspect
1 : 500

1.3 Apartment Block Design

Block H

Building Height: 5 Storeys (over Lower Ground)

Unit Breakdown: 54 Apartments

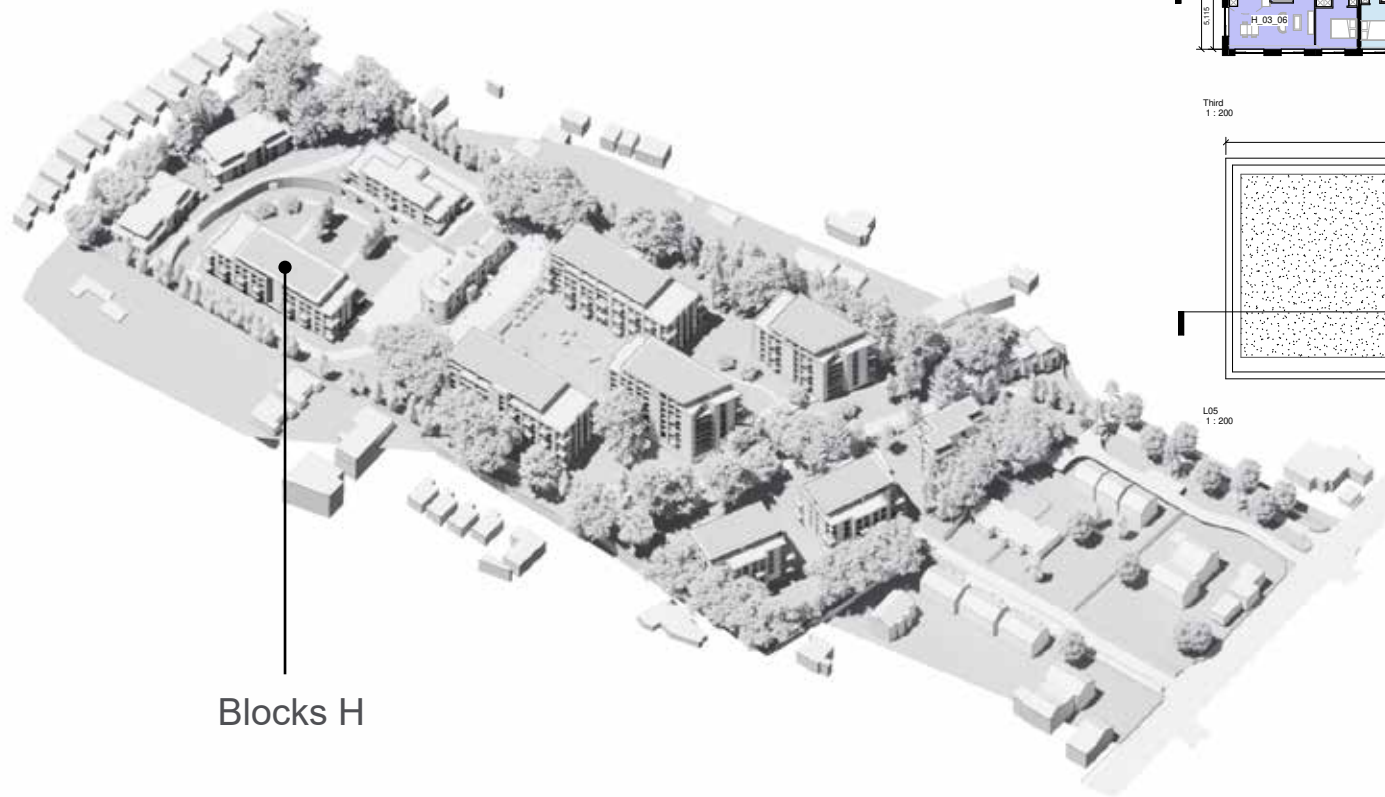
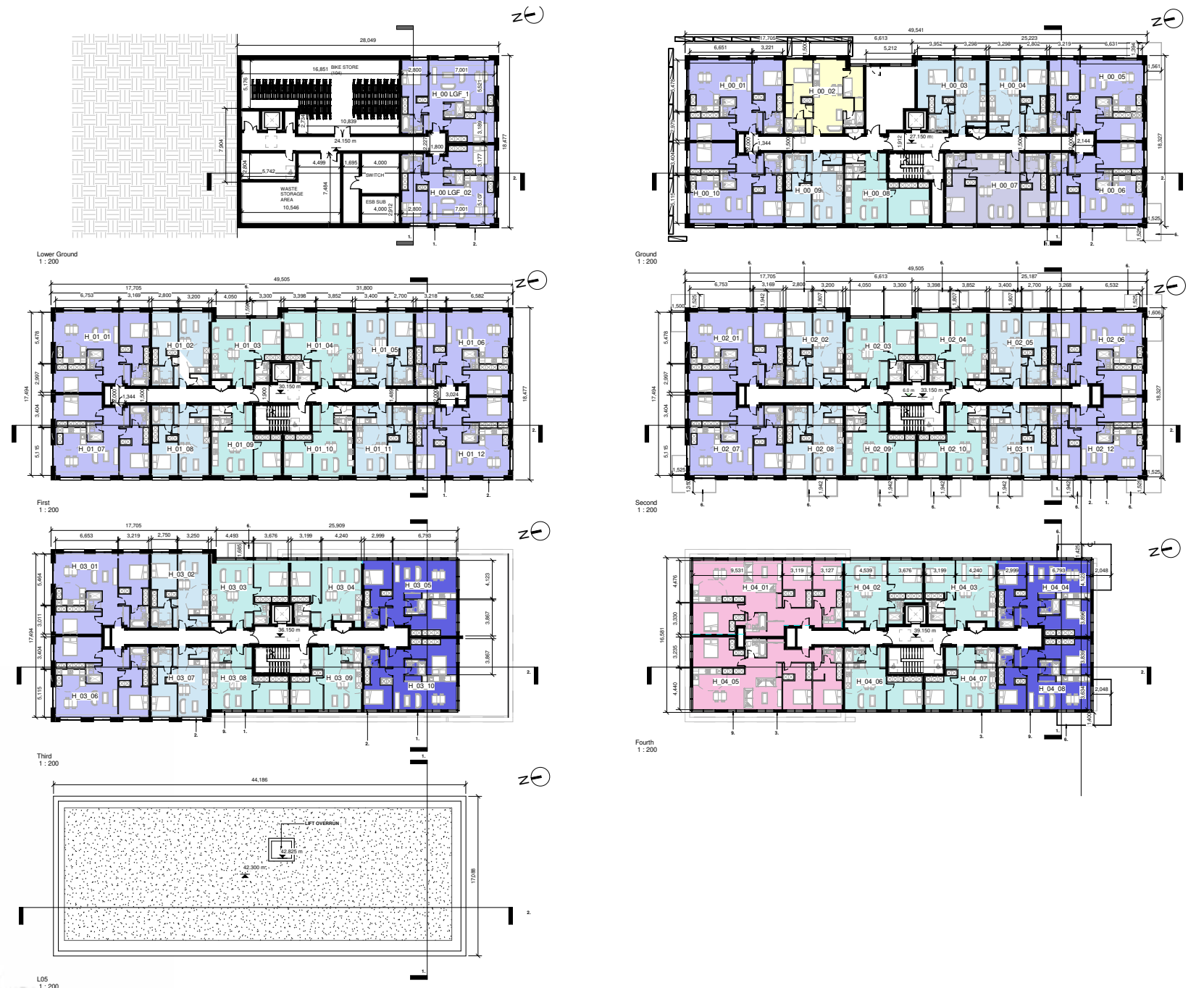
Gross Floor Area: 4252 sqm

Housing Typology: Apartments

Other Uses: Bicycle Storage / Waste Storage Area / ESB Sub @ Lower Ground Level

Car Parking: Surface

Comments: Located at the southern end of the site and forming a courtyard with the walled garden.



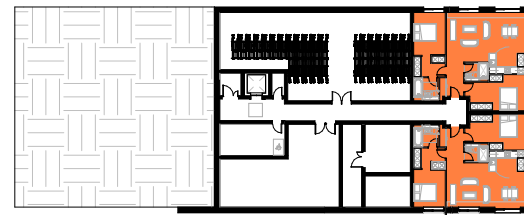
Blocks H

1.3 Apartment Block Design

Block H

Dual Aspect units: 22 units

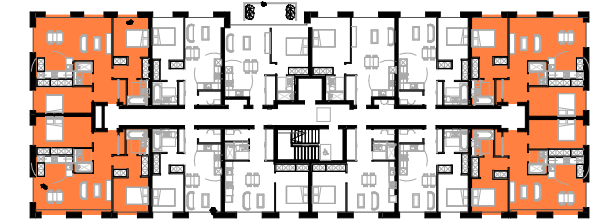
 Dual Aspect unit



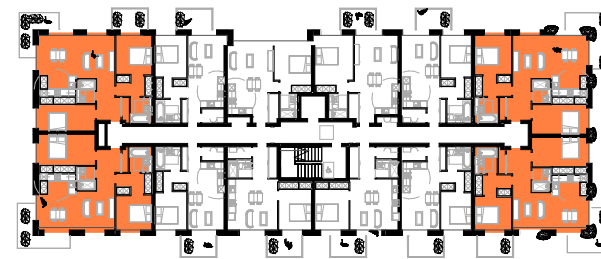
Lower Ground
1 : 500



Ground
1 : 500



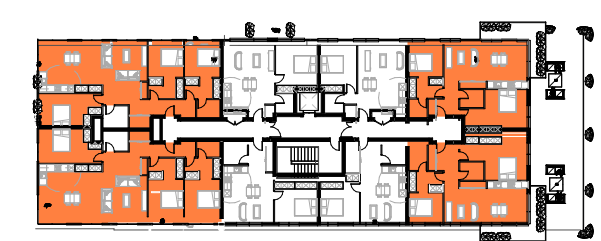
L01 - Dual Aspect
1 : 500



L02 - Dual Aspect
1 : 500



L03 - Dual Aspect
1 : 500

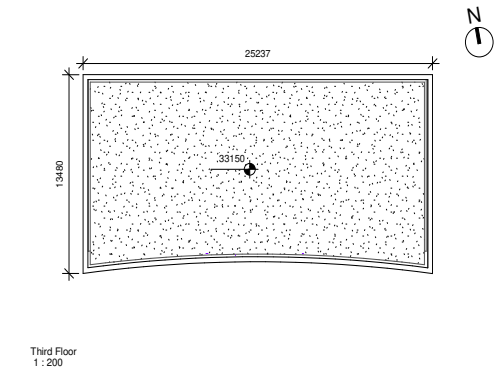
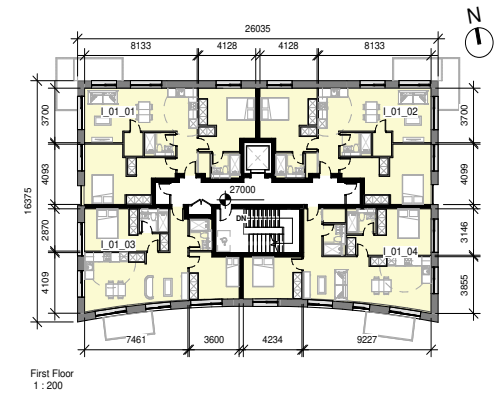
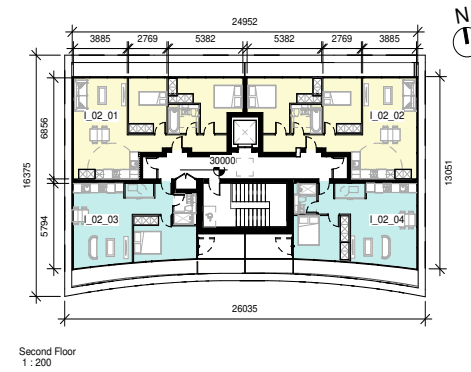
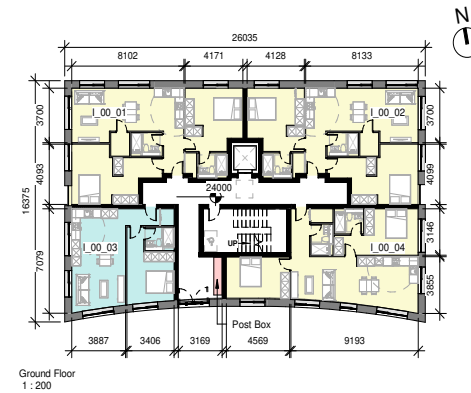


L04 - Dual Aspect
1 : 500

1.3 Apartment Block Design

Blocks I (x2)

- Building Height:** 3 Storeys
- Unit Breakdown:** 12 Apartments (each block)
24 total
- Gross Floor Area:** 1038 sqm (each block)
- Housing Typology:** Apartments
- Other Uses:** N/A
- Car Parking:** Surface
- Comments:** Mews style apartment buildings located at the southern end of the site behind the Garden Wall. Suitable for active living.



1.3 Apartment Block Design

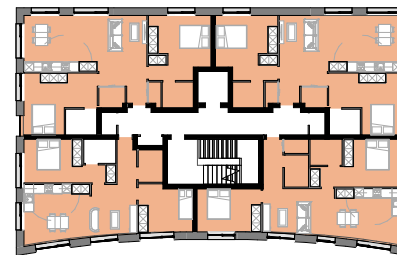
Block I X2

Dual Aspect units: 12 units each (24 total)

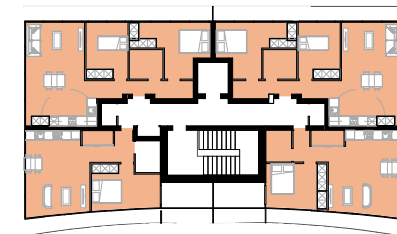
 Dual Aspect unit



Ground Floor Dual Aspect
1 : 500



First Floor Dual Aspect
1 : 500



Second Floor Dual Aspect
1 : 500

1.3 Apartment Block Design

Block J

Building Height: 4 Storeys

Unit Breakdown: 20 Apartments

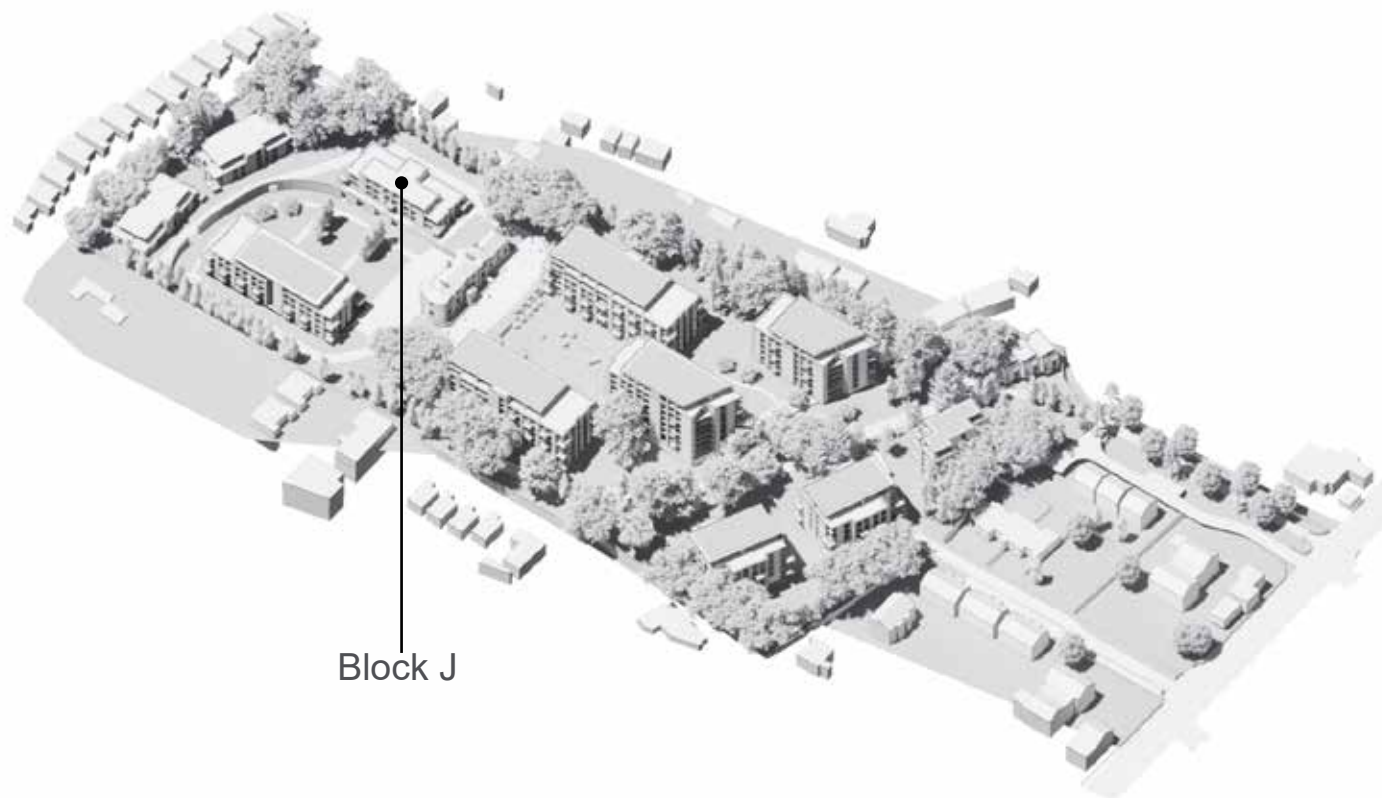
Gross Floor Area: 1844 sqm

Housing Typology: Apartments

Other Uses:

Car Parking: Surface

Comments: Mews style apartment buildings located at the southern end of the site to the west of the Garden wall

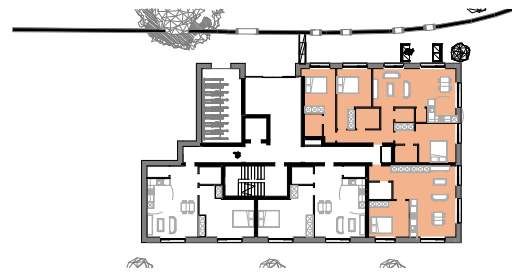


1.3 Apartment Block Design

Block J

Dual Aspect units: 12 units

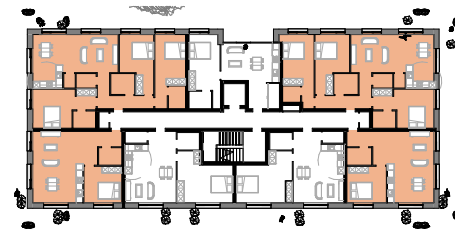
 Dual Aspect unit



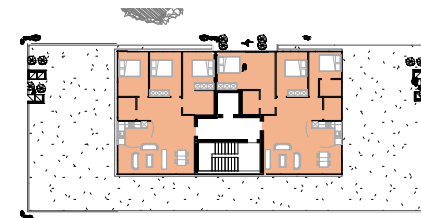
L00 Dual Aspect
1 : 500



L01 Dual Aspect
1 : 500



L02 Dual Aspect
1 : 500



L03 Dual Aspect
1 : 500

1.4 NW Houses Design

North West Houses

Building Height: 3 Storeys

Unit Breakdown: 3 x 3 Bed houses.

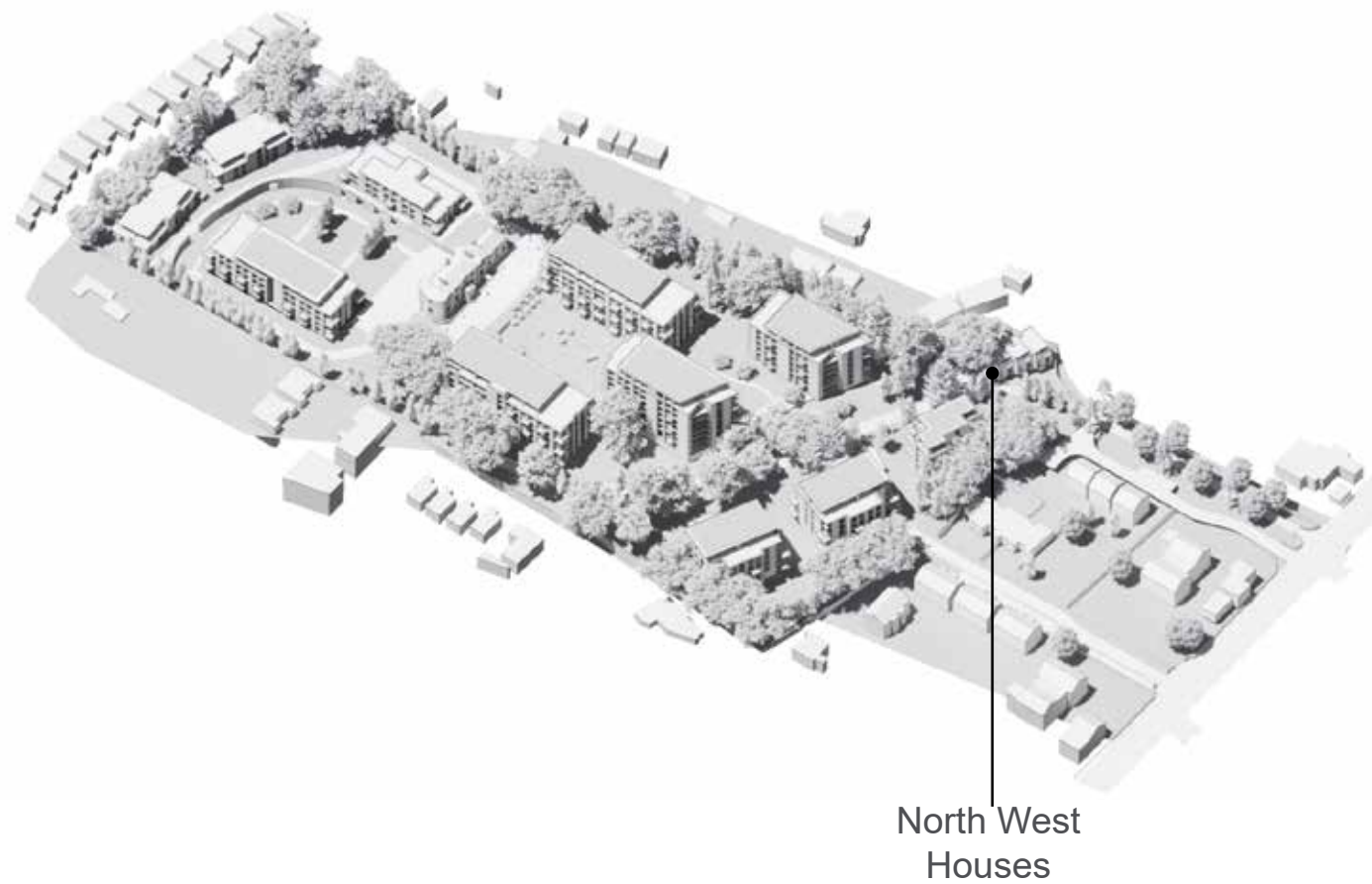
Gross Floor Area: 569 sqm

Housing Typology: Houses

Other Uses:

Car Parking: Surface (3No)

Comments: 3 no. new build houses



1.5 Dalguise House - First Floor Apartments



First Floor



Short Stay Apartment - Living Room (Precedent Images)



DRAFT 3D Image - short stay apartment - Living Room

2.0 | Amenity Provision



2.1 Amenity Overview

COMMUNAL / PRIVATE AMENITY

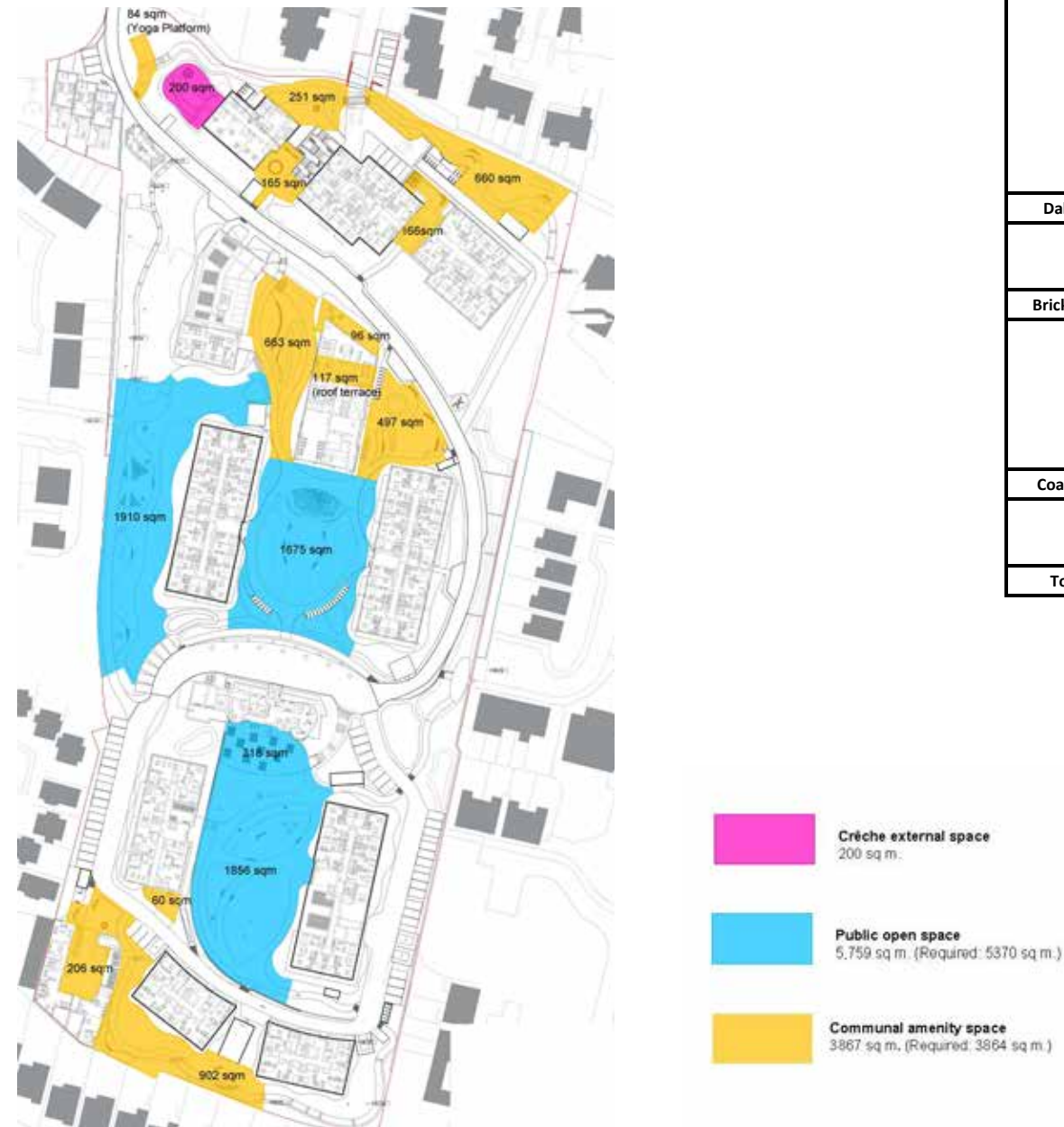
The table opposite describes the calculations and figures for the private and communal amenity space.

The total private amenity provided (Balconies, Roof Terrace, Patio Gardens at ground) = 1995.3 sqm

The net private amenity (minus over provision) = 1848sqm
 Total Communal amenity required to meet minimum standards = 3864 sqm

The Total Communal Amenity Provided = 3867 sqm
 The Public open Space provided = 5,759sqm

See Diagram below for breakdown :



Block	Studio	1 bed	2 bed (3)	2 bed (4)	3 Bed	Total Req	Private OS	Over Provision	Net Provided	Required OS
A		150		56		206	74.2	16.2	58	148
B		330	12	196		538	133		133	405
C		330	12	196		538	133		133	405
D		250		364	18	632	224.7	7.7	217	415
E		400		364		764	290	2	288	476
F		460	60	322	36	878	297		297	581
G		460	60	322	36	878	297		297	581
H		300	12	294	36	642	161	19	142	500
I		30	36	84		150	82	16	66	84
I		30	36	84		150	82	16	66	84
J		130		14	108	252	142	23	119	133
Dalguise	16		12			28	0	0	0	28
Brick Lodge		10				10	5	0	5	5
Coach Hse		10		28		38	66.4	47.4	19	19
Totals						5704	1987.3	147.3	1840	3864

INTERNAL AMENITY

Block E Amenity:

Ground Floor - Greystar Management and Leasing Offices, Gym, Yoga Residents Lounge, Parcel room, Concierge, Co-working, Meeting room.

(485sqm)

Mezzanine (added) - Bookable Rooms (co-working / private space for residents)

(42sqm)

Rooftop - Residents Clubhouse, Residents Lounge.

(350sqm)

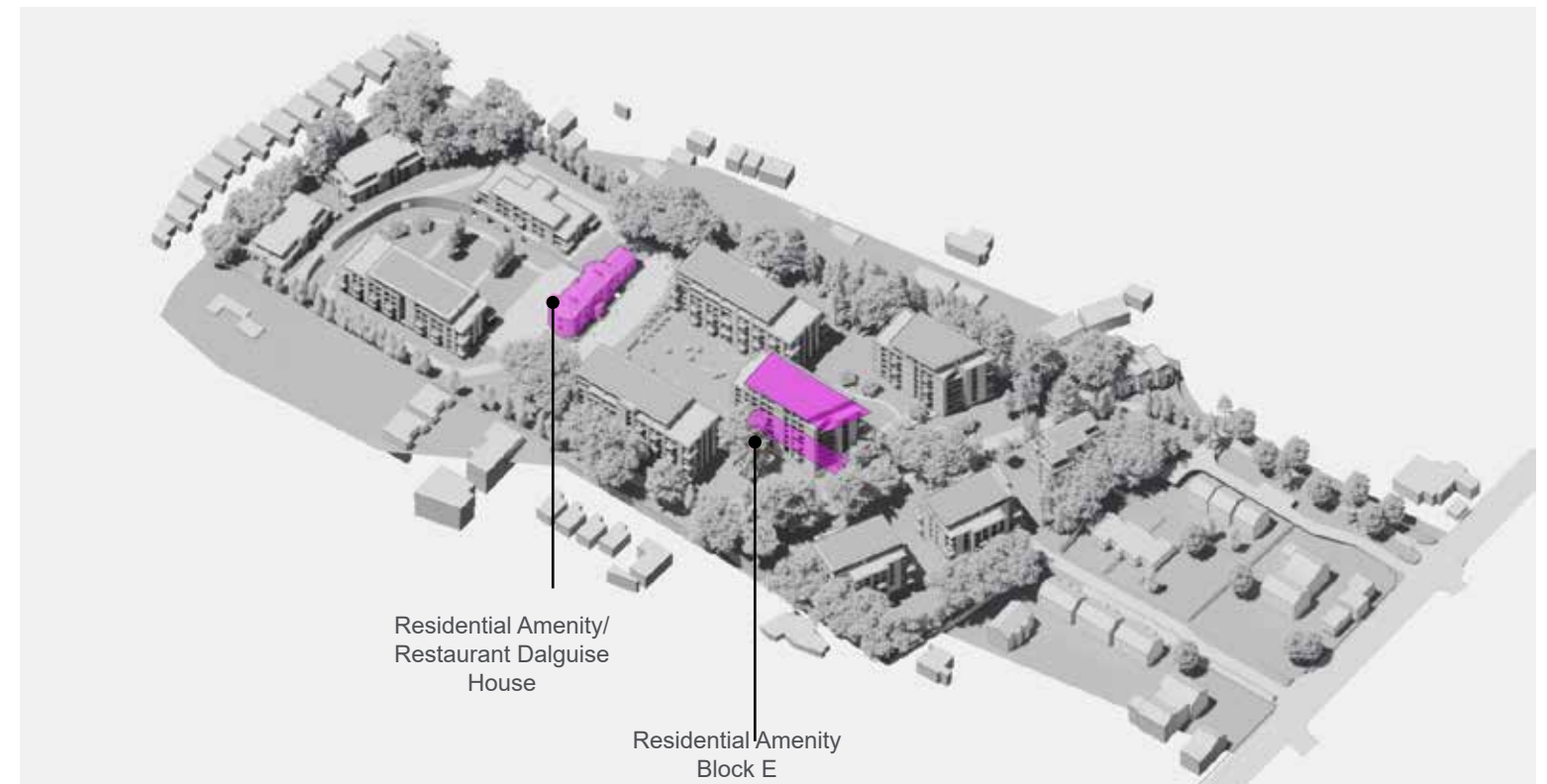
Rooftop Terrace

(106sqm)

Dalguise House:

Events Space, Library, Residents Lounge.

Diagrams to the right show location of internal and external residents' amenities spaces.



Location of Residential Amenities



CGI of ground floor residential amenity space - Block E

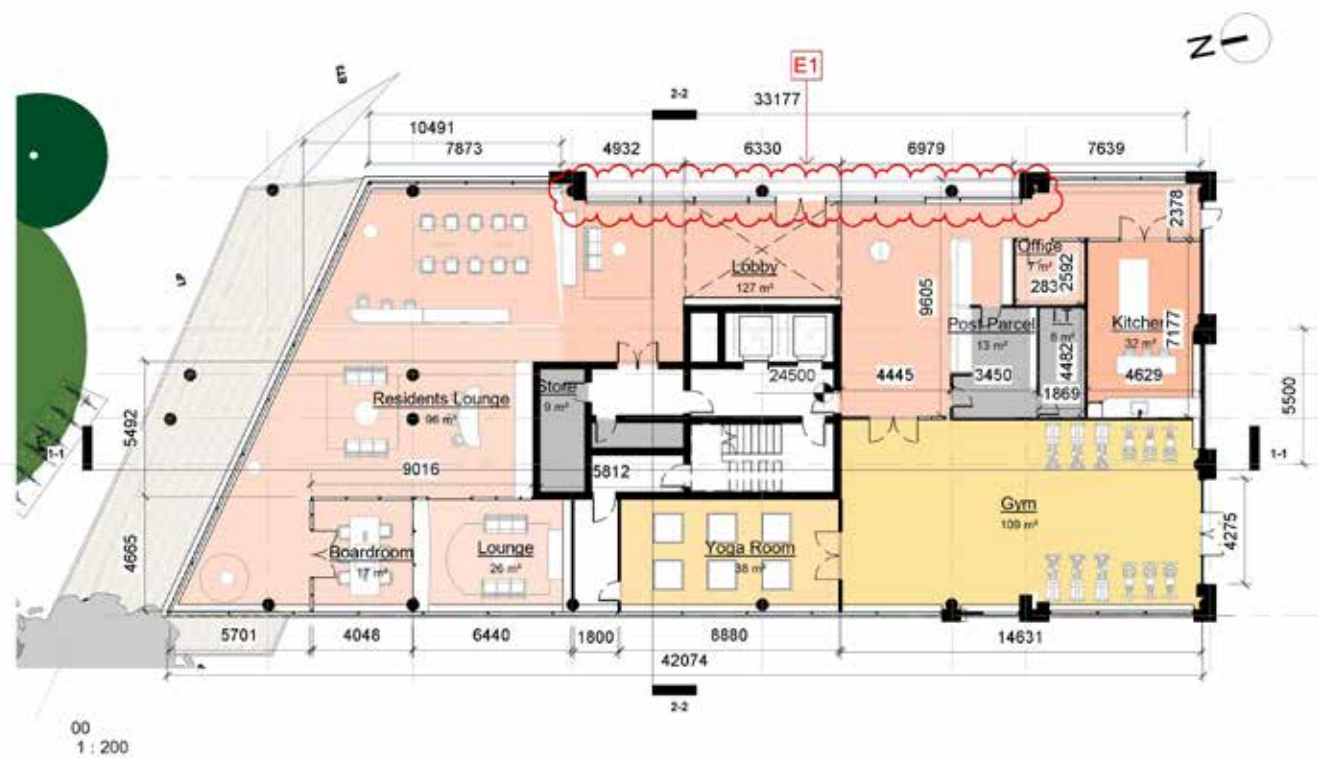
2.2 Block E - Communal Amenity (Internal)



Residents Lounge Area - Block E



Residents Co-Working Area - Block E



2.3 Block E - Communal Amenity - Rooftop



Residents Amenities- Private dining room (Image provided by Greystar)



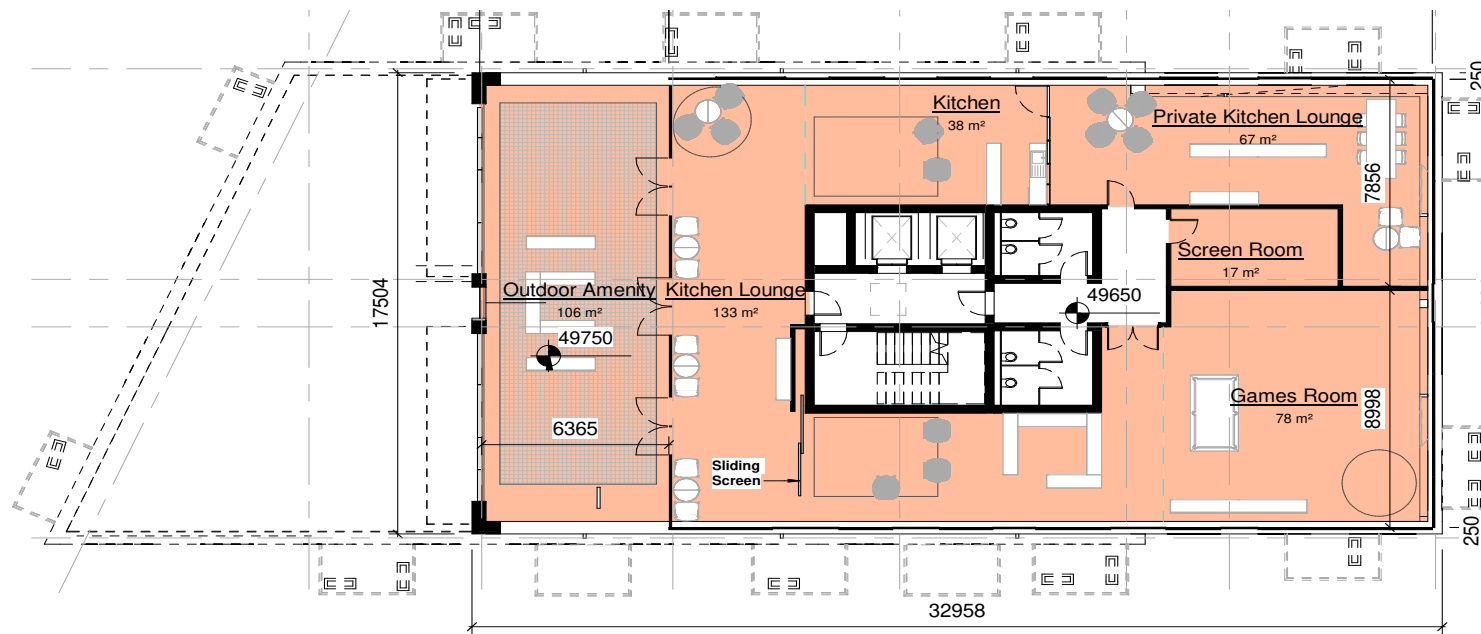
Residents Amenities- Terrace garden (Precedent Image)



Residents Amenities - (3D draft view)



Residents Amenities- Terrace garden (3D draft view)



Residents Amenities- Terrace garden (Precedent Image)

2.4 Dalguise House Ground Floor Amenity Provision

INTERNAL AMENITY

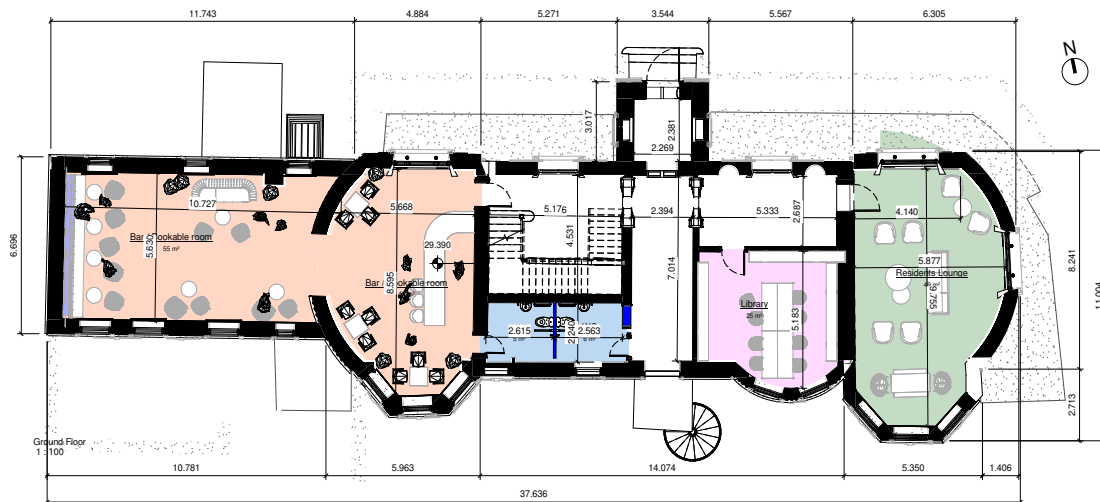
Dalguise House:

Cafe **Public

(273sqm)

Library 25sqm, Residents Lounge 48sqm, Events Space 44sqm, Bar / Bookable Room 40sqm

(157sqm) Total.



Ground Floor



Residents Amenities- Residents Lounge (Precedent Image)

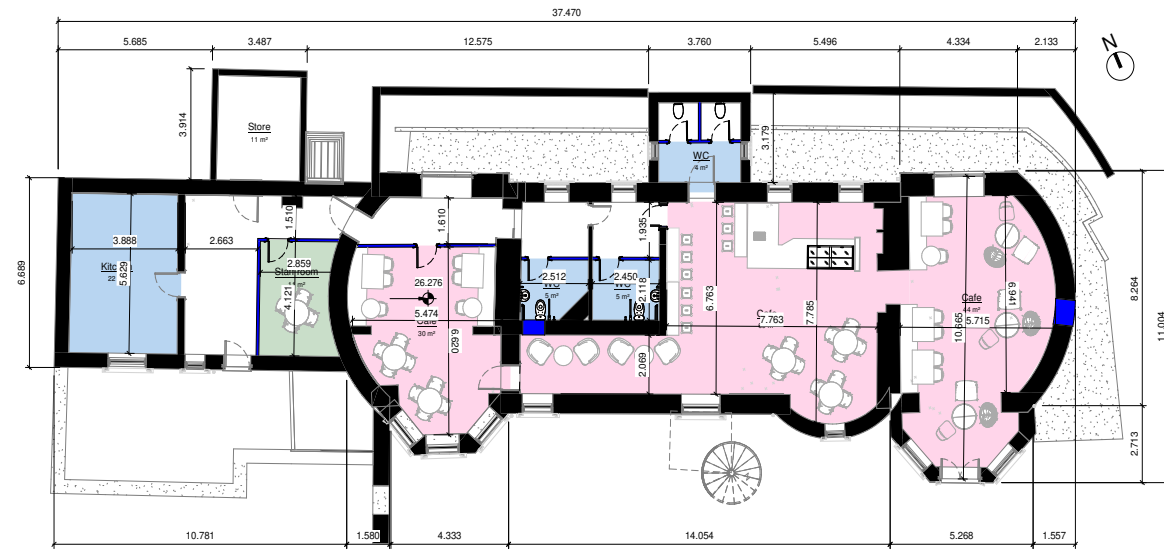


Residents Amenities- Residents Lounge (Precedent Image)



Residents Amenities- Residents Lounge (3D draft view)

2.6 Dalguise House F&B @ Lower Ground (commercial)



Lower Ground Floor

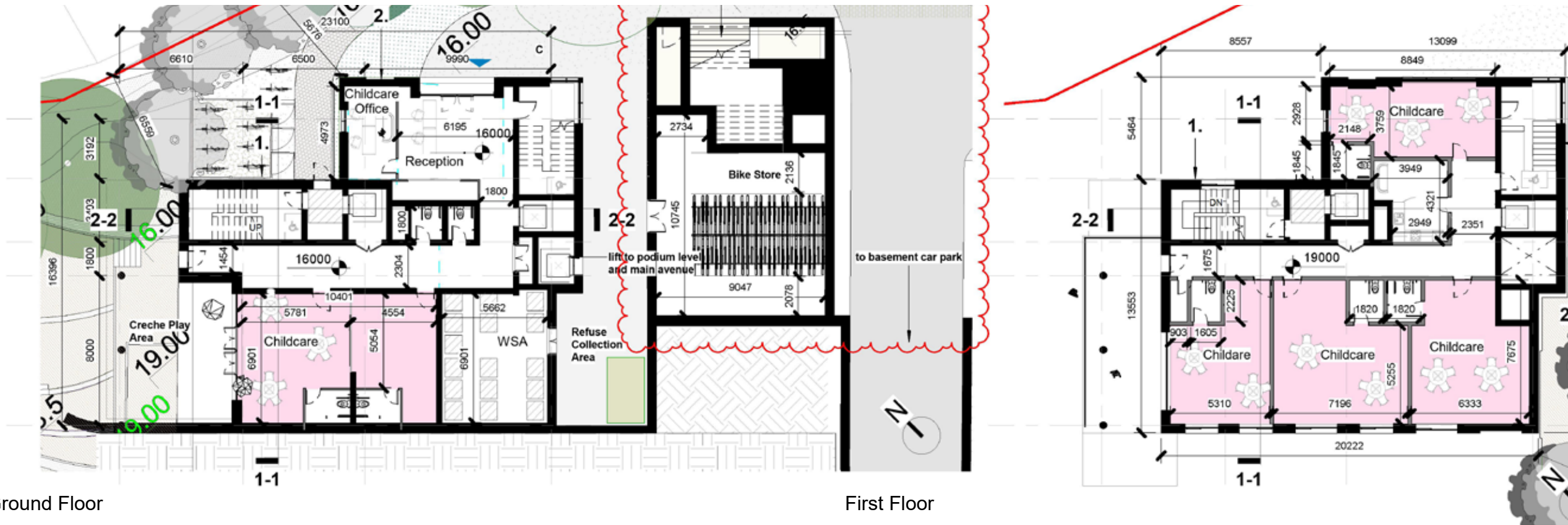


Other Uses- Restaurant external dining (Precedent image)



Other Uses- Restaurant/Cafe (Precedent image)

2.7 Block A - Childcare Facility



Ground Floor

First Floor

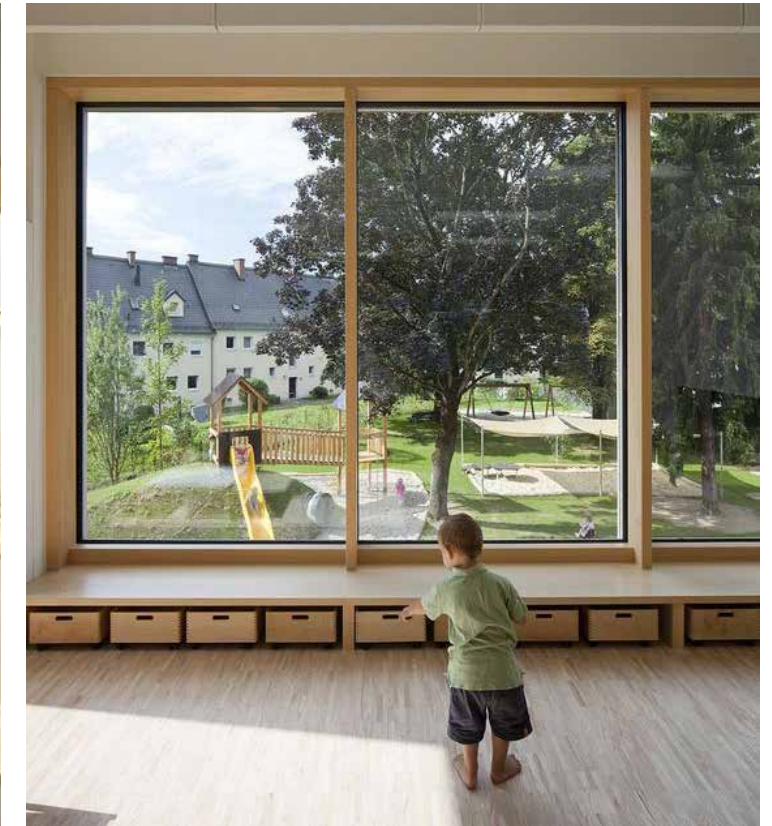
Area total provided: 450 sqm



Block A Creche - Creche entrance (draft 3D view)



Block A Creche - Corridor (Precedent Images)



Block A Creche - Class Room (Precedent Images)

3.0 | Accessibility

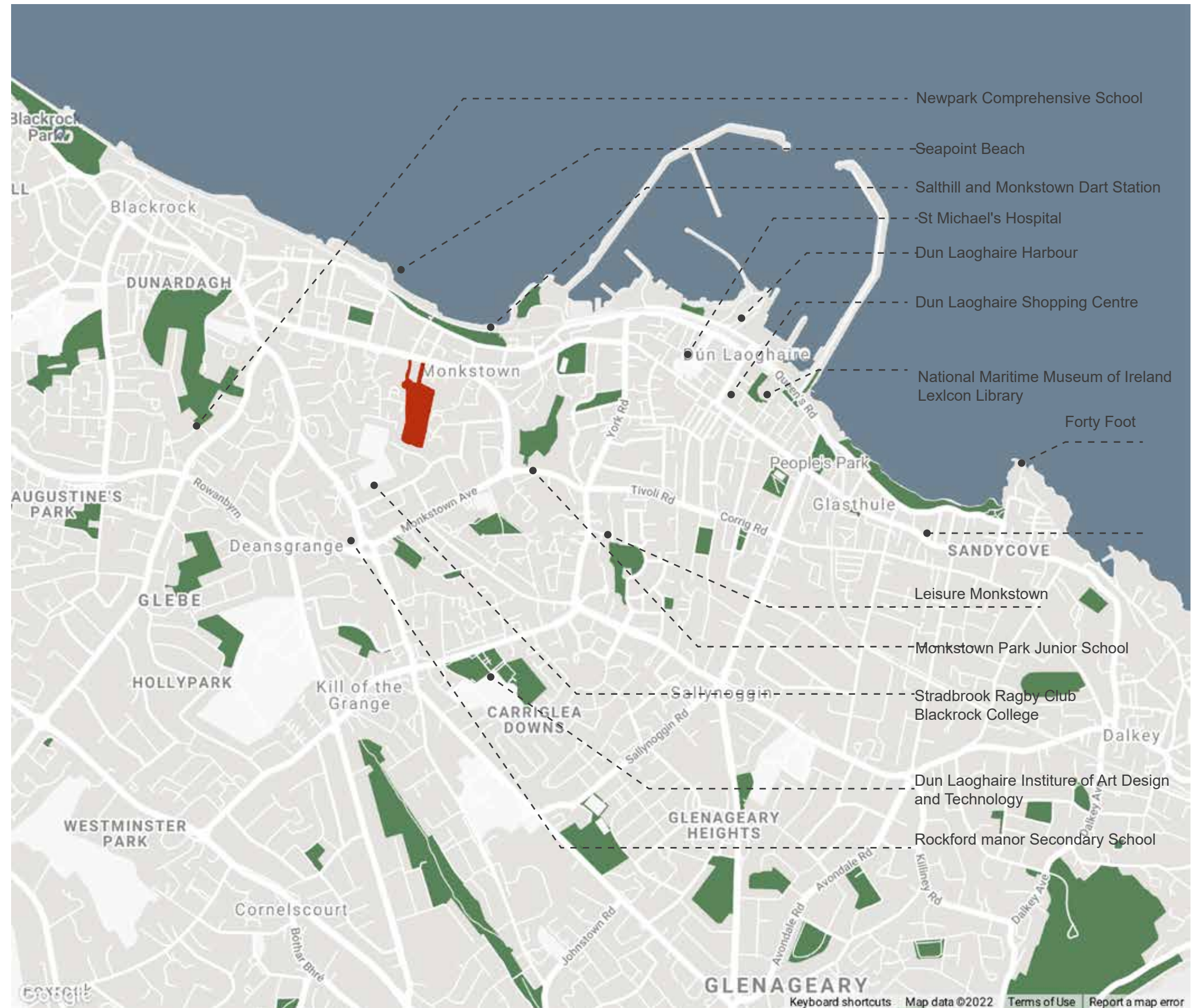


3.1 Overview

This site is situated close to the historic coastal village of Monkstown and contains very attractive natural attributes such as existing mature trees, a stream and heritage buildings, this setting and location is uniquely suitable for the development of a residential scheme.

The proposed site itself is highly accessible by public transport, located within 500m (5 minutes' walk) of the Salthill and Monkstown Train Station. This station provides service for Dart suburban rail service direct to Connolly Station, where it connects to the national rail network. Bus stops on Monkstown Road are located approximately 140m west of the site, served by routes 7, 7a, 7d and 703, providing links to Brides Glen and Loughlinstown Park to the south, as well as the city centre, and Dublin airport to the north. Bus route 7 and 7a both a frequency of 30 minutes on Monkstown Road, and route 7d operates on morning and evening peak hours from Monday to Friday with a frequency of 30-45 minutes

This represents an opportunity to provide significant residential apartments and density within an appropriate location as per the *Urban Development and Building Heights Guidelines*.



3.2 Public Accessibility



This diagram illustrates the available routes for pedestrians and cyclists around the site and future potential connections to adjoining lands, indicates bus stop positions and the relative location of Salthill and Monkstown station.

The site is accessible by public transport. It lies within 400m of Salthill & Monkstown Train Station, 200m from Monkstown village and 1.5km west of Dun Laoghaire town centre.

Blackrock is located approximately 1.5km to the west. Bus stops on Monkstown Road are located within 200 metres of the site, served by routes 7, 7a, 7d and 703, providing links to Brides Glen and Loughlinstown Park to the south, as well as Mountjoy Square, and Dublin Airport to the north.

3.3 Bicycle Parking

Secure bicycle parking areas are located right across the scheme, please refer to 'C0135 L9000 Bicycle Parking Quantum and Layout' by Cameo

Provisions will be made for Electric Bikes in the main bike storage area in Block D and in the Undercroft of Blocks B+C, Basement of Blocks E,F and G and Blocks J+H.

The Overall Bicycle Parking numbers are :

- 716 Long Stay
- 255 Short Stay
- 16 Cargo Bike Spaces

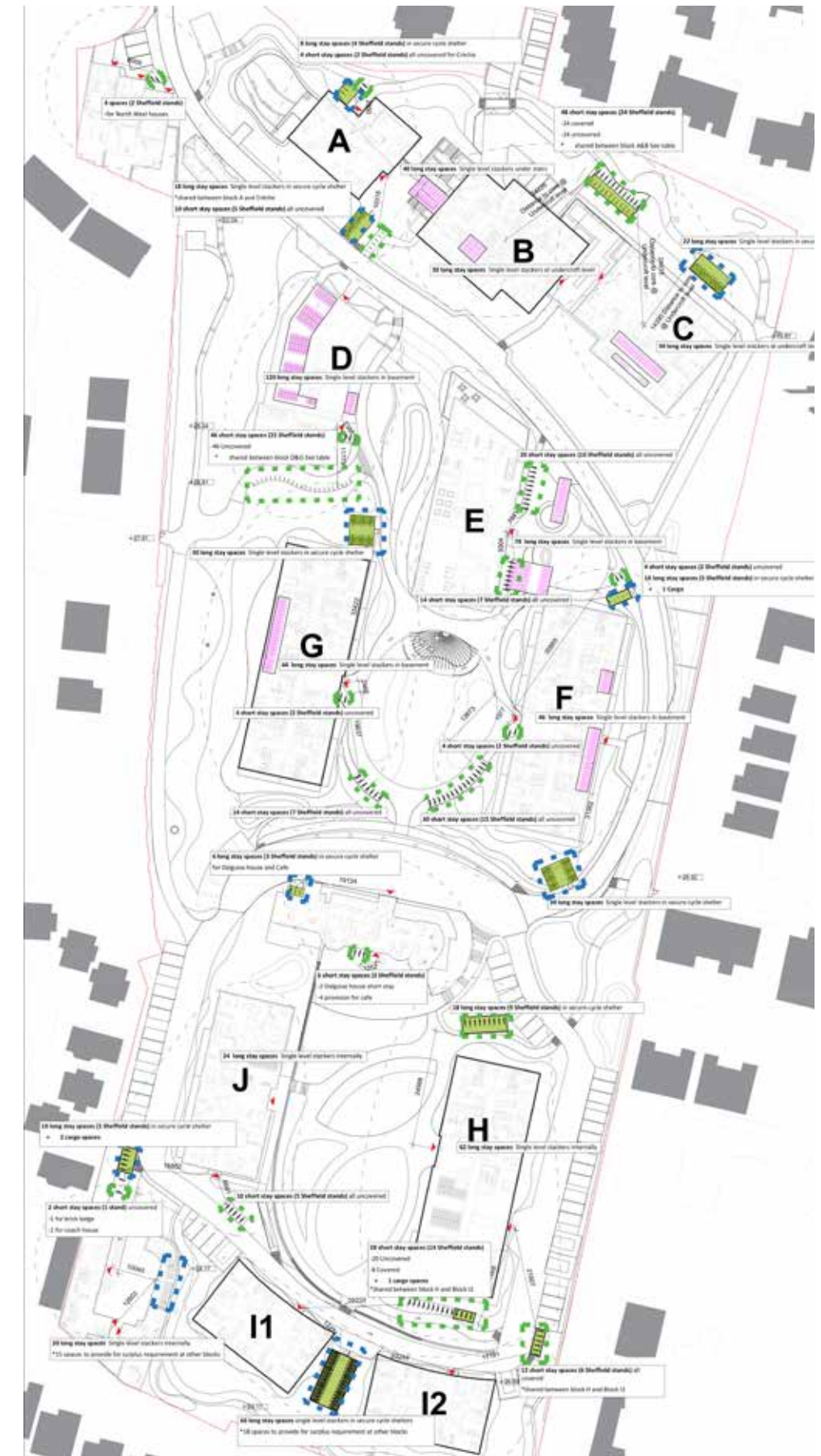
Total 987

SECURE BIKE PARKING -

Undercroft of Blocks A,B,C
Basement - Blocks D,E,F,G
Lower Ground - Block H,J
Surface (please see accompanying drawings and documents by Cameo Landscaping.



Bicycle Parking - Secure parking access on Coach House (3D draft View)



3.4 Vehicular Access

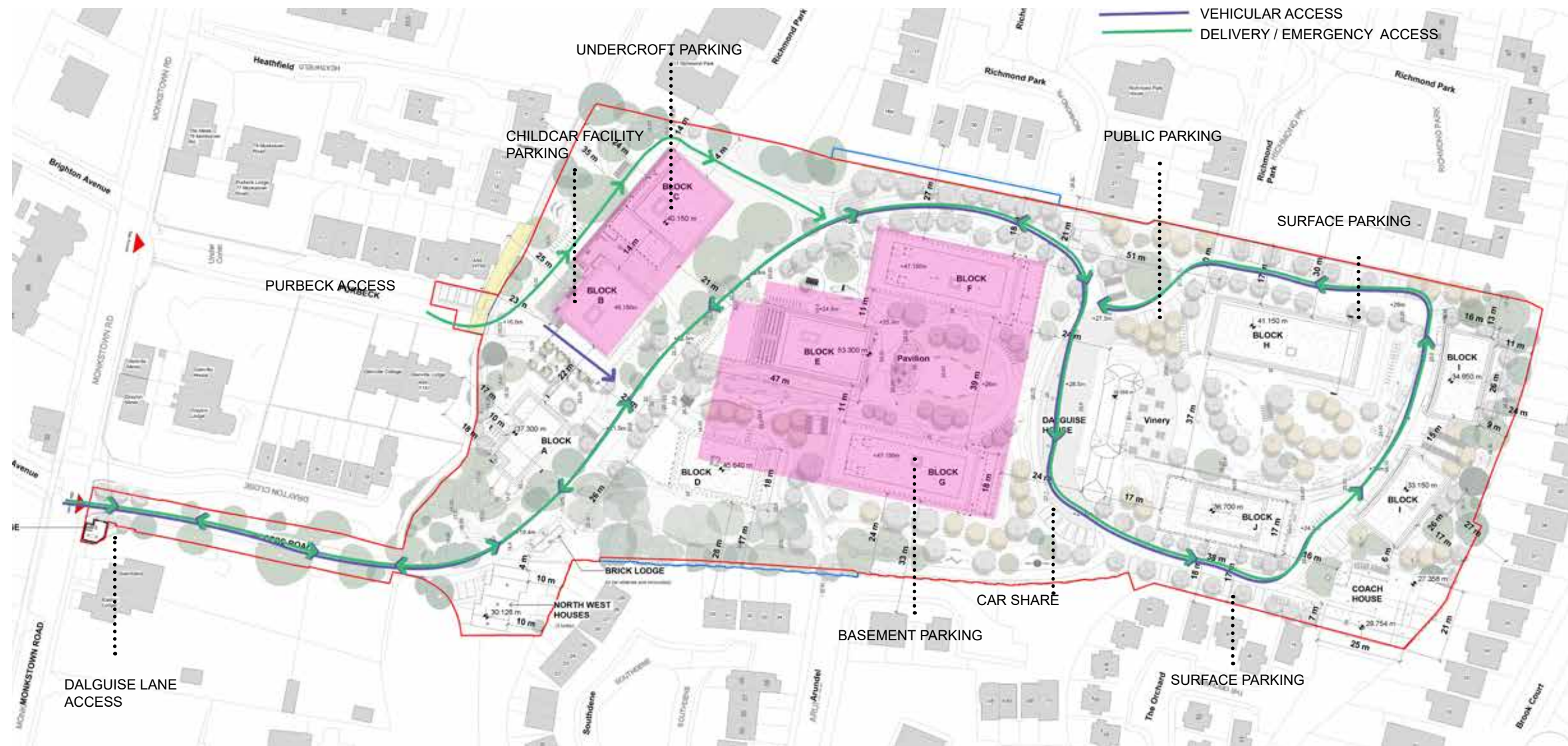
The main access for vehicles is via Purbeck Road, and into the main basement car parking via a tunnel underneath the existing avenue. This removes traffic from most of the site and organises the parking into 1 central basement in addition to undercroft parking at the front of site + limited surface parking for the residents.

The main avenue is to be a shared space between cyclists, pedestrians with minimal vehicular traffic.

Childcare facility parking and drop-off area separate from residential parking. F&B access via existing avenue and public parking provided beside Dalguise House.



VEHICULAR ENTRANCE AT PURBECK - CARS GO UNDER BLOCK B TO BASEMENT DIRECT



3.5 Parking and Refuse



Undercroft Parking and Waste Storage Area



Residents Surface Parking and Refuse

Waste Storage / Collection areas are located in the undercroft of Block A, at Block H, J and the Coach House. See accompanying report from AWN.

Car Parking			
Schedule of Car Parking - Ongoing			
Location	Apartments		Units
	GFA	EV	TOTAL
Purbeck - Undercroft (Residential)	1403	4	19
Basement (Residential)	5396	30	148
Rear of Site - Surface (Residential)		8	38
NW Houses (Residential)			3
Car Share - West of Dalguise House (Residential)			6
Total Residential		41	214
Dalguise - F+B - Surface (Non-Residential)			8
Creche - Surface @ Purbeck (Non Residential)			6
Total (Non Residential)			14
Total Overall			228



Basement Parking and Refuse storage

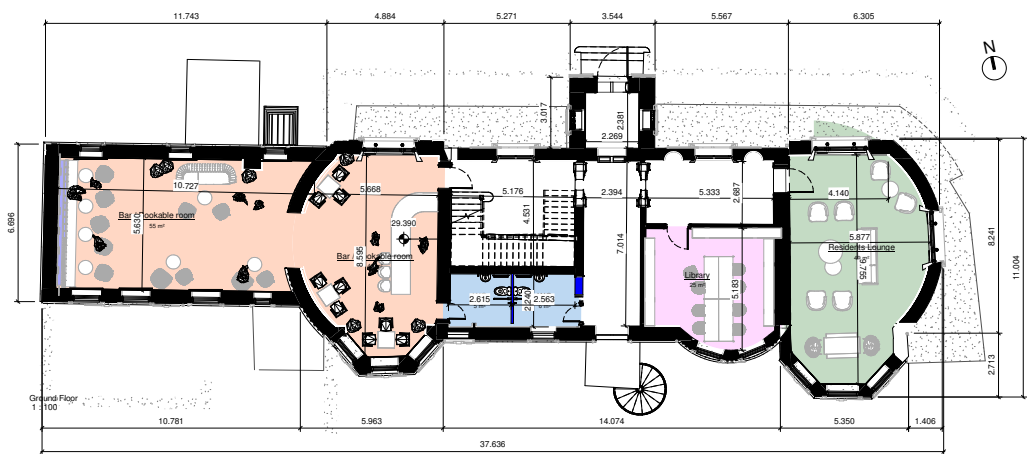
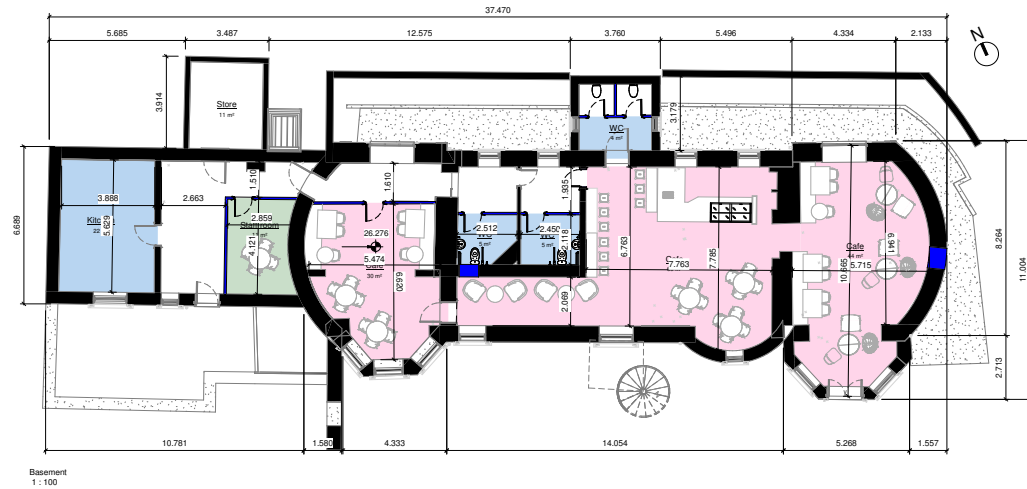
4.0 | Historic Buildings



4.1 Dalguise House

As the focal point to the scheme, Dalguise House will be fully renovated to include 3 apartments and Internal Amenity spaces for all the residents to use and public accessible Cafe/Restaurant.

The new and more formal setting proposed for the 18th century house will give it a new lease of life at the heart of a vibrant new community in Monkstown.



Dalguise House - CGI views



Dalguise House - Existing

4.2 Coach House



GROUND FLOOR

FIRST FLOOR



Coach House (3D draft View)



Coach House - Existing



Coach House - Existing

5.0 | Housing Quality Assessment



5.1 Apartment Schedules

Block A, Dalguise																
Monkstown																
Floor	Apartment No.	Unit Type	No. of beds		Unit Type	Floor Area m ²	Part V	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2												
L02	A_02_01	1 Bed	•		1B_2P_01	47	•	Dual	23	14.3	0	14.3	3	3		
L02	A_02_02	1 Bed	•		1B_2P_01	47	•	Single	23	14.2	0	14.2	3	3	5	1
L02	A_02_03	1 Bed	•		1B_2P_01	47	•	Single	23	14.2	0	14.3	3	3		
L02	A_02_04	1 Bed	•		1B_2P_02	50	•	Dual	28.4	12.6	0	12.6	3	3	6	1
L03	A_03_01	1 Bed	•		1B2P_01	47		Dual	23	14.3	0	14.3	3	3	5	1
L03	A_03_02	1 Bed	•		1B2P_01	47		Single	23	14.2	0	14.3	3	3		
L03	A_03_03	2 Bed		•	2B4P_01	79.5	•	Dual	30.4	14.5	13.6	28.1	6	6	7	2
L03	A_03_04	1 Bed	•		1B2P_02	50		Dual	28.4	12.6	0	12.6	3	3		
L04	A_04_01	1 Bed	•		1B2P_01	47		Dual	23	14.3	0	14.3	3	3		
L04	A_04_02	1 Bed	•		1B2P_01	47		Single	23	14.2	0	14.3	3	3	5	1
L04	A_04_03	2 Bed		•	2B4P_01	79.5		Dual	30.4	14.5	13.6	28.1	6	6	7	1
L04	A_04_04	1 Bed	•		1B2P_02	50		Dual	28.4	12.6	0	12.6	3	3	5	1
L05	A_05_01	1 Bed	•		1B2P_01	47		Dual	28.4	14.3	0	14.3	3	3	5.2	1
L05	A_05_02	1 Bed	•		1B2P_01	47		Single	23	14.2	0	14.3	3	3		
L05	A_05_03	2 Bed		•	2B4P_01	79.5		Dual	30.4	14.5	13.6	28.1	6	6	7	2
L05	A_05_04	1 Bed	•		1B2P_02	50		Dual	28.4	12.6	0	12.6	3	3		
L06	A_06_01	2 Bed		•	2B4P_02	73.5		Dual	35.2	14.3	11.6	25.9	6.5	6.5	22	
L06	A_06_02	1 Bed	•		1B2P_03	53		Dual	24.1	14.8	0	14.8	5.8	5.8		
L06	A_06_03	1 Bed	•		1B2P_04	54		Dual	30	12.6	0	12.6	4.4	4.4		
						1042									74.2	11

Dalguise, Block B+C																	
Floor	Apartment No.	Description	No. of beds			Unit Types	Floor Area m²	Part V	Aspect	Living/Dining Kitchen Area m²	Bedroom 01 Area m²	Bedroom 02 Area m²	Agg Bedroom Area m²	Storage in Unit m²	Total Storage m²	Private Amenity Space m² **	Number of Balconies
			1	2	3												
00 PL	BC_00_01	2 Bed		●		2B_4P_03	77.5	●	Dual	30	13.7	11.4	25.1	6	6	7	1
00 PL	BC_00_02	1 Bed	●			1B_2P_05	50	●	Single	23.6	14.3	0	14.3	3	3		
00 PL	BC_00_03	1 Bed	●			1B_2P_05	50	●	Single	23.6	14.3	0	14.3	3	3		
00 PL	BC_00_04	2 Bed		●		2B_4P_03	77.5	●	Dual	30	13.7	11.4	25.1	6	6	7	1
L01	BC_01_01	1 Bed	●			1B2P_05	60.6	●	Dual	23.6	14.3	0	14.3	3	3		
L01	BC_01_02	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3	5	1
L01	BC_01_03	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L01	BC_01_04	2 Bed		●		2B4P_03	73.9	●	Dual	30	13.7	11.4	25.1	6	6	7	1
L01	BC_01_05	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3		
L01	BC_01_06	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3		
L01	BC_01_07	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3		
L01	BC_01_08	1 Bed	●			1B2P_05	60	●	Dual	23.6	14.3	0	14.3	3	3		
L02	BC_02_01	1 Bed	●			1B2P_05	60.6	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L02	BC_02_02	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3		
L02	BC_02_03	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3		
L02	BC_02_04	2 Bed		●		2B4P_03	73.9	●	Dual	30	13.7	11.4	25.1	6	6		
L02	BC_02_05	2 Bed		●		2B4P_03	75.8	●	Dual	30	13.7	11.4	25.1	6	6		
L02	BC_02_06	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3		
L02	BC_02_07	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3		
L02	BC_02_08	1 Bed	●			1B2P_05	60	●	Dual	23.6	14.3	0	14.3	3	3		
L03	BC_03_01	1 Bed	●			1B2P_05	60.6	●	Dual	23.6	14.3	0	14.3	3	3		
L03	BC_03_02	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3	5	1
L03	BC_03_03	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L03	BC_03_04	2 Bed		●		2B4P_03	73.9	●	Dual	30	13.7	11.4	25.1	6	6	7	1
L03	BC_03_05	2 Bed		●		2B4P_03	75.8	●	Dual	30	13.7	11.4	25.1	6	6	7	1
L03	BC_03_06	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3	5	1
L03	BC_03_07	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L03	BC_03_08	1 Bed	●			1B2P_05	60	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L04	BC_04_01	1 Bed	●			1B2P_05	60.6	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L04	BC_04_02	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3		
L04	BC_04_03	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3		
L04	BC_04_04	2 Bed		●		2B4P_03	73.9	●	Dual	30	13.7	11.4	25.1	6	6		
L04	BC_04_05	2 Bed		●		2B4P_03	75.8	●	Dual	30	13.7	11.4	25.1	6	6		
L04	BC_04_06	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3		
L04	BC_04_07	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3		
L04	BC_04_08	1 Bed	●			1B2P_05	60	●	Dual	23.6	14.3	0	14.3	3	3		
L05	BC_05_01	1 Bed	●			1B2P_05	60.6	●	Dual	23.6	14.3	0	14.3	3	3		
L05	BC_05_02	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3	5	1
L05	BC_05_03	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L05	BC_05_04	2 Bed		●		2B4P_03	73.9	●	Dual	30	13.7	11.4	25.1	6	6	7	1
L05	BC_05_05	2 Bed		●		2B4P_03	75.8	●	Dual	30	13.7	11.4	25.1	6	6	7	1
L05	BC_05_06	1 Bed	●			1B2P_05	50	●	Single	23.6	14.3	0	14.3	3	3	5	1
L05	BC_05_07	1 Bed	●			1B2P_05	50	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L05	BC_05_08	1 Bed	●			1B2P_05	60	●	Dual	23.6	14.3	0	14.3	3	3	5	1
L06	BC_06_01	2 Bed		●		2B4P_05	76.4	●	Dual	30.2	11.6	11.5	23.1	6	6	7	1
L06	BC_06_02	2 Bed		●		2B4P_05	76.4	●	Dual	30.2	11.6	11.5	23.1	6	6		
L06	BC_06_03	2 Bed		●		2B4P_04	73.5	●	Dual	32.4	14	13.7	27.9	6.8	6.8	7	1
L06	BC_06_04	2 Bed		●		2B3P_01	66	●	Dual	29	13.9	7.3	18.7	5	5		
							2873									133	23

Block D																		
Floor	Apartment No.	Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 03 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies	
			1	2	3													
00 PL	D_00_01	2 Bed		•		2B_4P_08	73	Dual	30.2	13	11.6	0	24.6	6	6	7	1	
00 PL	D_00_02	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2			
00 PL	D_00_03	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2			
00 PL	D_00_04	2 Bed		•		2B_4P_09	82	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
00 PL	D_00_05	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4			
00 PL	D_00_06	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4			
00 PL	D_00_07	1 Bed	•			1B_2P_18	48	Dual	22.1	14.2	0	0	14.2	4.1	4.1	5	1	
00 PL	D_00_08	3 Bed			•	3B_5P_05	97	Dual	34	14.2	14.2	10.9	39.3	9	9	9	1	
L01	D_01_01	2 Bed		•		2B_4P_08	73	Dual	30.2	13	11.6	0	24.6	6	6	7	1	
L01	D_01_02	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L01	D_01_03	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L01	D_01_04	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6	7	1	
L01	D_01_05	2 Bed		•		2B_4P_09	82	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L01	D_01_06	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4			
L01	D_01_07	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4			
L01	D_01_08	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6	7	2	
L02	D_02_01	2 Bed		•		2B_4P_08	73	Dual	30.2	13	11.6	0	24.6	6	6	7	1	
L02	D_02_02	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2			
L02	D_02_03	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2			
L02	D_02_04	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6			
L02	D_02_05	2 Bed		•		2B_4P_09	82	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L02	D_02_06	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L02	D_02_07	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L02	D_02_08	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6			
L03	D_03_01	2 Bed		•		2B_4P_08	73	Dual	31	13	11.6	0	24.6	6	6			
L03	D_03_02	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L03	D_03_03	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L03	D_03_04	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6	7	1	
L03	D_03_05	2 Bed		•		2B_4P_09	82	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L03	D_03_06	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L03	D_03_07	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L03	D_03_08	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6	7	2	
L04	D_04_01	2 Bed		•		2B_4P_08	73	Dual	30.2	13	11.6	0	24.6	6	6	7	1	
L04	D_04_02	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2			
L04	D_04_03	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2			
L04	D_04_04	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6			
L04	D_04_05	2 Bed		•		2B_4P_09	82	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L04	D_04_06	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L04	D_04_07	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L04	D_04_08	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6			
L05	D_05_01	2 Bed		•		2B_4P_08	73	Dual	30.2	13	11.6	0	24.6	6	6			
L05	D_05_02	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L05	D_05_03	1 Bed	•			1B_2P_06	45	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L05	D_05_04	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6	7	1	
L05	D_05_05	2 Bed		•		2B_4P_09	85	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L05	D_05_06	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L05	D_05_07	1 Bed	•			1B_2P_07	48	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L05	D_05_08	2 Bed		•		2B_4P_01	78	Dual	30.4	14.5	13.6	0	28.1	6	6	7	2	
L06	D_06_01	2 Bed		•		2B_4P_16	89	Dual	30.7	13.1	7	0	20.1	5.2	5	7	1	
L06	D_06_02	2 Bed		•		2B_4P_17	78	Dual	30	13.1	11.5	7	31.6	9	9	9	1	
L06	D_06_03	2 Bed		•		2B_4P_18	74	Dual	30	13	11.2	0	24.2	5.3	5.3	7	1	
L06	D_06_04	2 Bed		•		2B_4P_19	80	Dual	30.7	13.1	11.8	0	24.9	6	6	12.7	1	
							3295										Total	38
																	224.7	

Block E

Floor	Apartment No.	Apt. Description	No. of beds		Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2											
L01	E_01_01	2 Bed		•	2B_4P_10	74	Dual	31.2	16	13	29	6	6		
L01	E_01_02	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3		
L01	E_01_03	2 Bed		•	2B_4P_01	75	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L01	E_01_04	2 Bed		•	2B_4P_11	88	Dual	34.2	16.1	12.9	29	6.2	6.2		
L01	E_01_05	1 Bed	•		1B_2P_05	47	Single	23.6	14.3	0	14.3	3	3		
L01	E_01_06	1 Bed	•		1B_2P_09	46	Single	26.6	12.3	0	12.3	3.2	3.2		
L01	E_01_07	1 Bed	•		1B_2P_09	46	Single	26.6	12.3	0	12.3	3.2	3.2		
L01	E_01_08	2 Bed		•	2B_4P_01	75	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L02	E_02_01	2 Bed		•	2B_4P_10	74	Dual	32.4	16	13	29	6	6	7	1
L02	E_02_02	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	5	1
L02	E_02_03	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L02	E_02_04	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L02	E_02_05	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L02	E_02_06	2 Bed		•	2B_4P_11	88	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L02	E_02_07	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3		
L02	E_02_08	1 Bed	•		1B_2P_09	46	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L02	E_02_09	1 Bed	•		1B_2P_09	47	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L02	E_02_10	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L03	E_03_01	2 Bed		•	2B_4P_10	74	Dual	32.4	16	13	29	6	6	7	1
L03	E_03_02	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3		
L03	E_03_03	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3		
L03	E_03_04	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L03	E_03_05	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L03	E_03_06	2 Bed		•	2B_4P_11	88	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L03	E_03_07	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	5	1
L03	E_03_08	1 Bed	•		1B_2P_09	46	Single	26.6	12.3	0	12.3	3.2	3.2		
L03	E_03_09	1 Bed	•		1B_2P_09	47	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L03	E_03_10	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L04	E_04_01	2 Bed		•	2B_4P_10	74	Dual	32.4	16	13	29	6	6	7	1
L04	E_04_02	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	5	1
L04	E_04_03	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L04	E_04_04	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L04	E_04_05	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L04	E_04_06	2 Bed		•	2B_4P_11	88	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L04	E_04_07	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3		
L04	E_04_08	1 Bed	•		1B_2P_09	46	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L04	E_04_09	1 Bed	•		1B_2P_09	47	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L04	E_04_10	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L05	E_05_01	2 Bed		•	2B_4P_10	74	Dual	32.4	16	13	29	6	6	7	1
L05	E_05_02	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3		
L05	E_05_03	1 Bed	•		1B2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3		
L05	E_05_04	1 Bed	•		1B2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L05	E_05_05	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L05	E_05_06	2 Bed		•	2B_4P_11	88	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L05	E_05_07	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	5	1
L05	E_05_08	1 Bed	•		1B_2P_09	46	Single	26.6	12.3	0	12.3	3.2	3.2		
L05	E_05_09	1 Bed	•		1B_2P_09	47	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L05	E_05_10	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L06	E_06_01	2 Bed		•	2B_4P_10	74	Dual	32.4	16	13	29	6	6	7	1
L06	E_06_02	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	5	1
L06	E_06_03	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L06	E_06_04	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L06	E_06_05	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L06	E_06_06	2 Bed		•	2B_4P_11	88	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L06	E_06_07	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3		
L06	E_06_08	1 Bed	•		1B_2P_09	46	Single	26.6	12.3	0	12.3	3.2	3.2	6	1
L06	E_06_09	1 Bed	•		1B_2P_09	47	Single	26.6	12.3	0	12.3	3.2	3.2	6	1
L06	E_06_10	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L07	E_07_01	1 Bed	•		1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	5	1
L07	E_07_02	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3		
L07	E_07_03	1 Bed	•		1B_2P_09a	47	Single	25.6	12.4	0	12.4	6.3	6.3		
L07	E_07_04	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L07	E_07_05	1 Bed	•		1B_2P_05	47	Single	23.6	14.3	0	14.3	3	3	5	1
L07	E_07_06	1 Bed	•		1B_2P_09	47	Single	26.6	12.3	0	12.3	3.2	3.2		
L07	E_07_07	1 Bed	•		1B_2P_09	46	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L07	E_07_08	2 Bed		•	2B_4P_01	77	Dual	30.6	14.5	13.6	28.1	6	6	7	1
						3906								290	Total 53

Block F-G

Floor	Apartment No.	Apt. Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 03 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Other Storage m ² *	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2	3													
00 PL	FG_00_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6.8		6	7	1
00 PL	FG_00_02	2 Bed		•		2B_3P_06	63	Single	28	13.1	7.2	0	20.3	6		6	7	1
00 PL	FG_00_03	1 Bed	•			1B_2P_10	51.5	Single	26.7	14.4	0	0	14.4	3		3	5	1
00 PL	FG_00_04	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
00 PL	FG_00_05	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
00 PL	FG_00_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
00 PL	FG_00_07	2 Bed		•		2B_4P_13	81.4	Single	32.3	16.7	12.9	0	29.6	7		7	7	1
00 PL	FG_00_08	1 Bed	•			1B_2P_11	51.4	Single	24.4	16.4	0	0	16.4	3.9		3.9	5	1
00 PL	FG_00_09	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
00 PL	FG_00_10	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L01	FG_01_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6		
L01	FG_01_02	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L01	FG_01_03	1 Bed	•			1B_2P_10	55.5	Single	26.7	14.4	0	0	14.4	3		3	5	1
L01	FG_01_04	1 Bed	•			1B_2P_10	51.5	Single	26.7	14.4	0	0	14.4	3		3		
L01	FG_01_05	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L01	FG_01_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L01	FG_01_07	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L01	FG_01_08	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L01	FG_01_09	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1		
L01	FG_01_10	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1		
L01	FG_01_11	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L01	FG_01_12	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L02	FG_02_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L02	FG_02_02	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
L02	FG_02_03	1 Bed	•			1B_2P_10	55.5	Single	26.7	14.4	0	0	14.4	3		3		
L02	FG_02_04	1 Bed	•			1B_2P_10	51.5	Single	26.7	14.4	0	0	14.4	3		3	5	1
L02	FG_02_05	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
L02	FG_02_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L02	FG_02_07	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L02	FG_02_08	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
L02	FG_02_09	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1	5	1
L02	FG_02_10	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1	5	1
L02	FG_02_11	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
L02	FG_02_12	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L03	FG_03_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6		
L03	FG_03_02	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L03	FG_03_03	1 Bed	•			1B_2P_10	55.5	Single	26.7	14.4	0	0	14.4	3		3	5	1
L03	FG_03_04	1 Bed	•			1B_2P_10	51.5	Single	26.7	14.4	0	0	14.4	3		3		
L03	FG_03_05	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L03	FG_03_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L03	FG_03_07	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L03	FG_03_08	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L03	FG_03_09	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1		
L03	FG_03_10	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1		
L03	FG_03_11	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L03	FG_03_12	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L04	FG_04_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L04	FG_04_02	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
L04	FG_04_03	1 Bed	•			1B_2P_10	55.5	Single	26.7	14.4	0	0	14.4	3		3		
L04	FG_04_04	1 Bed	•			1B_2P_10	51.5	Single	26.7	14.4	0	0	14.4	3		3	5	1
L04	FG_04_05	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
L04	FG_04_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L04	FG_04_07	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L04	FG_04_08	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
L04	FG_04_09	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1	5	1
L04	FG_04_10	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1	5	1
L04	FG_04_11	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6	5	1
L04	FG_04_12	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6		6	7	1
L05	FG_05_01	2 Bed		•		2B_3P_09	70	Dual	30	11.5	13	0	24.5	6		6	7	1
L05	FG_05_02	1 Bed	•			1B_2P_10	50.5	Single	26.7	14.4	0	0	14.4	3		3	5	1
L05	FG_05_03	1 Bed	•			1B_2P_10	51.7	Single	26.7	14.4	0	0	14.4	3		3		
L05	FG_05_04	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L05	FG_05_05	2 Bed		•		2B_3P_09	70	Dual	30	11.5	13	0	24.5	6		6	7	1
L05	FG_05_06	2 Bed		•		2B_4P_01	78.7	Dual	30	11.5	13	0	24.5	6		6	7	1
L05	FG_05_07	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1		
L05	FG_05_08	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1		
L05	FG_05_09	1 Bed	•			1B_2P_05	46	Single	23.6	14.3	0	14.3	3	3	3	5.6		
L05	FG_05_10	2 Bed		•		2B_4P_01	78.6	Dual	30	11.5	13	0	24.5	6		6	7	1
L06	FG_06_01	2 Bed		•		2B_3P_09	70	Dual	30	11.5	13	0	24.5	6		6	7	1
L06	FG_06_02	1 Bed	•			1B_2P_10	50.5	Single	26.7	14.4	0	0	14.4	3		3		
L06	FG_06_03	1 Bed	•			1B_2P_10	51.7	Single	26.7	14.4	0	0	14.4	3		3		
L06	FG_06_04	3 Bed		•		3B_6P_01	124	Dual	41.4	14.1	14	12.7	40.8	9.1		9.1		
L06	FG_06_05	2 Bed		•		2B_3P_09	70	Dual	24	11.5	0	0	11.5	3		6	7	1
L06	FG_06_06	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1	5	1
L06	FG_06_07	1 Bed	•			1B_2P_12	45	Single	23.9	11.5	0	0	11.5	3.1		3.1	5	1
L06	FG_06_08	3 Bed		•		3B_6P_01	123.5	Dual	41.4	14.1	14	12.7	40.8	9.1		9.1		
							4524.5											Total
																	297	49

Block H																	
Floor	Apartment No.	Apt. Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2	3												
00 LGF	H_00_LGF_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
00 LGF	H_00_LGF_02	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
00 PL	H_00_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
00 PL	H_00_02	2 Bed		•		2B_3P_06	66	Single	28	13.1	7.2	0	20.3	6	6	7	1
00 PL	H_00_03	1 Bed	•			1B_2P_05	55	Single	23.6	14.3	0	0	14.3	3	3		
00 PL	H_00_04	1 Bed	•			1B_2P_05	55	Single	23.6	14.3	0	0	14.3	3	3		
00 PL	H_00_05	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
00 PL	H_00_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
00 PL	H_00_07	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3		
00 PL	H_00_08	1 Bed	•			1B_2P_12	56	Single	23.9	11.5	0	0	11.5	3.1	3.1		
00 PL	H_00_09	2 Bed		•		2B_4P_13	81	Single	32.3	16.7	12.9	0	29.6	7	7		
00 PL	H_00_10	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
L01	H_01_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6		
L01	H_01_02	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3		
L01	H_01_03	1 Bed	•			1B_2P_10	50	Single	26.7	14.4	0	0	14.4	3	3	6	1
L01	H_01_04	1 Bed	•			1B_2P_10	50	Single	26.7	14.4	0	0	14.4	3	3		
L01	H_01_05	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3		
L01	H_01_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6		
L01	H_01_07	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6		
L01	H_01_08	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3		
L01	H_01_09	1 Bed	•			1B_2P_12	50	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L01	H_01_10	1 Bed	•			1B_2P_12	50	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L01	H_01_11	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3		
L01	H_01_12	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6		
L02	H_02_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
L02	H_02_02	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3	5	1
L02	H_02_03	1 Bed	•			1B_2P_10	50	Single	26.7	14.4	0	0	14.4	3	3		
L02	H_02_04	1 Bed	•			1B_2P_10	50	Single	26.7	14.4	0	0	14.4	3	3	5	1
L02	H_02_05	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3	5	1
L02	H_02_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	9	1
L02	H_02_07	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	9	1
L02	H_02_08	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3	5	1
L02	H_02_09	1 Bed	•			1B_2P_12	50	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1
L02	H_02_10	1 Bed	•			1B_2P_12	50	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1
L02	H_02_11	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3	5	1
L02	H_02_12	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	9	1
L03	H_03_01	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6		
L03	H_03_02	1 Bed	•			1B_2P_05	50	Single	23.6	14.3	0	0	14.3	3	3		
L03	H_03_03	1 Bed	•			1B_2P_10	47	Single	26.7	14.4	0	0	14.4	3	3	5	1
L03	H_03_04	1 Bed	•			1B_2P_10	47	Single	26.7	14.4	0	0	14.4	3	3		
L03	H_03_05	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
L03	H_03_06	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	7	1
L03	H_03_07	1 Bed	•			1B_2P_05	47	Dual	23.6	14.3	0	0	14.3	3	3		
L03	H_03_08	1 Bed	•			1B_2P_12	47	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L03	H_03_09	1 Bed	•			1B_2P_12	50	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L03	H_03_10	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6		
L04	H_04_01	3 Bed		•		3B_6P_02	118	Dual	49.2	15.9	15.8	14.3	46	9	9		
L04	H_04_02	1 Bed	•			1B_2P_10	47	Single	26.7	14.4	0	0	14.4	3	3		
L04	H_04_03	1 Bed	•			1B_2P_10	47	Single	26.7	14.4	0	0	14.4	3	3		
L04	H_04_04	2 Bed		•		2B_4P_19	75	Dual	30	14	12.5	0	26.5	6	6	9	1
L04	H_04_05	3 Bed		•		3B_6P_02	127	Dual	49.2	15.9	15.8	14.3	46	9	9		
L04	H_04_06	1 Bed	•			1B_2P_12	47	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L04	H_04_07	1 Bed	•			1B_2P_12	47	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L04	H_04_08	2 Bed		•		2B_4P_19	74	Dual	30.4	14.5	13.6	0	28.1	6	6	9	1
							3383										Total
																161	24

Block I-1&2																
Floor	Apartment No.	Apt. Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2	3											
00 PL	I_00_01	2 Bed		•		2B_4P_14	80.3	Dual	30	14.6	14.7	29.3	6.7	6.7	7	1
00 PL	I_00_02	2 Bed		•		2B_4P_14	80.3	Dual	30	14.6	14.7	29.3	6.7	6.7	7	1
00 PL	I_00_03	1 Bed	•			1B_2P_13	52	Dual	25.6	12.3	0	12.3	3	3		
00 PL	I_00_04	2 Bed		•		2B_4P_15	73	Dual	30	13.1	11.8	24.9	6	6.1		
L01	I_01_01	2 Bed		•		2B_4P_14	80.3	Dual	30	14.6	14.7	29.3	6.7	6.7	10	1
L01	I_01_02	2 Bed		•		2B_4P_14	80.3	Dual	30	14.6	14.7	29.3	6.7	6.7	10	1
L01	I_01_03	2 Bed		•		2B_3P_07	64	Dual	28	15.6	7.9	23.5	6.6	6.6	7	1
L01	I_01_04	2 Bed		•		2B_4P_15	73	Dual	30	14.6	14.7	29.3	6.7	6.1	7	1
L02	I_02_01	2 Bed		•		2B_3P_08	69.3	Dual	30	8	8.5	16.5	6	6	12	1
L02	I_02_02	2 Bed		•		2B_3P_08	69.3	Dual	30	13.7	8.5	22.2	6	6	12	1
L02	I_02_03	1 Bed	•			1B_2P_14	47	Dual	24.8	11.4	0	11.4	3.1	3.1	5	1
L02	I_02_04	1 Bed	•			1B_2P_14	47	Dual	24.8	11.4	0	11.4	3.1	3.1	5	1
							815.8								82	10

Block J

Floor	Apartment No.	Apt. Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 03 Area m ²	Agg Bedroom Area m ²	Storage in Unit	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2	3												
00 PL	J_00_01	2 Bed		•		2B_4P_21	90	Dual	40	14.7	13.9	28.6	7.1	7.1	10	1	
00 PL	J_00_02	1 Bed	•			1B_2P_16	53	Single	25.4	18.3	0	18.3	4.3	4.3	5	1	
00 PL	J_00_03	1 Bed	•			1B_2P_16	53	Single	25.4	18.3	0	18.3	4.3	4.3	5	1	
00 PL	J_00_04	1 Bed	•			1B_2P_15	53	Dual	30.4	11.4	0	11.4	3.2	3.2	5	1	
L01	J_01_01	3 Bed			•	3B_6P_03	100	Dual	34	13	13.9	13.6	40.5	9.2	9.2	11	1
L01	J_01_02	1 Bed	•			1B_2P_17	45	Single	23.3	14.7	0	0	14.7	3.4	3.4	5	1
L01	J_01_03	3 Bed			•	3B_6P_03	100	Dual	34	13	13.9	13.6	40.5	9.2	9.2	10	1
L01	J_01_04	1 Bed	•			1B_2P_15	51	Dual	30.4	11.4	0	0	11.4	3.2	3.2	10	1
L01	J_01_05	1 Bed	•			1B_2P_16	53	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
L01	J_01_06	1 Bed	•			1B_2P_16	53	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
L01	J_01_07	1 Bed	•			1B_2P_15	51	Dual	30.4	11.4	0	0	11.4	3.2	3.2	5	1
L02	J_02_01	3 Bed			•	3B_6P_03	100	Dual	34	13	13.9	13.6	40.5	9.2	9.2	10	1
L02	J_02_02	1 Bed	•			1B_2P_17	45	Single	23.3	14.7	0	0	14.7	3.4	3.4	5	1
L02	J_02_03	3 Bed			•	3B_6P_03	100	Dual	34	13	13.9	13.6	40.5	9.2	9.2	10	1
L02	J_02_04	1 Bed	•			1B_2P_15	51	Dual	30.4	11.4	0	0	11.4	3.2	3.2	5	1
L02	J_02_05	1 Bed	•			1B_2P_16	53	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
L02	J_02_06	1 Bed	•			1B_2P_16	53	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
L02	J_02_07	1 Bed	•			1B_2P_15	51	Dual	30.4	11.4	0	0	11.4	3.2	3.2	5	1
L03	J_03_01	3 Bed			•	3B_6P_04	90	Dual	34.2	11.4	11.4	11.7	34.5	9.1	9.1	10	1
L03	J_03_02	3 Bed			•	3B_6P_04	99	Dual	34.2	11.4	11.4	11.7	34.5	9.1	9.1	10	1
							1344								141	20	

Dalguise House

Floor	Apartment No.	Apt. Description	No. of beds			Floor Area m ²	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Private Amenity Space m ² **
			1	2	3								
L01	DH_01_01	2 Bed (3)		•		58.8	32	15.8		15.8	3		
L01	DH_01_02	Studio	•			44.7	41	30		30	3.4		
L01	DH_01_04	Studio	•			49.8	23	11.7		11.7	3		

Coach House

Floor	Apartment No.	Apt. Description	No. of beds			Floor Area m ²	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Private Amenity Space m ² **
			1	2	3								
L00	CH_00_01	2 Bed		•		151.6	55.6	17.3	15.5	32.8	11.4	25.7	
L00	CH_00_02	2 Bed		•		80.2	49.7	12.8	17.5	30.3	7	21.2	
L00	CH_00_03	1 Bed	•			49.5	31.4	11.9		11.9	3	19.5	
						281.3						66.4	

Brick Gate Lodge

Floor	Apartment No.	Apt. Description	No. of beds			Floor Area m ²	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Private Amenity Space m ² **
			1	2	3								
L00	BG_00_01	1 Bed	•			55.7	27.3	13.2		13.2	3	5	
												5	

North West Houses

Floor	Apartment No.	Apt. Description	No. of beds			Floor Area m ²	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Private Amenity Space m ² **
			1	2	3								
L01	NW_01_01	3 Bed			•	187	40	12	16	21	49	60.3	
L01	NW_01_02	3 Bed			•	196	40	12	16	21	49	60.1	
L01	NW_01_03	3 Bed			•	186	40	12	16	21	49	97.3	
						569						217.7	



rock

ARDAGH

Monkstown

Dún Laoghaire

Queen's Rd

York Rd

People's Park

Rowanbyrn

Monkstown Ave

Tivoli Rd

Glasthule

Corrig Rd

Deansgrange

SANDYMOUNT

EBE

