BLACKGLEN ROAD

Blackglen Road, Sandyford, Dublin 18

14.01.2025

SCHEDULE OF ACCOMMODATION + AREAS

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL	Bedrooms
			No.	No.	No.	No.	No.	No.
APARTMENT BLOCK A1 (4 Storey)								
	1 beds	1	0	1	1	1	3	3
	2 beds (4 person)	2	0	2	2	2	6	12
	3 beds	3	0	2	2	2	6	18
Subtotal			0	5	5	5	15	33

RESI GIA m2	45.0	518.2	518.2	518.2	1599.6
TOTAL GIA m2	538.2	518.2	518.2	518.2	2092.8
CHILDCARE FACILITY	378.2				
AMENITIES (Bike workshop)	33.3				

Other Nett areas at GF level:	
Meter room:	12.0
Bike store:	16.4
Creche bin store:	11.9
Block A1 bin store:	22.2

TOTALS		DUAL ASPECT		North
No.	%age	No.	%age	No.
3	20.0%			
6	40.0%			
6	40.0%			
15	100.0%	12	80.0%	0

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL	Bedrooms
			No.	No.	No.	No.	No.	No.
APARTMENT BLOCK A2 (3-4 Storey)								
	1 beds	1	0	1	1	0	2	2
	2 beds (3 person)	2	4	4	4	4	16	32
	2 beds (4 person)	2	0	2	2	0	4	8
	3 beds	3	0	2	2	0	4	12
Subtotal			4	9	9	4	26	54

RESI GIA m2	337.1	814.2	814.2	337.1	2302.6
TOTAL GIA m2	834.4	814.2	814.2	337.1	2799.9
AMENITIES (Concierge + Resident's amenities)	353.6				

Other Nett areas at GF level:	
Meter room:	12.0
Bike store:	23.0
Blocks A1 + A2 water tank:	44.0
Block A2 bin store:	42.8

TOTALS		DUAL ASPECT		North
No.	%age	No.	%age	No.
2	7.7%			
16	61.5%			
4	15.4%			
4	15.4%			
26	100.0%	22	84.6%	0

Key	Type	No. Beds	LEVEL -1	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4 (PH)	TOTAL	Bedrooms
			No.	No.	No.	No.	No.	No.	No.	No.
APARTMENT BLOCK B1+B2 (2-5 Storey)										
	1 beds	1	0	0	3	5	5	2	15	15
	2 beds	2	0	3	9	6	6	5	29	58
	3 beds	3	0	1	2	2	2	0	7	21
Subtotal			0	4	14	13	13	7	51	94

RESI GIA m2	124.7	476.5	1,321.9	1150.3	1150.3	687.9	4911.6
TOTAL GIA m2	2317.8	1,896.5	1,321.9	1150.3	1150.3	687.9	8524.7
Car Park Area	2743.6						

Other Nett areas at GF level:	
Meter room:	12.0
Comms room:	9.1
Bike stores (1, 2, 3, 4 & 5) total area:	111.7
Blocks B1 + B2 sprinkler tank:	53.3
Generator room:	38.7
Blocks B1 + B2 commercial sprinkler tank + pump set:	136.5
Blocks B1+B2 bin stores (1 & 2) total area:	62.5
ESB Substation:	14.0
Switch room:	10.5
Car park area (Podium parking A):	589.4

TOTALS		DUAL ASPECT		North
No.	%age	No.	%age	No.
15	29.4%			
29	56.9%			
7	13.7%			
51	100.0%	34	66.7%	4

Other Nett areas at Basement level:	
Car park area (Basement parking B):	1870.4
Smoke intake/extract fans plan (1 & 2) total area:	33.0
Residential Stair Core	124.7
Vehicular Access Ramp	283.8

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4 (PH)	TOTAL	Bedrooms
			No.	No.	No.	No.	No.	No.	No.
APARTMENT BLOCK B3+B4 (3-4-5 Storey)									
	1 beds	1	1	2	4	4	2	13	13
	2 beds	2	3	7	5	5	3	23	46
	3 beds	3	1	4	2	2	1	10	30
Subtotal			5	13	11	11	6	46	89

RESI GIA m2	510.6	1311.7	1,015.0	1,015.0	588.8	4441.1
TOTAL GIA m2	1878.5	1311.7	1,015.0	1,015.0	588.8	5809.0
Car Park Area	755.4					

Other Nett areas at GF level:	
Meter rooms (1 & 2) total area:	24.6
Comms room:	9.0
Bike stores (1, 2 & 3) total area:	120.4
Blocks B3 + B4 sprinkler tank:	61.4
Blocks B3 + B4 commercial sprinkler tank + pump set:	151.6
Generator room:	36.4
ESB Substation:	14.0
Switch room:	10.5
Blocks B3+B4 bin stores (1 & 2) total area:	75.9
Car park area (Podium parking C):	755.4

TOTALS		DUAL ASPECT		North
No.	%age	No.	%age	No.
13	28.3%			
23	50.0%			
10	21.74%			
46	100.0%	33	71.7%	0

Key	Type	No. Beds	DUPLEXES			TOTAL	Bedrooms
			C1	C2	C2A	No.	No.
DUPLEX UNITS C1 + C2 + C2A							
	2 beds	2	0	2	4	6	12
	3 beds	3	14	2	4	20	60
	4 beds	4	14	0	0	14	14
Subtotal			14	2	4	40	86

TOTALS		DUAL ASPECT		North
No.	%age	No.	%age	No.
6		6		
20		20		
14		14		
40		40	100.0%	0

TOTAL GIA m2 (40 units)	3602.2	386.6	756.8	4745.6

Other areas at GF level:	GIA	GFA
Block C1+C2+2A bin store total area:	104.5	124.5
Block C1+C2+C2A bike store total area:	37.0	49.5

Key	Type	No. Beds	2 STOREY HOUSES	GIA	Bedrooms
			No.	m2	No.
Houses D1 (semi-detached)					
	3 beds (5 person)	3	6	104.8	18

TOTAL GIA m2 (6 units)	628.8

TOTALS		DUAL ASPECT		North
No.	%age	No.	%age	No.
14		14		
14		14	100.0%	0

Key	Type	No. Beds	2 STOREY HOUSES	GIA	Bedrooms
			No.	m2	No.
Houses D2 (semi-detached)					
	3 beds (5 person)	3	8	109.5	24

TOTAL GIA m2 (8 units)	876

APARTMENTS (Blocks A1, A2, B1+B2, B3+B4), DUPLEXES (Blocks C1, C2, C2A) & HOUSES (Blocks D1, D2)	UNITS	MIX	BEDROOMS	MIN AREA + 10%	DUAL ASPECT RATIO		NORTH FACING UNITS		DISSREGARDED FLOOR AREA	COVERED CAR PARK AREA	RESI GFA	TOTAL GIA
Type	No.	%age	No.	No.	No.	%age	No.	%age	m2	m2	m2	m2
1 beds	33	17.2%	33									
2 beds	84	43.8%	168									
3 beds	61	31.8%	183									
4 beds	14	7.3%	56									
	192	100.0%	440	157	155	80.7%	4	2.1%	6113.0	3499.0	19505.3	25618.3

1848.9