



Citywest Quarter

Escape the city in a brand new
community designed for U

U Citywest Quarter.

A brand new development in the heart of Citywest Village.

Located in the heart of Citywest, Dublin 24, U Citywest Quarter is an exciting new development of stylish apartments now launching to the Dublin rental market.

Consisting of one, two and three bed apartments, U Citywest Quarter has been designed by award winning architects and set in fully maintained landscaped gardens for residents to enjoy year-round. The bright, modern apartments have been carefully laid out and beautifully specified.

This scheme is all about attention to detail. Residents here will find quality materials throughout, including high end Italian bathrooms and luxury kitchens. All of our units are fitted out with bespoke U furniture designed by Ventura Living.

Escape the city without sacrificing convenience or lifestyle at U Citywest Quarter. Book a viewing anytime by contacting Mark or Linda at:

Ucitywest@mdpm.ie / + 353 1 539 7455



Space for U to Live

We have tried to consider everything you will need as a resident at U Citywest Quarter. Light filled, open plan layouts to maximise the use of space. High quality modern kitchens with handleless cabinetry. High end appliances. Energy efficient A-rated homes for cosy winter

evenings and much lower energy bills. Lots of storage space, and private balconies for soaking up the summer sun. We place U at the centre of everything we do, and we think you will notice when you rent with us.





Social U

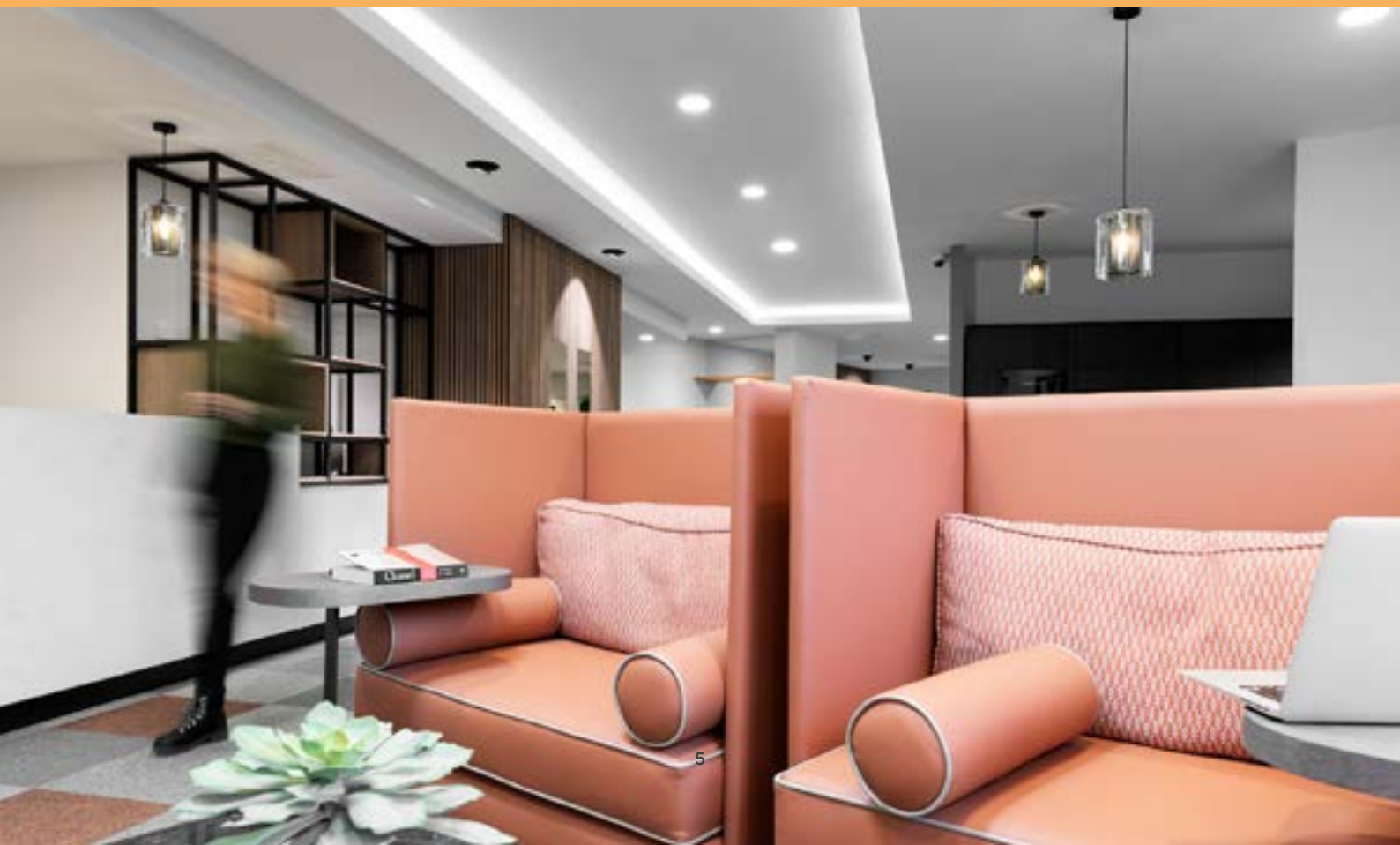
U Citywest Quarter features the brand-new U Lounge – a concierge and chill out amenity, with parcel and dry-cleaning collection and a dedicated space for movie screenings, exercise

classes and children's playtime. In this new era of work from home, this facility will offer a great way for residents to work on their laptops or grab a coffee with a neighbour.



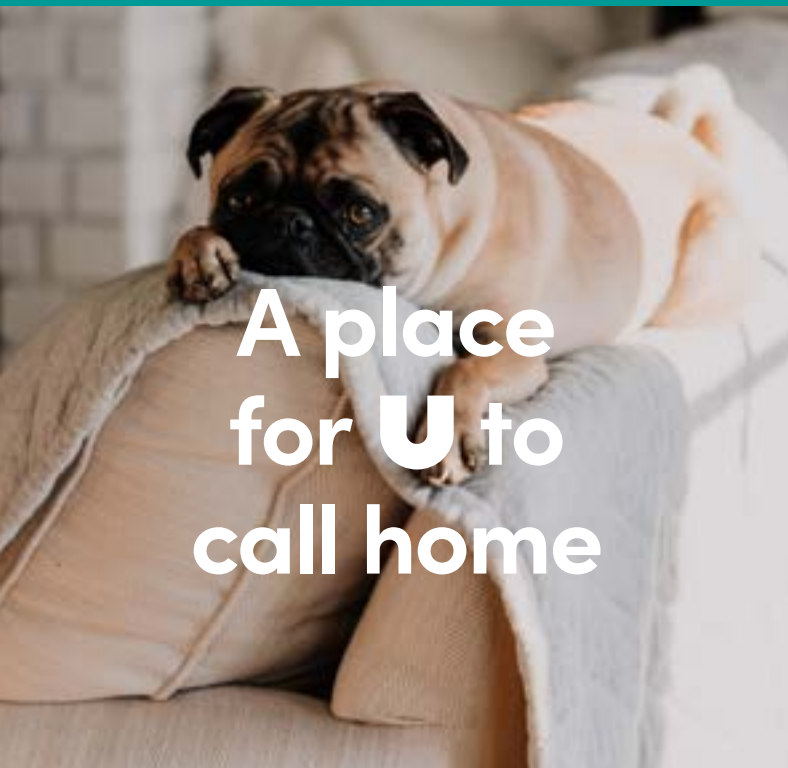
Catch up with friends, do some online shopping or watch the big game, all in the comfort of the lounge. We have designed this space as an extension of your home, and its exclusively yours to

use. We are also introducing “Bring-Me” the smart parcel management system, so your don’t have to be home when your latest purchase arrives.





Looking to host a Pilates or yoga class? Look no further, U Citywest Quarter has a purposely designed active room for you to work out. Once you are finished your work out you can head over to the U Lounge for chilled-out downtime.





Experience Luxury

All units at U Citywest Quarter are fully furnished to the highest standards. Luxury fabrics and stylish modern materials have been hand picked to suit modern tastes. Our exclusive fit-out partner, Ventura Living, design

and oversee the crafting of all our furnishings just for our residents. Even our bespoke beds are filled with thought and give you easily accesible and clever additional storage.



Citywest Quarter



Right in the heart of Citywest

Escape the immediate chaos of the city centre without sacrificing schools, shops, cafés, bars and restaurants. Located in the centre of Citywest, your new home is connected to a vibrant

community of businesses, clubs and facilities. This growing community offers all the attractions of a village litesyle, whist being directly connected to city and country.





All you need – right on your doorstep

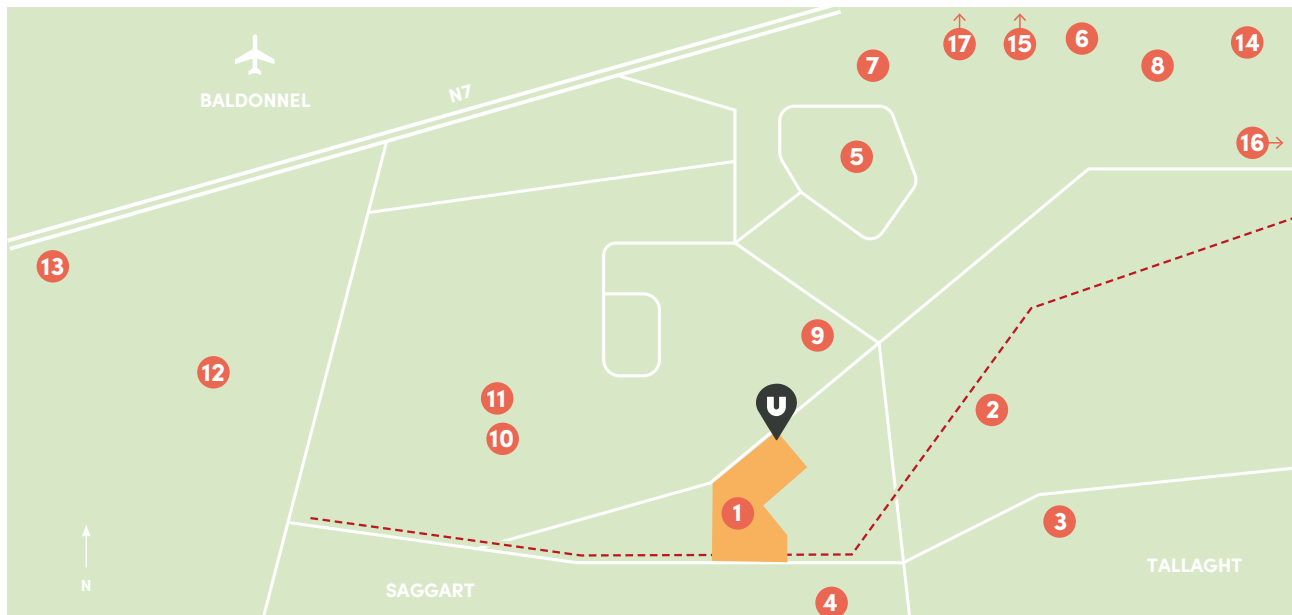
The Luas Red Line stops right on the doorstep and runs every 10 minutes to both the city centre and Tallaght. There are also numerous bus routes available on Citywest Road – Routes 65b, 77a & 175. The M50, Dublin's orbital motorway, is just five minutes away – opening up the rest of the country to you, and just 25 minutes from Dublin Airport.

Looking for a round of golf or Rugby? With Citywest's Christy O'Connor Championship 18-hole golf course and Clondalkin Rugby Club only up the road you won't have to travel far. Other amenities include, the National Basketball Arena, Tallaght Sports Complex (with a public pool, gyms and sports halls), Tallaght Stadium, and a growing number of sporting clubs.

Getting U around



Local to U



- | | | |
|---|---|---------------------------------------|
| 1. U Citywest Quarter | 5. Citywest Business Campus
2 Minutes Walk | 12. Citywest Hotel & Golf Club |
| 2. Citywest Luas Stop | 6. McGettigans Cookhouse | 13. Avoca Store & Cafés |
| 3. Scoil Aoife Community
National School
5 minutes walk | 7. Links Crèche | 14. Grange Castle Golf Club |
| 4. Citywest Shopping Centre
5 minutes walk
(includes Dunnes Stores, Post
Office, McDonalds, Medical/
Dental Centre, Pharmacy) | 8. Rugby Club | 15. Corkagh Park |
| | 9. Topaz Filling Station | 16. Newlands Golf Club |
| | 10. Citywest & Saggart
Community National School | 17. Shamrock Rovers
Junior Academy |
| | 11. Citywest Educate Together
National School | |
- Luas line

Maps are not to scale and are for indicative purposes only.



Key Features

- High quality kitchens, bathrooms and appliances.
- Bespoke high quality furnishings by Ventura Living
- Highly efficient homes - warm year round and low energy bills.
- Safe and secure
- Fully wired for phone, cable and immediate super-fast broadband.
- Secure car and bike parking on site.
- Dedicated Management Team on call just for you.
- U Lounge for work, play and exercise.
- Landscaped gardens and playground on site.
- Pet friendly units available
- Connected - Luas station right on your doorstep
- Short walk to Citywest Shopping Centre.
- Easy access to great outdoor amenities.

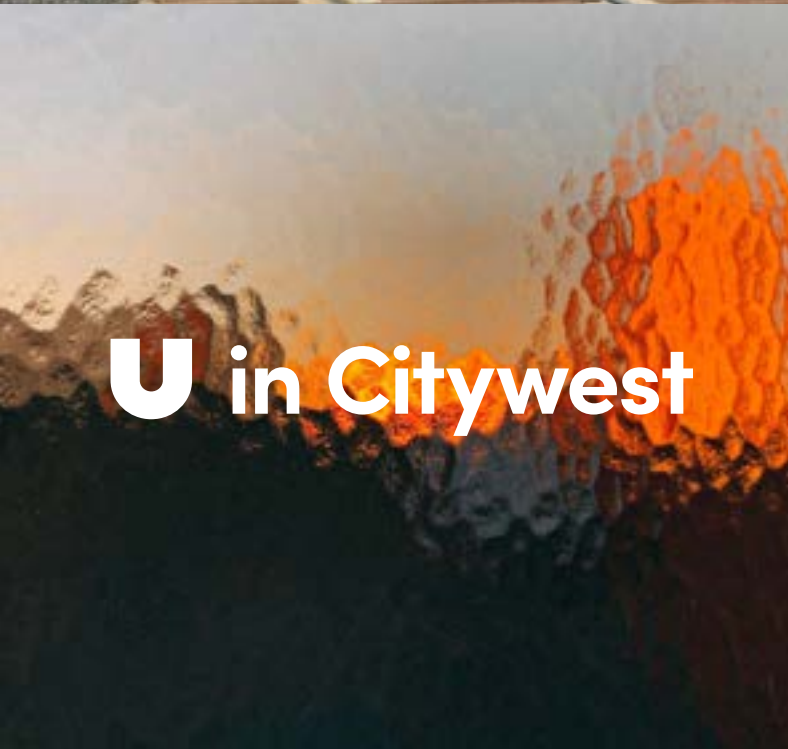
**Phase 1 prices
starting from***

1 bed apartment
€1,600

2 bed apartment
€1,900

3 bed penthouse
€2,550

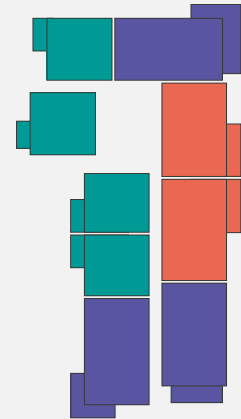
*per calendar month



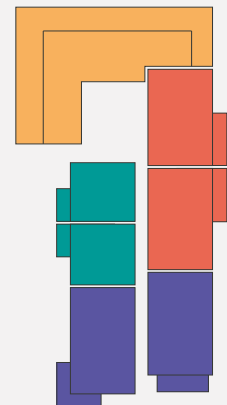
Site Plan and Unit Types



Typical floor plate



Typical floor plate / Penthouse level



Type 1

1 Bed
Apartment

Type 2

2 Bed
Apartment

Type 3

2 Bed
Apartment
(Open plan)

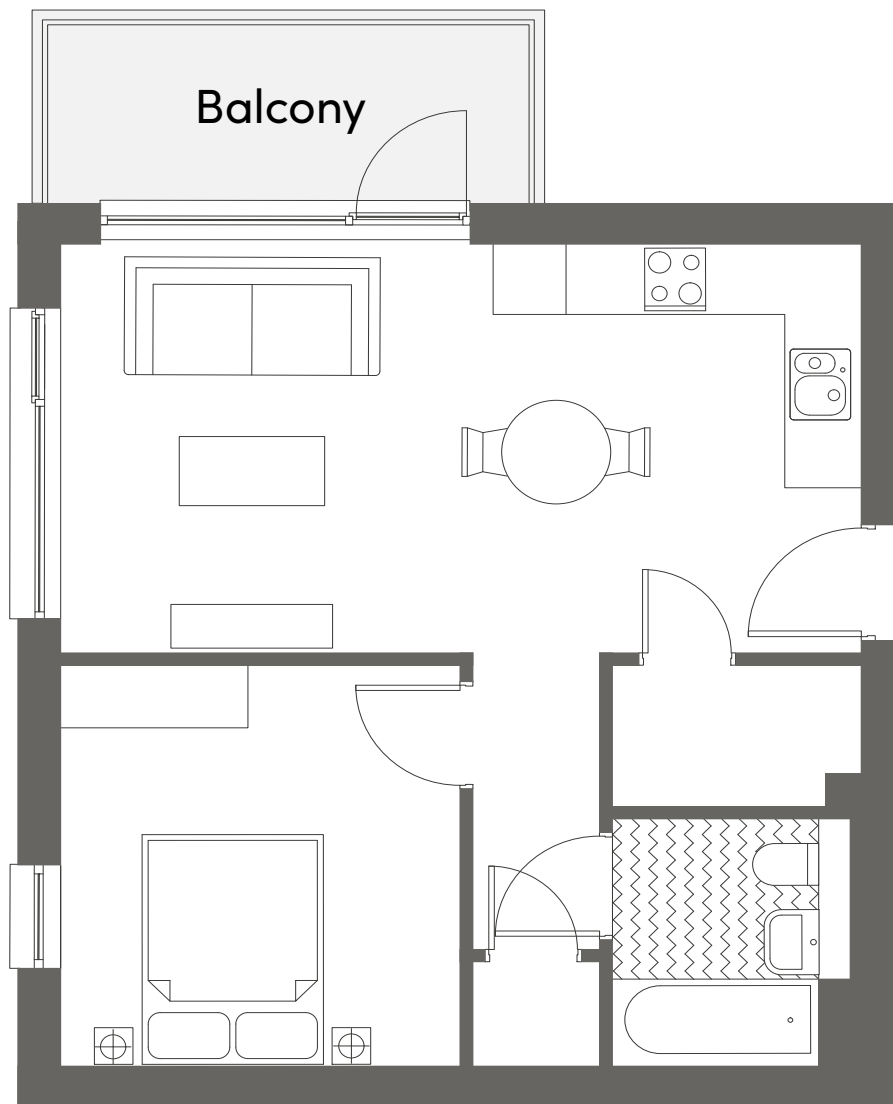
Type 3

3 Bed
Penthouse

Surrounded by lush gardens, all meticulously maintained by us, there are 4 unit types to choose from in Phase 1 (highlighted in blue above). A clever 1 bed, 2 types of 2 bed apartments, and an awesome 3 bed perthouse. The key plans above show you where each unit type is located within the building.

Type 1

1 Bed Apartment



These floor plans are representative only. Please note that specific layouts of properties may vary depending on availability, floor, location etc.



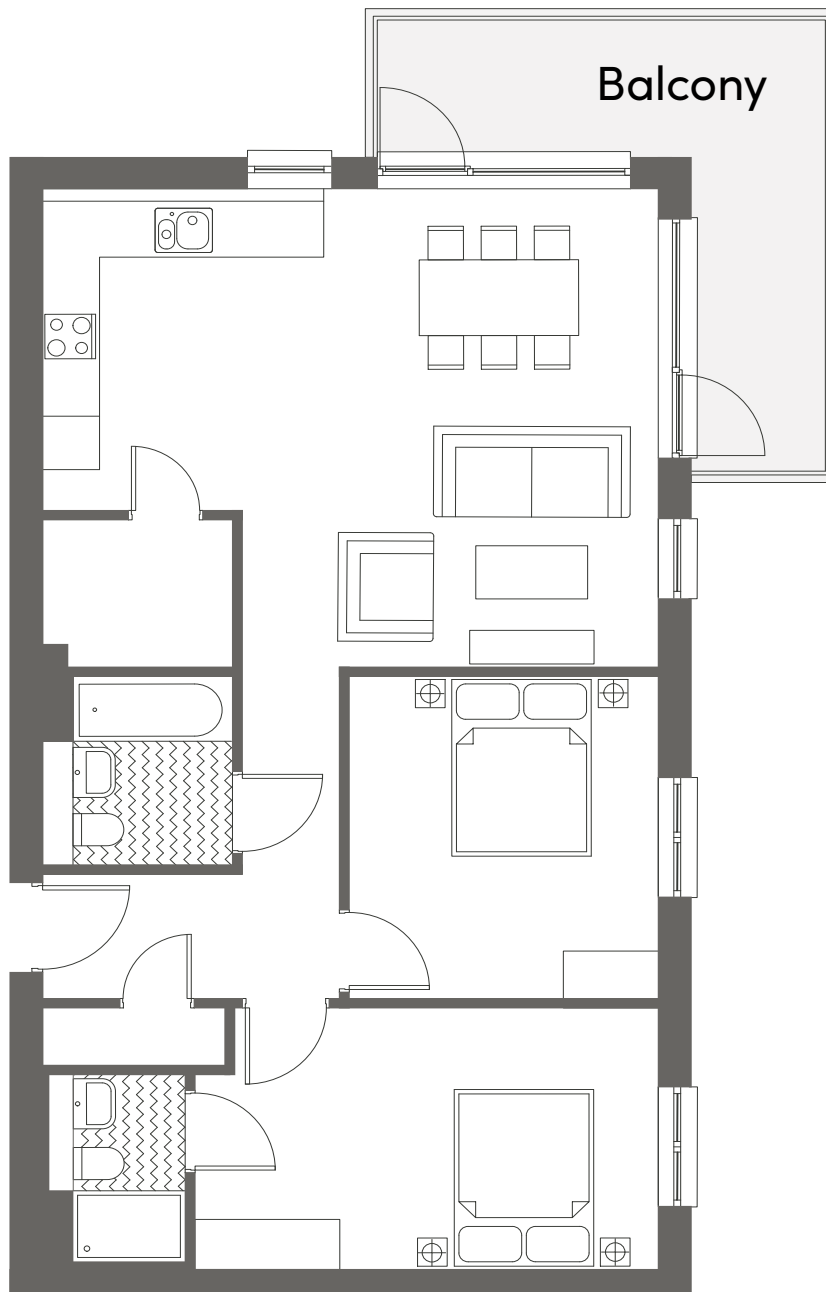
A generous 1 bed apartment for singles and couples alike. Lots of light from full height windows, two store rooms and

a private balcony. A flexible open plan layout allows comfort for working, dining or catching up on the latest box-set.



Type 2

2 Bed Corner Apartment



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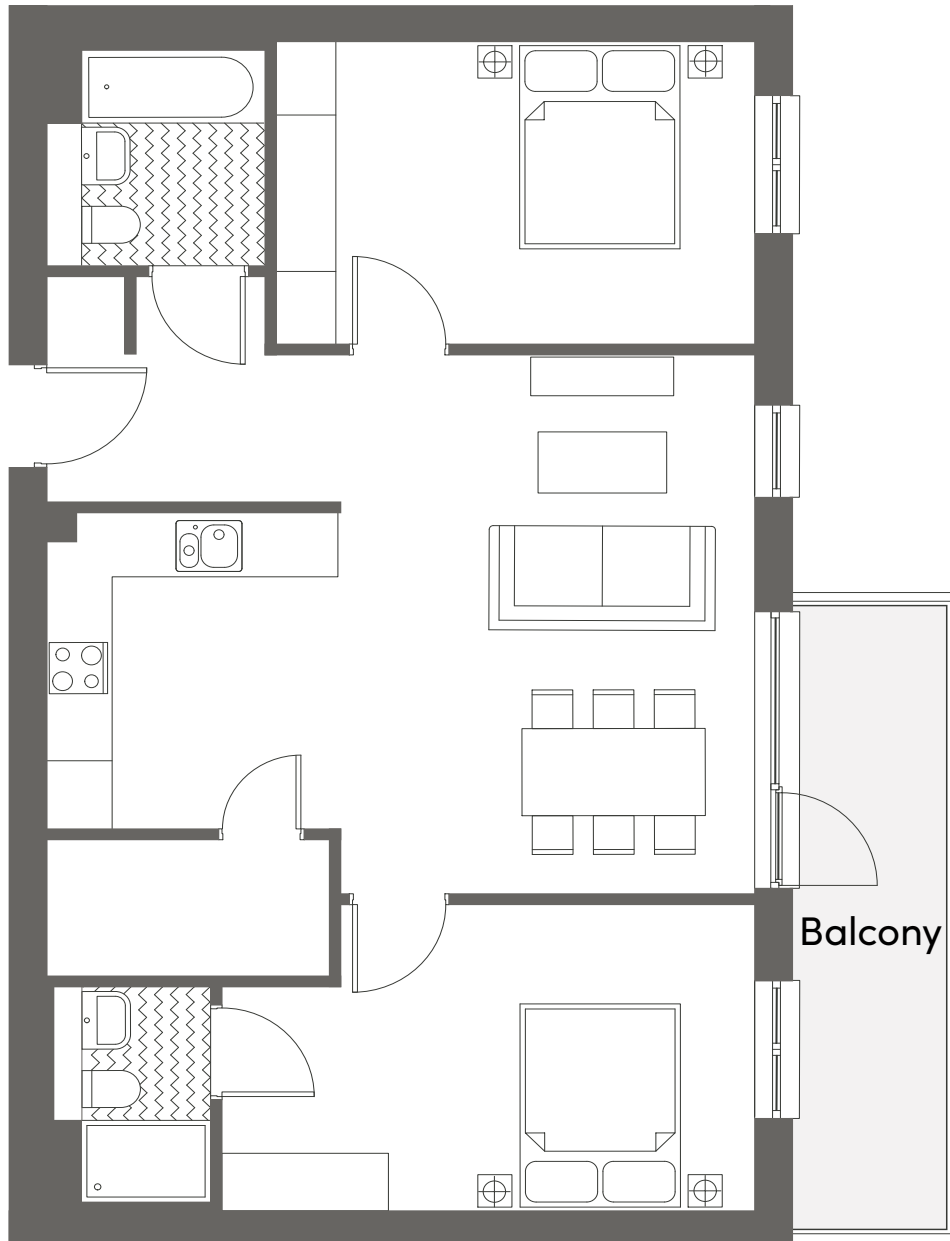
Our corner two bed. Two large double bedrooms, both with our bespoke pull-up storage beds. Two bathrooms, a large open plan kitchen/living area and

a dedicated utility room to hide all the clutter. A wrap-around balcony and big windows ensure that outside and inside are seamlessly connected.



Type 3

2 Bed Open Plan Apartment



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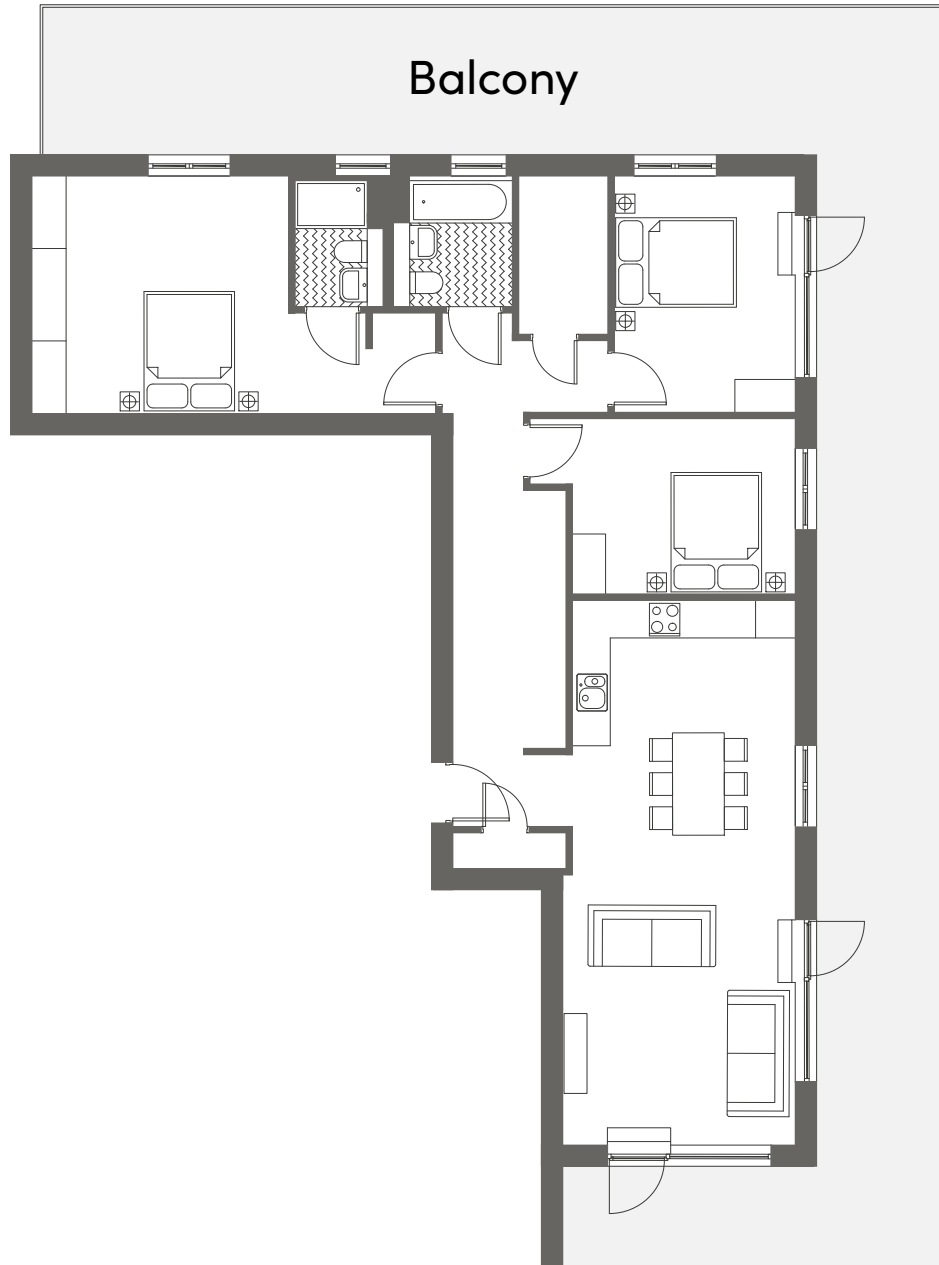
Our newest unit type. We have done away with all the corridors to maximise your living space whilst keeping two large double bedrooms, both with our

bespoke pull-up storage beds. These units have two high end bathrooms and a double length balcony to stretch out on a Sunday morning.



Type 4

3 Bed Penthouse Apartment



These floor plans are representative only. Please note that specific layouts of properties may vary depending on availability, floor, location etc.



Definitely our swankiest apartment!
With only one of these per building,
residents in our pethouses will have
a command of the surrounding area

from the huge rooftop terrace. A large
open plan living area will comfortably
accomodate all your friends for
delicious summer dinner parties.





Renting with U

We place you at the centre of everything we do. From the choice of great locations, to the design of your home, daily maintenance and attention to detail, our priority is always you.

A landlord you can trust.

We are reliable, friendly, and most importantly, we will do what we promise to do. Our dedicated management teams are on-call for you.

Seamless Move-In.

We make the move-in process seamless. From friendly letting agents to a free move-in service, we take the hassle out of moving.

We take Care of U.

We want you to look forward to coming home. All of our developments have a dedicated management team who will attend to your needs.

Flexibility and Security

We want you to have security of tenure. We own all of our buildings and this is our business which means you can rent with us for as long as you want!

We'll do the hard work.

We want you to be proud of where you live. We cut the grass, trim the hedges and sweep the pavement giving you more time to enjoy life.

Connected Developments.

Our homes are close to quality public transport and road infrastructure so you can spend more of your time where you want to, not getting there.



U by Urbeo is a newcomer in Dublin's rental accommodation market. We're bringing you beautiful modern homes in well-connected and managed communities all around the city.

We are an institutionally owned and professionally managed Irish residential rental business. We are focused on creating best-in-class, high quality residential rental neighbourhoods with an emphasis on customer service and active management. We currently have over 350 properties under management and over 1,200 units under construction in and around Dublin city. Find out more at ubyeurbeo.com.

DISCLAIMER

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

Sole letting agent:

Mark Dunleavy / Linda Shaw Keating

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