

Hamptons

INTERNATIONAL



Amazonia, Marlay Park, Grange Road, Rathfarnham, Dublin 16, D16RX64

5  5 

GUIDE PRICE



£2,170,000

(€2,500,000)

Property details



Attributes

-  **With land**
-  **Garden**

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Description

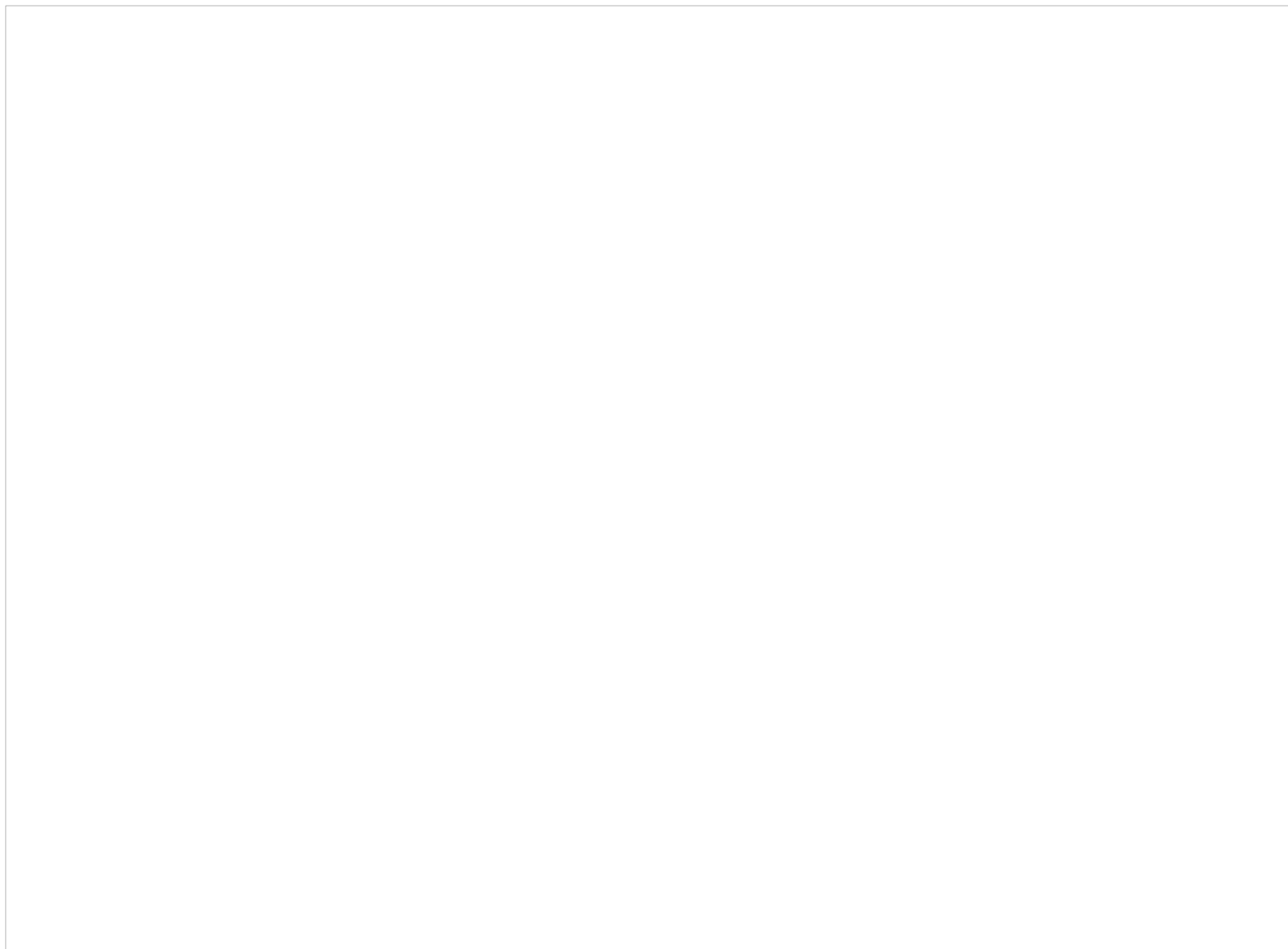
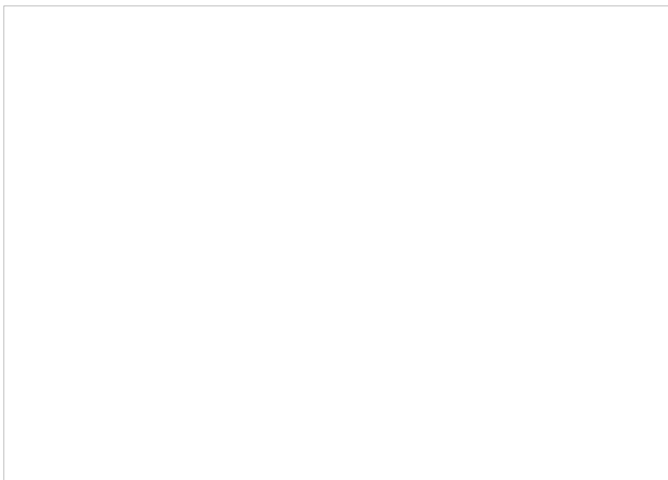
5 bedroom house for sale DNG Rathfarnham are truly honoured to present to the market Amazonia, Marlay Park, Grange Road, Rathfarnham, Dublin 16, D16RX64. Unquestionably one of the most exciting properties to come to the South Dublin property market in recent years, Amazonia is an extraordinary detached five-bedroom contemporary residence of immense style, scale, and distinction. Constructed to an exacting standard and extending to approximately 462 sq.m, this remarkable home is nestled within the secluded grounds of an exclusive private estate of approximately 12 acres comprising just three residences and backing directly onto Marlay Park. Thoughtfully designed to maximise its peaceful sylvan surroundings, Amazonia combines striking contemporary architecture with exceptional family living in a truly unique setting. Surrounded by mature greenery, the sense of privacy and tranquillity is evident from the moment one arrives. The impressive accommodation is flooded with natural light and features beautifully proportioned rooms of generous scale, enhanced by high ceilings and expansive floor-to-ceiling windows overlooking the south-facing gardens. Finished to an exceptional standard throughout, the property combines quality craftsmanship with understated contemporary elegance, while every detail has been carefully considered to create a home of lasting style and comfort with underfloor heating throughout, three wood burning stoves and insect screens with the sliding doors to enjoy the open doors during the warm months. The house is fitted with bespoke cabinetry throughout. Presented in superb walk-in condition, Amazonia offers luxurious, yet practical accommodation ideally suited to modern family living, with a seamless connection between the interior living spaces and the surrounding natural environment. Each of the five bedrooms serves as a spacious and peaceful retreat with beautiful views over the surrounding greenery, while the bathrooms throughout the home feature high-end fixtures, elegant finishes, and contemporary styling in keeping with the overall calibre of the property. The Rathfarnham area is renowned for its settled, family-friendly nature and Amazonia is within a stone's throw of every conceivable amenity. Marlay Park is quite literally on the doorstep, while Rathfarnham Village, Dundrum Town Centre, Rathfarnham Shopping Centre and Nutgrove Shopping Centre are all within easy reach. The property is also ideally positioned close to some of South Dublin's most highly regarded schools including Nord Anglia International School, Wesley College, The High School Dublin and St. Columba's College, along with an excellent selection of primary and secondary schools nearby. The area is exceptionally well serviced by public transport and offers easy access to the M50, Dublin Airport and the city centre. Superbly designed and built to stand the test of time, this magnificent property will appeal to any high-end buyer looking for something truly exceptional in the South Dublin area.

Reception Hall 7.67m x 5.5m Behind an extra tall double, front doors, we find a spacious and very elegant entrance hall with triple-height ceiling, exposed sandstone walls, polished limestone flooring, feature wall lighting and a finely crafted staircase. Guest WC 2.8m x 1.82m Contemporary suite comprising wash hand basin and w.c. Marble-effect rendered walls, limestone flooring and feature wall lighting. Home Office 4.06m x 3.34m Home office with built-in bespoke fitted wooden and bronzed mirrored units and French doors opening onto the gardens. Storeroom 4.3m x 2.1m Storage and communications room with polished limestone flooring. Bedroom 1 7.4m x 5.06m Ground floor bedroom with floor-to-ceiling glazed doors opening onto the gardens, exposed sandstone wall, pale French oak flooring and built-in wall to wall mirrored wardrobe. En-suite Wet Room 3.05m x 2.92m Contemporary wet room incorporating walk-in rain head shower, wash hand basin with mirrored medicine cabinet and w.c. Fully tiled walls and flooring with recessed lighting and glazed doors opening onto the gardens. Lounge 8.05m x 5.9m Dual-aspect reception room with glazed walls and sliding doors leading to the terrace and gardens. Exposed sandstone wall, wood-burning stove and slate surround. Pale French oak flooring throughout. Kitchen/Living/Dining Area 11.38m x 5.8m Open-plan living space with glazed wall incorporating three sets of sliding doors opening onto the terrace and gardens. Exposed sandstone wall with log-burning stove and limestone flooring throughout. Kitchen Area Designed and fitted by Kube with high-gloss units and stone worktops. Integrated high end appliances. Central island/breakfast bar with induction hob and feature extractor overhead. Pendant lighting. Utility Room/Laundry 4.3m x 3.5m Utility room with extensive high-gloss storage units, stainless steel sink, washing machine, dryer and integrated freezer. Limestone flooring and door to garden.

FIRST FLOOR Master Bedroom Suite 5.39m x 5.14m Principal bedroom with exposed sandstone wall, recessed lighting and floor-to-ceiling windows overlooking the grounds with bespoke wall to wall mirrored wardrobe. Walk in Wardrobe 3.33m x 2.22m Fitted with wardrobes, storage and wall mirror. En-suite Bathroom 4.16m x 2.14m Contemporary suite comprising double walk-in rain head shower, his-and-hers wash hand basins in polished stone surround, illuminated mirror, heated towel rail and w.c. Drawing

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Room 8.22m x 5.93m Triple-aspect reception room with glazed walls overlooking the gardens and grounds. Pale oak solid wood flooring, recessed lighting and exposed sandstone wall with wood-burning stove. Access to the outdoor terrace. Bedroom 3 4.55m x 3.05m Double bedroom with fitted wardrobes and access to the outdoor deck and lounge area. Bedroom 4 4.6m x 3.06m Double bedroom with fitted wardrobes and floor-to-ceiling windows overlooking the grounds. Bedroom 5 3.64m x 3.46m Bedroom with fitted wardrobes and floor-to-ceiling windows overlooking the gardens. En-suite Shower Room 3.64m x 1.57m Contemporary suite with power shower, wash hand basin, illuminated mirror and w.c. Fully tiled walls and flooring with recessed lighting. Family Bathroom 3m x 2.49m Bathroom suite featuring bath in sandstone surround with waterfall tap, double shower with rain head fitting, wash hand basin and w.c. Fully tiled walls and flooring with recessed lighting. OUTSIDE Terrace Area 11.2m x 5.24m Outdoor entertaining area with timber decking, built-in BBQ and views across the landscaped grounds.







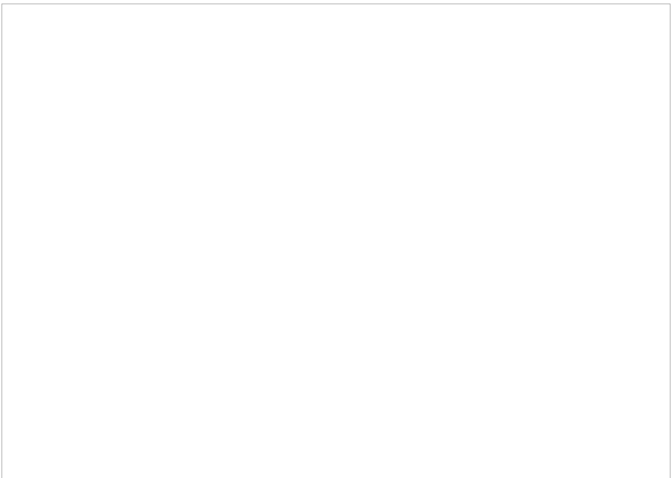






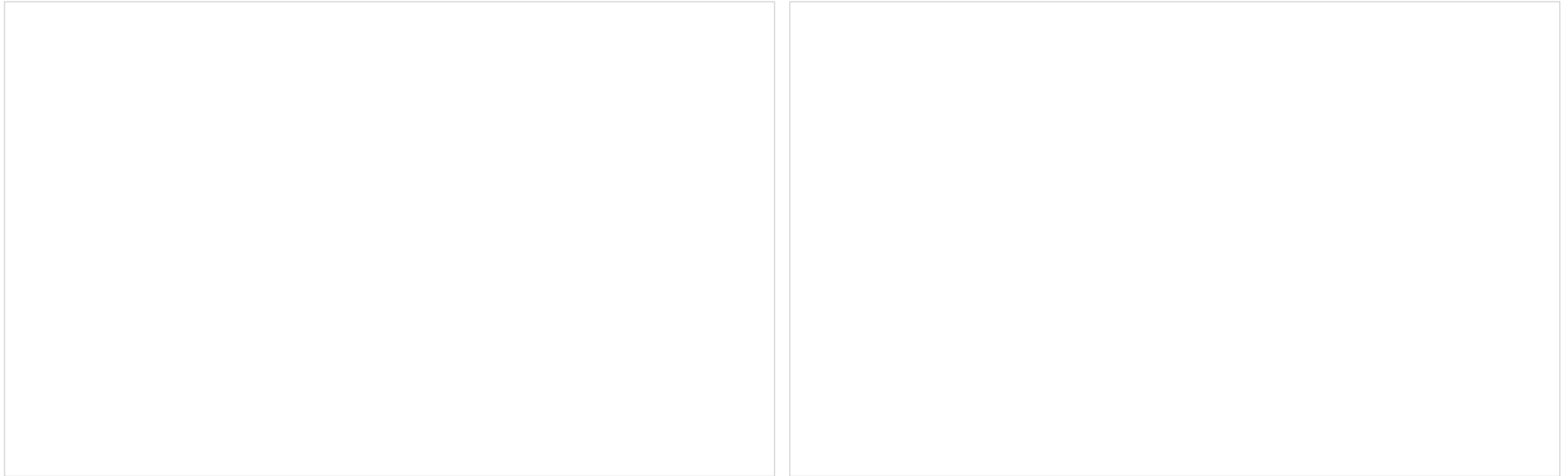








Floor plan



Location



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