

# Hamptons

INTERNATIONAL



**Solas, 3B Greenwich Court, Rathmines, Dublin 6, D06C6F9**

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GUIDE PRICE



**£2,560,000**

**(€2,950,000)**

## Property details



### Attributes

-  **Swimming pool**
-  **Gym**

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## Description

4 bedroom house for sale DNG are delighted to present Solas, an exceptional architect-designed residence where contemporary design, luxury wellness facilities and remarkable entertaining spaces combine to create one of the most unique homes currently available in Dublin. Extending to approximately 450 sq.m / 4,845 sq.ft, this extraordinary A2-rated home has been thoughtfully designed to deliver an unrivalled standard of modern living. Arranged over four levels and serviced by a lift throughout, the accommodation combines striking architectural design with an impressive range of lifestyle amenities rarely found in a private residence. The first floor forms the heart of the home, where a magnificent open-plan living, dining and kitchen space provides an outstanding setting for both everyday living and large-scale entertaining. Filled with natural light and beautifully proportioned throughout, this impressive level opens directly onto a substantial private terrace, creating a seamless connection between indoor and outdoor living. Ideal for al fresco dining, entertaining guests or simply enjoying a quiet evening outdoors, the terrace also provides valuable rear pedestrian access to the property. At ground floor level there are four generously proportioned double bedrooms, including a luxurious main bedroom suite with ensuite bathroom. The remaining bedrooms are complemented by a family bathroom, shower room and excellent storage, creating superbly balanced accommodation for both family living and visiting guests. What truly distinguishes Solas is its remarkable wellness and entertainment level. Dedicated entirely to leisure and relaxation, this exceptional space incorporates a magnificent heated indoor swimming pool, sauna, steam room, gymnasium, changing area and utility room. A fully soundproofed multimedia room offers the perfect cinema, gaming or entertainment space with impressive high ceilings and stylish LED lighting. At second floor level, a stunning sky lounge/home office enjoys an elevated position surrounded by extensive wraparound terraces. With rooftop views across Rathmines and towards the iconic Rathmines Clock Tower, this unique space offers an exceptional setting for entertaining, evening drinks, outdoor dining or simply enjoying the changing city skyline throughout the day. The extensive outdoor accommodation throughout the property with its impressive series of terraces and private outdoor spaces carefully integrated into the design of the home. These areas provide a variety of settings for entertaining, relaxation and outdoor living while enhancing the overall sense of space and light throughout the property. The location is exceptional. Situated in the heart of Rathmines, one of Dublin's most vibrant and sought-after residential neighbourhoods, every conceivable amenity is within easy reach. An outstanding selection of cafés, restaurants, boutiques, leisure facilities and highly regarded schools are all within walking distance, while Rathgar, Ranelagh and Dublin city centre are all easily accessible. Solas represents a rare opportunity to acquire a truly distinctive residence where architecture, wellness, entertainment and city living come together in one exceptional offering. Few homes in Dublin can match its combination of design, specification, privacy and convenience.

Home Cinema / Multi-media Room 7.64 m × 5.45 m  
Plant Room 3.65 m × 2.51 m  
Comms Room 2.49 m × 2.23 m  
Utility Room 2.29 m × 2.21 m  
Gym 4.94 m × 4.28 m  
Swimming Pool Area 17.06 m × 6.77 m  
Main Bedroom 4.46 m (max) × 3.92 m  
En-suite 4.22 m × 2.18 m  
Bedroom 2 4.08 m × 2.50 m  
Bedroom 3 4.08 m × 2.40 m  
Bedroom 4 4.94 m × 3.60 m  
Shower Room 2.83 m × 1.62 m  
Cloakroom 2.05 m × 2.18 m  
Hall (upper) 2.53 m × 1.52 m  
Main Hall 4.97 m × 2.00 m  
Living Room 4.08 m × 6.20 m  
Kitchen 4.97 m × 2.00 m  
Dining Room 3.10 m × 4.76 m  
Home Office / Sun Room 4.97 m × 4.95 m











































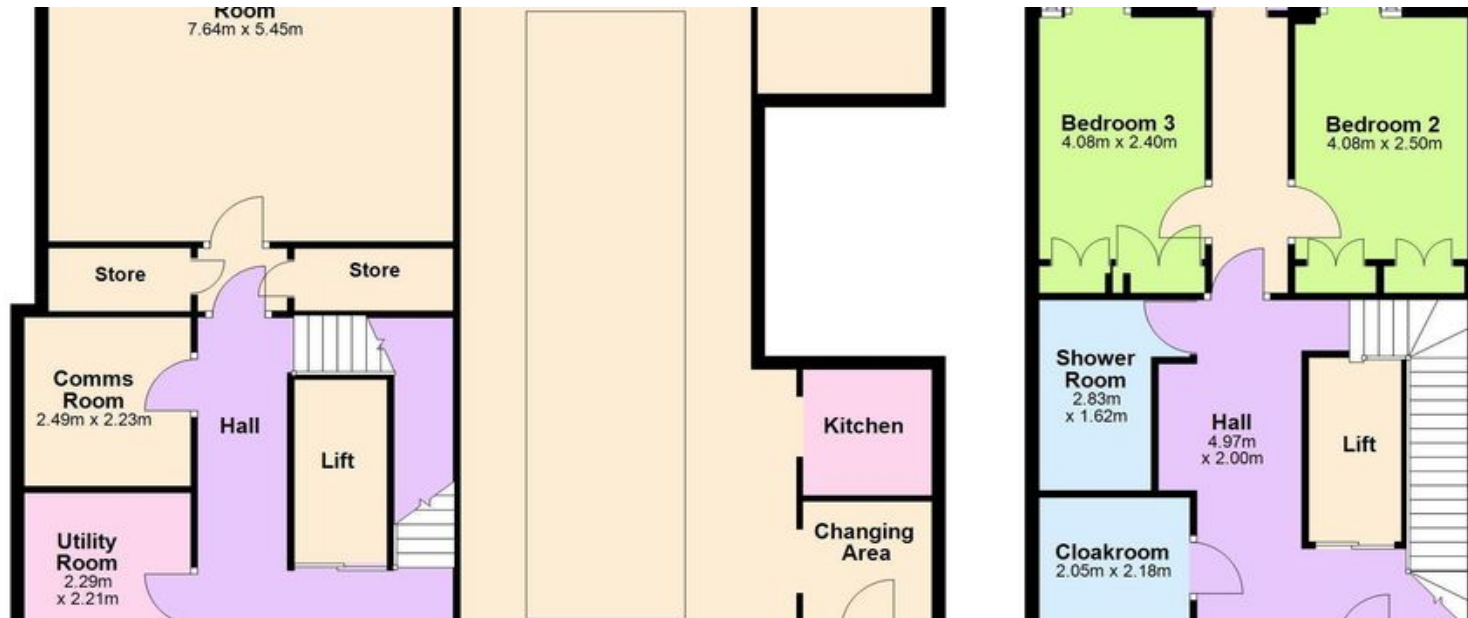




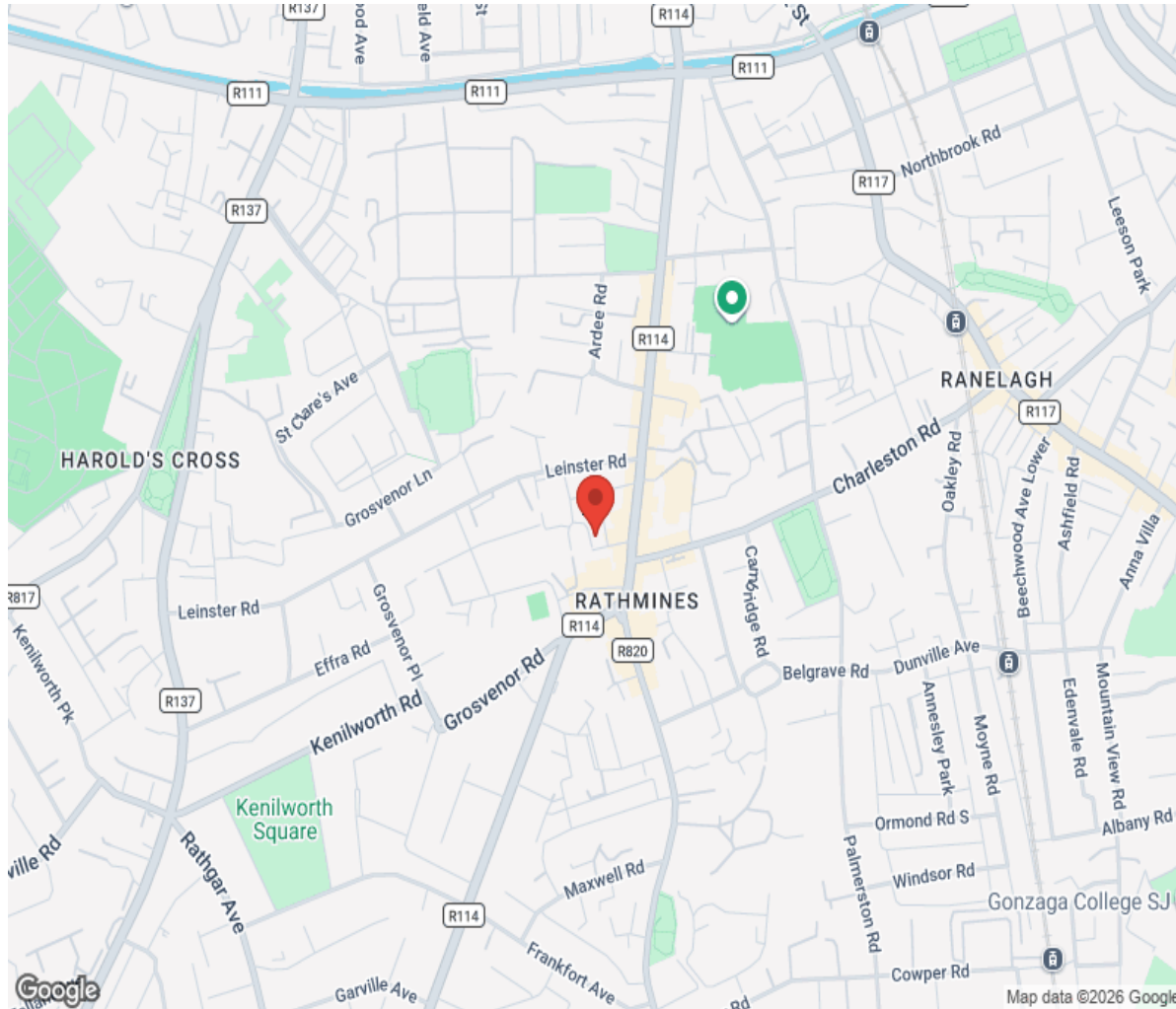


# Floor plan

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# Location



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