

A REFINED INTERPRETATION OF
CONTEMPORARY APARTMENT LIVING

THE
PENTHOUSES



Woodlands Grove

BLACKROCK

LIGHT, SPACE & ELEVATED LIVING



The Penthouses at Woodlands Grove comprise a rare collection of just three exceptional residences, occupying the entire top floor of this boutique Blackrock development. Defined by generous private terraces and carefully considered interiors, these homes represent a refined interpretation of contemporary apartment living in South Dublin.

SIGNATURE PENTHOUSES AT WOODLANDS GROVE

Set at the pinnacle of the prestigious Woodlands Grove development, these exceptional two-bedroom penthouses represents one of Blackrock's most impressive contemporary homes.



PENTHOUSE LIVING

Positioned at the highest level of the building, each penthouse offers a heightened sense of privacy, light and outlook. Dual-aspect layouts allow natural light to move effortlessly through the interiors throughout the day, while a sunny south-westerly orientation enhances brightness and connection to the surrounding landscape.





Private terraces extend naturally from the principal living spaces, creating outdoor rooms designed for relaxation, entertaining and everyday enjoyment.



Finished to a calm, design-led standard, the interiors balance contemporary architecture with warmth, comfort and enduring quality.



UNRIVALLED CONNECTIVITY

Ideally located between Blackrock Village and the N11, Woodlands Grove combines coastal living with exceptional convenience offering easy access to the city by road, DART or bus. Ample bicycle parking also encourages residents to enjoy the scenic coastal route from Sandymount to Bray.

TRAVEL TIMES



Dublin Bus
Walking | 2 mins
Travel Time
20 mins to City Centre



N11 Motorway
Car | 6 mins
M50 Motorway
Car | 17 mins



Blackrock DART
Walking | 20 mins
Travel Time
18 mins to City Centre



Aircoach
3 mins
Travel Time
40 mins to Dublin Airport

LIVING IN BLACKROCK

One of South Dublin's most established residential areas, Blackrock is known for its village character, coastal walks, parks and excellent connectivity.

Residents benefit from immediate access to cafés, restaurants, boutiques and shopping destinations, while nearby green spaces and coastal routes encourage an active outdoor lifestyle. The DART, Quality Bus Corridor, N11 and M50 provide efficient connections to Dublin City Centre and beyond.



01



02



03



04



05



06



07



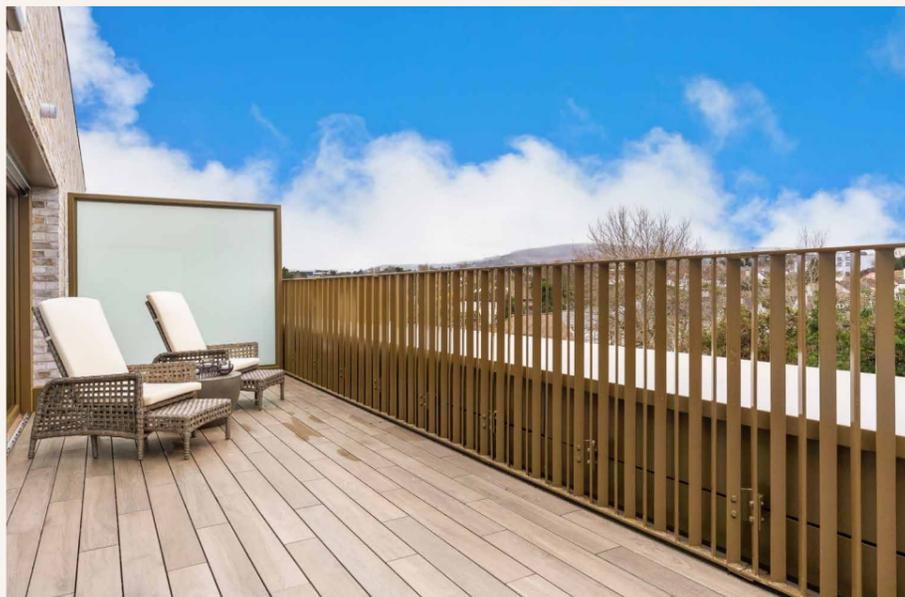
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- 01. Blackrock Dart Station
- 02. Gleasons of Booterstown
- 03. Main Street, Blackrock
- 04. Blackrock Park
- 05. Starbucks Coffee
- 06. Bear Market Coffee
- 07. Mount Merrion Avenue
- 08. Blackrock College

THE RESIDENCES
**DESIGN, SPACE
 AND LIGHT**

Apartments No. 23, 24 and 25 occupy the entire penthouse level, offering a level of privacy, aspect and natural light rarely found in apartment living.

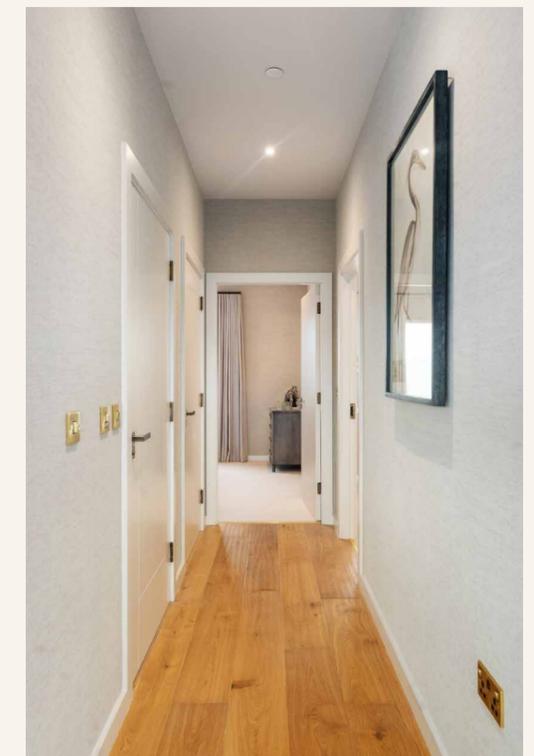
Penthouse No. 24 is presented fully furnished by Helen Turkington Design, incorporating bespoke joinery and a custom media wall that enhances the living environment.





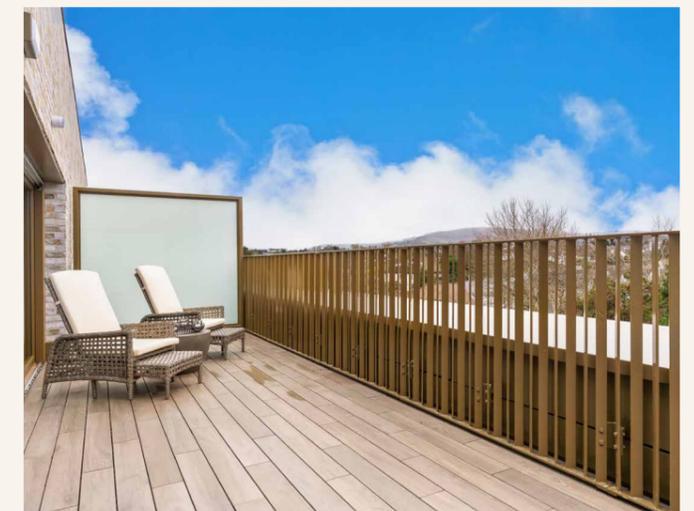
THOUGHTFULLY CRAFTED LIVING SPACES

Internally, expansive open-plan living, dining and kitchen areas are filled with natural light and centred around bespoke contemporary kitchens featuring Quartz Calacatta Gold worktops, full-height cabinetry and integrated Miele appliances, including wine fridges. Carefully selected materials, feature lighting and elevated ceiling heights create interiors that feel both refined and welcoming.





Each residence enjoys a dual-aspect orientation, with views towards the Dublin Mountains to the front and elevated outlooks across the surrounding landscape to the rear. Apartment 25 further benefits from its own private lift core, providing direct and exclusive access to the residence.





RESTFUL SPACES, BEAUTIFULLY FINISHED

Bedrooms are calm and generously proportioned, with fitted or walk-in wardrobes providing excellent storage.



DESIGNED FOR
EVERYDAY
INDULGENCE



Bathrooms and en suites are finished to a hotel-inspired standard, incorporating contemporary tiling, premium sanitaryware, rain-head showers and heated towel rails.

SPECIFICATIONS

THE PENTHOUSES AT WOODLANDS GROVE

The Penthouses at Woodlands Grove have been thoughtfully designed to combine contemporary architecture, refined interior finishes and exceptional energy efficiency. Carefully selected materials and considered detailing create homes defined by comfort, quality and enduring design.

COMFORT & ENERGY

A centralised wet heating system provides efficient and consistent warmth throughout each residence, with thermostatic controls and separate zoning for heating and hot water allowing comfort to adapt effortlessly to daily living. Heat interface and heat recovery ventilation systems further enhance environmental performance and internal comfort.

- » Centralised wet heating system
- » Zoned heating and hot water controls
- » Heat interface and heat recovery ventilation systems
- » Minimum A3 Building Energy Rating
- » Highly insulated and airtight construction
- » Energy-efficient argon-filled double-glazed alu-clad windows

THE KITCHEN — CRAFTED FOR EVERYDAY LIVING

Designed as the natural centre of the home, each kitchen balances clean architectural lines with carefully considered materials.

Full-height bespoke cabinetry provides generous storage, complemented by Quartz Calacatta Gold worktops and splashbacks that introduce warmth and texture. Integrated Miele appliances, including a wine fridge within three-bedroom apartments, are seamlessly incorporated to support both everyday living and entertaining.

- » Bespoke contemporary kitchen design
- » Full-height cabinetry with integrated storage
- » Quartz Calacatta Gold worktops and splashbacks

- » Integrated appliance suite including oven, microwave, fridge, freezer and dishwasher
- » Integrated extractor fan
- » LED counter-level lighting
- » Premium integrated Miele appliances

SPACES TO RESTORE

Bathrooms and en suites are designed as calm, restorative environments, combining refined materials with thoughtful detailing.

- » Contemporary wall and floor tiling
- » Premium Halo sanitaryware
- » Pressurised showers with thermostatic controls
- » Heated towel rails
- » Custom vanity mirrors with integrated storage

REFINED INTERIORS

Attention to detail is evident throughout each residence.

Engineered flooring flows through the open-plan kitchen and living areas, while soft carpeting introduces warmth and comfort to the bedrooms. A custom-designed media unit anchors the living space, reinforcing a sense of design continuity throughout the home.

- » Feature wallpaper finishes enhancing walls and painted ceilings throughout
- » Contemporary square-edge architraves and skirting
- » Floor-to-ceiling heights approx. 2.7m
- » Carlson double-glazed alu-clad windows
- » Powder-coated aluminium door and window frames
- » Multipoint locking systems to doors and windows
- » Wide hallways enhancing light and flow
- » Fitted wardrobes with contemporary storage solutions

CONNECTED LIVING

Technology integrates discreetly into the home, supporting modern lifestyles without compromising design.

- » Video entry phone system connected to the main entrance
- » Digital TV connectivity within living areas
- » Energy-efficient LED lighting throughout
- » Brushed antique brass switches and sockets

ARCHITECTURE & LANDSCAPE

Woodlands Grove combines contemporary architecture with timeless materials, incorporating brick, render and glazed façade elements that sit comfortably within the surrounding landscape.

Private balconies finished with porcelain decking extend living spaces outdoors, while landscaped communal gardens provide tranquil shared environments for residents.

EASE & ASSURANCE

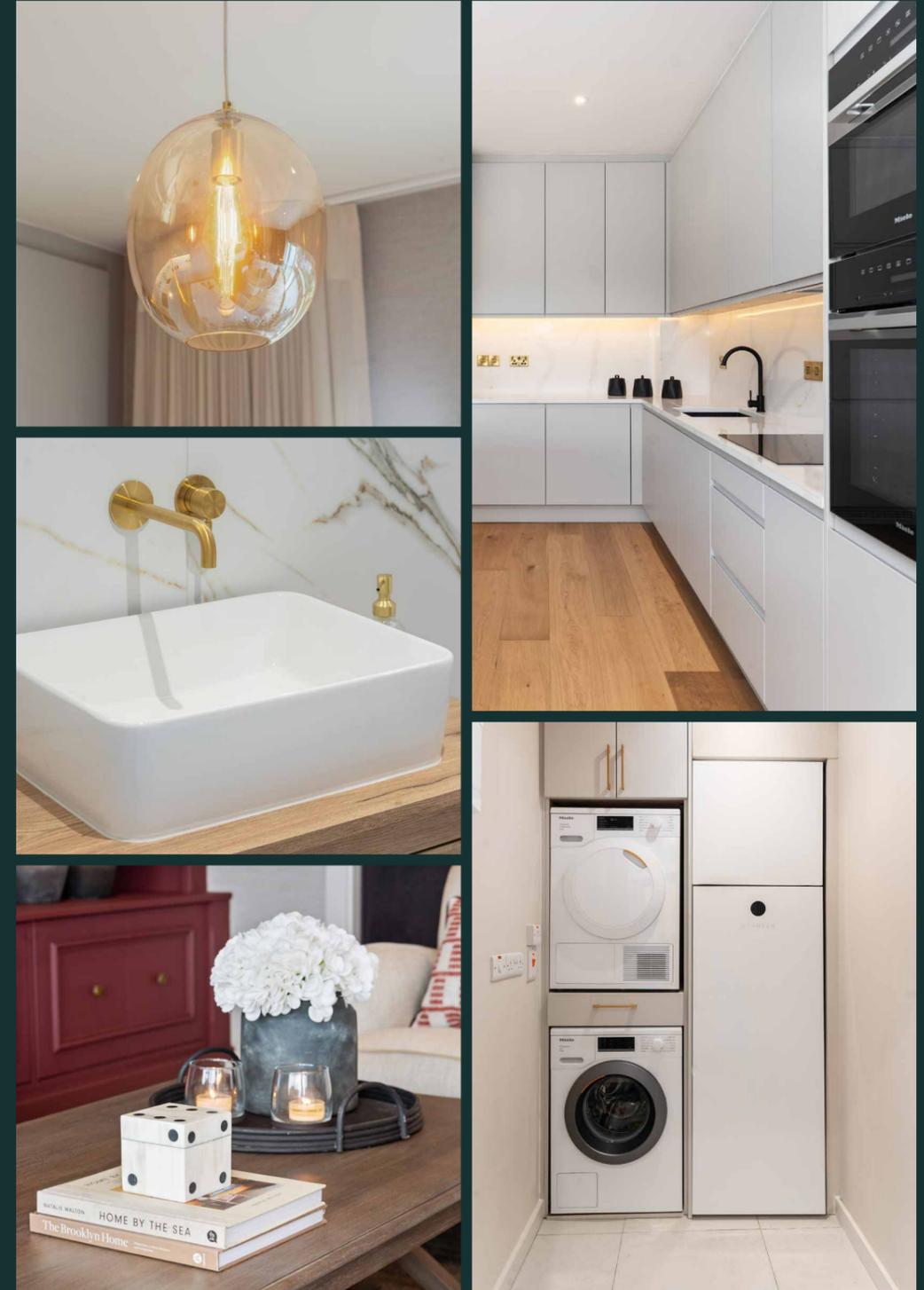
Daily living is supported through carefully planned resident amenities:

- » Secure private parking with direct building access
- » One allocated car parking space per apartment
- » Provision for future private electric vehicle charging installation
- » Lift access throughout the building
- » Secure bicycle storage
- » Centralised bin storage facilities

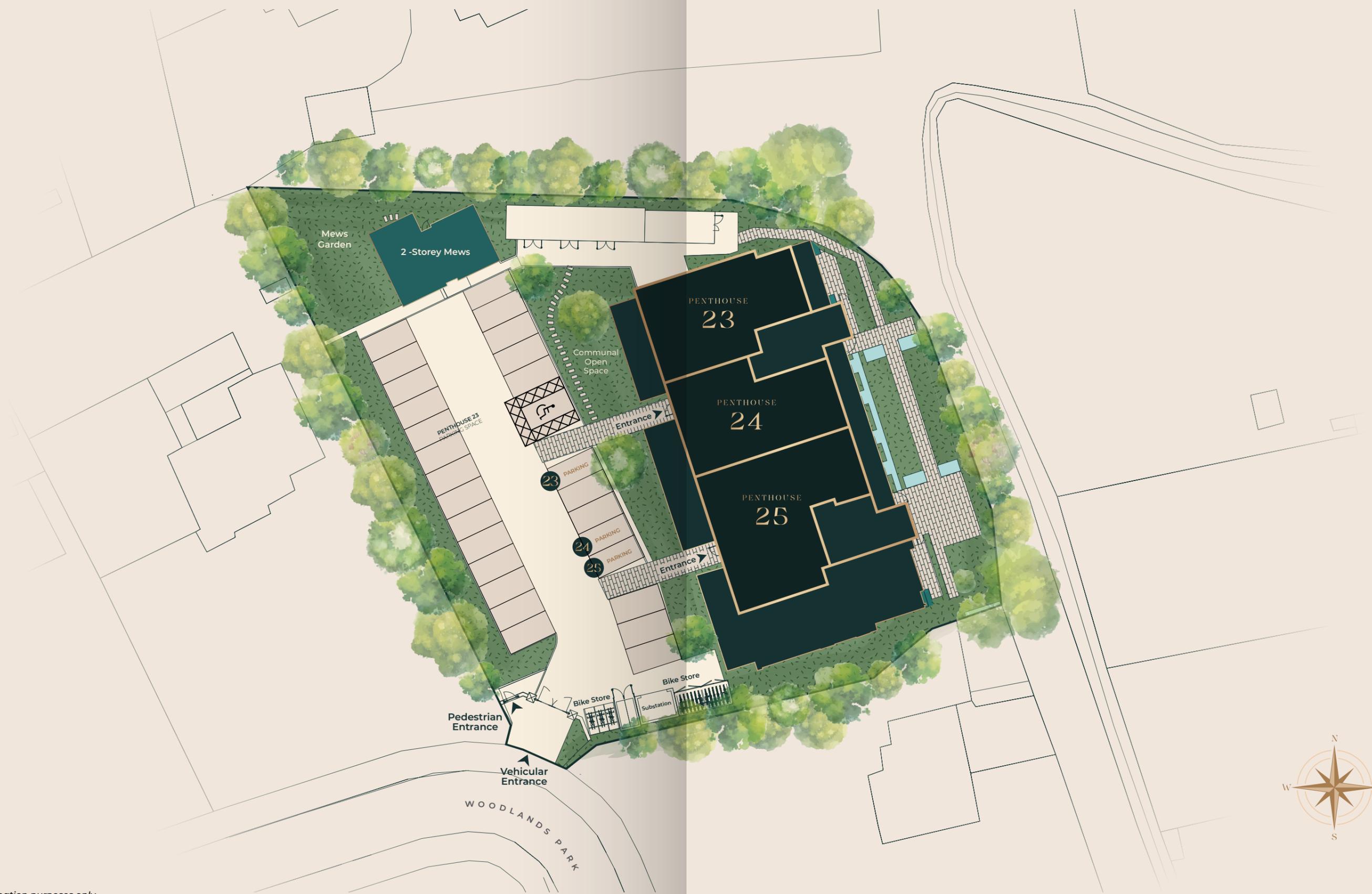
Security and peace of mind are supported through monitored entrances, modern fire detection systems and a comprehensive 10-year structural guarantee.

SUSTAINABLE BY DESIGN

Designed with long-term efficiency in mind, Apartment 23 achieves an A3 Building Energy Rating with Apartments 24 and 25 achieve an enhanced A2 rating, supported by highly insulated construction, advanced glazing and energy-efficient building systems.



SITE PLAN



*for information purposes only

FLOOR PLANS

PENTHOUSE 23



	SQ.M	SQ.FT
Overall	99	1,066
Kitchen/Living/Dining	55	592
Utility	5	54
Family Bathroom	5	54
Master Bedroom	21	226
Bedroom Two	13	140
Terrace	24.5	264

**for information purposes only*

PENTHOUSE 24



	SQ.M	SQ.FT
Overall	96	1,033
Kitchen/Living/Dining	53	570
Utility	3	32
Family Bathroom	5	54
Master Bedroom	22	237
Bedroom Two	13	140
Terrace	25	269

**for information purposes only*

PENTHOUSE 25



	SQ.M	SQ.FT
Overall	112	1,205
Kitchen/Living/Dining	67	721
Utility	3	32
Family Bathroom	5	54
Master Bedroom	23	248
Bedroom Two	14	151
Terrace	41.2	443

**for information purposes only*



ABOUT THE TURKINGTON ROCK

At TurkingtonRock, we believe a home should feel instinctively right from the moment you arrive. Founded by Helen Turkington and Red Rock Developments, our approach places design at the centre of every project, combining interior expertise with a vision for boutique, high-quality residential development.

Working across distinctive South Dublin locations, we create homes that pair architectural clarity with refined, layered interiors synonymous with Helen Turkington's design philosophy.

Every residence is shaped with intention — from bespoke kitchens and joinery to thoughtful layouts and carefully selected materials — creating homes that feel calm, timeless and deeply personal.

From elegant apartments to penthouse residences and mews homes, TurkingtonRock delivers spaces designed for living beautifully.



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