



ROSSALIA  
H O U S E

*Luxury  
Apartments*

*ment :: grandeur :: distinction :: elegances :: style :: contemporary :: classical :: cultured  
:: elegances :: style :: contemporary :: classical :: cultured  
:: style :: contemporary :: classical :: cultured :: harmonious :: exemplary :: majesty :: ex*

Woodlawn :: Killarney :: County Kerry



We feel that the nature of our design is unique. As a company we have the capacity to deliver a project of the highest quality and standard and have the creativity and imagination conceptually to deliver a project that no other will replicate.

# Luxury Apartments

Heavens Reflex

*distinction :: splendour :: sumptuousness :: sophistication :: refinement :: grandeur :: distinction :: elegance*



Set in a peaceful suburb, five minutes walk from the heart of Killarney, will appeal to busy professionals and first-time buyers. You know you are ready for something different.

There is a place out there that reflects your energy and attitude, attractive to the hip and fashionable. Rossalia House features 4 spacious unique architecturally designed luxury apartments. Each unit is unique in its appointments, with contemporary furniture and fittings. The feel of the apartments echoes a modern elegance and is in harmony within its surrounds making this property a true gem.

LUXURY APARTMENTS :: KILLARNEY



## Appointments:

Our designers bring together a winning dual concept dictated by the elegance of its lines and the impeccable design of the shapes within this spacious environment. The apartments have a new interpretation of space, a feeling of width and lightness obtained by a rational use of colour yet functional for our busy lifestyles of today.

Designed for living

*...admission :: artistry :: taste :: style :: grace :: class ::*  
*...luxuriant :: refinement :: grandeur ::*  
*...or :: sumptuous :: sophistication :: refinement :: your :: taste*



## Appointments:

Kitchen from the Mobilegno range in Wenge Smooth door and wall units  
doors in cream High Gloss lacquer as design layout

Franke DAX611 single bowl single drainer sink ^n/ stainless steel,

No accessories available for this sink and FrankeTop lever tap x 4

Baumatic B151W fan oven in stainless steel

Baumatic B10 tram less ceramic hob

Baumatic B60SS 4 burner gas hob in stainless steel

Baumatic QF9SS stainless steel chimney hood

Baumatic BR22/8A built in larder fridge/freezer



## Features:

Solid Oak Floors and Doors throughout

Teak Windows

Italian Designer Kitchens and Fitted Wardrobes

High Quality Porcelain Tiles

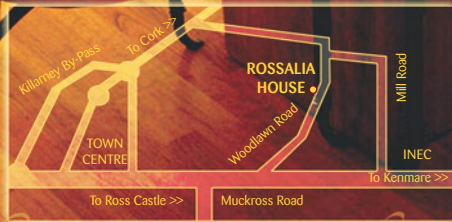
Balcony Feature

Landscaped Gardens

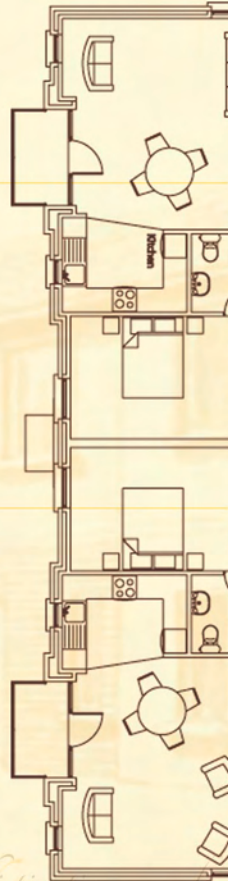
Quality Sanitary Ware

Electric Fireplace with Limestone Surround with Glass Shelf and Light Fitting Feature

## Location:



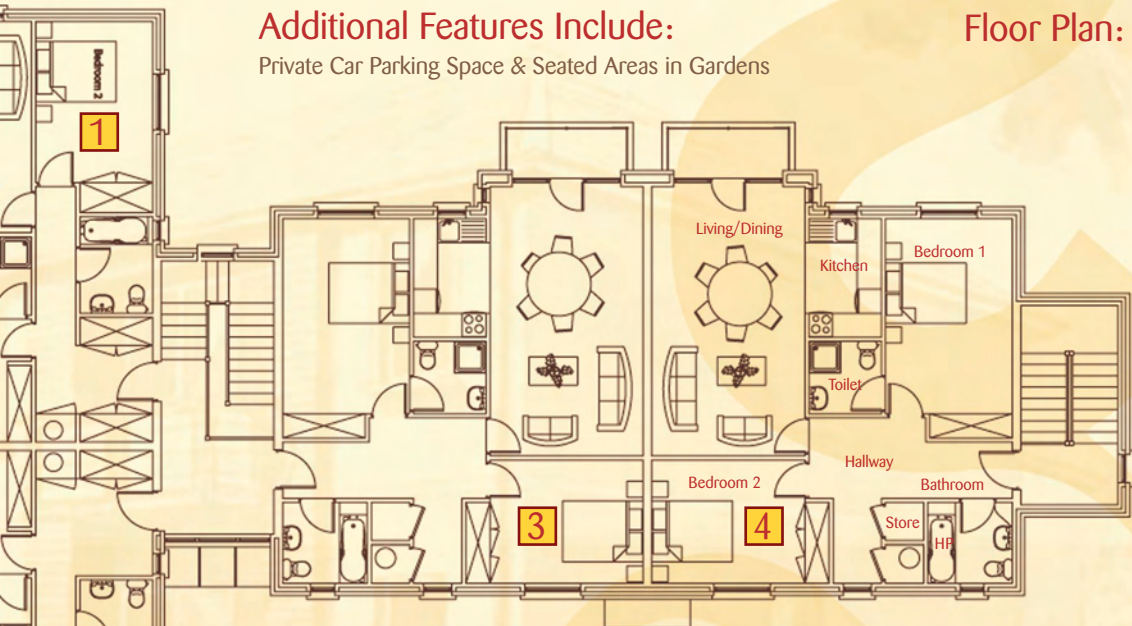
The development is located 300mtrs from woodlawn cross which intersects the main muckross road (National Park). 5 minutes walk from the town centre and all local amenities.



## Additional Features Include:

Private Car Parking Space & Seated Areas in Gardens

## Floor Plan:



### Floor Areas Apt 1 & 2

Apartment Size: - 884sqft

Kitchen: 2.35 x 3.1

Living/Dining: 4.85 x 5

Bedroom 1: 4.8x 3.05

Ensuite (WC, shower, wash basin)

Bedroom 2: 4 x 2.9

Main Bathroom (bath, basin, WC)

Additional Storage Space, Hot Press

### Floor Areas Apt 3 & 4

Apartment Size: - 907sqft

Kitchen: 1.9 x 2.95

Living/Dining: 3.8 x 6.7

Bedroom 1: 3.15 x 5.45

Ensuite (WC, shower, wash basin)

Bedroom 2: 4.4 x 3.05

Main Bathroom (bath, basin, WC)

Additional Storage Space, Hot Press



# DUNBOY CONSTRUCTION

*Property Developers Ltd.*

Rossalia House is situated on the Woodlawn Road a short distance from the historic yet contemporary famed town of Killarney. Known as the old established quarter of the town, with it's quite location nestled within the woodlands surrounding the town and the Flesk river as a backdrop, this development is a rare and splendid opportunity for a retirement home or investment.

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*sty :: exquisiteness :: artistry :: taste :: splendor :: sumptuousness :: sophistication :: refine*

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