



# ALBANY

HOUSE



AN EXCLUSIVE  
REDEVELOPMENT  
OF 2 LARGE  
VICTORIAN VILLAS

IN ONE OF DUBLIN'S  
MOST APPEALING  
ADDRESSES







Albany House, a superb listed Victorian Villa has long been admired locally for its handsome facade and exquisite detailing. Cairn have sensitively restored and reconfigured this protected structure to create two magnificent homes as the centrepiece of their Albany scheme in the heart of Killiney. It represents a very rare opportunity to inhabit a piece of historical Dublin within a short distance of Killiney beach, parks and villages.

From 19th-century splendour to 21st-century technology, what you see today in the homes of Albany House is the result of a painstaking restoration and enlightened modernisation. These two villas offer all that is classic with the convenience of modern day living.





# No 19 Albany House

Number 19 extends to 203 sq.m and accommodates 3 light filled bedrooms along with a large attic room. The extensive kitchen/dining area with its generous floor to ceiling high and original cornicing is truly magnificent and ideal for entertaining. The vaulted basement offers generous storage space and the property also benefits from a meticulous landscaped south facing rear garden and private car parking.







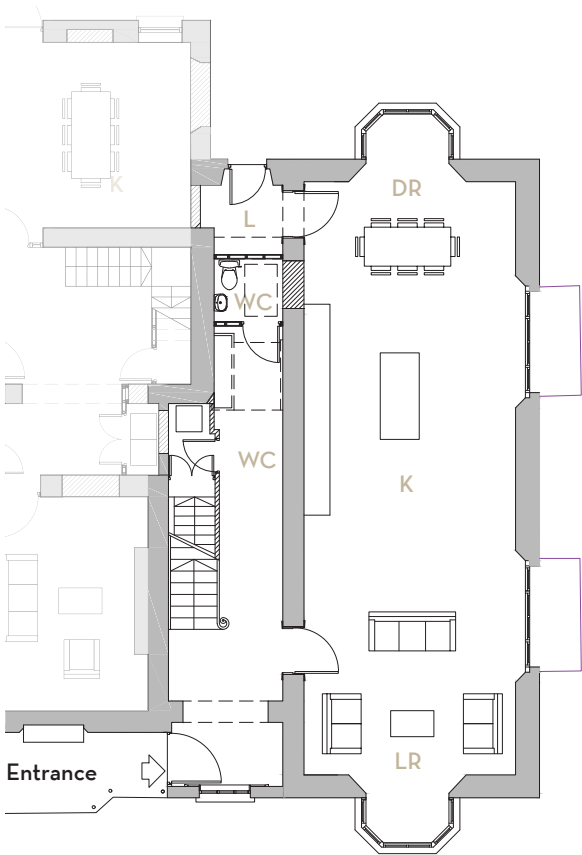




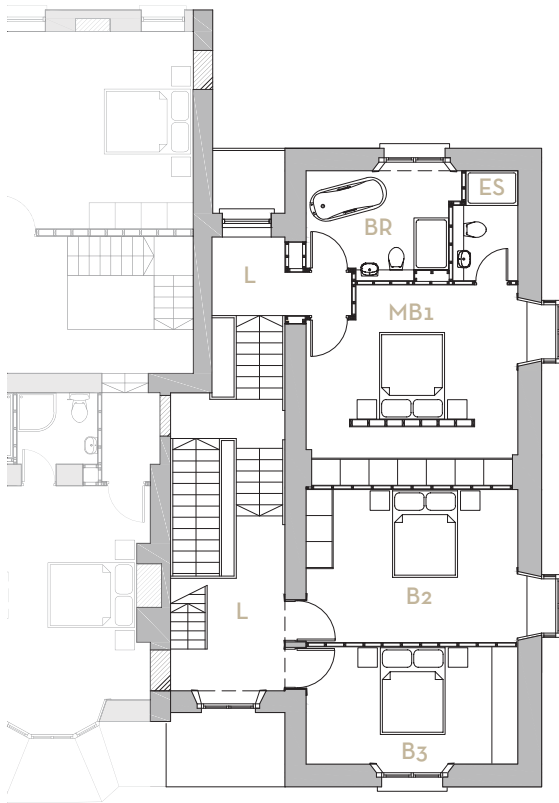
No 19

203sq.m / 2,185sq.ft

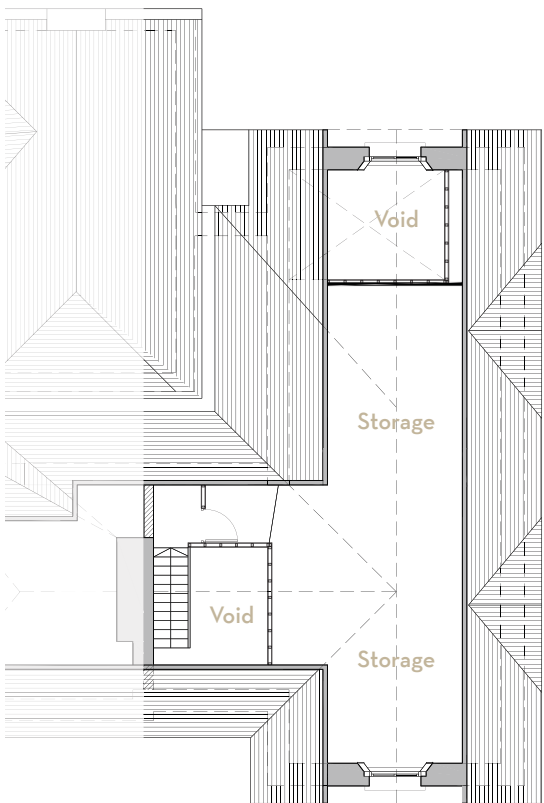
LEGEND:  
K Kitchen LR Living Room DR Dining Room UR Utility Room CR Cloakroom  
L Lobby C Corridor ES En-suite BR Bathroom WC Toilet ST Storage  
SY Study EH Entrance Hall MB Master Bedroom B Bedroom



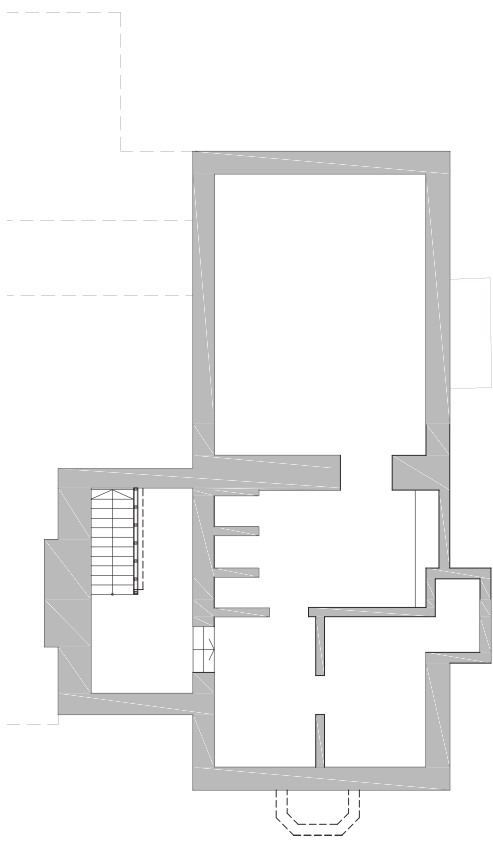
Ground Floor



First Floor



Attic Level



Basement Level

No 19

Additional attic and  
basement level storage

Floor plans are indicative only and subject to change.  
In line with our policy of continuous improvement we reserve the right to alter the layout,  
building style, landscaping and specifications at anytime without notice.



## No 18 Albany House

The second home comprises of a 3 bedroom home extending to 185 sq.m and is a unique property with numerous reception rooms on the ground floor. A unique feature of this property is the loft space accessed via the master bedroom on the first floor.





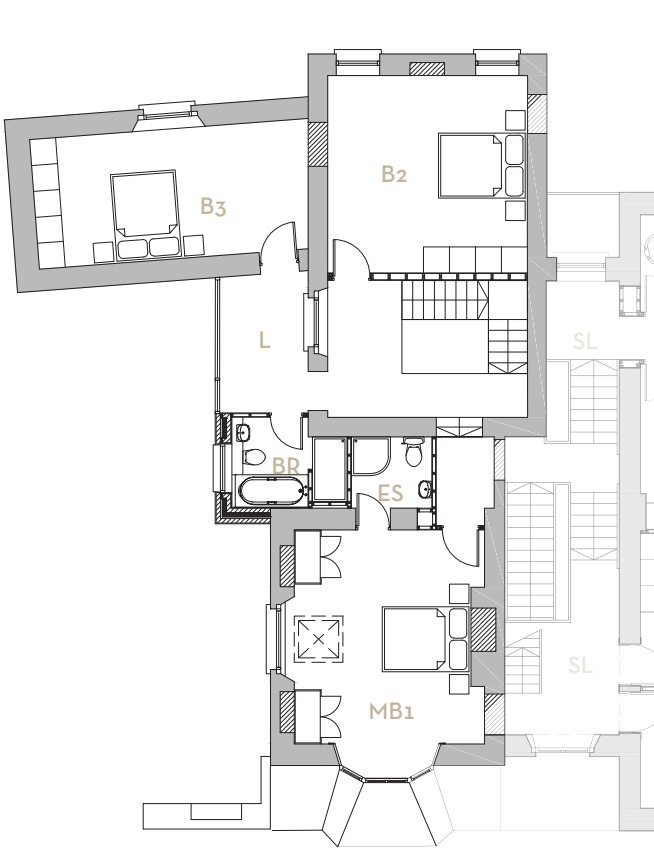




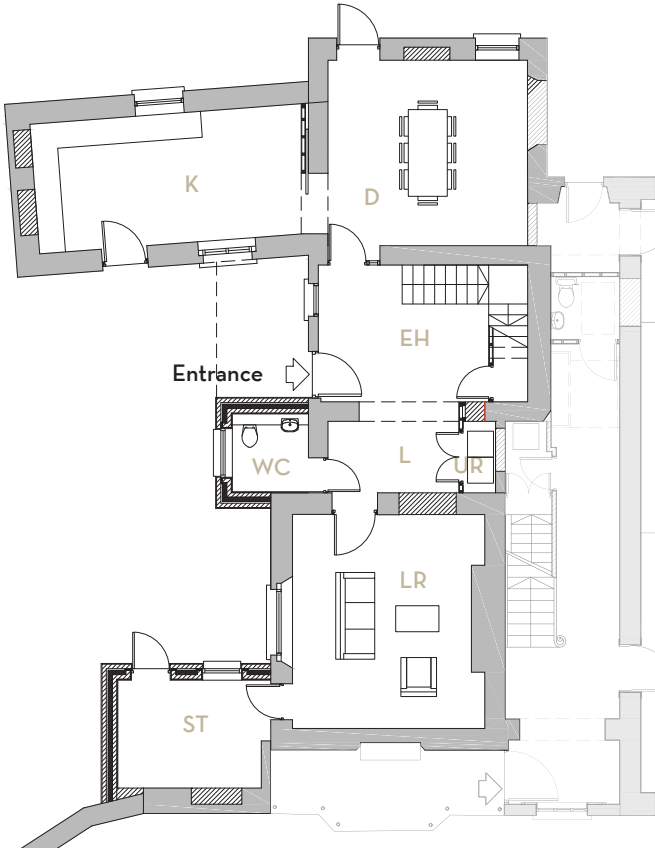
No 18

185sq.m / 1,991sq.ft

LEGEND:  
K Kitchen LR Living Room DR Dining Room UR Utility Room CR Cloakroom  
L Lobby C Corridor ES En-suite BR Bathroom WC Toilet ST Storage  
SY Study EH Entrance Hall MB Master Bedroom B Bedroom



Ground Floor



First Floor

Features

A development by Cairn Homes where every detail is designed to enhance the way you live. The finest materials and fittings contribute to a home of unsurpassed luxury combined with thoughtful practicality. This superior quality design and the detailed construction meet a high standard of building regulations and are built in the traditional manner for quality and longevity.



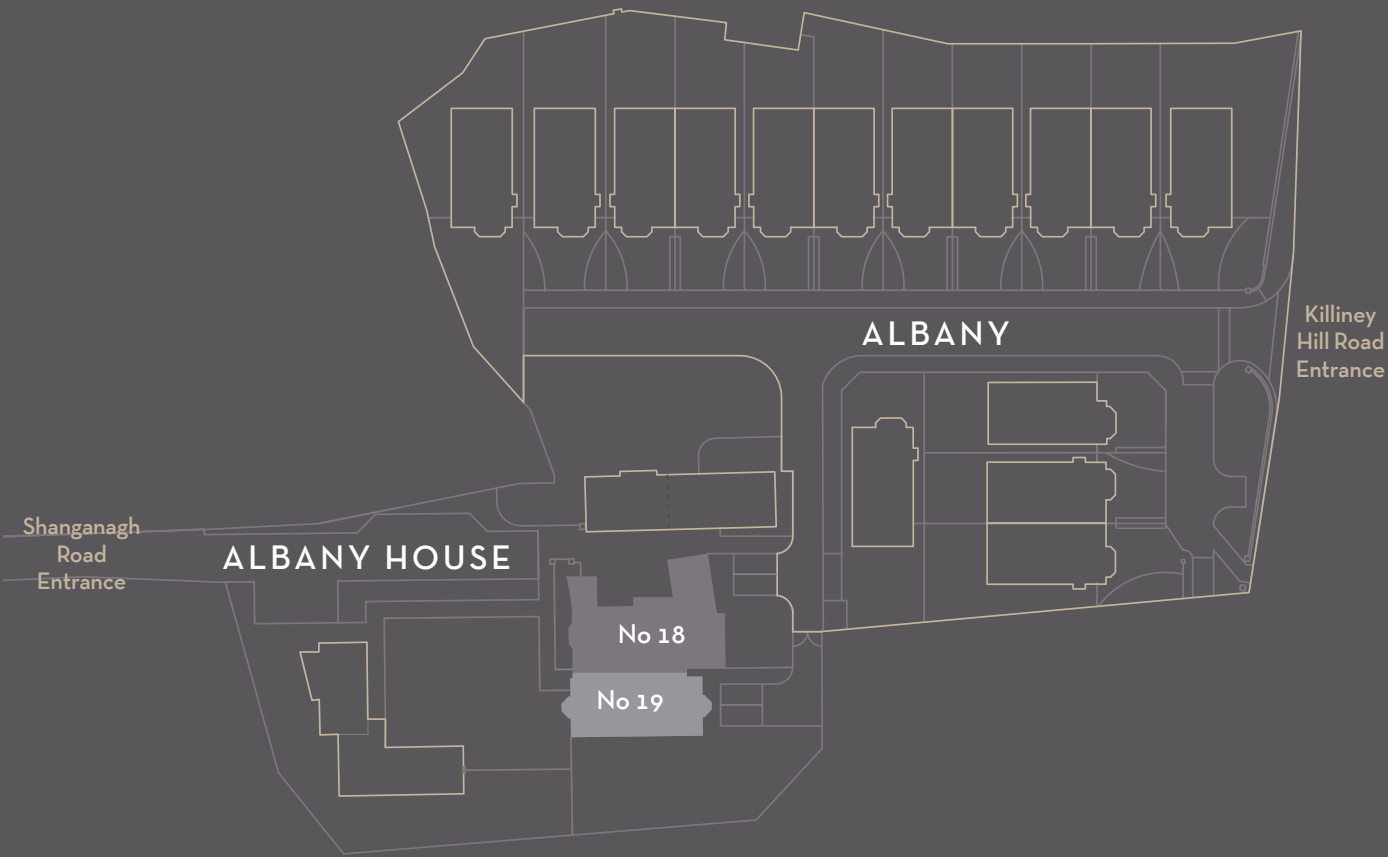
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SITE PLAN

Villa No.	Beds	Size sq.m	Size sq.ft
19	3	203	2,185
18	3	185	1,991





REGISTER YOUR INTEREST AT:  
**ALBANYLODGE.IE**

A DEVELOPMENT BY

**CAIRN**  
PLC

[WWW.CAIRNHOMES.COM](http://WWW.CAIRNHOMES.COM)

ALL ENQUIRIES



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01 667 1888

### BER Exempt

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