

St Joseph's House and Adjoining Properties
Brewery Road and Leopardstown Road, Dublin 18



APARTMENTS | MIX + BREAKDOWN
14/09/2021

SCHEDULE OF ACCOMMODATION

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
			No.	No.	No.	No.	No.
APARTMENT BLOCK A (6 Storey)							
	studio	1	0	0	0	0	0
	1 beds	1	2	3	4	4	0
	2 beds	2	7	8	8	8	2
	3 beds	3	1	0	0	0	2
	Subtotal		10	11	12	12	4
GIA m2			915.5	948.5	1020.5	996.3	535
NIA m2			738.7	775.6	826.8	807.5	421.2

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6
			No.	No.	No.	No.	No.	No.	No.
APARTMENT BLOCK B (4-7 Storey)									
	studio	1	0	0	0	0	0	0	0
	1 beds	1	4	4	4	4	4	4	4
	2 beds	2	9	8	8	8	8	8	8
	3 beds	3	0	1	1	1	0	0	0
	Subtotal		13	13	13	13	13	12	12
GIA m2			1147.8	1168.4	1168.4	1168.4	1020.3	1020.3	1020.3
NIA m2			923.9	922.8	922.8	922.8	838.5	838.5	838.5

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1
			No.	No.
BLOCK E - ST. JOSEPH'S HOUSE (2 Storey/3)				
	studio	1	0	0
	1 beds	1	0	0
	2 beds	2	5	3
	3 beds	3	1	0
	Subtotal		6	3
GIA m2			580.5	431.0
NIA m2			448.5	374.92
COMMERCIAL USE - CRECHE			145.46	136.54

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6
			No.	No.	No.	No.	No.	No.	
APARTMENT BLOCK C (5-7 Storey)									
	studio	1	2	4	4	4	4	4	4
	1 beds	1	6	4	4	4	4	2	2
	2 beds	2	9	9	9	9	9	6	6
	3 beds	3	0	1	1	1	1	1	1
	Subtotal		17	18	18	18	18	13	13
GIA m2			1459.2	1477.6	1477.6	1477.6	1477.6	1057.6	1057.6
NIA m2			1152	1214	1214	1214	1214	858.2	858.2

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9
			No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
APARTMENT BLOCK D (5-8-10 Storey)												
	studio	1	4	5	4	4	4	6	6	1	1	1
	1 beds	1	4	6	5	5	5	3	3	9	0	0
	2 beds	2	6	11	13	13	13	8	4	2	2	2
	3 beds	3	0	0	0	0	0	0	0	0	0	0
	Subtotal		14	22	22	22	22	17	18	14	3	3
GIA m2			1081.3	1707.5	1784.9	1784.9	1784.9	1274.6	1362.4	1027	265.3	265.3
NIA m2			836.7	1400	1468	1468	1468	1027	1110	804.5	202.2	202.2
AMENITIES			551.5					84.5				
COMMERCIAL USE			49									

Key	Type	No. Beds	LEVEL 0 (Ground)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5
			No.	No.	No.	No.	No.	
APARTMENT BLOCK F (3-5 Storey)								
	studio	1	2	9	9	1	1	1
	1 beds	1	8	1	1	0	0	0
	2 beds	2	2	2	2	2	2	2
	3 beds	3	0	0	0	0	0	0
	Subtotal		12	12	12	3	3	3
GIA m2			735.1	848.4	848.4	200	200	200
NIA m2			643.1	553	553	155.6	155.6	155.6

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
0	0.0%		
13	26.5%		
33	67.5%		
3	6.1%		
48	100.0%	22	44.9%

4966.8
3669.8

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
0	0.0%		
28	31.8%		
57	64.8%		
3	3.4%		
48	100.0%	46	52.3%

7713.9
6396.8

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
0	0.0%		
0	0.0%		
8	88.9%		
1	11.1%		
9	100.0%	9	100.0%

1012.4
823.42
282

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
36	22.6%		
26	22.6%		
57	49.6%		
6	5.2%		
125	100.0%	54	47.0%

9464.8
7724.4

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
36	22.9%		
40	25.5%		
81	51.6%		
0	0.0%		
157	100.0%	56	35.7%

12338.1
9888.6
636
49

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
23	51.1%		
10	22.2%		
12	26.7%		
0	0.0%		
45	100.0%	45	100.0%

2822.9
2326.9

SUMMARY BREAKDOWN

APARTMENTS (Blocks A,B,C,D,E,F)		UNITS	MIX	1B+ST	DUALASPECT RATIO	+ 10% area
Type	No. Beds	(no)	%age	%age	(no)	%age
studio	1	85	18.4%			
1 beds	1	117	25.3%			
2 beds	2	248	51.6%			
3 beds	3	13	2.8%			
		463	100.0%	44%	232	50.1%

TOTAL RES GIA m2	17763
TOTAL RES NIA m2	10740
TOTAL AMENITIES (Resi + Creche)	636
TOTAL COMMERCIAL USE m2	316
TOTAL (Residential and Mixed uses)	18756