



J O L L Y M A R I N E R
M A R I N A V I L L A G E A T H L O N E



S U M P T U O U S M A R I N A - S I D E A P A R T M E N T S & T O W N H O U S E S O N T H E S H A N N O N





Set sail on a new lifestyle



You turn for home after a glorious day on the water.

The sun's setting on the horizon like a big blazing orange ball, casting a delicious warm glow on everything you see - including yourself. You feel relaxed, refreshed, pleasantly tired, in the mood only the river can inspire.

You glide into harbour and tie up at your own private berth. You spring ashore, and enter a stunning new marina-side building.

As you take the lift to your sumptuous apartment, you contemplate the casserole that has been bubbling along in the oven. You savour the prospect of your favourite chair and a glass of chilled Chablis.

Followed, maybe, by a quick shower before dinner.

Sounds like you're dreaming? Not at The Jolly Mariner!

The Jolly Mariner could be your dream come true. A dream you can live every day of the year, every year.

Your own, luxurious home overlooking a magnificent marina on Ireland's mightiest river. Complete with your own private berth, or rather two private berths - one for your craft, one for your car.

Far from a dream, the Jolly Mariner could be your passage to a new lifestyle. Whether you're looking for a weekend retreat or a full-time residence. 123 apartments, penthouses and townhouses with 2 or 3 bedrooms and stunning style.

Read the signals. And prepare to set sail.

Athlone - a town shaped by water

"Athlone's links with water are very strong. Indeed, the very esker ridge on which the town stands was forged by glacial action. What's more, the River Shannon not only cuts the town in two, it also gives it a foot in two provinces - the east side is in Leinster, the west in Connaught!

There has been a monastery on the east bank of the Shannon since early Celtic times, with the ruins of a later Franciscan friary still standing on the site. Carved tomb stones found here dating from the 8th and 9th centuries can now be seen in Athlone Castle Museum.

The castle itself is the earliest building still standing, and was the centre of the great siege of 1691, when more than 12,000 cannon balls were fired at it by William of Orange's guns. A considerable portion of the original town walls also still stand, and are soon to be restored.

In addition, Athlone possesses many fine churches, from the renaissance splendour of Saints Peter and Paul to the elegant spire of St. Mary's, which dominates the country for miles around.

The last few years have seen many great changes with new buildings added to the skyline alongside the old, yet the river still retains its importance to the town."

Donal O' Brien, Author of 'Athlone A Visitor's Guide'





Step ashore in style

Life need never be dull at Athlone! The 'Capital of the Midlands' is a lively, bustling place, with a great range of facilities. Indeed, just walking around you can't fail to notice how much it's changed. Superb new facilities like a civic centre and park are creating the air of a place that's really going places. When it comes to shops, restaurants, hotels and bars you're spoilt for choice. The Golden Island Shopping Centre is particularly worth a visit.

As you'd expect, Athlone is also a haven for water sports of all kinds, from cruising and sailing to angling. Watch out for the wonderful variety of wildlife, too, including rare pine martens, otters, stoats, no less than five species of bat, corncrakes, kites, peregrines plus many species of wild fowl and game bird. Who knows, you may even see the celebrated Lough Ree Monster!

And if you ever fancy a change from more nautical pastimes, you're still well catered for. Try visiting the lavishly equipped Regional Sports Centre, complete with swimming pool, indoor courts, gym and astro turf. Athlone Golf Club and Glasson Golf & Country Club combine great golf with brilliant views. And if you really want to get into the swing, there are no fewer than nine quality courses less than an hour away. No wonder the area is becoming almost as famous for golf as for boating!

Altogether, Athlone's never been in such good shape. As you'll discover when you step ashore!



Glasson Golf & Country Club



Two parking spaces with every apartment



Your own private berth on the Shannon. Just a short distance from your front door. Pre-booked for you, for ever - for only a small extra cost!

It's a prospect every boating enthusiast dreams of. At the Jolly Mariner it need not be a dream. Our package can realise your ambitions - and save you a lot of hassle.

There's more, too. Obviously, you'll need a berth for your car. So every owner will enjoy a car parking space as well. On water, on land, at the Jolly Mariner your parking needs can be taken care of. Prepare to move alongside to the Jolly Mariner.

The galley

Few things put an edge on your appetite like fresh air. Of course, at the Jolly Mariner you'll be sampling plenty of this commodity.

Which means you'll be looking for a kitchen that will do justice to your culinary desires.

You won't be disappointed.

Your Jolly Mariner kitchen will allow you to look after yourselves - and your guests - in more than a little style. You can look forward to the finest finish, the best craftsmanship and top quality materials such as granite worktops and feature floor tiles.

Bon appetit!





Inspect the heads

It may not be the most lavishly equipped facility on board the average cabin cruiser, yet the bathroom in your Jolly Mariner apartment will offer you luxury you'd hardly dared dream of.

Following your day on the water, you can soak yourself in style. Your superbly appointed bathroom suite will feature top quality Italian sanitaryware and vanity tops included as standard. What's more, underfloor heating will provide a delicious extra dimension of comfort.

Enjoy.

Your berth

As a mariner, you may be used to roughing it on board. But you can forget any such notions when you enter your berth at The Jolly Mariner! You can expect rare luxury. For example, the high quality fitted wardrobes will be in the latest styles, and offer you a mix of shelving and hanging space so you can keep everything ship-shape.

Sweet dreams.





The Captain's Table

You may wish to entertain your guests on board your craft. But when you've seen your shore quarters, we think you won't! An iconic development, The Jolly Mariner will comprise 5 buildings of varying sizes. There'll be a total of 123 apartments, penthouses and townhouses, featuring 2 or 3 bedrooms.

All homes will offer stunning style and the most sumptuous specification. You'll find the finest quality materials, together with the most exquisitely crafted fixtures and fittings. While the space available will seem positively lavish. Many apartments will also offer stunning views from a private balcony or terrace. Whether socialising or simply relaxing, you'll be able to live in rare style.

All this - and the River Shannon too!

Specification

Common Area

- CCTV to common area and access control.
- Professionally landscaped courtyard areas throughout the development. Quality paving throughout the development.
- Stairs and corridors finished in contemporary high quality carpeting.
- Secure individual post boxes.

Kitchen

- Contemporary designed kitchens.
- Granite worktops with granite up stand.
- Each apartment is plumbed for washing machine and dishwasher.
- Majority of apartments will have separate utility rooms/area.
- High quality floor tiling.

Bedrooms

- Full height fitted wardrobes with integrated shelves and hanging rails.
- All two and three bedroom apartments will have master bedroom en-suite.
- Wired for TV and telephone in all master bedrooms.

Bathroom

- Luxuriously appointed bathrooms with:
- White Italian sanitary ware.
- Granite/marble vanity tops with large vanity mirror.
- Floor tiles throughout.
- Chrome and glass bath/shower screen.
- Fully tiled around bath, sink and shower areas.
- Chrome towel rail, toilet roll holder and robe hook.
- Thermostatically controlled high-pressure - shower.
- Under floor heating.

Windows & Doors

- High quality double-glazed composite windows with floor to ceiling windows to maximise natural light.
- Solid hardwood main entrance door to all apartments.
- All internal doors have a selected veneer finish.

Heating & Hot Water

- Natural Gas central heating in all apartments.
- Pressurised hot water system.

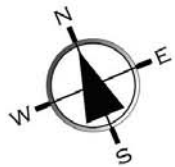
Electrics

- All apartments are pre-wired for cable television, alarm and telephone, suitable for surround sound and flat screen TV.
- Security intercom to all apartments.
- Generous electrical specification.
- Chrome finishes to all switches and sockets to living rooms and kitchens.







Building Guarantee

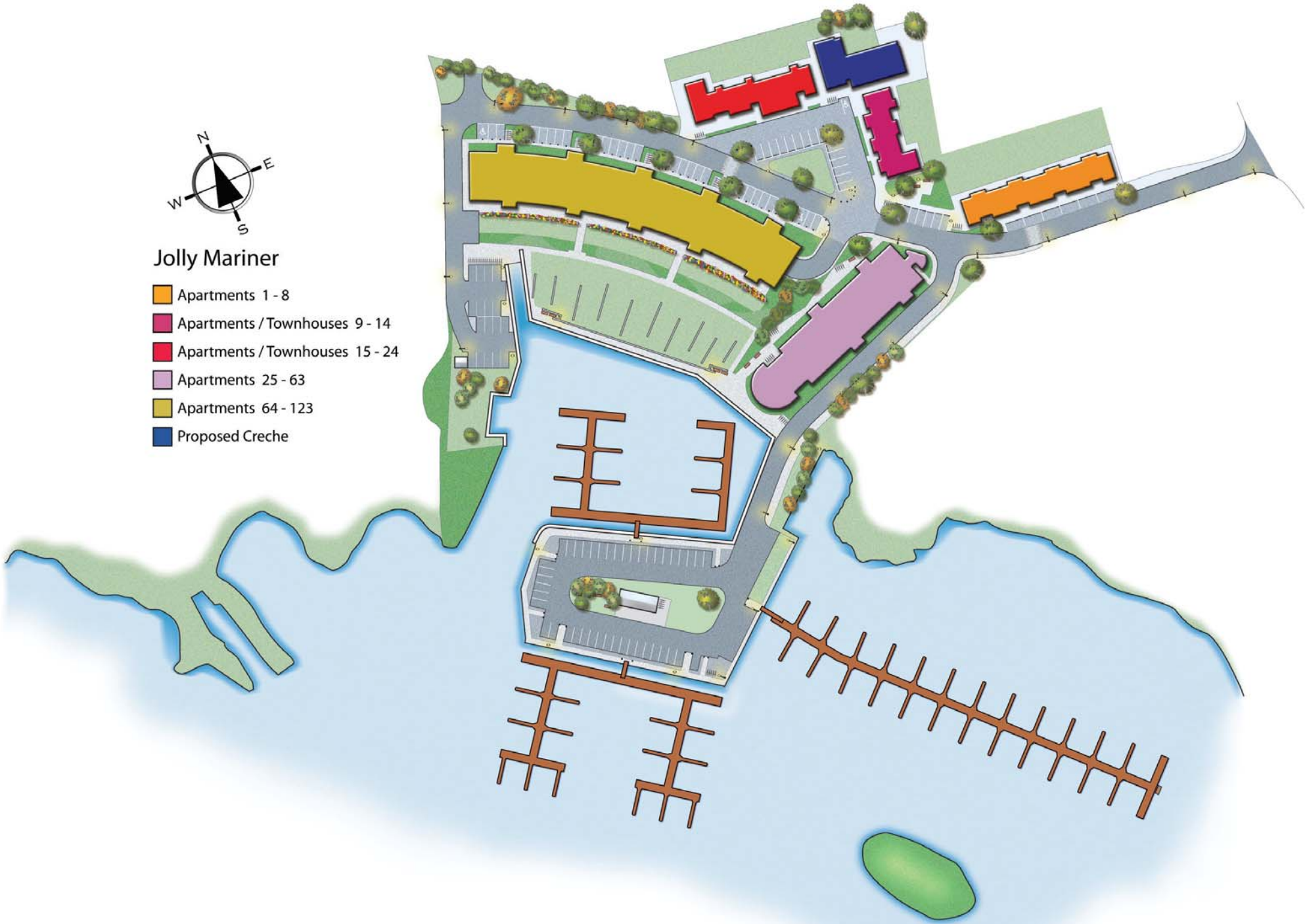
- Ten year Structural Guarantee Scheme.





Jolly Mariner

-  Apartments 1 - 8
-  Apartments / Townhouses 9 - 14
-  Apartments / Townhouses 15 - 24
-  Apartments 25 - 63
-  Apartments 64 - 123
-  Proposed Creche



On every shipping lane

Every sailor knows communications are vital. And you could not have a better communications centre than Athlone, a classic gateway town situated at the very heart of the country.

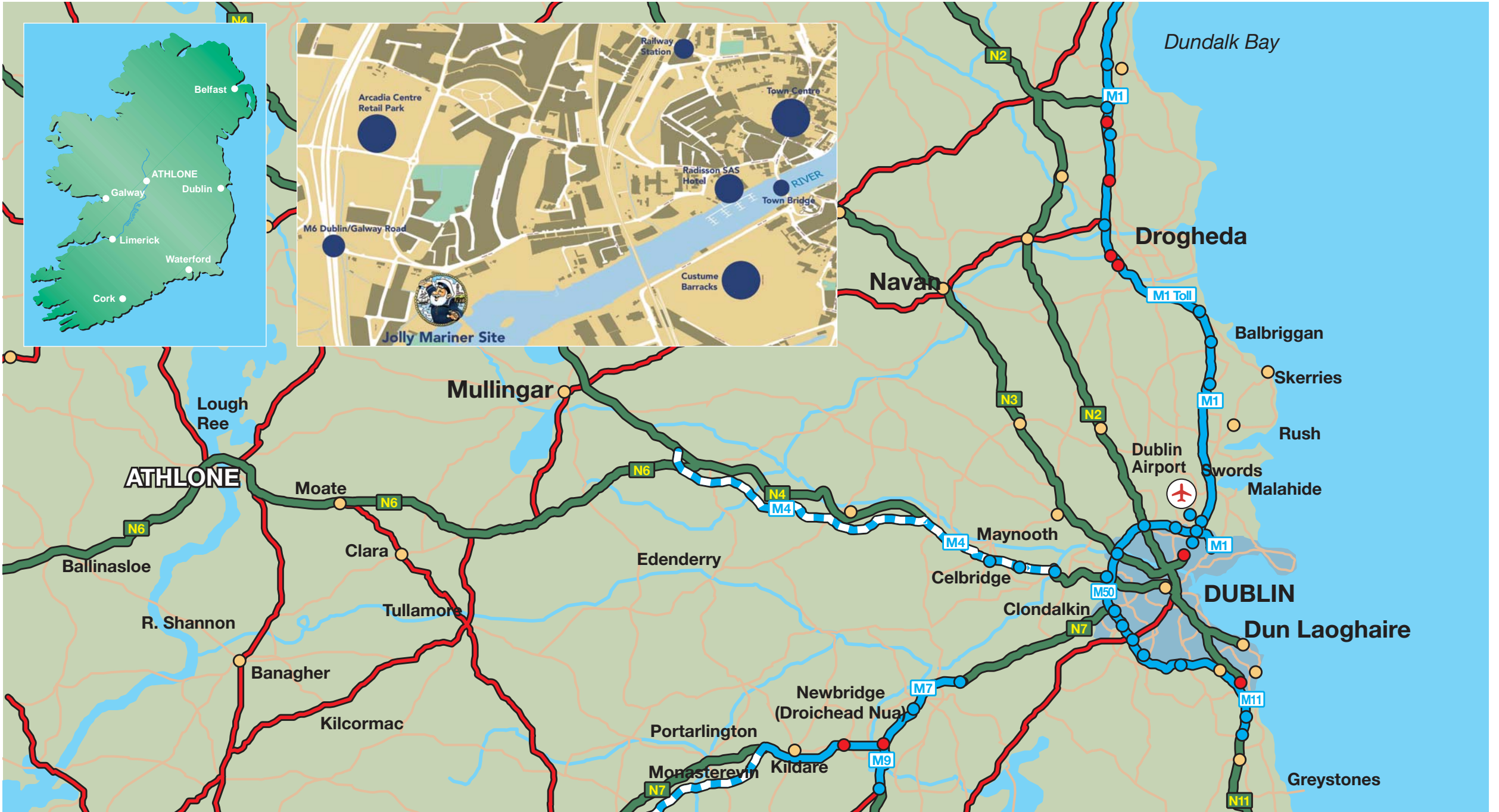
The town enjoys a commanding position on the mighty River Shannon. Backbone of a vast network of inland waterways, the Shannon incorporates over a dozen lakes, more than a hundred islands and a myriad of smaller rivers and streams on its journey of over 200 miles through Limerick to the Atlantic Ocean. The network also extends eastwards to Dublin via the Grand Canal, with the Barrow Navigation giving access to the Irish Sea at New Ross. In fact, if you so desire you could sail as far as Liverpool - or even New York!

As well as the quantity of boating available, Athlone also offers quality. Navigation is generally simple, with deep, well-marked channels and relatively few locks.

What's more, on dry land the town is equally well positioned. The N6, N61, N62 and N55 all converge here. It means you can be in Dublin in less than two hours, making weekend or even daily commuting a real possibility. Important cities like Galway and Limerick are also very accessible by road, while there's an excellent, fast rail service to Dublin and Galway.

Wherever you're bound, you can get there from Athlone.





M4 extension to Kinnegad under construction

Recently completed projects by Lalco Developments include:

Commercial

Burton Court, Burton Hall Road, Sandyford, Dublin 18.

Harbour Hotel, Dock Road, Galway.

Pelham House, South County Business Park, Leopardstown, Dublin 18.

Transware House, South County Business Park, Lepardstown, Dublin 18.

Portview House, Office Development, Thorncastle Street, Dublin 4.

Residential

The Old Chocolate Factory, Kilmainham Square, Dublin 8

Boooterstown Hall Apartments, Booterstown, Co Dublin.

McGovern's Corner, Cork Street, Dublin 8 (Under construction, completion May 2005).

South Bank Quay, Grand Canal Dock, Thorncastle Street, Dublin 4.

Ashling Court Apartment Development, Renmore, Galway.

Castlegate Apartments, Oliver Plunkett Road, Monkstown, Co Dublin (Under construction, completion May 2005).



Pelham House, South County Business Park, Leopardstown, Dublin 18.



Ashling Court Apartment Development, Renmore, Galway.



Castle Gate, Monkstown, Co. Dublin.



Southbank Quay, Grand Canal Dock, Dublin 4.





The Old Chocolate Factory, Kilmainham, Dublin 8.



Booterstown Hall Apartments, Booterstown, Co. Dublin.

Lalco Developments

Lalco Developments has been undertaking residential and commercial developments since 1991.

Over this time, the Company has earned an unrivalled reputation for quality and innovation. Indeed, we pride ourselves on delivering state-of-the-art buildings through innovative design, superior construction techniques and excellent landscaping.

Our achievements have been recognised by the Royal Institute of Architects of Ireland with the award of First Prize in the Commercial Building of the Year 2004. This was for Pelham House, a state-of-the-art office development at South County Business Park, Leopardstown, Dublin 18.

The Old Chocolate Factory at Kilmainham Square in Dublin is another excellent example of Lalco's capabilities. This iconic residential and commercial development currently under construction will bring a new dimension to the entire Dublin property scene.

As an award winning development company, Lalco fully intends The Jolly Mariner to be completed to an equally superior standard. The spacious two and three bedroom apartments and 3 bedroom townhouses are of an innovative design, and take full advantage of the spectacular views from the location. Internal fittings will be of the highest standard, with all finishes very carefully chosen.



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Galway

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