

Liberate your Lifestyle



Liberate your Lifestyle



www.theoldchocolatefactory.com

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THE OLD CHOCOLATE FACTORY
KILMAINHAM SQUARE, DUBLIN 8

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CLAIM YOUR
Freedom...

Freedom. A precious commodity. Indeed, to many of us, the most prized quality of all.

The freedom to live life the way you want.

The Old Chocolate Factory at Kilmainham Square offers you this freedom.

Apartments with leading-edge interior design bring you freedom in your daily living.

Proximity to Phoenix Park gives you the freedom of Europe's largest urban open space.

A location minutes from the heart of Dublin liberates you from the hassle of commuting.

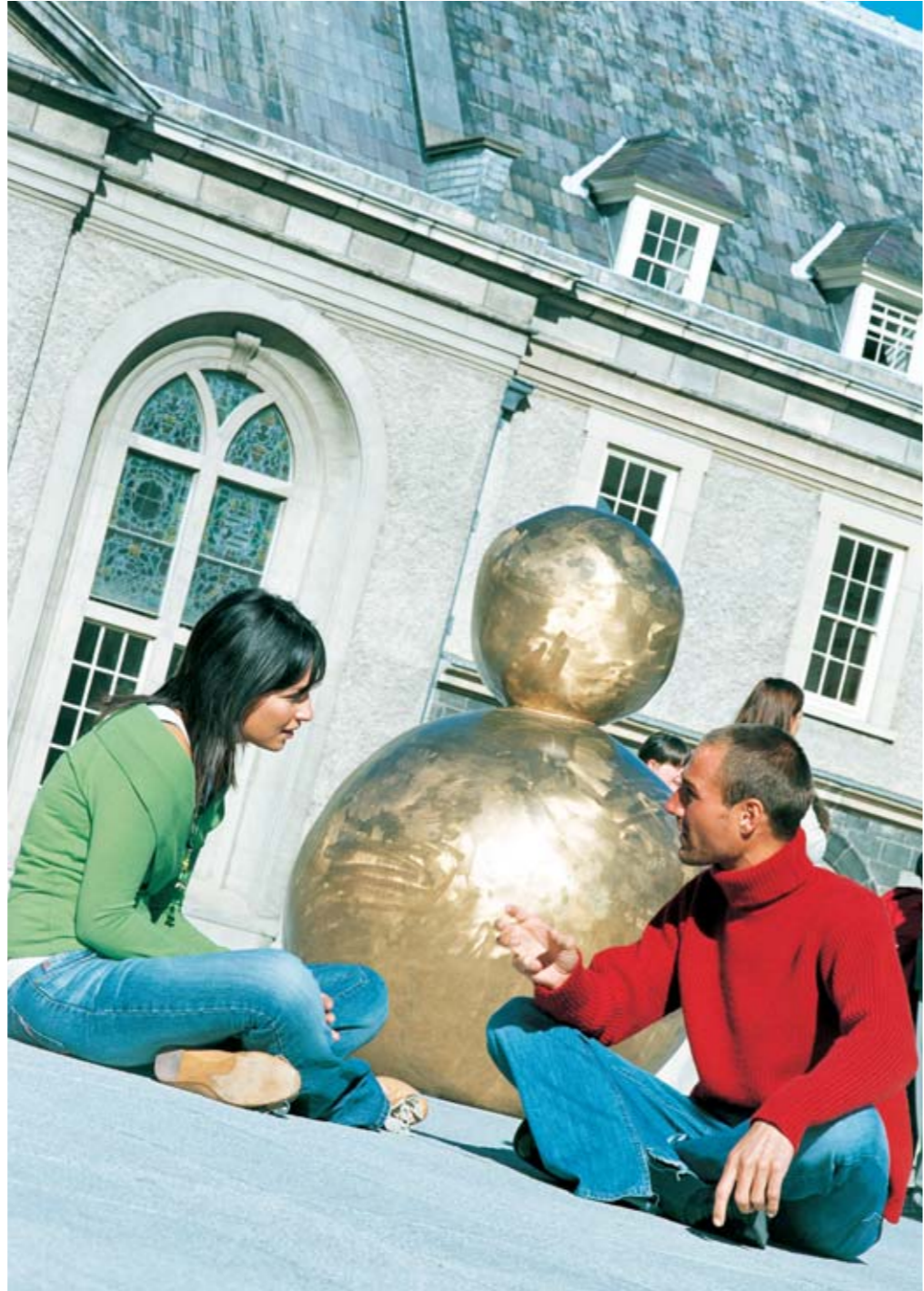
Live/Work Apartments give professionals the support they need to break free from traditional work patterns.

A state-of-the-art health spa and leisure complex gives you the freedom to exercise when and how it suits you.

And what better place to claim your freedom than Kilmainham Square?

The Old Chocolate Factory is literally opposite the place where an entire country took a giant step towards claiming its own freedom.

Liberate your lifestyle at The Old Chocolate Factory!



Royal Hospital

Why The Old Chocolate Factory?

"Quite simple! The site of the development was originally a factory owned by famous confectionery manufacturers Nestlé. The name maintains a link with this well-loved local landmark."



Liberate your Lifestyle at Kilmainham Square

“A place to wander with nothing but your thoughts, and escape from the hustle and bustle of urban living.”



Phoenix Park



Freedom...

T O R O A M O R R E L A X

Once, the whole of Europe must have been like this. A massive park, with nothing but trees, grass and lakes.

For some time now, man has been doing his best to concrete over his environment. And in doing so, losing something elemental that we all need.

In Phoenix Park, Dubliners have the antidote. Twice the size of New York's Central Park, it's the largest open space to be found in any European city. A lung through which you can live and breathe the way nature intended. A place to wander with nothing but your thoughts, and escape from the hustle-bustle of urban living.

Of course, Phoenix Park is also a recreation facility with some stunning amenities. They range from the world's third oldest zoo to cricket and hurling grounds to monuments and mansions.

Best of all, it could hardly be any closer to The Old Chocolate Factory. Just taking in the sumptuous views is a pleasure in itself.

The area has plenty of other places of interest, too. We talk elsewhere about Kilmainham Gaol. But there's also the Royal Hospital, now the Museum of Modern Art. The Lutyens War Memorial Gardens is a fine example of the iconic architect's work, while the nearby Guinness Brewery offers you an opportunity to sample the world's most famous stout.

Alternatively, you can simply soak up the atmosphere of this exclusive and fascinating neighbourhood.

That's liberating in itself!



Heuston Station



Royal Hospital Gardens



Phoenix Park



WHERE A COUNTRY CLAIMED ITS Freedom...

No literature about Kilmainham could pass without mention of Kilmainham Gaol and its role in the liberation of Ireland.

The leaders of the 1916 Easter Rising were imprisoned and executed within its walls, including Pádraig Pearse and James Connolly. This martyrdom was instrumental in turning the tide of public opinion, and creating the conditions for eventual separation from Great Britain.

The Gaol has many other historical associations. The struggle for independence was a long, painful one, with leaders of rebellions in 1798, 1803, 1848 and 1867 also being detained here. Such luminaries as Robert Emmet and Charles Stuart Parnell are associated with the Gaol, while Eamon De Valera was its last occupant.

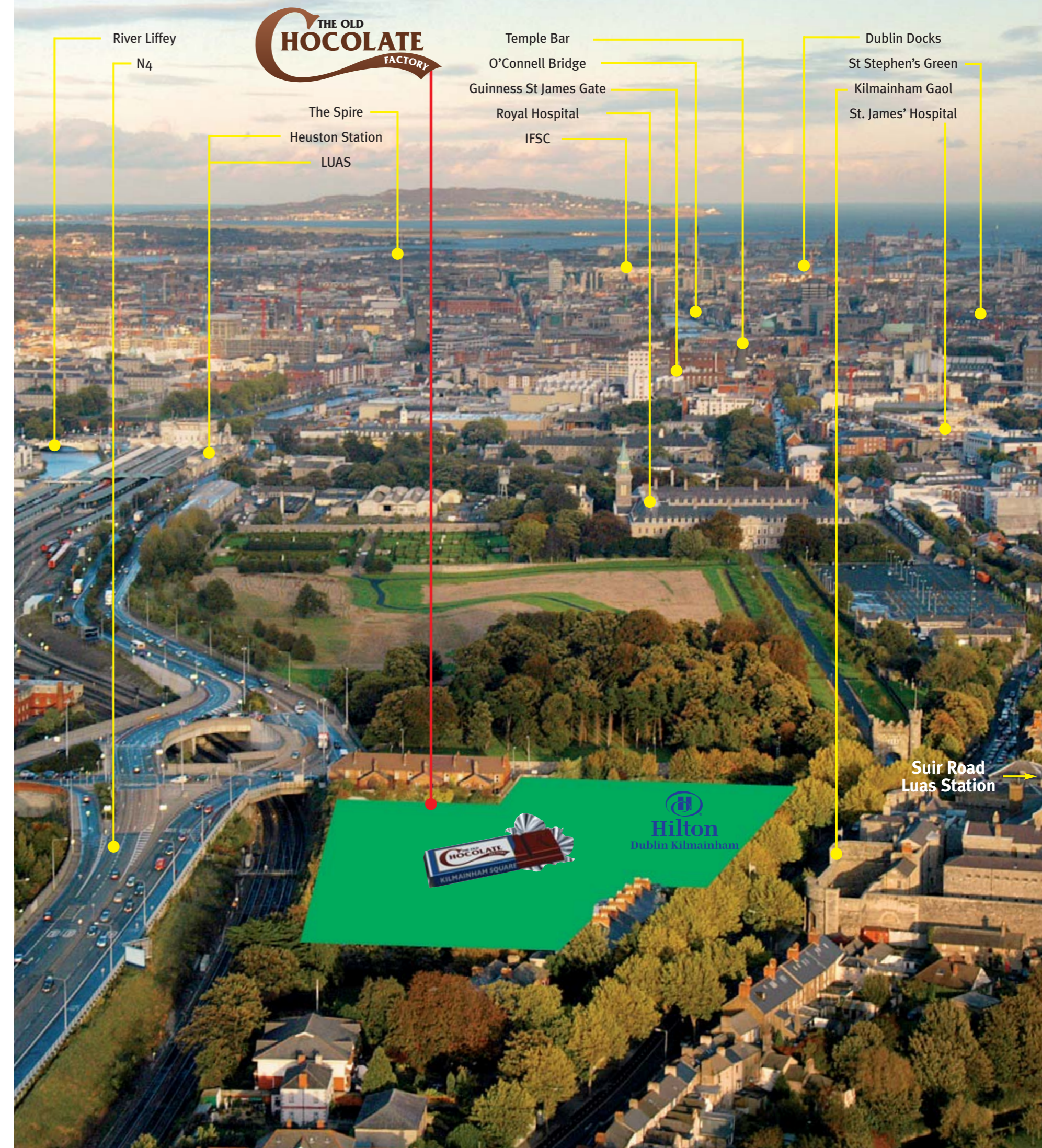
In 1960, it became a museum and was restored, although the cells have been left in their original condition as a reminder. The guided tour of the museum provides a step back in history.



Kilmainham Gaol



Kilmainham Gaol





Freedom...

FROM TRAFFIC

Dublin's transition has been breathtaking over the past few decades. Along with many upsides, however, we can all agree there's been a big downside. The traffic.

Not many of us actually enjoy spending three or four hours of our precious day sitting in traffic jams. While as fast as the infrastructure goes in, the traffic seems to increase again and cancel it out.

Liberate your life from traffic and it really is a big deal!

The Old Chocolate Factory lets you.

For a start, it's so close to the city. You can walk to O'Connell Bridge in about 20 minutes. So many locations are in easy reach, with Trinity College and Temple Bar just a short hop away. Public transport links are good, too, not just into the city but way beyond it. Heuston Station is on the doorstep, with mainline services to Limerick, Galway, Tralee, Cork



The LUAS at Heuston Station

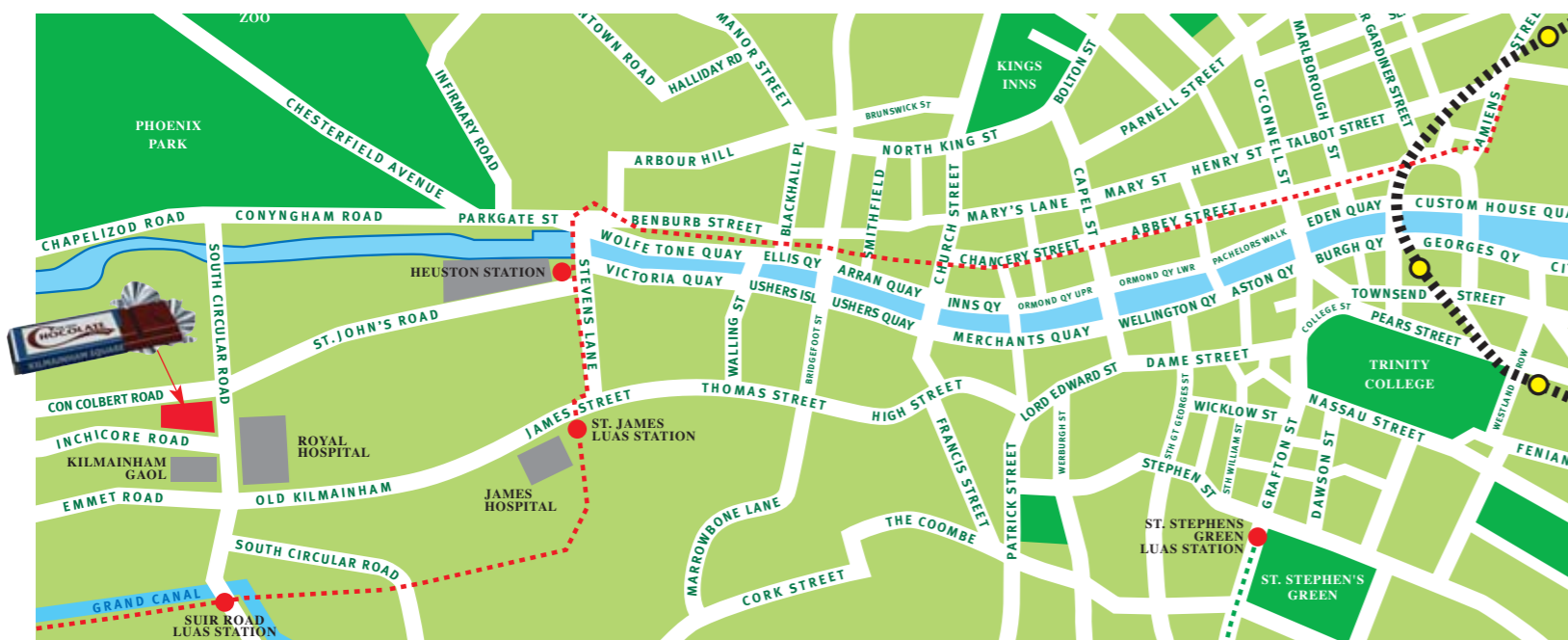
and Waterford. The Luas Red Line runs nearby, with a stop just a few minutes away. There are excellent bus services as well.

In fact, for working, eating, drinking, shopping, theatre-going, gallery-hopping and travelling, you could hardly be better placed.

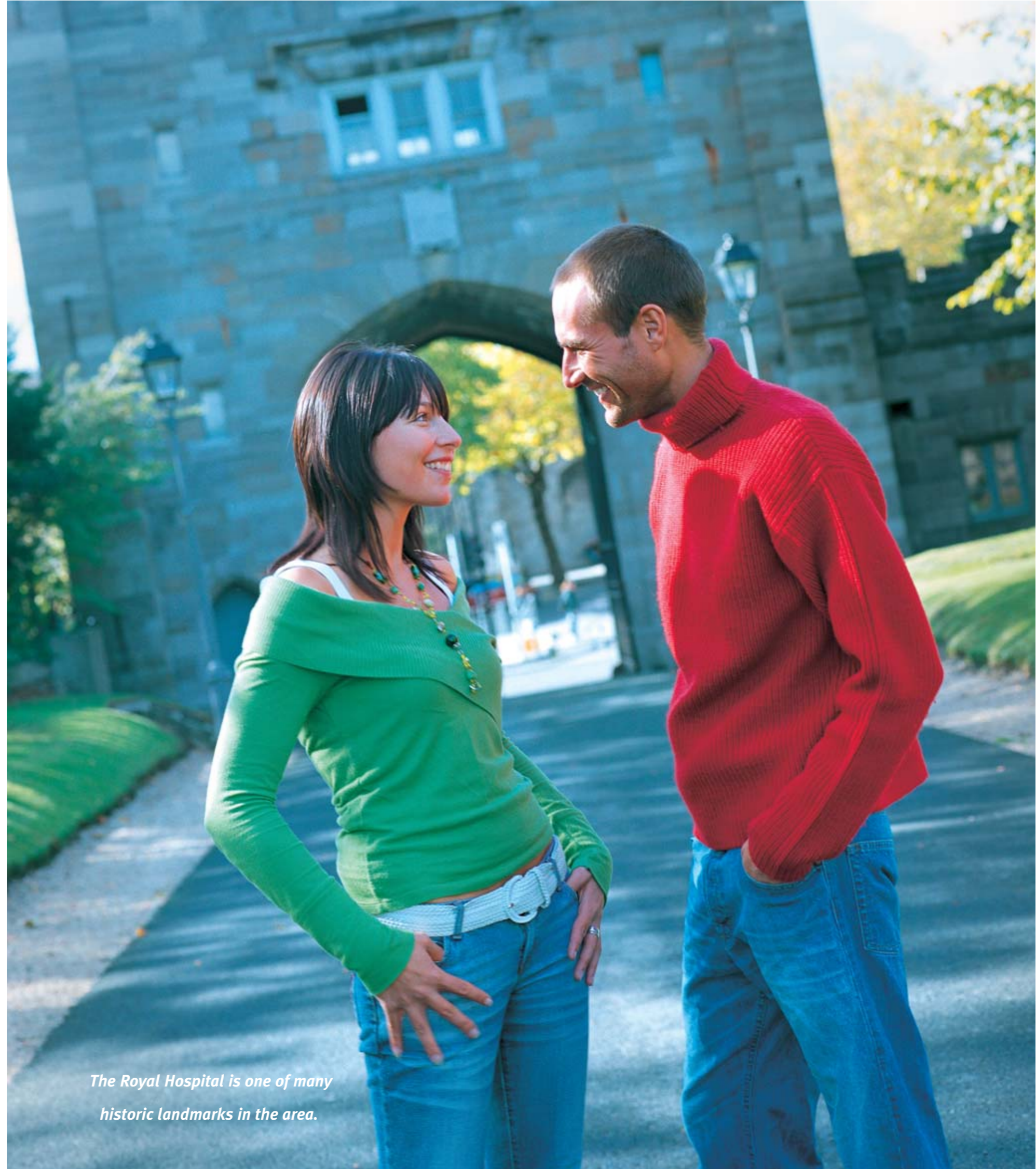
So goodbye traffic jams. And hello freedom!



Heuston Station

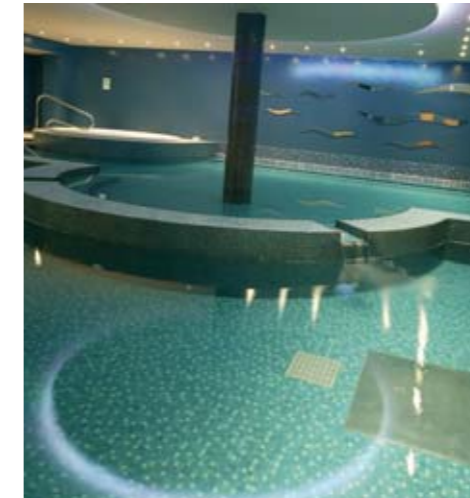


Luas Red Line - - - Luas Green Line - - - DART - - -



The Royal Hospital is one of many historic landmarks in the area.

*“Work, rest or play, you’ll find more freedom
to do it all at The Old Chocolate Factory,
Kilmainham Square!”*



Enjoy facilities at the hotel and leisure complex



Freedom...

T O W O R K A N D P L A Y

What value has freedom if it doesn't include the freedom to play? At The Old Chocolate Factory you'll find plenty of opportunity to enjoy yourself - right on the spot!

For example, many people want a regular workout. But coming home after a hectic day, who feels like the hassle of driving to the gym? At the Old Chocolate Factory, you don't need to. The recently opened 4 Star Hilton Dublin Kilmainham Hotel boasts a top class LivingWell Fitness Centre.

Additional facilities include:

- 120 Bedrooms
- Function room catering for up to 60 delegates
- Eight state-of-the-art meeting/conference rooms
- Fine dining Cinnamon Restaurant
- Cinnamon Bar & Bistro
- LivingWell Fitness Centre comprising a fully equipped gym, hydrotherapy pool, sauna rooms, Jacuzzi and treatment rooms
- Concierge service
- 24 hour room service

Residents of The Old Chocolate Factory receive preferential membership rates in the LivingWell Fitness Centre, in addition to a 15% discount in the restaurant.

What's more, the on-site convenience store and other retail units will care for your day-to-day shopping needs.

Further convenience is provided by optional underground parking, with lift access to all floors.

Whatever it is, you'll find more freedom to do it at The Old Chocolate Factory, Kilmainham Square!





Freedom...

TO LIVE

Moving around, sitting, relaxing, thinking, watching TV, listening to music, cooking, bathing.

In your living space, you do so many things. Usually, with many restrictions.

At The Old Chocolate Factory, you can say goodbye to restrictions.

Thanks to thoughtful and innovative design, you have the freedom to live as you should. Gas central heating adds to your convenience.

In fact, whoever you are, single or couple, younger or older, professional, commuter, you'll find a home to liberate your lifestyle.



SPECIFICATION

Common Area

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

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, hanging rails and shoe rack.
- Majority of the two and three bedroom apartments will have master bedroom en-suite.
- Wired for TV and telephone in all bedrooms.

Bathroom

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

Windows & Doors

- High quality double-glazed composite windows with floor to ceiling windows and patio doors in living room to maximise natural light.
- Solid hardwood main entrance door to all apartments.
- Selected veneer doors with chrome furniture to all internal doors.

Heating & Hot Water

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

Electrics

- All apartments are pre-wired for cable television, alarm, telephone and CAT 5 cabling. Suitable for surround sound and flat-screen TV.
- Security video intercom to all apartments.
- Generous electrical specification.
- Chrome finishes to all switches and sockets to living rooms and kitchens.

Lift

- High speed lifts which serve all floors from underground car park.

Building Guarantee

- Ten-Year Homebond Guarantee Scheme.

LALCO
Freedom...
TO INNOVATE

Lalco has been undertaking residential and commercial developments since 1991

Over this time, the company has earned an unrivalled reputation for quality and imagination. Indeed, we pride ourselves on delivering state-of-the-art building through innovative design, superior construction techniques and intelligent landscaping.

Our achievements have been recognized by the Royal Institute of Architects of Ireland with the award of First Prize in the Commercial Building of the Year 2004. The building in question: Pelham House. A vanguard office development at South County Business Park, Leopardstown, Dublin 18.

As with Pelham House and all Lalco projects, The Old Chocolate Factory will be completed to a superior standard. Inventiveness and dedication to detail in the planning stage ensured the true potential of this prime location is being realized. The spacious one, two and three bedroom apartments are of a markedly contemporary design and take full advantage of the spectacular views on offer. Internal fittings are of the highest standard, with all finishes very carefully chosen.

Projects by Lalco include:

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

Vantage, Central Park, Leopardstown.

Burton Court, Sandyford, Dublin 18.

The Jolly Mariner Marina Village, Athlone.

The Strand, Ennis Road, Limerick.

Boosterstown Hall Apartments, Co. Dublin.

Portview House, Grand Canal Dock, Dublin 4.

Hilton Hotel, Limerick.

Hilton Hotel, Kilmainham



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



Vantage, Central Park, Leopardstown



Burton Court, Sandyford, Dublin 18



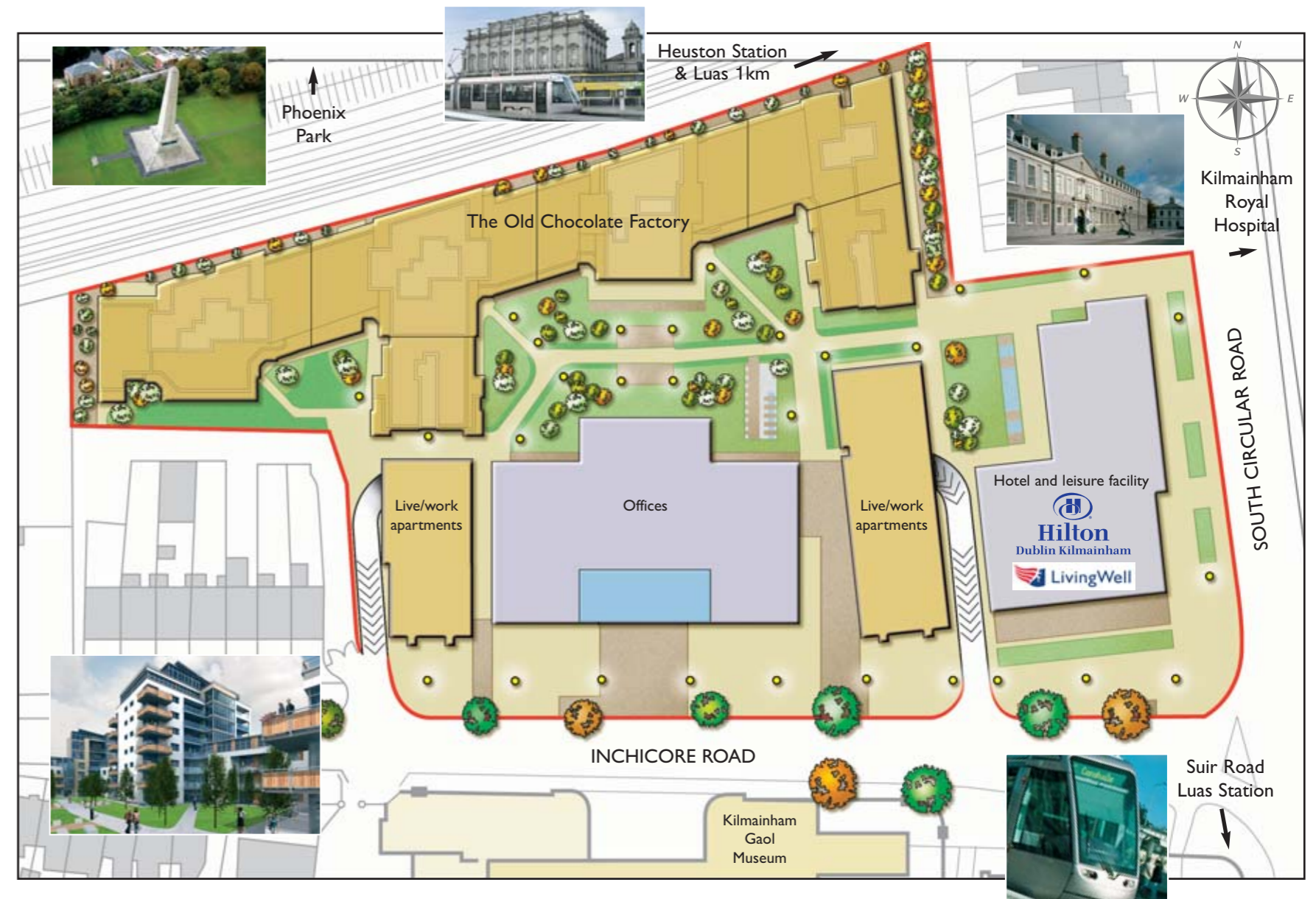
Jolly Mariner Marina Village, Athlone



Boosterstown Hall Apartments, Booterstown, Co. Dublin



Portview House, Grand Canal Dock, Dublin 4



SITE MAP



Dockgate
Merchants Road
Galway

25/28 Adelaide Road
Dublin 2