



Fitout and Finishes



Every home at AVILA is unique. Each has been designed individually, carefully empathetic to the original building with varied ceiling heights up to 3m, sash Georgian windows set in replicated mouldings accentuating the thickness of the original walls of the building. These features work beautifully with the top end fit out resulting in one of the most prestigious developments ever seen on the property market in Ireland.

Kitchens

Contemporary Italian kitchen with ceramic worktop by Arrital Srl designed and supplied by Minima Home Ltd. Arrital's constant research combines the most innovative materials with functional and ergonomic solutions. All Arrital's products are 100% made in Italy.

The kitchens have been studied to be practical and elegant harmoniously combining built-in appliances and materials. All cabinets doors have soft closing mechanisms and high-quality finishes alongside an impeccable kitchen installation.

- Kitchen cabinets in matt neutral finishes.
- Ceramic worktops and integrated sink
- Internal LED lights.
- Fully integrated built-in appliances black finish.

Wardrobes

The Gliss Master wardrobes designed by Belgian Architect Vincent Van Duysen for Molteni&C, redefines the concept of the custom-made wardrobe.

The elegant finishes, the built-in handle, the invisible mechanisms with soft closing and multiple customisations have been combined to suit the spaces and the apartment colour scheme.

Each wardrobe has been designed and supplied by Minima Home Ltd. to maximise the storage volume of every room with the exceptional Made in Italy quality and elegance.

In a mix of;

- Silica and Glass doors, Larix Dark internals and built-in handle
- Silk Dove doors, Tatami Grey internals and built-in handle

Bathrooms

Bathroom ware has been selected from some of the finest Italian and Spanish bathroom designers and manufacturers.

Ceramic washbasins and WC's are designed and supplied by Ceramica Galassia in Italy. Marbled wash basins are designed and supplied by Stone Compact in Spain while slate shower trays are supplied by Becrisa Spain.

Basin mixer taps/showers are from Daniel Rubinetterie SPA in Milan while bathroom tiles, both floor and wall are from Italy's leading tile designer La Fabbrica. Wall coverings are also by Airslate Graphite by Porcelanosa, also in Italy.



Glazed Doors

Many of the apartments are completed with Rimadesio Valeria glass screens and sliding panels. The system is fitted with patented innovative technical solutions to guarantee the utmost freedom of design, along with easy installation and exceptional reliability over the years.

L' Invisible Doors

Alba frameless doors flush with the wall, with concealed hinges and without jambs and door posts which integrate with utmost simplicity are a feature throughout many of the units.

Flooring

Engineered tongue and grooved flooring is installed throughout each home.

Windows

Windows, supplied by Signature, are traditional Wood Sash windows with double glazing and replicated where possible from the original windows of the building. Particularly impressive are the full height windows, replicated from the original building and many are set in the original deep opes accentuating the thickness of the walls, finished in moulded wood panelling.

Heating & Hot Water

The heating system utilises a Daikin split heat pump complete with space saving integrated indoor unit. The ground floor is heated underfloor heating while the upper floors are heated by low temperature aluminium radiators. This system allows for a constant supply of hot water. The bathrooms include aluminium heated towel rails.

Ventilation

Ventilation is by means of a Domus Mechanical Extract Ventilation unit. The appliance extracts the air from the bathrooms, ensuites, kitchens and utility while replacement fresh air is provided by background ventilation. A Silavent HRX-2 Mechanical Ventilation with heat recovery unit and WiseAir ducting distribution system is installed in No. 1 The Galleon, removing moist air from bathrooms and introducing warm air to the remainder of the house

Exteriors

Professionally designed landscaping with raised planters, extensive granite paving and external lighting. The car park is uniquely finished with curved bronze coloured grid walling, an additional feature to this well thought out open space.

BER A2 & A3

Highly efficient A2 and A3 rated homes, resulting in low running costs.

