

NEW MARKET
YARDS

Shaping the way we live

A destination in
the heart of Dublin
that finds the perfect
balance between
*luxury, comfort and
convenience.*

At Newmarket Yards, enjoy a crafted living experience that puts your wellbeing at its core. Stunning one, two and three bedroom apartments for rent, complemented by an exceptional range of amenities and quality, considered spaces—creating an aspirational home that's full of character.



In our vision to develop an *engaging experience*, each space at Newmarket Yards has been *carefully curated* to meet and exceed your everyday needs.



Curated living

N



M

A place to unwind

Y

We know that life is most enjoyable when it's most balanced—between work, play, relaxation and recharging. That's why we've created areas that will help you find harmony and shape the way you live.

Tranquil outdoor green spaces act as a welcoming meeting point, alongside five roof terraces designed to meet the needs of our residents, all overlooking the iconic Dublin cityscape.

Our location

Attractions

1. Phoenix Park
2. Dublin Zoo
3. Guinness Storehouse
4. Dublin Castle

Art & Culture

5. Irish Museum of Modern Art
6. National Museum of Ireland
7. The Hugh Lane Gallery
8. National Gallery of Ireland

Education

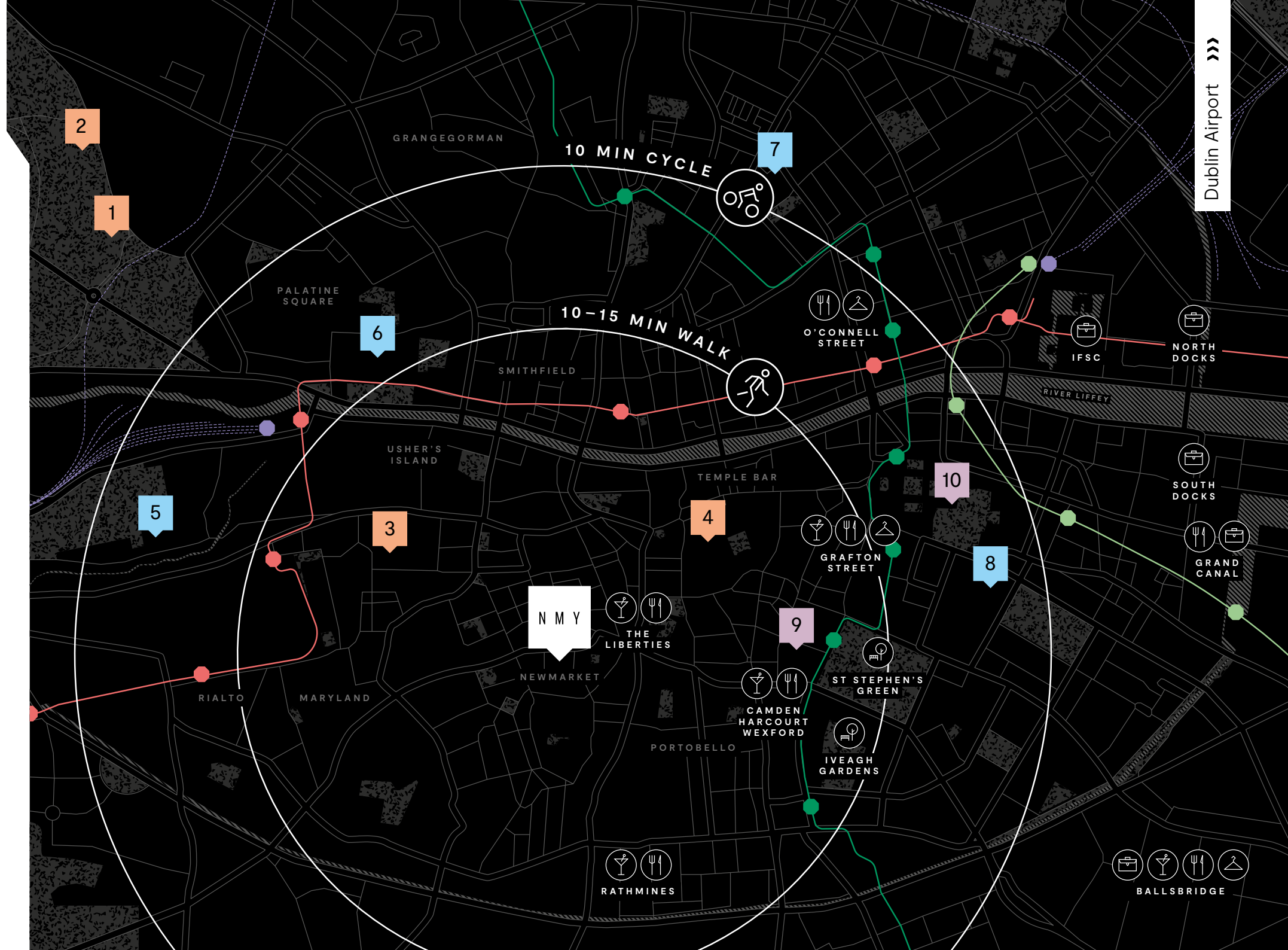
9. Royal College of Surgeons in Ireland (RCSI)
10. Trinity College Dublin

Luas (Green)

Luas (Red)

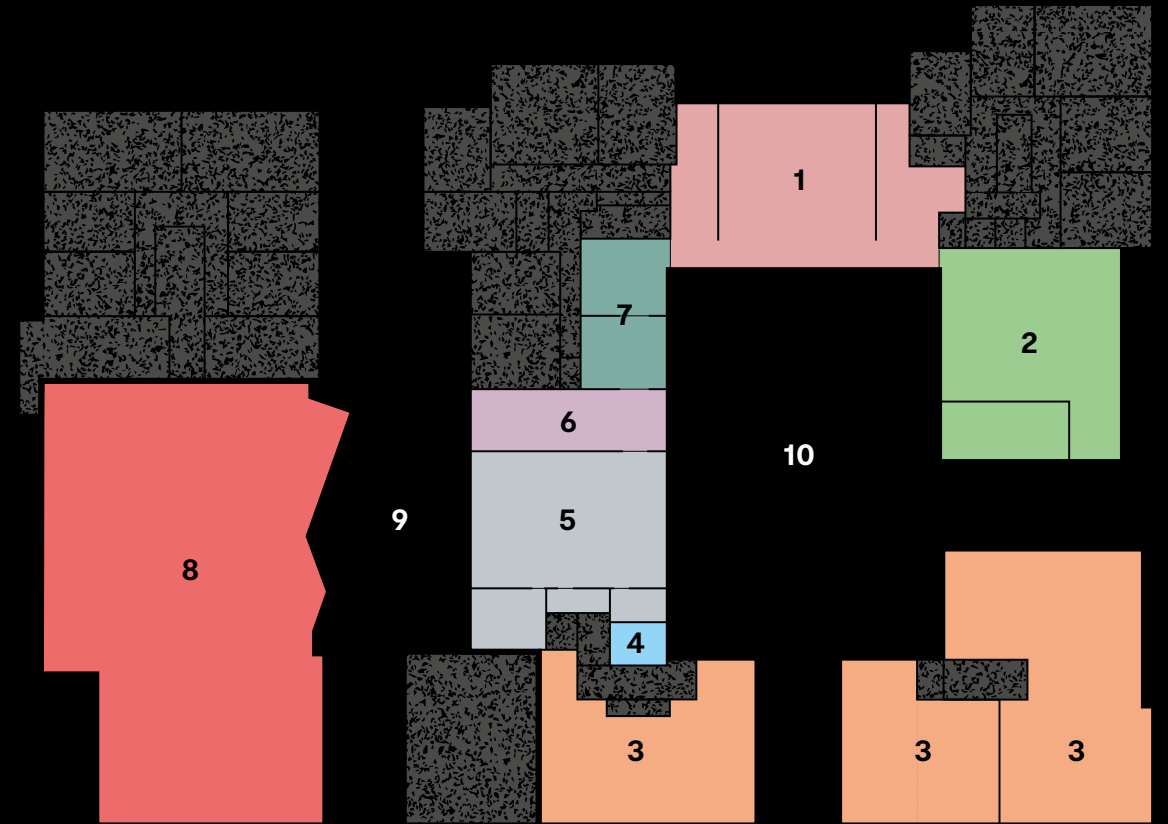
DART

Rail



Dublin Airport >>>

Dedicated areas for socialising, relaxing, grabbing a coffee, hosting, getting your head down to work, jumping into a meeting or working out.



1. The Hub
In this welcoming entrance, you'll find the concierge, a café and lounge area.

2. Shape Studios
Our well-equipped gym space, plus a yoga studio and practical changing room.

3. Retail/Café/Restaurant
Benefit from the unique retail, café and dining opportunities on the ground floor.

4. Pet Corner
A special space to wash muddy pooch's paws before heading into your home.

5. The Workshop
For co-working and collaboration, with desks, breakout areas and meeting rooms.

6. The Parlour
A private kitchen and lounge area, perfect for hosting dinner parties.

7. The Hangout
Made for evenings in with a difference or rainy days—our games room and lounge.

8. Hotel
Just next door, this hotel is perfect to host any visitors to your new apartment.

9. Yard Way
A public walkway, providing easy access from St. Luke's Avenue through to Newmarket.

10. The Yard
The central courtyard is an open space to breathe in the fresh air.

Our spaces

Our excellent indoor and outdoor amenities provide all you'll need to settle into and thrive in your new home.





Health and wellbeing

Take a work-out inside at our state-of-the-art gym or at the Shape Deck—our fitness-focused roof terrace. Stretch it out in the yoga studio, sit down and relax on the Lounge Deck or treat yourself to a spa visit on the Breathe Deck.

Shape Studio
Shape Deck
Breathe Deck
Lounge Deck



Working from home

Enjoy exceptional spaces for a seamless home-working set-up. Co-working and break-out spaces at The Workshop, as well as private meeting rooms and an outdoor co-working terrace at ground floor combined with seamless wireless connectivity. Plus, tasty treats and excellent coffee from the café will keep you fuelled up!

The Yard
Bloom Deck
Café



A breath of fresh air

Specifically designed for biodiversity, the Bloom Deck is a haven of calm. Enjoy the carefully kept wildflower garden and luscious greenery—plus, find a dedicated area for exercising your pooch. At ground floor, The Yard is a perfect space for socialising, relaxing and enjoying resident activities.

*The Yard
Bloom Deck*



Social spaces

Make the most of plenty of spaces to chill out—with friends old and new. The Hub at the heart of the building is the centre of our community. Pop down to The Hangout to enjoy the games room, lounge, private dining room, Cinema and TV room. For a rooftop dinner and drink, the Exchange Deck provides a perfect social space with views across the Dublin landscape.

*The Hangout
The Hub
Exchange Deck*



Breathtaking views, unique experiences



Breathe

Escape to the sanctuary of the spa facilities on the Breathe Deck. Luscious greenery and plants provide privacy in this roof-

top oasis. Make use of the sauna or jacuzzi at your leisure, lie back on an inviting recliner, or hop into the outdoor shower.

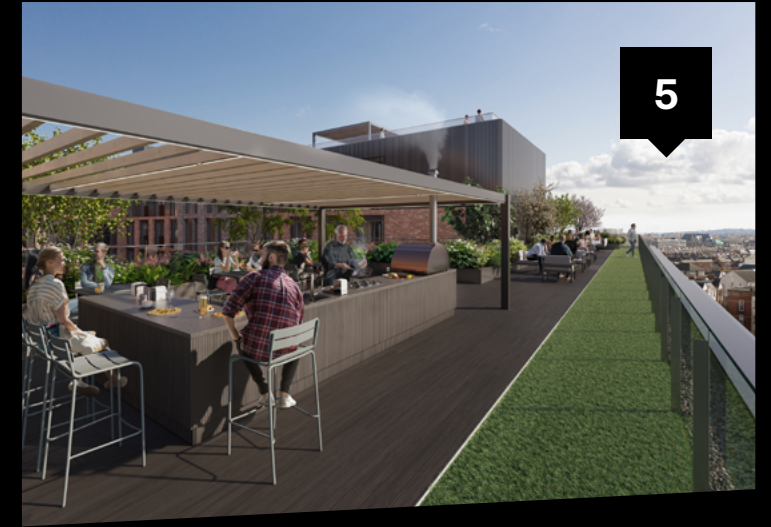
Shape

Perfect for a refreshing change of scene, the gym space on the Shape Deck provides the unique opportunity for outdoor exercise with a view. Whether it's squats, sprints or stretching it out in yoga, this flexible space is ready to go.



Exchange

The ideal spot for entertaining, the Exchange Deck is complete with a kitchen, integrated BBQ, pizza oven, plenty of seating and a welcome pergola cover to account for any unpredictable weather.



Bloom

The beautiful wildflowers, beehives and bug hotels on our biodiversity terrace, the Bloom Deck, are home to plenty of pollinating insects. Planters are available for green-fingered residents who'd like to dig into a city-centre allotment with a view.



Lounge

This flexible social terrace can be used how you'd like. Make the most of our moveable furniture and soak up the atmosphere on the Lounge Deck, as you enjoy the best panoramic views of Dublin's cityscape.

Our apartments

Beautiful apartments curated for you

The stunning, unique interiors in our one, two and three bedroom rental apartments have been inspired by the area's rich history. Each benefits from the thoughtful design of one of our three curated design themes, with carefully crafted rooms, high-specification finishes and excellent fixtures and fittings.



Amenities



Work from home

Our bright and airy co-working space plus private meeting spaces and café provide the perfect places for informal meetings or getting your head down away from the office.



Onsite gym

Our indoor Shape Studios—a gym, yoga studio and changing room—and rooftop Shape Deck both provide excellent equipment and space to work out.



Shopping

Peruse the selection of shops in Newmarket Yards, right on your doorstep. Plus, a rich local shopping scene in and around Dublin 8 has plenty to offer.



Local café

We're partnering with an excellent coffee shop, found on the ground floor; the perfect spot to meet with friends, treat yourself or fuel your day.



Speedy connection

Great wifi connection, perfect for relaxing with a film or setting up your home-working station.



Secure parking

Secure onsite parking for cars and bicycles below ground, plus a bicycle maintenance zone.



Pets are welcome

Dedicated space to clean muddy paws at Pets Corner, plus a rooftop run just for exercising your dog.



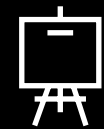
Travel

Excellent transport connections to the centre of Dublin and beyond, via road, bus, rail and Luas.



Roof terraces

Our five rooftop terraces provide the perfect spot to take in a panoramic view of the city.

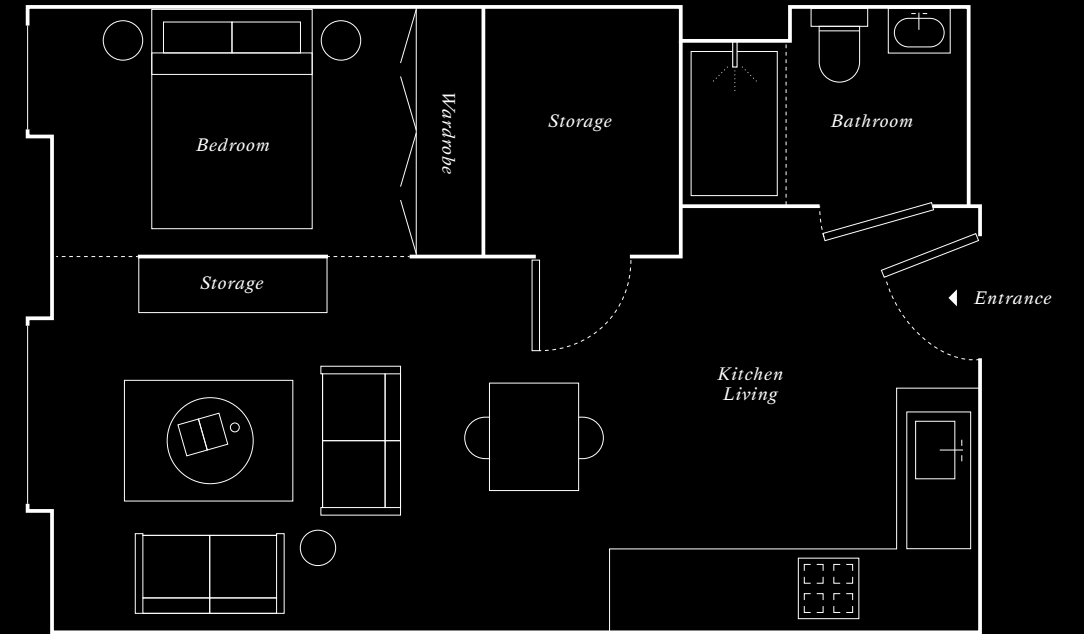


Artists studio

Supporting the local community, the onsite artists studio provides a space for local artists to flourish.

One bed

Apartment type 0.1:
approx 37 sq.m/400 sq.ft



Flexible space layout

Intelligent space dividers
to maximise efficiency

Dedicated storage room

Open-plan kitchen, living
and dining area

Large windows flood
the space with natural light

Our cleverly designed one-bed apartments provide a versatile open-plan kitchen, dining and living space, private bedroom area as well as plenty of built-in and dedicated storage—providing all you need to feel at home. Large windows flood the space with natural light.

One-bed premium

Apartment type 1.5:
approx 45 sq.m/485 sq.ft



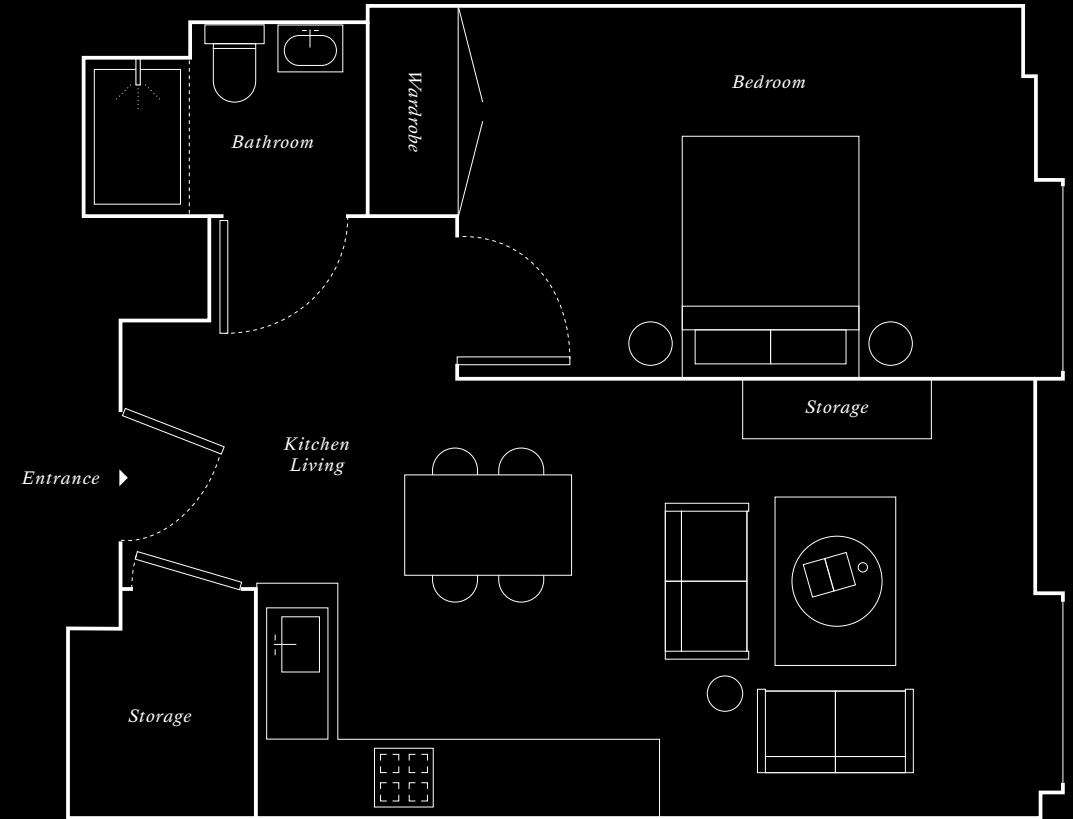
One large double bedroom

Open-plan kitchen, living
and dining area

Dedicated storage room

Large windows flood
the space with natural light

Enjoy excellent finishes, considered design and high-quality appliances throughout. Our one-bed premium apartments open into a bright open-plan kitchen, dining and living area, with a spacious double bedroom with large windows, an elegantly finished bathroom and plenty of dedicated storage. Available to rent in each of three interior design themes, all providing unique spaces you can enjoy settling into.



Two bed

Apartment type 2.2:
approx 75sq.m/807 sq.ft



Two double bedrooms

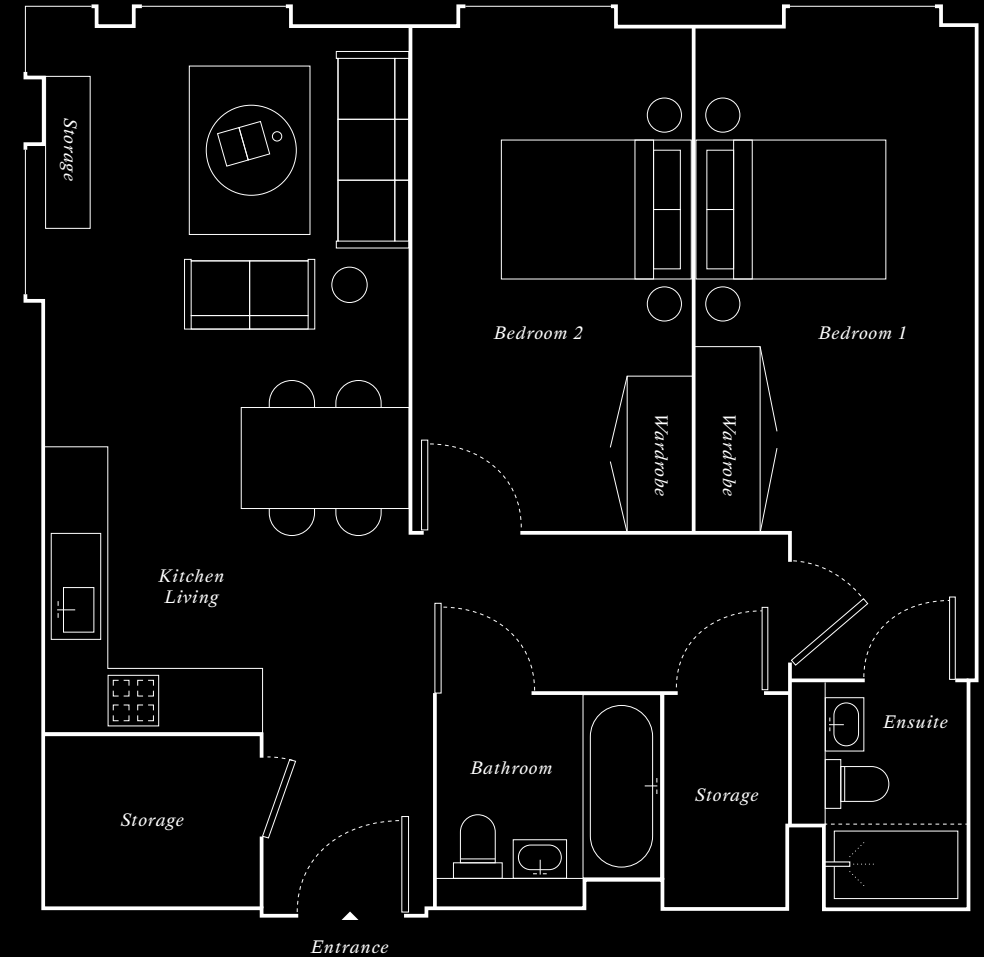
Ensuite in the master

Family bathroom

Open-plan kitchen, living
and dining area

Dedicated storage room

Benefit from two large double bedrooms (including a sleek en-suite in the master), a thoughtfully designed open-plan kitchen, living and dining room with top-of-the-range appliances. Built for comfort and convenience, enjoy plenty of dedicated storage and large windows that flood your home with natural light.



Three bed

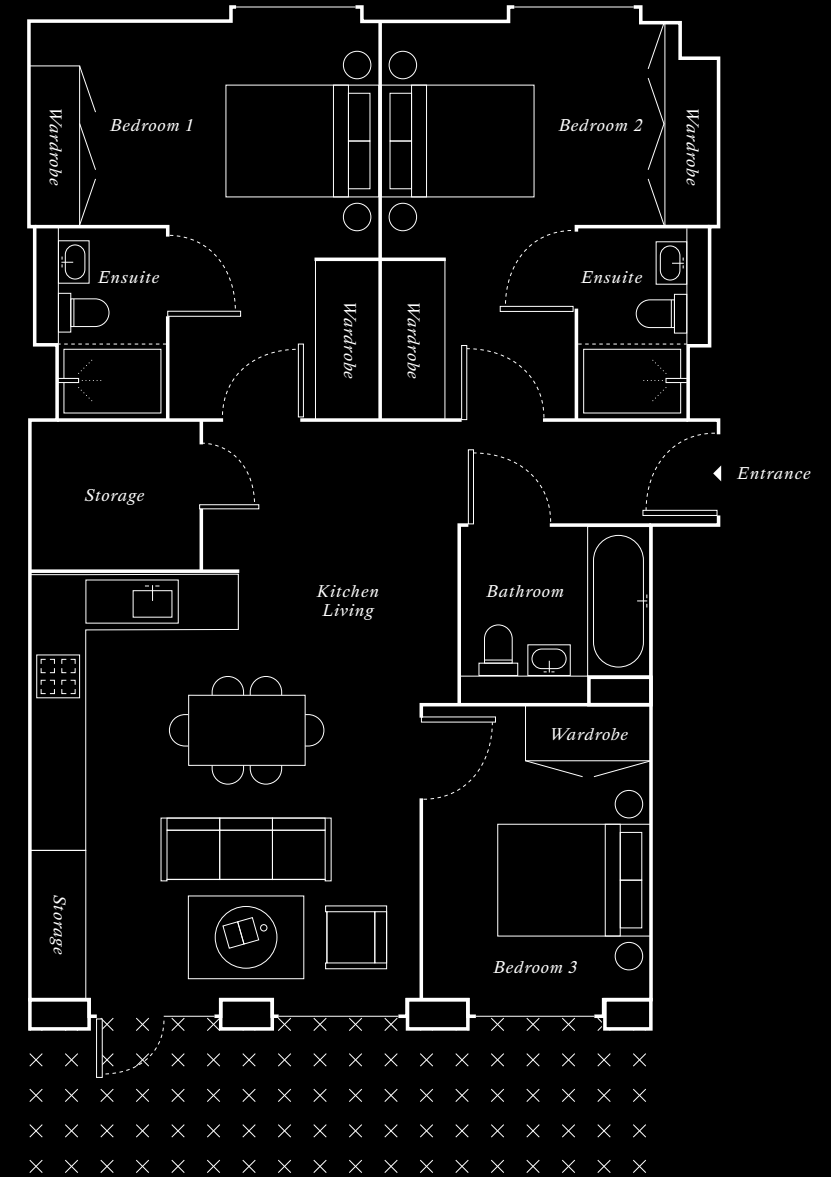
Apartment type 3.1:
approx 90 sq.m/970 sq.ft



- Three bedrooms
- Ensuite in 1st and 2nd bedroom
- Dedicated storage
- Open-plan kitchen, living and dining area
- Family bathroom
- Private balcony space



A curated layout, with all the spaces for modern living. With three beautifully finished double bedrooms, including ensuite in the master and second bedroom, our spacious three-bed apartments provide places to relax, host or work from home. An open-plan kitchen, living and dining room, shared bathroom and plenty of storage. Everything you need.



Specification

Our interior designers have chosen three different colour and product design styles for the apartment finishes. These are named Workshop, Liberty & Atelier.

Kitchen/Living Room

- **Flooring:** 12mm flooring boards to all kitchen & living areas with acoustic backing
- **Walls & ceilings:** paint finish to all walls in contemporary colour ways
- **Window Dressing:** Full height contemporary fabric sheers to kitchen/living room windows in neutral colourways
- **Lighting:** Recessed downlighting to all areas
- **Electric Points:** Ample wall mounted double switch sockets, USB sockets to living areas
- Wall mounted radiators

Storage Room

- **Flooring:** 12mm flooring boards with acoustic backing
- **Walls & ceilings:** paint finish to all walls in contemporary colourways
- **White Goods:** Siemens washer/dryer or similar equivalent
- **Lighting:** Recessed downlighting

Bedroom

- **Flooring:** Wool mix light coloured carpets to all bedroom areas
- **Walls & ceilings:** paint finish to all walls in contemporary colour ways
- **Window Dressing:** wall mounted chain operated roller blinds to all bedrooms
- **Lighting:** Recessed downlighting to all areas
- Contemporary framed mirrored wardrobes to all bedrooms
- **Electric Points:** Ample wall mounted double switch sockets, USB sockets to living areas
- Wall mounted radiators

Bathroom/Shower room

- **Mixer Tap:** Black Ideal Standard Ceraline basin mixer tap
- **Shower Screen:** Glass door with anodised black aluminium profiles and hydrophobic glass coating
- **Shower Tray:** Black thin profile shower tray
- **Wall tiling:** Artisan Marble Equipe ceramic in La Riviera Blue Reef
- **Floor tiling and skirtings:** Meridien grey large size ceramic tiling
- **Vanity top:** Silestone charcoal soapstone
- **Ironmongery:** Black wall mounted toilet roll holder with wall integrated black WC flush plate
- **Shower Fittings:** Chrome finish shower fittings
- **Mirror:** Large wall mounted mirror with concealed storage
- **Towel Rail:** Chrome finish wall mounted towel warmer
- **Sanitaryware:** Ideal Standard sanitaryware in contemporary design
- **Lighting:** Recessed downlighting

Liberty Kitchens

- **Kitchen units:** Smooth touch matt finish Egger in contemporary design with metal door handles
- **Splashback:** Light coloured porcelain stoneware tiles in matte/ rectified finish
- **Worktops:** 20mm thick quartz worktop in light grey colourway
- Under cupboard LED lighting tape to all areas
- **Hob:** Siemens 4x ring worktop mounted induction hob, or similar approved
- **Oven:** Siemens integrated electric oven & grill with separate integrated Siemens microwave, or similar approved
- **Extract:** Siemens, or similar approved, integrated over hob electric extractor fan ducted directly to outside wall

Atelier Kitchens

- **Kitchen units:** Matt finish Jazz Roble Crema in contemporary design with matt black metal handles
- **Splashback:** Blend of matt and gloss tiles in white herringbone pattern
- **Worktops:** 20mm thick quartz worktop in white colourway
- Under cupboard LED lighting tape to all areas
- **Hob:** Siemens 4x ring worktop mounted induction hob, or similar approved
- **Oven:** Siemens integrated electric oven & grill with separate integrated Siemens microwave, or similar approved
- **Extract:** Siemens, or similar approved, integrated over hob electric extractor fan ducted directly to outside wall

Workshop Kitchens

- **Kitchen units:** Matt black contemporary diamond formica with matt black metal handles
- **Splashback:** Magre Extreme Linea 'Deep Black' ceramic large format tile, or similar approved
- **Worktops:** 20mm thick quartz worktop in anthracite colourway
- Under cupboard LED lighting tape to all areas
- **Hob:** Siemens 4x ring worktop mounted induction hob, or similar approved
- **Oven:** Siemens integrated electric oven & grill with separate integrated Siemens microwave, or similar approved
- **Extract:** Siemens, or similar approved, integrated over hob electric extractor fan ducted directly to outside wall

Corridors

- **Flooring:** Wool mix carpets to all corridor areas
- **Walls & ceilings:** painted finish to all walls in contemporary colour ways
- **Apartment entry doors:** Solid pre-finished secure painted door with oak frame and black painted hardwood timber architrave, black ironmongery, black lettering signage and with narrow beam mood downlight to the door surround



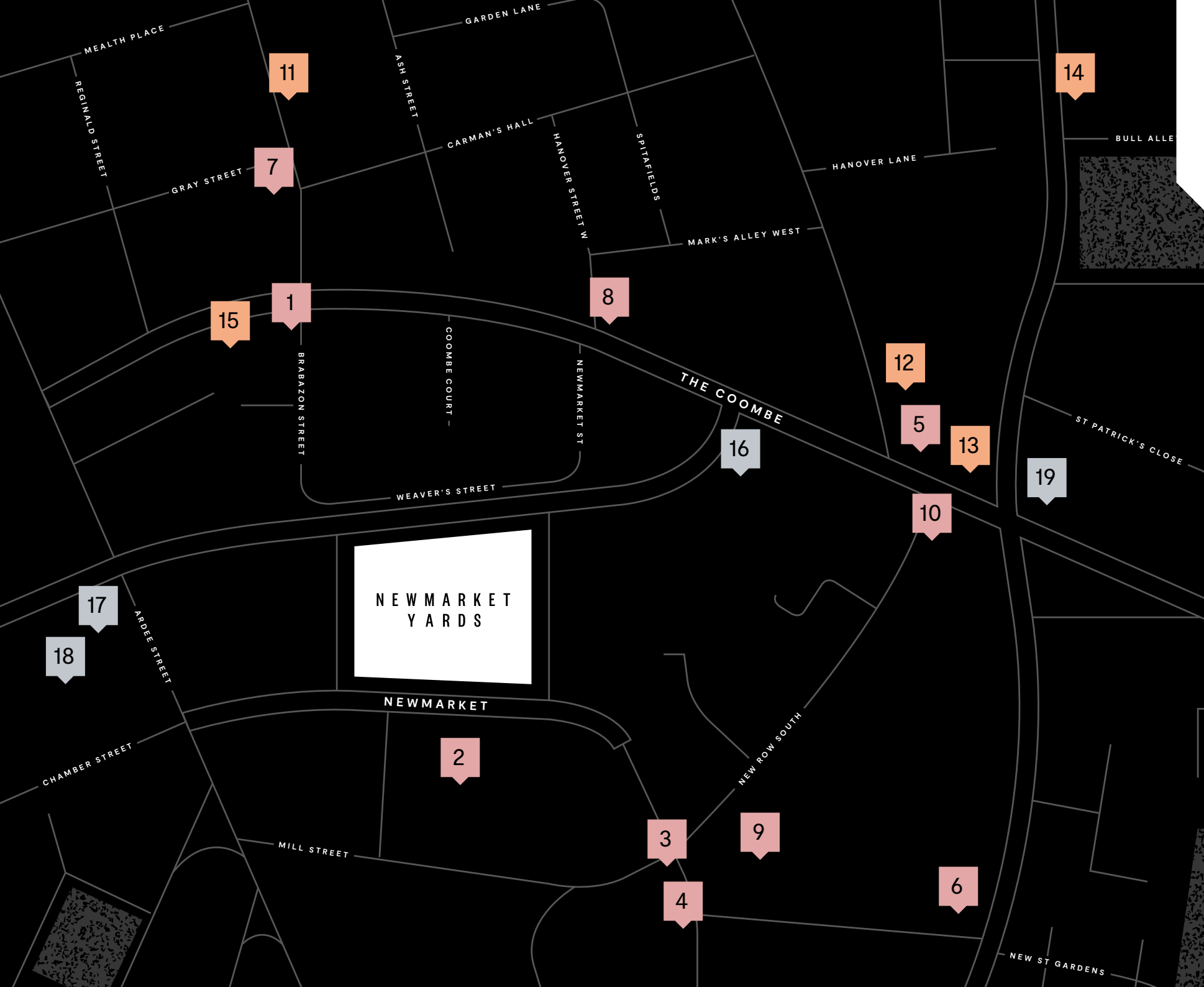
Dublin 8



From its history and culture, to the night life and buzzing commercial centre, live in the heart of the city that has *everything to offer.*



Newmarket Yards has been borne from an area of rich heritage and Irish history that remains Dublin's most-loved area. Stretching from the wide green expanse of Phoenix Park and quayside overlooking the River Liffey to twisting alleyways and historic buildings in the Liberties, Dublin 8 is a slice of Irish life. Feel at home in wide outdoor spaces, bustling markets, world-famous brewhouses and whisky distilleries in the Golden Triangle, galleries, shops and a plethora of bars, cafés and restaurants. Perfect for lazy days, nights out or soaking up the atmosphere.



Meet the neighbours

Food & Drink

1. The Lamplighter
2. Teeling Distillery
3. Tenters Gastropub
4. Hen's Teeth Café
5. Two Pups Café
6. The Fumbally Café
7. Bakeology Treats
8. Spitalfields Pub
9. The Cheeky Piglet
10. Soren & Son Café

Retail

11. Liberty Market
12. Anonymous Antiques
13. FunkedUp bikes
14. Adonis Flower Designers
15. Marrowbone Books

Amenities

16. Pallas Projects/Studio
17. Breathing Space Yoga
18. Weaver Park
19. Spar Supermarket

Pallas Projects/Studio *Gavin Murphy*

Founded in 1995, Pallas Projects/Studios is an artist-run not-for-profit, dedicated to facilitating artistic production, and the discourse that surrounds it, providing affordable artist studios and supporting curated projects. The organisation collaborates with artists, curators and writers to develop new contemporary Irish art. Having been based at locations across Dublin's city centre, the Studios can now be found in their new home at The Coombe, where the open space exists to expose as wide and diverse an audience as possible to new art.



Q: Tell us a little bit about Pallas Projects, and how you started?

A: Our organisation has been running since 1996, originally to provide studios for artists. It started in a knitwear factory in the Monto area of Dublin, and since then we have moved around Dublin as interesting, unused spaces become available.

Q: What drew you to this part of Dublin?

A: When we moved here 10 years ago, it was rough and ready, with spaces we could make our own. The community has gradually attracted some great cafés, shops and even an architecture practice—it's made it a lot more convivial. It's a vibrant area of the city with a rich history to tap into. For example, the Poddle River that runs underground has fed into several creative projects. There are some great local community arts groups

“It's a vibrant, interesting area of the city with a rich history to tap into”

and associations that we've been lucky enough to collaborate with.

Q: What makes it unique?

A: The area still retains a lot of its old character; it's one of the most-named areas of the city, the Black Pit, Tenters, Liberties, the Coombe... There are still the small, red-bricked houses, cobbled streets and old factory buildings here, but now side by side with some of the newer developments.



Q: Are there any other businesses that you admire here?

A: The Fumbally and Two Pups café are brilliant and really capture the spirit of the area; they're authentic establishments. That's what's been special about Dublin 8 from the start: it's home to really unique businesses, not chains.

Q: Would you recommend the area?

A: I used to live just around the corner and am still very involved in the area. I would absolutely recommend people move there. It's still got a great mix of the old and new, which is essential in any community and hopefully it will retain its enriched sense of culture.

Teeling Distillery

James Kilgannon

Established in 2015 in the Liberties, Teeling was the first new distillery to open in Dublin in 125 years. Part of a new generation of distillers, Teeling takes traditional distilling methods and injects new innovative practises to craft whiskeys that are complex and full of flavour. We talked to Brand Ambassador, James Kilgannon.



Q: What drew you to this part of Dublin?

A: *The Liberties are Dublin's old centre of whiskey distilling. In the 18th and 19th centuries, they produced about 50–60% of the world's whiskey, and ancestors of the current Teeling family had a distillery there. We chose to open our distillery in the heart of Dublin City in order to revive the tradition of distillery in the Liberties.*

Q: What excites you about the area; what makes it unique?

A: *We love the Liberties—it's steeped in tradition. It's got a really vibrant community with arts projects sitting alongside fishmongers and greengrocers. And there's an artistic crowd, with independent cafés everywhere, which co-exists with the original Liberties' community.*



“It's got a really vibrant community with arts projects sitting alongside fishmongers and greengrocers.”

Q: Which businesses do you admire in the area?

A: *There are loads of great local businesses, but I really like Fallon's pub. It's in this beautiful 400-year-old building, and they've retained the character—you can still see burn marks on the wall from a major fire. Also, St Patrick's Cathedral; it's developed a really lovely park that's become a real community space for people to use and enjoy.*

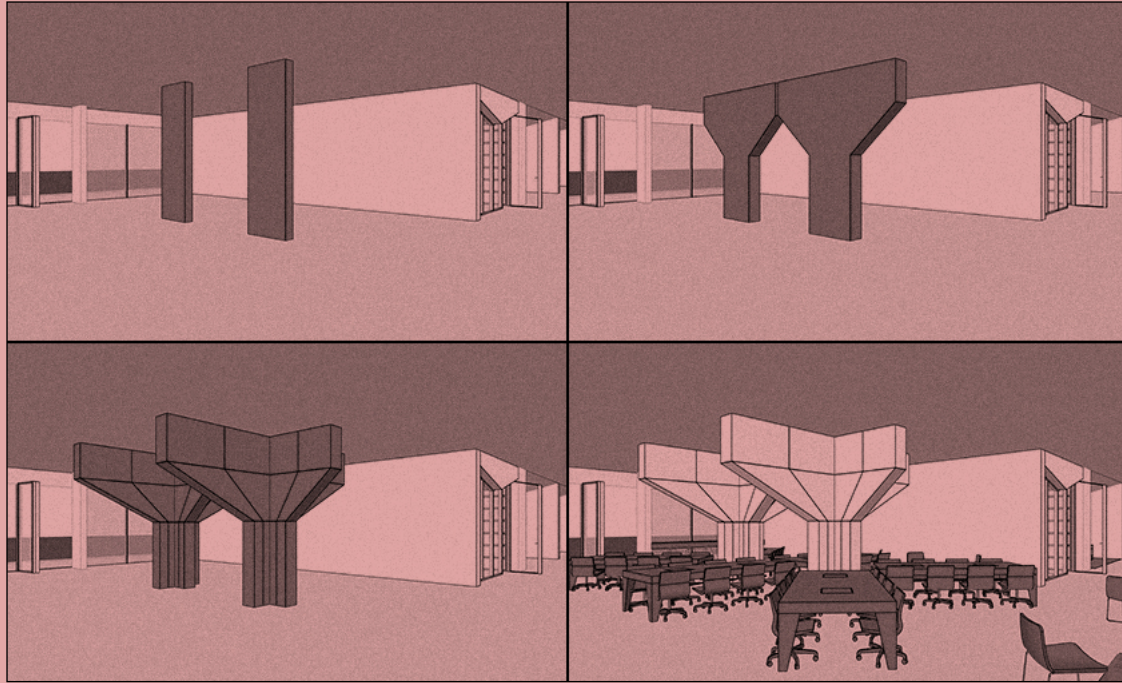
Q: What kind of businesses would you like to see move to the area?

A: *I'd like to see businesses with a community spirit and sustainable practises. Businesses that really add something to the area and want to see more green spaces. That kind of thing.*

Q: Do you live in the area?

A: *I do. I'm originally from Galway but I've lived here for three years. It's like a rural town in the centre of Dublin. There are a lot of characters and personalities throughout the Liberties that make a tight-knit community that is extremely welcoming.*

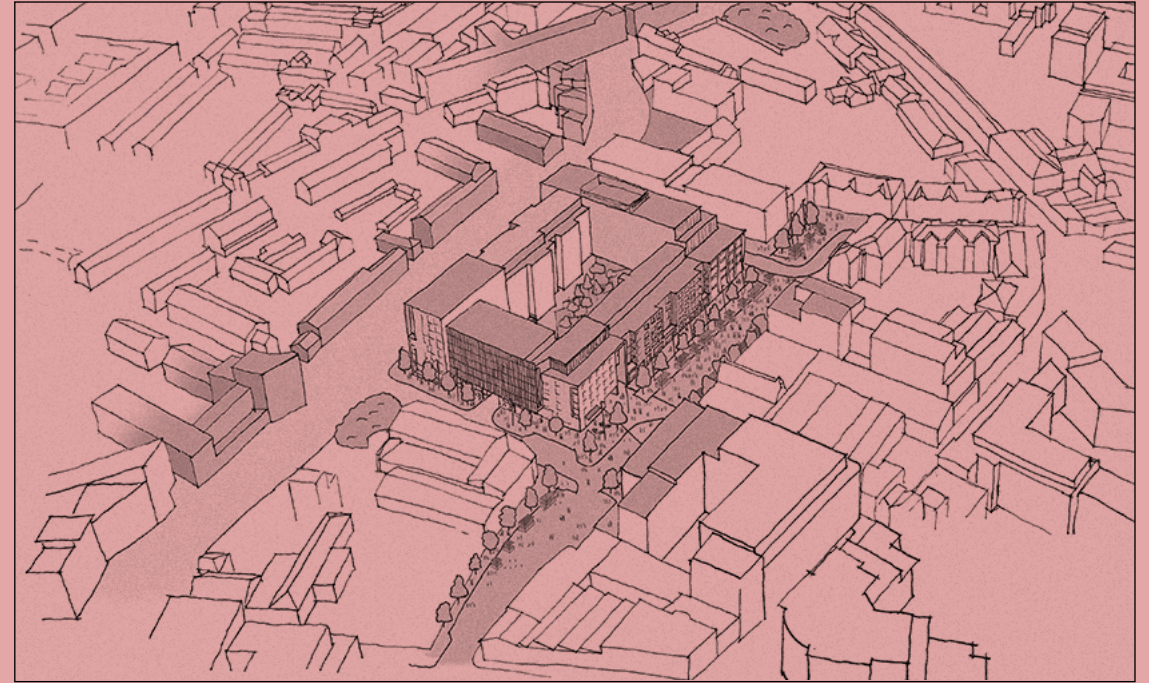




Our vision

Our vision for this space was to create a building that is communal and engaging in every aspect. Newmarket Yards is poised to become a vibrant commercial district infused with culture, arts, and engaged community... The ethos of our design is based on encouraging interaction and fostering new relationships, with materials meticulously chosen to create an environment that references the area's vibrant identity as a cultural hub for downtown Dublin.

Matthias Hollwich
HWKN Architects



Our 2017 masterplan was inspired by the geographical and historical importance of Newmarket Square in Dublin, with the ambition for Newmarket Yards to facilitate regeneration around the square. Newmarket Yards will become a destination in the city and a focal point for the local neighbourhood by creating a place with a wide variety of things to do whilst maintaining historical and visual space connections in the area.

David McDowell
Reddy Architecture + Urbanism

Interested?
Get in touch

CGI imagery is indicative only
and may change slightly through
the design and build process.

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