

**Final Phase at
Substantially
Reduced Prices**



**Great City
Location**

HOOKE & MACDONALD

AUCTIONEERS · VALUERS · ESTATE AGENTS

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Price List: March 2009

The Old Chocolate Factory

Kilmainham Square, Dublin 8

A Lalco Development Project, Built by SISK

Exciting new landmark development beside the Royal Hospital, Kilmainham and Kilmainham Goal. The development represents a fantastic opportunity to purchase a state of the art apartment.

Summary of Prices

Description	New Reduced Prices From	Reduced From
Large One Bedroom Apartments	€260,000	€340,000
Large Two Bedroom Apartments	€325,000	€425,000
Large One Bedroom Apartments Plus Office	€385,000	€485,000
Large Two Bedroom Apartments Plus Office	€460,000	€540,000

Booking Deposit €5,000 payable by cheque or bank draft, to Charmside Ltd., subject to contract; €20,000 payable within 3 weeks on signing of contracts. All units are ready now for immediate occupation. **Kitchen appliances will be included free of charge to purchasers who sign and return contracts within 21 days.**

Qualify stamp duty exemption for owner occupiers.

Car Parking once off payment of €30,000 per space, if required, subject to availability.

Live Work Units Stamp duty may be payable by purchasers on the work element of the units. The Revenue have still to adjudicate on this.

Showunits on View by appointment only. Tel: 01 6318402.

Floor Area: measurements on all sales literature and advertisements are approximate and are computed on the gross internal area (GIA), the total area measured from inside of external blockwork to inside of external blockwork, which is the commonly accepted method of measurement for residential units. These measurements have been provided to us by either the relevant architect or client. However, it should be noted that in some cases variations in floor areas may occur.

Subject to Contract / Contract Denied. Please note that we have no authority to bind our clients and no contract shall exist or be deemed to exist until formal contracts have been executed between the parties and a full deposit paid. Hooke & MacDonald comply with the Data Protection Acts 1988 & 2003, therefore any personal information you provide will remain confidential, unless prior consent has been obtained to transfer this information to Irish Mortgage Corporation, who are an independent mortgage broker.

These particulars are issued strictly on the understanding that they do not form part of any contract and are provided, without liability, as a general guide only to what is being offered subject to contract and availability. They are not to be construed as containing any representation of fact upon which any interested party is entitled to rely. Any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the accuracy of these particulars. The vendor or lessor do not make, give or imply nor is Hooke & MacDonald or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.





The Old Chocolate Factory

Live/Work Units

Large One Bedroom Apartments

Floor	Unit No.	Size (Sq. M)	Price
Third	No. 313	47	€260,000
	No. 312	52	€270,000

Large One Bedroom plus Study Apartments

Floor	Unit No.	Size (Sq. M)	Price
Ground	No. 408	64	€270,000

Large Two Bedroom Apartments

Floor	Unit No.	Size (Sq. M)	Price
First	No. 410	74	€370,000
Second	No. 118	65	€325,000
	No. 611	62	€335,000
Fourth	No. 248	81	€600,000
Fifth	No. 440	74	€400,000



The Old Chocolate Factory

Extra Large One Bedroom Apartments Plus Office

(Approx. 78sq.m./850sq.ft.)

Floor	Unit No.	Price
First	No. 31	€385,000
Second	No. 34	€395,000
Third	No. 35	€430,000

Extra Large Two Bedroom Apartments Plus Office

Floor	Unit No.	Size Sq.M.	Price
Ground	No. 2	102	€460,000

According to Irish Mortgage Corporation (www. irishmortgage.ie, 1850 444-474), it is now possible for first time buyers to secure mortgage financing of up to 92%. Interest rates begin as low as 2.49% / 3.21% APR. A property at Old Chocolate Factory, now costing €325,000 will result in a monthly mortgage repayment of €1,068 (over 35-years). When mortgage interest relief is factored in (€154 per month for a first time buyer couple), the monthly mortgage repayment reduces to €914. Renting a property similar in size and location could cost €1,250 per month.

Looking for a

MORTGAGE

that fits YOUR needs?



With over 200 different mortgages to choose from, it is better to shop around for your mortgage needs

Irish Mortgage Corporation offers:

- ▼ **First Time Buyer mortgages**
- ▼ **Existing Homeowner mortgages**
- ▼ **Investor mortgages**

Even if you have a mortgage offer from a bank why not verify that it is the best deal you can qualify for!

All mortgages subject to lender acceptance criteria, which can change from time to time

WARNING: THE COST OF YOUR MONTHLY REPAYMENTS MAY INCREASE, IF YOU DO NOT KEEP UP YOUR REPAYMENTS YOU MAY LOSE YOUR HOME.



The Mortgage Professionals

CONTACT US:

Irish Mortgage Corporation
118 Lwr Baggot Street, Dublin 2

Phone: 1850 444-474
www.irishmortgage.ie

Irish Mortgage Corporation Ltd. trading as Irish Mortgage Corporation, Irish Pensions Corporation, Moneyzone is regulated by the Financial Regulator.