

1995 - 1999 Attention to Detail



1998
Westend Retail Park
Cosgrave's build their first major retail park at Blanchardstown consisting of 300,000 sqft



1995
Cosgrave's first major office development in Dun Laoghaire 110,000 sqft



1999
Ardilea Wood
Ireland's first development of million pound houses



1997
Pembroke Square
A visionary development of luxury apartments sold quickly off-plans



1998
The restoration of **St Helens** becomes Ireland's first five star Radisson Hotel

Rathmines Town Centre was constructed in 1995 as well as having a residential and retail element it also included their first hotel. Over the next four years Cosgrave's built 1,210 homes and 586,500 square feet (54,486 sqm) of commercial space in developments like; Pembroke Square, Grand Canal Street, Harcourt Green of Harcourt Street, Simmonscourt Square at Ballsbridge and the largest project being Westend Retail Park, Cape House and Westend Village, at Blanchardstown shopping centre.

In 1998 the prestigious St. Helen's Hotel was completed in Stillorgan and became the first Radisson Hotel in Ireland. In 1999 Ardilea Wood was launched in Clonskeagh and featured on the national news for being Ireland's first million pound housing development and it sold out quickly.

DEVELOPMENT	RESIDENTIAL UNITS	COMMERCIAL SPACE
1995 Clearwater Cove, Dún Laoghaire.	126	•
1995 Rathmines Town Centre, Rathmines, D6.	169	50,000SQFT/4,645SQM
1995 Shandon Green, Phibsborough, D7.	11	•
1995 West Pier Business Campus, Dún Laoghaire.	•	110,000SQFT/10,219SQM
1995 Woodpark, The Rise, Glasvnevin, D11.	3	•
1996 Harcourt Green, Charlemount Street, D2.	169	15,000SQFT/1,393SQM
1996 Glengariff Crescent, St Ignatius Ave, D7.	19	•
1996 The Orchard / The Courtyard, Ranelagh, D6.	25	•
1996 30 Whitehall Road, D14.	1	•
1997 Pembroke Square, Grand Canal Street, D2.	201	•
1997 Fitzwilliam Quay, Ringsend, D4.	102	9,500SQFT/882SQM
1997 Simmonscourt Square, Ballsbridge, D4.	72	•
1997 Glenarm Square, Dargle Road, Drumcondra, D9.	39	•
1998 St Helen's Hotel, Stillorgan, Co Dublin.	•	100,000SQFT/9,290SQM
1998 Temple Manor, Celbridge, Co Kildare.	96	•
1998 Westend Retail Park, Blanchardstown.	•	200,000SQFT/18,580SQM
1998 Cape House, Blanchardstown.	•	65,000SQFT/6,038SQM
1998 Westend Village, Blanchardstown.	144	•
1998 Westend Commercial Village, Blanchardstown.	•	37,000SQFT/3,437SQM
1999 Millar's Wood, Herbert Road, Bray.	22	•
1999 Ardilea Wood, Clonskeagh, D14.	11	•
TOTAL	1,210	586,500SQFT/54,486SQM

Clearwater Cove

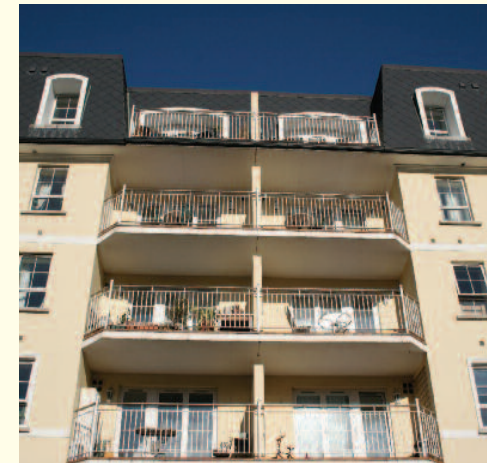
Dún Laoghaire, County Dublin.

Project Summary

New build residential

Constructed in 1995

126 luxury apartments



Rathmines Town Centre

Rathmines, Dublin 6.

Project Summary

New build residential / commercial

Constructed in 1995

169 luxury apartments

50,000 sqft / 4,645 sqm retail space

City hotel



West Pier

Dún Laoghaire, County Dublin.

Project Summary
New build commercial
Constructed in 1995
110,000 sqft / 10,219 sqm office space



Harcourt Green

Charlemount Street, Dublin 2.

Project Summary

New build residential / commercial

Constructed in 1996

169 city centre apartments

15,000 sqft / 1,393 sqm retail space



The Orchard / The Courtyard

Cherryfield Avenue / Hollybank Avenue, Ranelagh, Dublin 6.

Project Summary
New build residential
Constructed in 1996
25 luxury townhouses



Fitzwilliam Quay

Dublin 4.

Project Summary
New build residential / commercial
Constructed in 1997
102 luxury apartments
9,500 sqft / 882 sqm office space



Pembroke Square

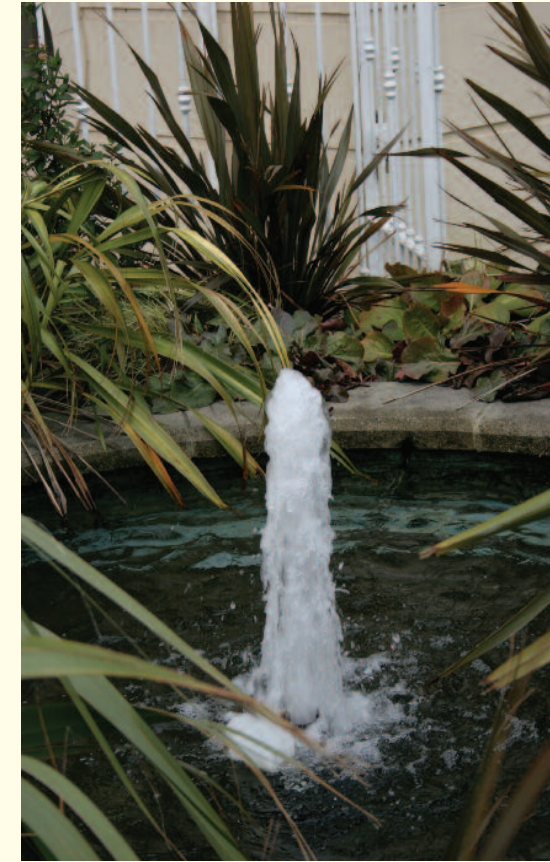
Grand Canal Street, Dublin 2.

Project Summary

New build residential

Constructed in 1997

201 luxury apartments



Simmons Court Square

Ballsbridge, Dublin 4.

Project Summary

New build residential

Constructed in 1997

40 luxury townhouses

32 luxury apartments




Cosgrave




Cosgrave



St Helen's

Stillorgan, County Dublin.

Project Summary

New build / refurbishment commercial

Constructed in 1998

100,000 sqft / 9,290 sqm luxury five star hotel




Cosgrave




Cosgrave



Temple Manor

Celbridge, County Kildare.

Project Summary
New build residential
Constructed in 1998
96 luxury detached family homes



Westend Commercial Village

Blanchardstown, Dublin 15.

Project Summary

New build commercial

Constructed in 1998

37,000 sqft / 3,437 sqm retail / office space



Westend Village

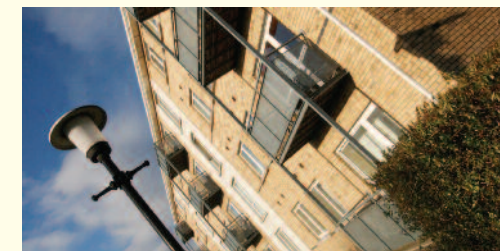
Blanchardstown, Dublin 15.

Project Summary

New build residential

Constructed in 1998

144 village apartments



Westend Retail Park

Blanchardstown, Dublin 15.

Project Summary
New build commercial
Constructed in 1998
200,000 sqft / 18,580 sqm retail space





Cape House

Blanchardstown, Dublin 15.

Project Summary
New build commercial
Constructed in 1998
65,000 sqft / 6,038 sqm office space





Ardilea Wood

Clonskeagh, Dublin 14.

Project Summary

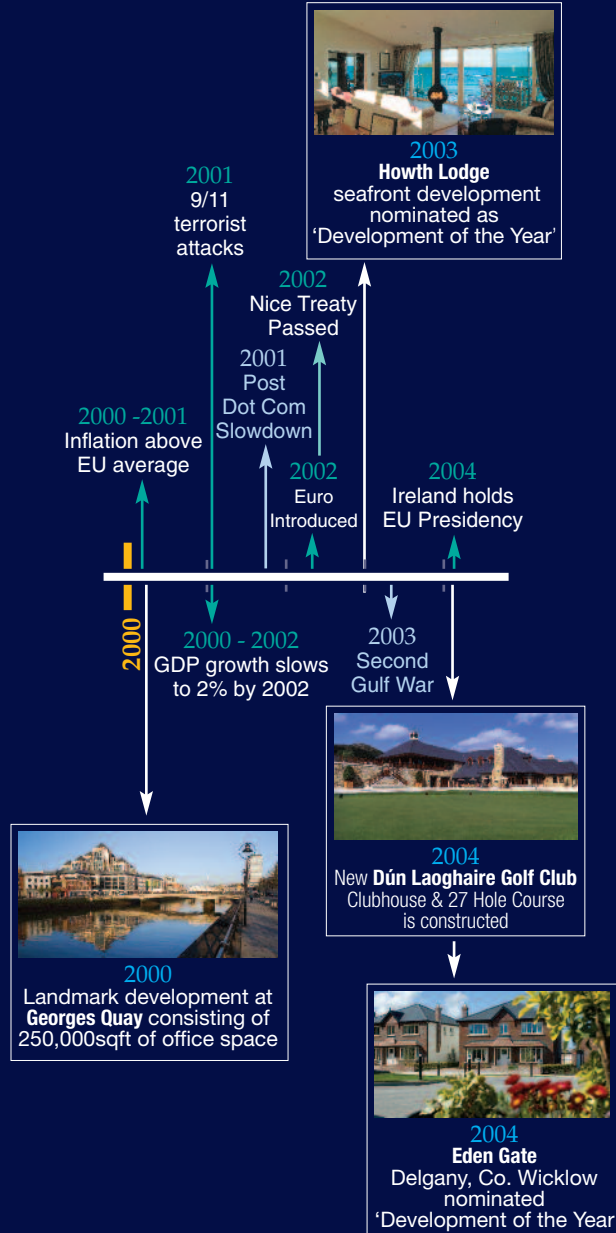
New build residential

Constructed in 1999

11 exclusive detached residences



2000 - 2004 The New Millennium



George's Quay was built in 2000 comprising 250,000 square feet of office space whose glass pyramid roofs now stands as one of Dublin city's iconic landmarks.

In 2001 Cosgrave's completed Quay Gate in Belfast City centre, a joint venture project comprising of 118 apartments and 10,000 sqft (929 sqm) of commercial space.

In 2003 Howth Lodge was built, subsequently it was nominated for Development of the Year. In 2004 the Eden Gate project started in Delgany, Co. Wicklow, this would consist of 478 homes and a shopping complex. It was also nominated for Development of the Year in 2005.

DEVELOPMENT	RESIDENTIAL UNITS	COMMERCIAL SPACE	
2000 Quay Gate, Station Road, Belfast, BT3 9DB.	118	10,000SQFT/929SQM	
2000 Clonliffe Court, Distillery Road, Drumcondra, D9.	42	•	
2000 St James's Wood, South Circular Road, D8.	119	•	
2000 Vista Tec House, South Circular Road, D8.	•	20,000SQFT/1,858SQM	
2000 Georges Quay, D2.	•	250,000SQFT/23,225SQM	
2000 Hampton Square, Navan Road, D7.	244	•	
2001 Derrynane Square, Lower Dorset Street, D1.	164	•	
2001 Derrynane House, Lower Dorset Street, D1.	•	10,000SQFT/929SQM	
2002 Gracepark Manor, Drumcondra, D9.	159	•	
2002 La Vallee, Bray, Co Wicklow.	78	•	
2002 La Vallee House, Bray, Co Wicklow.	•	15,000SQFT/1,393SQM	
2003 Howth Lodge, Howth, Co Dublin.	55	•	
2003 Burnaby Mews, Greystones, Co Dublin.	43	•	
2003 Meridian Point, Greystones, Co Dublin.	•	28,000SQFT/2,601SQM	
2003 Hogan Place, Grand Canal Street, D.2.	14	11,000SQFT/1,022SQM	
2004 Dún Laoghaire Golf Club, Ballyman, Co Wicklow.	•	45,000SQFT/4,180SQM*	*PLUS 27 HOLE GOLF COURSE
2004 Eden Gate, Delgany, Co Wicklow.	386	•	
TOTAL	1,422	389,000SQFT/36,138SQM	