



# MONTPELIER

D U B L I N 7



Rialtas na hÉireann  
Government of Ireland

## Housing for All

A new Housing Plan for Ireland



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Bartra







# M

## MONTPELIER

DUBLIN 7

This launch marks a fresh phase in the Affordable Purchase Scheme, designed especially for first-time buyers and yes, it qualifies for the Help to Buy Scheme too.\*

Montpelier is more than just a place to live it's a new way to own in the city. With stylish, modern apartments available at below-market prices, the scheme bridges the gap between what you can afford and the actual cost of buying in Dublin's urban core.

Whether you're looking to get on the property ladder, move out on your own, or just want a vibrant base close to everything Dublin has to offer — this is your chance.

Bartra brings a strong track record in delivering high-quality city developments, and Dublin City Council is committed to creating more accessible homes for people who want to live, work and thrive in the city.

Montpelier is not just about owning a place it's about owning your lifestyle in one of Dublin's most connected, energetic neighbourhoods.



## Welcome to Montpelier City Living, Made Affordable

Live in the heart of Dublin 7 with Montpelier, an exciting new apartment development (with some houses in later phases) delivered by Bartra and Dublin City Council, in collaboration with the Government of Ireland.

### Here's how it works

The Affordable Purchase Scheme is a Government-backed initiative, designed to help first-time buyers purchase newly built homes at a price below market value. Under the scheme, a local authority such as Dublin City Council takes an equity share in the property, equal to the difference between the full market price and the reduced price paid by the buyer.

This makes home ownership more accessible for individuals and families who may not otherwise be able to afford a home on the open market. The scheme considers factors like your mortgage capacity, deposit, and savings to determine the level of support available.

When you buy an apartment at Montpelier through the Affordable Purchase Scheme, Dublin City Council will take an equity share in your property. This share reflects the difference between the

apartment's full market value and the reduced price you pay as the purchaser.

The level of support you receive depends on your maximum mortgage capacity, along with your deposit and any savings you have. Dublin City Council's equity stake will be represented as a percentage of the home's market value, based on the shortfall between what you can afford and what the property is worth.

This scheme is ideal for first-time buyers who may not be able to purchase on the open market, offering a genuine route to home ownership in Dublin city.

In addition, the Montpelier development also qualifies for the Help to Buy (HTB) Scheme. To avail of HTB, you'll need a qualifying mortgage from an approved lender.





## Location

Getting around is effortless — with Heuston Station just minutes away, the Luas Red Line within walking distance and easy access to major bus and bike routes, your daily commute or weekend adventure is always within reach.

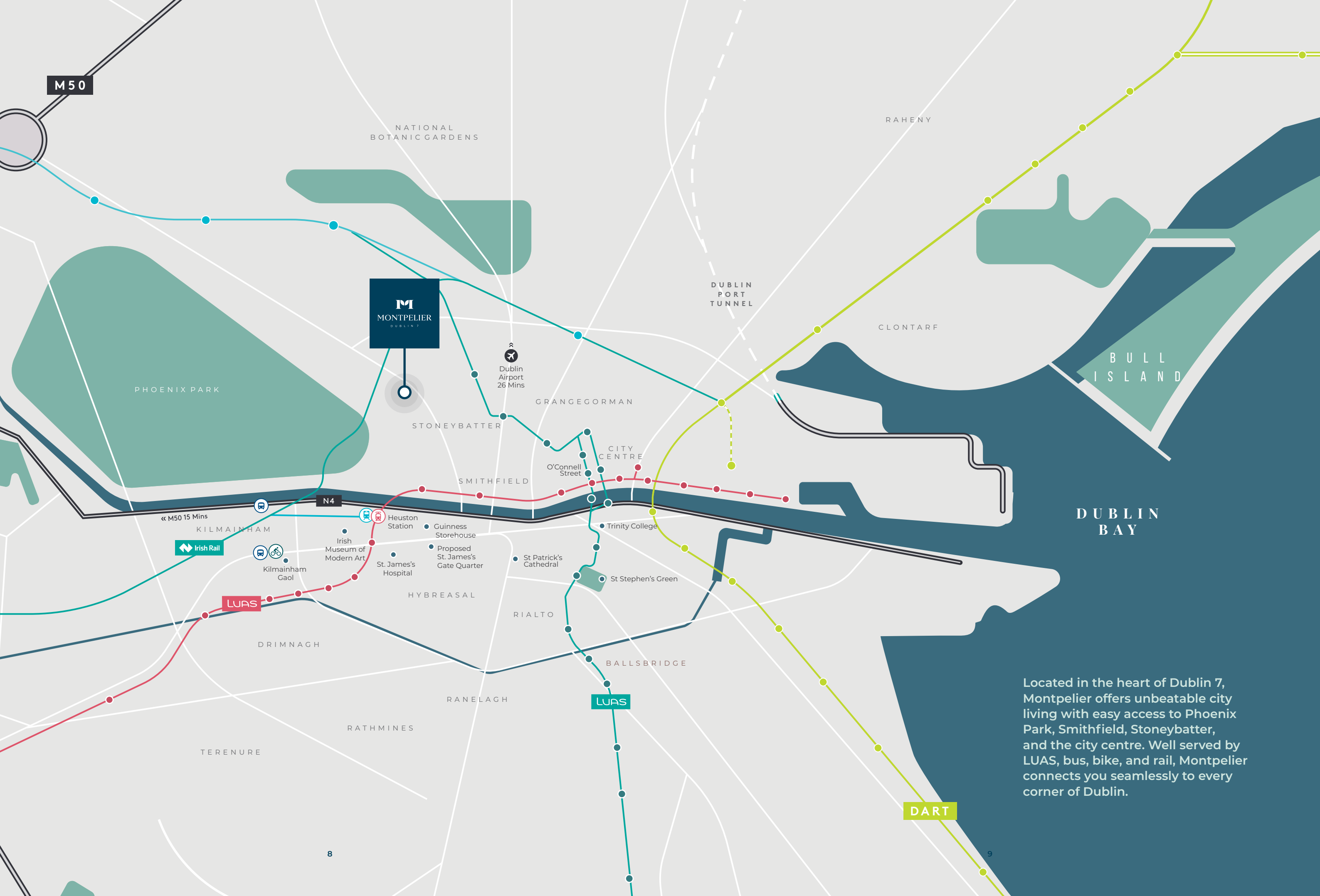
Spend your free time exploring the vast greenery of Phoenix Park, grab a coffee in one of Stoneybatter's many cafés, or catch a gig, exhibition or pint just a short stroll into the heart of Dublin city centre.

Whether it's food, culture, nightlife or connectivity, Montpelier gives you a lifestyle that's fast-paced, full of choice and totally city centred all while having nature and history at your fingertips.



Montpelier puts you right in the middle of Dublin's most dynamic and well connected neighbourhoods. Tucked between the iconic Phoenix Park and the lively streets of Stoneybatter, this location offers the perfect blend of city energy and green space calm.





M50

NATIONAL  
BOTANIC GARDENS

RAHENY



DUBLIN  
PORT  
TUNNEL

CLONTARF

BULL  
ISLAND

PHOENIX PARK



GRANGEGORMAN

STONEYBATTER

CITY  
CENTRE

O'Connell  
Street

SMITHFIELD

« M50 15 Mins

KILMAINHAM



Kilmainham  
Gaol

Irish  
Museum of  
Modern Art

St. James's  
Hospital

Guinness  
Storehouse

Proposed  
St. James's  
Gate Quarter

St Patrick's  
Cathedral

St Stephen's Green

Trinity College

HYBREASAL

RIALTO

BALLSBRIDGE

RANELAGH

RATHMINES

TERENURE

DRIMNAGH

DUBLIN  
BAY

Located in the heart of Dublin 7, Montpelier offers unbeatable city living with easy access to Phoenix Park, Smithfield, Stoneybatter, and the city centre. Well served by LUAS, bus, bike, and rail, Montpelier connects you seamlessly to every corner of Dublin.

DART



## Montpelier – One of Europe’s Most Sustainable Developments

Montpelier forms part of one of Europe’s most sustainable and ambitious residential regeneration projects, situated on the site of the former O’ Devaney Gardens in Dublin 7.

Construction commenced in February 2023 and will deliver 1,044 A-rated homes across social, affordable, cost rental, and private tenures. The development will be delivered in four phases, with Phase 1 currently underway, bringing forward 379 homes alongside a park, crèche, and retail amenities. This transformative project is designed to foster a sustainable and inclusive community, shaped by environmental performance, social integration and long-term urban resilience.

### Designed for People, Not Cars

Sustainability at Montpelier is not limited to energy efficiency — it is about creating a way of life. The development has been thoughtfully designed to prioritise people over cars, with optimised land use that focuses on walkability, accessibility, and liveability. Located less than 3km from O’Connell Street and immediately adjacent to key national transport links, Montpelier enables residents to travel efficiently without the need for private car ownership.

To further support low impact living, residents will have access to a Car Sharing Club, offering a fleet of hybrid and electric vehicles. This supports cleaner air, reduces congestion and encourages responsible travel choices.

### Built for a Sustainable Lifestyle

Montpelier homes are all A-rated for energy performance, meeting the highest standards in residential sustainability. Energy-efficient systems and building fabric have been integrated throughout, supporting low-carbon living and reducing the overall environmental footprint of the development.

### Smart Interiors & Lasting Quality

Each apartment at Montpelier is designed with both aesthetics and durability in mind. The internal fit-out reflects a high standard of finish, comfort, and modern convenience. Residents can expect carefully selected materials and finishes that are both functional and refined, enhancing everyday living while standing the test of time.



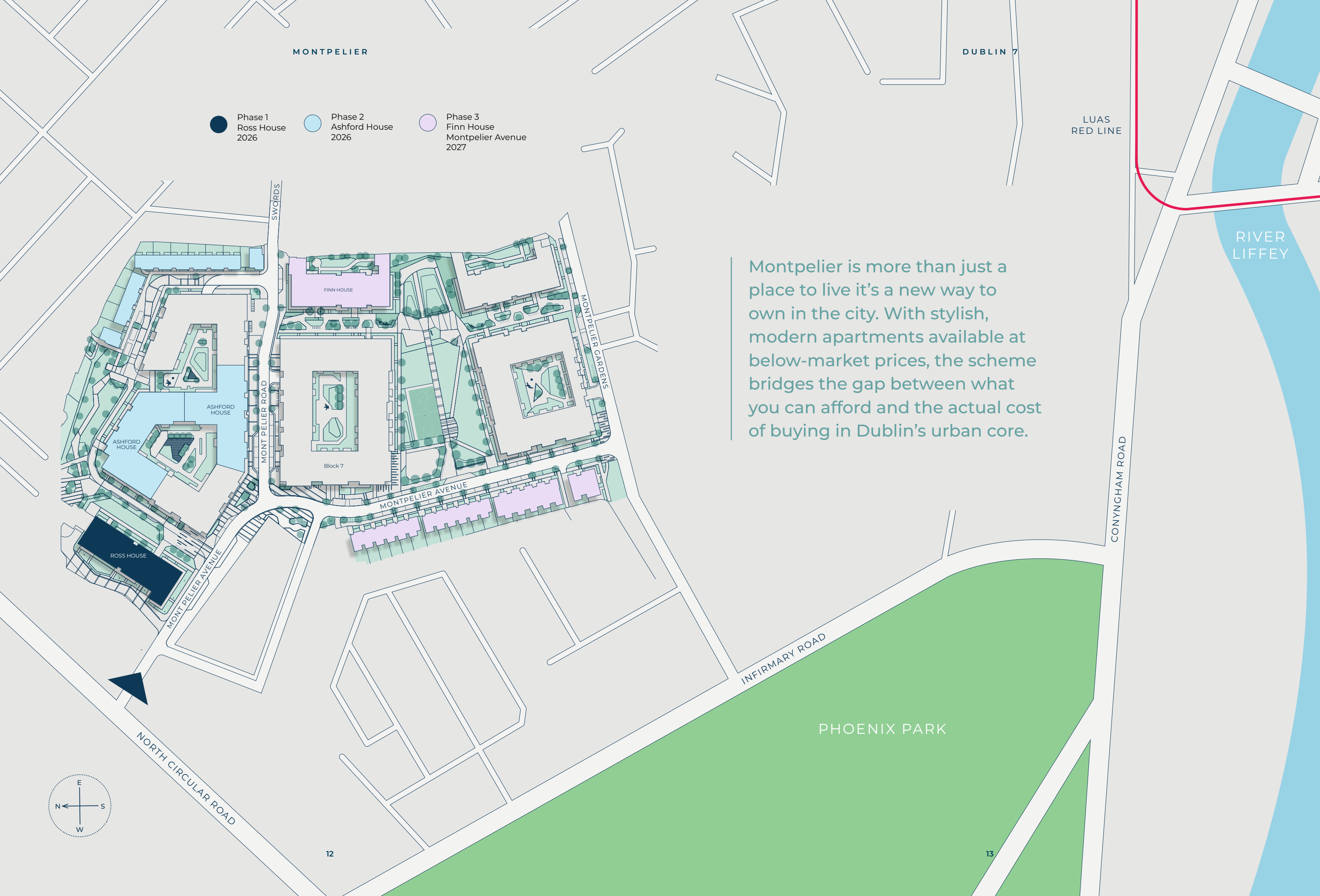
### Community-Centric Design

At the heart of Montpelier is a commitment to creating a connected, inclusive, and vibrant urban neighbourhood. The masterplan extends beyond the homes themselves to deliver the foundations for a strong and active community. Two large public parks will provide open green spaces for recreation, play and relaxation, supporting physical and mental wellbeing for residents of all ages.

A network of cultural and community spaces will be introduced to encourage local engagement, events and shared experiences. These spaces are designed to nurture social inclusion and cultural vibrancy, creating a sense of belonging and identity within the development.

A neighbourhood café, local shops, and a crèche will offer vital amenities and services within walking distance, promoting local enterprise and everyday convenience. These elements are key to supporting a thriving local economy and a sustainable urban lifestyle, where community and commerce go hand in hand.





MONTPELIER

DUBLIN 7



Phase 1  
Ross House  
2026



Phase 2  
Ashford House  
2026



Phase 3  
Finn House  
Montpelier Avenue  
2027

LUAS  
RED LINE

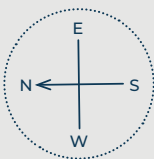
RIVER  
LIFFEY

Montpelier is more than just a place to live it's a new way to own in the city. With stylish, modern apartments available at below-market prices, the scheme bridges the gap between what you can afford and the actual cost of buying in Dublin's urban core.

CONYNGHAM ROAD

INFIRMARY ROAD

PHOENIX PARK



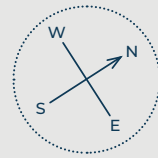
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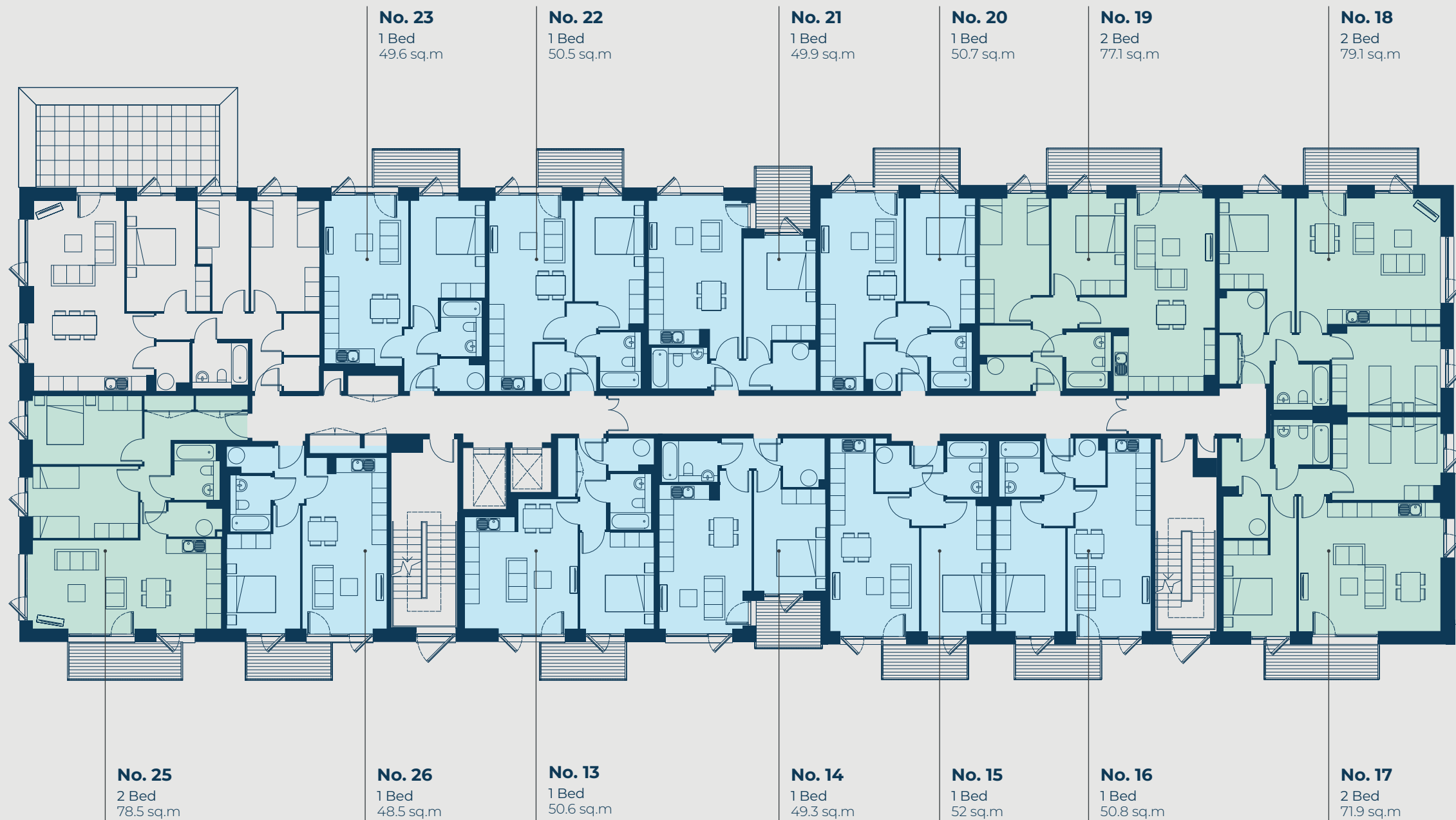
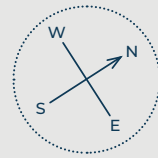


# ROSS HOUSE

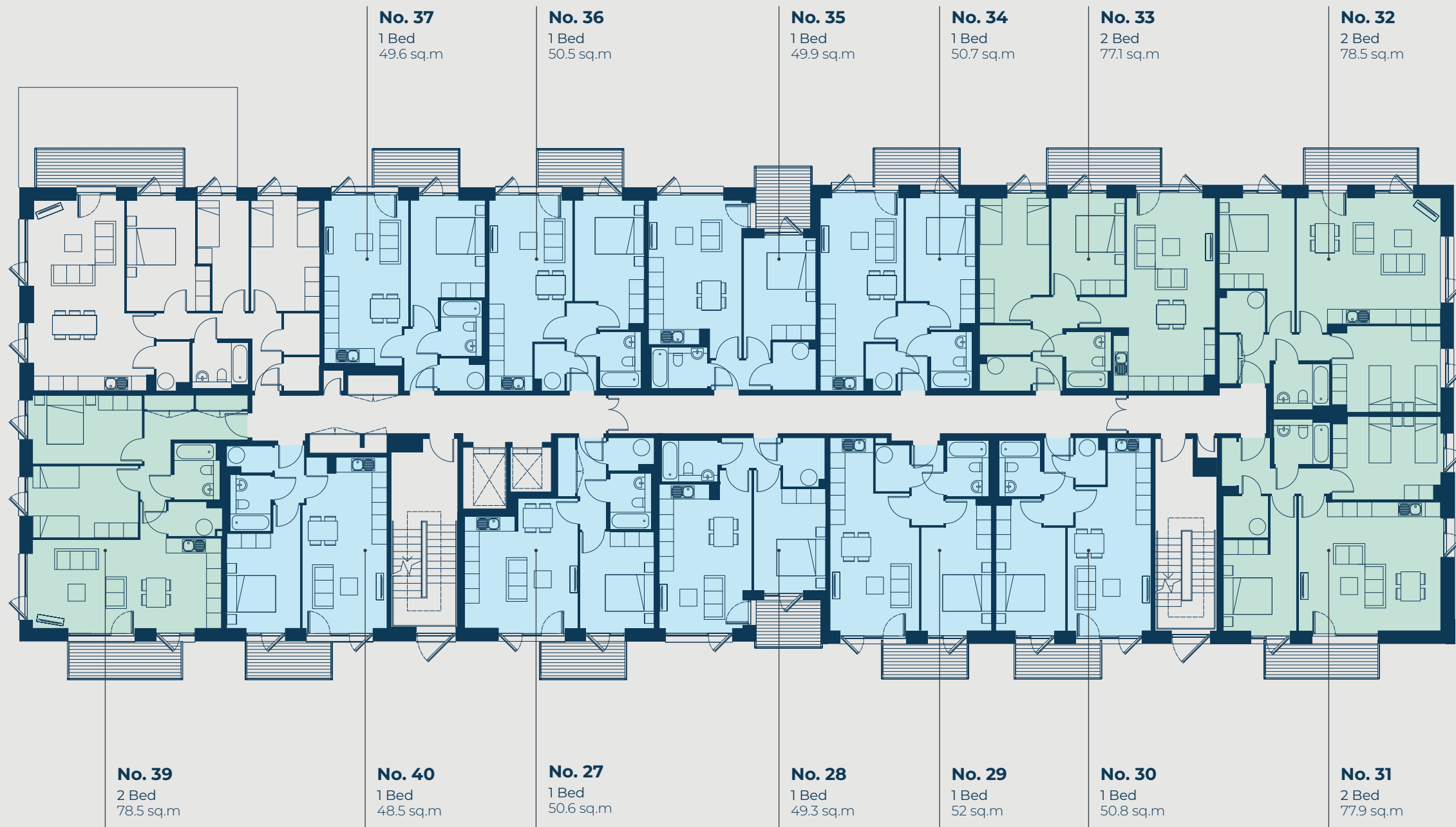
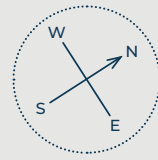
GROUND FLOOR

**LEGEND**1 BED  
APARTMENT2 BED  
APARTMENT



**ROSS  
HOUSE**  
FIRST FLOOR**LEGEND**1 BED  
APARTMENT2 BED  
APARTMENT

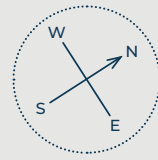


**ROSS  
HOUSE**  
SECOND FLOOR**LEGEND**1 BED  
APARTMENT2 BED  
APARTMENT

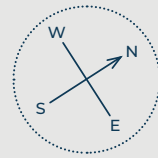


# ROSS HOUSE

THIRD FLOOR

**LEGEND**1 BED  
APARTMENT2 BED  
APARTMENT



**ROSS  
HOUSE**  
FOURTH FLOOR**LEGEND**1 BED  
APARTMENT2 BED  
APARTMENT



ROSS  
HOUSE  
FIFTH FLOOR

LEGEND

1 BED  
APARTMENT

2 BED  
APARTMENT



## Specifications

### Energy & Efficiency

All units are highly energy efficient with a BER A rating. In addition, the units all have high levels of air tightness for occupier comfort and ease of heating.

### Heating

Hot water is provided by a highly efficient heat pump, with rooms heated by energy efficient electric space heaters. In addition, there is Mechanical Ventilation Heat Recovery Unit (MVHR) located in the Utility room to increase energy efficiency and provide for fresh air to the apartments.

### Kitchen

The Kitchens feature contemporary fitted units and are finished to a high standard. The kitchens come equipped with an integrated and externally ducted extractor fan.

### Electrical & Lighting

All electrical fixtures, fittings and lighting have all been selected and installed for their energy efficiency ratings and comply with all national rules and regulations. Generous lighting, power points and switches have been provided throughout. Smoke and heat detectors throughout as standard. TV connections in living room and main bedroom. Pre-wired for EIR and SIRO broadband (which supports Virgin, Sky and others).

All units have a video intercom access control and are pre-wired for intruder alarm.

### Internal Finishes

The internal aesthetic features flush painted doors throughout with selected ironmongery. The units include high quality 12mm laminate flooring throughout. The skirtings and architraves are high grade engineered boards. The walls and ceilings are finished with matt emulsion paint with the woodwork and joinery finished in satinwood paint.

### Bathrooms

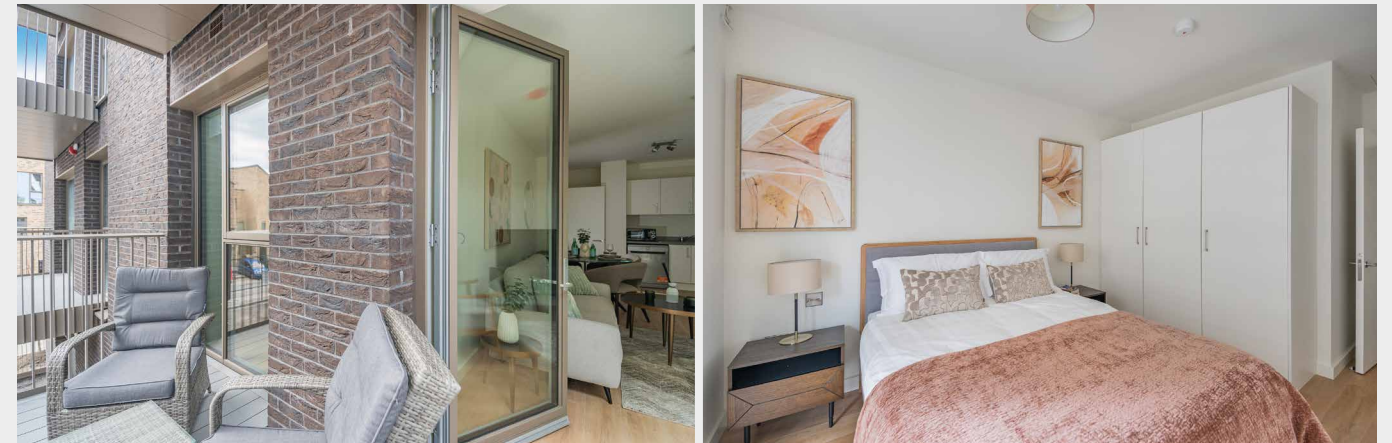
Fully tiled with concealed cistern and wall mounted wash hand basin and heated towel rail. The bath is generously sized featuring a wall mounted shower mixer.

### Construction & External Finishes

Façade will consist of a mixture render and brick and metal cladding to selected areas. External windows and doors powder coated triple glazed aluclad windows system. Balcony/terrace doors are single pivot aluclad doors. The balconies are cantilevered, semi recessed balconies with powder coated metal balustrades. The balconies also have metal non-slip decking.

### Structural Guarantee

Units benefit from a 12-year structural guarantee policy underwritten by HDI Global SE & SCOR SE





## Housing for All – Making Home Ownership in Montpelier a Reality

At Montpelier, Dublin 7, Dublin City Council in partnership with Bartra, is delivering modern, city-centre apartments at reduced prices under the Affordable Purchase Scheme, funded through Government's Affordable Housing Fund.



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreacht  
Department of Housing,  
Local Government and Heritage

### Housing for All

A new Housing Plan for Ireland

This initiative is aimed at first-time buyers who have a deposit (which can include Help to Buy Grant of up to €30,000) and mortgage approval but still face a gap between their mortgage capacity (based on their salaries) and the market price of a new home.

Buyers enter into an Affordable Dwelling Purchase Agreement with Dublin City Council, which provides financial support in the form of an equity share. This means the Council takes a percentage stake in your home, reflecting the amount of assistance given. There's no requirement to repay this equity

share within a fixed timeframe — it can be bought out in full or in part at any stage.

If not redeemed during ownership, the equity share is settled upon sale, transfer, or in the event of the owner's death.

The Affordable Purchase Scheme is designed for households using the maximum of their deposit and mortgage approval, yet who are unable to meet full market prices. It forms a key part of Government housing policy, which is built around a number of key goals including:

Supporting  
Home Ownership and  
Improving Affordability

Expanding **social housing** and  
promoting **social inclusion**

Increasing the supply  
of **new homes**

## How to Buy an Affordable Home



## FAQ

### 01 What's for sale?

44 One Bedroom Apartments and 22 Two Bedroom Apartments.

### 02 Who can apply?

The scheme is primarily for first-time buyers, with some exceptions. Additionally;

- You must be over the age of 18 and have a right to live and work in the Republic of Ireland.
- If you are married, in a civil Partnership or in an intimate committed relationship and you intend to live in the property together, you must apply as a joint application.
- You must be able to fund the purchase of your chosen property by way of mortgage approval and a 10% deposit.

### 03 How much do the apartments cost (after DCC contribution)?

The price you will pay will depend on how much you (and your spouse/partner) earn. One bedroom apartments will cost between €258k and €321k; two bedroom apartments will cost between €334k and €406k with DCC taking a stake of 5% to 20% in the home, which can be bought out at a later date.

### 04 How much do I/we need to earn?

The salary range (single or combined) for one bedroom apartments is €58k to €72k and for two bedroom apartments is €75k to €91k. If your salary/salaries are below this level you can still apply but will need to have a higher deposit than 10%.

### 05 What deposit do I/we need?

You will need a 10% deposit made up of a combination of savings and Help to Buy Grant. The Help to Buy Grant can be up to the full 10% deposit required (but is limited to €30,000).

### 06 How can I/we find out what Help to Buy I am entitled to?

The amount of your Help To Buy grant (which can be up to €30,000) will be based on the income tax you have paid over the last four years. Details of how to apply to revenue are set out here: <https://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx>

### 07 When do I/we need to submit my application?

Applications need to be submitted via DCC's on-line portal which opens **11th June 2025 at 12pm**. 70% of the units will be allocated on a first come first served basis of valid applications received (the remaining 30% will be allocated on a lottery basis).

### 08 What do I/we need to do to be able to apply?

#### 1. There are a number of documents needed from Revenue

- Help to Buy Grant details (including application code and maximum relief available)
- Employer details summary

#### 2. Documents from your employer

- Salary cert

#### 3. Information from banks

- Mortgage approval in principle
- Bank statements showing savings for deposit

- Latest six month's statements from all accounts for all applicants (single and joint)
- Normal identification requirements
- Photo ID
- Proof of address
- Proof of PPSN
- Right to reside
- Local residency proof (for lottery)

### 09 Can I visit the units before I apply?

Yes show units will be open for viewing in advance of portal applications opening, details will be posted on the Montpellier website.

### 10 Am I eligible for this scheme?

In order to be eligible to apply for Dublin City Council's Affordable Housing Schemes, applicants must satisfy the following criteria:

- You must be over 18 years of age
- If you are married, in a Civil Partnership or in an intimate committed relationship with a partner and you intend to live in the affordable dwelling together, you must apply as a joint application
- Each applicant must be a First-Time Buyer or meet the exceptions under the Fresh Start Principle, or own a dwelling which is not suited to the current accommodation needs of the applicant's household due to its size

- Each person included in the application must currently live in the Republic of Ireland and have the right to reside indefinitely in the State
- The affordable home must be the household's normal place of residence
- Applicants from a member state of the EU/European Economic Area can apply for an affordable home, provided they are living in Ireland for a minimum of 3 months
- Each Scheme will have different income limits depending on the cost and location of the homes. In general, the income limit for an affordable dwelling is 85.5% of the market value of the property divided by 4

### OR

If an applicant's income multiplied by 4 exceeds 85.5% of the market value of the dwelling but is unable to secure a mortgage of this amount, they are also eligible once proof from a bank/financial institution confirming this is submitted.

Detailed information regarding eligibility can be found on the DCC website in the [Frequently Asked Questions section](#).





Bartra is a distinguished property development group based in Ireland, renowned for its integrated approach that encompasses development management, asset management, and operations management. This comprehensive model allows Bartra to oversee projects from inception to completion, ensuring efficiency and superior quality across various sectors, including social and private housing, commercial real estate and healthcare facilities.

Notable Bartra projects include 'The Sidings' in Grand Canal Dock, designed to be one of Ireland's most environmentally friendly office buildings and Bartra's award winning social housing developments in Stoneybatter and Poplar Row.

Bartra's dedication to excellence is evident in its strategic collaborations with local authorities and private entities, contributing significantly to Ireland's property landscape and addressing the nation's housing needs. Their holistic approach ensures that each development not only meets but exceeds stakeholder expectations, reinforcing Bartra's reputation as a leader in the industry.



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PSRA: 001651

