



MONTPELIER

D U B L I N 7

PHASE 3



Rialtas na hÉireann
Government of Ireland

Housing for All

A new Housing Plan for Ireland



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Bartra

MONTPELIER

DUBLIN 7





MONTPELIER

DUBLIN 7

Montpelier continues to redefine urban living in Dublin 7 and Phase 3 marks an exciting new chapter in this transformative development. We are proud to introduce 42 one and two bed apartments, 12 two and three bedroom duplexes and 14 brand-new three-bedroom houses, thoughtfully designed to meet the needs of growing families and first time buyers alike.

These homes combine smart design with lasting quality, offering spacious layouts, energy-efficient features, and a high standard of finish. These houses showcase Montpelier's commitment to sustainable living and community-focused design. An apartment show unit will be available to view for interested house purchasers, finished to the level received on closing, houses will be delivered complete with flooring downstairs and excluding white goods and furnishings.

Located just minutes from the city centre and adjacent to key transport links, Montpelier offers a vibrant neighbourhood atmosphere with access to parks, cultural spaces, and shared amenities. These new homes are part of a broader vision to deliver over 1,000 A-rated residences across social, affordable, cost rental, and private tenures.

This release under the Affordable Purchase Scheme qualifies for the Help to Buy Scheme and represents a unique opportunity to join a thriving, inclusive community in one of Dublin's most dynamic regeneration zones.



Welcome to Montpelier City Living, Made Affordable

Live in the heart of Dublin 7 with Montpelier, an exciting new development 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 a home 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 home'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

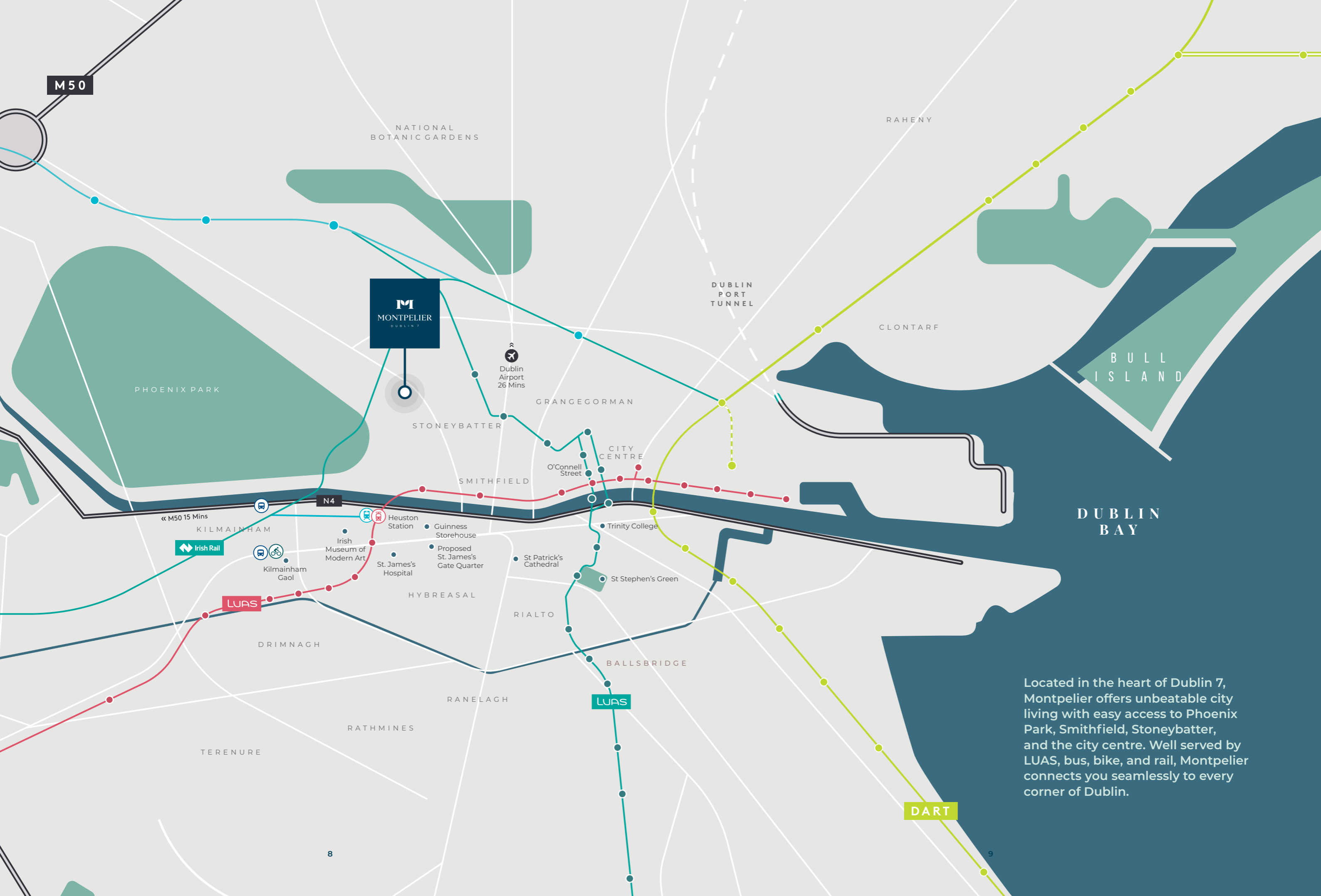
Getting around is effortless — with Heuston Station just minutes away, the Luas Red Line within walking distance and easy access to major bus and bike routes, your daily commute or weekend adventure is always within reach.

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

M
MONTPELIER
DUBLIN 7

DUBLIN PORT TUNNEL

CLONTARF

BULL ISLAND

PHOENIX PARK

Dublin Airport
26 Mins

GRANGEGORMAN

STONEYBATTER

CITY CENTRE

SMITHFIELD

O'Connell Street

« M50 15 Mins

N4

Irish Rail

KILMAINHAM

Heuston Station

Guinness Storehouse

Trinity College

Irish Museum of Modern Art

St. James's Hospital

Proposed St. James's Gate Quarter

St. Patrick's Cathedral

St. Stephen's Green

LUAS

HYBREASAL

RIALTO

DRIMNAGH

BALLSBRIDGE

LUAS

RANELAGH

RATHMINES

TERENURE

DART

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.

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 1,046 A-rated homes by end 2028 across social, affordable purchase and cost rental tenures. The development will be delivered in four phases, with Phase 1 and Phase 2 now complete, delivering 379 homes alongside a park, crèche, and retail amenities. Phase 3 will deliver a further 214 homes (including 68 affordable purchase homes). 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

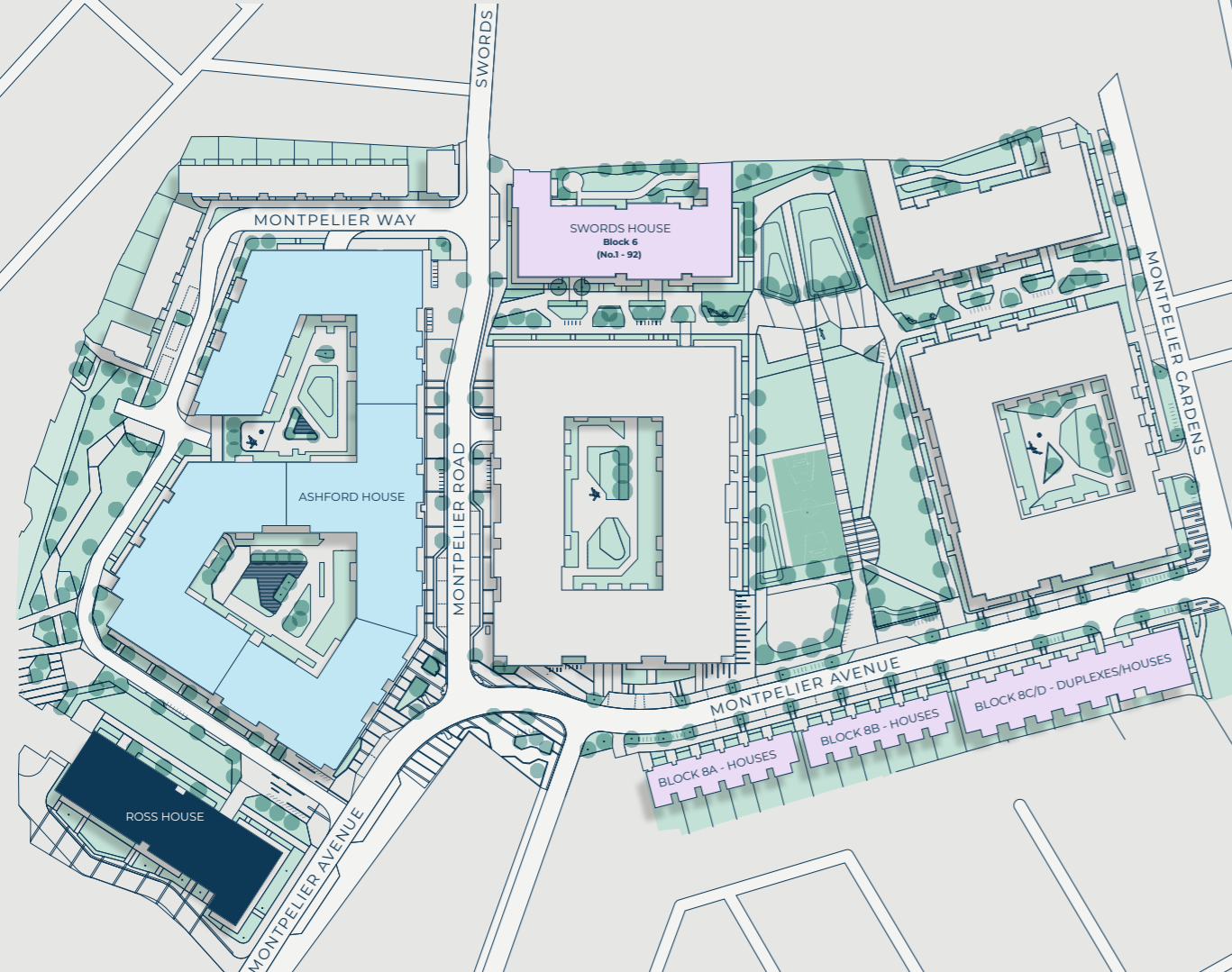
DUBLIN 7

- Phase 1
Ross House
2026
- Phase 2
Ashford House
2026
- Phase 3
Swords House
Montpelier Avenue
2027

LUAS
RED LINE

RIVER
LIFFEY

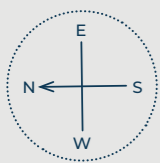
Montpelier is more than just a place to live it's a new way to own in the city. With stylish, modern apartments available at below-market prices, the scheme bridges the gap between what you can afford and the actual cost of buying in Dublin's urban core.



CONYNGHAM ROAD

INFIRMARY ROAD

PHOENIX PARK



BLOCK 6 SWORDS HOUSE

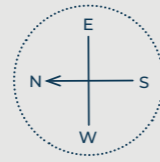
GROUND FLOOR

LEGEND

1 BED APARTMENT



2 BED APARTMENT



BLOCK 6 SWORDS HOUSE

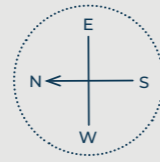
FIRST FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



No. 20
1 Bed
49.4 sq.m

No. 14
1 Bed
51.62 sq.m

No. 15
2 Bed
79.35 sq.m

BLOCK 6 SWORDS HOUSE

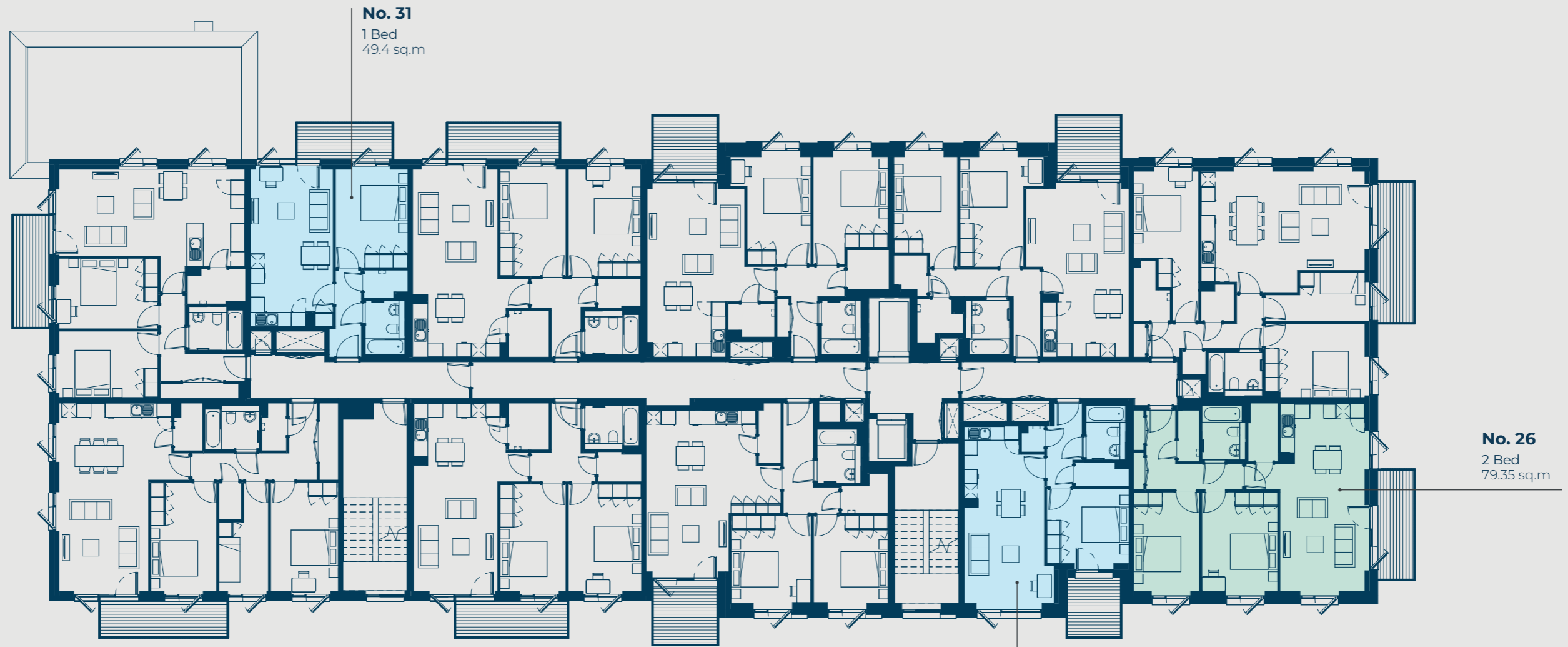
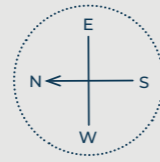
SECOND FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



No. 31
1 Bed
49.4 sq.m

No. 26
2 Bed
79.35 sq.m

No. 25
1 Bed
51.24 sq.m

BLOCK 6 SWORDS HOUSE

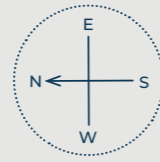
THIRD FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



BLOCK 6 SWORDS HOUSE

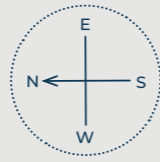
FOURTH FLOOR

LEGEND

1 BED
APARTMENT

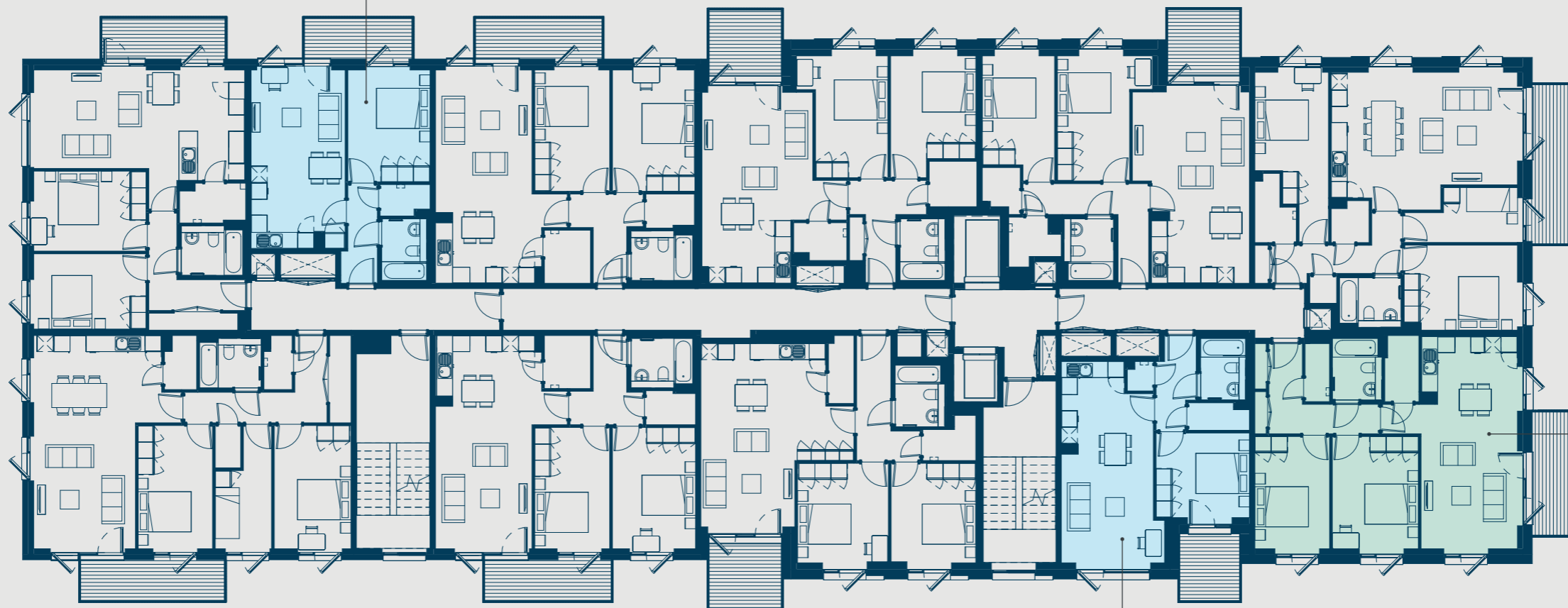


2 BED
APARTMENT



No. 53

1 Bed
49.4 sq.m



No. 48

2 Bed
79.35 sq.m

No. 47

1 Bed
51.62 sq.m

BLOCK 6 SWORDS HOUSE

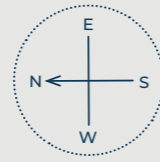
FIFTH FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



BLOCK 6 SWORDS HOUSE

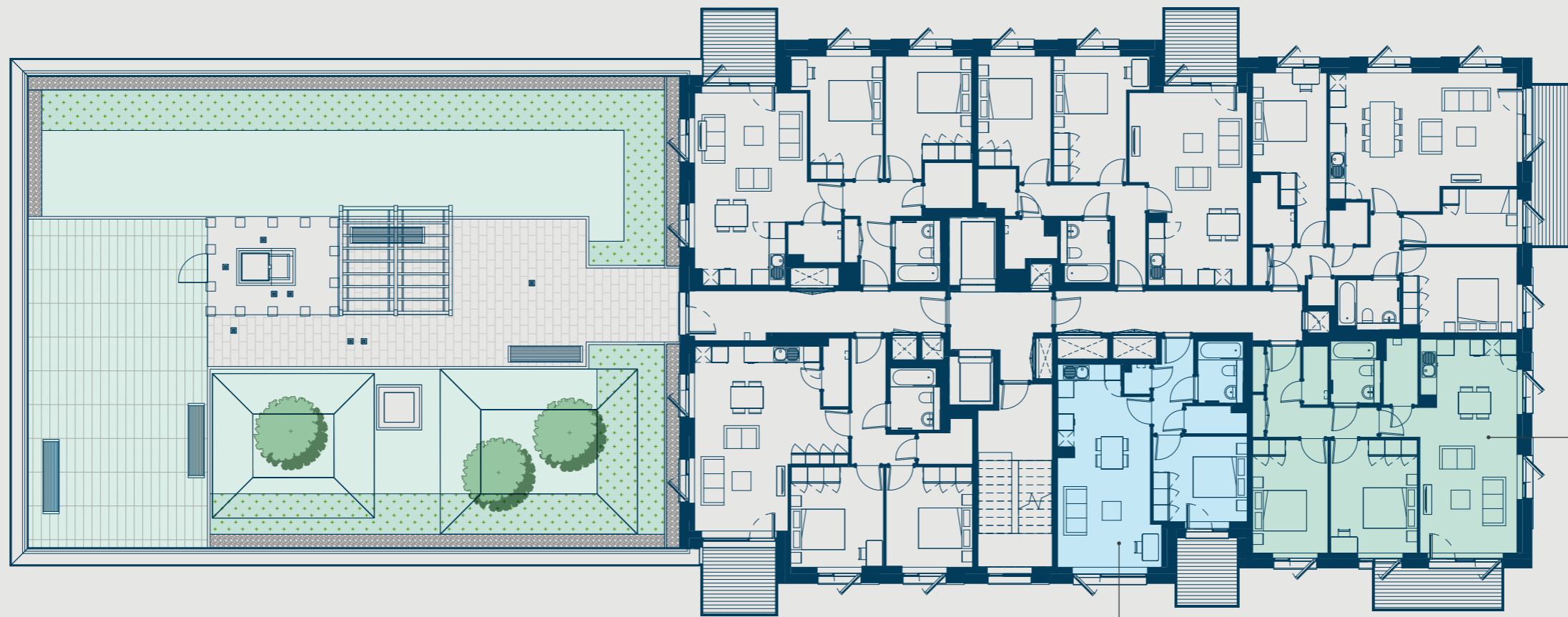
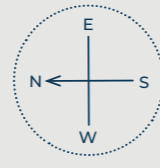
SIXTH FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



No. 66
1 Bed
51.62 sq.m

No. 67
2 Bed
79.34 sq.m

BLOCK 6 SWORDS HOUSE

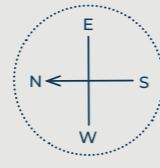
SEVENTH FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



No. 72
1 Bed
51.62 sq.m

No. 73
2 Bed
79.34 sq.m

BLOCK 6 SWORDS HOUSE

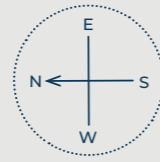
EIGHTH FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



BLOCK 6 SWORDS HOUSE

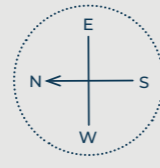
NINTH FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



BLOCK 6 SWORDS HOUSE

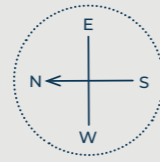
TENTH FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT



BLOCK 6 SWORDS HOUSE

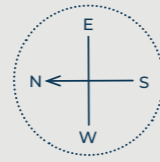
ELEVENTH FLOOR

LEGEND

1 BED
APARTMENT



2 BED
APARTMENT





Note appliances and furniture shown in pictures are for illustration only and are not provided.

Houses and Townhouses

Specifications

Energy & Efficiency

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

Heating

Hot water is provided by a highly efficient air source heat pump, with rooms heated by energy efficient radiators. In addition, there is a Mechanical Ventilation system, controlled by humidity sensors.

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 (note appliances and furniture shown in pictures are for illustration only and are not provided).

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 connection in living room. Pre-wired for EIR and SIRO broadband (which supports Virgin, Sky and others). All houses are pre-wired for intruder alarm.

Internal Finishes

The internal aesthetic features flush painted doors throughout with selected ironmongery. The houses include high quality 12mm laminate flooring throughout downstairs. 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. All bedrooms include fitted wardrobes.

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

Façades will consist of a mixture render and brick to selected areas. Windows and patio doors powder coated double glazed aluclad system. Engineered timber front door with double lock system. PVC fascia, gutters and downpipes.

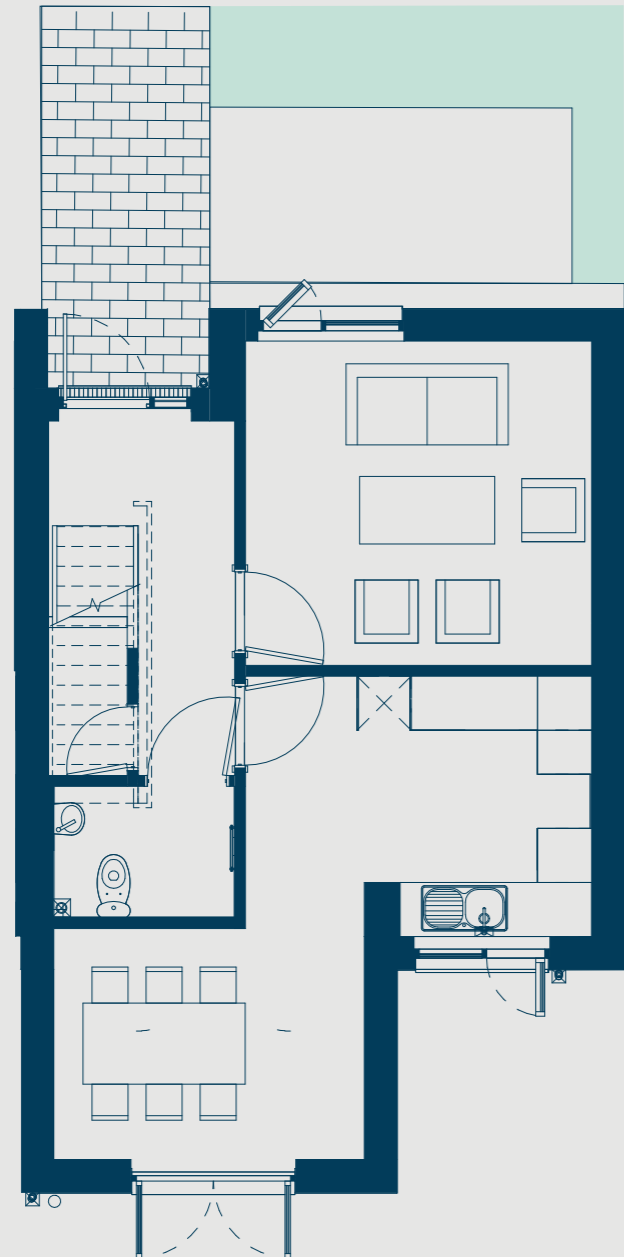
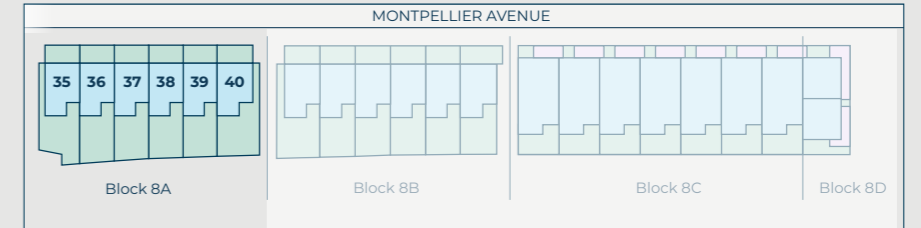
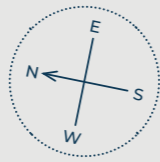
Garden

Houses have seeded back garden.

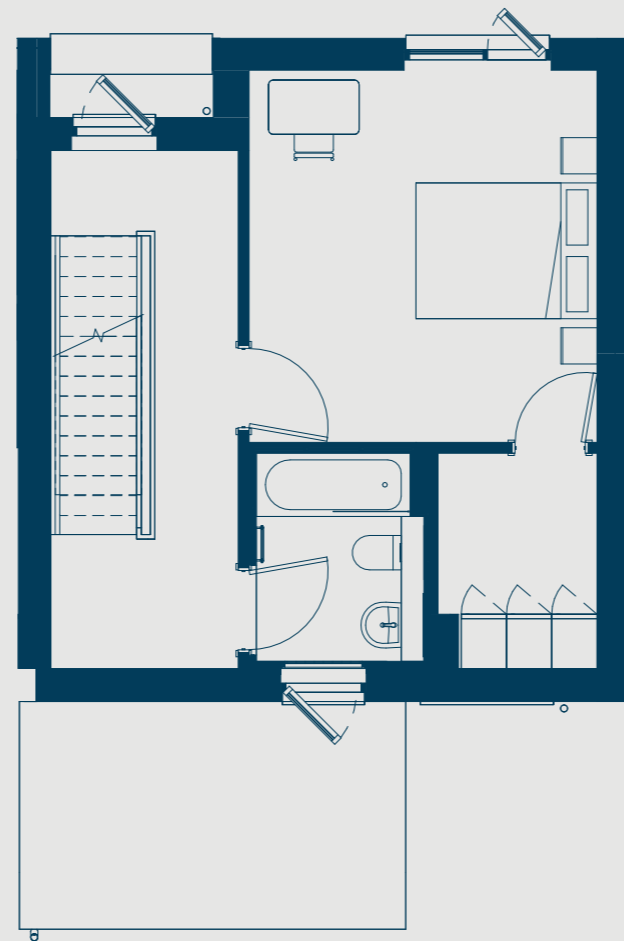
Structural Guarantee

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

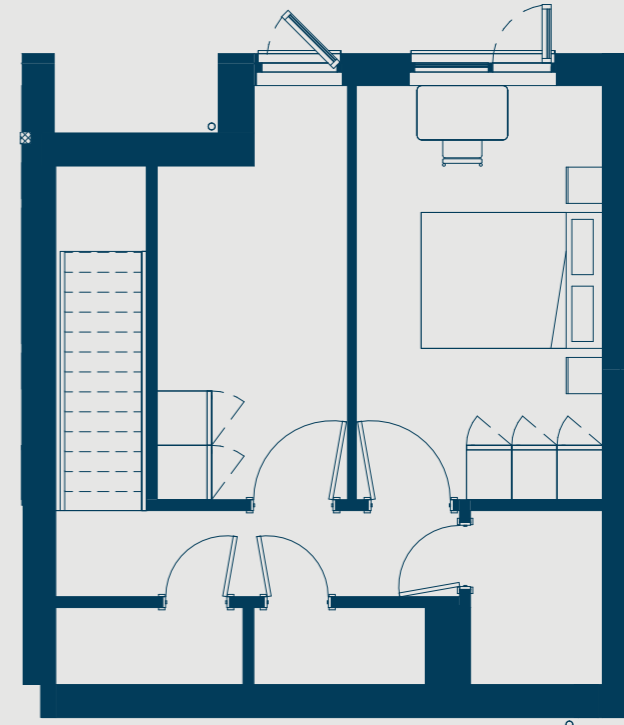
HOUSES (35-40)
BLOCK 8A, MONTPELIER AVENUE
114.23 SQ.M.



GROUND FLOOR

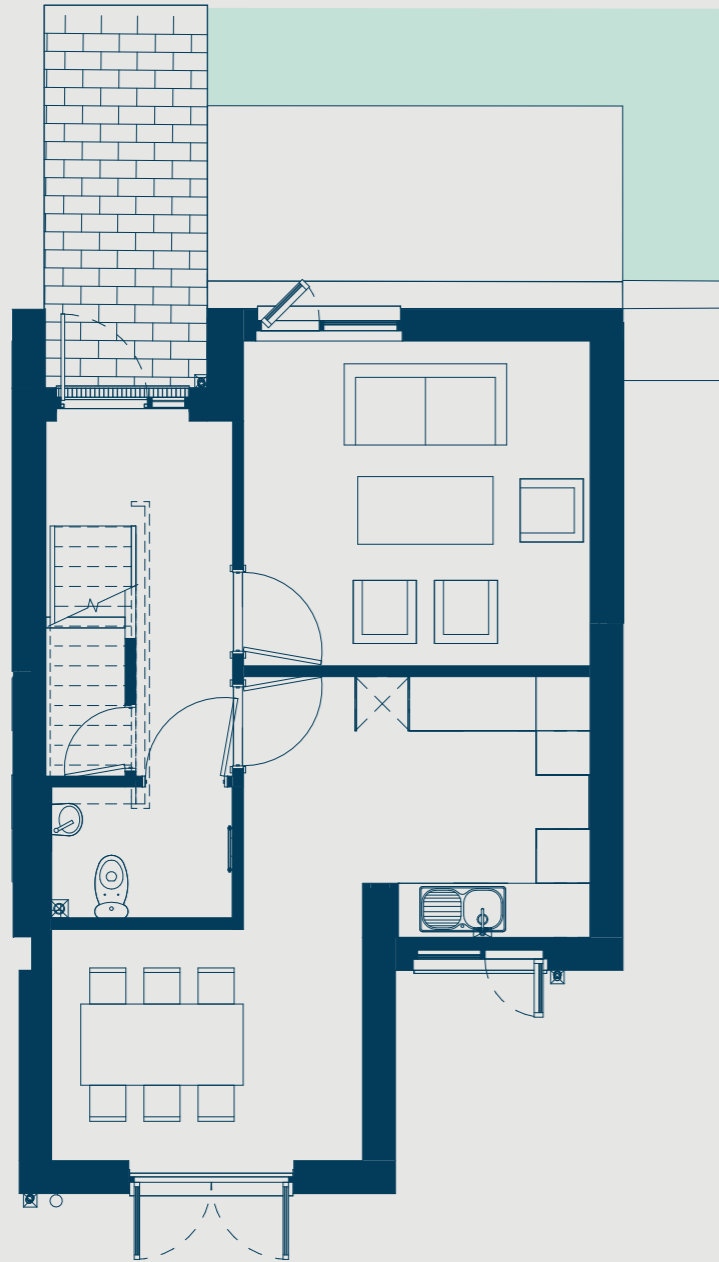
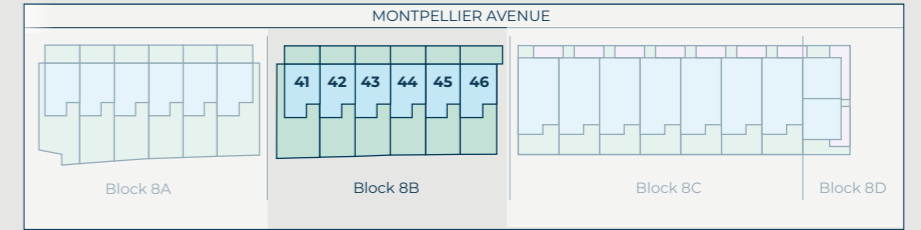
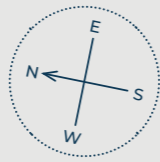


FIRST FLOOR

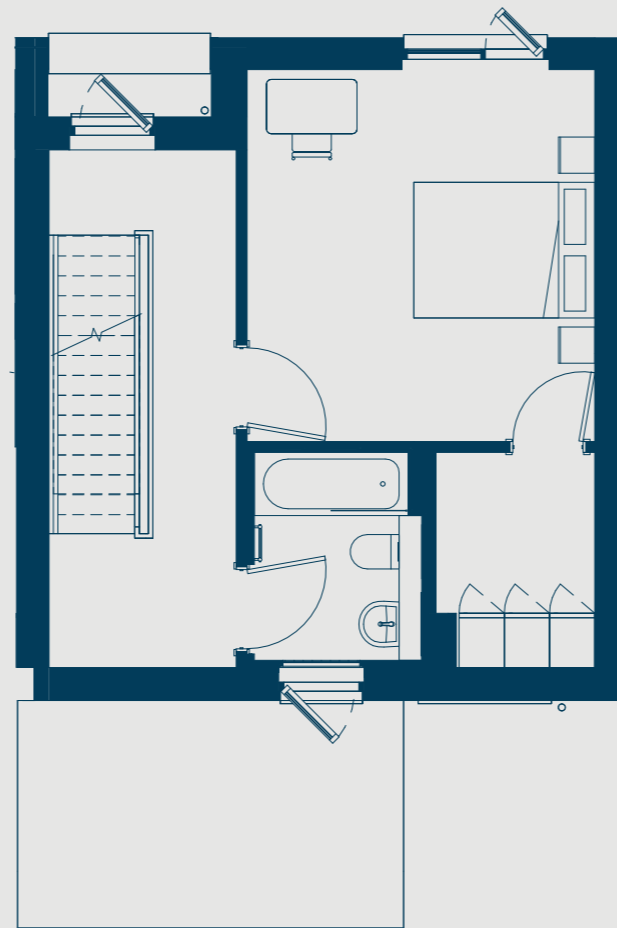


SECOND FLOOR

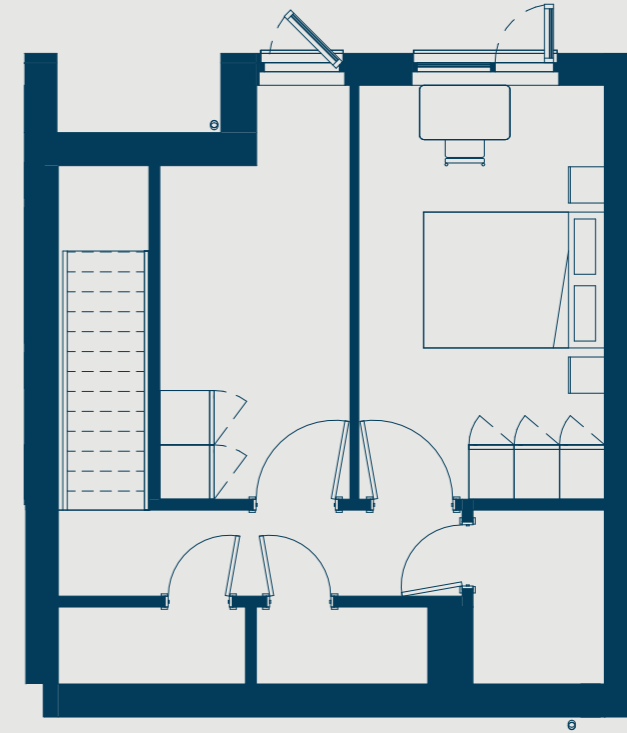
HOUSES (41-46)
BLOCK 8B, MONTPELIER AVENUE
114.23 SQ.M.



GROUND FLOOR



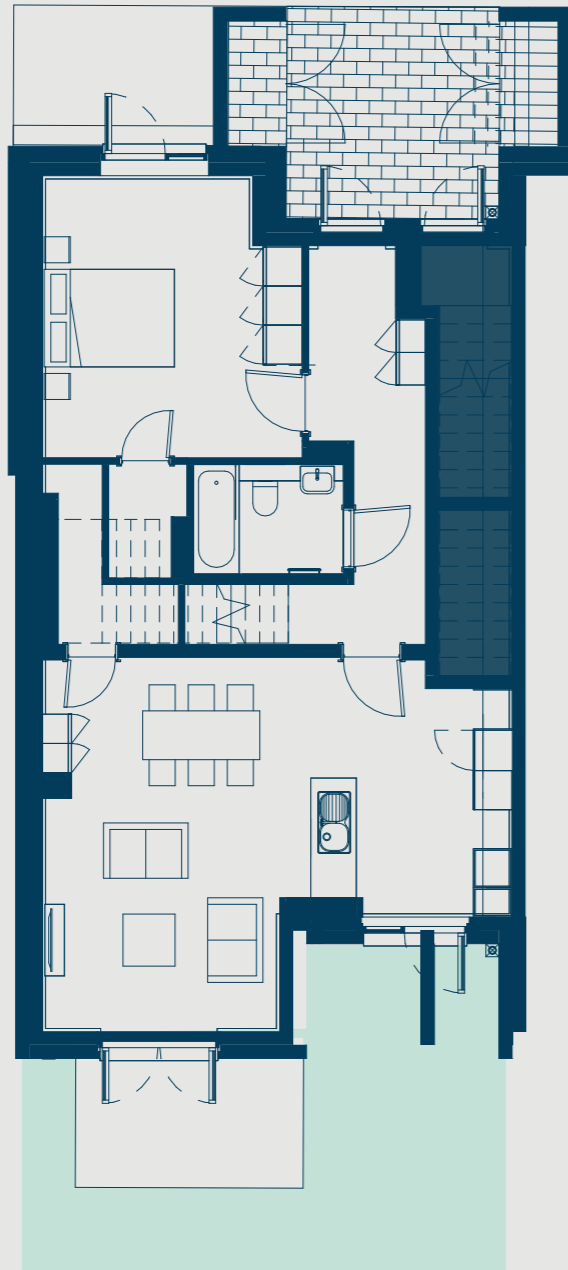
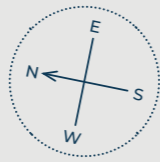
FIRST FLOOR



SECOND FLOOR

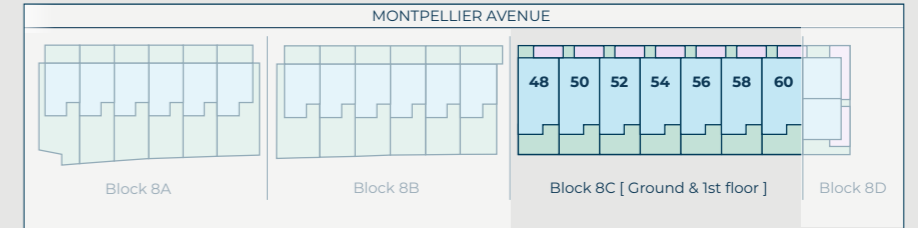
MONTPELIER

DUPLEXES: 3 Bed
(48, 50, 52, 54, 56, 58, 60)
BLOCK 8C, MONTPELIER AVENUE
111.19 SQ.M.



GROUND FLOOR

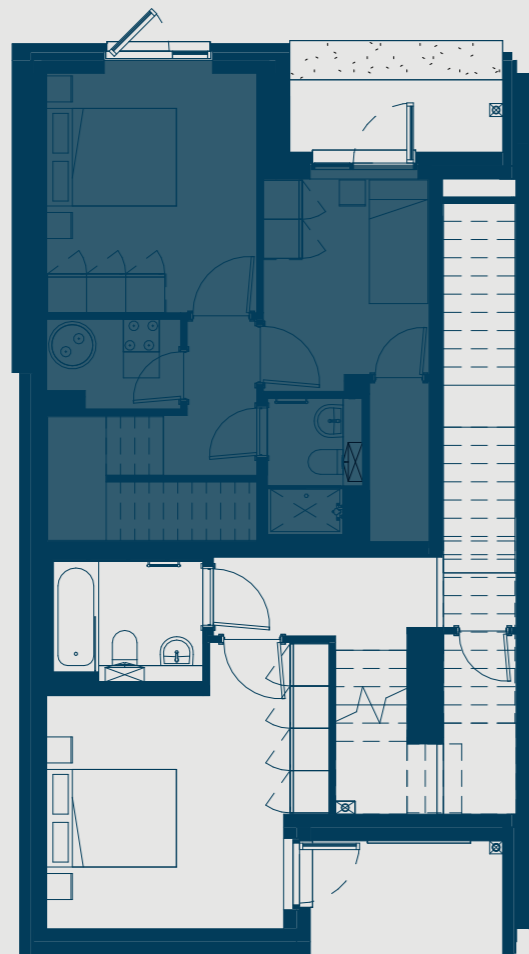
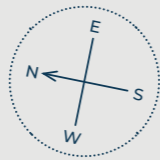
DUBLIN 7



FIRST FLOOR

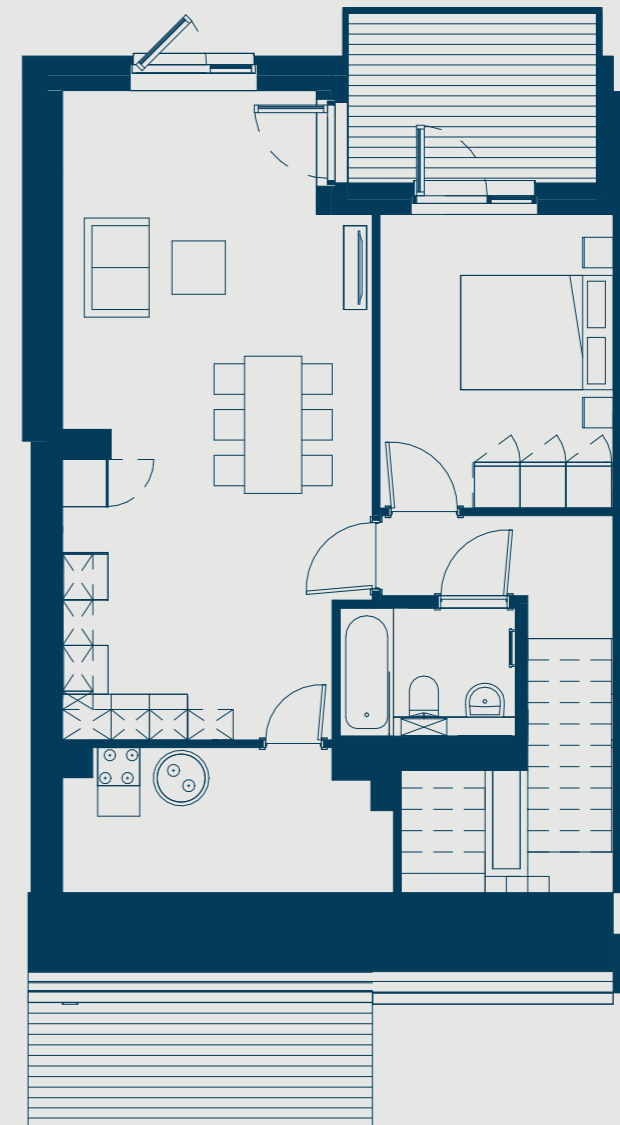
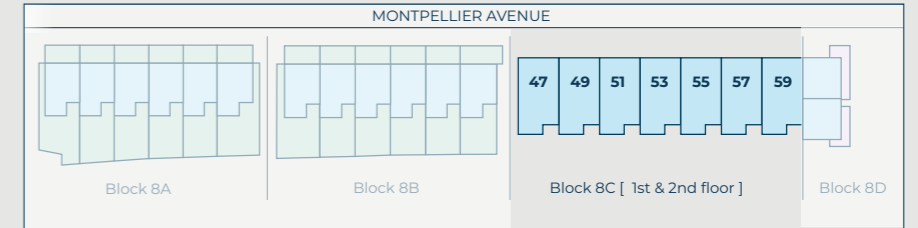
MONTPELIER

DUPLEXES: 2 Bed
(47, 49, 51, 53, 55, 57, 59)
BLOCK 8C, MONTPELIER AVENUE
 129.06 SQ.M.



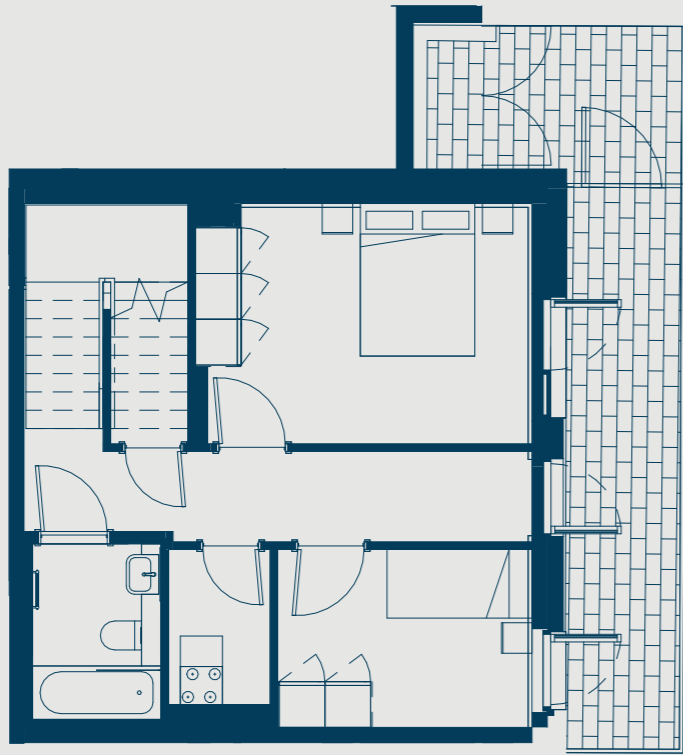
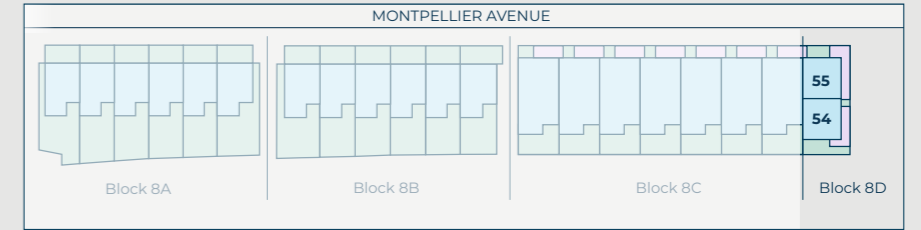
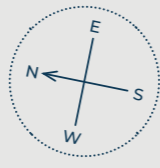
FIRST FLOOR

DUBLIN 7

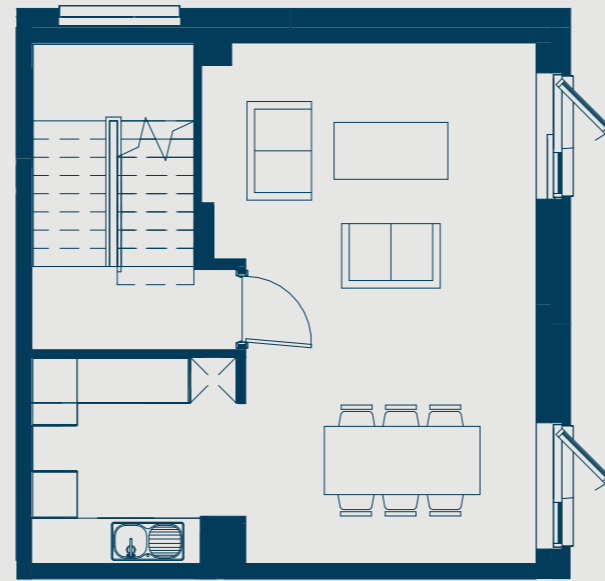


SECOND FLOOR

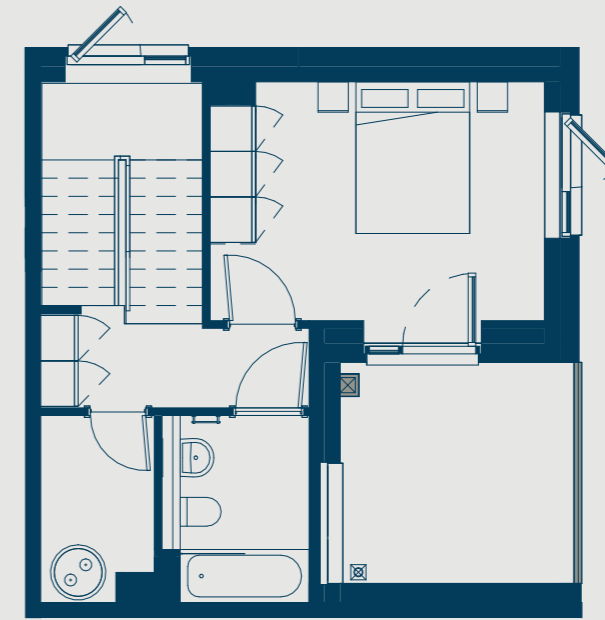
HOUSES (54, 55)
BLOCK 8D, MONTPELIER AVENUE
125.5 SQ.M.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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 Oidhreachta
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 in this phase?**
68 units in total: 24 One Bedroom Apartments, 18 Two Bedroom Apartments, 6 Two Bedroom Duplexes, 6 Three Bedroom Duplexes and 14 Three Bedroom Houses.
- 02 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 €248k and €352k, **two bedroom apartments** will cost between €326k and €442k, **two bedroom duplexes** will cost between €350k and €432k, **three bedroom duplexes** will cost between €365k and €451k, **three bedroom houses** will cost between €370k and €475k and with DCC taking a stake of 5% to 30% in the apartments/duplexes/houses, which can be bought out at a later date.
- 03 How much do I/we need to earn?**
The salary range (single or combined) for one-bedroom apartments is **€56k to €79k**, for two-bedroom apartments is **€73k to €99k**, two bedroom duplexes is **€79k to €97k**, three bedroom duplexes is **€82k to €102k**, and for three-bedroom houses is **€83k to €107k**. If your salary/salaries are below this level, you can still apply but will need to have a higher deposit than 10% - see detailed examples in Appendix 1.
- 04 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).
- 05 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: [Help to Buy - Revenue](#)

- 06 How do I know which property to apply for?**
The property you choose **must** be within your affordability range and **must also suit your household's needs** in line with the Scheme of Priority.

The Scheme of Priority states: "*When a scheme is oversubscribed, applications with a household of 2 or more people will be prioritised for a 3-bedroom house*".

This means that if you are a single applicant with no other household members, your application for a 3-bedroom house will not be considered if the scheme is oversubscribed with eligible households.

- 07 When do I/we need to submit my application?**
Applications need to be submitted via DCC's [on-line application portal](#) which opens on **Wednesday 17 June 2026 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 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.

- 09 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.

Steps to take between now and 17 June 2026

1. Set up an account on the DCC portal: [Affordable Housing](#)
2. There are a number of documents needed from [Revenue](#)
 - a. Help to Buy Application Details
 - b. Employment Details Summary
3. Documents from your employer [Sample Salary Cert](#)
 - a. Salary Cert
4. Information from banks
 - a. Mortgage Approval in Principle
 - b. Most recent statements for all accounts dated within last 3 months (per applicant)
5. Normal identification requirements
 - a. Photo ID
 - b. Proof of address
 - c. Proof of PPSN
 - d. Right to reside / Irish Residence Permit
 - e. Proof of residency within Dublin City Council area for 3 years (for lottery)



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.



Riailtas na hÉireann
Government of Ireland

Housing for All
A new Housing Plan for Ireland



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council





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