

"10 out of 10 -Very happy overall even from an early design stage."

John O'Connell, Contracts Manager, Gem Construction





History

Commencing work in 2022, Malahide Road was part of a €72m vision for Dublin 17, bringing a mix of apartments, duplexes and amenities just outside of Clarehall. Malahide Road is part of a new development of build-to-rent apartments, each one fitted with one of Sapphire's innovative balconies.

Balconies: 229 balcony lifts

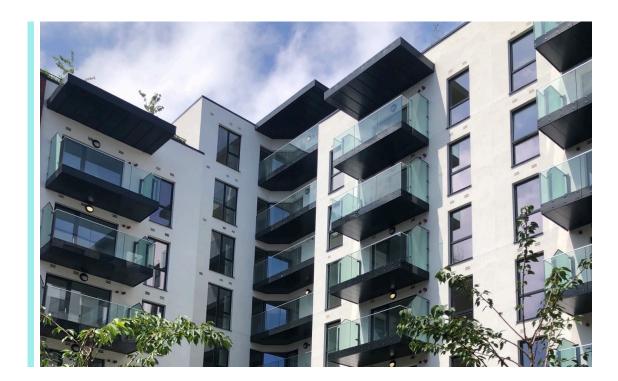
Streamlined by Innovation, Delivered by Sapphire:

Gem Construction had a vision of an aesthetically "seamless" balcony balustrade on the Malahide Road project, with glass panels connecting seamlessly to the Cassettes™.

Due to an unconventional "horseshoe" shape on some of the balcony elevations, Sapphire designed privacy screens in certain aspects to maintain the privacy of the end users. Inset balconies were also used on some elevations. Thanks to Sapphire's tried-and-tested inset balcony system, these Cassettes™ were connected quickly and efficiently.



Sapphire worked closely with Gem Construction to rationalise the balcony designs, keeping costs down whilst making sure their vision for aesthetics was met.



NBS Specification

Malahide Road

Manufacturer	Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU 0344 88 00 553 support@balconies.global www.balconies.global
Reference	Glide-On™ aluminium Cassette® balconies with laminated structural glass
Balcony anchor	Cast-in M30 & M16 anchors incorporating thermal breaks
Arms	2-piece galvanised steel
Casette® structure	Standard 400mm modular Glide-On™ Cassette® balconies
Soffits	Polyester powder-coated aluminium-controlled draining soffits
Deck finish	Enjura® aluminium decking fixed with hidden clips
Toprail	22x22mm (nominal) 'U' shaped satin anodised aluminium capping to the top of glass
Guarding	Clear toughened PVB laminated glass at 1100mm above FFL
Base fixing	Mechanically fixed to Cassette®
Fascias	Polyester powder-coated aluminium fascia trim to conceal glass fixings/edge of balcony frame





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