



# Case Study

 **SAPPHIRE**<sup>®</sup>

**Malahide Road**

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

John O Connell, Contracts Manager, Gem Construction





# Malahide Road

**Client:** Gem Construction

**Contractor:** Gem Construction

**Structural Engineers:** Barrett Mahony

**Installers:** D&A Engineering

**Architect:** John Fleming Architects

**Location:** Dublin, Ireland

**Balconies:** 229 balcony lifts



## 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 Darndale. Malahide Road is part of a new development of build-to-rent apartments, each one fitted with one of Sapphire's innovative balconies.



## 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  
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[support@balconies.global](mailto:support@balconies.global)  
[www.balconies.global](http://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

**Cassette® 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** 22 x 22mm (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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