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CASE STUDY

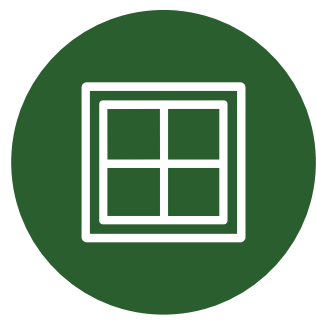
NICHE LIVING BALLSBRIDGE DUBLIN 4

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NICHE LIVING, BALLSBRIDGE

Urban Living Reimagined in the Heart of Dublin

In one of Dublin’s most established neighbourhoods, Niche Living, Ballsbridge represents a refined addition to the capital’s evolving residential landscape. Combining contemporary architecture, premium construction standards and a strong emphasis on community-focused living, the development reflects the growing maturity of Ireland’s build-to-rent sector while responding to the expectations of modern urban residents.

Developed by **Bartra**, the scheme has been carefully designed to provide high-quality rental accommodation within a vibrant and exceptionally well-connected part of the city. Located in the heart of Ballsbridge, the development benefits from immediate access to Dublin’s commercial centres, public transport infrastructure, cultural amenities and landscaped public spaces, creating an attractive proposition for residents seeking convenience without compromising on quality or lifestyle.

Architecturally, the project demonstrates a confident yet restrained approach. Designed by **HKR Architects**, the scheme balances clean contemporary forms with a refined material palette that complements its urban context. The architectural language is intentionally elegant and durable, ensuring the building will age gracefully while maintaining a strong visual identity within the surrounding streetscape.

A strong emphasis has been placed on creating a cohesive residential environment rather than simply delivering accommodation. Internally, apartments are designed to maximise natural light, spatial efficiency and comfort, with carefully considered layouts that support contemporary patterns of living and working. Large

glazed areas enhance the sense of openness throughout the interiors while strengthening the visual connection between private living spaces and the wider city environment.

Equally important to the project’s success is the quality of its construction and detailing. Delivered by **Townlink Construction**, the scheme reflects a high standard of execution throughout, from its robust building envelope to the precision of its finishes and communal spaces. The contractor’s reputation for delivery excellence is evident in the consistency and durability of the completed development, helping to ensure long-term performance and operational efficiency.

Community lies at the centre of the Niche Living concept. Beyond the apartments themselves, the development incorporates a series of thoughtfully designed shared amenities intended to encourage interaction, convenience and a sense of belonging among residents. These communal spaces reflect a wider shift within urban residential design toward lifestyle-led developments that prioritise social connection alongside architectural quality.

Sustainability and long-term performance were also key drivers throughout the project. High-quality materials, efficient building systems and carefully considered construction methodologies contribute to a development that is both environmentally conscious and operationally resilient. Niche Living, Ballsbridge ultimately represents more than a residential scheme; it reflects the continued evolution of contemporary city living in Dublin through a balanced focus on architecture, construction quality, sustainability and community.



Architect: HKR Architects
Main Contractor: Townlink Construction
Developer: Bartra
Glazing Contractor: TEROCO Windows & Doors



NICHE LIVING, BALLSBRIDGE



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ABOUT TEROCO WINDOWS AND DOORS

“Where Design Meets Performance.”

TEROCO Windows & Doors is a 100% Irish Owned Company, established in 2013 with showrooms located in both Dublin and Cork.

Since our inception we’ve built a reputation for supplying and installing quality contemporary Aluwood , Aluclad and Aluminium window and door products with a service to match. Specialising in new build homes, renovations and commercial developments, we offer an extensive and diverse range of bespoke windows and doors designed to suit your design vision, performance targets and budget needs.

All our products are made in Europe to the highest quality, approved by the EU Standards Association and are tailor made, with specification details and design solutions provided as standard.

Our in-house design and project management team is led by experienced Architectural Technicians who work closely with project design teams, with a focus on technical drawing submittals and detailing interface practices ensuring that TEROCO meets your design goals, both aesthetically and performance wise.

Talk to us as soon as your project starts to take shape and use our product knowledge, and our industry expertise, to specify glazing which meets your budget needs, design vision, and performance targets.

For more information: www.TEROCO.ie



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