

# GRAFTON STREET STUDIOS

YOUR WELCOME GUIDE

CITY BREAK APARTMENTS GROUP



# THE DUNMORE

BAR & RESTAURANT

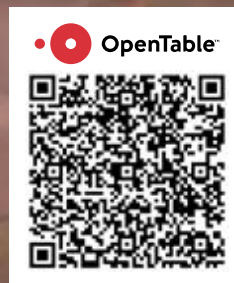


Escape the tourist crowds and discover The Dunmore Restaurant – a hidden gem just 15 minutes' walk from your Dublin city centre aparthotel. Located in stylish Rathmines, this beautifully designed venue is a local favorite, known for its fresh, expertly crafted seafood and fantastic cocktails. Far from the clichés of Temple Bar, The Dunmore offers a more authentic, intimate Dublin experience. Perfect for a night out that's truly memorable.

Find Us Online

 The Dunmore 

Or Book A Table



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# Welcome

Welcome to Grafton Street Studios!

At 70 Grafton Street, what was once TicketMaster's headquarters until 2017 has been transformed by our talented design team, led by Co-Founders Johnny and Philip, into unique City Break Apartments. Each apartment door celebrates a great Irish artist, past or present.

Since opening in Spring 2018, our studios have seamlessly blended functionality with style, featuring solar panels, triple glazing, and air conditioning. Here, you can enjoy the convenience of a serviced apartment along with the comfort of home, all in an unbeatable location.

Your smart TV will guide you on how to control the climate system and other appliances, ensuring a comfortable and easy stay.

Thank you for choosing City Break Apartments. We wish you a pleasant stay. Enjoy the moment.

City Break Apartments Team.



# Your Studio



## Internet Wi-Fi

Wi-Fi Network: City Break Apartments Premium WiFi  
Password: Bookdirect



## Assistance

Phone: +353 1 44 33 920  
Email: [info@citybreakapartments.com](mailto:info@citybreakapartments.com)



## Check-Out Procedure

Checkout time is 10.30am.

As the apartment operates with smart access, you only need to vacate the premises by the agreed check-out time. If you require luggage storage for the day, please use our luggage storage facilities on the ground floor. See page 6.

If late checkout is required please contact reception or our main office.



## Smoke Free Apartments

Smoking is not permitted in the apartment or inside the building



## Cooking

For your safety, all apartments are fitted with a smoke alarm. When cooking, please always use the extractor fan located above the hob.



## Parking

Parking is not available directly at the apartments; however, we offer parking spaces near our main office at 168 Granby Place. These spaces can be reserved subject to availability. For further details, please contact reception or our main office +353 1 44 33 920



## Garbage

If you require assistance with garbage removal from your apartment, simply notify us and we will handle it for you.

# User Manuals

## Appliances

Scan for video instructions!



Oven



Cooker



Safe Box



Heater / Aircon

## Luggage Storage

**Our storage facilities are located on the ground floor. It is a self-service facility. Please use instructions below.**

- Find an empty locker.
- Place your suitcases/bags inside.
- Close the locker and type your code as follow: **\*( 4 Digits Code )#**  
Example: **\*1234#** to lock.
- Use the same code to open the locker.
- When the locker is empty, please leave the door open.



# AIRPORT TRANSFERS

## PRIVATE HIRE

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1 TO 8 PASSENGERS  
Family Friendly Taxi Service



**BOOK NOW!**

Traveling with family?



We've got you covered!

Our Family Friendly Taxi Service ensures a comfortable and stress-free journey for you and your loved ones. With spacious vehicles, child seats, and courteous drivers, your transportation needs are well taken care of.

# Your Local Area

## Supermarkets

### Dunnes Stores

Stephens Green Shopping Centre.

### Marks & Spencer

15-20 Grafton Street.

## Health

### Hickey's Pharmacy Grafton Street

21 Grafton Street.

### Grafton Medical Practice

34 Grafton Street.

## Public Transport

### Stephen's Green LUAS Stop – Tram

Connects the North and the South of Dublin City.

### Pearse Street DART Station – Coastal Train

Train that connects the North and the South side of Dublin Bay.

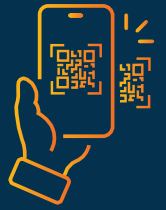
## Tourist Information

### Fáilte Ireland Tourist Office

25 Suffolk St.

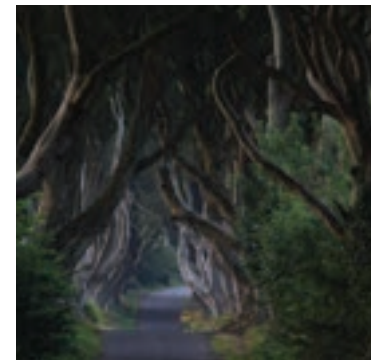


# Tours & Excursions



**BOOK YOUR TOURS AND  
EXCURSIONS ON OUR PORTAL**

**+125 Tours & Activities**



**TRINITY COLLEGE GPO EPIC MUSEUM GLENDALOUGH  
HUGH GALLERY TEMPLE BAR CLIFFS OF MOHER WICKLOW MOUNTAINS  
NATIONAL GALLERY BOOK OF KELS ST. PATRICKS CATHEDRAL  
HOP ON HOP OFF GHOST BUS TOUR DUBLIN ZOO JAMESON DESTILLERY  
DUBLINIA IRISH WHISKEY MUSEUM NEWGRANGE  
DUBLIN BAY CRUISES KIKENNY CASTLE GAME OF THRONES**

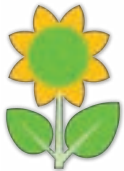
# Shine Bright In Dublin

Surprise friends and family with  
a special message  
at our central  
Grafton Street location.



Call Us Today on +353 1 44 33 920

# Our Commitment to the Planet



**OUR HOT WATER SYSTEM IS POWERED BY SOLAR PANELS**

**ALL OUR ENERGY COMES FROM RENEWABLE SOURCES**



**WE ONLY USE LED BULBS. THE MOST SUSTAINABLE OPTION**

**TRIPLE GLAZING WINDOWS FOR A BETTER INSULATION**



**REFILLABLE DISPENSER TO END WITH ONE SINGLE USE**

**WE RECYCLE ALL. NO MATTER HOW SMALL IT IS**



Find out more on our website: [citybreakapartments.com/sustainability/](https://citybreakapartments.com/sustainability/)



# CAMPERVAN RENTAL IN IRELAND



CHECK OUR WEBSITE



[breakawaycampers.ie](http://breakawaycampers.ie)

# Always Book Direct

Get the  
best rate  
every time

## Best Price Guarantee

When you book directly with you, you can be assured of getting the lowest rate. No hidden fees, no extra charges.

## Exclusive Offers and Discounts









Our direct booking guests have access to special promotions and packages that you won't find anywhere else.









## Personalised Service

Booking directly with us means you're not just a reservation number. Our team can tailor your stay to your specific needs, ensuring a personalised experience that third-party sites simply cannot offer.

## Flexible Cancellation Policies

Plans can change, and we understand that. Direct bookings come with more flexible cancellation policies, giving you peace of mind. Should your plans need to be adjusted, you'll have the flexibility that third-party sites often lack.

All options		
	Grafton Street Studios 	€177 >
	Booking.com	€215 >
	Tripbtoz	€205 >
	Closest Hotel	€206 >
	Trip.com	€216 >
	Agoda	€233 >
	lol.travel	€218 >

All options		
	Temple Bar Apartments 	€198 >
	Booking.com	€222 >
	Tripbtoz	€215 >
	Closest Hotel	€220 >
	Trip.com	€220 >
	Agoda	€222 >
	lol.travel	€222 >

# City Break Apartment Mobile App



- 🔑 Digital mobile key for your apartment.
- 📅 Complete your check-in in advance.
- 💬 Effective communication with our staff
- 👥 Add friends and family to your reservation.
- 🛒 Add extras to your booking. [Coming soon](#)
- 📍 Book your next stay in Dublin. [Coming soon](#)
- ✈️ Book private airport transfer. [Coming soon](#)
- 🗺️ Book your tours & excursions in Ireland. [Coming soon](#)



# Public Transport in Dublin



## Dublin Bus

Bus operator providing services in Dublin and County Dublin. Airlink 747 & Aircoach provides services to and from Dublin Airport.

[www.dublinbus.ie](http://www.dublinbus.ie)



## Luas Tram

Light rail tram system operating in Dublin with two main lines serving the South and West of Dublin City.

[www.luas.ie](http://www.luas.ie)



## Irish Rail

Intercity and regional train services.

[www.irishrail.ie](http://www.irishrail.ie)



## Busáras

Central bus station in Dublin for Intercity and regional bus services operated by Bus Éireann.

[www.buseireann.ie](http://www.buseireann.ie)



## Taxis

Free Now App is the best App in Ireland for ordering taxis. To preorder a taxi for the Airport see page 7



## Dublin Airport

International and regional airport.

[www.dublinairport.com](http://www.dublinairport.com)



**"The best way to see the city"**  
**Whoever invented hop-on hop-off city tour**  
**busses was an absolute genius!**

★★★★★



**Book your 24h hop-on hop-off on  
our portal and discover Dublin**



# Corporate Accommodation

Do you travel for work?

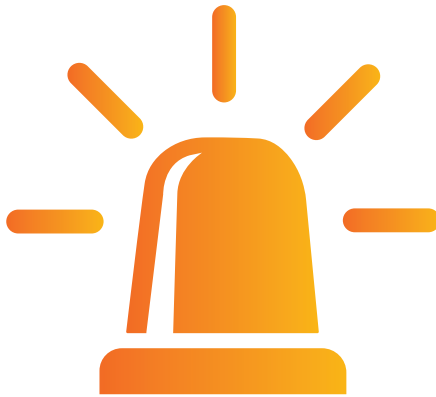
We're here to meet your needs.

Our strategically located properties are situated in the city's key business hubs, ensuring convenience.

Our additional services include Airport Meet & Greet, cleaning, and secure internet connectivity.

Find out more





## EMERGENCY NUMBERS



In case of an emergency the "blue light" services ( Garda Síochána / Police, Ambulance Services, Fire Department and the Irish Coast Guard ) can be contacted by dialling 112 or 999.

**Don't assume someone else will make the call.**



# Fire Safety Notice

## PROCEDURE IF THERE IS A FIRE INSIDE YOUR APARTMENT

1. Deal with it only if it is safe to do so by using a fire blanket or fire extinguisher, if available.
2. Call the Fire Brigade immediately by phoning 999 and inform them of your exact address and apartment number.
3. Do not delay to collect personal belongings.
4. Evacuate the building, alerting other residents in the process.
5. Close all doors behind you. This will help to contain the fire.
6. Remember smoke kills more people than flames. If you are caught in a room with thick smoke, get down onto your stomach, crawl to the door and make your escape. There is a layer of fresh air at ground level which enables you to breathe.
7. Do not use lifts. Exit via stairwells only.
8. Assemble outside your building or as directed by the Fire Brigade.
9. Do not re-enter the apartment block until authorised by the Fire Brigade to do so.

## PROCEDURE IF THERE IS A FIRE INSIDE ANOTHER APARTMENT

1. Alert the Fire Brigade by phoning 999 and report the exact address of the fire.
2. Alert the residents if the apartment is occupied and it is safe to do so.
3. If you gain entry only deal with the fire if it is safe to do so.

# Our Main Office

## OFFICE ADDRESS

168 Granby Place, Dublin 1, D01 VP96



*How to get there*



## OFFICE OPENING HOURS

Monday to Sunday | 08:00 - 20:00

## CONTACT DETAILS

**Phone Number:**

+353 1 44 33 920

Available 24 hours a day.

**Email:** [info@citybreakapartments.com](mailto:info@citybreakapartments.com)

