

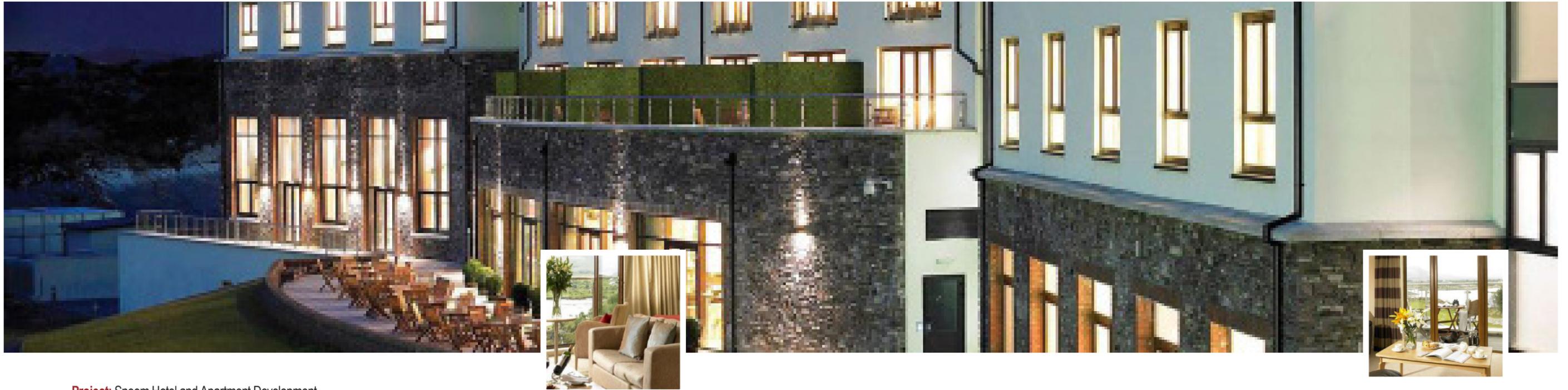


## Project Fact Sheet

# Sneem Hotel & Apartments



## SNEEM HOTEL & APARTMENTS



**Project:** Sneem Hotel and Apartment Development

**Value:** €19,950,000

**Client:** Louis Moriarty

**Stage:** Completed

### FACTFILE

Design and Build including full fit-out of a 69-bedroom Hotel with a Bar, Restaurant, Function Room and Gym and a 28 Self-Catering Holiday apartments. In addition to a design and build role, ABM also undertook the role of Project Managers.

### SCOPE OF WORKS

In this turnkey project, abm were responsible for the design, construction and project management of the construction of a new four-star 5,700sqm hotel and apartment complex.

The hotel consists of 69 no. bedrooms, all with ensembles and 28 no. two bedroom and two three-bedroom apartments in the scenic location of Sneem on the ring of Kerry. The complex also includes function rooms, a gymnasium with saunas and hot tubs, bars and restaurants.

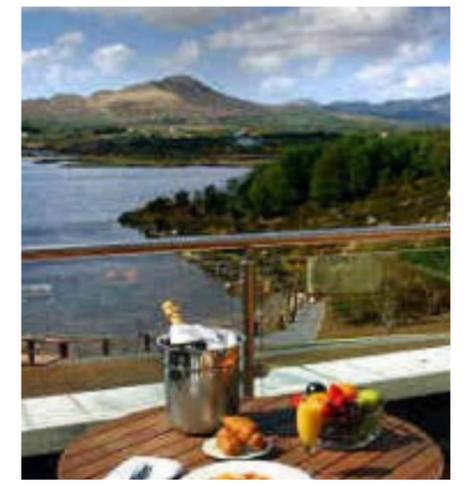
Half of the rooms offer sea views with premium suites also having terraces.

The function room can accommodate 300 no. people comfortably and is equipped with state-of-the-art event and conferencing facilities. The hotel has a sauna, hot tub and gymnasium. The ground floor incorporates a large bar and a restaurant which seats 70 no. diners.



Four of the ground floor bedrooms are fully equipped for use by persons with physical

disabilities and each has a connecting door to the next room. ABM installed a wheelchair suitable lift for access to the leisure area, sauna, hot tub and gymnasium. All facilities have been inspected and approved by the Irish Wheelchair Association. The hotel section of the development was completed in 17 months and to achieve this fast-track programme the building structure was manufactured off-site using an insulated light gauge steel frame system which eliminated more traditional methods of construction such as in-situ concrete and blockwork. This allowed the on-site works to the structure, including windows and roof, to be completed in record time.



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