

Versatile...



# Maritana Gate

Maritana Gate

Encapsulating the richness of Waterford's historic past and embracing the city's future as a National Gateway, Maritana Gate is a 76,000 sq. ft. Office Development destined to become the prime Business and Financial Services Centre for the South East.

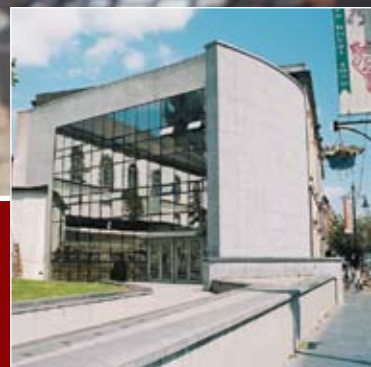


Reginald's Tower, Merchants Quay

Under construction at a prime city centre site at Canada Street in Waterford City, this superior development draws its name from Maritana, the best known opera of William Vincent Wallace, one of Waterford's most famous sons.

Born 1812, the composer lived in Tasmania, Australia, Chile, Argentina, United States, England and Germany before passing away at Chateau de Haget, Houtes-Pyrenees in 1865. Such travelling was quite exceptional in nineteenth century Ireland. Yet it may well have provided the inspiration for the superb opera for which the composer is now renowned.

With their own imagination, innovation and appreciation for quality, the developers and architects of Maritana Gate are achieving something exceptional. As the new Gateway to the South East, Ireland's oldest city is moving forward. Inspired by the past and designed for the future, Maritana Gate is a major landmark on this exciting journey.



Theatre Royal



William Vincent Wallace



William Vincent Wallace Plaza overlooking the Marina

## Versatile

Maritana Gate will be the main Business and Financial Services Centre for the South East. For progressive, expanding South Eastern companies it is an ideal location to grow and consolidate. For national businesses Maritana Gate represents a high profile location within the business environment of a rapidly expanding, employee-friendly Gateway.

Created and designed to meet the demand of tomorrow's business world, the development has the flexibility to cater for a wide range of office users. Maximising this impressive parkside location, the developers and architects have created a truly unique high-quality environment that will have a broad appeal right across the business spectrum.



Waterford Court House - less than one minute walk from Maritana Gate



Government Offices, Waterford



View from the Marina Hotel - less than one minute walk from Maritana Gate



People's Park

# Location

Minutes from Waterford's vibrant central business district, yet enjoying a tranquil parkside location is Maritana Gate, the office development designed to raise expectations. With superb views of the Peoples Park, Johns River and the magnificent Waterford Courthouse, Maritana Gate has combined style and elegance with all the convenience of prime city centre location within the Regional Capital.

## Waterford City

Designated the Gateway City to the South East under the National Development Plan, Waterford is one of Ireland's fastest growing cities. As the financial, commercial, business and retail capital of the region, the city, already steeped in trading tradition, is rising rapidly to meet the challenges of tomorrow.

With an award winning City Centre Redevelopment Scheme and strong commercial investment, Waterford City has combined traditional character with a new vibrant atmosphere, making it a quality location to work and live.

The City is home to 45,000 people and serves a catchment population of 100,000 within a 14 mile radius. It boasts Waterford Institute of Technology, renowned nationwide for its business programmes, and Waterford Regional Hospital, the largest training hospital in the South East. The City is the largest centre for industrial employment in the region hosting major national and global concerns including Bausch & Lomb, Genzyme, ACD and of course our own Waterford Crystal.

Significantly, the wave of investment is set to continue well into the future. Construction of the new Waterford M25 Bypass and high level bridge will commence in Spring 2004 heralding a new era of investment opportunities. With the current feel-good-factor and exciting times ahead it's no wonder the move is on to Waterford.

