



# Apartments

BEAUTIFUL 2 BEDROOM APARTMENTS



ON THE COAST ROAD • ROSCAM • GALWAY



**O'Malley Construction Company Ltd.**

Augustine House, St. Augustine Street, Galway, Ireland.

T: 091 509 970 • E: [info@omco.ie](mailto:info@omco.ie) • W: [www.omco.ie](http://www.omco.ie)

Established 1971

2 Bed Apartments  
Ranging from  
79.1m<sup>2</sup> (852ft<sup>2</sup>) to  
87.9m<sup>2</sup> (946ft<sup>2</sup>)



**This High Quality Development by O'Malley Construction Company consists of 12 large 2 Bedroom Apartments, superbly Designed, Located and Constructed with views over Galway Bay.**

The Location, Views, Architectural Design, Modern Heating and Heat Conservation Systems together with Generous Layouts ensure 51 - 62 Tuairín will be highly sought after properties.

The 12 no. Individual Apartments have private Balconies or Terraces, Generous Storage areas, Open plan Living / Dining areas, a main bathroom and en-suite off the main Bedroom. The latest Heat Pump zoned heating system and modern airtight / insulated externals, will ensure comfortable and environmentally sensitive living. All floors are served by a lift and access control systems.

High quality finishes, materials and Architectural Detailing ensure these Apartments are visually attractive. The common areas within the building and the external landscaped planting maintained by an Owners Management Company. The location, on the Coast Road, near the Motorway network, Oranmore Rail Station and Quality Bus routes provide many options for commuters.





The Ground Floor has two Apartments with their own Private enclosed Terraces.  
The 2 Bedroom Apartments have separate Bathroom and en-suite facilities together with generous store rooms.

Good accessibility is ensured with secure own front door in Walnut Finish.  
The Ground Floor also consists of a small but separate Creche, with own entrance.

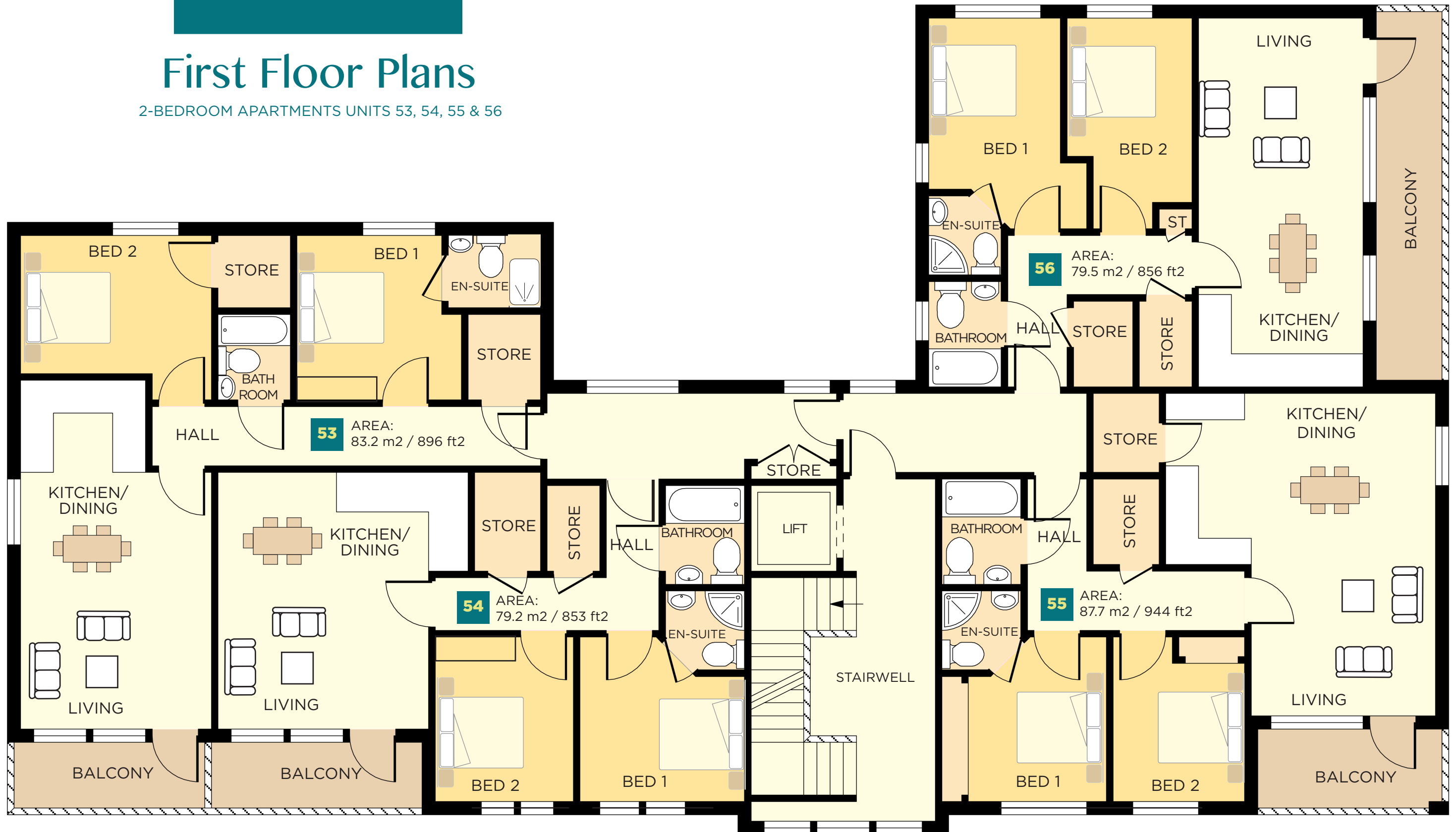
## Ground Floor Plans

CRECHE AND 2-BEDROOM APARTMENTS UNITS 51 & 52



## First Floor Plans

2-BEDROOM APARTMENTS UNITS 53, 54, 55 & 56



## Second Floor Plans

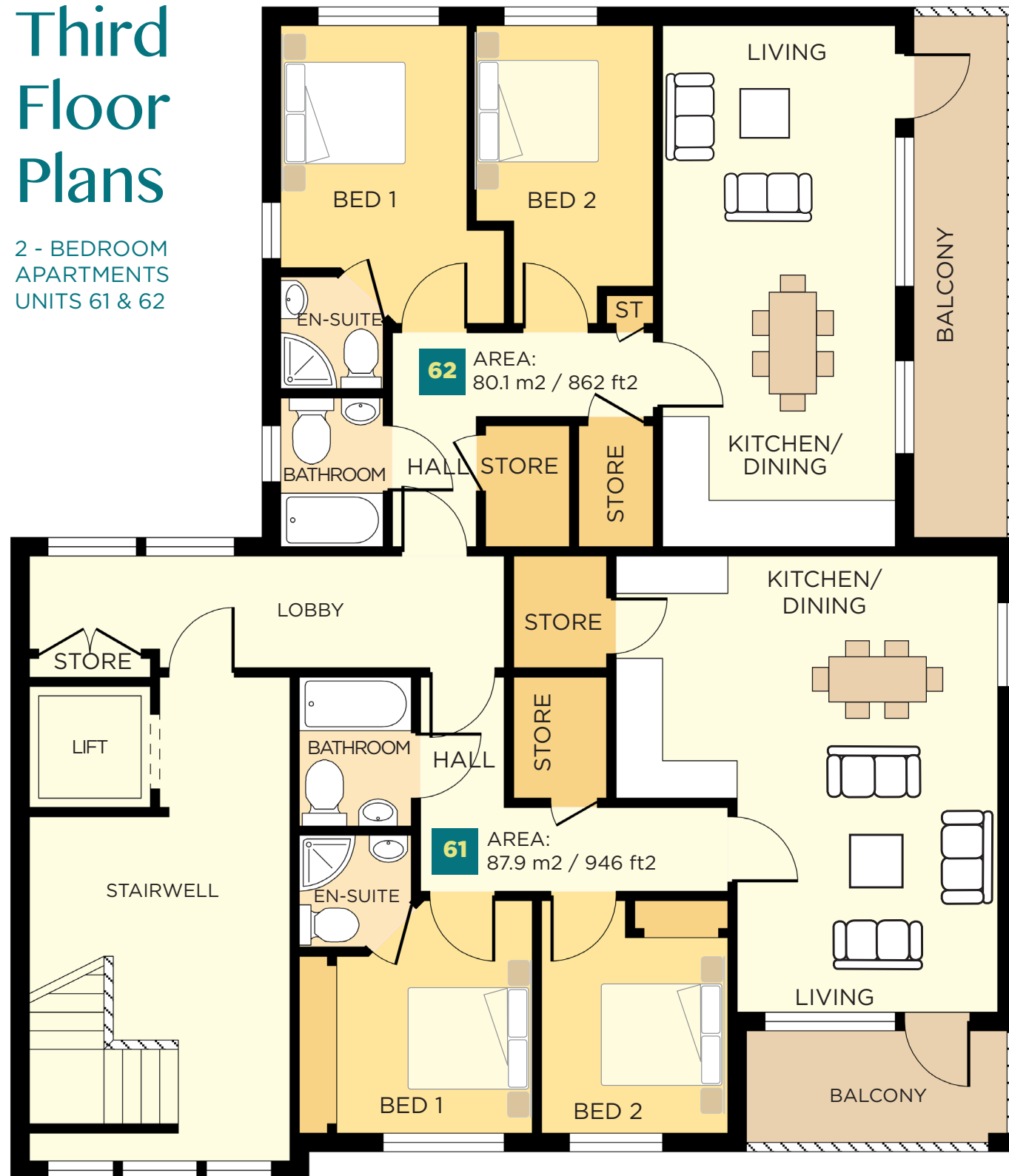
2-BEDROOM APARTMENTS UNITS 57, 58, 59 & 60





## Third Floor Plans

2 - BEDROOM  
APARTMENTS  
UNITS 61 & 62



The third floor features two spacious 2 bedroom apartments each with separate bathroom and en-suite facilities, ample storage, a private balcony and stunning views.

## Apartment living for today



### Features

- Generous Kitchen, Tiling, & Bedroom Wardrobe allowances included.
- Select Brick Facade with Painted Surrounds.
- Detailing to Include, Window Heads & Cills, Zinc Panels & Detailing to Architects Design.
- Fully Painted Walls, Ceilings & Wood Work.
- Modern Heat Pump, Zoned Heating System provides 24/7 Hot Water.
- Energy Efficient Double Glazed PVC Windows & High Security Front Door.
- Down Lighters to Select Rooms
- Each Apartment is wired and ready for connection to Telephone, Broadband & Virgin Media cable.
- Secured Main Door Entrance with Intercom Controls
- Common areas landscaped and designated play areas equipped and provided.
- A Property Management Company has been appointed to manage all Common Areas and each Home Owner will become a member of the Owner's Management Company.
- All homes come with HomeBond providing a 10 Year Structural Insurance for Major Structural Defects, 5 Years Mechanical & Electrical Inherent Defects Insurance and 5 Years Latent Defects Cover.

### Energy Efficiency

- **BER Rating**  
All Homes will have a BER rating of A3 or better.
- **Airtightness**  
Airtight detailing and testing will achieve reductions in energy and heat loss through the Building Fabric.
- **Insulation**  
High levels of Insulation will be provided to the Floor, Walls & Roof to ensure heat conservation.

**BER A2 A3**

### Home Bond

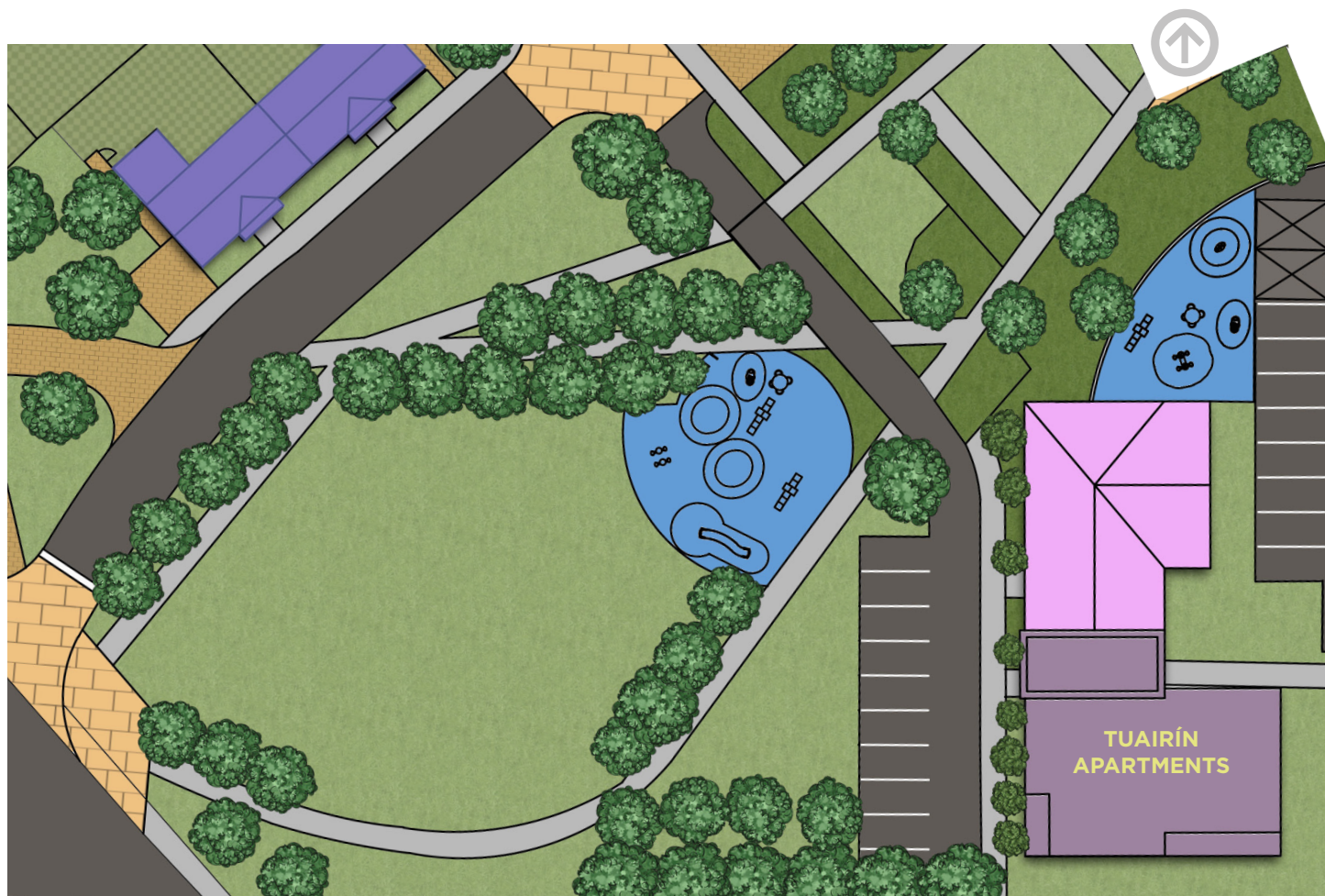


With over 600,000 certified properties, HomeBond provides cover on any structural defects for your new home. HomeBond means peace of mind for Republic of Ireland Home Buyers since 1978.

These particulars are for guidance purposes only and do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors, or agents shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variation with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form.

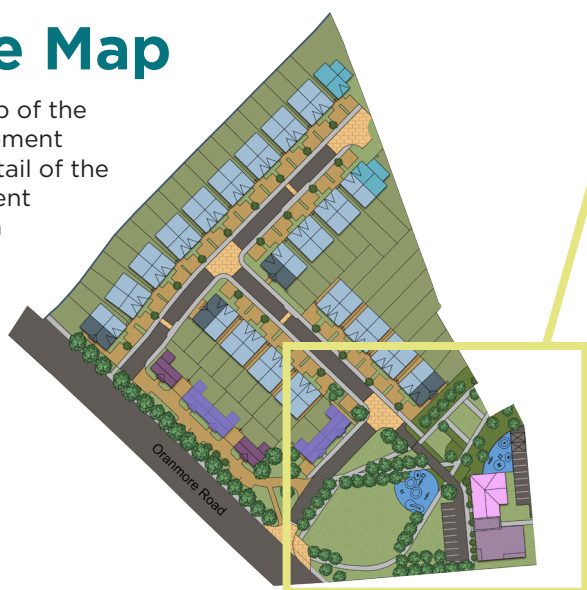


The Apartments are situated next to the Main Tuairín Entrance off the Coast Road leading to Oranmore Village. The main landscaped area and amenities surround the Apartment Building along with ample on-street parking. Many of the Apartments enjoy spectacular views over the Coastline and across Galway Bay towards The Burren, Oranmore Village and Roscam. Ideally located between Galway City and Oranmore Village with easy access to the Motorway Network, Quality Bus Route to Eyre Square and local Hospitals, Schools and Outdoor Amenities. Use of Traditional Materials, Modern Technology and the latest Building Standards will ensure comfortable living standards for occupants along with Environmentally Sustainable Heating and Ventilation systems.



## Site Map

Full map of the development with detail of the apartment location above



## Show Units Location

**SHOW HOUSE**  
House No. 48

**SHOW APARTMENT**  
Apartment No. 55

Longitude: 53.273607  
Latitude: -8.978476



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Established 1971

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091 564212 www.odonnjoyce.com  
**O'DONNELLAN & JOYCE**  
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This development is supported by:

