

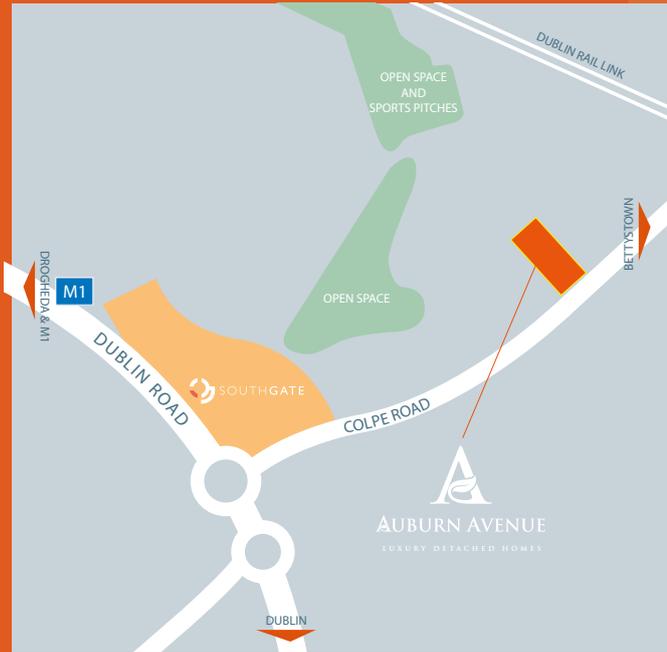


*All You Need at Southgate*



**AUBURN AVENUE**  
LUXURY DETACHED HOMES

## LOCATION



## SITE PLAN



Architects  
**DDA Architects**

Civil Engineers  
**Duffy Engineers**

Engineers  
**Damien Thorne**

Mechanical & Electrical engineers  
**Bernard Smith**

Landscape architect  
**Sinead Monaghan**

Solicitors  
**O'Reilly Thomas & Co**

■ Booking deposit €5,000, signed contracts 3 weeks thereafter

Est. 1973  
**Thomas Byrne**

**041 9832927**  
[www.thomasbyrne.ie](http://www.thomasbyrne.ie)





# AUBURN AVENUE

LUXURY DETACHED HOMES

*A New development of 7 only Luxury Detached Houses  
by NewKey Homes*

*Designed by DDA architects to energy efficient A3 rating*



*Optional House Versions*



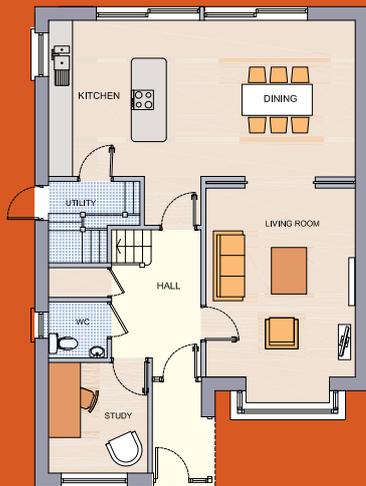
**OAK** 2,150 Sq. Ft. 4/5 BEDROOM



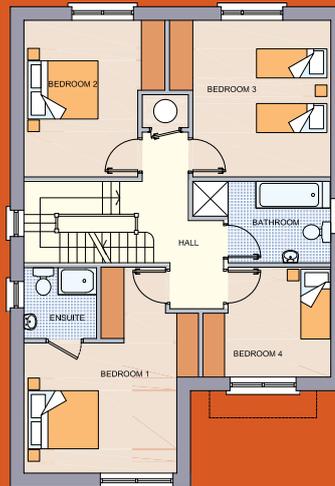
**ELM** 1,750 SQ. FT. 4 BEDROOM

*McNally fitted kitchen with large feature island unit.*





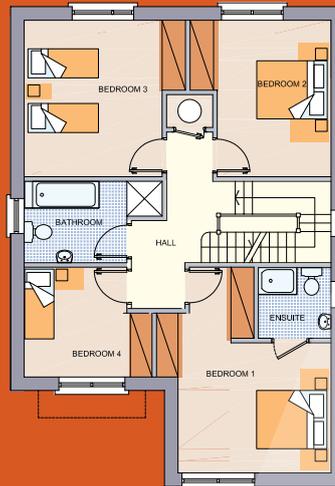
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## SPECIAL FEATURES

- Architectural designed home, with many special features.
- Main bedroom with vaulted ceiling.
- Feature staircase.
- Contemporary white oak doors throughout.
- Floor to ceiling internal sliding doors.
- McNally fitted kitchen with large feature island unit.
- McNally fitted wardrobes.
- Stylish bathroom & en-suite sanitary ware together with towel rails.
- Double set of patio doors leading onto exclusive patio living space.
- Building Energy Rating (BER) A3
- Guarantee - each Auburn Home is covered by 10 year homebond guarantee scheme

