



All You Need at Southgate



AUBURN AVENUE

LUXURY DETACHED HOMES

LOCATION



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

SITE PLAN



Thomas Byrne Est. 1973

041 9832927

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



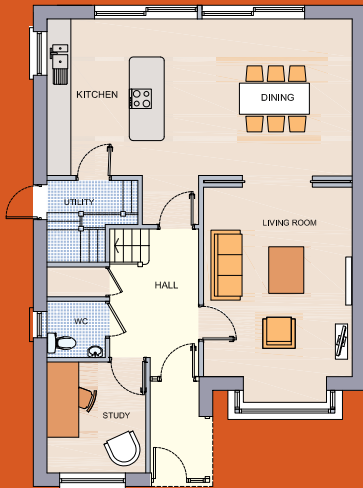
OAK 2,150 Sq. Ft. 4/5 BEDROOM



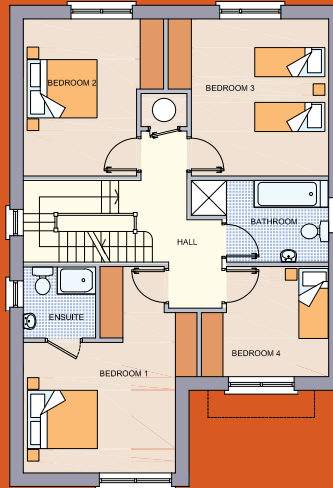
ELM 1,750 SQ. FT. 4 BEDROOM

McNally fitted kitchen with large feature island unit.

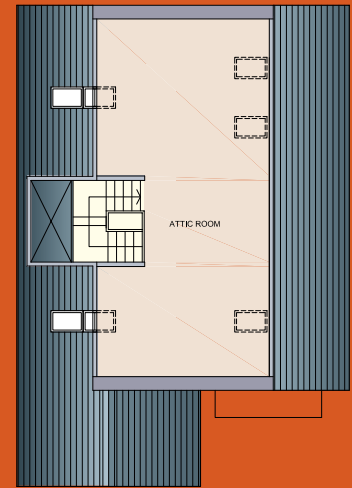




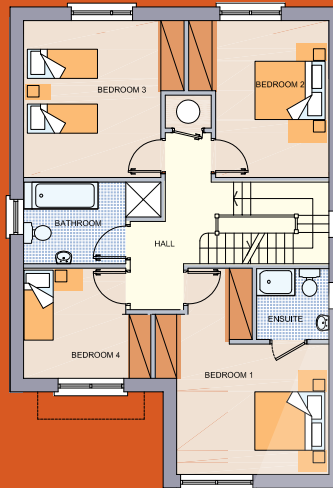
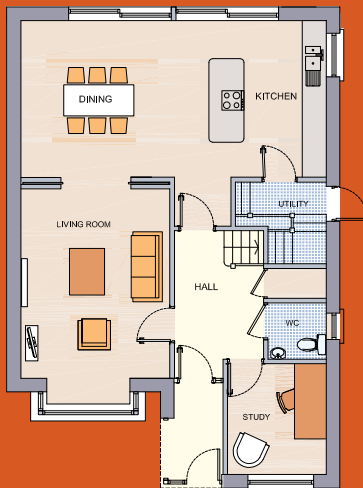
GROUND FLOOR



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

