

BER A



CÚIRT CHÉIRÍN

CIRCULAR ROAD

Luxury Contemporary Living in Galway




CÚIRT CHÉIRÍN
CIRCULAR ROAD

CÚIRT CHÉIRÍN IS PERFECTLY LOCATED JUST A SHORT DISTANCE FROM SALTHILL'S FAMOUS PROMENADE AND BEACHES, GALWAY'S BUSTLING CITY CENTRE, AND LOUGH CORRIB'S PICTURESQUE LANDSCAPES.

SURROUNDED BY BEAUTY

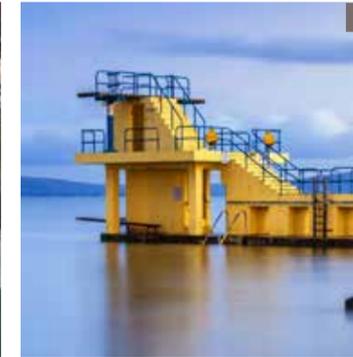
Beautiful Lough Corrib to the north, the wild Atlantic ocean to the south, vibrant Galway City to the east, and stunning Connemara to the west.

Cúirt Chéirín is situated in a peaceful suburban area of Galway City just four kilometers west of the city centre.

Cúirt Chéirín is a new luxury development of spacious five bedroom detached 'A' rated homes. The initial phase of this scheme comprises six beautiful homes with a further 12 homes planned for phase two.

The location is nestled in tranquil surroundings that are beautifully landscaped and maintained. Each home will have generous front and back gardens with ample communal open amenity space.





A SUPERB LOCATION

Circular Road skirts the northwest of the city with panoramic viewing down to the city and Galway bay. Cúirt Chéirín is situated in a peaceful and tranquil setting just to the north of Circular Road. The River Corrib and Lough Corrib are just 1km from Cúirt Chéirín and provide outstanding scenery. The development is located just 2.5km from Salthill on the seaside. Salthill and it's 2km long promenade, known locally as the Prom, sits on the shore of Galway Bay with bars, restaurants and hotels. To the north the N59 connects Galway to Moycullen, Oughterard and Clifden.

SCHOOLS AND EDUCATION

There are many primary level schools to choose from around Galway city, but the nearest schools to Cúirt Chéirín are St James' NS, Bushypark and Galway Educate Together NS, Newcastle. In nearby Knocknacarra there are two primary schools (Galway Steiner NS and Knocknacarra Educate Together). There are several secondary schools in the area. Co-ed. schools include Coláiste Éinde, Salthill and Coláiste Íognaid, Sea Road. All girl schools include Salerno, Salthill; Dominican College, Taylors Hill and Our Lady's College, Presentation Road. All boys schools on the eastside are St Mary's College, St Mary's Road and St Josephs (The Bish), Nuns Island.

SPORT & LEISURE IN THE AREA

There is an abundance of Sports and Leisure activities around the city. Five star Glenlo Abbey Hotel and four star Westwood House Hotel are in close quarters. The River Corrib and Lough Corrib are ideal for fishing and all water activities. Corrib Rowing and Yachting Club, Galway Rowing Club and Galway Yachting Club are located less than 2km away. Kingfisher Leisure Club is part of the NUI Galway Campus and houses a state-of-the-art 25m heated pool and a bright, vibrant gym. Golfers can choose from Galway Golf Club on the coast, Glenlo Abbey Golf Club or Barna Golf Club. The Lawn Tennis Club is located in Salthill. Galway Hockey Club is next to the NUI Galway running track and sports fields in Dangan and less than 1km from Circular Road. The home of Connacht Rugby is at the Sportsground, College Road, with one feeder club, OLBC RFC, on the Clybaun Road. The Sportsground is also Galway's premier Greyhound Racing venue. There are a host of GAA Clubs located around the city, the nearest are Ragoon-Newcastle which caters for hurling and St. Michael's in Westside for Gaelic Football. League of Ireland football club Galway United are based in Eamon Deacy Park just across the river.

1. Street entertainment on Shop Street
2. Swimming at Salthill
3. Leisureland swimming pool
4. Music, entertainment, bars and restaurants on Quay Street
5. The famous 'Forty Foot' diving platform at Salthill
6. Glenlo Abbey Hotel & Golf Club, Bushypark

A BUSINESS HUB

NUI Galway, University College Hospital Galway (UCHG) and IDA Business Park are all within 2km of Cúirt Chéirín. Galway is recognised as the epicentre of Ireland's Medtec sector, with 65% of those employed working in the West. Large Medical Device companies Medtronic and Boston Scientific are the leading employers in this sector in Galway City and County.



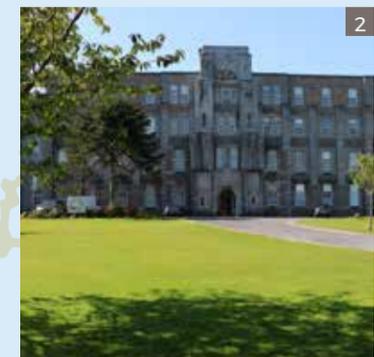


SHOPPING

Residents of Cúirt Chéirín will enjoy a range of well known retail outlets on their doorstep. Some notables include Dunnes Stores, B&Q and Dangan Nurseries. Galway Retail Park and Gateway Retail Park are just minutes away.

TRANSPORT

Cúirt Chéirín is 4km from Galway City Centre via Newcastle. From Salthill it is just 3.5km. The 404 bus route is the nearest service to Circular Road. From the City Centre there are train services to Dublin and Limerick and numerous bus services. The proposed new N6 city by-pass will ensure easy access to and from Cúirt Chéirín as well as providing ease of access to the city east of the Corrib river.



1. University College Hospital Galway
2. St. Mary's College
3. The Quadrangle at NUI Galway



1. Menlo Castle on the banks of the River Corrib
2. Dangan sports grounds
3. Westwood Hotel
4. Dangan Nurseries
5. Glenlo Abbey
6. Bushypark National School
7. Riverside walks at Dangan



SITEPLAN

-  TYPE A
5 Bed Detached
-  TYPE C
5 Bed Detached





CÚIRT CHÉIRÍN

HOUSE TYPE A

Large five bedroom detached family home



GROUND FLOOR

Entrance Hall	26 sq.mt / 280 sq.ft
Sitting Room	29 sq.mt / 312 sq.ft
Family Room	21 sq.mt / 226 sq.ft
Kitchen/Dining	38 sq.mt / 409 sq.ft
Bedroom 4	14 sq.mt / 151 sq.ft
Bedroom 5	20.3 sq.mt / 218 sq.ft
Utility	6.3 sq.mt / 68 sq.ft
Bathroom	4.7 sq.mt / 51 sq.ft
WC	2.6 sq.mt / 28 sq.ft

FIRST FLOOR

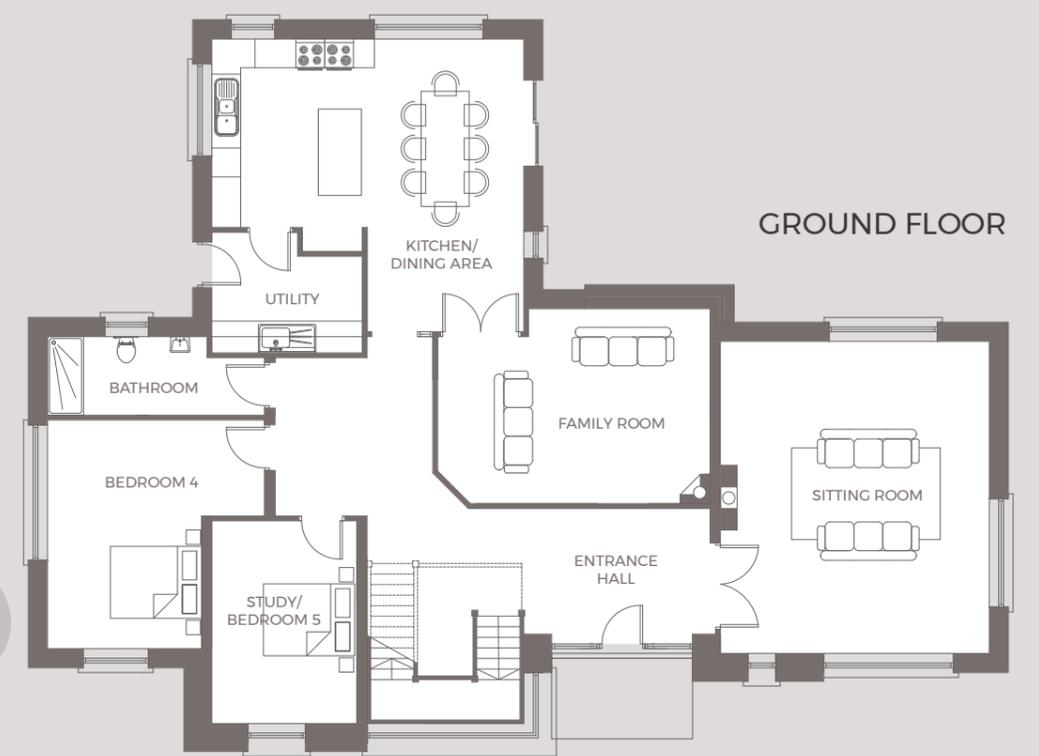
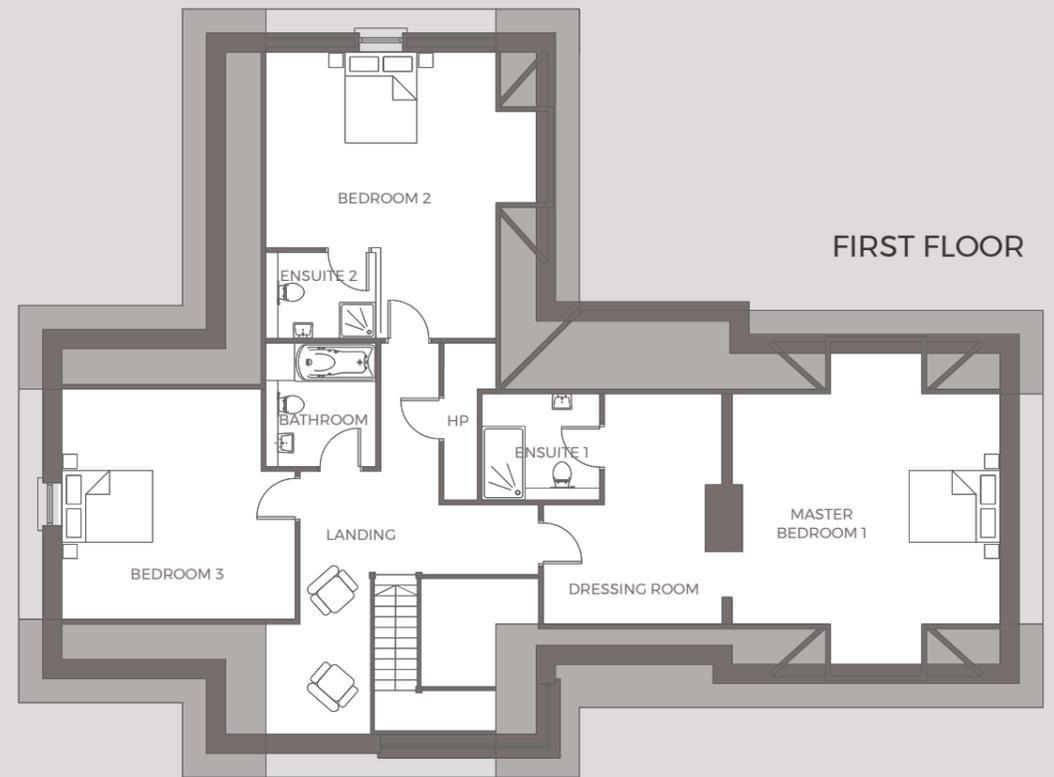
Landing	21 sq.mt / 226 sq.ft
Master Bedroom 1	30 sq.mt / 323 sq.ft
Ensuite	3.3 sq.mt / 36 sq.ft
Bathroom	5.3 sq.mt / 57 sq.ft
Bedroom 2	18.2 sq.mt / 196 sq.ft
Bedroom 3	21 sq.mt / 226 sq.ft
HP/Storage	2.4 sq.mt / 26 sq.ft
Mezzanine	10.3 sq.mt / 111 sq.ft

Overall Floor Area: 273 sq.mt / 2,940 sq.ft (approx.)



HOUSE TYPE C

Large five bedroom detached family home



GROUND FLOOR

Entrance Hall	34 sq.mt / 366 sq.ft
Sitting Room	36 sq.mt / 387 sq.ft
Family Room	22 sq.mt / 237 sq.ft
Kitchen/Dining	32.6 sq.mt / 351 sq.ft
Bedroom 4	18 sq.mt / 193 sq.ft
Study/Bedroom 5	12.7 sq.mt / 137 sq.ft
Utility	7 sq.mt / 75 sq.ft
Bathroom	7 sq.mt / 75 sq.ft

FIRST FLOOR

Landing	19 sq.mt / 204 sq.ft
Master Bedroom 1	31 sq.mt / 334 sq.ft
Ensuite 1	5.4 sq.mt / 58 sq.ft
Dressing Room	14.7 sq.mt / 158 sq.ft
Bedroom 2	26.3 sq.mt / 283 sq.ft
Ensuite 2	4.1 sq.mt / 44 sq.ft
Bedroom 3	22.2 sq.mt / 239 sq.ft
HP/Storage	2.6 sq.mt / 28 sq.ft
Bathroom	6 sq.mt / 64 sq.ft

Overall Floor Area: 300 sq.mt / 3,230 sq.ft (approx.)

All areas shown are approximations. Plans are for illustrative purposes only and are not shown to scale.

ENERGY EFFICIENT DESIGN



Renaissance Property Ltd. have incorporated the latest design and materials to ensure a high level of energy efficiency in all new homes at Cúirt Chéirín. By adopting a number of passive house principles and characteristics to create homes that are designed and constructed to use less energy. The houses at Cúirt Chéirín feature levels of energy efficiency that are far superior to the average home.

A variety of features combine to ensure lower energy usage and higher levels of comfort, with all houses designed to achieve an "A" Energy Rating, guaranteed to future-proof your home and reduce the annual running costs significantly.

INSULATION

High Levels of Insulation Incorporated into the design and construction of walls, roof and floors. 200mm bead insulation will be installed to the external cavity walls. 150mm High density floor insulation which will reduce heat loss from the underfloor heating system. Perimeter insulation will be provided around all floor screeds, which will reduce heat loss from floors to walls.

150mm Spray foam insulation will be used at roof level to ensure maximum output and create an impermeable barrier for heat loss. Insulated plasterboard will be used to partitions to ensure maximum efficiency to all internal walls and 400mm attic insulation used at ceiling level to maximise efficiency.

WINDOWS AND DOORS

High performance 'A' rated UPVC windows and doors will be installed giving high level energy efficiency to each home.

AIR TIGHTNESS

Improved Air Tightness reducing and virtually eliminating heat loss and minimising exposure to the external elements. Air tightness membrane will be installed with two air pressure tests carried out during the process of construction which reduces heat loss, and makes for more economical utility costs

HEAT RECOVERY VENTILATION (HRV)

Each house includes the installation of a Heat Recovery System to minimise wasted energy by recycling the warm air generated in the house to heat the incoming fresh air. This process can save as much as 90% of energy that could otherwise be lost.

HEATING SYSTEM

"A" Rated Heating System Daikin HPSU Compact Air to Water Heat Pump acts as a user friendly system to ensure that the heat that is required is produced efficiently further reducing energy waste. High Performance Pipe Insulation Is used to reduce heat loss and high tech sysytem controls ensure each home operates to maximum efficiency.

ELECTRICAL

Low energy lighting will be provided throughout along the with high efficiency/low energy reduces the carbon footprint and utility costs of each home.

CERTIFICATION

All homes will be fully certified by an independent Consultant Engineer and a full Certificate of Compliance will be provided with all new homes. A BER Cert will be provided with all new homes confirming the 'A' energy rating.

The incorporation of the latest innovation in energy efficiency together with a high standard of construction will ensure the homes at Cúirt Chéirín provide the Client with a 'A' rated energy efficient home.

HOUSE SPECIFICATION

SITE

Generous 0.21 acres to 0.45 acres sites with mainline sewer, water, power and telecoms.

BUILDING

Block construction on reinforced concrete raft foundation.

INSULATION

High density floor insulation, bead cavity insulation to external walls and spray foam insulation at roof level.

WINDOWS & DOORS

'A' rated UPVC with enhanced security locking systems.

ROOF LIGHTS

Roof lights included to maximise natural light.

FLOORS

Pre-stressed hollow core flooring used throughout all first floor levels, giving greater sound proofing at lower level.

HEATING SYSTEM

"A" Rated Air to Water Heat Pump with under floor heating throughout for greater comfort, control and efficiency. Heating Ventilation Unit (HVV) System installed to provide a constant stream of fresh air whilst maximise energy efficiency and reducing heating costs in the home

WATER SYSTEM

Pressurised Air to Water Heat Pump System, water storage tank and pressurised cylinder fitted as standard.

HEAT RECOVERY VENTILATION (HRV)

Each house includes the installation of a Heat Recovery System to minimise wasted energy by recycling the warm air generated in the house to heat the incoming fresh air. This process can save as much as 90% of energy that could otherwise be lost'.

ELECTRICAL

Generous light and power point layout. Contemporary switches and sockets throughout including heat/smoke and carbon detectors.

MEDIA & COMMUNICATIONS :

Wired for connection of TV, Broadband, and telephone.

SECURITY

Fully wired for an intruder alarm.

KITCHEN / UTILITY

Contemporary design plumbed for washing machine and tumble dryer. An allowance will be provided for this item.

BATHROOMS / EN-SUITES

High quality bathroom ware. An allowance will be provided to allow the home owner choose their own style.

TILING

Tiling to all wet areas and certain floor areas. An allowance will be provided for this item.

PAINTING

Internal walls, ceilings and woodwork are painted throughout.

WOODWORK

Internal doors painted with modern ironmongery. Glazed doors to main reception rooms. Painted staircase, skirting and architrave throughout.

FLOOR FINISHES

A variety of floor finishes are offered and an allowance will be provided for this item.

EXTERNAL FINISHES

External walls incorporate a mixture of stone and render.

LANDSCAPING

Cúirt Chéirín has been already been extensively landscaped and as a result, all new homes are built within established manicured surroundings.

All green areas topsoiled and seeded with a mixture of natural stone walls and post and rail fencing to boundaries.

Outdoor tap and external double power socket come as standard and provision will be left for additional external lighting to the gardens.

PAVEMENTS & DRIVEWAYS

Concrete footpaths to the perimeter of the house with paving to the patio area and front entrance. Driveways will be kerbed and finished with black macadam.

COMMON AREAS

All common areas including roads, walls, footpaths, public lighting and landscaping are fully complete with a playground and seating area to the centre of the development. These areas will be maintained by the Management Company.

MANAGEMENT COMPANY

The Cúirt Chéirín Management Company is already in place and all new home owners will be part of this company.

CERTIFICATION

Full Certificate of Compliance will be provided with all new homes by an independent Consultant Engineer.

GUARANTEE

All new homes are covered by a 10 Year Homebond Structural Guarantee.

CLIENT REQUIREMENTS

Alternative finishes and optional additional works can be discussed to meet specific requirements.





CÚIRT CHÉIRÍN

CIRCULAR ROAD

DEVELOPERS



Renaissance Property Ltd. is a Galway based Development Company established in 2016 with a view to becoming a name synonymous with quality in the new home market.

Led by a management team with over 15 years' experience in the construction industry and working with a number of experienced external construction professionals, Renaissance Property Ltd. seek to ensure that their developments are built to the highest quality whilst incorporating the very best in modern design, energy efficiency and craftsmanship.

At Cúirt Chéirín, Renaissance Property Ltd. offer their clients a new build 'A' rated home in one of the most sought after locations in Galway City'.

CONTRACTOR



ENGINEERS



LEGAL



MORTGAGES



SELLING AGENTS



PRSA number 001955

BOOKING INFORMATION

An initial booking deposit of €10,000 by bank draft or cheque made payable to the selling agent with your solicitors details are required. On signing of unconditional contracts within 21 days of receipt of contracts, an additional contract deposit bringing the total deposit up to 10% of the purchase price will be required to be paid to the Developer's Solicitors, Shannon & O'Connor Solicitors.

These particulars and any accompanying documentation and price lists do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not drawn to scale. Intending purchasers should not rely on the information and particulars contained in this brochure and satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are Gross internal area- the measurements from block wall to block wall, excluding internal finishes. This is the industry norm and variations can occur. The selling agents are not authorised to make or give any representations or warranties (express or implied) in relation to the property or the development.

