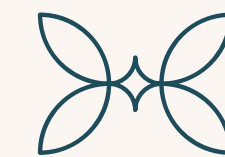




Hollywood

HOLLYSTOWN • DUBLIN 15

hollywoodhollystown.ie



Welcome To
Hollywood



Introducing a superb new development set in North West Dublin

Hollywood is a thoughtfully designed collection of contemporary homes in northwest Dublin, where modern architecture, generous green spaces and everyday convenience come together to create a place people are proud to call home.

Created with modern lifestyles in mind, Hollywood places schools, cafés, parks, shopping and transport links all within easy reach, allowing life to unfold naturally around you.

Whether you're buying your first home, moving to accommodate a growing family or looking for a fresh start, Hollywood offers the perfect setting to begin your next chapter.





A neighbourhood well connected

Hollywood puts everyday convenience within easy reach, while keeping the wider city well connected.

Set within the growing Dublin 15 community, residents have access to schools, shops, sports facilities, parks and local services close to home. Major routes including the M2, M3 and M50 provide connections across Dublin, with Dublin Airport, the city centre and surrounding areas all within convenient reach.

It's a location that brings together the best of both worlds, a well-established local community with easy access to everything the wider city has to offer.



Amenities Key

Schools

1. Le Chéile Secondary School
2. St. Luke's National School
3. Powerstown Educate Together N.S.
4. Tyrrelstown Educate Together N.S.
5. Gaelscoil An Chuilinn
6. Technological University Blanchardstown

Shopping

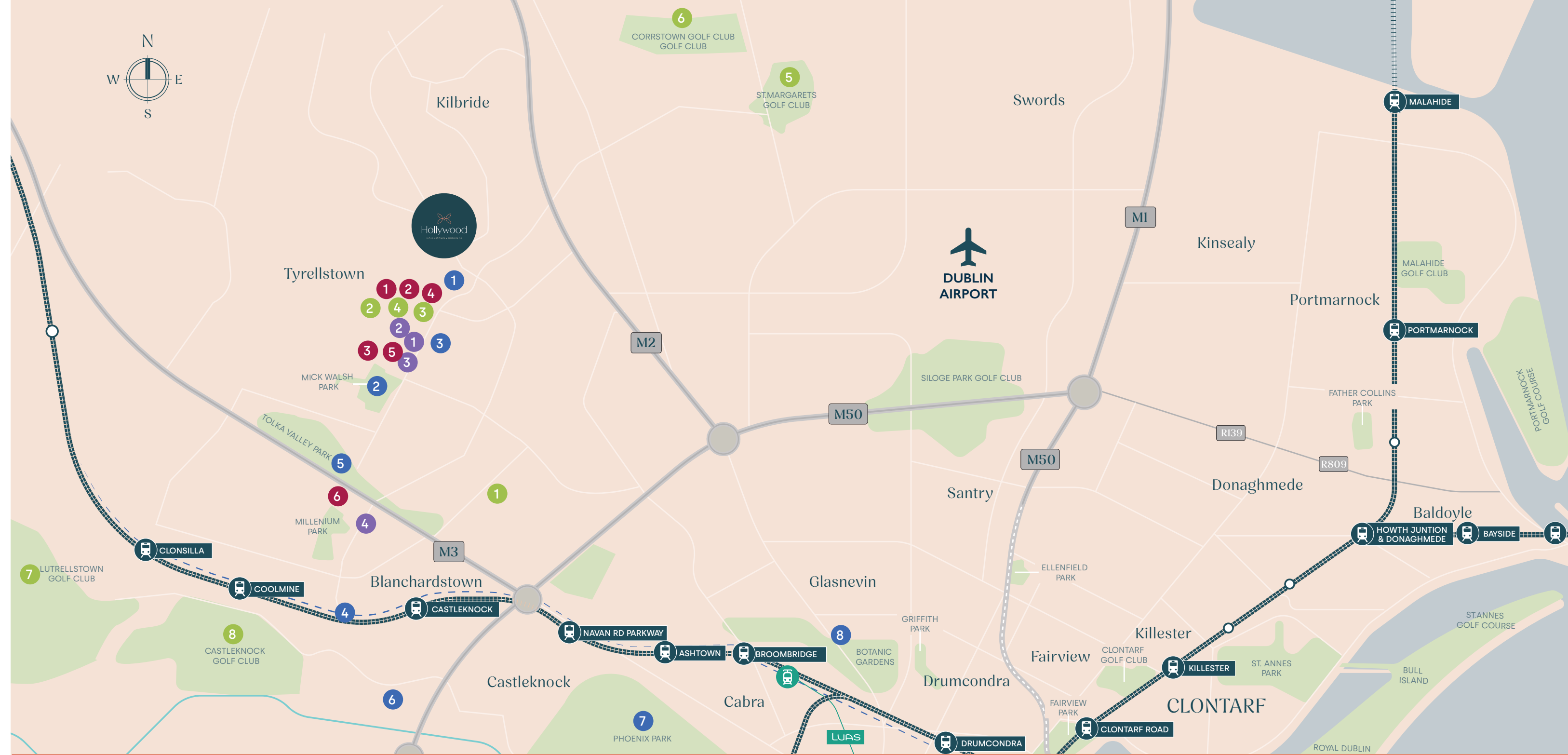
1. Lidl
2. Tesco
3. SuperValu
4. Blanchardstown Shopping Centre

Sport

1. National Aquatic Centre & Sports Campus
2. Tyrrelstown Cricket Club
3. Tyrrelstown GAA Club
4. Tyrrelstown United FC
5. St.Margarets Golf Club
6. Corrstown Golf Club
7. Luttrellstown Castle Golf Club
8. Castleknock Golf Club

Recreation

1. Hollystown Park
2. Mick Walsh Park
3. Carlton Hotel
4. Royal Canal Way
5. Tolka Valley Park
6. Castleknock Hotel
7. Phoenix Park
8. Botanic Gardens





Everything you need, close to home

Daily life at Hollywood is made easier by a strong choice of schools, shops and services nearby.

Families are particularly well catered for, with local primary and secondary schools including St. Luke's National School, Tyrrelstown Educate Together, Powerstown Educate Together and Le Chéile Secondary School. Gaelscoil An Chuilinn offers another local option, while TU Dublin's Blanchardstown campus brings third-level education within easy reach.

For the everyday essentials, Lidl, SuperValu and Tesco are close by, while Blanchardstown Shopping Centre offers an extensive choice of shops, restaurants and services — making everything from the weekly shop to a day out easily accessible.



v1. St. Luke's National School • 2. Powerstown Educate Together N.S. • 3 Tyrrelstown Educate Together N.S 4. Gaelscoil An Chuilinn • 5. Technological University Blanchardstown



1. Lidl • 2 SuperValu • 3. Blanchardstown Shopping Centre.





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1. National Aquatic Centre & Sports Campus 2. Tyrrelstown Cricket Club • 3. Tyrrelstown GAA Club • 4. Luttrellstown Golf Club • 5. St.Margarets Golf Club
6. Castleknock Golf Club



A community made for getting involved

Whether you're training, competing or simply staying active, there are plenty of ways to get involved close to home.

The National Aquatic Centre & Sports Campus offers world-class swimming and fitness facilities nearby, while Tyrrelstown's active sporting community includes GAA, football and cricket clubs. For those who prefer to spend their time on the fairways, Luttrellstown Golf Club, Castleknock Golf Club, St.Margarets Golf Club and Corrstown Golf Club are also within convenient reach.

From joining a local team to keeping up a regular fitness routine, Hollywood makes an active lifestyle easy to become part of everyday life.



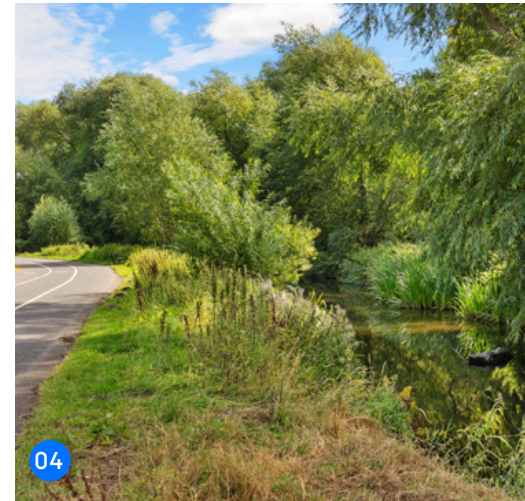


More to explore, whenever the mood takes you

Some of Dublin's best-known green spaces and places to explore are within easy reach of Hollywood.

Spend a quiet morning walking through the Phoenix Park, follow the Royal Canal Greenway or discover the gardens and glasshouses of the National Botanic Gardens. Closer to home, Hollystown Park and Mick Walsh Park offer valuable outdoor space for everyday walks and downtime.

With historic landscapes, peaceful green spaces and plenty of places to spend a leisurely afternoon nearby, weekends can be as active or as relaxed as you choose.



1. Mick Walsh Park • 2. Carlton Hotel • 3. The Royal Canal Greenway • 4. Tolka Valley Park 5. Castleknock Hotel • 6. Phoenix Park
7. Botanic Gardens

Superb Connectivity



Approximate journey times from the development. Times may vary according to route, traffic, weather and other conditions and should be independently verified.



Perfectly connected to wherever life takes you

Hollywood is positioned for easy travel across Dublin and beyond. The M2, M3 and M50 are all readily accessible, creating convenient routes towards the city centre, Dublin Airport and major employment destinations.

Local bus services include the 40D towards Parnell Street and the 40E to Broombridge Luas, helping connect the area with the wider public transport network. Coolmine Train Station offers an additional option for rail travel. Whether you are commuting, studying, meeting friends or catching an early flight, the choice of road, bus, rail and Luas connections helps make every journey feel more manageable.





Homes built to a high specification

Every home at Hollywood is finished to a high standard throughout, with contemporary kitchens and wardrobes and thoughtfully designed bathrooms that balance style with everyday practicality. Considered details, from energy-efficient heating to generous storage, are built in as standard rather than treated as an upgrade. The result is a home that feels complete from the day you move in, ready to be styled and lived in exactly as you choose.



External Finishes

- High quality low-maintenance external finishes
- Tastefully designed mix of brick and render
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- Hit and miss timber panel fencing to all rear gardens
- All gardens are grass seeded
- Permeable paving to parking bays

Windows & Doors

- High performance double glazed A-rated uPVC windows
- High quality front entrance door with multi point locking

Internal Finishes

- All internal walls and ceilings plaster skimmed and painted
- Painted skirting board and architraves
- Internal doors painted
- Brushed chrome ironmongery
- Hardwood handrail varnished and painted balustrades
- Contemporary elegant wardrobes by Cawleys Furniture

Kitchens

- Contemporary and luxurious kitchens by Kube with the following features:
- Matt finish doors
- Soft close doors and drawers
- Silestone worktops with upstands
- Breakfast bar (in some house types)
- Under cabinet lighting
- Stainless steel sink and mixer tap
- Integrated appliances: Multi function oven, Microwave, Hob, Extractorhood, Fridge/freezer, Dishwasher and Washing Machine (Washer / Dryer in some house types) *

Bathrooms & Ensuites

- The stylish and contemporary bathrooms and en-suites include:
- Floor and wall tiling provided (as per show house type)
- Contemporary sanitary ware by Ideal Standard
- Chrome heated towel rails

Electrical and Heating

- Hot water via a A-rated Dimplex air-source heat pump
- Mechanical Extract Ventilation (MEV) system in each house
- Smoke and heat detectors fitted as standard
- Energy efficient LED downlighters to main living areas
- TV / internet connection in living, kitchen and master bedroom
- Generous light and power points provided within each house using contemporary switches and sockets
- Pre-wired for intruder alarm
- Provision for installation of an EV car charging point

BER Rating

- Highly efficient BER A Rating
- High performance insulation to walls and roof

Guarantee

- Each house is covered by the Homebond Latent Defects Insurance policy which provides 10-year structural insurance and 5-year defects insurance.

BER A

*Subject to signing contracts within 21 days of issue.





Site Plan

Hollywood brings together a thoughtfully planned mix of two, three and four-bedroom homes, including detached, semi-detached and terraced designs. Set within an attractive neighbourhood with generous green spaces, a playground and a crèche, the development has been designed to create a welcoming setting for modern families.



- The Starling**
TYPE A1
3 BEDROOM SEMI-DETACHED
117 SQM / 1262 SQFT
- The Goldfinch**
TYPE A2
3 BEDROOM SEMI-DETACHED
124 SQM / 1339 SQFT
- The Curlew**
TYPE A4
4 BEDROOM DETACHED
136 SQM / 1468 SQFT
- The Sparrow**
TYPE B1
4 BEDROOM SEMI-DETACHED
136 SQM / 1462 SQFT
- The Lapwing**
TYPE B2
4 BEDROOM SEMI-DETACHED
142 SQM / 1530 SQFT
- The Skylark**
TYPE C1
4 BEDROOM SEMI-DETACHED
135 SQM / 1451 SQFT
- The Redwing**
TYPE C3
3 BEDROOM MID & END TERRACE
101 SQM / 1089 SQFT
- The Wren**
TYPE C4
3 BEDROOM END TERRACE
106 SQM / 1145 SQFT
- The Robin**
TYPE D1
2 BEDROOM MID & END TERRACE
93 SQM / 1005 SQFT
- The Linnet**
TYPE D2
2 BEDROOM END TERRACE
99 SQM / 1067 SQFT



Site Plan is for illustrative purposes only & layouts may vary.

The Starling

TYPE A1

3 BEDROOM SEMI-DETACHED
117 SQM / 1262 SQFT

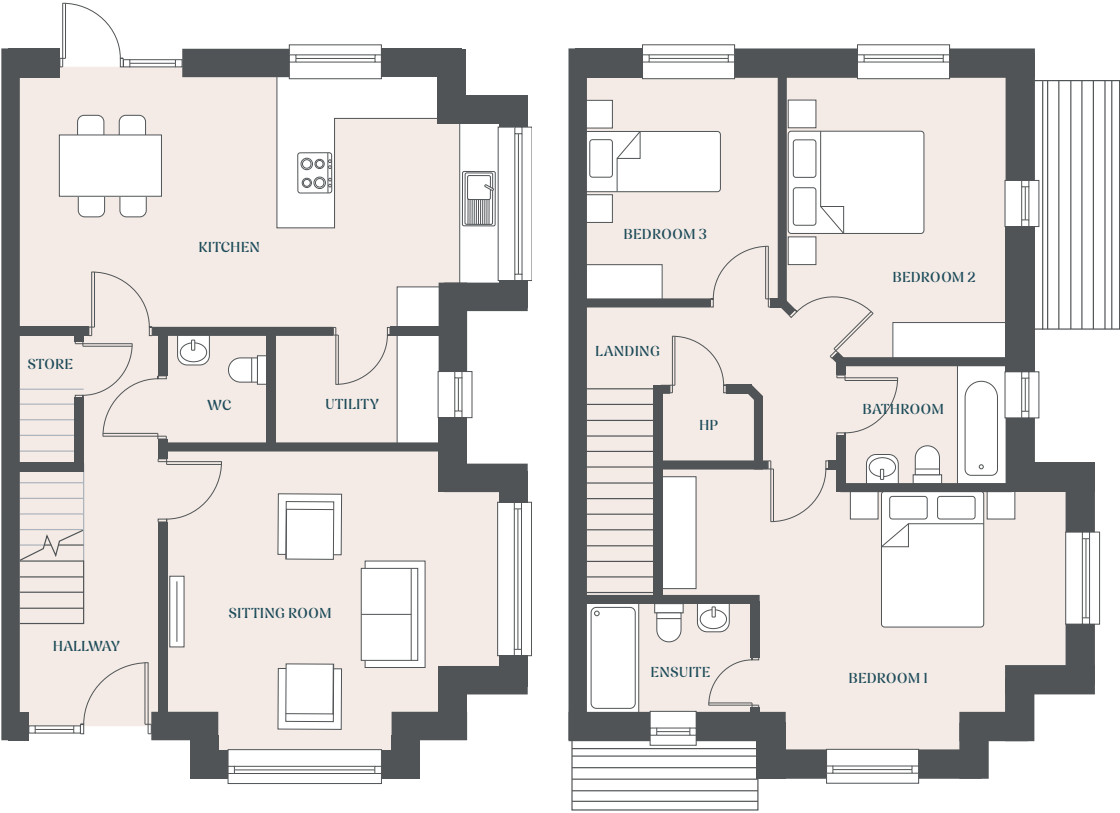


Floor plans are for illustrative purposes only. Sizes are approximate & layouts may vary.

The Goldfinch

TYPE A2

3 BEDROOM SEMI-DETACHED
124 SQM / 1339 SQFT



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The Curlew

TYPE A4

4 BEDROOM DETACHED
136 SQM / 1468 SQFT

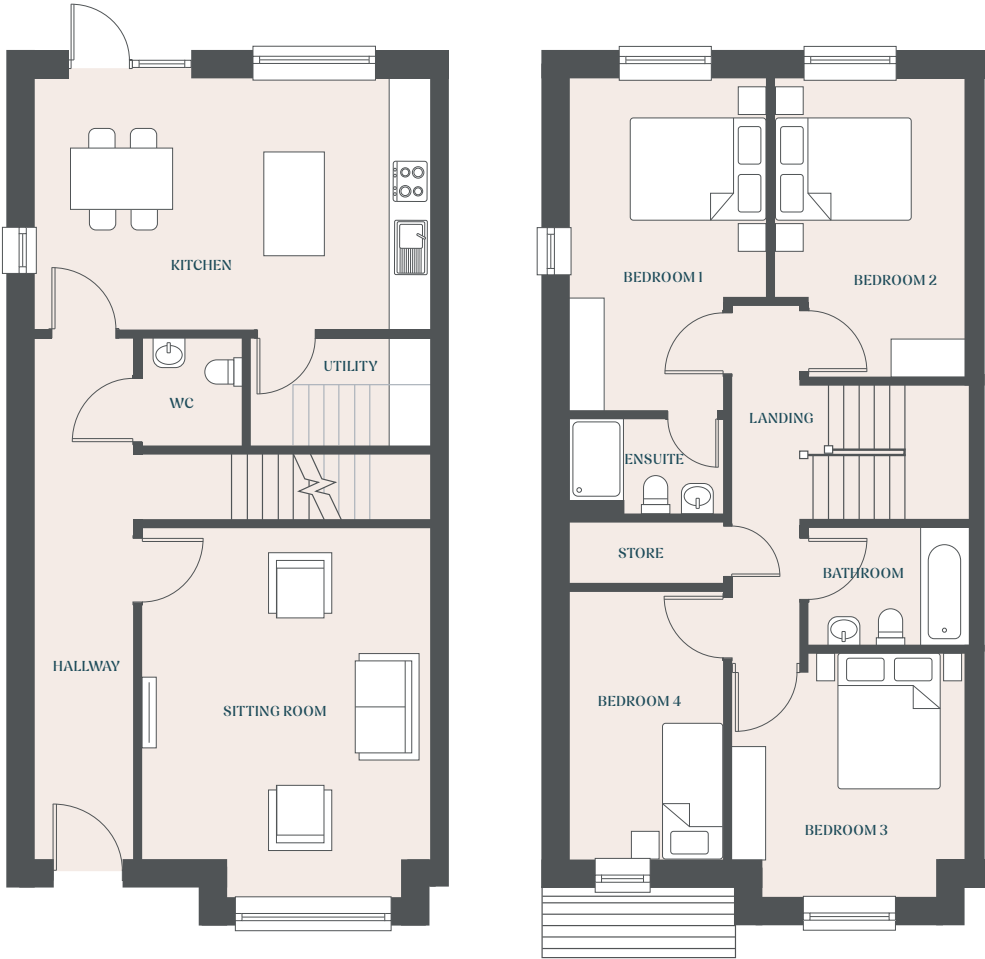


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The Sparrow

TYPE B1

4 BEDROOM SEMI-DETACHED
136 SQM / 1462 SQFT



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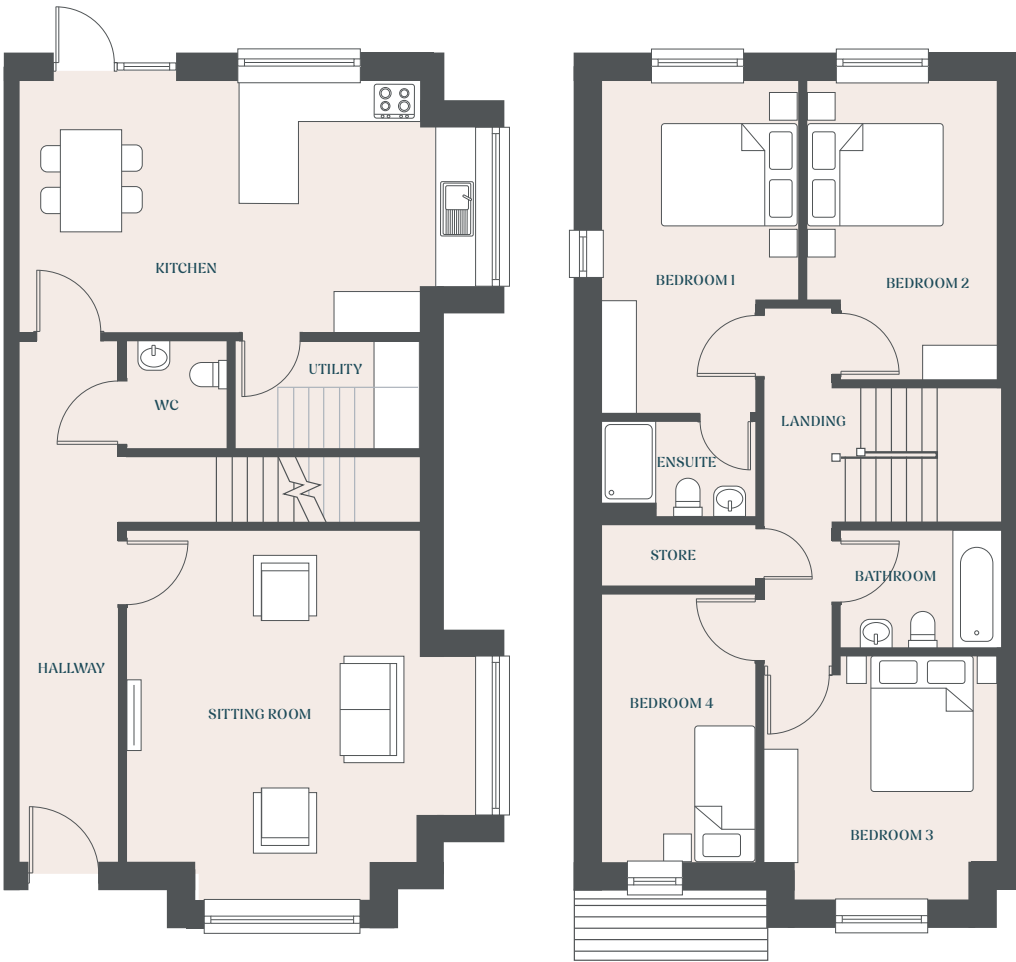
The Lapwing

TYPE B2

4 BEDROOM SEMI-DETACHED
142 SQM / 1530 SQFT



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The Skylark

TYPE C1

4 BEDROOM SEMI-DETACHED
135 SQM / 1451 SQFT



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The Redwing

TYPE C3

3 BEDROOM MID & END TERRACE
101 SQM / 1089 SQFT

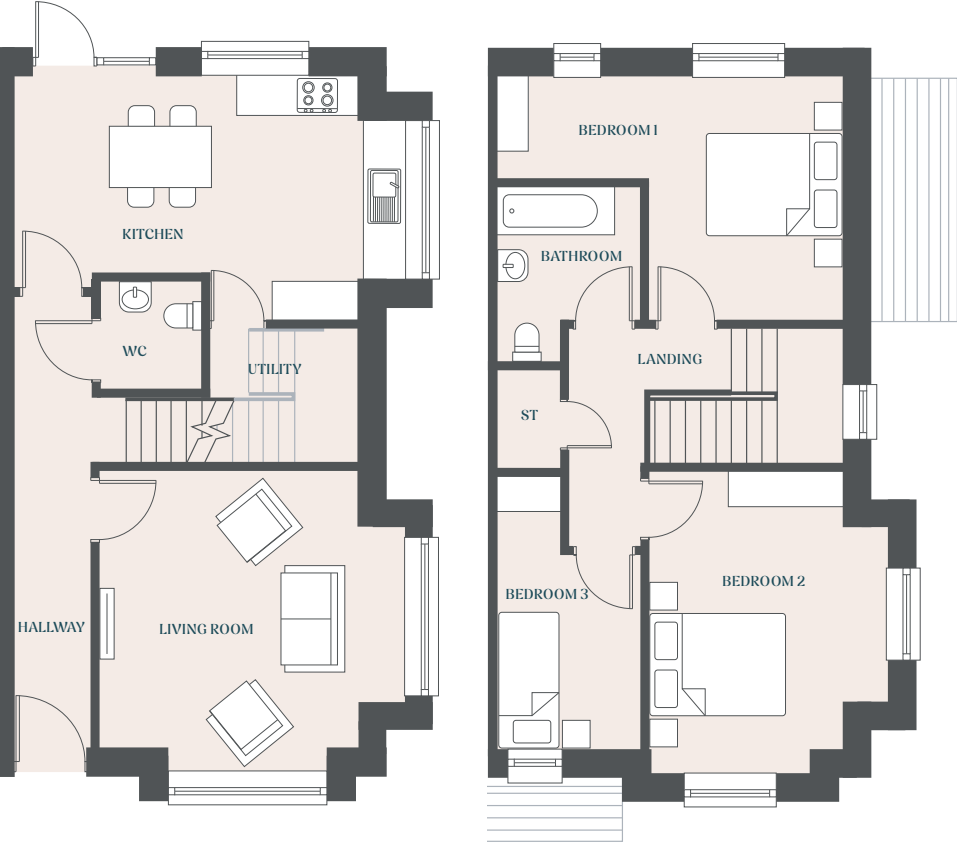


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The Wren

TYPE C4

3 BEDROOM END TERRACE
106 SQM / 1145 SQFT



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The Robin

TYPE D1

2 BEDROOM MID & END TERRACE
93 SQM / 1005 SQFT

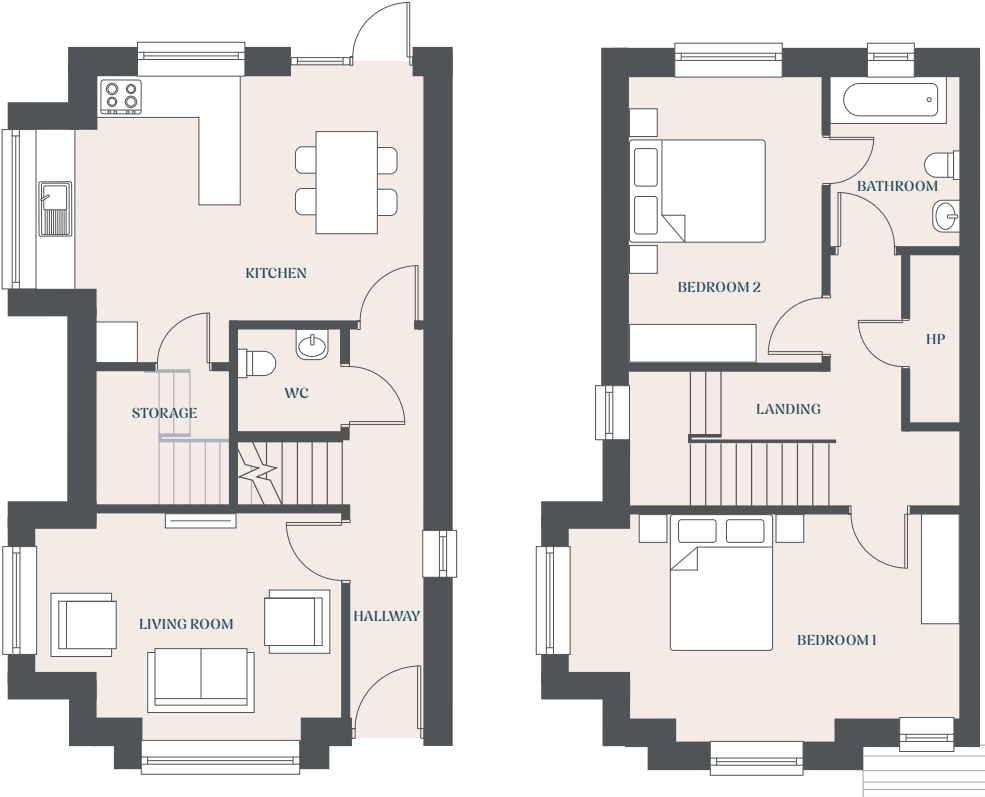


Floor plans are for illustrative purposes only. Sizes are approximate & layouts may vary.

The Linnet

TYPE D2

2 BEDROOM END TERRACE
99 SQM / 1067 SQFT



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Introducing the MKN Property Group

Established in 1996, MKN Property Group is recognised as one of Ireland’s leading property development, investment and construction companies.

As a privately owned family business that spans across two generations, MKN has developed an extensive portfolio of premium residential and commercial property located across Dublin. MKN Property Group is a multi-disciplinary property company with specialist teams working in construction, acquisitions, property development, property management, lettings and interior design. As a forward thinking company, MKN challenge conventional design, producing award winning developments that offer the latest in sustainable design and technology.



Recent MKN Developments

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- 1. Strand View, Raheny, Dublin 5
- 2. Verville, Clontarf, Dublin 3
- 3. Brookwood Court, Killester, Dublin 5
- 4. Burrow Heath, Sutton, Dublin 13

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MKN Property Group is a proud member of the Irish Homebuilders Association and the Construction Industry Federation





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