BALMOSTON APARTMENTS

Donabate



Love where you live

Glenveagh

Home of the new.



BALMOSTON APARTMENTS IN DONABATE

Glenveagh is pleased to introduce **Balmoston Apartments**, a new collection of contemporary one, two and three-bedroom apartments in **Donabate**, northeast County Dublin.

Balmoston Apartments combines modern, stylish living with excellent local amenities, coastal surroundings and convenient transport links. Set within the established Balmoston community, the apartments offer an attractive option for first-time buyers and households looking to put down roots in a well-connected location.

With Donabate village, the train station, beaches, green spaces and everyday amenities close by, Balmoston Apartments brings together comfortable modern living and easy access to Dublin.

Love where you live

LOVE
A PLACE OF YOUR OWN
LIVE
CONNECTED TO YOUR COMMUNITY

For illustrative purposes only.



BALMOSTON APARTMENTS IN DONABATE

EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

The tranquil surroundings and excellent transport links of Donabate make for a popular and ideal place to put down roots. Balmoston is just a few minutes from Donabate, a popular and well-established commuter town in northeast Dublin.

Residents at Balmoston Apartments are connected to it all with its convenient location. Donabate Train Station is approximately 2 km from the development, providing regular connections into Dublin City. For commuters, the M1/M50 and R132 road links are also within easy reach, while Dublin Airport and Swords are just a short drive away.

By Car

Dublin Airport	13 km
Swords Pavilions Shopping Centre	9 km
Dublin City Centre	24 km
Donabate Beach	2 km

Nearby Bus Routes

Swords Pavilions → Portrane	33B
Donabate → Lusk	33T
Portrane to St. Stephens Green/ Custom House Quay	33D
Skerries to Dublin Abbey Street	33E

Nearby Train Routes

Donabate Train Station	2 km



BALMOSTON APARTMENTS IN DONABATE

BER A

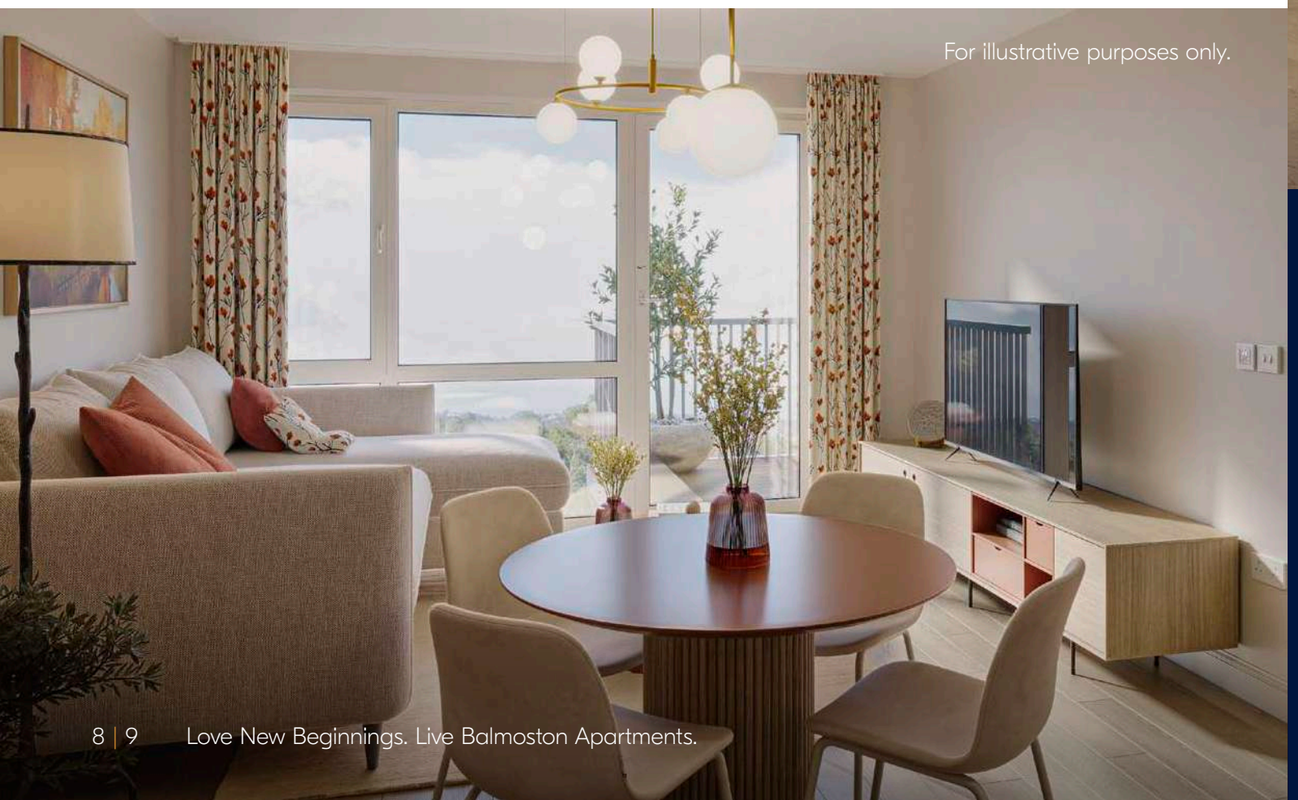
LOVE SPACE TO UNWIND

LIVE TO SHAPE THAT SPACE

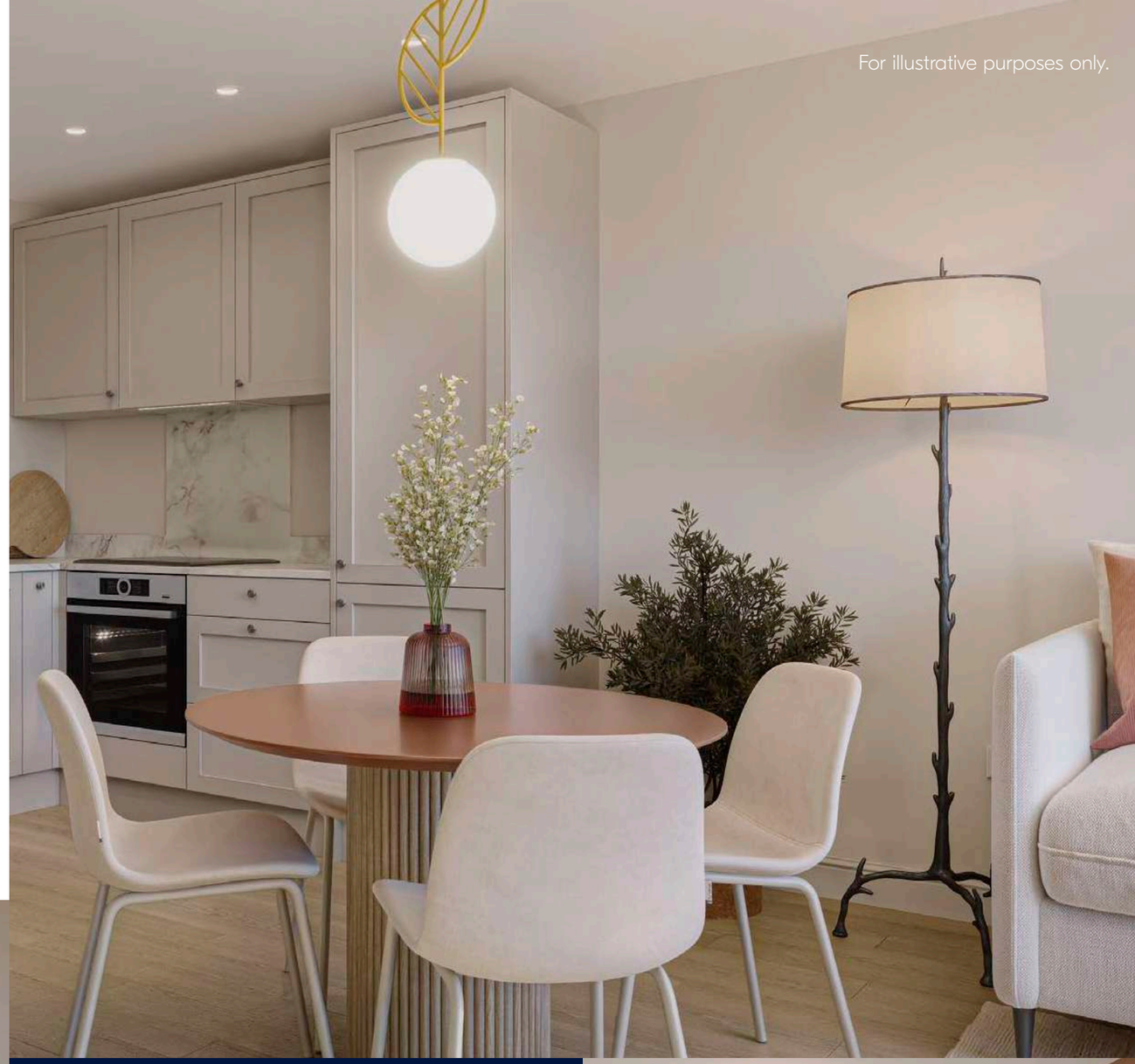
The interior of every Balmoston home is built with you in mind. Whatever you want – space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you need.

The comfort you want, how you want it

Space and light help you to bring the plans for your home to life. Our designers factor real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



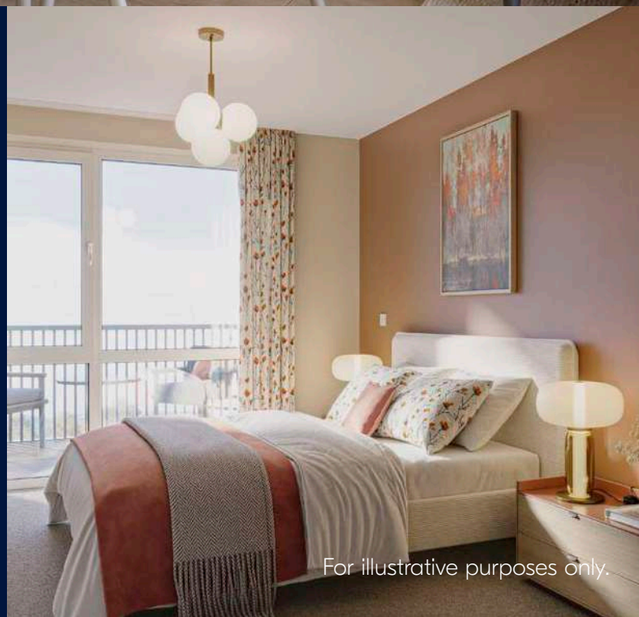
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BER A-Rated Specs and Standards

Every home at Balmoston achieves a BER A rating – built to high standards of insulation and airtightness to keep your home warm and your running costs low.



For illustrative purposes only.

BALMOSTON APARTMENTS IN DONABATE

LOVE
A COSY, WARM HOME
LIVE
WITH TECHNOLOGY BUILT TO LAST

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day.

Every Glenveagh home achieves a BER A rating, with high levels of insulation in floors, walls and roofs, and an airtight build that retains heat throughout.



For illustrative purposes only.





What do homes of the future look like?

We're building the homes of tomorrow, today. Glenveagh homes are built to higher standards of airtightness and insulation, so you spend less on energy from the day you move in.

Why is an airtight home a better choice?

Efficiency isn't simply about how much heat or energy your home generates; it's how well it holds on to it. Your home is completely wrapped using the very latest underfloor and wall insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

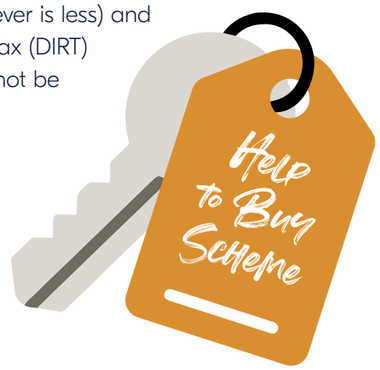
A heat pump system draws heat from different sources: air, water, or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

Help to Buy Scheme

The Help to Buy Scheme is designed to help first-time buyers overcome the hurdle of getting their deposit together. The Help to Buy is a tax rebate scheme tailored to first-time buyers that will help you cover the deposit needed for a newly built house or apartment. The amount that you can claim is up to €35,000 or 10% of the property value (whichever is less) and depends on how much Income Tax and Deposit Interest Retention Tax (DIRT) you have paid over the last 4 years. Unfortunately, Help to Buy cannot be used to purchase previously owned or second-hand homes.



Help to Buy Scheme eligibility criteria

- You must be tax-compliant.
- You must take out a mortgage of at least 70% of the property value.
- You must live in the property as your main home for at least 5 years.
- The property value must be €500,000 or less.
- Only newly constructed or self-built homes are applicable.



FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders. If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property (this is reduced to 20% if you are also availing of the Help to Buy Scheme). It allows eligible first-time buyers to bridge the gap between the deposit, mortgage, and the purchase price of a newly built home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment.

First Home Scheme eligibility criteria

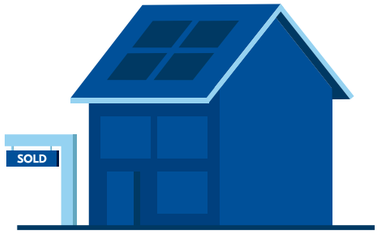


- You need to have mortgage approval from a lender participating in the scheme.
- You must borrow the maximum amount available to you (4 times your gross annual income)
- You shouldn't be taking the assistance of a Macroprudential Exception from the lender.
- You must have a minimum deposit of 10% of the property purchase price.
- Similarly to the Help to Buy Scheme, only newly built houses or apartments are applicable (with the exception of rented properties that are being put on the market).

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See **firsthomescheme.ie** for more.

HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €54,687 and the Help to Buy Scheme and First Home Scheme, you could get a new Glenveagh one-bedroom apartment worth €312,500.



Property price	**€312,500**
Household income	**€54,687**
Mortgage approval	**€218,750**
Help to Buy	**€31,250**
First Home Scheme	**€62,500** (=20% equity share)
Mortgage Monthly Repayments	**€904** (based on 35 years and at 3.5% interest rate)

For more information about the Government support schemes available to you visit **glenveagh.ie/first-time-buyers**

LOVE COASTAL COMFORTS
LIVE TO MAKE MEMORIES

Balmoston offers a wealth of family-friendly activities close by.

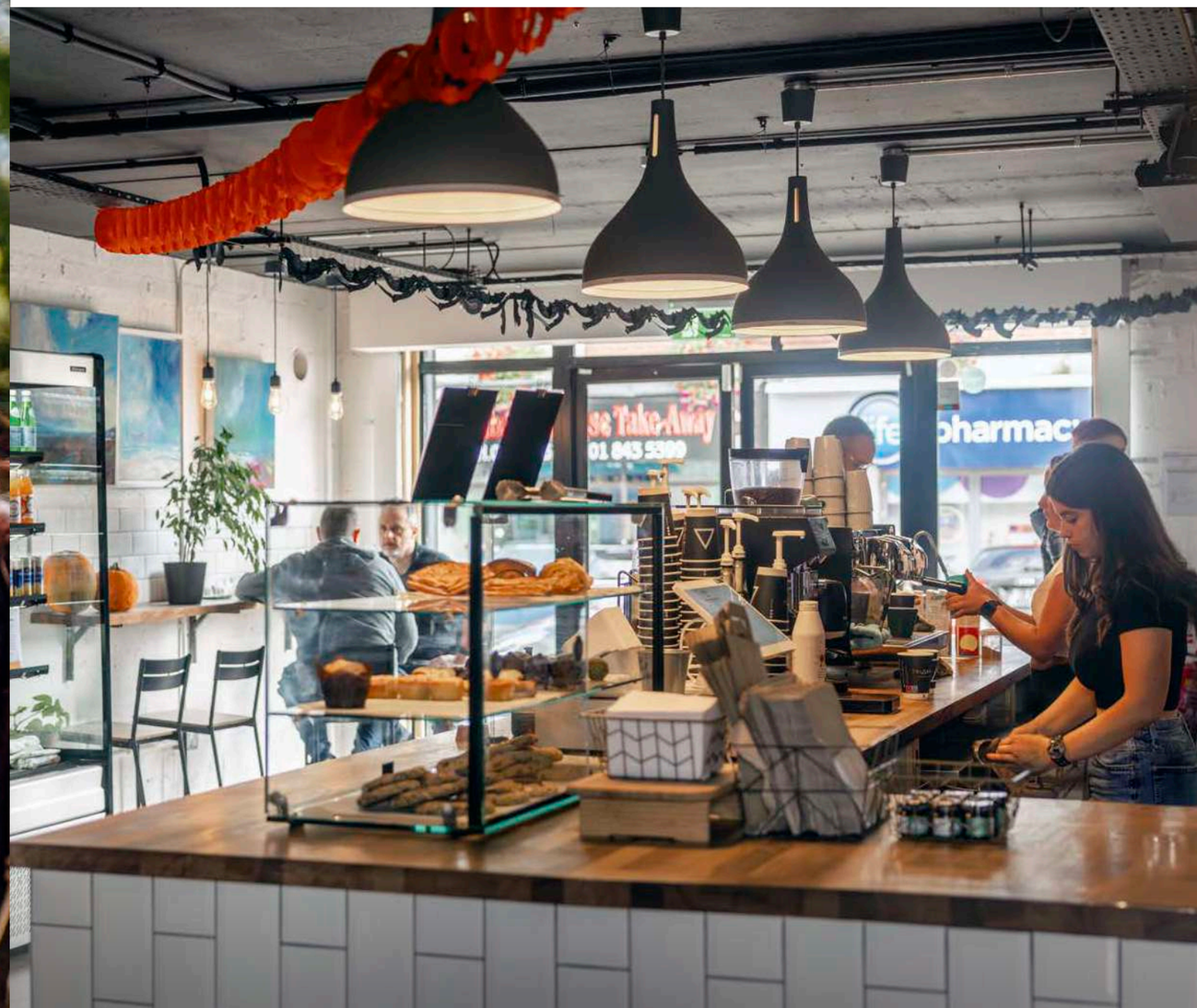
One of the most welcome aspects of living in a small coastal community is the careful consideration and focus that has been given to green spaces and beautifully landscaped areas. It's an environment perfect for starting a new routine of daily or weekend walks with the kids such as Donabate or Portrane beach, the Donabate Cliff Walk, Newbridge House & Farm or a visit to Turvey Nature Reserve.

BALMOSTON APARTMENTS IN DONABATE

ALL INTERESTS, ALL COVERED, ALL NEARBY.

Balmoston offers a wealth of activities close by. Donabate and Portrane beaches, the Donabate Cliff Walk, Newbridge House & Farm and Turvey Nature Reserve all provide opportunities to enjoy the outdoors close to home.

The combination of coast, countryside and established local amenities gives Balmoston Apartments a setting that feels connected while still offering plenty of space to unwind.



BALMOSTON APARTMENTS IN DONABATE

LOVE STRONG COMMUNITIES

LIVE TO MAKE A DIFFERENCE

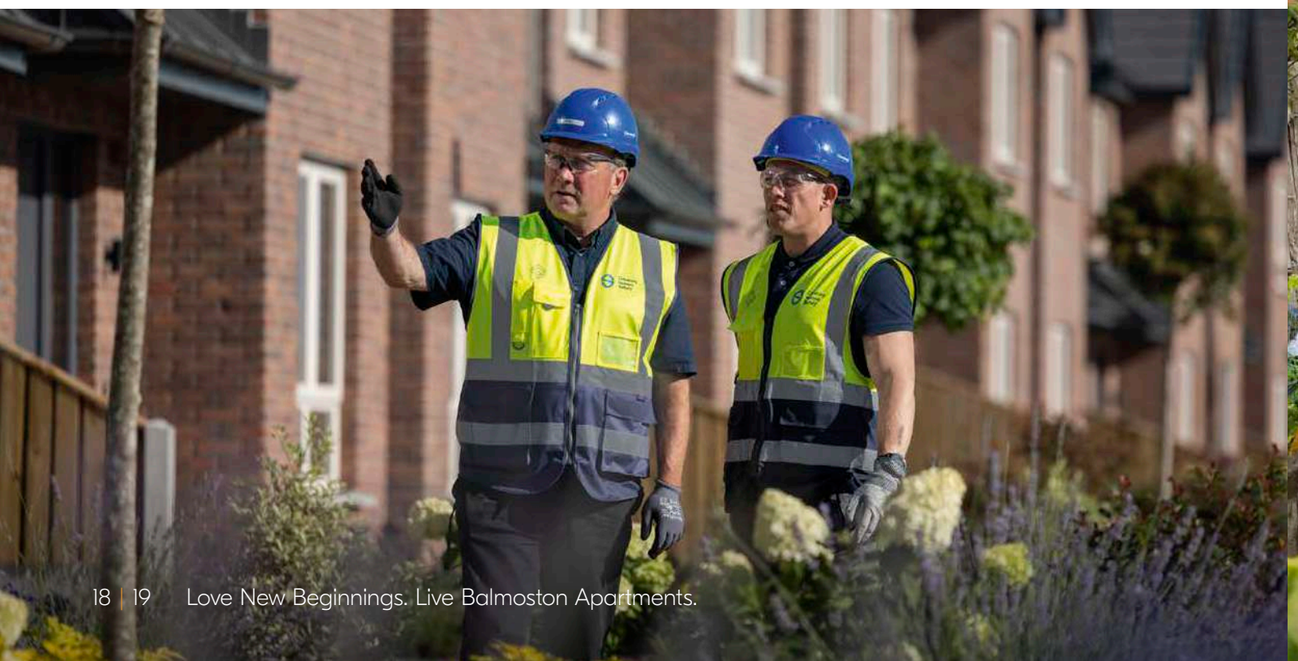
We aim to enrich the lives of those who live in our communities.

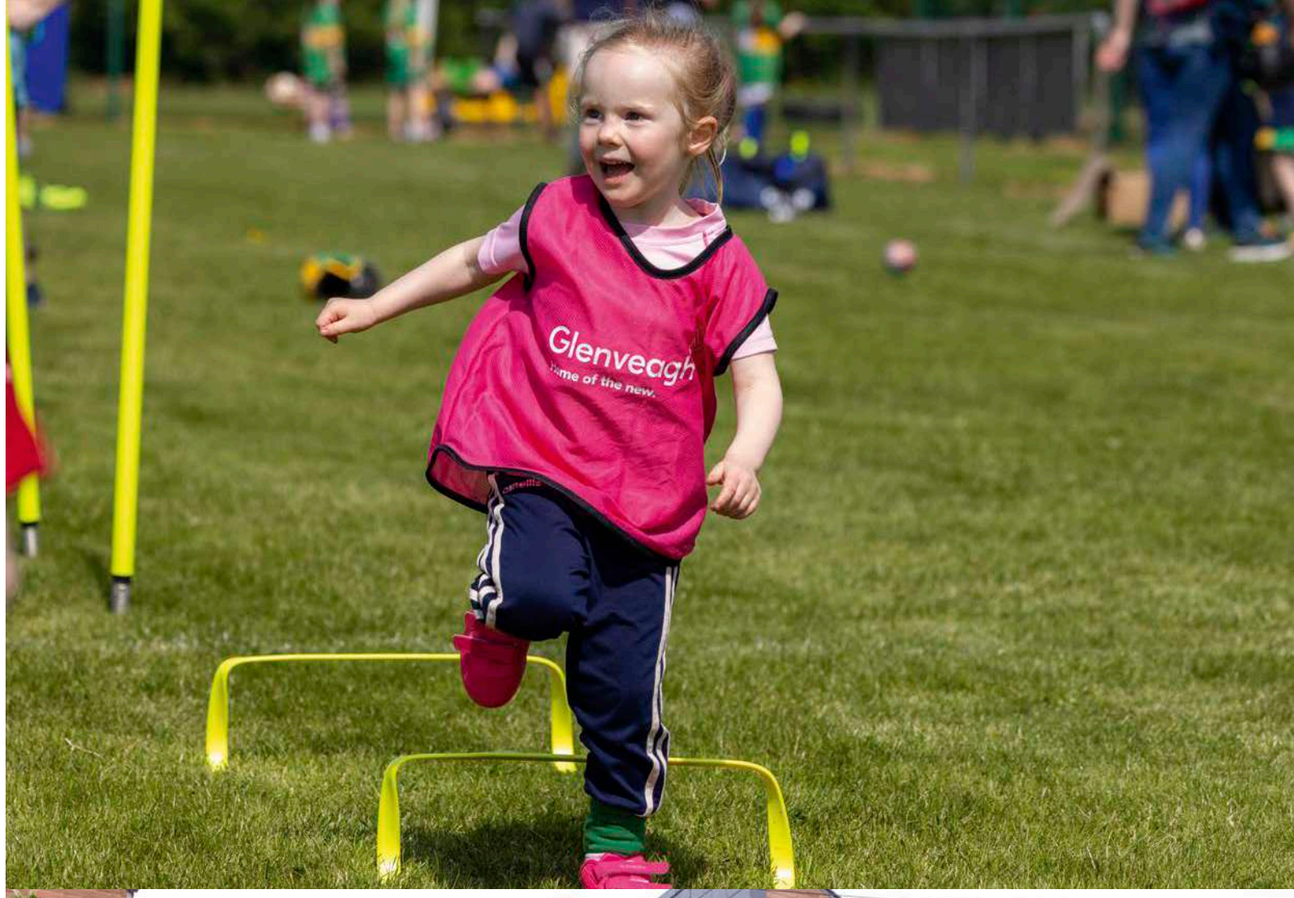
We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about investing in the communities where we build for the long term.

We support local initiatives in the communities where we build, from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks, to charitable partnerships that make a real difference locally.

We're committed to supporting the communities around us, through Community Planting Days and pop-up Christmas events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.













WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around Glenveagh developments, planting, pruning, and cultivating the green spaces around your home. We work to support biodiversity in our communities, because well-kept green spaces make a genuine difference to where you live.

A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Donabate and the surrounding area offers a range of education options for children of all ages, including Gaelscoileanna and Educate Together options alongside primary, secondary and Montessori choices.

Here's a look at where your kids could get the best in education:

- Rush National School
- St. Joseph's Secondary School
- Lusk Senior National School
- St. Finian's Community College
- Donabate Community College
- Scoil Phadraic Cailiní National School
- Donabate Portrane Educate Together National School
- St. Patrick's Boys National School
- Gaelscoil na Mara

For Third Level education, Balmoston is well connected to Dublin's many colleges and universities, with Donabate Train Station providing convenient rail links into the city.

BALLYMASTONE RECREATIONAL HUB

When it comes to sport, Balmoston is right at the centre of it all. GAA, football, golf and other sports are all well served in the area. St. Patrick's Donabate GAA Club and St. Ita's AFC are within easy reach, while Donabate Golf Club offers a 27-hole course right in the heart of the area. Portrane Hockey Club and Donabate Portrane Tennis Club provide even more choice for local sports enthusiasts.

Ballymastone Recreational Hub features:

- All-weather 8 lane 400m Athletic Track
- Floodlit Grass Sports Pitch (100m x 64m)
- All-weather Pitch (1 GAA/2 Soccer) (150m x 106m)
- Combined Public Skatepark and Playground Facility
- Car Park (191 No. Spaces incl. 20 No. Universally Accessible Spaces)
- Bicycle Parking: 300
- Bleacher seating
- Dedicated Walking and Cycling infrastructure



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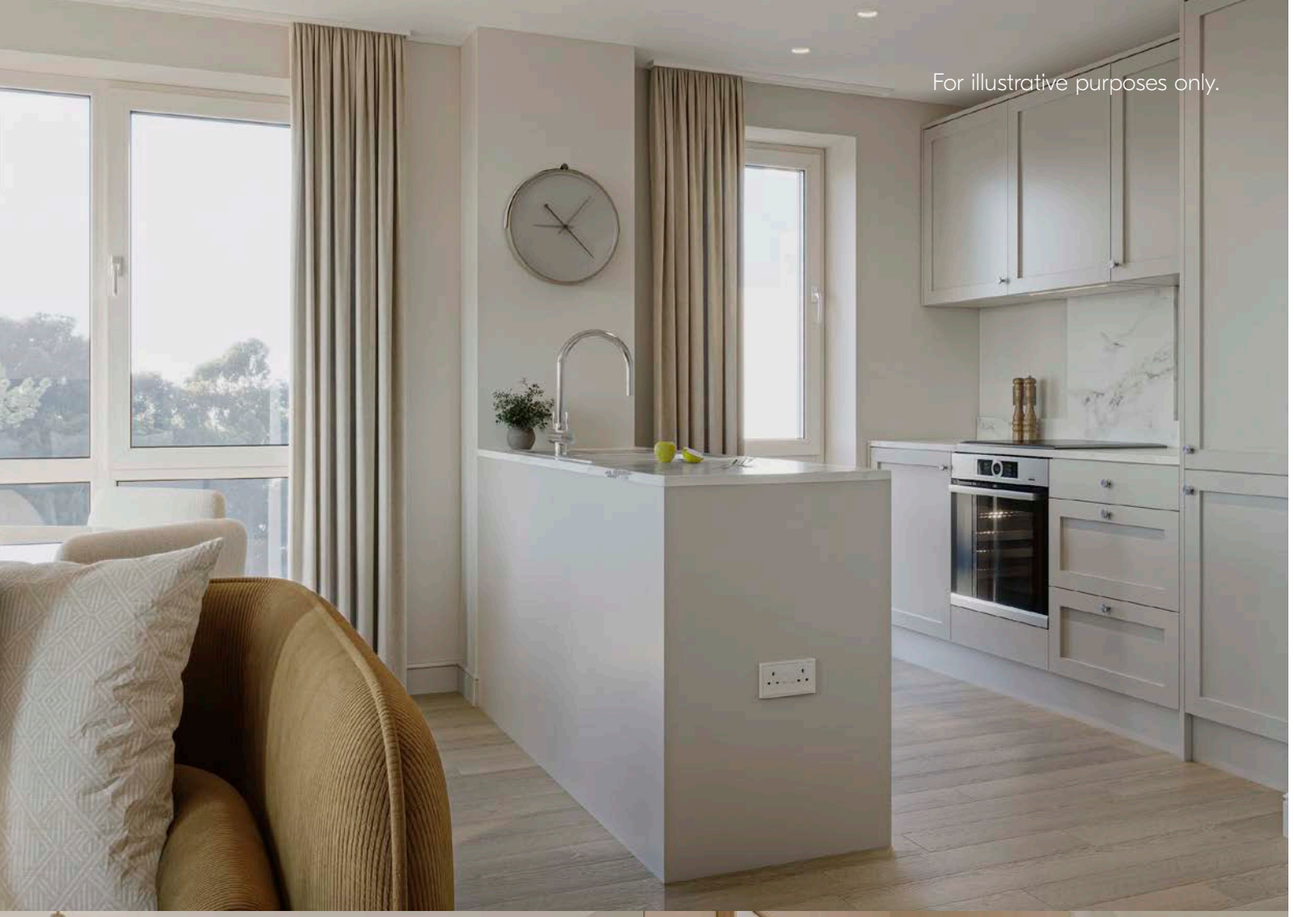




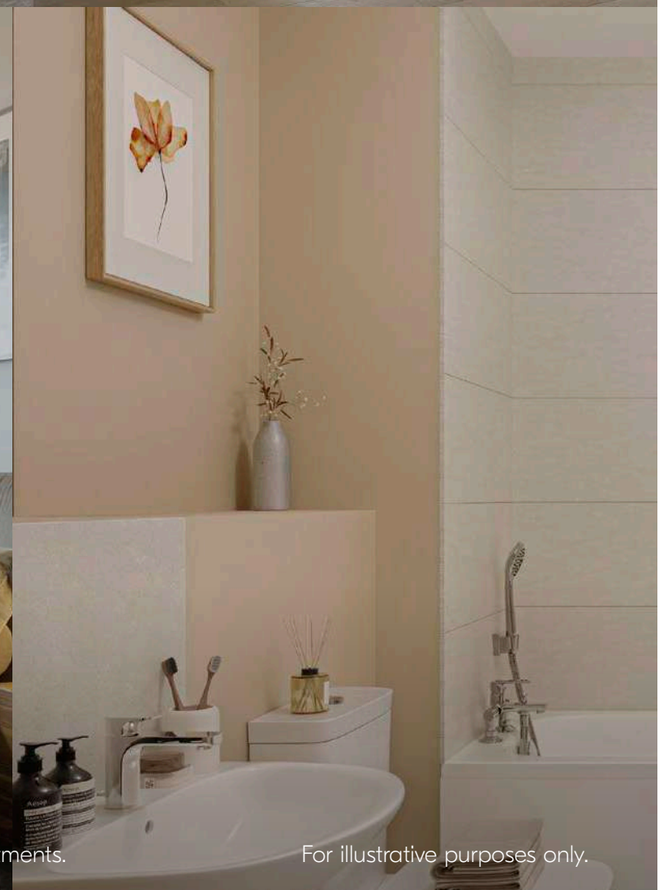
REST EASY, YOU'RE HOME.

Bedrooms and bathrooms in Balmoston Apartments are generously sized with a high-level finish to give that luxury feel to your home.

For illustrative purposes only.


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BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on apartment type.

External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Internal Finishes

- Walls and ceilings painted in Fleetwood in Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- Thermostatically controlled heat pump heating system, designed to maintain a comfortable temperature throughout your home.

Kitchen

- Superb modern kitchen with soft-close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hardwearing worktops, full hob backsplash & matching upstand.

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC, where applicable, with elegant sanitary ware.
- Beautiful taps, shower heads and bath fittings.

Windows & Doors

- uPVC double-glazed windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Modern fitted wardrobes in the master bedroom.

Energy Efficiency

- All homes achieve a BER A rating.
- High level of insulation incorporated in floors, walls and roofs.
- All apartments are constructed to provide a high level of airtightness in order to retain heat.

Guarantee

- Each Balmoston home is covered by a 10 year structural guarantee.

Schools

1. Rush National School
2. St. Joseph's Secondary School
3. Lusk Senior National School
4. St. Finian's Community College
5. Donabate Community College
6. Scoil Phadraic Cailiní National School
7. Donabate Portrane Educate Together National School
8. St Patricks' Boys National School
9. Gaelscoil na Mara

Sports Clubs

1. Portrane Hockey Club
2. Swords Cricket Club
3. St. Patrick's Donabate GAA Club
4. St. Ita's AFC
5. Portrane AFC
6. Donabate Golf Club
7. Donabate Portrane Tennis Club

Cafes and Restaurants

1. Cates Cafe
2. Cuppacabana
3. An Bacus Beag
4. Pasta Castello
5. Chungs Chinese Restaurant
6. Keelings
7. Shoreline Bar & Bistro

Supermarkets

1. SuperValu Donabate
2. Tesco Superstore
3. Aldi
4. Grogan's

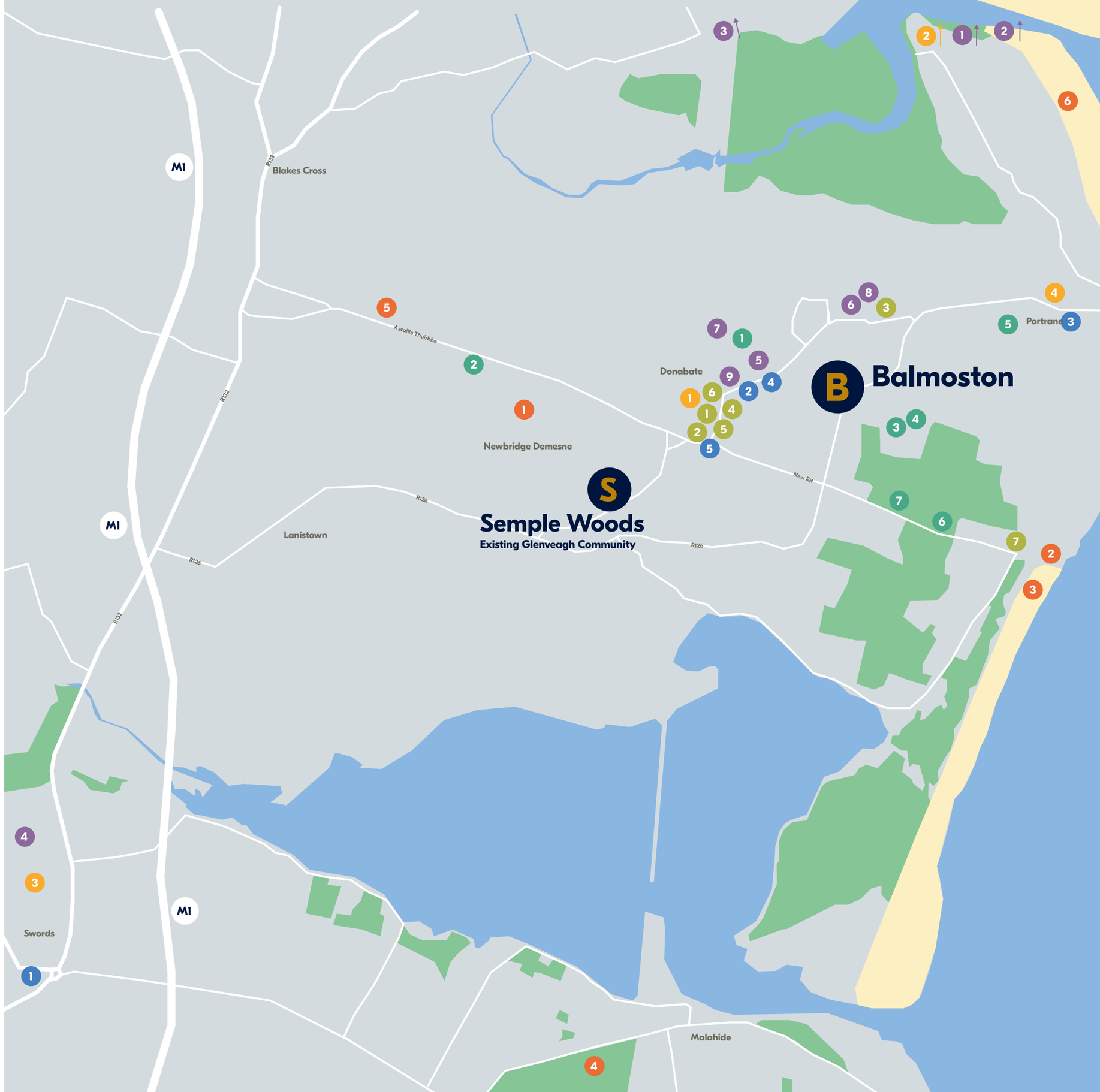
Places of Interest

1. Newbridge House & Farm
2. Donabate Portrane Cliff Walk
3. Donabate Beach
4. Malahide Castle & Gardens
5. Turvey Nature Reserve
6. Portrane Beach

Transport

Bus Routes via Donabate

1. 33B - Swords Pavilions to Portrane
2. 33T - Donabate to Lusk
3. 33D - Portrane to St. Stephens Green/Custom House Quay
4. 33E - Skerries to Dublin Abbey Street
5. Train Station



BALMOSTON APARTMENTS



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Love where you live

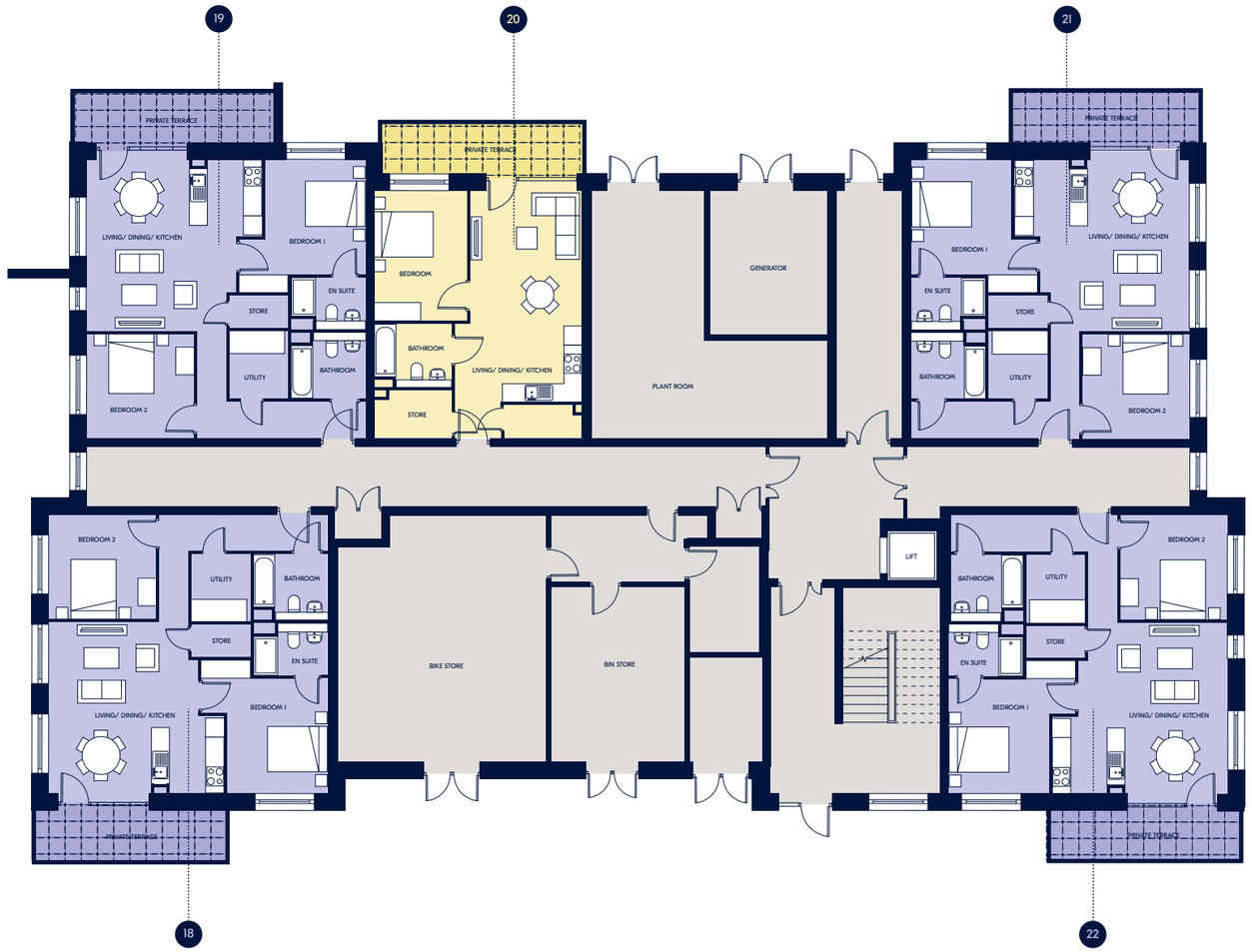
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BALMOSTON APARTMENTS

GROUND FLOOR | MCDERMOTT COURT APARTMENTS

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Foxglove	18	2 Bed	82.94	893
Foxglove	19	2 Bed	82.94	893
Clover	20	1 Bed	55.07	593
Foxglove	21	2 Bed	82.94	893
Foxglove	22	2 Bed	82.94	893



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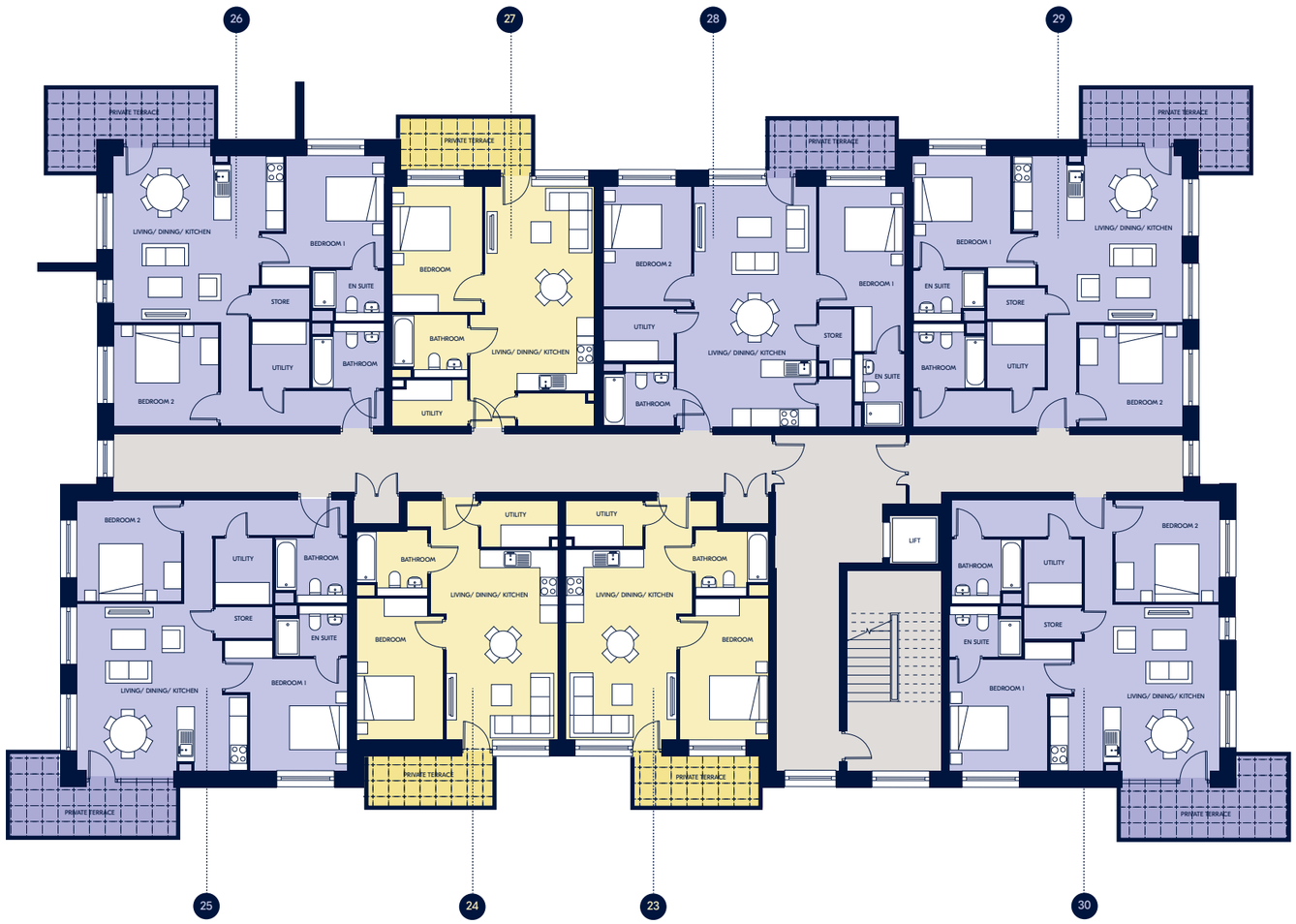
BALMOSTON APARTMENTS

FIRST FLOOR | MCDERMOTT COURT APARTMENTS

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Bluebell	23	1 Bed	53.49	576
Bluebell	24	1 Bed	53.49	576
Foxglove	25	2 Bed	82.94	893
Foxglove	26	2 Bed	82.94	893

Name	Apt No.	Type	SQ.M	SQ.FT
Clover	27	1 Bed	55.07	593
Poppy	28	2 Bed	82.64	890
Foxglove	29	2 Bed	82.94	893
Foxglove	30	2 Bed	82.94	893



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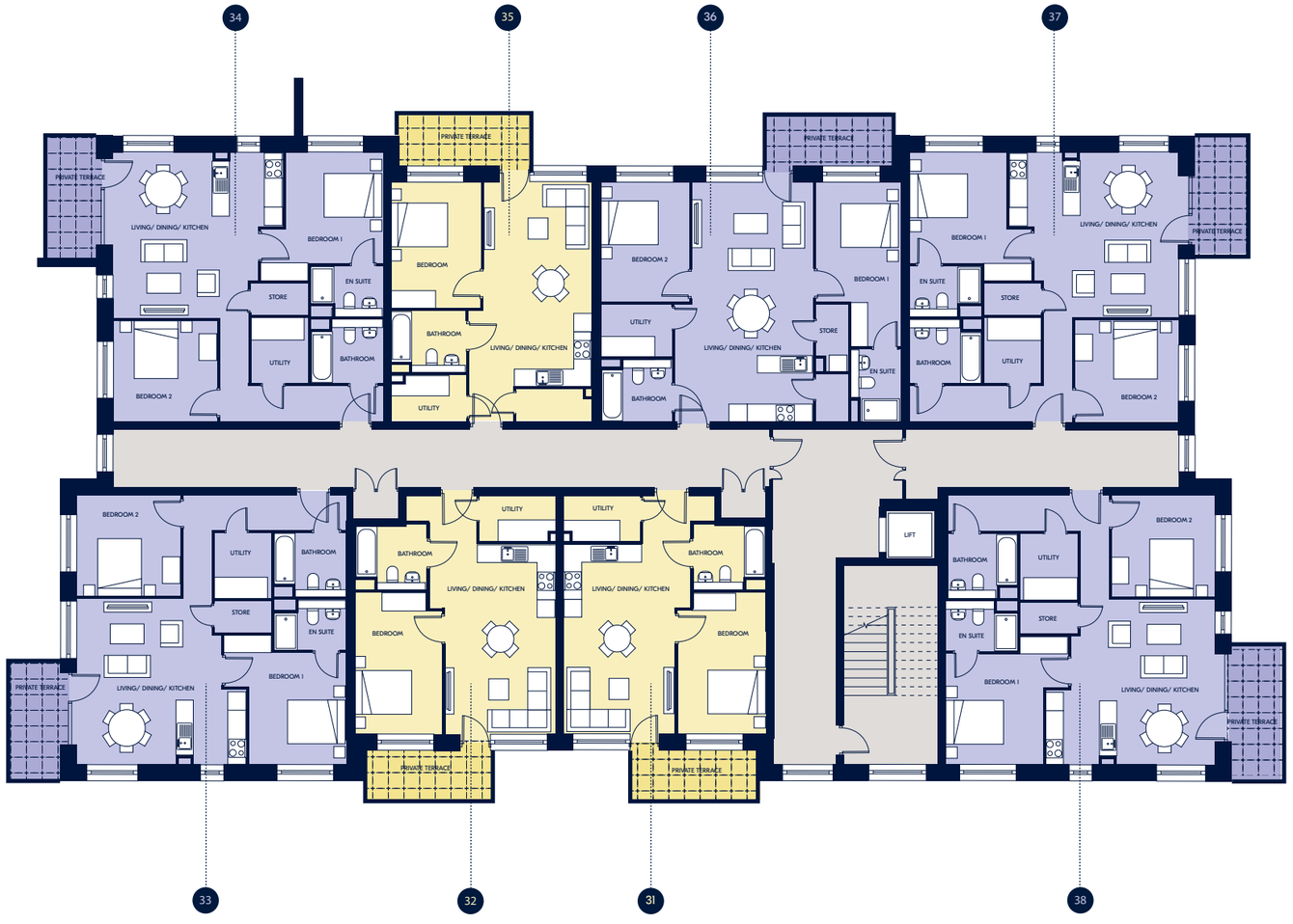
BALMOSTON APARTMENTS

SECOND FLOOR | MCDERMOTT COURT APARTMENTS

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Bluebell	31	1 Bed	53.49	576
Bluebell	32	1 Bed	53.49	576
Foxglove	33	2 Bed	82.94	893
Foxglove	34	2 Bed	82.94	893

Name	Apt No.	Type	SQ.M	SQ.FT
Clover	35	1 Bed	55.07	593
Poppy	36	2 Bed	82.64	890
Foxglove	37	2 Bed	82.94	893
Foxglove	38	2 Bed	82.94	893



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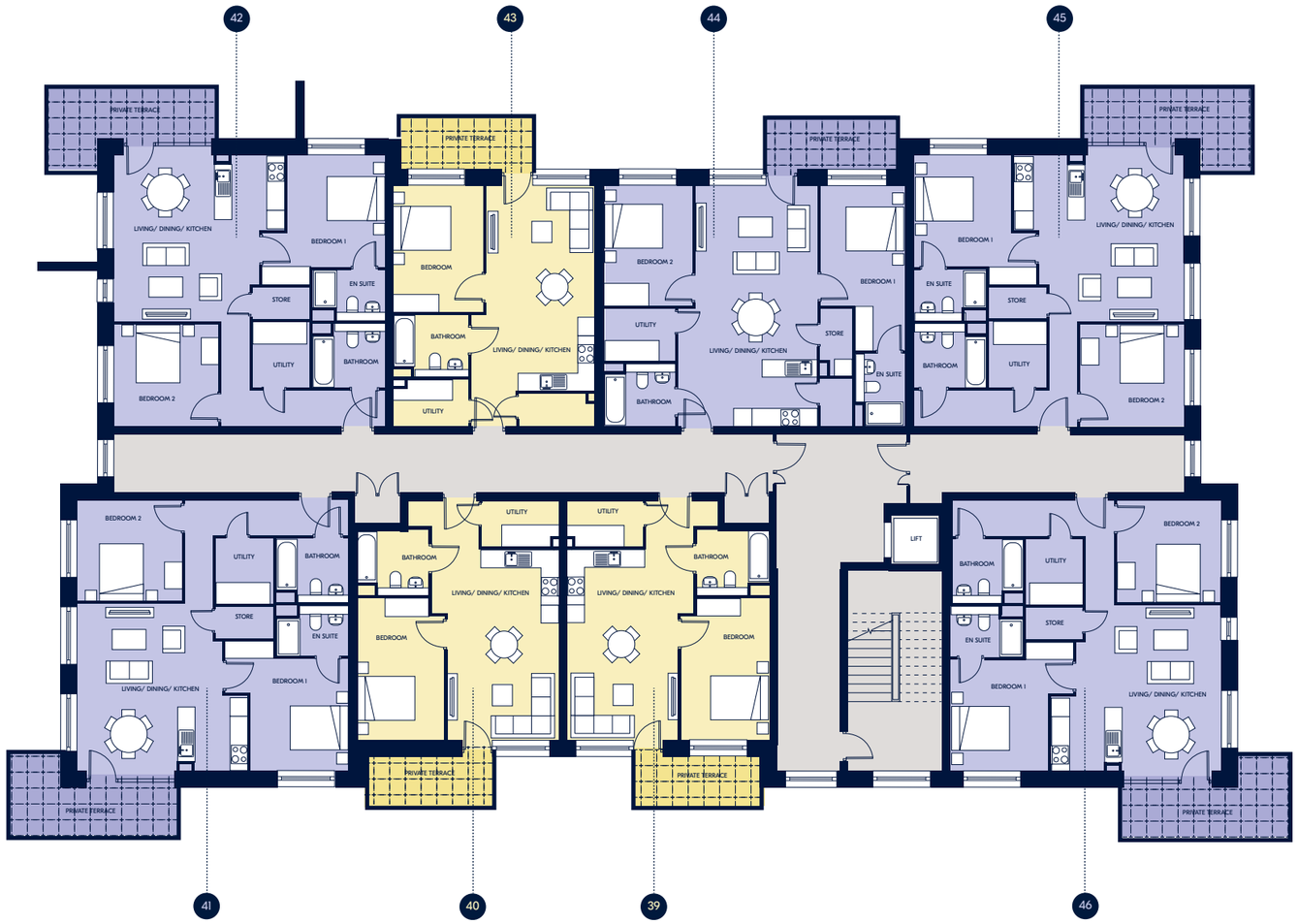
BALMOSTON APARTMENTS

THIRD FLOOR | MCDERMOTT COURT APARTMENTS

APARTMENT STYLES

	Name	Apt No.	Type	SQ.M	SQ.FT
	Bluebell	39	1 Bed	53.49	576
	Bluebell	40	1 Bed	53.49	576
	Foxglove	41	2 Bed	82.94	893
	Foxglove	42	2 Bed	82.94	893

	Name	Apt No.	Type	SQ.M	SQ.FT
	Clover	43	1 Bed	55.07	593
	Poppy	44	2 Bed	82.64	890
	Foxglove	45	2 Bed	82.94	893
	Foxglove	46	2 Bed	82.94	893



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BALMOSTON APARTMENTS

FOURTH FLOOR | MCDERMOTT COURT APARTMENTS

APARTMENT STYLES

	Name	Apt No.	Type	SQ.M	SQ.FT
	Bluebell	47	1 Bed	53.49	576
	Bluebell	48	1 Bed	53.49	576
	Foxglove	49	2 Bed	82.94	893
	Clover	50	1 Bed	55.07	593

	Name	Apt No.	Type	SQ.M	SQ.FT
	Poppy	51	2 Bed	82.64	890
	Foxglove	52	2 Bed	82.94	893
	Foxglove	53	2 Bed	82.94	893



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BALMOSTON APARTMENTS

FIFTH FLOOR | MCDERMOTT COURT APARTMENTS

APARTMENT STYLES

Name	Apt No.	Type	SQ.M	SQ.FT
Bluebell	54	1 Bed	53.49	576
Bluebell	55	1 Bed	53.49	576
Foxglove	56	2 Bed	82.94	893
Clover	57	1 Bed	55.07	593
Foxglove	58	2 Bed	82.94	893
Foxglove	59	2 Bed	82.94	893



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Love where you live

For illustrative purposes only.

LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland.

If you'd like to discover your new home in a Glenveagh development, visit **glenveagh.ie**

DISCOVER OUR FULL RANGE OF COMMUNITIES AT GLENVEAGH.IE



Corballis View
Donabate, Co. Dublin



Miller's Glen Apartments
Swords, Co. Dublin



Bennetstown
Dunboyne, Co. Meath



The Furrows
Ratoath, Co. Meath



Furzefield
Swords, Co. Dublin



Balmoston
Donabate, Co. Dublin



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Selling agent

Knight Frank

01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **Doran Cray Architects**

Solicitor: **RDJ**

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BER A

Glenveagh

Home of the new.

Discover our
full range of
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