



# HALEY'S HILL

KINSEALY.CO.DUBLIN



WELCOME TO AN  
EASY WAY OF LIFE



A luxurious selection of 3 & 4-bedroom semi-detached and terraced homes with a collection of large 1, 2 & 3-bedroom apartments and duplexes. Located just minutes away from a choice of excellent shops, restaurants, bars, schools, and recreational amenities of Malahide and Portmarnock.

THIS IS  
HALEY'S HILL



## EXPERIENCE VILLAGE LIVING



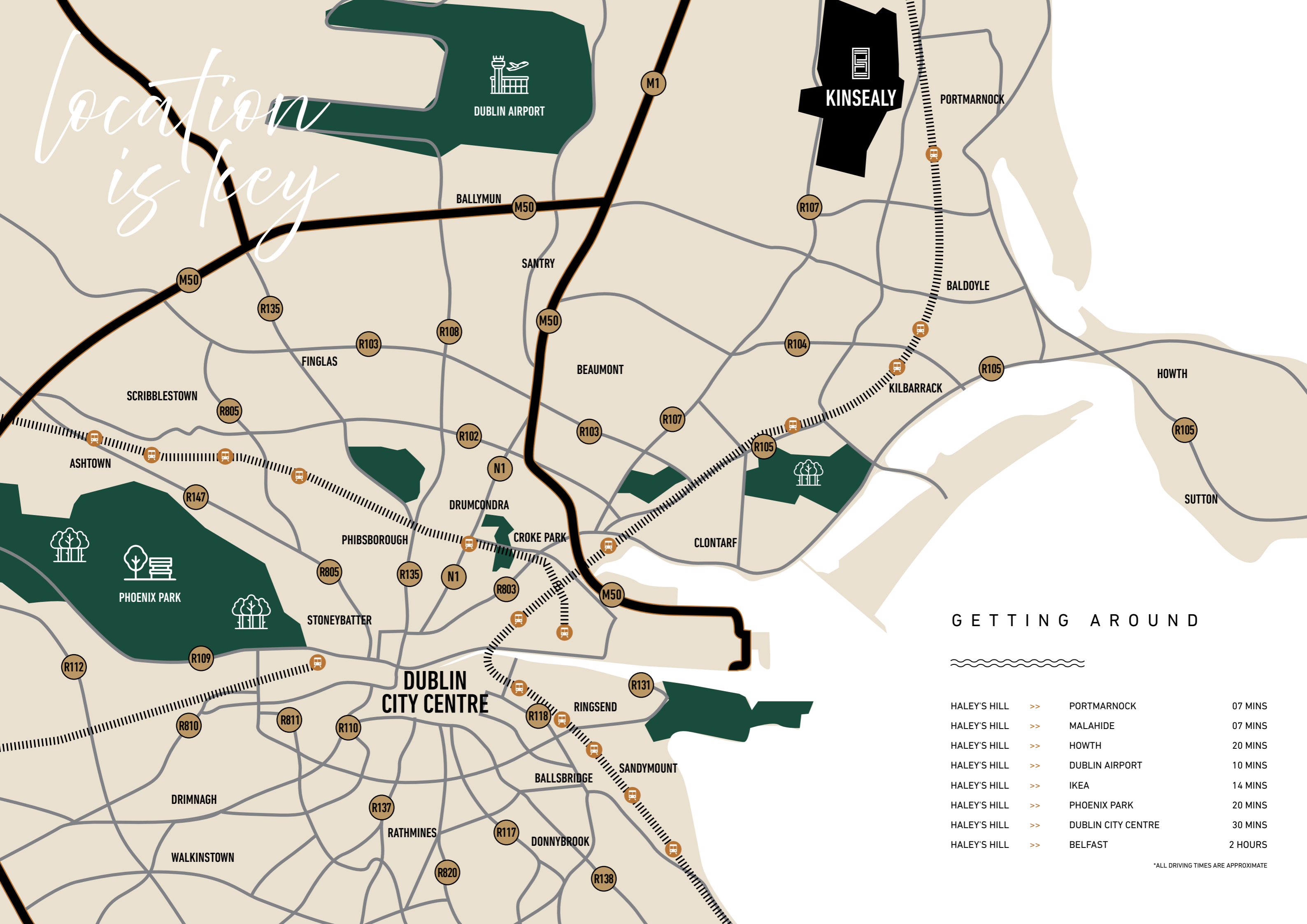
Haley's Hill is just minutes from the popular North Dublin locations of Malahide and Portmarnock. Malahide is a thriving town full of restaurants, cafés, bars and sports clubs, not to mention the wonderful Malahide Castle, with its acres of woodlands and packed events calendar.

Portmarnock is a charming seaside community with plenty of local shops and amenities, including the famous "white sands" beach. Walk or jog along the shoreline, treat the kids to a leisurely day out with their friends – or for the more brave, this is the ideal spot for an invigorating sea swim!

As established and popular communities, the area around Kinsealy, Malahide and Portmarnock is full of family-friendly amenities including schools and sports clubs. Golfers will feel spoilt with a fine selection of Championship golf courses. If you do want to leave the neighbourhood, public transport options are plentiful to Dublin City Centre and beyond, while the development is just minutes away from the main M50 and M1 motorways.



location is key



## GETTING AROUND



HALEY'S HILL	>>	PORTMARNOCK	07 MINS
HALEY'S HILL	>>	MALAHIDE	07 MINS
HALEY'S HILL	>>	HOWTH	20 MINS
HALEY'S HILL	>>	DUBLIN AIRPORT	10 MINS
HALEY'S HILL	>>	IKEA	14 MINS
HALEY'S HILL	>>	PHOENIX PARK	20 MINS
HALEY'S HILL	>>	DUBLIN CITY CENTRE	30 MINS
HALEY'S HILL	>>	BELFAST	2 HOURS

\*ALL DRIVING TIMES ARE APPROXIMATE

# BEAUTIFULLY DESIGNED & WELL CONSIDERED HOMES



EACH HOME IS THOUGHTFULLY DESIGNED TO MEET THE DEMANDS OF MODERN FAMILY LIVING. INDUSTRY-LEADING ENERGY EFFICIENCY ENSURES THAT THESE HOMES ARE BOTH COMFORTABLE AND COST-EFFECTIVE THROUGHOUT IN EVERY SEASON. THE EXCEPTIONAL HIGH SPECIFICATION FURTHER ENHANCES THE STYLE AND QUALITY, MAKING THESE WELL-APPOINTED HOMES TRULY STAND OUT.

## EXTERNAL FINISHES

- Elegant elevations to incorporate a mixture of high quality Ipstock brick and render
- Black UPVC fascia, soffits and gutters
- Timber gates to rear gardens
- Dark grey roof tiles

## WINDOWS & DOORS

- High performance futureproof UPVC windows in Pebble Grey
- Ultratech front door with 5 point locking system in Pebble Grey with chrome ironmongery
- UPVC sliding door on 3 & 4 Bed houses

## INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in a neutral colour
- Contemporary skirting and architraves throughout
- A min of 2.4 meter ceiling height throughout
- All joinery finished in satin wood paint
- Access hatch and ladder provided to the attic area

## DOORS & IRONMONGERY

- Elegant Quebec style contemporary internal doors
- Modern style satin nickel door handle

## WARDROBES

- Fitted wardrobes in 2 bedrooms (some layouts have a walk in wardrobe) by Cawleys furniture

## KITCHEN

- Stylish contemporary thin shaker style kitchen with Casla Muse stone worktop from Cawleys Kitchens
- Electrolux kitchen appliances included subject to the contracts being signed with 21 days
- These include, oven, hob, integrated dishwasher, integrated fridge/freezer. (4 bed units also include a combi oven)
- The utility room comes with a contemporary countertop with space for washing machine and dryer

## HEATING & VENTILATION

- All houses will have A – rated BER certification
- Each house is fitted with a demand control ventilation system
- The central heating system is an Air Source Heat Pump
- The houses have an air tight membrane and A rated levels of insulation to the walls, roof and floor

## ELECTRICAL

- Generous and well – designed electrical and lighting specification
- LED Down Lighters, under counter lighting and pendant provided to the kitchen area
- A mix of pendant and down lighters provided in other rooms

- 3 & 4 Bedroom homes have EV charging provided for at front driveway
- Data Point and TV connection
- Generous quantity of electrical sockets throughout, USB socket provided in the kitchen, living room and 2 bedrooms
- Wired for high speed broadband (Siro)
- External waterproof double socket to the rear
- External light to the front and rear

## BATHROOMS, ENSUITES & WC

- Stylish and contemporary bathrooms, ensuites and W.C. by Emporio Bathrooms with stylish brushed brass taps and shower fittings throughout
- Contemporary vanity units in bathroom, ensuite and a W.C.
- Bathroom and Ensuite - Calcatta Gold tiled wet areas, partially tiled wall and floor
- W.C. – Concrete effect tiled floor and part tiled wall
- Heated chrome towel radiators in Bathroom, Ensuite and W.C

## GARDENS

- Attractive paved driveways to the front
- Rear gardens are seeded and include a paved patio area

## DURABILITY

10 Year Homebond Structural Warranty



# HALEY'S HILL SITE MAP

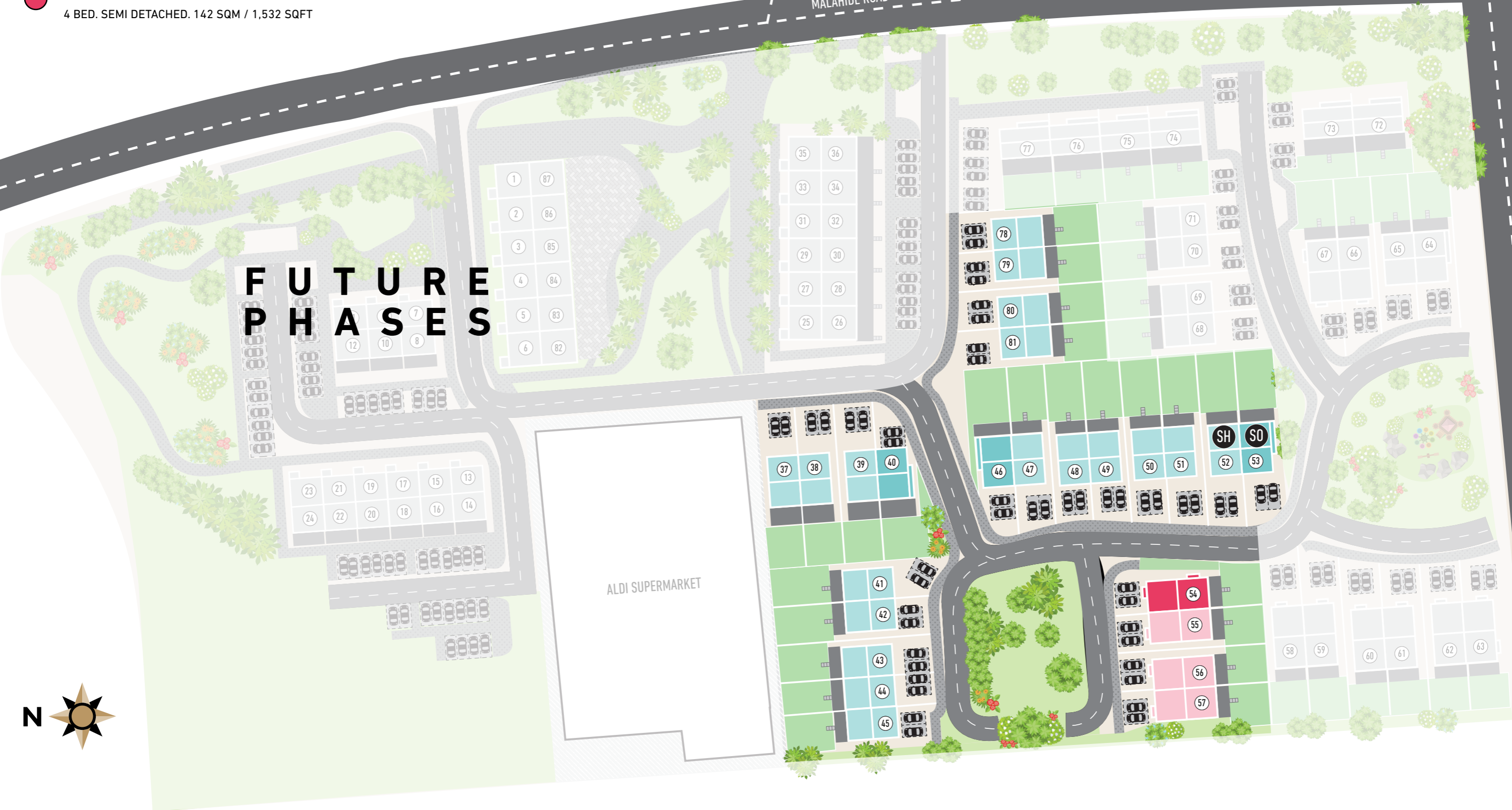


- **THE ASPEN.**  
3 BED. SEMI DETACHED/TCE/END TCE. 117 SQM / 1,262 SQFT
- **THE ALDER.**  
3 BED. SEMI DETACHED. 123 SQM / 1,325 SQFT
- **THE SYCAMORE.**  
4 BED. SEMI DETACHED. 141 SQM / 1,520 SQFT
- **THE WILLOW.**  
4 BED. SEMI DETACHED. 142 SQM / 1,532 SQFT

## FUTURE PHASES



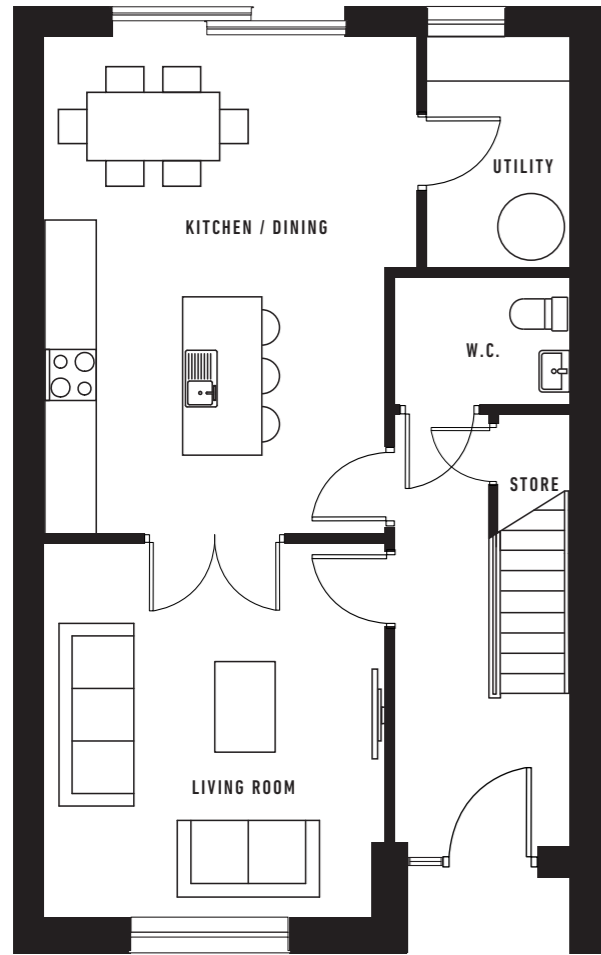
- **THE HAVEN**  
1 BED. DUPLEX. 58 SQM / 627 SQFT
- **THE MEADOW**  
2 BED. DUPLEX. 80 SQM / 865 SQFT
- **THE HEARTH**  
3 BED. DUPLEX. 117 - 120 SQM / 1,259 SQFT - 1,292 SQFT
- **THE MAPLE**  
3 BED. MID / END OF TERRACE / SEMI DETACHED 117 SQM / 1262 SQFT



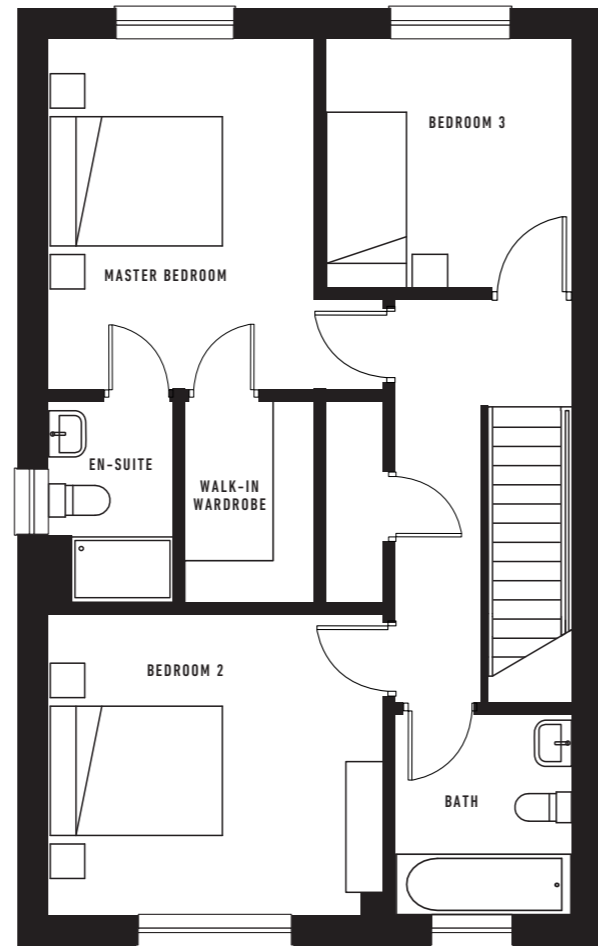
# HALEY'S HILL FLOOR PLANS



●	THE ASPEN	3 BED. SEMI DETACHED/TCE/END TCE 117 SQM / 1,262 SQFT
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GROUND FLOOR



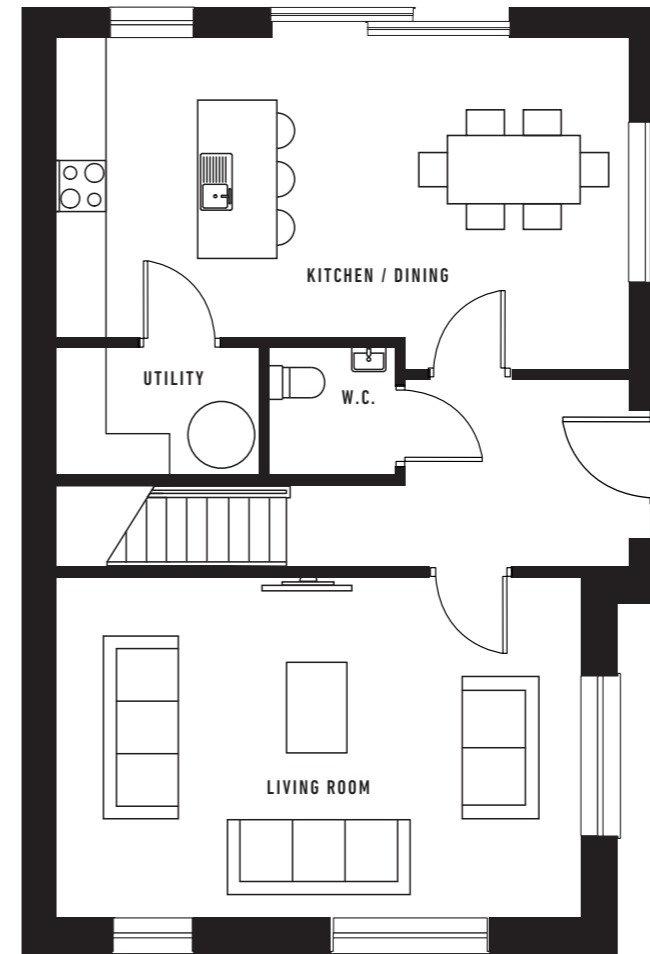
FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY & HOUSES MAY BE HANDED

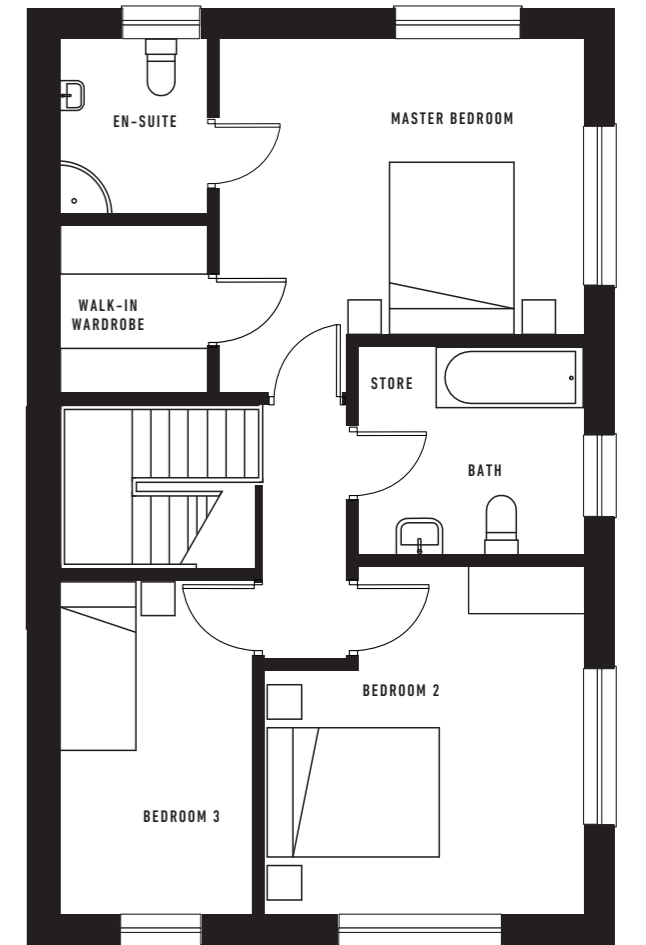
# HALEY'S HILL FLOOR PLANS



●	THE ALDER	3 BED. SEMI DETACHED 123 SQM / 1,325 SQFT
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GROUND FLOOR



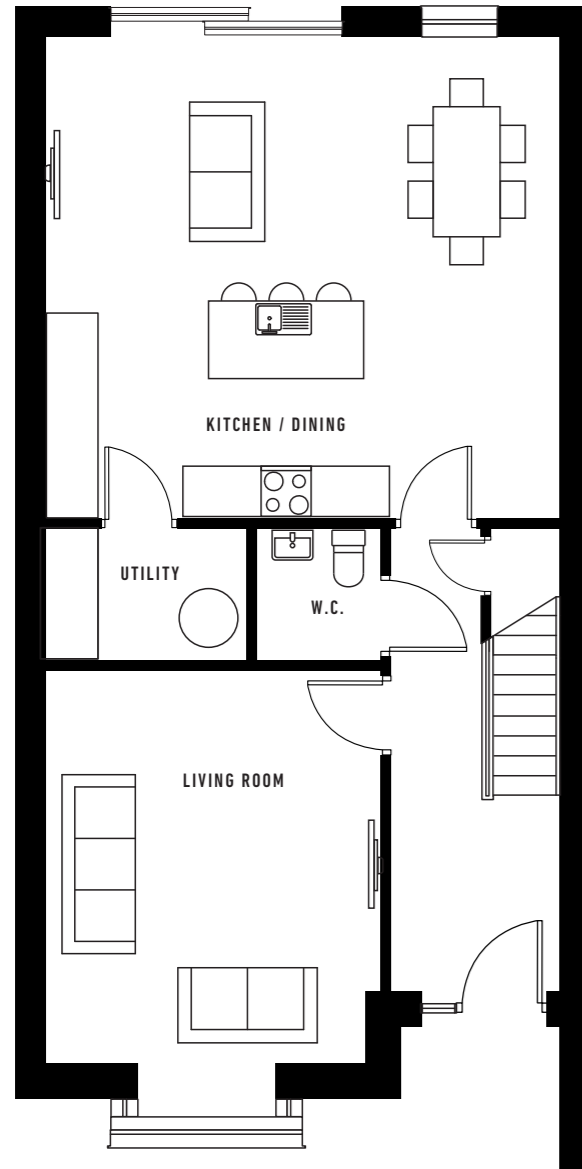
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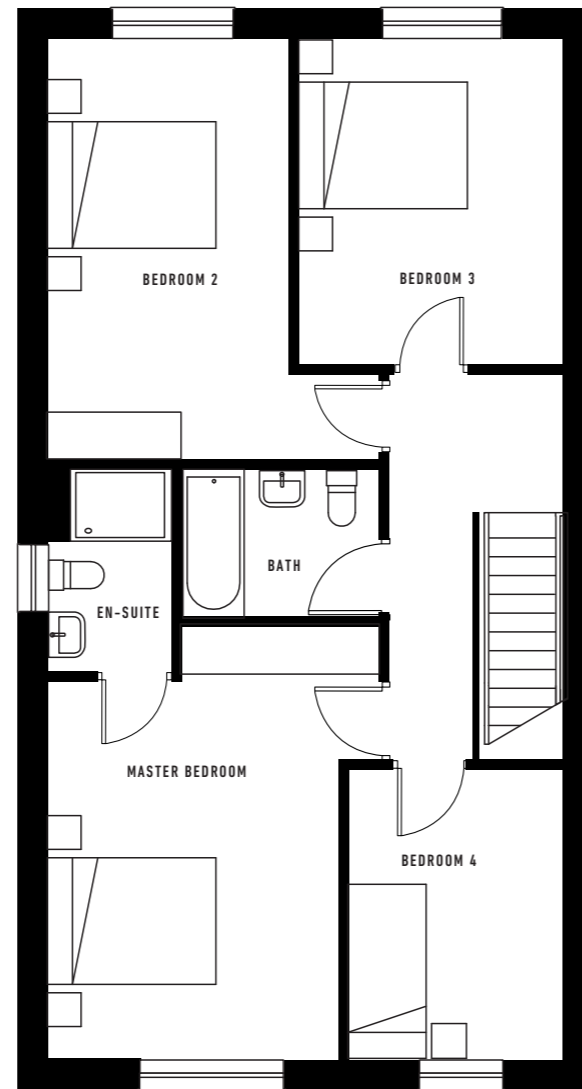
# HALEY'S HILL FLOOR PLANS



●	<b>THE SYCAMORE</b>	4 BED. SEMI DETACHED 141 SQM / 1,520 SQFT
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GROUND FLOOR



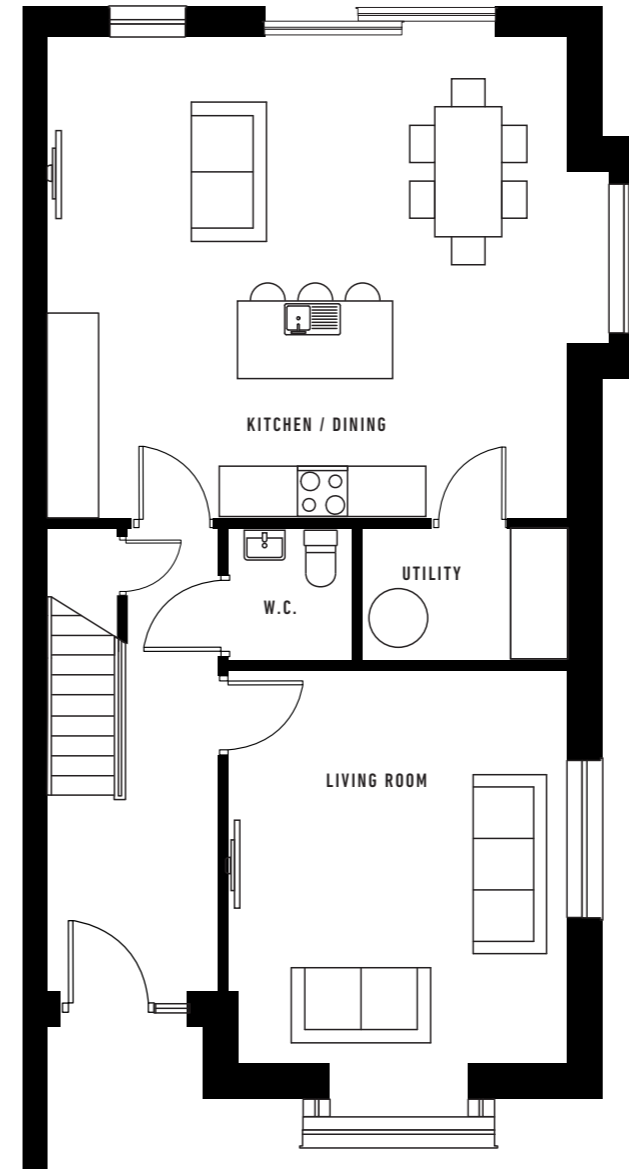
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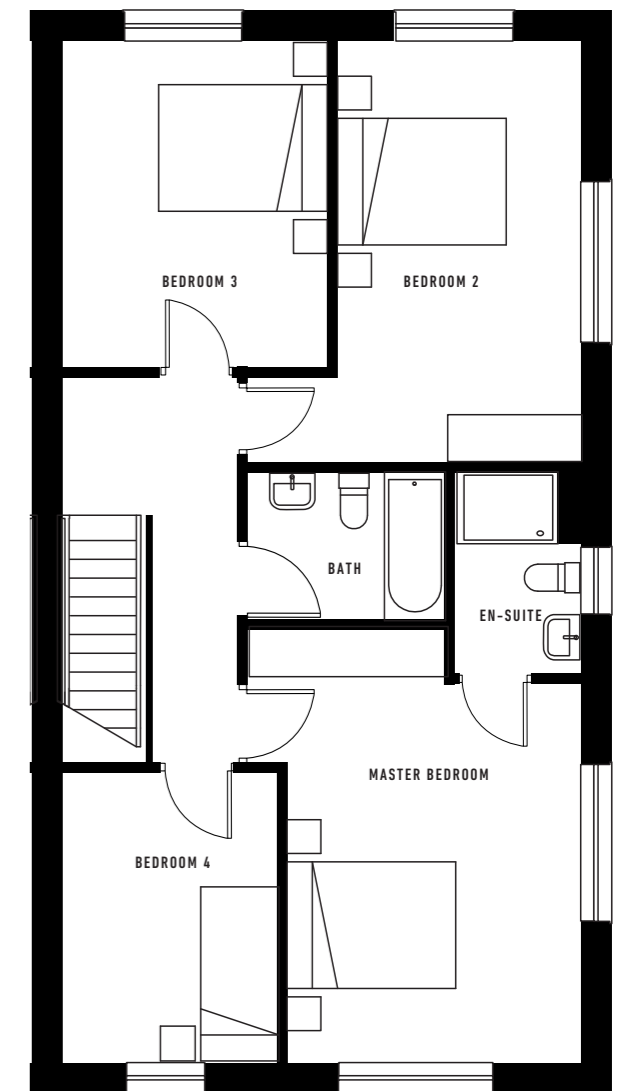
# HALEY'S HILL FLOOR PLANS



●	<b>THE WILLOW</b>	4 BED. SEMI DETACHED 142 SQM / 1,532 SQFT
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GROUND FLOOR



FIRST FLOOR

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Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern, innovative, and different.

Our objective is to transform innovative and creative designs into practical and stylish homes and our

commitment remains focused on delivering complete customer satisfaction.

We welcome sustainable and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.

## PROFESSIONAL TEAM



<p><b>DEVELOPED BY</b> Lagan Homes Ireland Ltd, 1st Floor, Block 10 – 4 , Blanchardstown Corporate Park, Dublin 15, D15X98N7</p>	<p><b>SALES AGENTS</b> Sherry FitzGerald New Homes 176 Pembroke Rd, Ballsbridge, Dublin 4, D04 EN80 (01) 667 1888</p>	<p><b>SALES AGENTS</b> Grimes New Homes 99 Strand Street, Skerries, Co. Dublin, K34 R278 haleyhill@grimes.ie (01) 849 0129</p>	<p><b>ARCHITECTS</b> JFOC Architects, 3+4 Greenmount House, Harold's Cross, Dublin 6W, D6W X008</p>	<p><b>SOLICITORS</b> Eversheds Sutherland, One Earlsfort Centre Earlsfort Terrace, Dublin 2, D02 X668</p>
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PSRA: 001417



PSRA 002183

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should 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 distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



HALEYSHILL.IE