

# BALMOSTON

Donabate



*Love where  
you live*

**Glenveagh**  
Home of the new.







## BALMOSTON IN DONABATE

Glenveagh is pleased to introduce Balmoston, a striking new collection of beautifully designed family homes in Donabate.

Balmoston perfectly combines modern, stylish living with a wide range of excellent amenities and all the convenient transport links of northeast county Dublin, in a welcoming, well-established community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where  
you live*



**LOVE**  
A PLACE OF  
YOUR OWN  
**LIVE**  
CONNECTED TO  
YOUR COMMUNITY



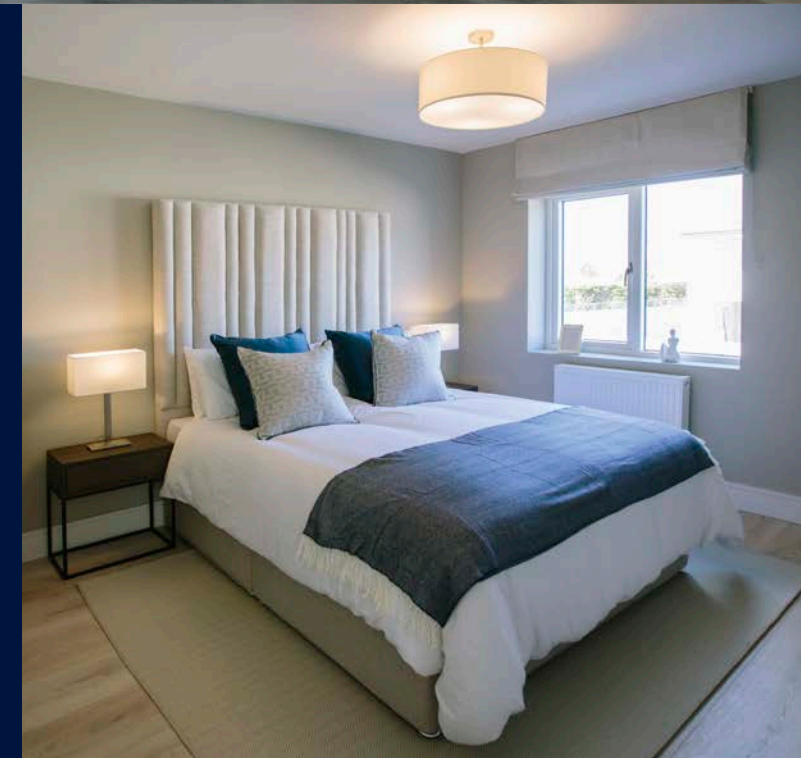
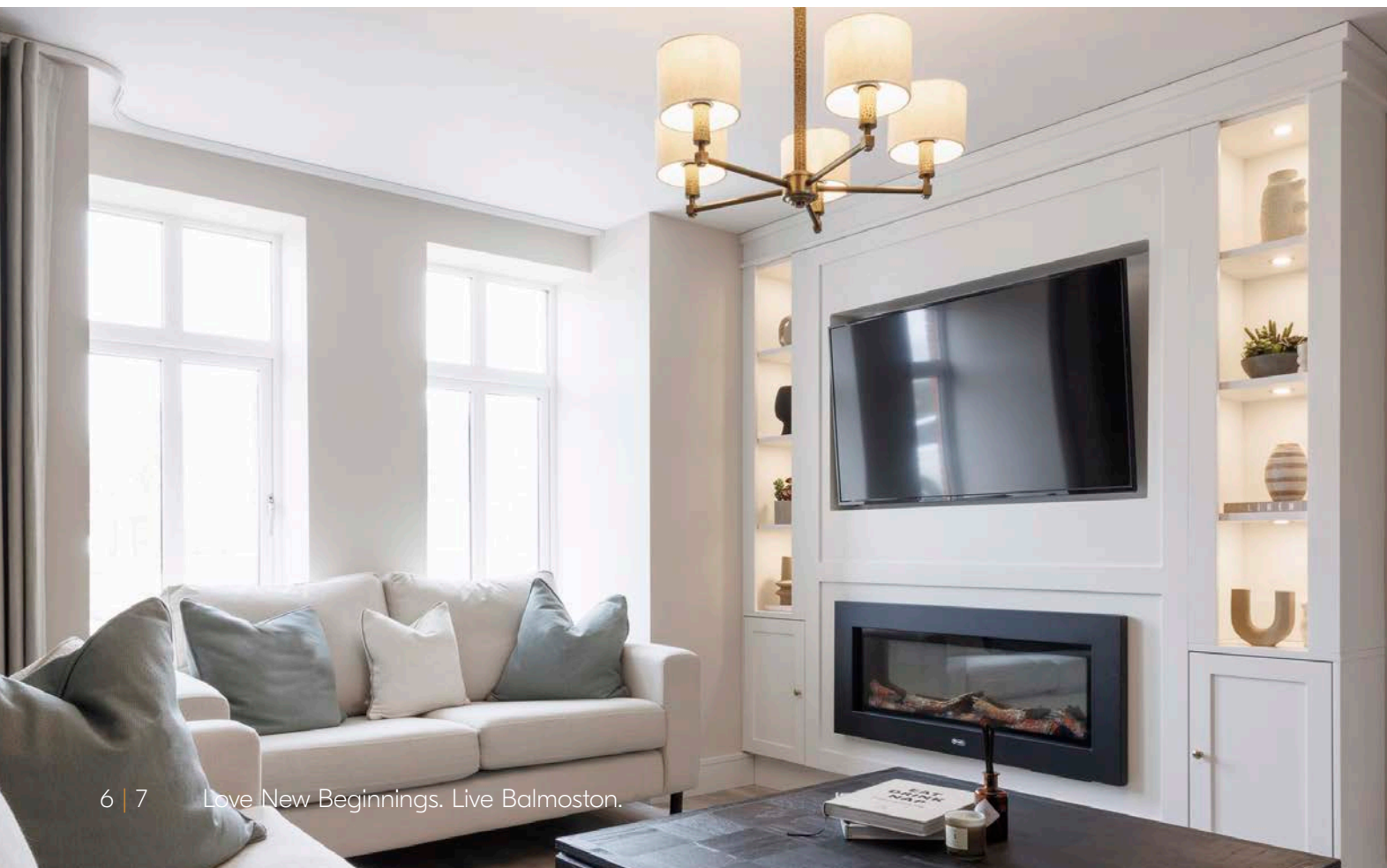


# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

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 will 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 in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



### A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



BALMOSTON IN DONABATE

# LOVE COASTAL COMFORTS LIVE WITH EFFICIENT TECHNOLOGIES

*Balmoston offers a wealth of family-friendly activities.*

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 IN DONABATE

# ALL INTERESTS, ALL COVERED, **ALL NEARBY.**

Conveniently located close to Donabate, Balmoston offers quick access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Balmoston is a short spin from the Pavilions Swords Shopping Centre, one of Dublin's premier shopping destinations. With over 100 global and national retailers to choose from, the Pavilions' world-class stores offer an unrivalled destination for the best shopping, dining and entertainment, along with an extraordinary program of services. So, whether you're strolling the sandy beaches of northeast Dublin or taking in some weekend retail therapy nearby, virtually everything you need is on your doorstep.





# A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Donabate and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Balmoston. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, and Montessori choices in the locality.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Donabate. In fact, you're spoiled for choice with a selection of football and GAA clubs to line out for! Balmoston is also well located for golfing enthusiasts with Donabate Golf Club, a 27-hole golf club, right in the heart of the area.

## 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





# BALLYMASTONE RECREATIONAL HUB

Balmoston is conveniently located a short stroll from the soon to be, Ballymastone Recreational Hub. Fingal County Council have commenced the development of the hub that will serve the community and surrounding areas for generations to come. The multi-sport recreational hub will offer world-class sports and fitness facilities and will cater to a wide spectrum of interests and age groups across the community.

## 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



For illustrative purposes only.





# 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 building sustainably for every community for the future.

We support countless initiatives throughout every community we build - from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, 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.







BALMOSTON IN DONABATE

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

The tranquil surroundings and second-to-none transport links of Donabate make for a popular and ideal spot to put down roots. Balmoston is just a few minutes away from Donabate, a popular and well-established commuter town in northeast Dublin.

Residents in Balmoston are connected to it all with its convenient location. The train station is conveniently located just a 10-minute walk from the development so you can sit back and enjoy the option of a stress-free commute into the city via fast and frequent bus and train routes. For commuters, the M50 (link to M1) and R132 road links are minutes away. A short drive via the motorway will have you in Dublin City Centre. What's more, a relatively short spin will bring you to the idyllic Newbridge House & Farm, Ireland's best intact Georgian mansion.



Donabate Station - Connolly Station	25 mins
Donabate Station - Pearse Station	35 mins



Dublin Airport	13 mins
Swords Pavilions Shopping Centre	10 mins
Dublin City Centre	35 mins
Donabate Beach	3 mins



Bus Routes via Donabate

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





# GOVERNMENT SCHEMES AVAILABLE

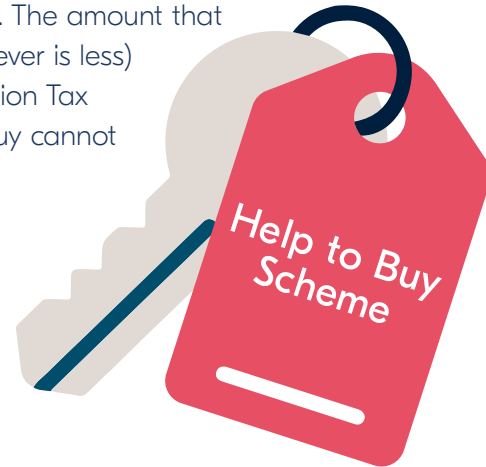
New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

## 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 €30,000 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.



## THE LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

The Local Authority Affordable Purchase Scheme helps people on moderate incomes looking to get on the property ladder buy new homes at reduced prices. Homes that qualify for this scheme are located in communities with a high housing demand and where affordability is an issue. The local authority takes a percentage stake in your home that covers the price reduction. In simple terms, if you buy the home at a 20% discount, the local authority will own a 20% stake in your home. You must repay the 20% stake after 40 years or if you decide to sell your home, but you can repay it any time before this. While this scheme is aimed at first-time buyers, there are some exceptions (such as if you are now divorced or separated, if you have just ended a relationship or have gone through personal insolvency or bankruptcy).



### Local Authority Affordable Purchase scheme eligibility criteria

- Your purchasing power (i.e. your gross annual income multiplied by 3.5) must be less than 85.5% of the market value of the affordable home.
- You must have proof from a bank/financial institution that you cannot get a mortgage for 85.5% of the market value of the home.
- The maximum equity share the local authority will take in your home is 40% and the minimum is 5%.
- You must have the right to live in Ireland.

## FIRST HOME SCHEME

Glenveagh support 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 Marco Prudential 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).



## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €74,375 and the Help to Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €425,000.



<b>Property price</b>	<b>€425,000</b>
<b>Household income</b>	<b>€74,375</b>
<b>Mortgage approval</b>	<b>€297,500</b>
<b>Deposit</b>	<b>€12,500</b>
<b>Help to Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€85,000</b> (=20% equity share)
<b>Monthly Mortgage Repayments</b>	<b>€1,317</b> (based on 35 years and at 4% interest rate)

For more information about the Government support schemes available to you visit [glenveagh.ie/first-time-buyers](http://glenveagh.ie/first-time-buyers)



# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

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. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



## What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

## Thermal comfort

Efficiency and sustainability isn't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it perform thermally to the highest standards. Glenveagh homes are also designed to the highest possible standards in terms of airtightness and indoor air quality through carefully installed impermeable membranes and carefully designed ventilation systems.

## 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.

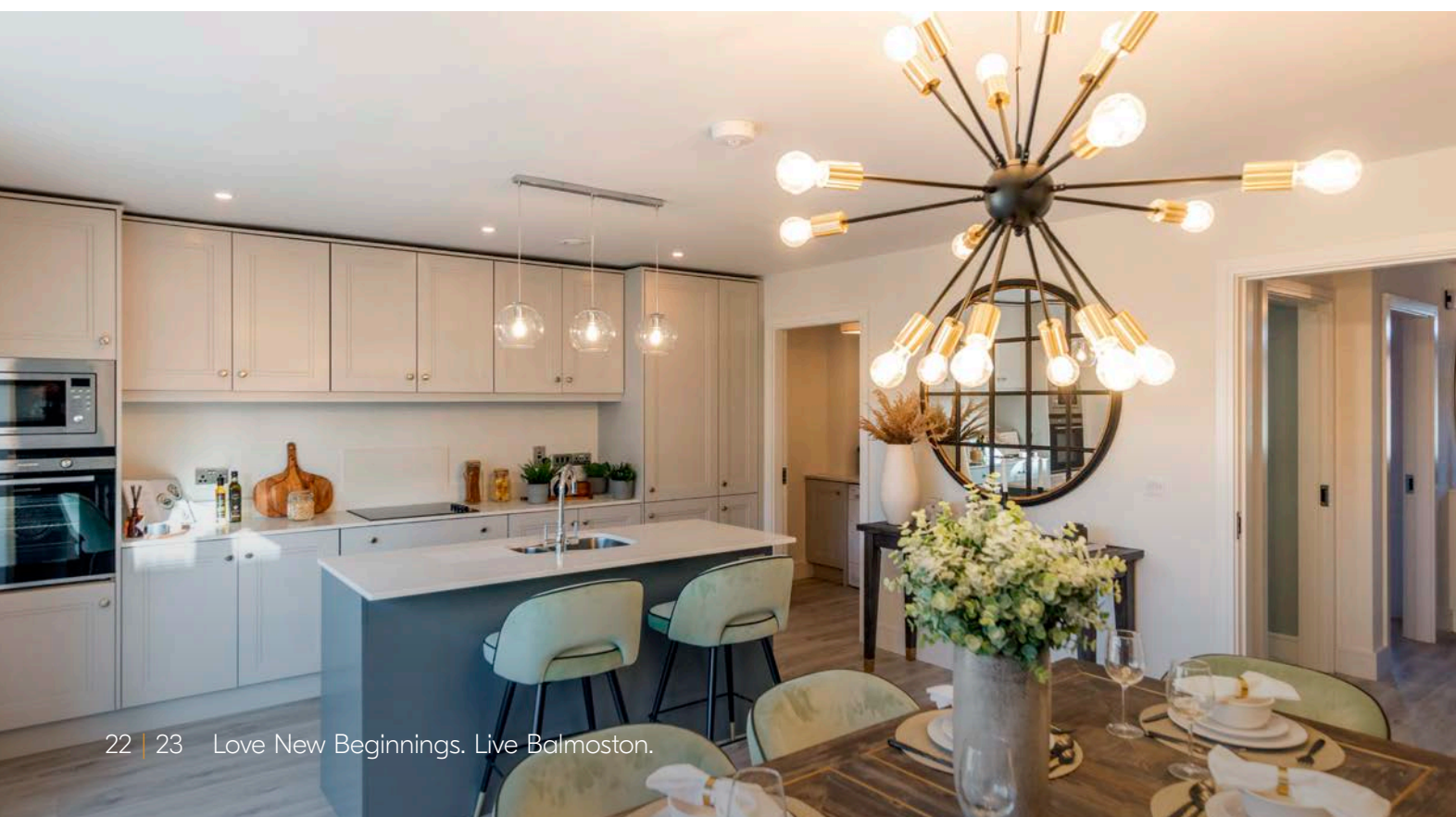
A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

## Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.

## Solar PV panels make a big difference

The latest solar panel technology can make a big difference to your home. Not simply in terms of sustainability but in cost savings too. By capturing natural light from the sun, photovoltaic panels on the roof of your home offer an environmentally friendly way to power your TV, kettle or toaster or Electric Vehicle!







## BALMOSTON IN DONABATE

# BUILT TO A STANDARD YOU CAN TRUST

### External Features

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

### Gardens

- Seeded gardens.

### 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.
- TV connection in living, kitchen and master bedroom\*.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

### Kitchen

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

### Bathroom & Ensuite

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

### Windows & Doors

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

### Wardrobes

- Shaker-style fitted wardrobes in the master bedroom.

### Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses 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.

\*Not applicable to Juniper and Ash units.



# REST EASY, YOU'RE HOME.

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







## 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 each Glenveagh development and are responsible for planting, pruning, cutting, and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.



## 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 Cailini 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

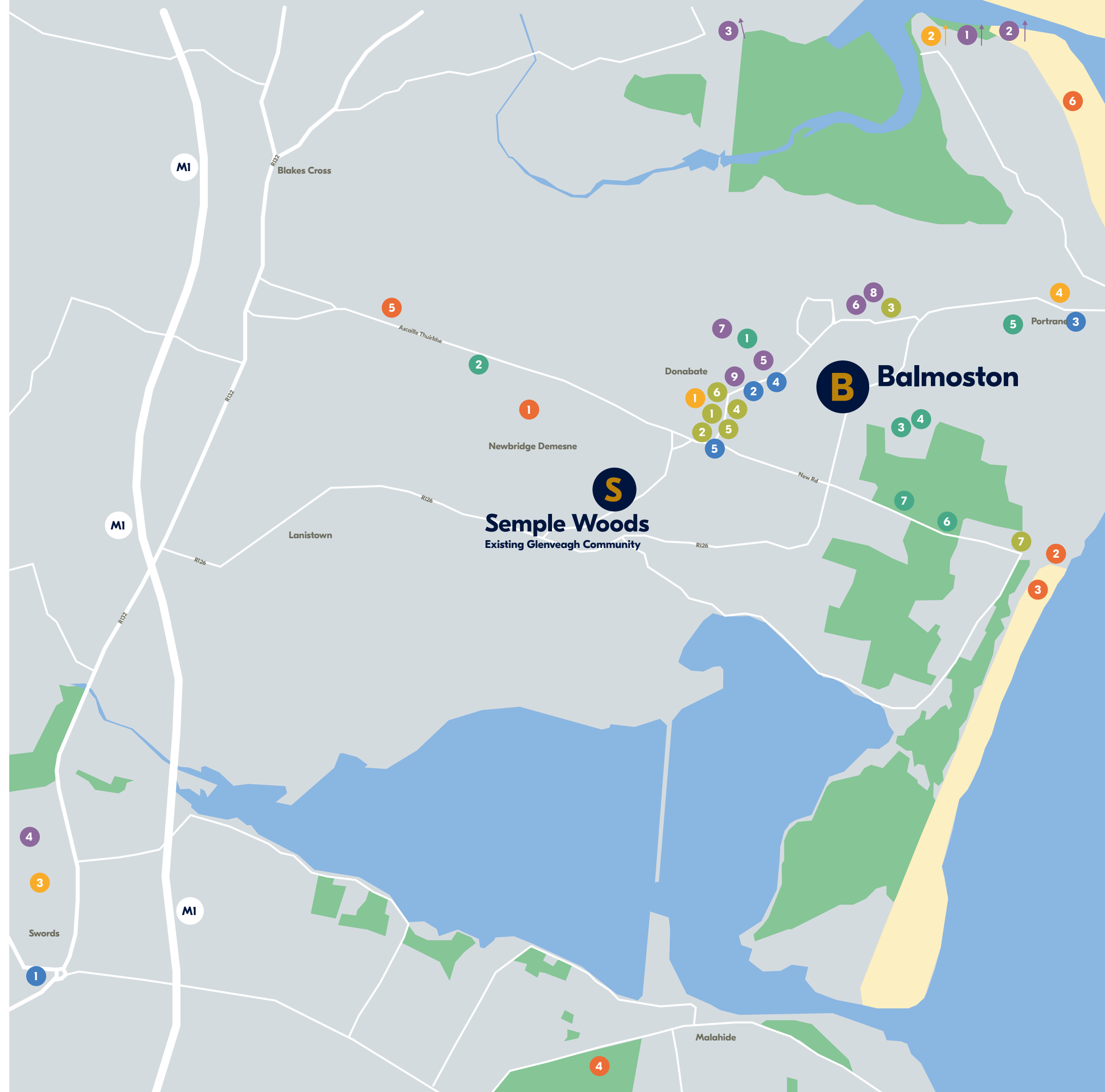
## Places of Interest

- 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





# HOUSE STYLES

## Townhouse, Duplexes & Apartments

- **The Cherry**  
1 Bed Apartment  
52.5 - 55 sqm | 565 - 592 sqft
- **The Apple**  
2 Bed Apartment  
83.6 - 92.3 sqm | 900 - 994 sqft
- **The Bramble**  
2 Bed Duplex | Townhouse  
88.1 - 95 sqm | 948 - 1022 sqft
- **The Buckthorn**  
3 Bed Apartment  
95.5 - 108.6 sqm | 1028 - 1169 sqft
- **The Laurel**  
3 Bed Duplex | Townhouse  
108.4 - 126.2 sqm | 1167 - 1358 sqft

## 2 Bed Homes

- **The Hazel**  
2 Bed Mid Terrace  
78.8 sqm | 848 sqft
- **The Willow**  
2 Bed Mid Terrace  
81 sqm | 872 sqft
- **The Maple**  
2 Bed Mid Terrace  
87.2 sqm | 939 sqft

## 3 Bed Homes

- **The Poplar**  
3 Bed End Terrace  
97.2 sqm | 1046 sqft
- **The Holly**  
3 Bed Mid Terrace  
102.7 - 107.7 sqm | 1105 - 1159 sqft
- **The Juniper**  
3 Bed End Terrace  
105.5 sqm | 1136 sqft
- **The Cedar**  
3 Bed End Terrace  
106.2 sqm | 1143 sqft
- **The Birch**  
3 Bed End Terrace | Detached  
117 - 119 sqm | 1259 - 1281 sqft
- **The Beech**  
3 Bed Semi-Detached  
121.2 sqm | 1305 sqft

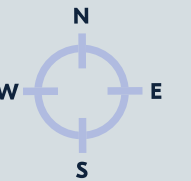
## 4 Bed Homes

- **The Fir**  
4 Bed Detached  
164.3 sqm | 1769 sqft
- **The Elm**  
4 Bed Detached | Semi-Detached  
164.3sqm | 1769sqft

# BALMOSTON DONABATE



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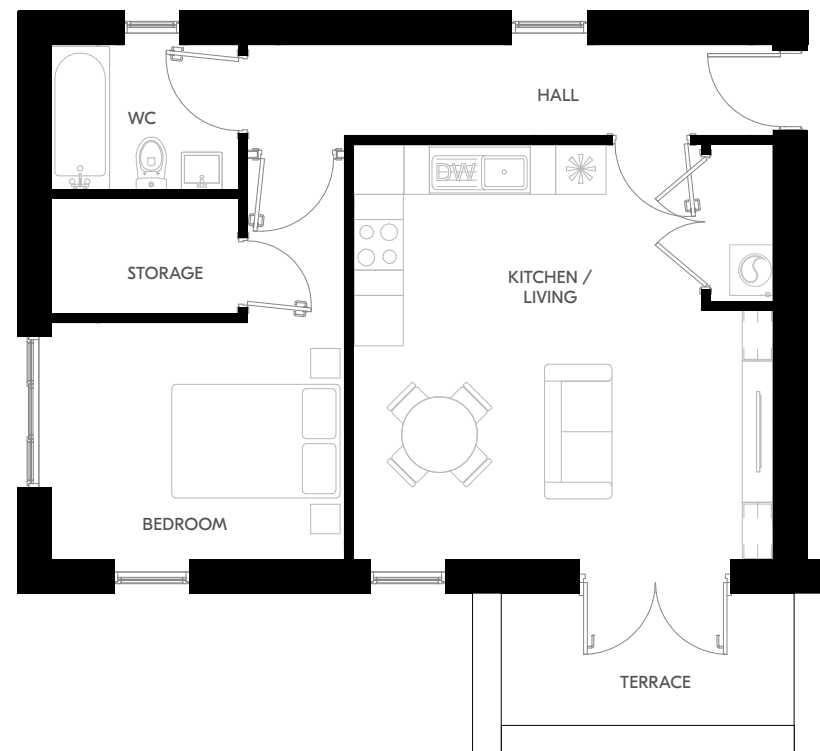




# THE CHERRY

1 Bed Apartment

52.5 - 55 sqm | 565 - 592 sqft



Second Floor

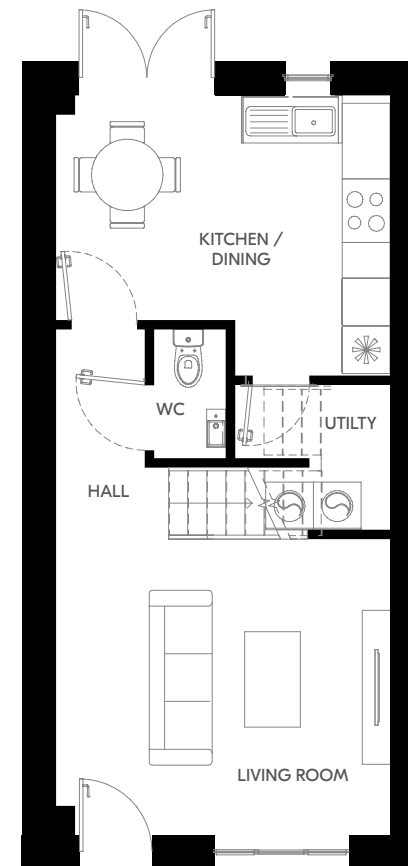
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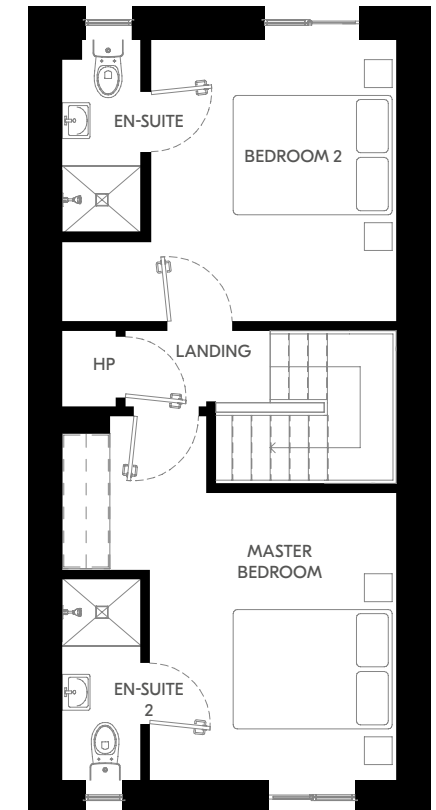
# THE HAZEL

2 Bed Mid Terrace

78.8 sqm | 848 sqft



Ground Floor



First Floor

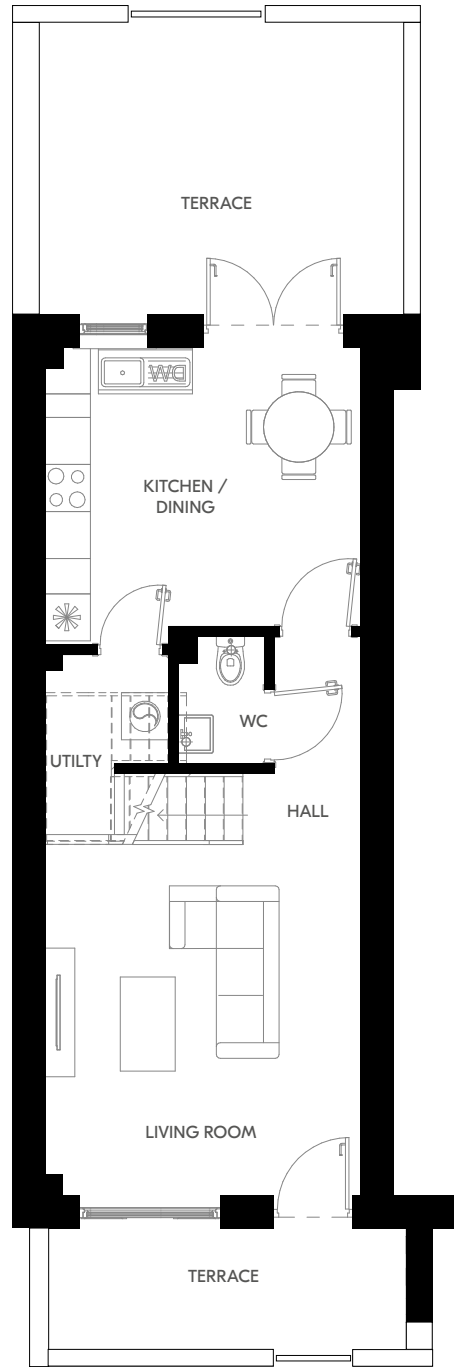
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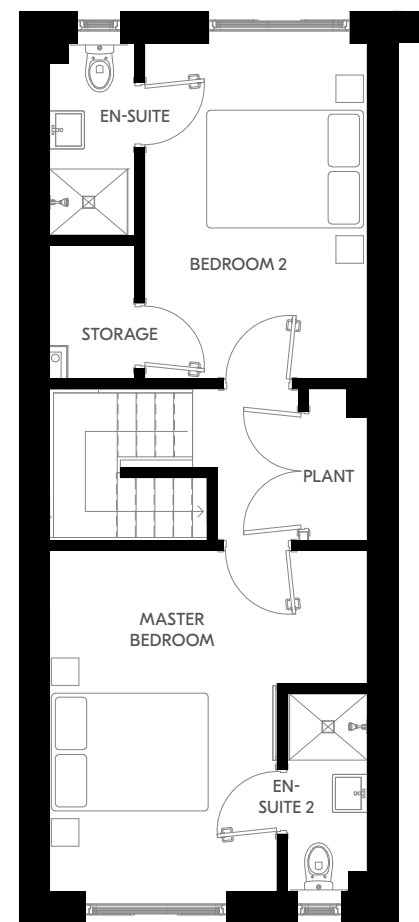


# THE BRAMBLE

2 Bed Duplex | Townhouse  
88.1 - 95 sqm | 948 - 1022 sqft



Ground Floor



First Floor

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For illustrative purposes.

# THE BUCKTHORN

3 Bed Apartment  
95.5 - 108.6 sqm | 1028 - 1169 sqft



Second Floor

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For illustrative purposes.



# THE POPLAR

3 Bed End Terrace  
97.2 sqm | 1046 sqft



Ground Floor

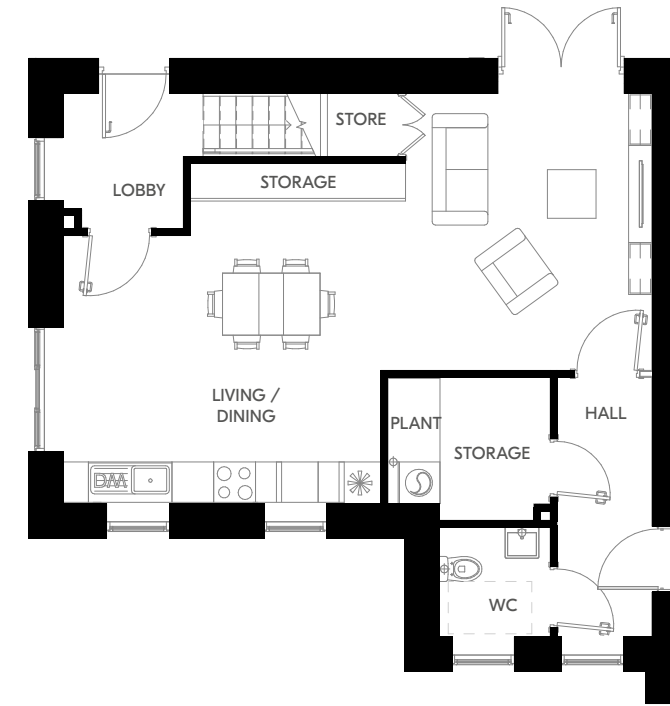
First Floor

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For illustrative purposes.

# THE LAUREL

3 Bed Duplex | Townhouse  
108.4 – 126.2 sqm | 1167 – 1358 sqft



Ground Floor



First Floor

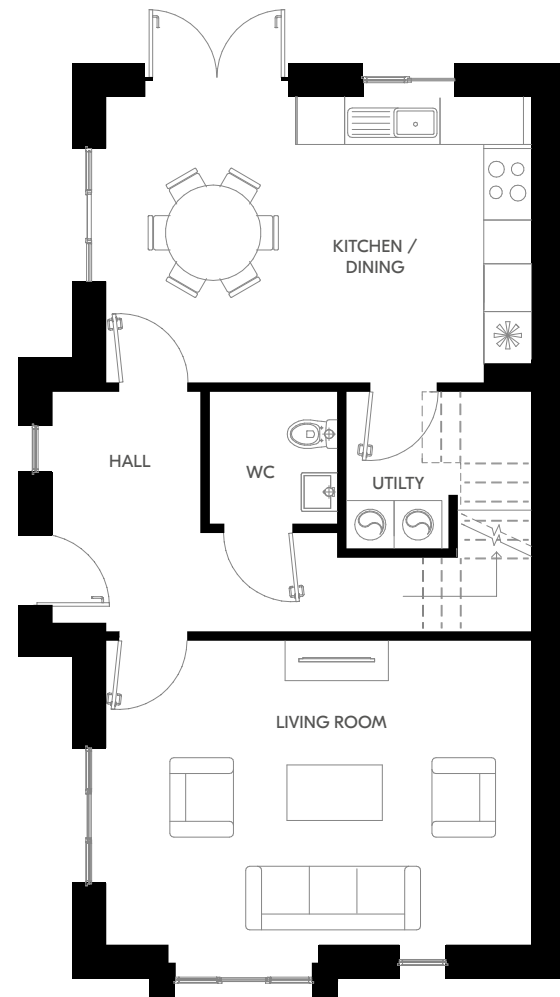
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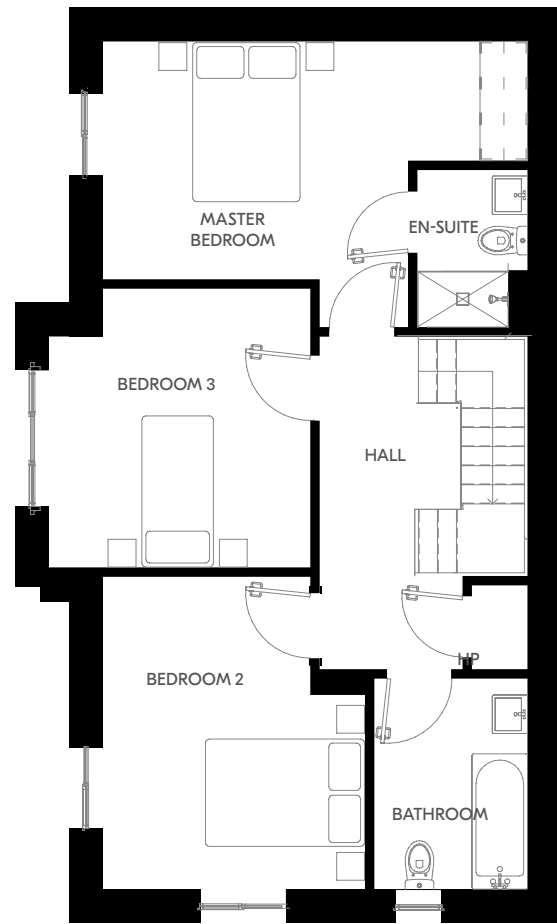


# THE BIRCH

3 Bed End Terrace | Detached  
117 - 119 sqm | 1259 - 1281 sqft



Ground Floor



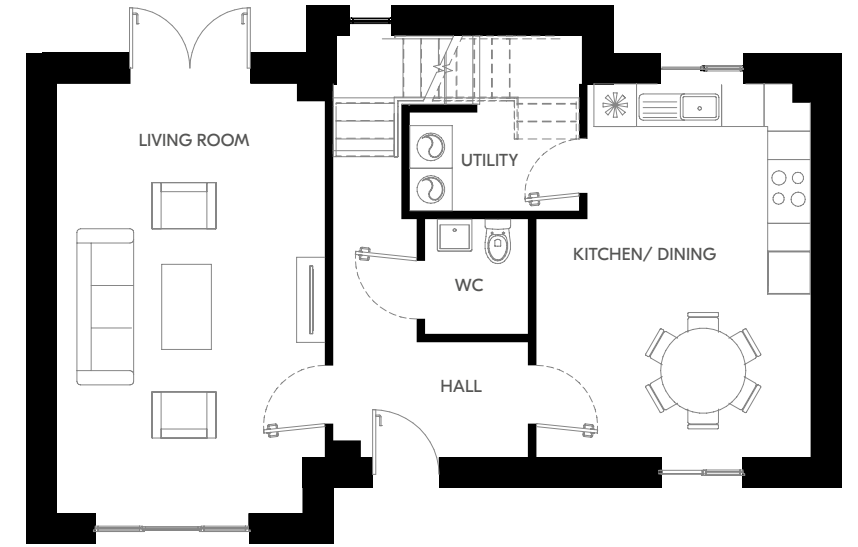
First Floor

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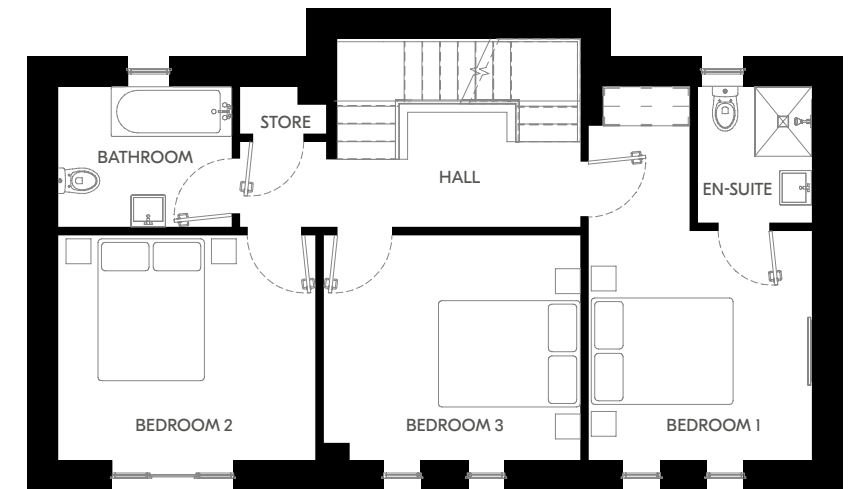
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# THE ELM

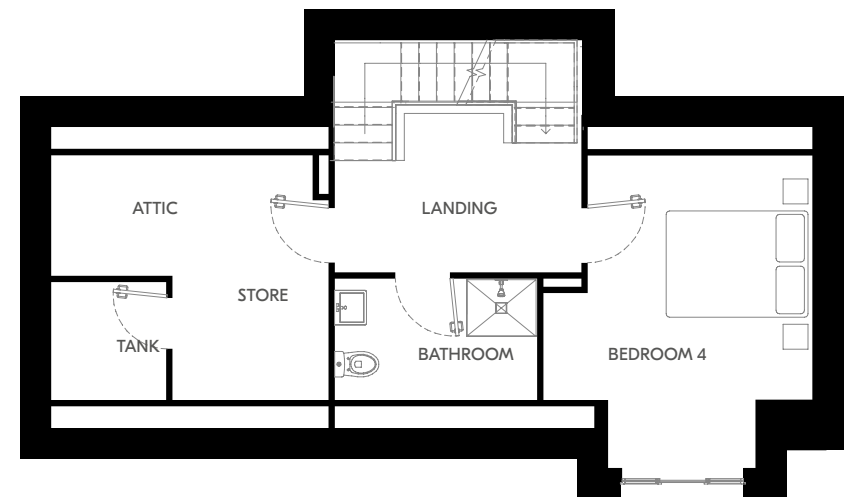
4 Bed Detached | Semi-Detached  
164.3 sqm | 1769 sqft



Ground Floor



First Floor



Second Floor

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# 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. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)

## Discover more Glenveagh communities:



**Maple Woods**  
Ballinacurra, Midleton, Cork



**Farranshock Park**  
Mullingar, Westmeath



**Foggie Field**  
Kilruddery, Wicklow



**Foxwood Barn**  
Citywest, Dublin



**Kilmartin Grove**  
Kilmartin, Dublin



**Cluain Adain**  
Navan, Meath









Selling agent



**01 634 2466**

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **McCauley Daye O'Connell Architects**

Solicitor: **RDI**

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