



HOLSTEINER PARK

WILLIAMSTOWN STUD





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QUALITY HOMES,
REAL DISTINCTION.

*Holsteiner combines elegance,
spacious living and city convenience,
while bringing you a privately-gated
development of four and five-bedroom
detached homes found in
the heart of Clonee.*



TREE-LINED TRANQUILITY



A HIGH CALIBRE
DEVELOPMENT IN THE
HEART OF CLONEE.



Holsteiner boasts a serene location that offers excellent access to Dublin city centre while allowing residents escape the frantic nature of the country's capital.

The city centre can be accessed by the M3 motorway in under half an hour by car as well as services at Hansfield Railway station and from Dublin Bus, making it the ideal commuter location.

Dublin Airport is also only a 20-minute drive.

Clonee itself has experienced a strong economic surge in recent years, and is home to Facebook's newest data centre while Shire Ireland have recently commenced a project in nearby Dunboyne which will create 400 pharmaceutical jobs.





RESIDENTS ARE WELL AND TRULY SPOILT FOR CHOICE.

Shopping and Leisure

Shopping desires are more than accommodated for by facilities such as Blanchardstown Shopping Centre and the endless facilities found in Dublin city centre. Bars, restaurants and cafés are all in abundance in the area, with Dunboyne home to Ireland's recently opened and largest Avoca store which expands to over 35,000 sq.ft., bringing a fresh sense of vibrancy to the area.

Residents are well and truly spoilt for choice in relation to the amenities this area has to offer. For leisure enthusiasts, Castleknock Golf Club, Luttrellstown Castle Golf and Country Club and the acclaimed Dunboyne Castle Hotel and Spa are all found in the near vicinity.

Education

Education is sufficiently catered for, with a wide range of both primary and secondary education facilities on offer in the area. The illustrious Castleknock College is found just a short commute away. Mount Sackville secondary school can also be found minutes away from Holsteiner, neighbouring the Phoenix Park, one of the largest recreational parks to be found in any European capital.

In terms of third level education, Maynooth University can be accessed with ease. Meanwhile, the city provides endless opportunities for third-level education and is home to some of Ireland's most distinguished educational establishments, including Trinity College and University College Dublin.



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Welcome to your new home at Holsteiner.

*Holsteiner is a brand new development of the highest calibre that offers a tasteful mix of brick and render exteriors and an interior specification of the highest quality.
A beautiful place to call home.*

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HIGH SPECIFICATION

A tasteful mix of brick and render exteriors.

Kitchen

All homes feature a beautiful hand crafted painted in-frame kitchen. All bespoke in-frame doors are solid wood complimented with a quartz stone worktop. Included in all homes are modern Siemens appliances as per showhouse. All homes have a separate mud room with fitted cabinetry and a laundry room.

Bathrooms

All bathrooms are superiorly finished with Villerory & Boch sanitary ware. High quality porcelain tile is used in all wet areas and bathroom floors with shower niche shelves incorporated where possible. All showers are pressurised and come with fitted high quality shower screens. Bathrooms are finished with luxury chrome effect towel radiators.

Wardrobes

Luxury wardrobes with shaker style doors and washed oak veneer carcass.

Fireplaces

Beautiful fitted Wanders Smart Woodburner with an external air supply. This is set into an Agean Limestone Fireplace Surround with beautiful classical detailing and an elegant recessed mantel top complemented with a black granite hearth. Nominal Heat Output of 9kW and 75% Efficiency.

Windows

High Performance double glazed Prestige Nordic Pine windows. All windows feature a multipoint secure by design locking system. Raised reveals surrounding the windows make for a beautiful detail accompanied by natural granite window sills.

Doors

Contemporary shaker style oversized internal doors are incorporated throughout the ground and first floor. All internal doors handles are high quality satin nickle. Each house benefits from a high-performance hard wood front door with a multipoint locking system.

Stairs

All units feature a contemporary timber stairs with a dark stained hardwood handrail.

Floors

High density insulation provided under concrete ground floor slab with the addition of a concrete screed to first floor. Extra high 9 foot ceiling levels on both ground and first floors.

External

High performance external walls providing a U-value of 0.15 W/m²k are finished with a carefully chosen kutseen littoral brick and a painted nap render finish. Raised reveals surrounding the windows make for a beautiful detail accompanied by granite window sills. External chimney breasts allow for stunning brick detail and granite bands which is a key feature of the design. A carefully designed porch detail with large entrance foyer door allows for a grand entrance to each home.

Roof

Roof constructed of timber trusses insulated with mineral wool insulation. All homes include a pull-down stairs giving access to the attic. The roof is finished with a slate effect bullnose grey roof tile and zinc roof over bay windows were applicable.

Ventilation

A high-efficiency heat recovery ventilation system (HRV) fitted as standard which is designed to provide tempered fresh air to homes all year round. The ventilation system is tailored towards the occupiers needs, reducing energy consumption and providing superior internal air quality and comfort.

Air Tightness

All homes are constructed to provide a high level of air tightness to a standard that far exceeds the building regulations.



Heating

Energy efficient A-Rated Panasonic air source heat pump heating system provided. The heating system is easily customised to the users' needs of multiple heating zones, programmer and electronically controlled thermostats zoned to individual areas. Hot water cylinder provides energy-efficient central heating and large capacity of hot water storage.

All homes have underfloor heating on ground floor and stylish aluminium radiators to the first floor.

Electrical Specification & Communications

The generous electrical specification as per the show house extends to brushed chrome accessories to kitchen area, data and TV points in all rooms, time clock, ventilation system controller, wired for intruder alarm and video intercom unit linked to main entrance gate. The development will be serviced by Eir. Photovoltaic panels fitted to generate electricity all year round.

Gardens

Private lawns are levelled and seeded and bound by a rail and post fence which will be extensively hedged. Driveways are gritted with a paved edging surround. Patio french doors lead to a generous sized private garden with a granite patio, serviced with an outdoor socket and light.

Entrance & Public Open Space

The development is privately accessed through gated high granite piers with surrounding landscaping. Furthermore the development will have wonderful landscaped open spaces for residents to enjoy.

Homebond

All homes are covered by a ten year Homebond structural guarantee.

Management Company

The management company will ensure the development and landscaping is maintained to the highest standard. Each homeowner will become a member of the management company.



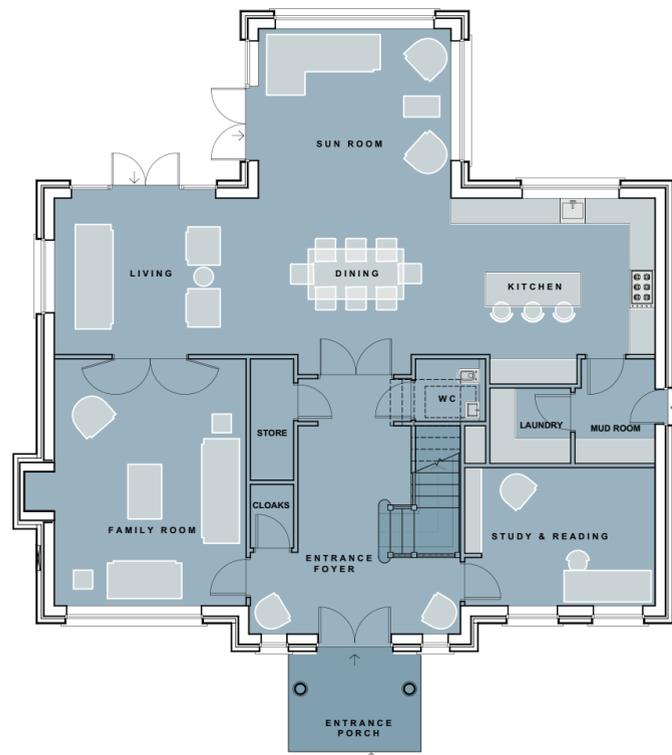
BER details are available on request from the agent.



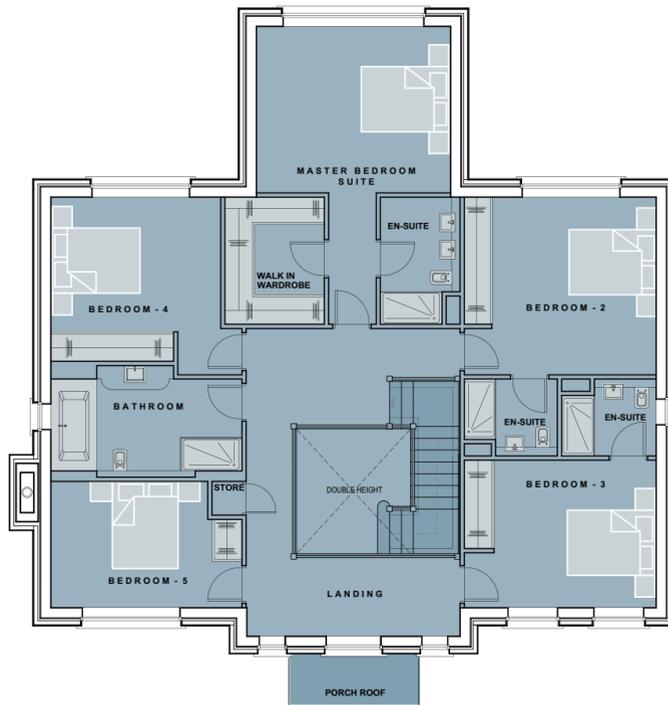


THE GALILEO

Five-bedroom Detached Home
321 sq. m. 3,455 sq. ft.



Ground Floor



First Floor

Not to scale. For illustrative purposes only.



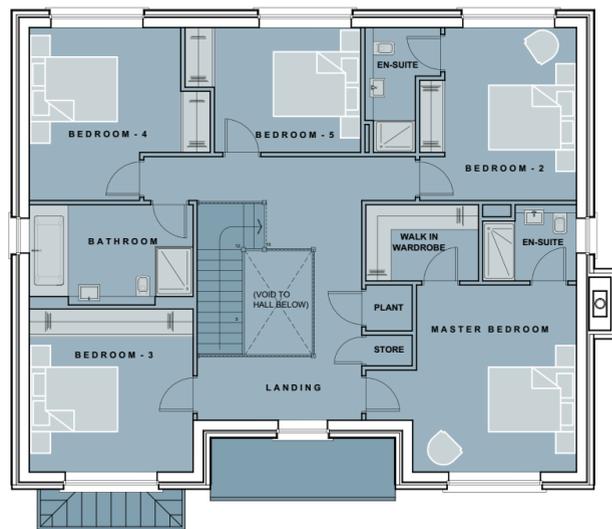


THE CAMELOT

Five-bedroom Detached Home
266 sq. m. 2,865 sq. ft.



Ground Floor



First Floor

Not to scale. For illustrative purposes only.



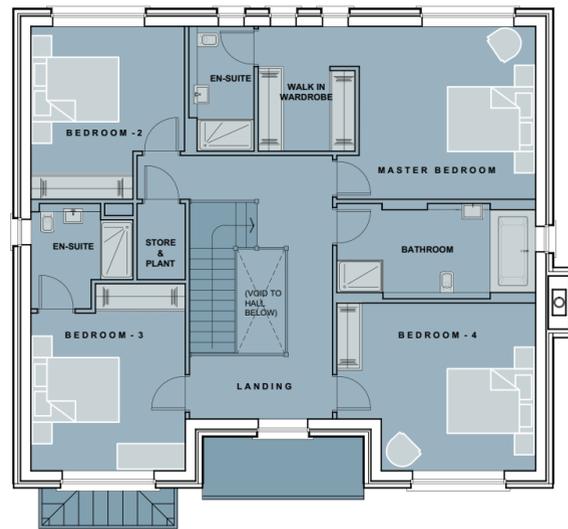


THE FRANKEL

Four-bedroom Detached Home
246 sq. m. 2,650 sq. ft.



Ground Floor



First Floor

Not to scale. For illustrative purposes only.





SITE PLAN



The Galileo
The Showhouse

-  **The Galileo**
5-bedroom detached
321 sq. m. 3,455 sq. ft.
-  **The Camelot**
5-bedroom detached
266 sq. m. 2,865 sq. ft.
-  **The Frankel**
4-bedroom detached
246 sq. m. 2,650 sq. ft.
-  **The Gate Lodge**

Not to scale. For illustrative purposes only.



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PROFESSIONAL TEAM

DEVELOPMENT BY



Glenveagh Homes

JOINT SELLING AGENTS



Coonan
NEW HOMES
(01) 628 6128
PSRA NO. 003764



Knight Frank
(01) 634 2466
PSRA NO. 001880

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GENERAL NOTE:
Booking Arrangements: €15,000 booking deposit to be paid to the estate agents.
Balance 10% to be paid on signing of the contract. The remainder to be paid on closing.

Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquiries must satisfy themselves regarding the description and measurements.



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