

Airpark
Square
Stocking Lane





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Introducing Airpark Square

An exciting new addition to Airpark

Airpark Square is a superb new development ideally located in the well-established and sought after residential area just off the stunning tree lined road of Stocking Lane, Rathfarnham, nestled at the foothills of the Dublin Mountains and yet convenient to Dublin City Centre. Airpark Square gives you the perfect balance between the hustle and bustle of city life, and the tranquil and peaceful surroundings of home.

These traditionally built houses have been thoughtfully designed with family living in mind in their design, layout and energy efficiency. Providing a great space for families to flourish and enjoy all that modern life has to offer in this enviable location.



Rathfarnham - Explore the Area

Just nine kilometres from the city centre, this truly is a desirable location which will be home to a world class way of life. AirPark is enviably positioned minutes from the M50 motorway and national road network, access to all parts of Dublin and surrounding areas. There is an excellent choice of primary and secondary schools in the locality including St. Columcille's, Sancta Maria College, Colaiste Eanna, Loreto Beaufort School, De La Salle College, Rockbrook Park and Wesley College. Public transport is well catered for

with a bus stop for the 15B bus route located outside the development. Some of Ireland's finest shopping and leisure facilities can also be reached in minutes. These include shopping centres in Rathfarnham, Nutgrove and Dundrum Town Centre with its extensive range of shops, restaurants and cinema.

There is an abundance of recreational activities to offer. For golf enthusiasts there is a choice of golf courses including The Grange in Rathfarnham, Edmondstown

Golf Club and The Castle to name but a few. You can also enjoy the tennis courts and playgrounds of Bushy Park and Marlay Park. Rathfarnham Equestrian Centre is also close at hand. Marlay Park is one of the best parklands in the city offering playgrounds, tennis courts, sports grounds, organised runs and a fabulous food market over the weekend.

YOU ARE SPOILT FOR CHOICE WITH SO MANY WALKS OR HIKES TO GO ON AT THE **HELLFIRE CLUB, MASSY'S WOOD, THREE ROCK, TICKNOCK HILL** OR TAKE THE KIDS TO **ZIPIT** AT **TIBRADDEEN WOODS**.

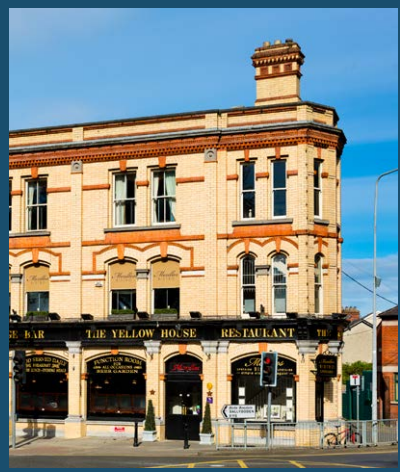




AIRPARK HAS AN EXTENSIVE LIST OF AMENITIES CLOSE AT HAND, IT IS MINUTES FROM **SUPERVALU**, **KNOCKLYON** SHOPPING CENTRE AND THE BUSTLING VILLAGES OF **RATHFARNHAM** AND **TERENURE**.



Rathfarnham Village has a combination of old world style and modern amenities and offers a fabulous selection of shops, restaurants and public houses including the popular Yellow House.



AIRPARK SQUARE IS A CHARMING DEVELOPMENT OF **23 HOUSES** AND WILL INCLUDE A FABULOUS LANDSCAPED GREEN OPEN SPACE WITH NATURAL PLAYGROUNDS FOR RESIDENTS TO USE.



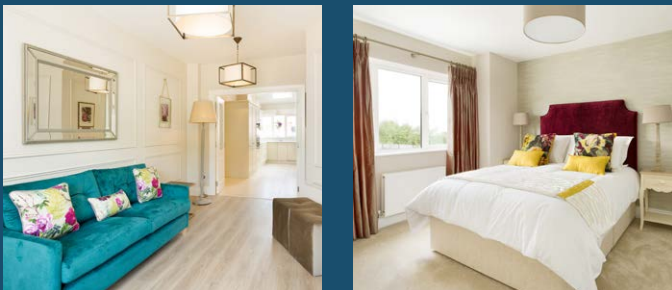
Airpark Square will comprise of a mix of 3 & 4 bedroom terrace & 5 bedroom semi-detached 'A -Rated' houses. All will be finished to an exceptional standard and offer an intelligent use of space and light, with a keen eye for style and commitment to quality.

Each home has been designed to provide high-end accommodation with exceptional specifications, clearly visible from the extra ceiling height at ground floor levels, large high performance windows giving you bright light filled accommodation and custom designed fitted shaker kitchens with solid stone worktops.



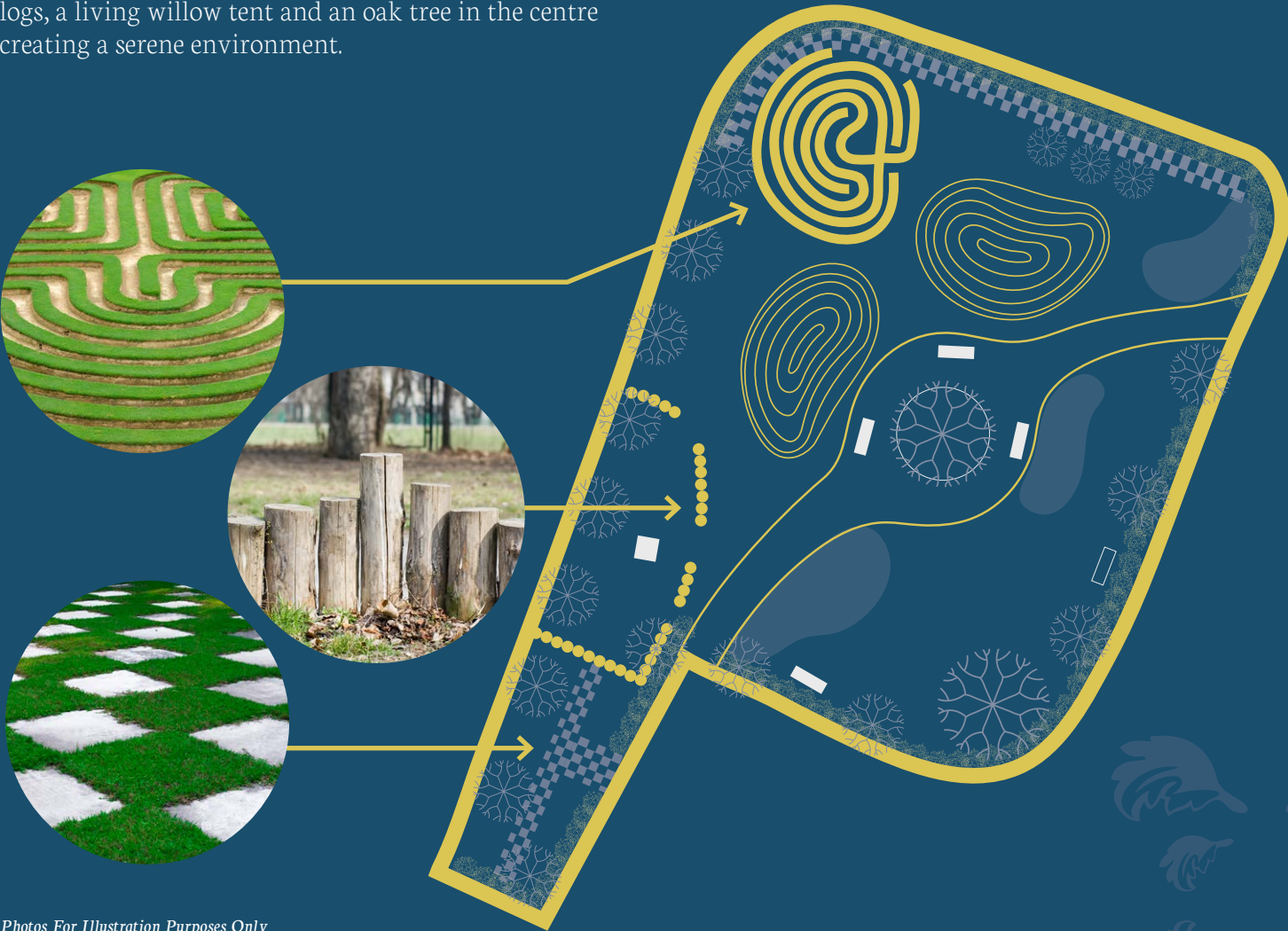
Thoughtful Design

THESE FABULOUS NEW HOMES WILL IMMEDIATELY IMPRESS WITH THEIR **QUALITY DESIGN**, **WELL-PROPORTIONED ROOMS** AND **EXCELLENT FINISHES** THROUGHOUT.



Park arrives to Airpark

Designed beautifully by Landscape Architects Austen & Associates, the natural play areas will provide an appealing environment for children to play whilst also providing an opportunity for residents to sit and relax making this the ideal family location. The beautiful natural playgrounds will feature a labyrinth, rustic play logs, a living willow tent and an oak tree in the centre creating a serene environment.

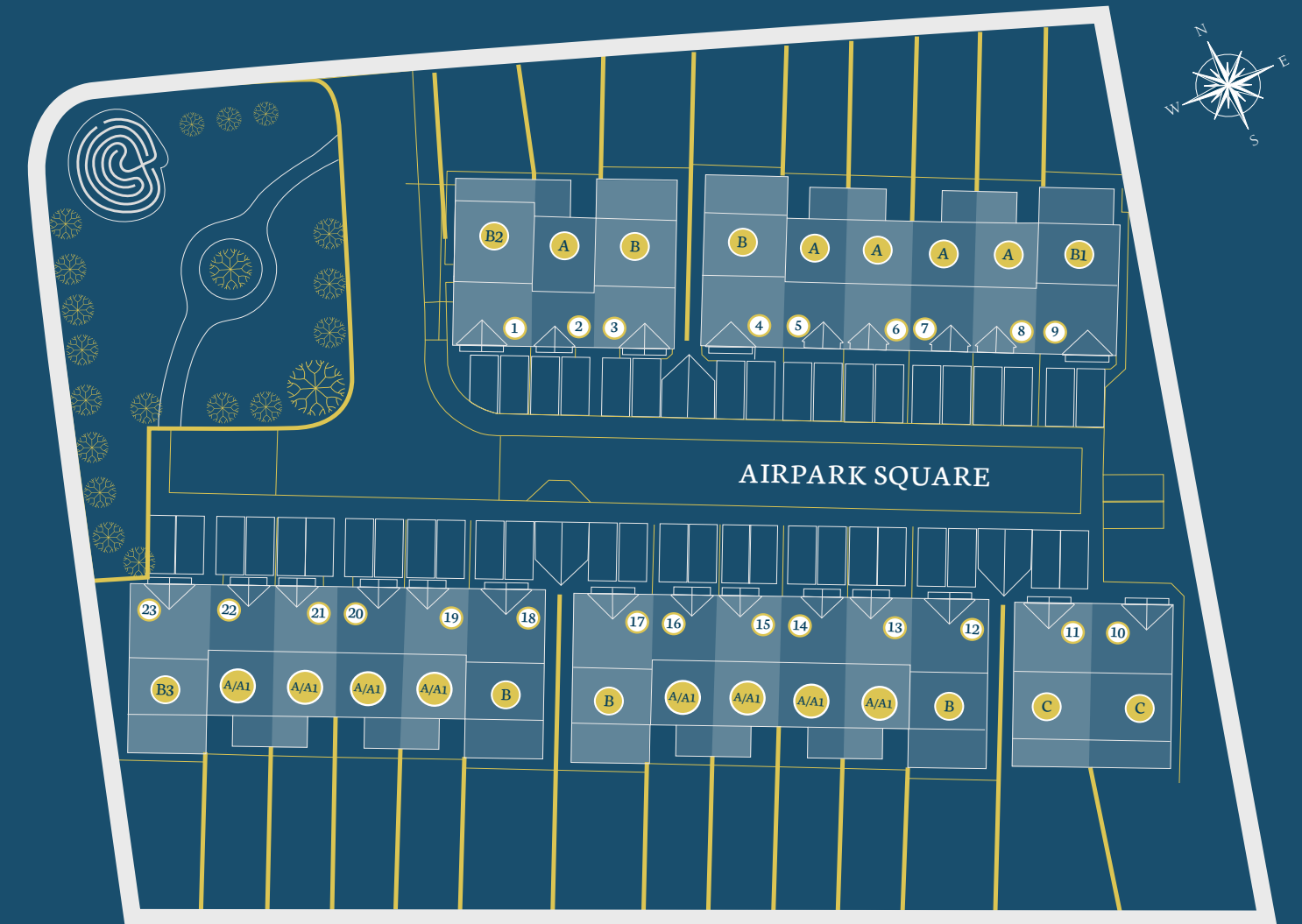


Photos For Illustration Purposes Only

An Envidable Location



The Site Map



Not to Scale - For Identification Purposes Only

- | | | | |
|-----------|--|-----------|--|
| A | 3 BEDROOM Mid Terrace House c. 102.3 sq m/c. 1,103 sq ft | B2 | 4 BEDROOM End of Terrace House c. 131 sq m/c. 1,414 sq ft |
| A1 | 3 BEDROOM Mid Terrace House c. 102.3 sq m/c. 1,103 sq ft | B3 | 4 BEDROOM End of Terrace House c. 133 sq m/c. 1,437 sq ft |
| B | 4 BEDROOM End of Terrace House c. 134 sq m/c. 1,453 sq ft | C | 5 BEDROOM Semi-Detached House c. 170 sq m/c. 1,840 sq ft |
| B1 | 4 BEDROOM End of Terrace House c. 133 sq m/c. 1,432 sq ft | | |

Specification

ENERGY EFFICIENCY SPECIFICATION

- All homes will achieve an A2/A3 Building Energy Rating
- Innovative Air to Water Heat Pump providing energy efficient central heating and hot water at proven reduced energy costs than current market alternatives
- Excellent standard of wall, floor and roof insulation
- High quality triple glazed uPVC windows & Ultratech front door from Munster Joinery

KITCHEN

- Custom designed fitted shaker style kitchens with integrated doors for appliances from Keane Kitchens, with brushed chrome handles and quartz worktops
- Tiling to floors
- Utility room or WC are plumbed for washer and dryer with tiling to floors as standard

BATHROOMS

- The bathrooms and ensuites are fitted with contemporary bathroom suites with mono block chrome fittings
- Ceramic tiles are fitted to the floors and porcelain wall tiling to wet areas
- Pressurised shower system & fitted shower screens to ensuite with shower mixer, rain shower head, bath mixer & bath screen to main bathroom
- Tiling to floors of W/C

BEDROOMS

- Luxurious fitted wardrobes

INTERNAL

- Extra 9 ft ceiling height at ground floor
- Heating to each floor is thermostatically controlled
- Wall mounted electronic heating systems controller
- Generous electrical specification throughout with usb sockets to kitchen, living room and master bedroom
- Wired for TV, Telephone and broadband
- Wired for intruder alarm
- All walls & ceilings are skimmed finished and painted throughout as standard
- Timber stairs with red deal newels and balusters with oak handrail
- Panel doors with brushed steel door furniture
- Window boards, architraves and skirtings painted throughout

**Understairs storage unit in 3 Bed Show house available from Clever Closet at an additional cost upon request.*



EXTERNAL

- Maintenance free fascia, soffit and rainwater goods in uPVC
- Private rear gardens will be raked and seeded
- Landscaped front gardens with cobble lock to driveways with in curtilage parking to accommodate two cars
- Low maintenance, high quality external finishes of brick, monocouche and uPVC
- Landscaped playground to communal space, to be maintained by the Management Company

MANAGEMENT COMPANY

- A management company will be put in place to ensure that high standards of the development are maintained into the future

LEGALS

- €10,000 initial booking deposit (Subject to Contract/ Contract Denied)
- Unconditional contracts must be signed within 21 days of date of issue. Balance of 10% of purchase price is due on signing of contracts
- Balance of purchase price is due on completion

GENERAL

- 10 year structural guarantee from HomeBond

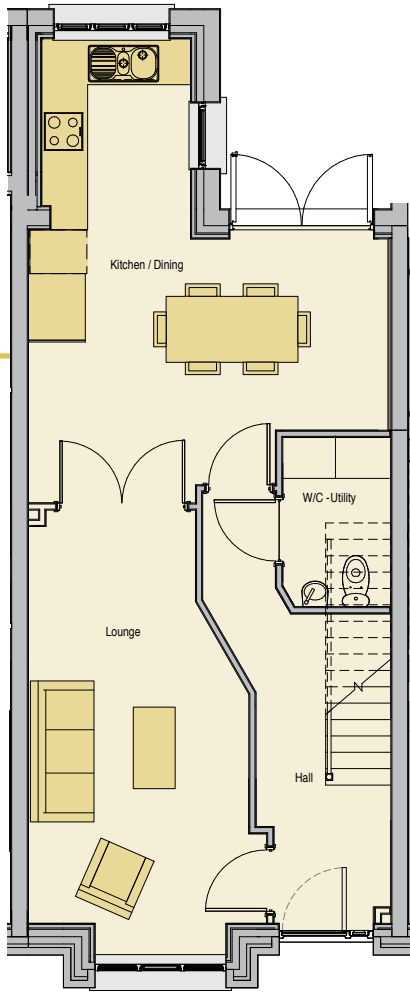


Floor Plans - Type A

3 BEDROOM
MID TERRACE HOUSE

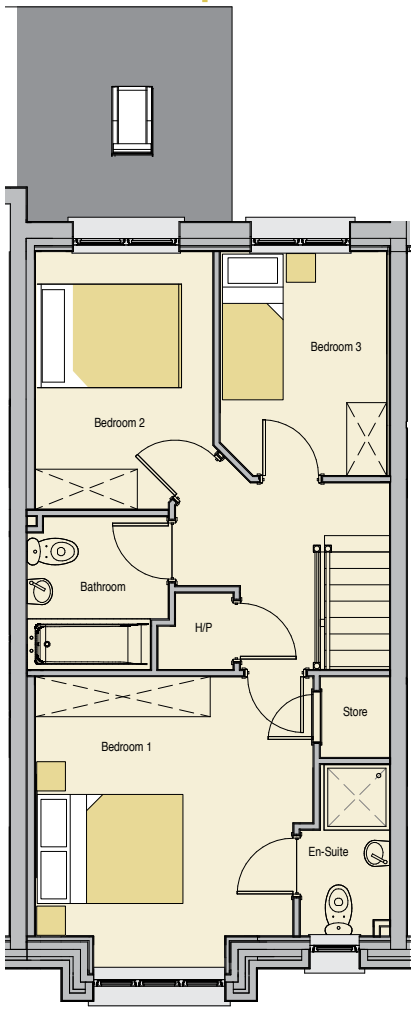
c. 102.3 sq m/c. 1,103 sq ft

GROUND FLOOR



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FIRST FLOOR

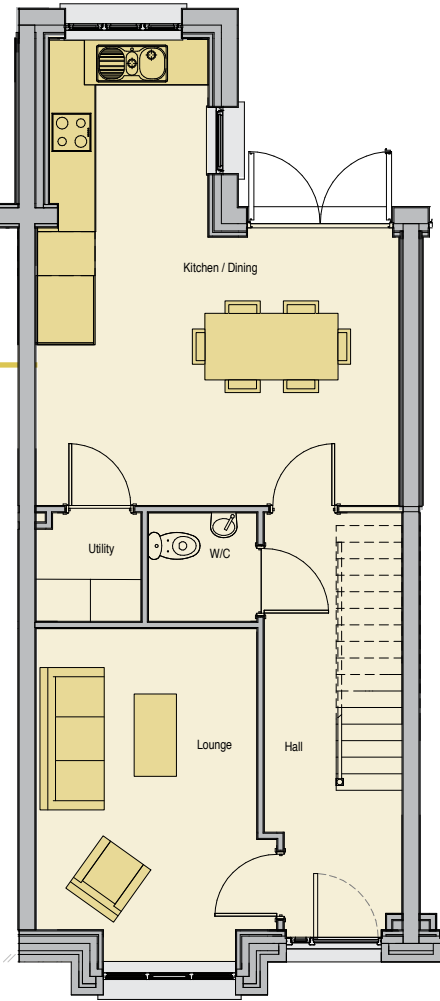


Floor Plans - Type A1

3 BEDROOM
MID TERRACE HOUSE

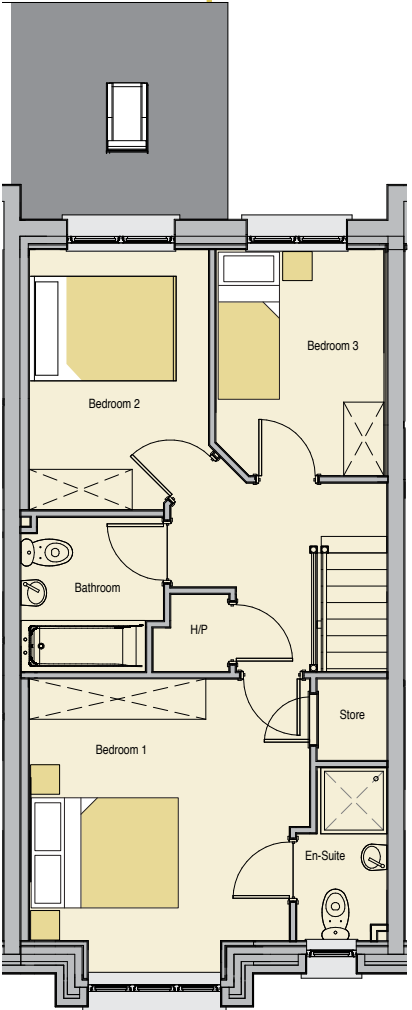
c. 102.3 sq m/c. 1,103 sq ft

GROUND FLOOR



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FIRST FLOOR



Floor Plans - Type B

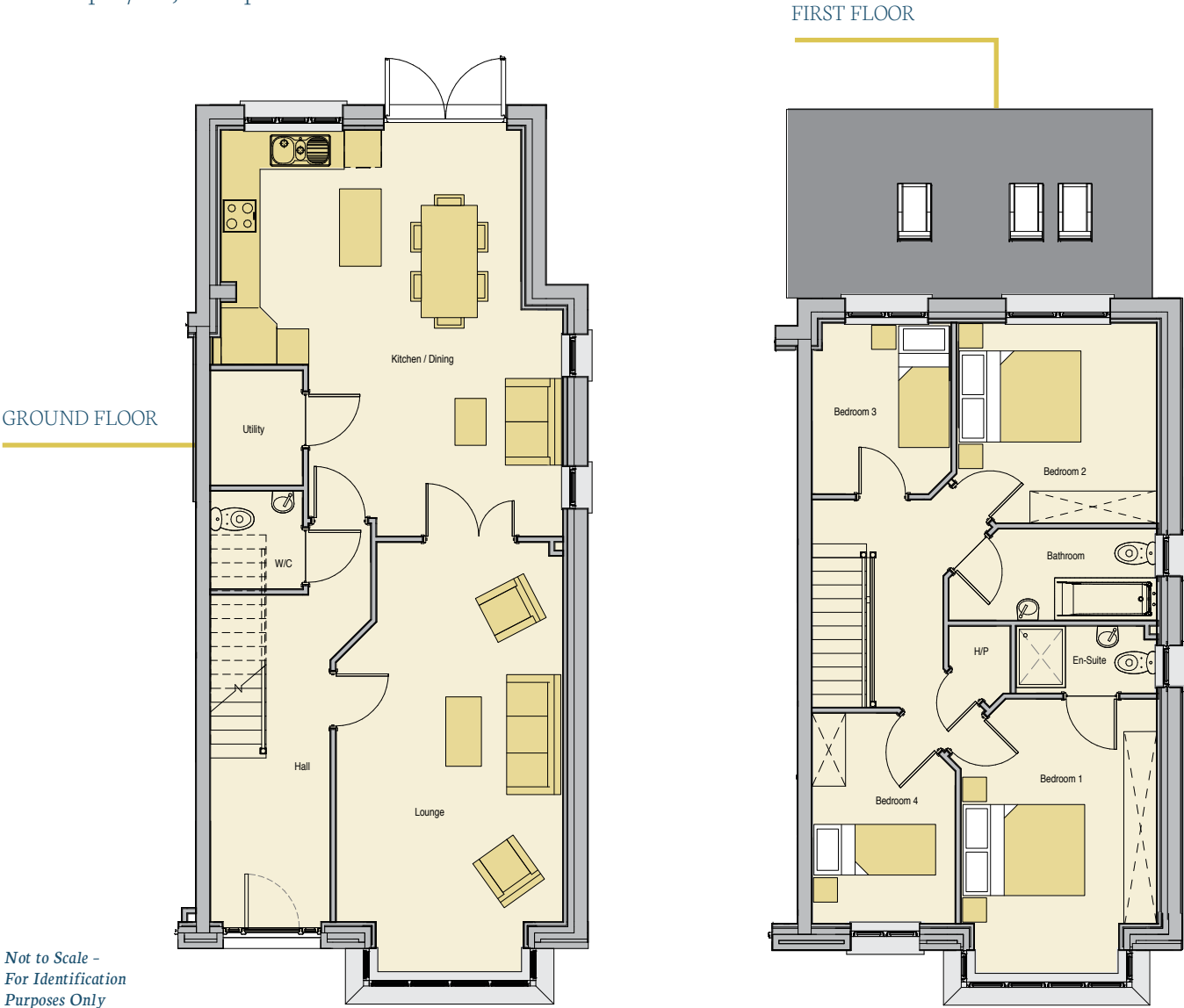
4 BEDROOM
END OF TERRACE HOUSE
c. 134 sq m/c. 1,453 sq ft



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Floor Plans - Type B1

4 BEDROOM
END OF TERRACE HOUSE
c. 133 sq m/c. 1,432 sq ft



Not to Scale -
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Floor Plans - Type B2

4 BEDROOM
END OF TERRACE HOUSE
c. 131 sq m/c. 1,414 sq ft



Not to Scale -
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Floor Plans - Type B3

4 BEDROOM
END OF TERRACE HOUSE
c. 133 sq m/c. 1,437 sq ft

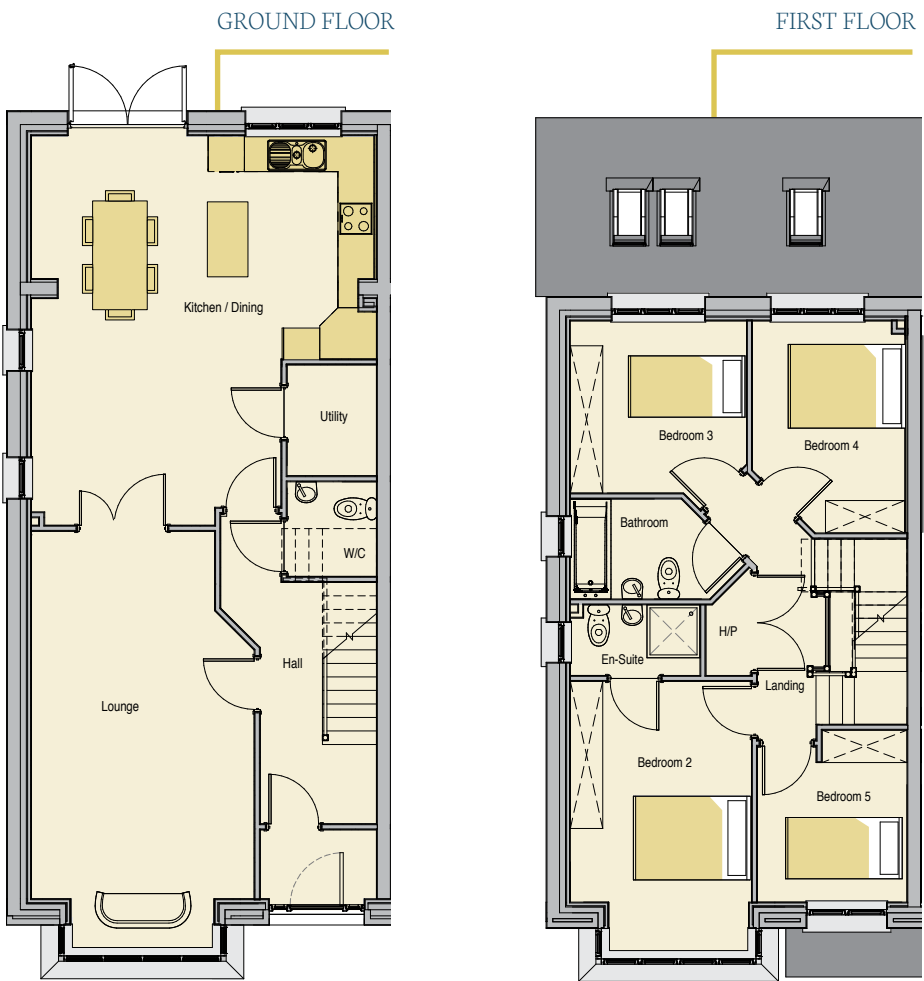


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Floor Plan - Type C

5 BEDROOM
SEMI-DETACHED
HOUSE

c. 170 sq m/c. 1,840 sq ft



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Tolmac Construction

THE TOLMAC CONSTRUCTION
TEAM HAVE **OVER 35 YEARS**
OF EXPERIENCE IN THE
PROPERTY INDUSTRY IN THE
GREATER DUBLIN AREA.

Tolmac Construction have successfully completed a wide range of projects in a variety of sectors for both public and private clients and have a deserved reputation for performance, quality and value for money. This is achieved through careful attention to detail, quality workmanship and professional service.

The Tolmac Construction team have a wide ranging knowledge of construction and are very proactive in learning new construction techniques and staying ahead of the curve.

Their residential portfolio includes large and small scale developments, all finished to impressive standards. Such developments include Ninth Lock Way, Clondalkin and Moy Glas Glade, Lucan.

The Team

DEVELOPER: Tolmac Construction	SELLING AGENTS: DNG	ARCHITECTS: ABBD, Co. Offaly	LANDSCAPE ARCHITECT: Austen & Associates, Wicklow
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DISCLAIMER: Messrs. DNG for themselves and for the vendors Tolmac Construction or lessors of the property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG or Tolmac Construction has any authority to make or give representation or warranty whatever in relation to this development.

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