

# Clairville Lodge

M A L A H I D E

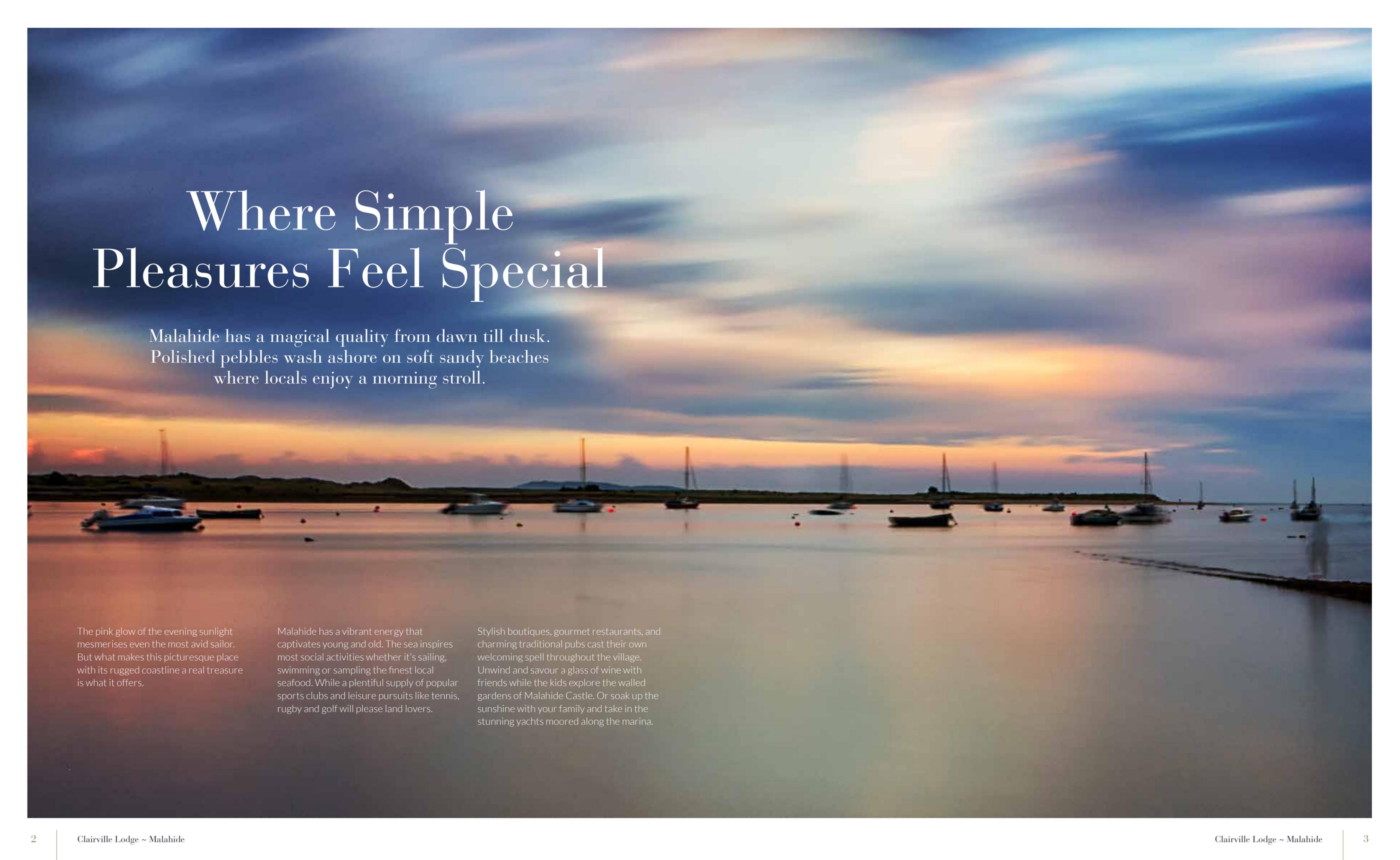


# Clairville Lodge is an Intimate Collection of 34 Luxury Homes

Welcome to an exclusive collection of luxury 4 and 5 bedroom homes set within leafy parkland in the affluent coastal community of Malahide, North County Dublin.

These contemporary detached and semi-detached houses radiate character, style and space.

Inspirational scenery enriched with medieval history and every imaginable amenity makes Clairville Lodge an idyllic home environment for you and your family to enjoy.



# Where Simple Pleasures Feel Special

Malahide has a magical quality from dawn till dusk. Polished pebbles wash ashore on soft sandy beaches where locals enjoy a morning stroll.

The pink glow of the evening sunlight mesmerises even the most avid sailor. But what makes this picturesque place with its rugged coastline a real treasure is what it offers.

Malahide has a vibrant energy that captivates young and old. The sea inspires most social activities whether it's sailing, swimming or sampling the finest local seafood. While a plentiful supply of popular sports clubs and leisure pursuits like tennis, rugby and golf will please land lovers.

Stylish boutiques, gourmet restaurants, and charming traditional pubs cast their own welcoming spell throughout the village. Unwind and savour a glass of wine with friends while the kids explore the walled gardens of Malahide Castle. Or soak up the sunshine with your family and take in the stunning yachts moored along the marina.



# Malahide

When you can wake up to fresh sea breezes and embrace the leisurely pace of village life every day and still be 30 minutes from Dublin city then you know you have something special.



5mins

Drive to Malahide Village

8mins

Cycle to Malahide Village

Clairville Lodge captures a healthy lifestyle that's ideal for growing families. Morning coffee on the go becomes more meaningful with friendly cafes offering good conversation and healthy cuisine. Youth clubs like Malahide Sea Scouts and music and drama societies feed young

5mins

Drive to Portmarnock  
Velvet Strand Beach  
& Dunes

imagination while inviting playgrounds keep toddlers content. Community life is enriched by the high education standards set by the wealth of local schools. Montessori, primary and secondary schools like The Cottage

3mins

Cycle from Clairville  
to Malahide  
Castle & Gardens

Montessori, St. Andrew's National School and Malahide Community School enjoy beautiful views of Dublin Bay giving children of all ages an inspirational learning environment.



# Pure Elegance



The Grosvenor, Charleton and Berkeley are all tastefully designed to give you and your family a choice of contemporary living environments that are perfect for relaxing and entertaining.

Timeless colour schemes complement each bright, spacious interior to create an inviting home that's located down a quiet country lane, surrounded by parkland.





High quality materials are evident throughout the interiors and soft colour palettes create a welcoming environment for family and friends.



Spacious interiors to create an inviting home that's located down a quiet country lane, surrounded by parkland.



# A Stepping Stone to the Village

Clairville Lodge is ideally located close to Dublin city so you can explore cultural attractions and commercial opportunities any day of the week. DART and Dublin Bus services operate at high frequencies from early morning giving you reliable transport links into the city.

The Malahide Road brings you into the IFSC in 30 minutes and connects you to the Port Tunnel and Dublin International Airport in 15 minutes. While easy access to the M50 helps shorten travel times making weekend escapes and family breaks away a pleasure.

### Amenities

1. The Grafton Barber
2. Cari's Closet
3. Neola Boutique
4. Therapie Clinic
5. The Greedy Goose
6. Gilbert & Wright
7. Gibney's Pub
8. Duffy's (outdoor terrace)
9. Kajjal
10. Avoca
11. Déjà Vu
12. Oscar Taylors
13. Siam Thai
14. Old Street
15. Donnybrook Fair
16. Bon Appetit
17. Giesha Restaurant & Cocktail Bar

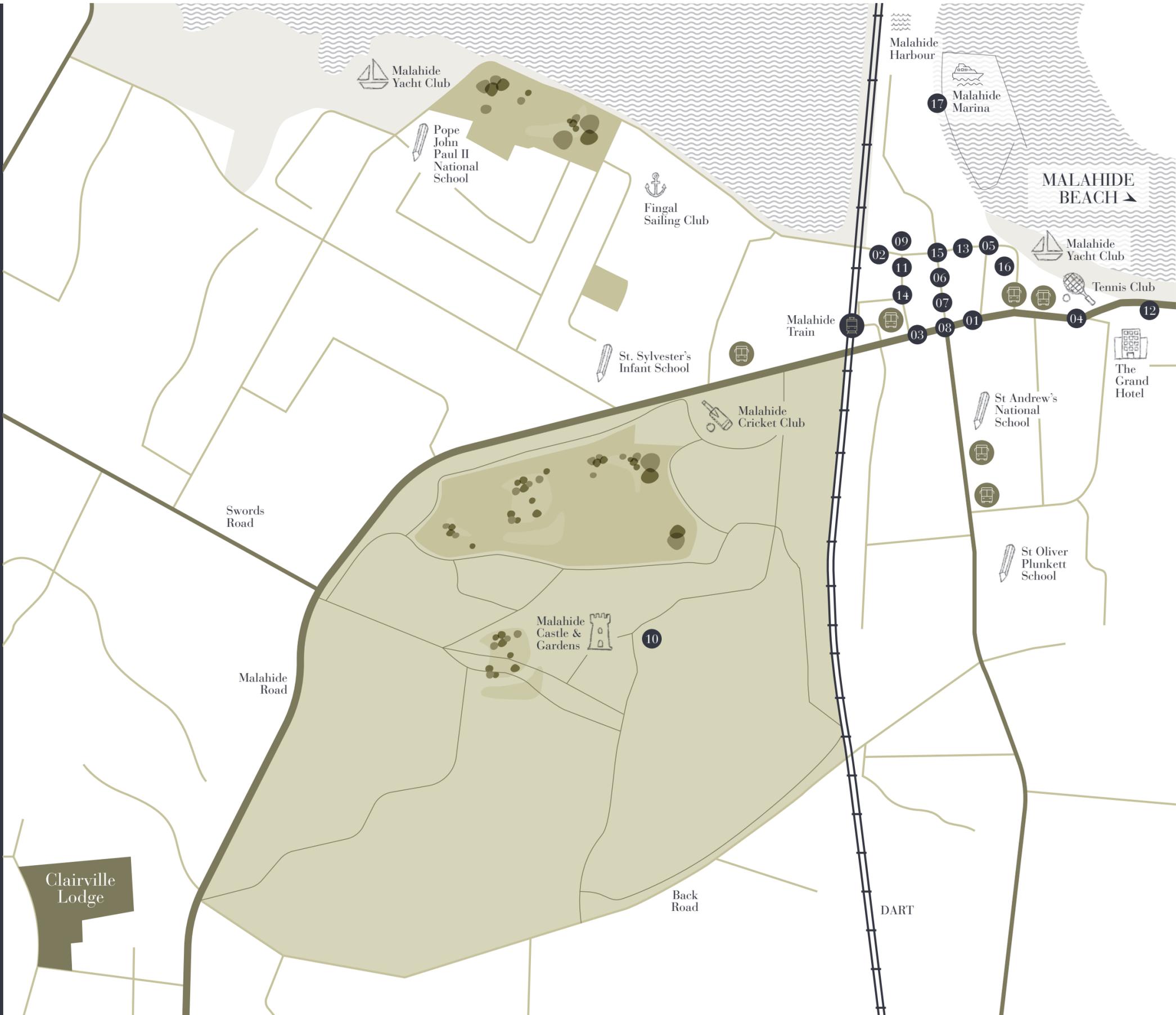
**2km**  
of Malahide Beach

**12mins**  
to the M50 by car

**11mins**  
to the Port Tunnel by car

**12mins**  
to Dublin Airport by car

**5mins**  
to Malahide Village by car



\*All times are approximate and subject to traffic conditions.

# Sitemap

Exceptional craftsmanship greets you at Clairville Lodge. Each house is designed to sit comfortably within its sylvan environment.



..... Phase 1

 **The Grosvenor**  
4 Bedroom Semi-Detached  
154 sq.m./1,655 sq.ft.

 **The Charleton**  
4 Bedroom Detached  
195 sq.m./2,101 sq.ft.

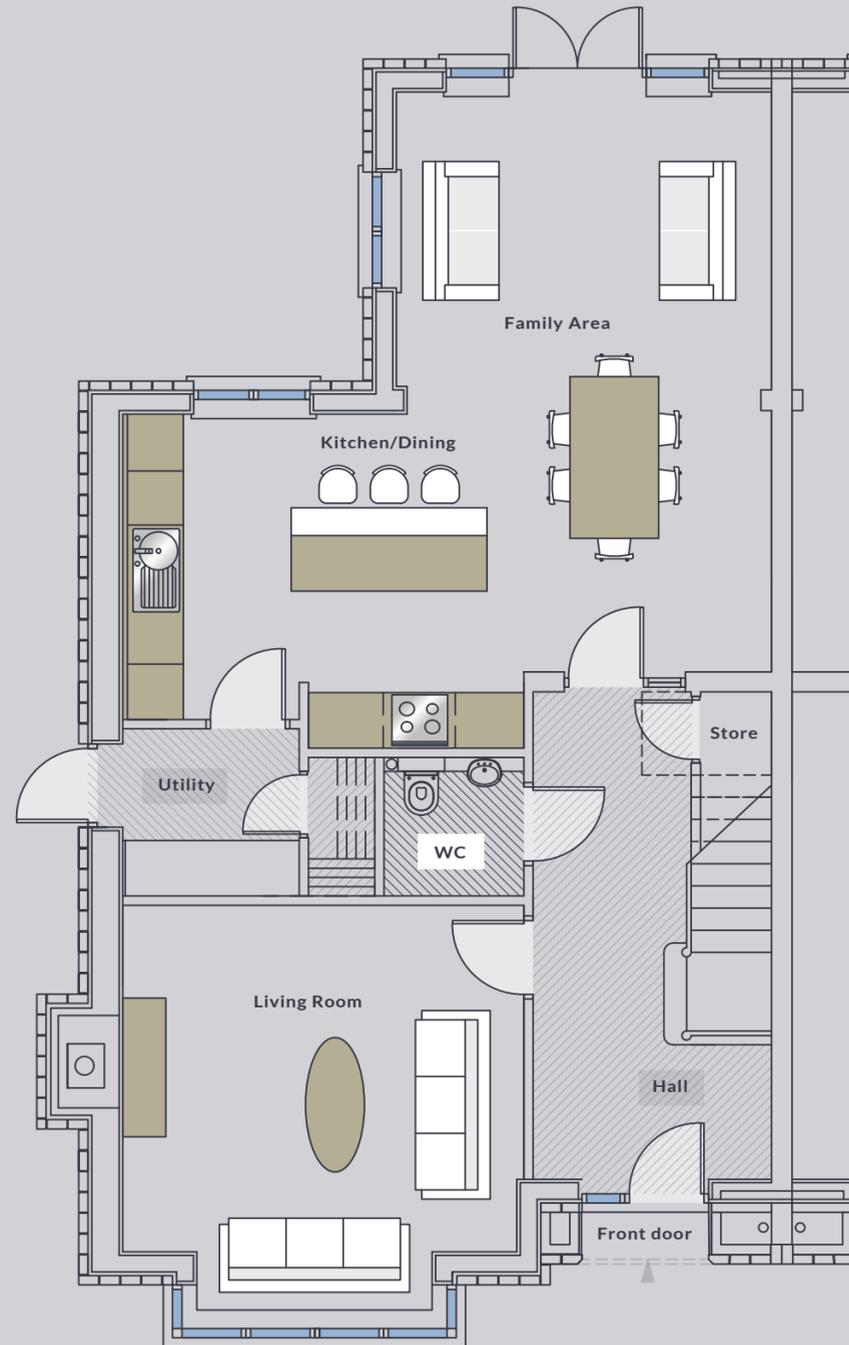
 **The Berkeley**  
5 Bedroom Detached  
232 sq.m./2,498 sq.ft.

\*Not to Scale  
for indicative purposes only

# The Grosvenor

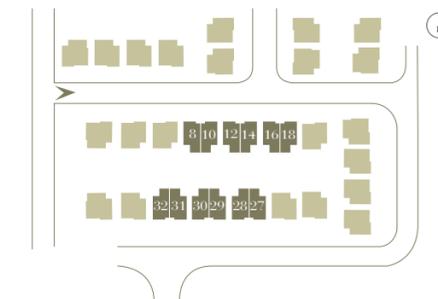
## Ground Floor

4 Bedroom Semi-Detached  
154 sq.m.  
Approx. 1,655 sq.ft.



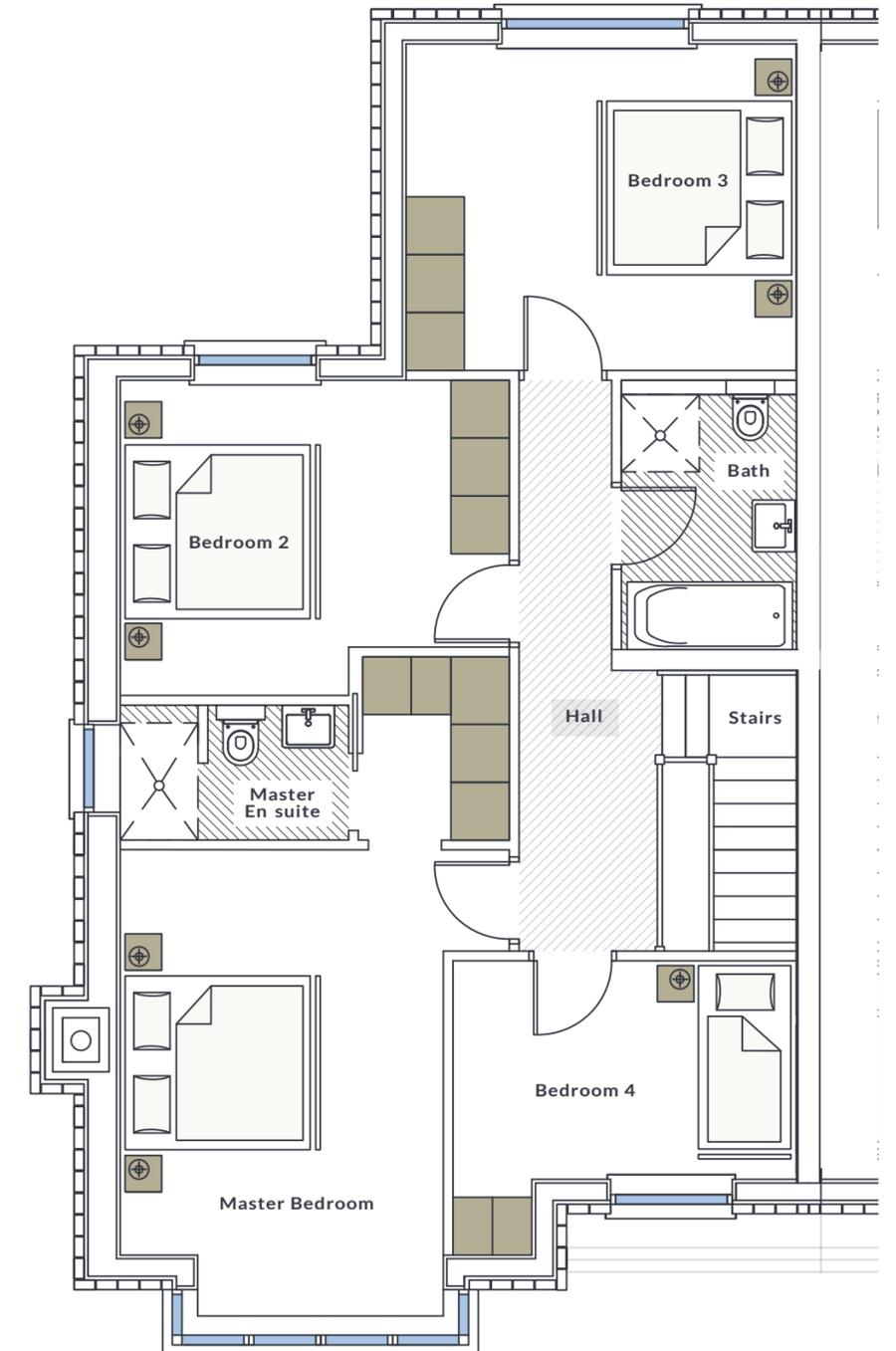
\*Not to Scale  
for indicative purposes only

## First Floor



\*Not to Scale  
for indicative purposes only

\*\*Floorplans of house no. 8, 12, 16, 27,  
29 and 31 are reversed/handed.



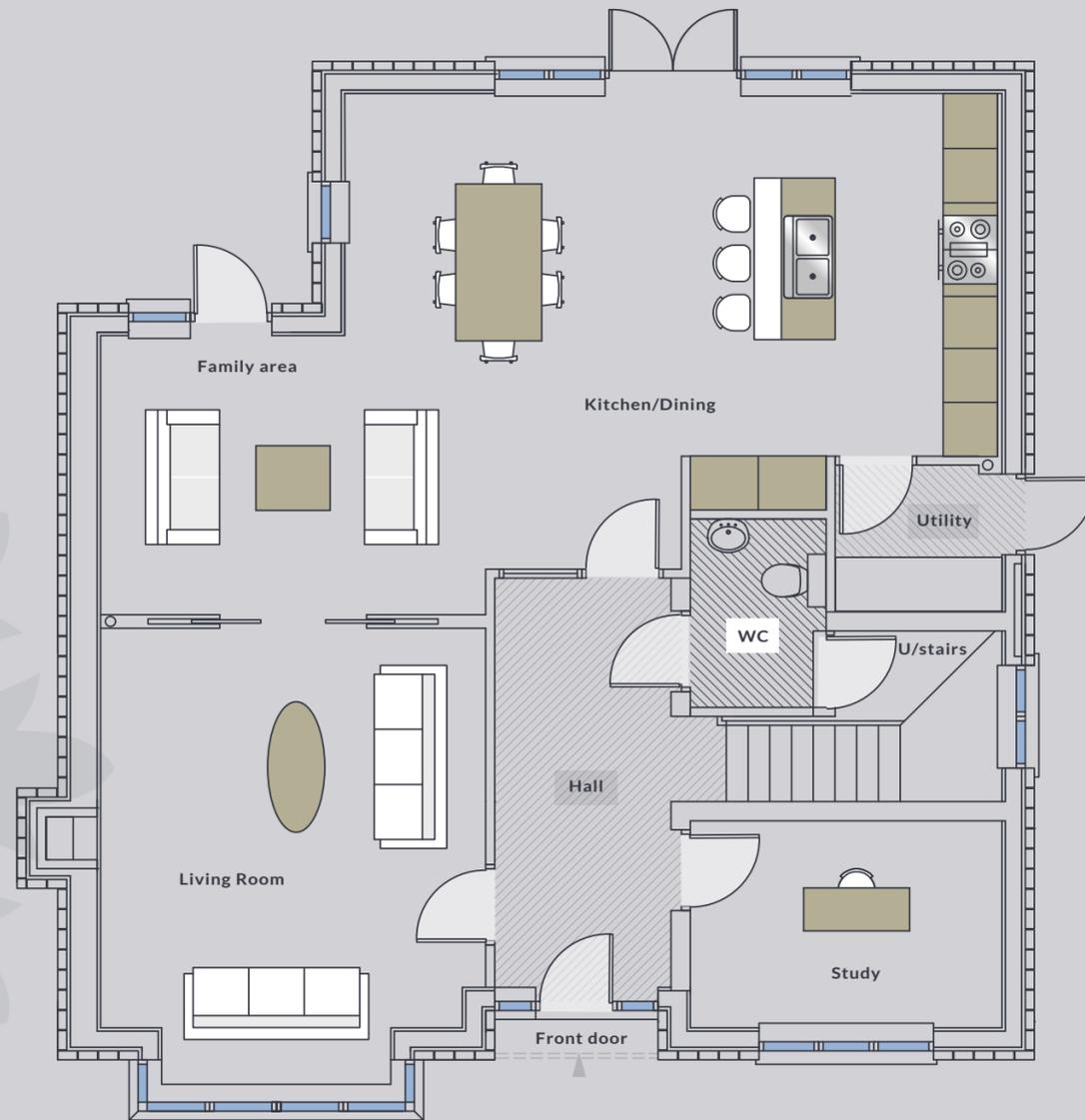
\*Not to Scale  
for indicative purposes only

\*\*Floorplans of house no. 8, 12, 16, 27,  
29 and 31 are reversed/handed.

# The Charleton

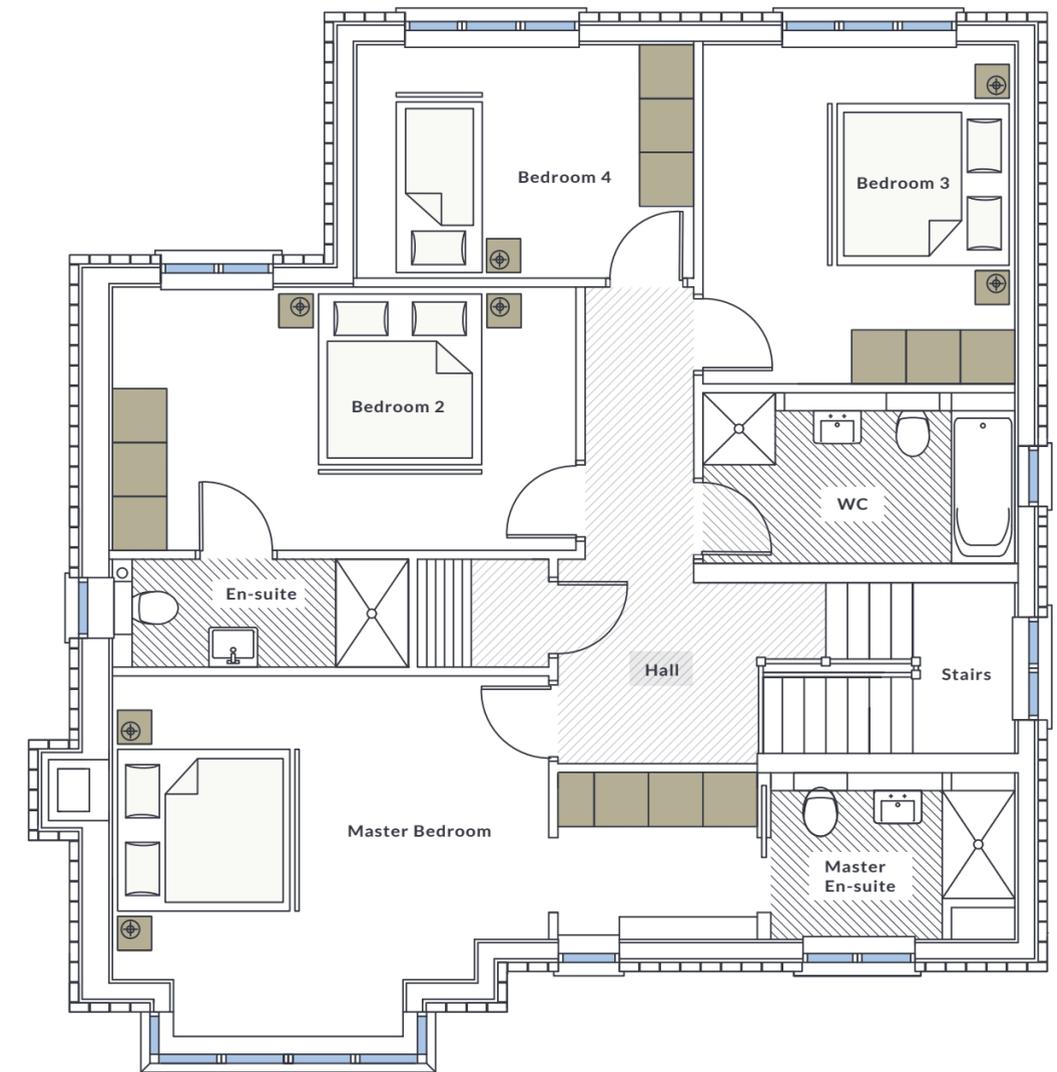
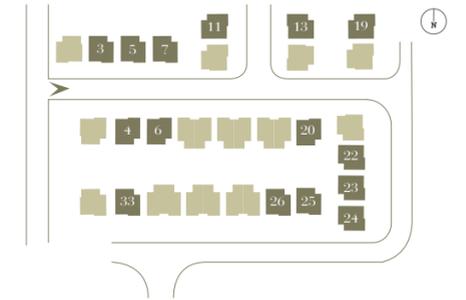
## Ground Floor

4 Bedroom Detached  
195 sq.m.  
Approx. 2,101 sq.ft.



\*Not to Scale  
for indicative purposes only

## First Floor

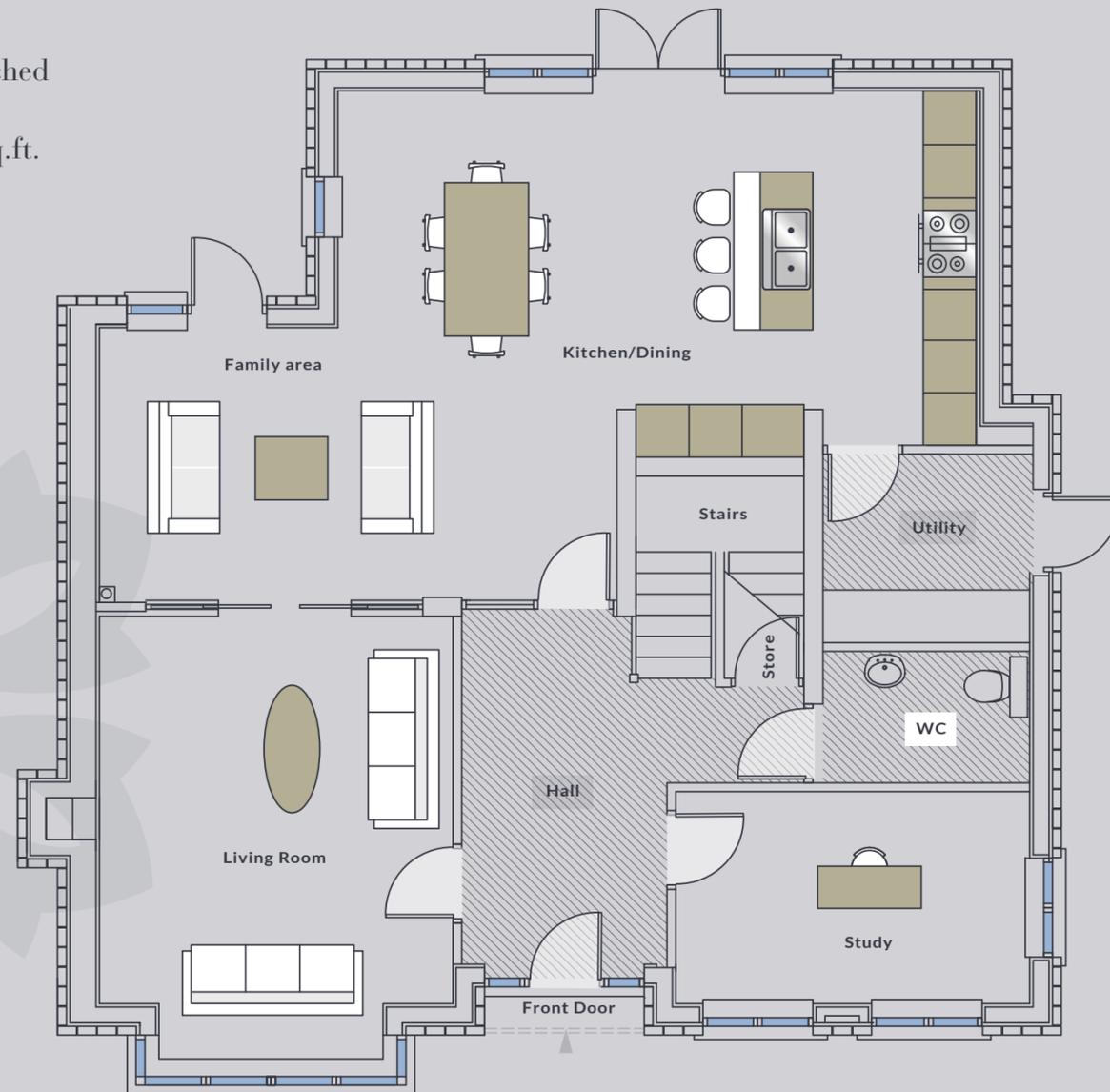


\*Not to Scale  
for indicative purposes only

# The Berkeley

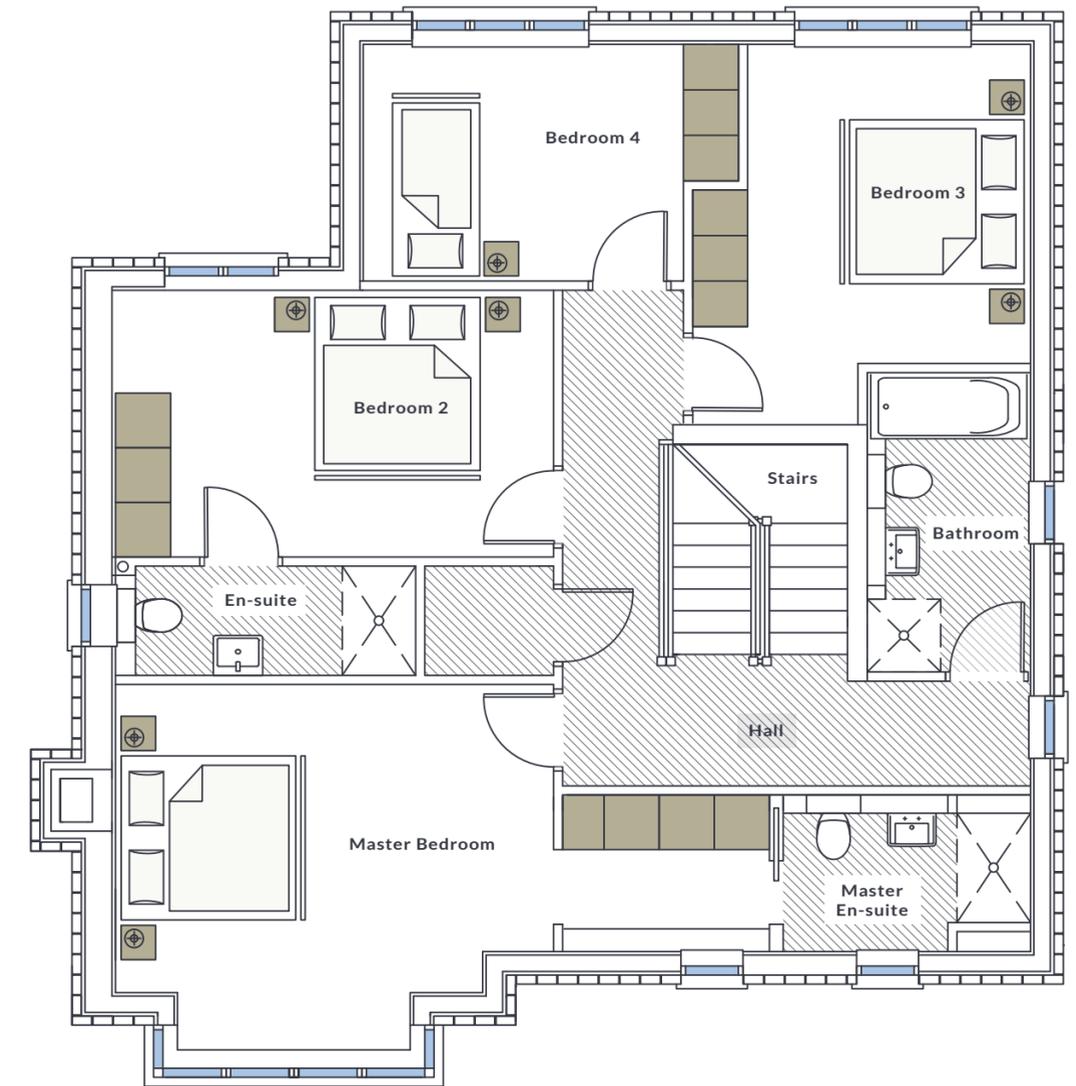
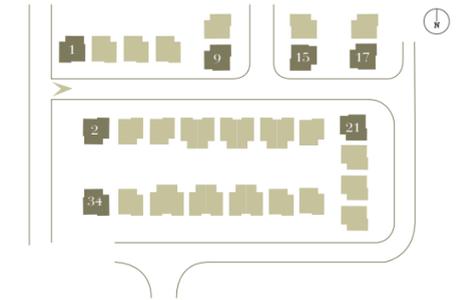
## Ground Floor

5 Bedroom Detached  
232 sq.m.  
Approx. 2,498 sq.ft.



\*Not to Scale  
for indicative purposes only

## First Floor

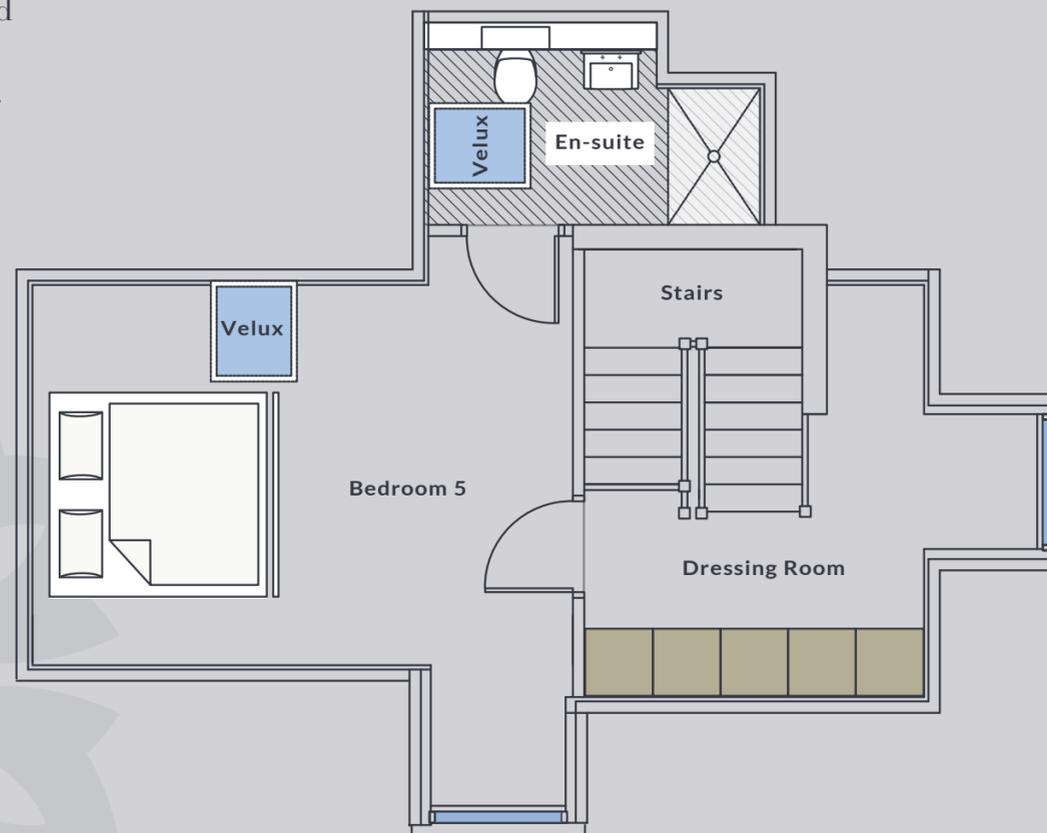


\*Not to Scale  
for indicative purposes only

# The Berkeley

## Second Floor

5 Bedroom Detached  
232 sq.m.  
Approx. 2,498 sq.ft.



\*Not to Scale  
for indicative purposes only



# House Specifications

## Exceptional craftsmanship and attention to detail

### Structure

Houses are traditional concrete block construction with clay brick and colour mortar joints to front elevations and painted plaster to the side and rear elevations.

### Flooring

Top quality floor tiling to utility and bathrooms.

### Internal Finishes

Walls and ceilings are painted throughout with a Dulux vinyl matt finish. All joinery has a Dulux satin finish. Ceiling covings are fitted on the ground floor. High quality ironmongery and architraves with contemporary styled doors.

### Wardrobes

High specification bedroom wardrobes have been supplied by QK Living in a classical contemporary style.

### Windows

High performance Munster Joinery triple glazed aluclad windows throughout with reconstituted stone sills.

### Kitchens

Classic yet Contemporary kitchen supplied by Nolan Kitchens incorporating Signature In-frame Range with Lyscam Quartz worktops including upstands and recessed drainer. High quality built in appliances from Electrolux range. Generous Utility rooms include worktop & storage units.

### Electrical

Well-designed lighting and electrical installation provided. Generous allocation of power and lighting points throughout each house.

Modern light fittings supplied throughout including recessed low energy LED downlighters and feature pendant lights.

Fire alarm detectors provided as standard throughout.

The development is serviced by Eir and Sky for broadband and TV services. All houses are prewired with multiple connections inside the houses for TV, telephone and broadband.

### Security

Each home has been wired for an intruder alarm.

### Heating and Hot water

A high efficiency A-class Air Source Heat Pump (ASHP) is provided by NIBE to each house with flexible controls providing energy efficient heating and hot water with proven low energy costs.

Thermostatically controlled zoned underfloor heating at ground floor with high quality radiators provided at upper levels with thermostatic valve controls for enhanced user controls. Heated towel rails provided to bathrooms.

High levels of user control and sensitivity with multiple heating zones and central heating/hot water programmer.

### Pressurised Water

Each house has its internal water supply pressurised with the water tank and booster pump located within the house.

### Fireplaces

Elegant reconstituted stone fire surround with wood burner set flush within reconstituted stone. Supplied by Wren Fireplaces.

### Bathrooms & Ensuites

Elegantly styled well portioned bathrooms and ensuites with Vileroy and Boch sanitary ware as standard in all houses.

### Attic

Stira stair ladder fitted for access to attic level on The Grosvenor and Charleton house types.

### Parking

Each house provides for two generous car parking spaces.

### Gardens

Large well proportioned, seeded rear gardens with feature paving terrace. Natural clay brick wall with painted black railings to boundaries of front gardens with side access gates.

### Low Energy Design

All new houses achieve A3 BER rating.

High quality build and mechanical and electrical specification ensures houses are provided with low heating and energy costs. Each house has a high level of air tightness reducing heat and energy loss through the fabric of the building. Excellent levels of insulation provided for the floor, walls and roof in excess of requirement of the building regulations. The use of high performance insulation in the construction of each house is used to reduce heat and energy loss.

### Homebond

10 Year Homebond guarantee.



# A Globally Experienced Team

A development by:



For further information, contact our agent:

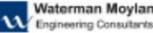


Savills New Homes  
33 Molesworth Street  
Dublin 2  
D02 CP04

T: +353 (0) 1 618 1300  
PSRA Licence Number 002233  
[savills.ie](http://savills.ie)  
[www.clairville.ie](http://www.clairville.ie)

DISCLAIMER: Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it.

## Professional Team

-  Developer  
MAYBURY PROPERTIES
-  Building Contractor  
AMAZON DEVELOPMENTS
-  Architect  
ODA
-  Interior Design  
ELK HOUSE INTERIORS
-  Structural & Civil Engineers  
WATERMAN MOYLAN
-  M&E Engineers  
M&E
-  Project Manager  
CPM
-  Quantity Surveyor  
KSN
-  Design & Branding  
ORIGINATE



Guaranteed by a 10 Year Homebond guarantee.



01 618 1300

[www.clairville.ie](http://www.clairville.ie)