



**Glenveagh**  
Marina Village

Marina Village Greystones



Marina Village Greystones

# Come home to life on The Shore

Marina Village Greystones

Glenveagh Homes is delighted to welcome you to "The Shore" at Marina Village Greystones, a waterside residential location like no other. Perfectly positioned alongside the marina, beaches and village centre, Marina Village Greystones will feature approximately 358 architecturally designed A-rated homes upon completion.

The houses on The Shore offer perfectly positioned 4/5 bedroom homes, all with exceptional sea views.

These state-of-the-art modern homes are further complemented by the beautiful North Wicklow shoreline and the creation of a stunning coastal 14-acre (5.7ha) park on the north shores of the development, a new boardwalk and recently completed clubhouses for sporting facilities. Life on The Shore is further enhanced by a host of great amenities and facilities offered by the exclusive village of Greystones and its surrounds. At Marina Village you'll understand how life should be lived, whether it's a lazy day in or an evening out with friends. Sit back and enjoy the very best that beachside and village life has to offer.



Marina Village Greystones



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**Beautifully  
crafted homes**  
—

Marina Village Greystones combines beautifully crafted houses with the convenience of every modern amenity only a short stroll away. Fast and regular transport links take you quickly to where you need to be at any time of the day. Restaurants, cafés and bars enhance even the busiest of social lives. Yet you can escape from it all with a walk by the stunning shoreline. At Marina Village Greystones, you really can have the best of every world.



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**A front garden  
on the shore**  
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## Village life

### Local Hotspots

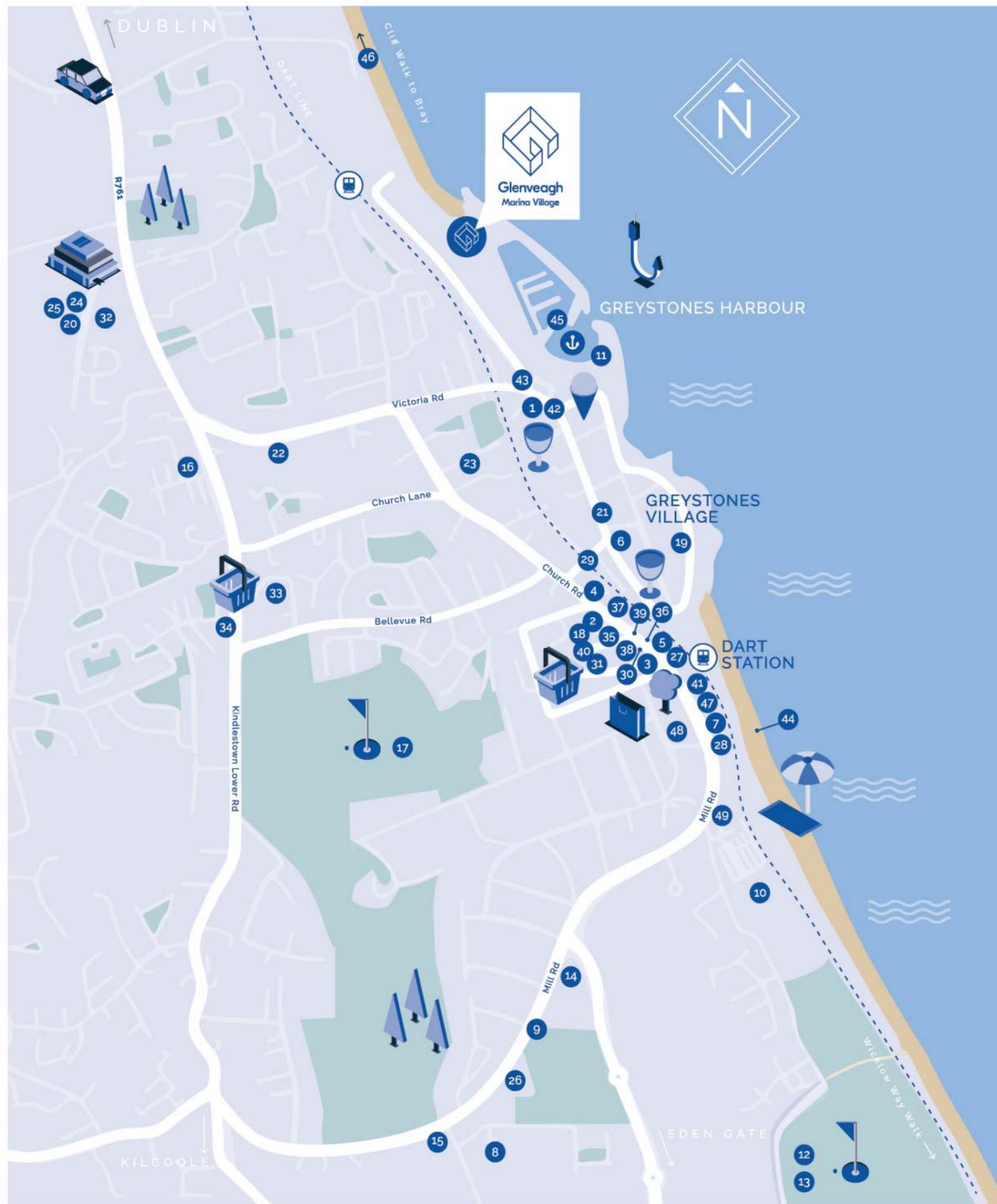
Enjoy the very best that village life has to offer with the stunning facilities of Greystones right on your doorstep. Greystones is home to a wide range of top-class restaurants and cafés, catering for every budget and every palate. Indulge in casual healthy and delicious fare at the famous food market and restaurant The Happy Pear, or take time out for a gourmet meal at The Hungry Monk. Alternatively, take a stroll around the tempting shops and boutiques before meeting friends for a drink at one of the many friendly seaside bars. You're guaranteed a friendly welcome and wonderful atmosphere wherever you go.





### Location

Marina Village Greystones is located on the North Wicklow coastline, adjacent to the bustling village of Greystones and close to the town of Bray. Its close proximity to Dublin City Centre, along with excellent public transport and road links, makes Greystones a popular location for families, commuters and everyone looking for a seaside retreat without sacrificing convenience. The development itself makes the most of its idyllic waterside setting, with sporting facilities and clubs and a new park perfectly complementing the homes. Stay local with sailing or fishing, or tackle the beautiful cliff walk to Bray – it's easy to make the most of seaside living at Marina Village.



# Local amenities in the area

## Greystones

### CAFÉS & BARS

1. The Beach House
2. Mrs Robinson's
3. The Burnaby
4. The Happy Pear
5. Café Grey
6. The Baker's Table
7. Homan's Café

### SPORTS & ENTERTAINMENT

8. Éire Óg Greystones GAA Club
9. Greystones RFC
10. Greystones United AFC
11. Greystones Sailing Club
12. Charlesland Golf Club
13. SoBe - South Beach Pavillion
14. Shoreline Leisure Club
15. Greystones Lawn Tennis Club
16. Greystones Hockey Club
17. Greystones Golf Club
18. Whale Theatre

### SCHOOLS\*

- PRIMARY (P) SECONDARY (S)
19. St. David's Holy Faith (S)
  20. Temple Carrig School (S)
  21. St. Brigid's National School (P)
  22. St. Kevin's National School (P)
  23. St. Patrick's National School (P)
  24. Greystones Educate Together (P)
  25. Gaelscoil na gCloch Liath (P)
  26. Greystones Community School (P)

### SHOPPING

27. Brooke and Shoals
28. Escape Boutique
29. La Touche Wines
30. Butler's Pantry
31. Meridian Point
32. Lidl
33. Tesco
34. Donnybrook Fair
35. SuperValu

### RESTAURANTS

36. The Three Q's
37. Las Tapas
38. The Hungry Monk
39. Bochellis
40. The Bear Paw Deli
41. Buoys Kitchen
42. La Crêperie
43. Sweeney's Chipper

### PUBLIC AMENITIES

44. South Beach
45. Harbour
46. Cliff Walk
47. Library
48. Park
49. Playground

*\*Disclaimer: School admission policies are subject to change and should be verified*

Maps are for illustrative purposes only



Greystones is only minutes away from the M50, which connects to the main routes to every corner of Ireland.

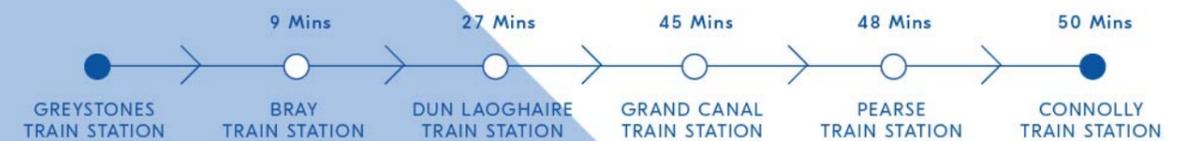
### Transport

Marina Village Greystones is perfectly located just off the recently improved N11, the main link between Dublin City and the Sunny South East. Greystones is also only minutes away from the M50, which connects to the main routes to every corner of Ireland. Marina Village Greystones residents can also avail of excellent public transport facilities. The DART railway service brings commuters from Greystones village straight into Dublin City.

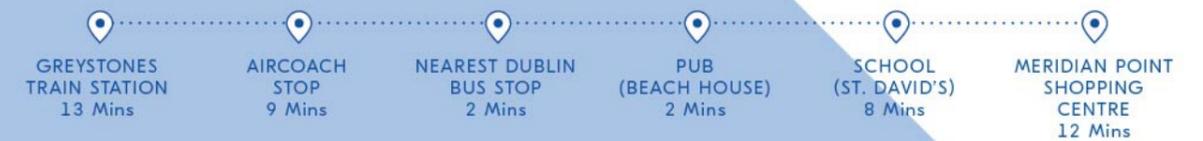
### DRIVE TIMES (From Marina Village Greystones)



### DART TIMES (From Greystones)



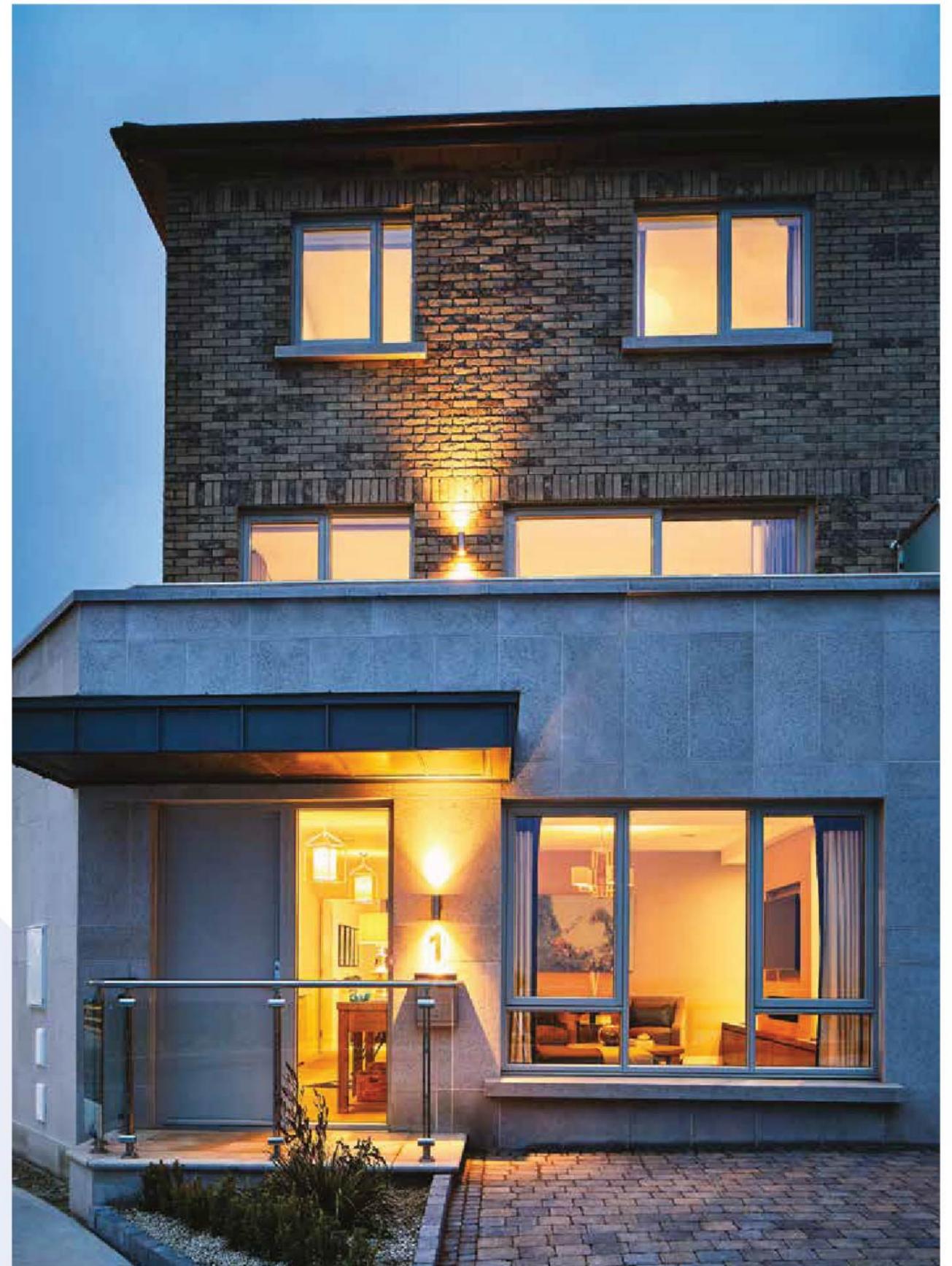
### WALKING DISTANCE (From Marina Village Greystones)



# Quality Homes Real Distinction

## Built to a standard you can trust

Architecturally pleasing exteriors, along with materials that complement the seaside location, make Marina Village Greystones a visually attractive new development. These homes are also built to last for generations to come, thanks to innovative building methods and the use of proven high-quality materials. Our interiors are thoughtfully designed with the needs of the modern dweller in mind, and come complete with the best of fixtures and fittings.





Large hall and landing areas are kept light and airy to give the overall feeling of relaxed space. Clever lighting and timeless features are used throughout each of these luxurious homes.



The living areas in each home are all about comfort and relaxation. Let the cares of the world melt away as you curl up on a cosy couch and gaze out at the stunning views of the sea or the mountains.

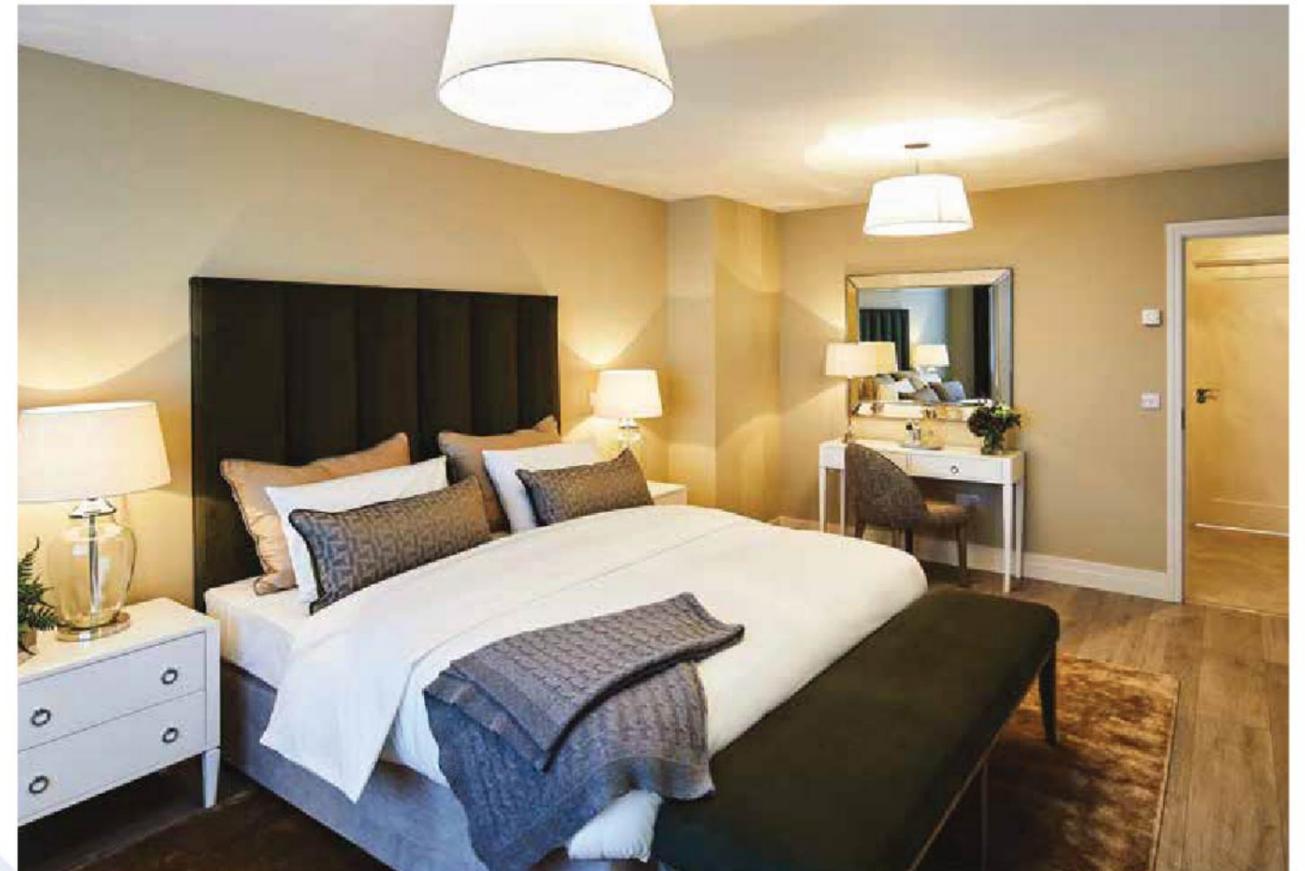


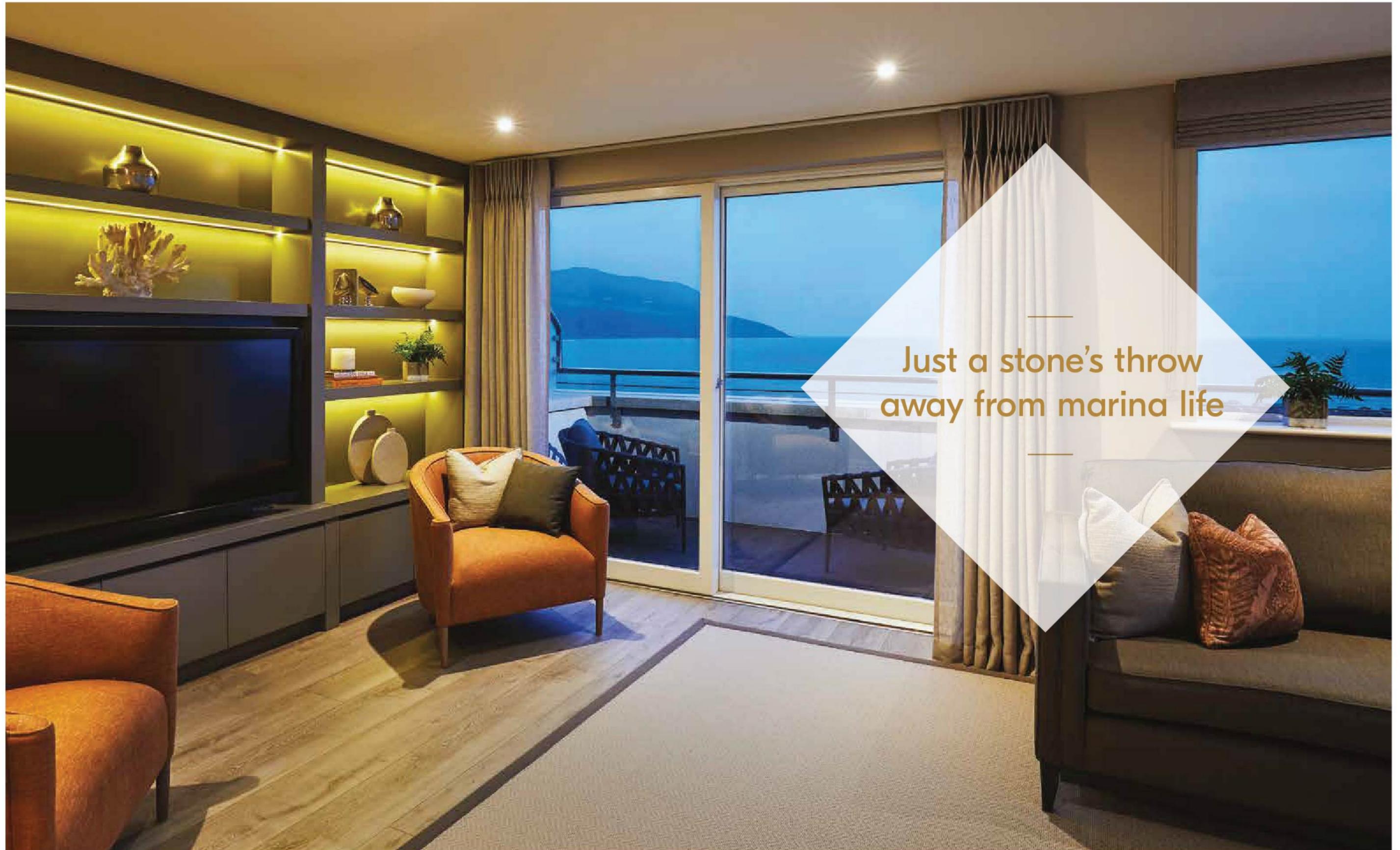


Classic elegance and generous space turns each bedroom into an oasis of comfort and style, while the exquisitely finished bathrooms with floor-to-ceiling tiling and state-of-the-art sanitary ware bring the luxury of the spa right into your home.



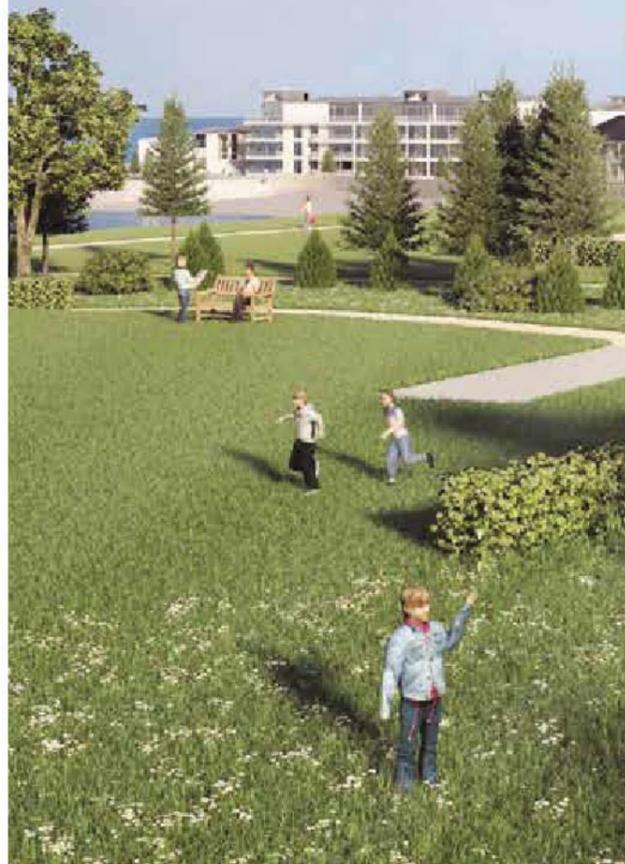
Let the soft sound of the sea drift you off to sleep. Natural light floods the rooms by day while soft lighting creates a sense of relaxed luxury at night.







Glenveagh  
Marina Village

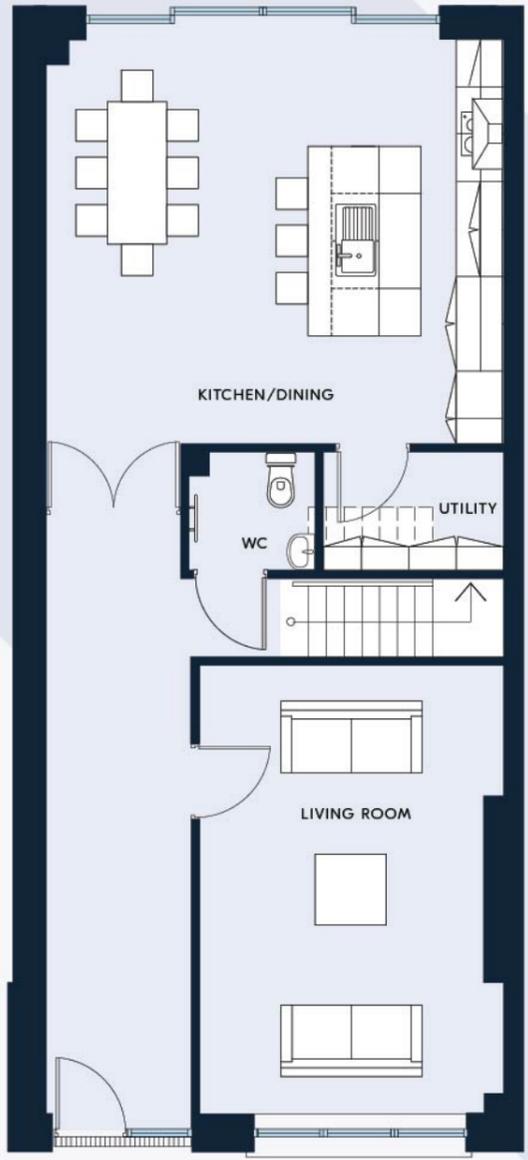


- **The Tuskar**  
4/5 bedroom semi-detached  
approx. 216 sq m / 2,320 sq ft
- **The Burford**  
4/5 bedroom semi-detached  
approx. 228 sq m / 2,460 sq ft
- **The Rowan**  
4/5 bedroom semi-detached  
approx. 225 sq m / 2,427 sq ft
- **The Holds**  
4/5 bedroom semi-detached  
approx. 242 sq m / 2,603 sq ft
- **The Glandore**  
4/5 bedroom semi-detached  
approx. 250 sq m / 2,689 sq ft
- **The Valentia**  
4/5 bedroom semi-detached  
approx. 256 sq m / 2,757 sq ft

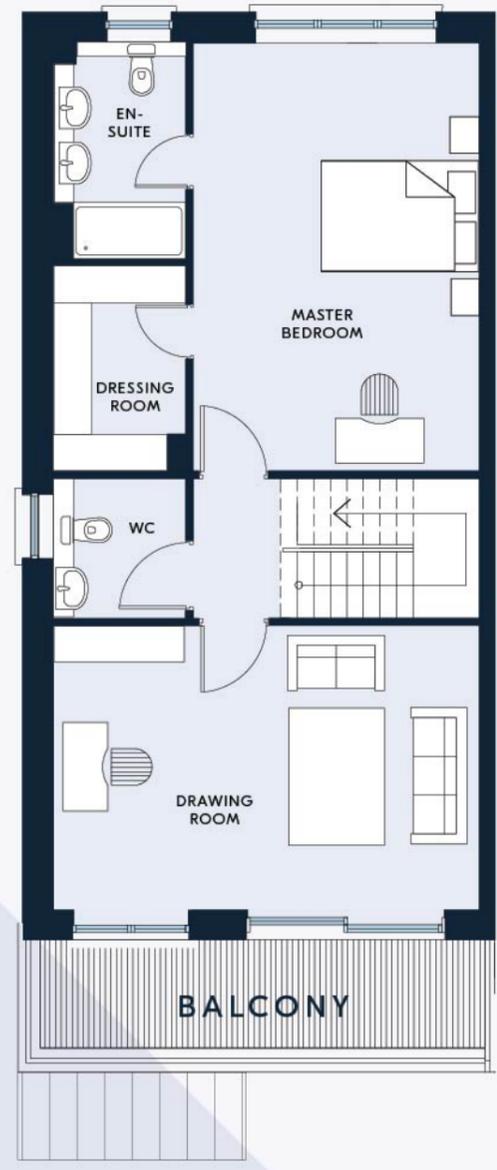
# The Tuskar

4/5 bedroom semi-detached  
approx. 216 sq m / 2,320 sq ft

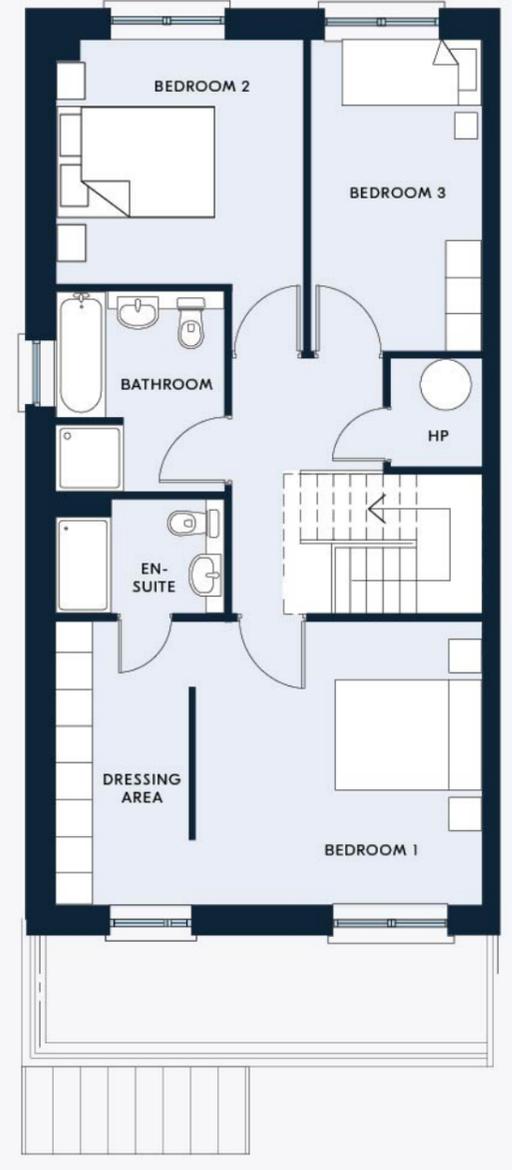
GROUND FLOOR



FIRST FLOOR



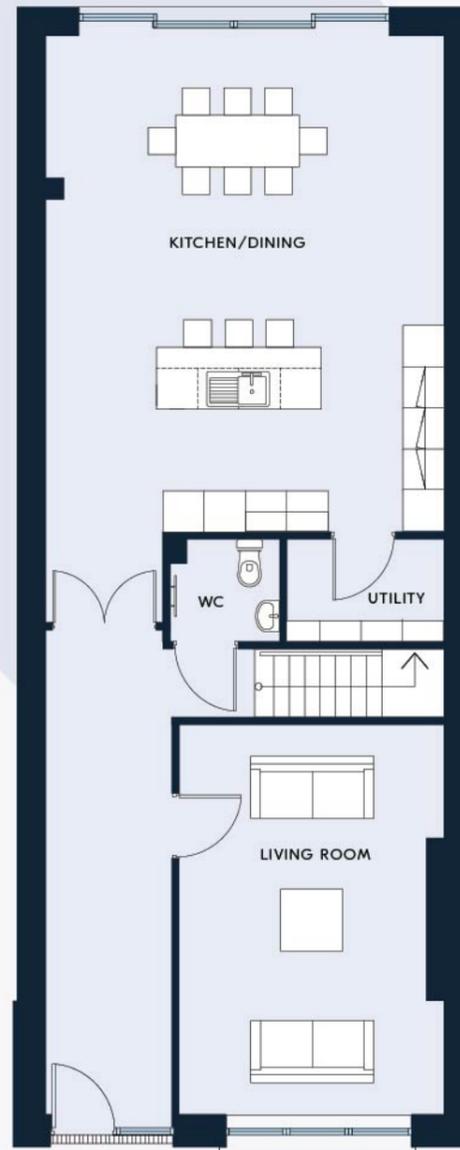
SECOND FLOOR



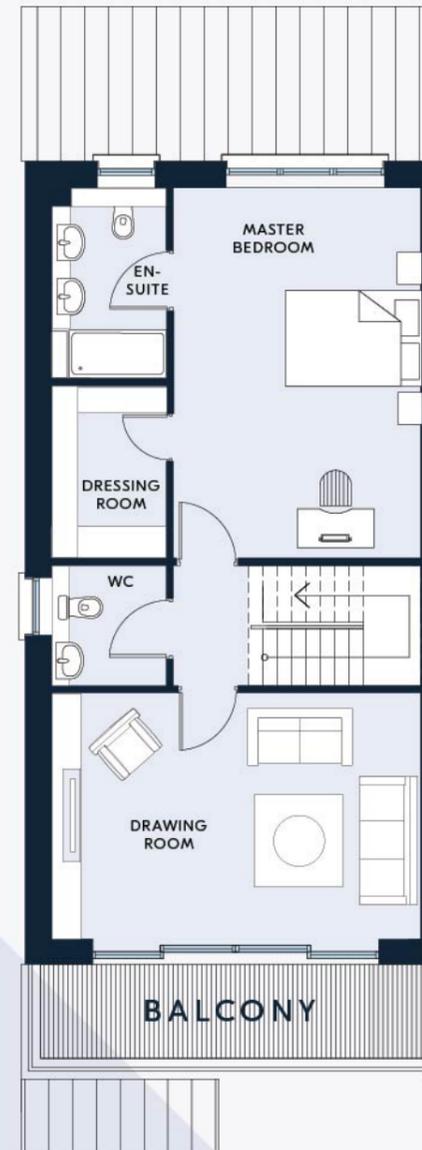
# The Burford

4/5 bedroom semi-detached  
approx. 228 sq m / 2,450 sq ft

GROUND FLOOR



FIRST FLOOR



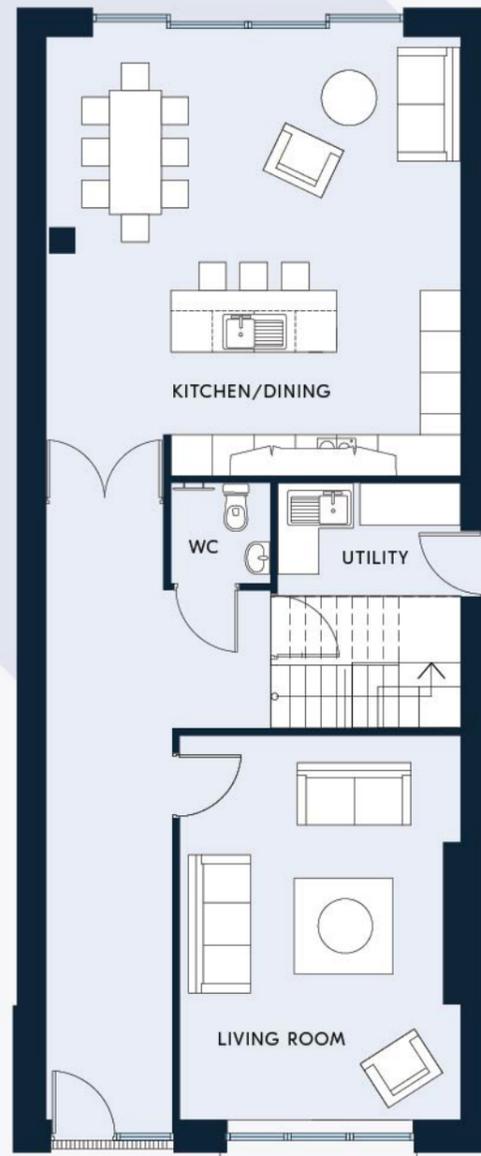
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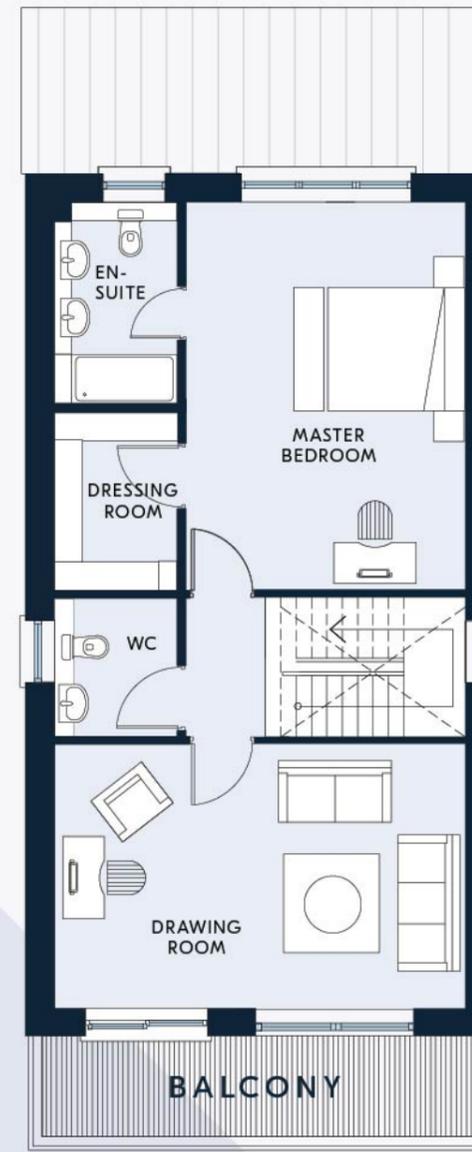
# The Rowan

4/5 bedroom detached  
approx. 225 sq m / 2,427 sq ft

GROUND FLOOR



FIRST FLOOR



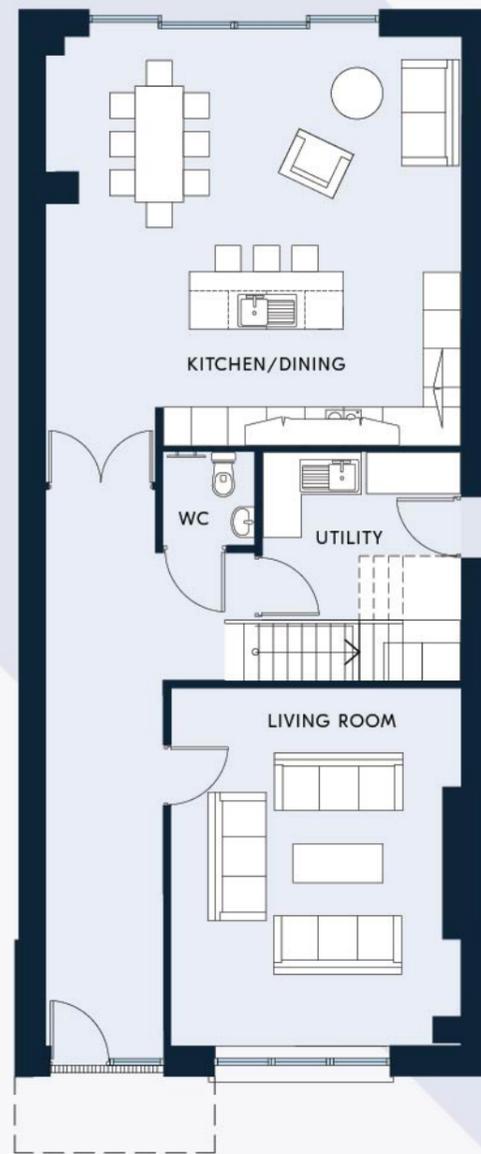
SECOND FLOOR



# The Holdens

4/5 bedroom detached  
approx. 242 sq m / 2,603 sq ft

GROUND FLOOR



FIRST FLOOR



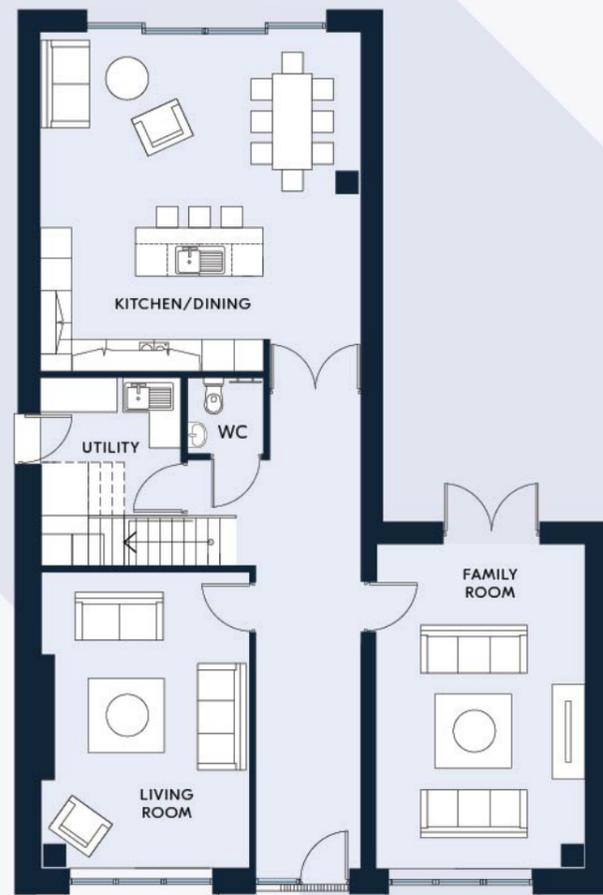
SECOND FLOOR



# The Glandore

4/5 bedroom detached  
approx. 250 sq m / 2,689 sq ft

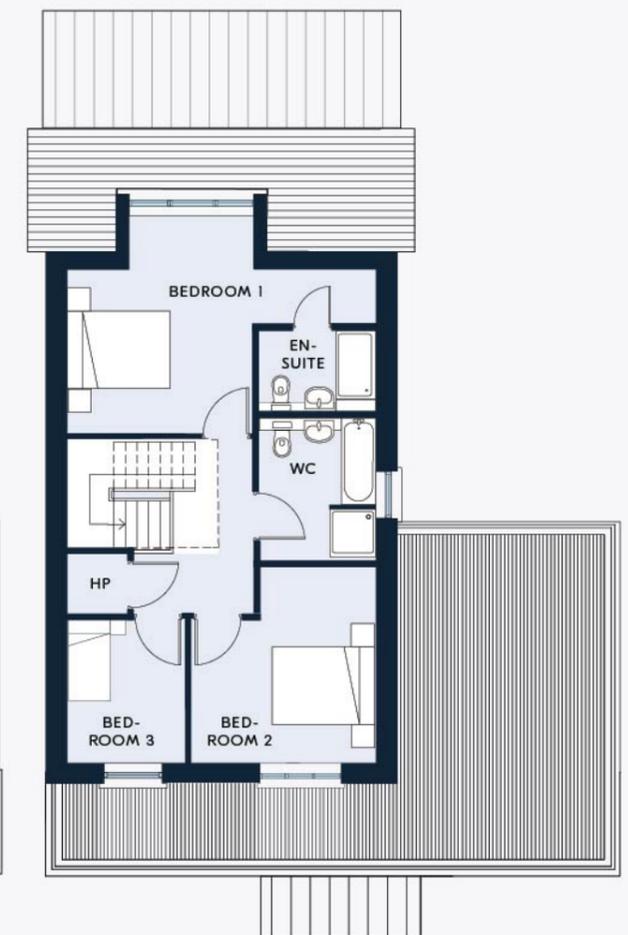
GROUND FLOOR



FIRST FLOOR



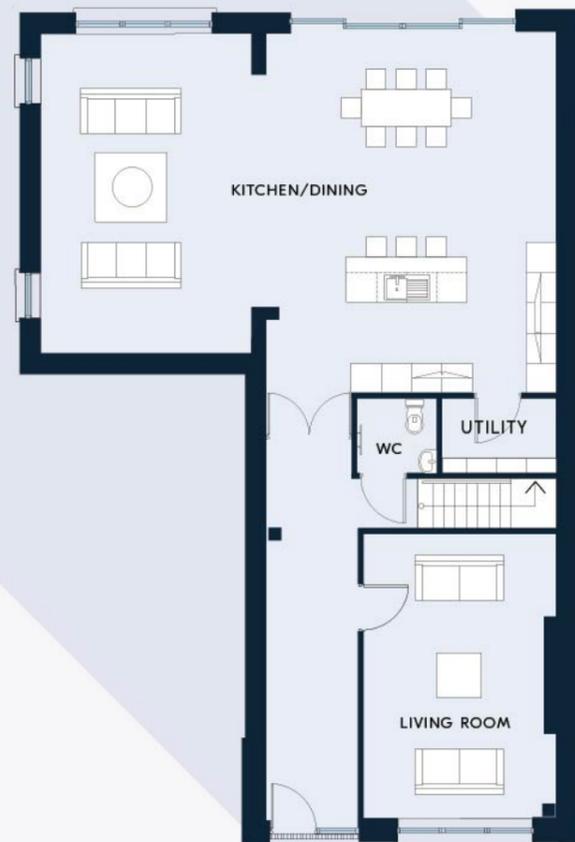
SECOND FLOOR



# The Valentia

4/5 bedroom semi-detached  
approx. 256 sq m / 2,757 sq ft

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Built to a standard you can trust



## External Features

- High-performance external walls providing a U-value of 0.15 W/m<sup>2</sup>k are finished with a combination of brick, granite and Parex Monocouche coloured render.
- Roof constructed of timber trusses insulated with mineral wool insulation. All houses include a pull-down stairs giving access to attic.
- Roof finished with slate-effect bullnose tiles supplied by Condron Concrete.



## Gardens

- Front gardens are paved and feature soft planting. To the side of the house there is a concrete path lined with treated timber garden panels secured by a side gate.
- Rear gardens have a paved patio area and are enclosed by treated timber garden panels.
- All lawn areas are levelled and seeded.



## Bathroom & Ensuite

- Bathrooms are superiorly finished with stylish Villeroy & Boch sanitary ware.
- High-quality porcelain tiles are used in all wet areas and on bathroom floors with shower niche shelves incorporated where possible.
- All showers are pressurised and come fitted with high-quality shower doors throughout.
- Luxury chrome-effect towel radiators in all bathrooms.



## Electrical/Heating

- Energy-efficient A-rated Panasonic air source heat pump heating system provided. The heating system is easily customised to the user's needs with multiple heating zones, programmer and thermostatic valve controls to all radiators.
- Hot water cylinder provides energy-efficient central heating and large capacity of hot water storage.



## Windows and Doors

- High-performance doubleglazed Scandinavian timber windows supplied by Nordan
- (U-value 1.2 W/m<sup>2</sup>k).
- All windows come with a 30-year warranty on Aluclad and 20-year warranty against timber decay.



## Kitchens

- The kitchen features beautifully handcrafted painted units from Nolan's Kitchens' 'Signature' range.
- All bespoke in-frame doors are solid wood with a quartz stone worktop.

- Numerous lighting points supplied throughout including low-energy LED downlighters to bathrooms and kitchens.
- Pendant lighting is featured in all bedrooms and common areas such as living rooms and dining rooms.
- Generous allocation of sockets and 5-amp sockets throughout the house.
- Smoke/heat detectors fitted as standard.
- Opti-V electric fireplace included.
- The development is serviced by Virgin Media and Eir, and all houses are pre-wired for TV, telephone and broadband. Each home also has access to "free to air" and "Saorview" TV services.

- All windows feature a multipoint secure by design locking system.
- All windows have been tested to withstand wind speeds that far exceed the requirements of the current building regulations.
- Natural granite stone window sills have been incorporated to all front elevations.
- Shaker-style painted internal doors with oversized doors at ground level.
- All internal door handles are high-quality satin nickel.
- Each house features a high-performance Scandinavian timber front door with multipoint locking system supplied by Nordan.



## Internal Finishes

- All units feature a contemporary timber stairs with light oak hardwood handrail.
- High-density insulation provided under concrete ground floor slab to provide a U-value of 0.15 W/m<sup>2</sup>k.
- Extra high ceiling on ground level.



## Energy Efficiency

- High-efficiency Heat Recovery Ventilation (HRV) system, fitted as standard, and designed to provide tempered fresh air to the house all year round. The ventilation is tailored to the occupant's needs, reducing energy consumption and providing superior internal air quality and comfort.

- Modern Siemens appliances include a larger fridge, larger freezer, single oven, combi oven and microwave, large induction hob, extractor, dishwasher and wine fridge.



## Wardrobes

- Luxury wardrobes with Shaker-style doors and washed oak veneer carcass supplied by Gallagher Kitchens.



## Guarantee

- All homes are covered by a 10-year Homebond Structural Guarantee.



Certificate available from agent





Glenveagh Homes

### Exceeding Expectations

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life — but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

We take a simple approach to our developments. First we design homes that make the most of the surrounding landscape and add to the fabric of an existing community. Then we concentrate on creating homes that make living easy, homes that use high-quality and innovative materials and techniques to deliver modern, future-proof housing that is energy efficient, easy and cost-effective to run, thoughtfully laid out, aesthetically pleasing and very well built.

Choosing a Glenveagh home is simple — but so too is buying one. We aim to make the buying process as straightforward as possible, offering advice and help at every stage in the process. We are there to help even after you have the keys in your hands. Whether you are a first-time buyer or trading up or down, our aim is to ensure you will always remember with a smile your experience of buying your home with Glenveagh.



#### — Glenveagh Holsteiner Park Clonee

Glenveagh Holsteiner Park is a development of the highest calibre, offering stunning 4 and 5 bedroom, detached homes situated within a private gated development, in the heart of Clonee.

#### Glenveagh Proby Place Blackrock —

Proby Place is a new development of 20 luxurious 4 and 5 bedroom, A Rated, semi-detached homes located within a secluded development, set within beautiful landscaping, and situated off Carysfort Avenue, Blackrock.



#### — Glenveagh Marina Village Greystones

This enviable location, in the heart of Greystones, means you can enjoy all that modern life has to offer in the surroundings of a peaceful seaside village on the water's edge. The apartments are finished to the highest standards and the development boasts several awards..

#### Glenveagh Herbert Hill Dundrum —

Located directly opposite the Dundrum Shopping Centre and just minutes from the village is a range of luxury apartments for all stages of life. The development comprises 1, 2 & 3 bedroom apartments, right beside the Luas, some with fantastic views of the city.





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**Experience life at  
the water's edge**  
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# A Development By



## Glenveagh Homes

Digital Offices | Block B  
Maynooth Business Campus  
Maynooth | Co. Kildare  
[www.glenveagh.ie](http://www.glenveagh.ie)

### Selling Agent



PSRA 002183

01 667 1888  
[www.sherryfitz.ie](http://www.sherryfitz.ie)

### Solicitor



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

### Architect



[www.omparchitects.com](http://www.omparchitects.com)

### Interior Designer



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

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