



CARNOON BAY

MALAHIDE



CARNOONBAY.IE



WELCOME TO CARNOON BAY

Moyville Homes is delighted to introduce Carnoon Bay, a collection of just 10 beautifully built, contemporary apartments overlooking the golden coastline at scenic Malahide in North County Dublin.

These superior apartments are exceptionally finished for a lifestyle like no other. Choose from the nine bright and spacious two-bed apartments or the incredible three-bed penthouse and enjoy the beautiful views over Malahide Beach and the great standard of living offered by the wonderful town of Malahide.



PERFECT COASTAL LOCATION

Carnoon Bay is ideally situated overlooking the entrance to Malahide Beach. Each apartment benefits from uninterrupted views across the bay – your personal oasis gazed at from the comfort of your own home.

Carnoon Bay residents can enjoy all the benefits of living on the coast. Stroll the popular walkway from Malahide to Portmarnock, a picturesque 4km route that leads to the famous white sands of the Velvet Strand. Or indulge in some delicious food al fresco on a warm evening in one of the many beautiful restaurants overlooking the sea – all just minutes from your new home.





uninterrupted views
across the bay

PICTURESQUE SETTING & LIFESTYLE

Malahide is one of the most popular locations on Dublin's golden North Coast, yet has retained its unique village feel. As a highly sought-after residential location, every practical amenity you could possibly need is within easy reach, with the added enhancement of boutiques, restaurants, bars, sports clubs and more – all those extras that make a location an essential stop for visitors both nationally and internationally.



Finish your day with a delicious dinner in one of the many restaurants; internationally renowned Kajjal, Jaipur or even Sea Bank are just a few minutes' stroll from Carnoon Bay. Alternatively, meet up with friends in Gibneys, one of North Dublin's most popular bars famous for its DJs and live music.





EXCELLENT TRANSPORT LINKS

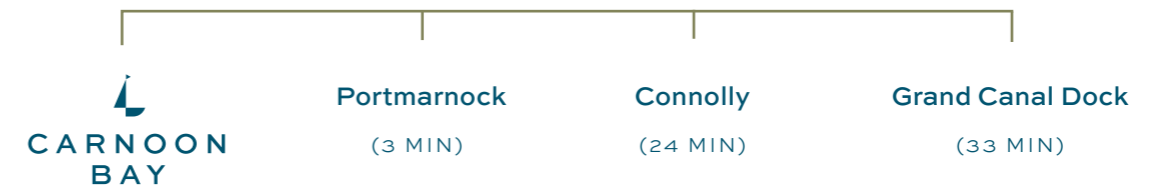
Unusual for such a scenic location, Malahide is exceptionally well-connected to Dublin City and further afield. Carnoon Bay is a short stroll from Malahide DART station, offering fast and frequent commuter trains into Dublin City and on to Bray and Greystones. For motorists, Malahide is just a few minutes' drive from the main M1 motorway, which connects Dublin the M50 ring road and Belfast. And if you ever decide to leave your own coastal idyll for travel abroad, Dublin International Airport can be reached in under 15 minutes.

CAR



DART

(Times including 12 min walk to stop)



BIKE



SPECIFICATIONS

HEATING, VENTILATION & HOT WATER

- Nibe Exhaust Air Heat pump
- Energy efficient continuous demand control mechanical ventilation system
- Pressurized hot and cold-water systems.

KITCHENS

- Custom designed handmade Woodale contemporary kitchen
- Modern full height kitchens featuring oak internal carcass with dovetail joints, quartz worktops, full height splash backs and waterfall feature gable.
- Bespoke cabinetry with ample storage and full height wall units
- Fully integrated 'Miele' oven, hob, dishwasher, fridge freezer.
- Extractor fan

BATHROOMS AND ENSUITES

- Contemporary designed bathrooms and en-suites
- Villeroy & Boch sanitary ware including 60cm 'Subway' 3.0 marine blue vanity unit and basin and 'Architectura' wall hung WC.
- 'Croma pisa gold' tiling to floor and full height walls of bathroom. Recessed shelving incorporated in the bath space.
- 'Pamesa CR. Amarna' tiling to floors and full height walls of ensuite. Recessed shelving incorporated in the bath space.
- Pressurized Villeroy & Boch 'Universal' shower system
- 'Keuco Royal E-one' wall-mounted custom designed vanity mirrored cabinets with excellent storage. Additional undermounted sink storage.

BEDROOMS

- Bespoke full height in-frame 'Rathlin' 4 door wardrobe with oak carcass and antique brass 'Piccadilly Burlington' knurled handles and soft closing hinges. Interior includes mixture of drawers, fixed shelving and hanging rails.
- Bespoke full height walk-in wardrobe with oak carcass and projecting border strip. Interior includes mixture of drawers with antique brass 'Piccadilly Burlington' knurled handles, fixed shelving and hanging rails.
- Luxurious 'Westex Spec Silken' deep piled carpet in all bedrooms.

INTERIORS FINISHES

- All walls and ceilings have a plastered and painted finish.
- Feature recessed lighting to living areas.
- Aperture Glazing High-quality, double-glazed windows and sliding doors which maximize the panoramic sea views.
- All door and window frames manufactured using high quality powder coated aluminum slim line frames.
- Elevated floor to ceiling height of 2.7m including 2.25m high solid timber entrance door with antique brass handles and hinges and brass inlay to perimeter of door to match.
- Multipoint locking system to doors and windows.
- 'Oak Expresso' 14mm Engineered solid timber floor in hallways and living room. Feature herringbone flooring in entrance lobbies.
- Contemporary feature architrave and skirting.
- Doras 'Eindhoven' door set with 3nr hinges and concealed door closers.
- All handles to be antique brass 'Kontrax Jedo' JV850 knurled level on rose handle

ELECTRICAL

- The apartment lighting comprises a mix of energy efficient LED recessed lighting spots and pendants, and dedicated lamp sockets throughout the apartment, feature LED lighting has also been included in some areas to provide additional mood lighting.
- Power point outlets have been generously located throughout with USB sockets being provided in selected locations.
- All switch and socket plates to be antique brass.

MEDIA & ENTERTAINMENT

- All apartment units have been provided with the infrastructure to install a high-speed fibre connection and TV services from any of the following providers - Virgin, EIR and SIRO. All apartments have also been provided with Saorview and Freesat connections.

MANAGEMENT & SECURITY

- The fire detection and alarm system installed within each unit offers the highest possible residential protection coverage, this provides early detection and alarm to protect life and property in the event of a fire.

- Each apartment is fitted with a wall mounted video intercom which has the availability to answer the main door remotely.

THE BUILDING

- Will have a striking contrast of black aluminum cladding to the penthouse with a light monogre render to upper floors leading into a dark equitone panel at ground floor.
- Enhanced acoustic performance concrete floors throughout with solid concrete party walls between apartments.
- Balconies finished with a high-quality composite decking, feature wall lighting and high-quality balustrade to maximize views from each apartment.
- Shared landscaped woodland common gardens and additional open space for apartment residents to enjoy.

PARKING & SERVICES

- All parking at ground level in front of building with direct access to the apartments
- 1 or 2 allocated car parking space for each apartment.
- Centralized bin storage and enclosed storage units at the rear of the building

OUTSIDE SPACE

- The scheme is set amidst landscaped grounds.
- Beautiful scenic beach walks and runs at your front door.
- Each apartment has a private balcony with a balustrade, maximizing natural light and stunning
- Each Apartment has there own personal lockup, which is located to the rear of the development.

ENERGY EFFICIENCY

- Minimum A2 Building Energy Rating energy rating.
- Highly insulated and airtight design
- Energy efficient windows with argon filled double glazing and low emissivity coating to reflect heat back into rooms.
- High performance internal pipe insulation to reduce heat loss.

GUARANTEE

- Home Bond 10-year structural guarantee





LAMBAY ISLAND

DONABATE VILLAGE

Donabate Golf Club

The Island Golf Club

SWORDS VILLAGE

Malahide Train Station

MALAHIDE VILLAGE



Forrest Little Golf Club

Dublin Airport

Malahide Castle & Gardens

Robswall Park

Malahide Golf Club

Portmarnock Park & Ride

PORTMARNOCK VILLAGE

Portmarnock Golf Club

IRELAND'S EYE

RAHENY VILLAGE

SUTTON VILLAGE

HOWTH VILLAGE

DUBLIN CITY

Dublin Port



CARNOON BAY AMENITIES



TRANSPORT

- 1 Malahide Train Station

SHOPS

- 2 Avoca
- 3 Donnybrook Fair
- 4 Dunnes Stores
- 5 SuperValu Malahide
- 6 Tesco Express

PUBS & RESTAURANTS

- 7 The Grand Hotel
- 8 Seabank Bistro
- 9 Duffys
- 10 Gibneys
- 11 Donnybrook Fair
- 12 Siam
- 13 The Greedy Goose
- 14 Bon Apetit
- 15 Old Street

CLUBS

- 16 Malahide Rugby Club
- 17 Malahide Yacht Club
- 18 Malahide Cricket Club
- 19 Sylvester's GAA Club
- 20 Malahide Lawn Tennis Club
- 21 Malahide Sea Scouts 9th Port of Dublin

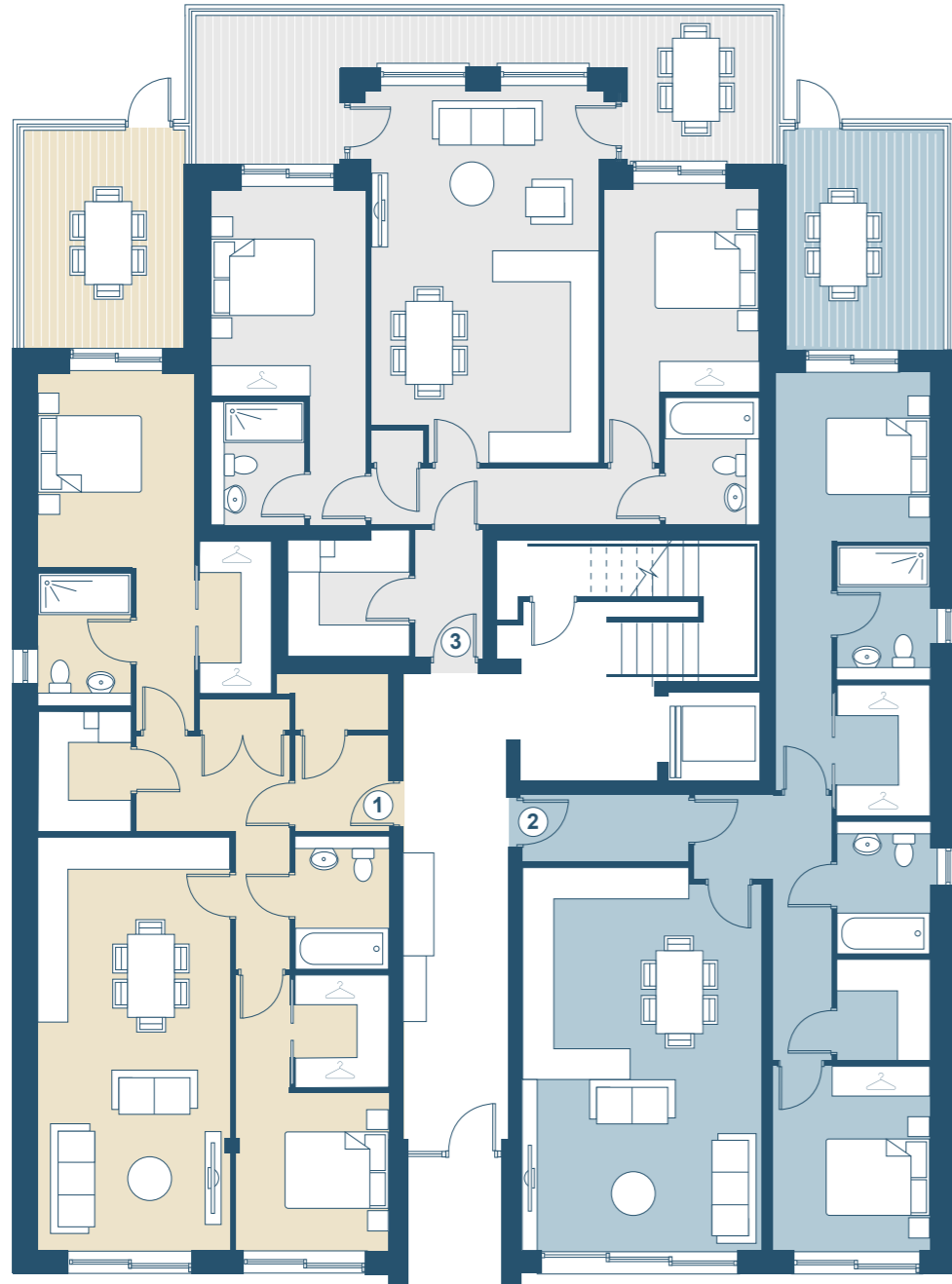
BEACH & PARKS

- 22 Donabate Beach
- 23 Malahide Beach
- 24 Malahide Castle & Gardens
- 25 Velvet Strand



FLOOR PLANS

GROUND FLOOR APARTMENTS

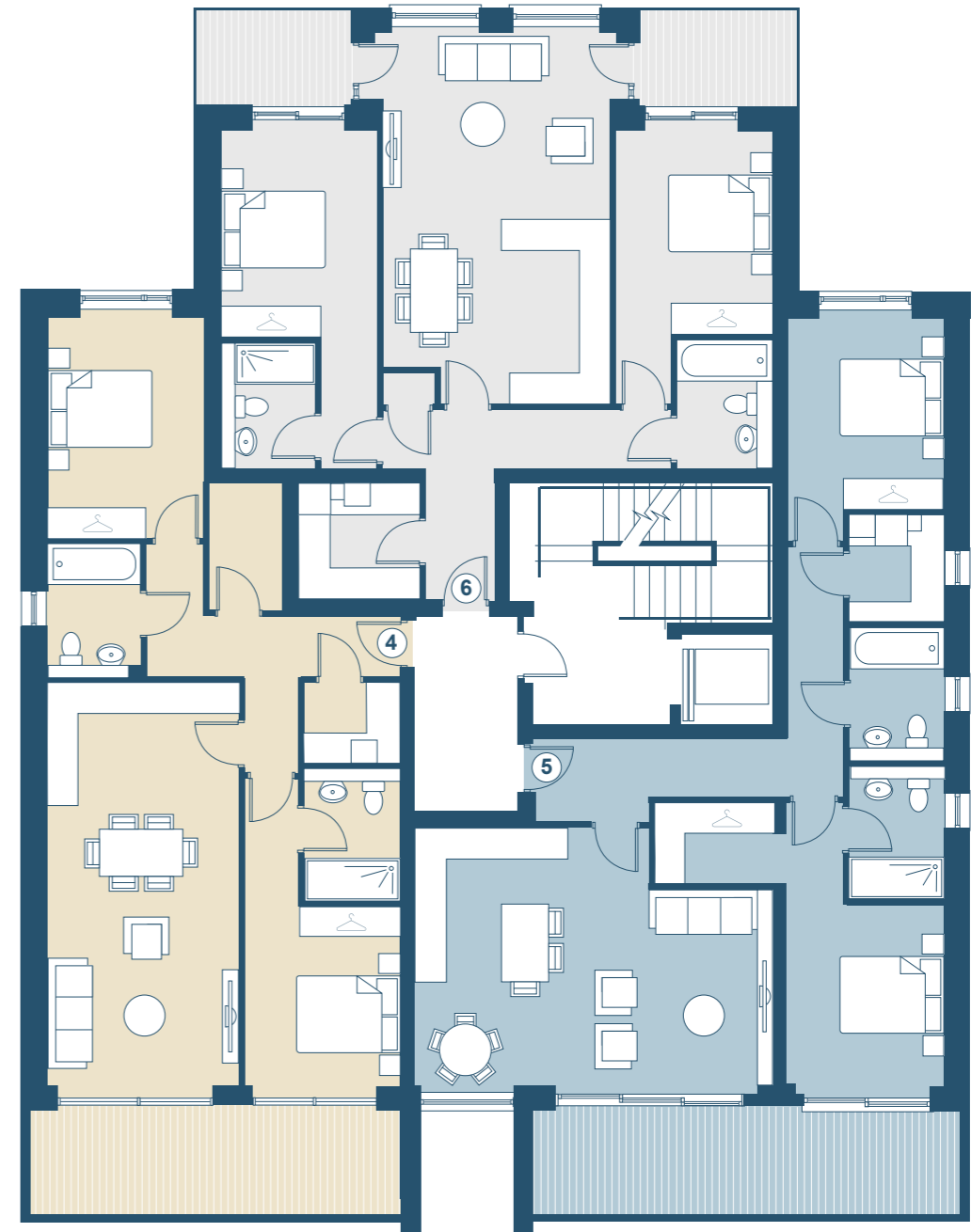


APARTMENT NO. 1
2 BED GROUND FLOOR
100 SQ.M | 1076 SQ.FT

APARTMENT NO. 2
2 BED GROUND FLOOR
96 SQ.M | 1033 SQ.FT

APARTMENT NO. 3
2 BED GROUND FLOOR
88 SQ.M | 947 SQ.FT

FIRST FLOOR APARTMENTS



APARTMENT NO. 4
2 BED FIRST FLOOR
85 SQ.M | 915 SQ.FT

APARTMENT NO. 5
2 BED FIRST FLOOR
90 SQ.M | 969 SQ.FT

APARTMENT NO. 6
2 BED FIRST FLOOR
88 SQ.M | 947 SQ.FT

FLOOR PLANS

SECOND FLOOR APARTMENTS

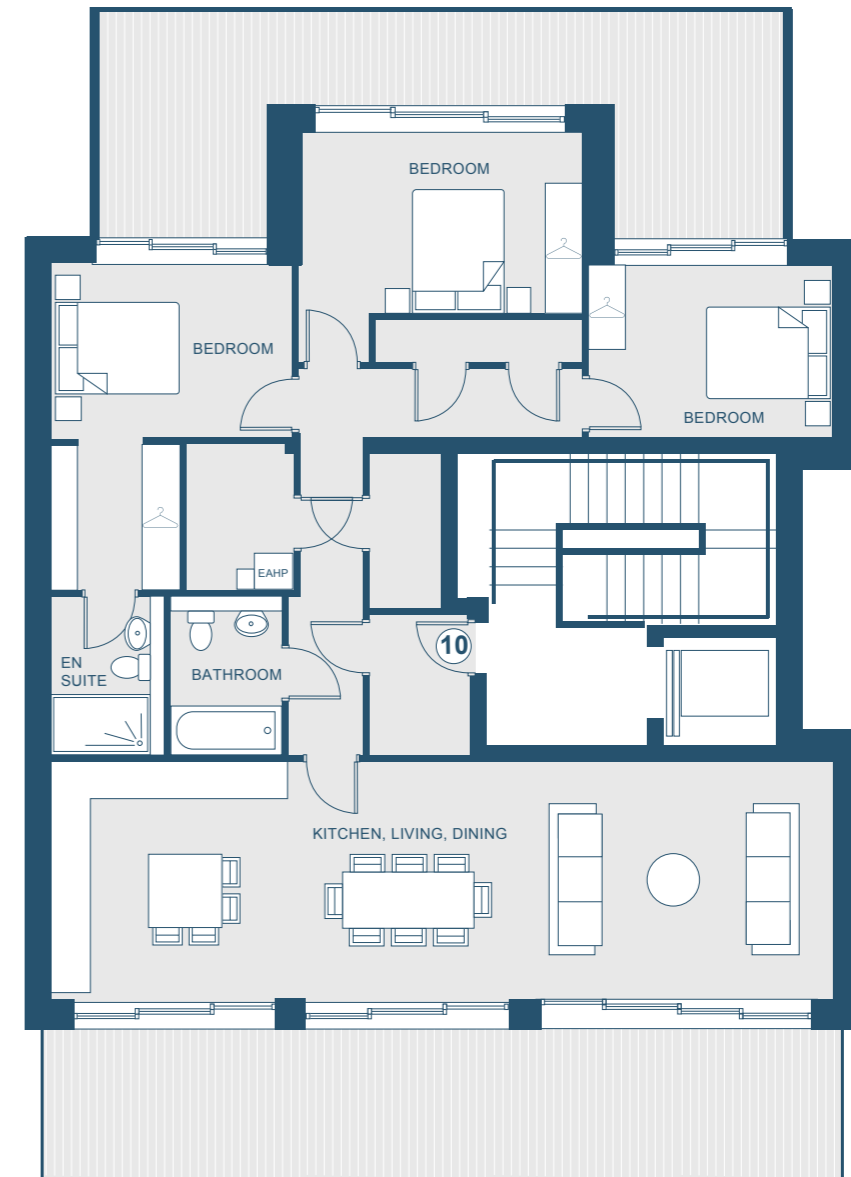


APARTMENT NO. 7
2 BED SECOND FLOOR
85 SQ.M | 915 SQ.FT

APARTMENT NO. 8
2 BED SECOND FLOOR
90 SQ.M | 969 SQ.FT

APARTMENT NO. 9
2 BED SECOND FLOOR
88 SQ.M | 947 SQ.FT

THIRD FLOOR APARTMENT



APARTMENT NO. 10
3 BED PENTHOUSE
128 SQ.M | 1378 SQ.FT

DEVELOPER

Moyville
HOMES

SELLING AGENT



PSRA: 001417

ARCHITECTS

DMVF ARCHITECTS

CIVIL AND
STRUCTURAL ENGINEER

JOSEPH O REILLY CONSULTING ENGINEERS

MECHANICAL ENGINEER

COFFEY CONSULTING ENGINEERS

ELECTRICAL ENGINEER

CALLAGHAN ELECTRICAL

INTERIOR DESIGNER

MIX & MATCH INTERIORS

SOLICITORS

SMITH FOY & PARTNERS SOLICITORS

BER A2

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