

DISCOVER IT FOR YOURSELF


ROCKVILLE

GLENAMUCK ROAD | DUBLIN EIGHTEEN





Discover a new way of family living. Discover a distinctive new development of houses and apartments set at the foot of the scenic Dublin Mountains. Discover a home with superior specification, thoughtful design and excellent finishes set amidst stunning landscaped grounds. **Discover Rockville.**



The development is situated amidst a stunning tranquil setting around Rockville House, the gate lodge and the beautiful walled garden, dating back to the 18th century which will be beautifully landscaped green open space which residents can enjoy.



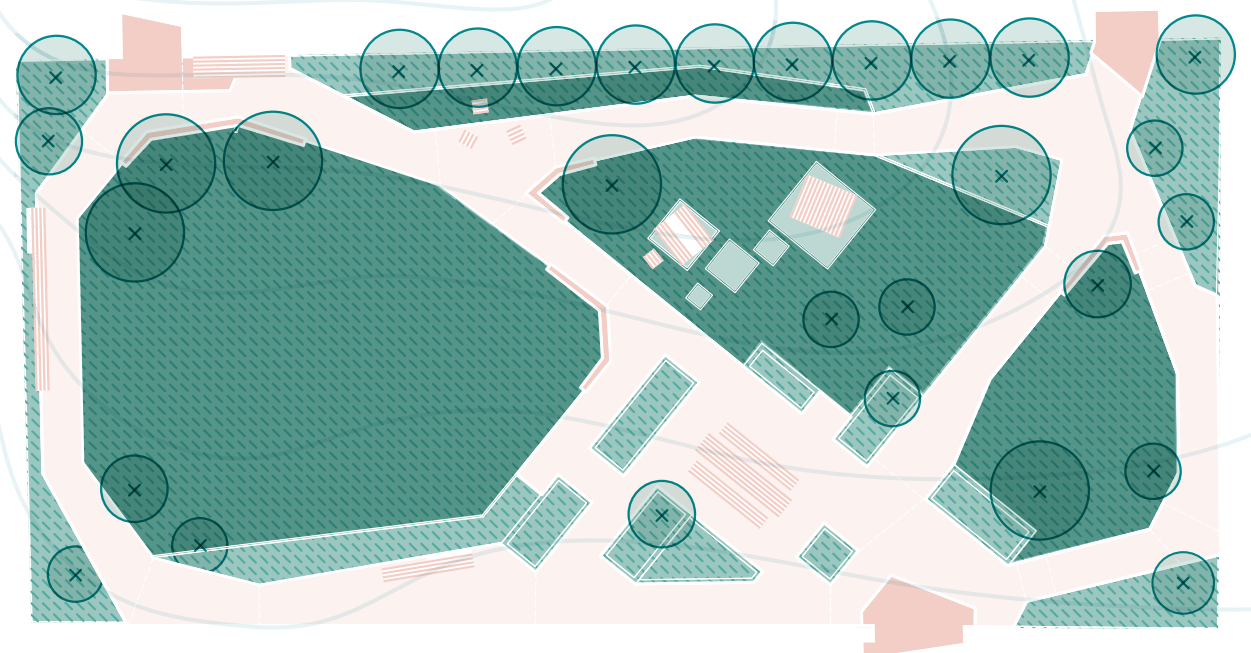
Discover The Walled Garden.

Dermot Foley Landscape Architects have designed the walled garden featuring planting inspired by the renowned English garden designer Gertrude Jekyll, to celebrate the garden's unique setting.

In addition to re-establishing some of the original features such as espalier fruit trees along garden's historic walls, the space exhibits a beautiful existing Magnolia tree.

Various contemporary design features such as bespoke seating, raised planters with kitchen herbs and scented planting as well as lawn areas for informal gatherings, have been integrated in the design.

Residents will be able to sit back, relax and enjoy this beautiful garden on one of the various benches or a have bite to eat at the picnic table.



Diag 1. Walled Garden Landscaping



Discover everything
you need within a
stone's throw.

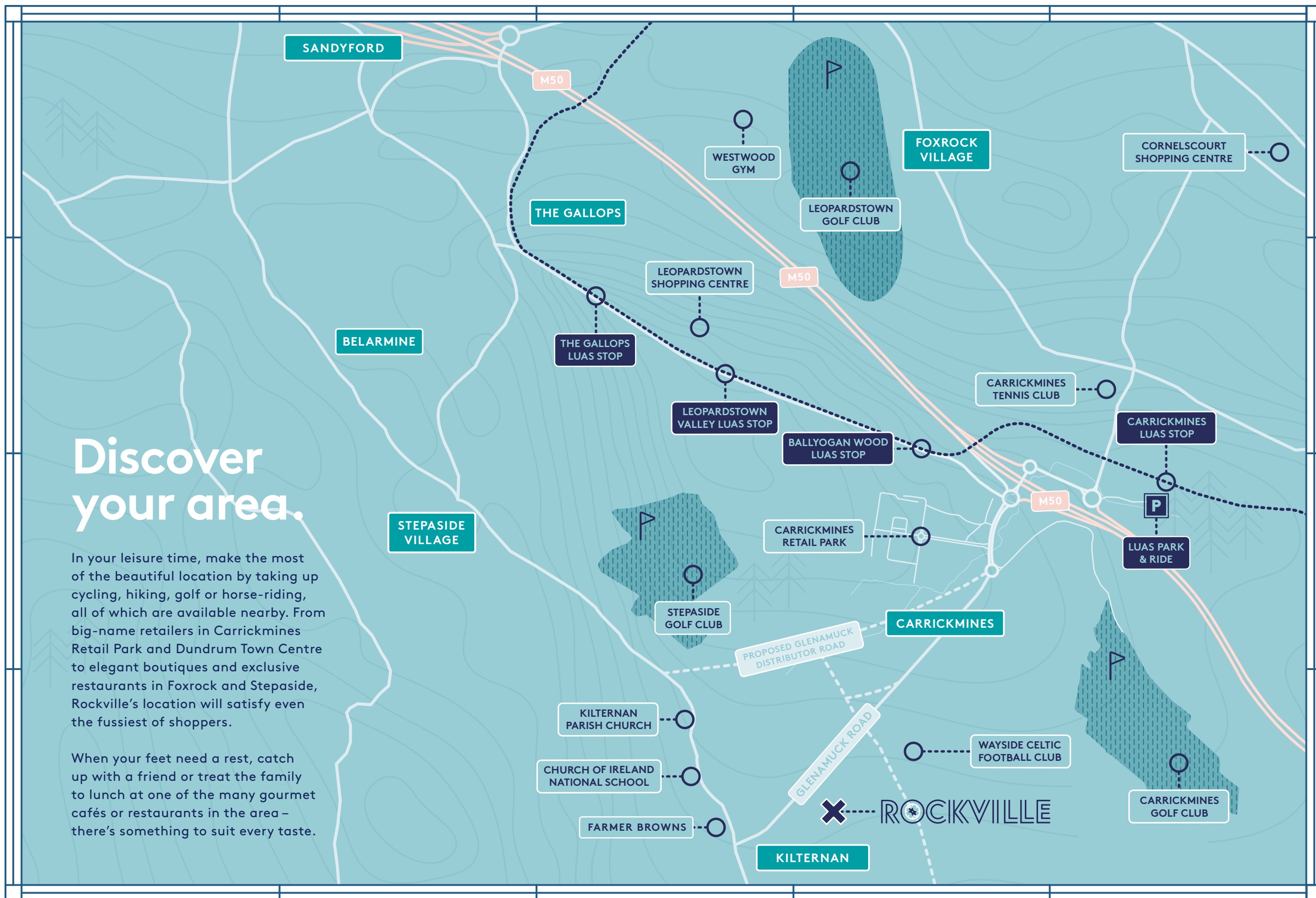


Location really couldn't be better at Rockville. Situated in the grounds of the impressive Rockville House and Gate Lodge, the development is perfectly positioned on the Glenamuck Road, close to Carrickmines Retail Park and the M50. The well-established suburbs of Dundrum and Leopardstown, both adjacent to Rockville, offer shopping, dining and leisure facilities in abundance, while excellent schools and transport links are well established in the immediate area.

Discover your area.

In your leisure time, make the most of the beautiful location by taking up cycling, hiking, golf or horse-riding, all of which are available nearby. From big-name retailers in Carrickmines Retail Park and Dundrum Town Centre to elegant boutiques and exclusive restaurants in Foxrock and Stepaside, Rockville's location will satisfy even the fussiest of shoppers.

When your feet need a rest, catch up with a friend or treat the family to lunch at one of the many gourmet cafés or restaurants in the area – there's something to suit every taste.

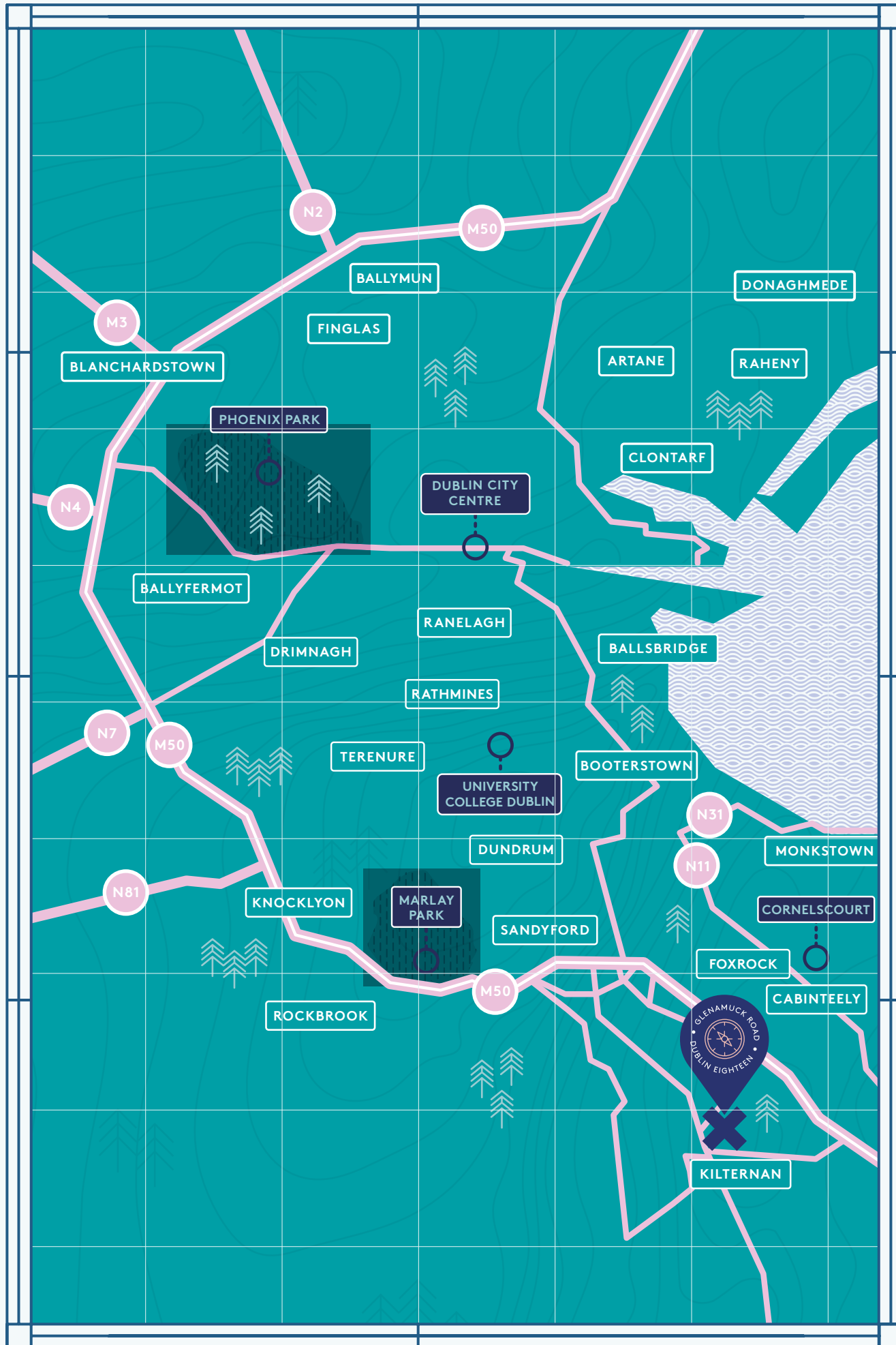




Discover schools, shops, sports & more just a stroll away from your front door.

These stunning homes are enhanced by the many family amenities in the immediate area. Choose from several well-established primary and secondary schools, including Gaelscoil Shliabh Rua, Kilternan Church of Ireland National School, Rosemont Secondary School and Loreto College Foxrock.





**Discover city and
country in a most
convenient location.**

Convenience is the name of the game at Rockville. Transport links are second to none, with the M50, the LUAS green line, numerous fast bus routes and Carrickmines Park & Ride facility close to the development. Day off? Rockville is also adjacent to some of the most stunning mountain scenery and walking trails in Dublin, enabling you to enjoy the best of the outdoors in a most convenient location.



**Get away from it all
and discover a host
of cycling trails in the
Dublin Mountains.**



A row of modern brick townhomes with large windows and dormers. The houses are built with light-colored brick and feature dark-framed windows. Each unit has a small dormer window on the roof. The ground floor has a mix of brick and white siding. The houses are set on a paved street with some landscaping in front.

Discover spacious homes
for modern families.
Rockville's collection of
elegant, well-appointed
homes are built with
growing families in
mind. Step outside and
you're among beautiful
landscaped grounds.



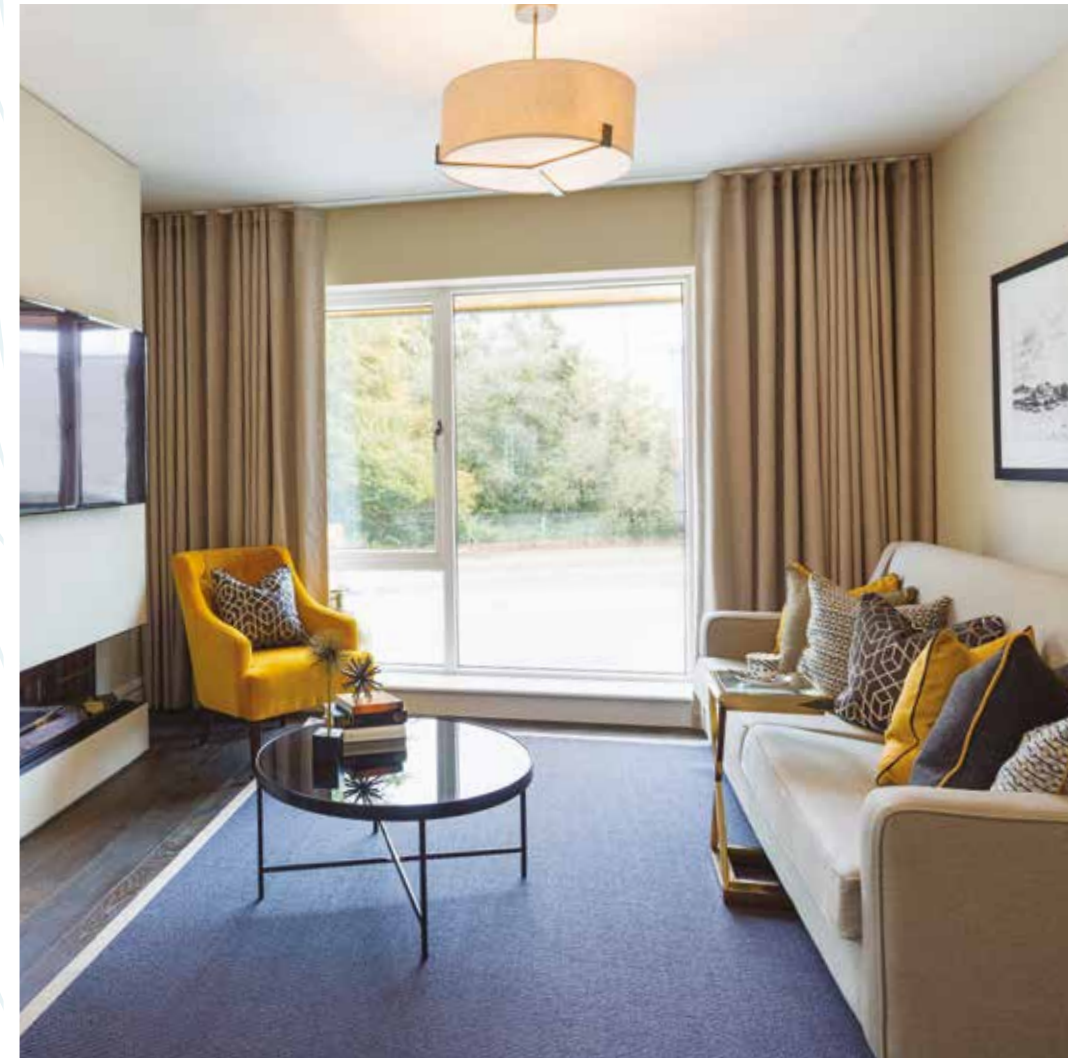


**Discover
Stylish
Living.**



Spacious and bright interiors are designed to make the most of family life. Large kitchens open seamlessly into beautiful living spaces, all perfectly designed for family gatherings of all sizes.















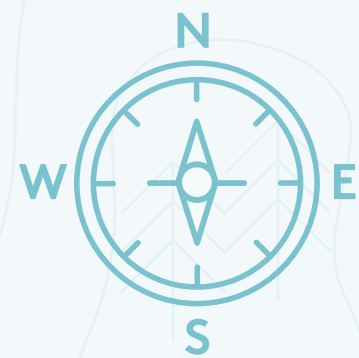


Plenty of storage space keeps clutter to a minimum, while high-spec bathrooms give these stunning homes a real touch of luxury.



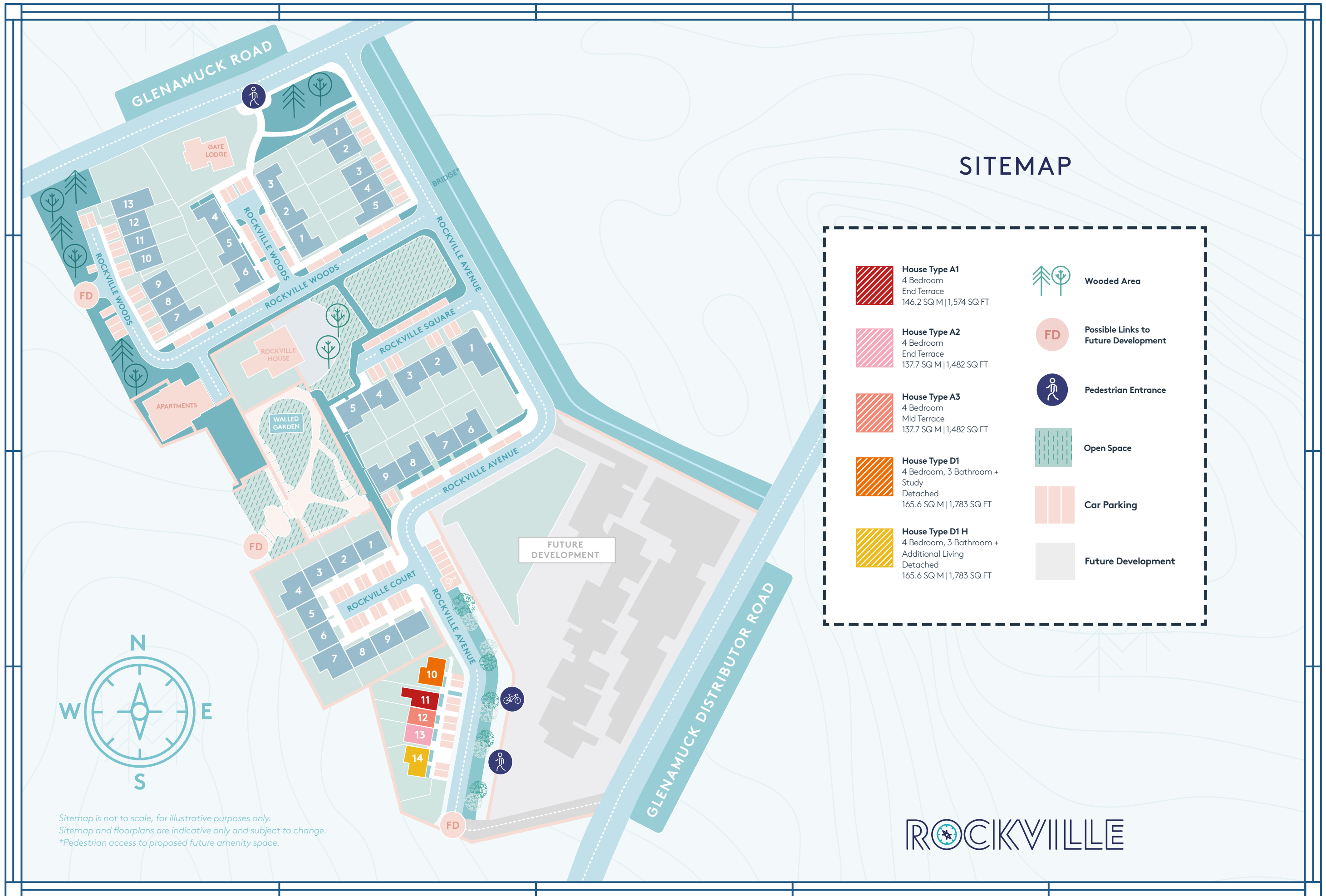
SITEMAP

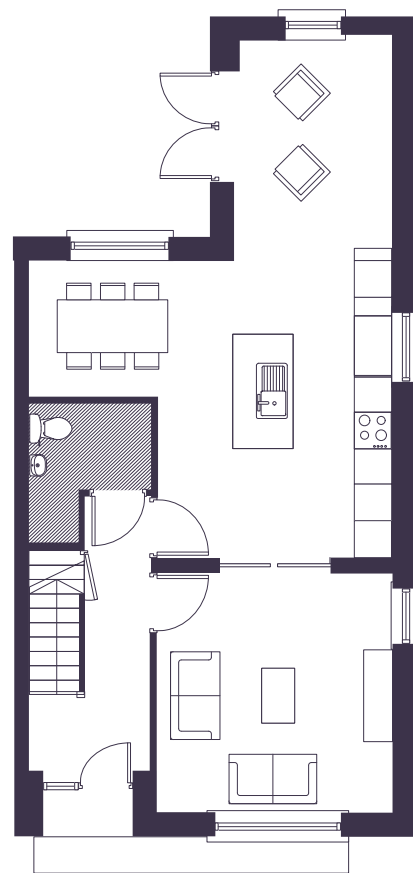
	House Type A1 4 Bedroom End Terrace 146.2 SQ M 1,574 SQ FT		Wooded Area
	House Type A2 4 Bedroom End Terrace 137.7 SQ M 1,482 SQ FT		Possible Links to Future Development
	House Type A3 4 Bedroom Mid Terrace 137.7 SQ M 1,482 SQ FT		Pedestrian Entrance
	House Type D1 4 Bedroom, 3 Bathroom + Study Detached 165.6 SQ M 1,783 SQ FT		Open Space
	House Type D1 H 4 Bedroom, 3 Bathroom + Additional Living Detached 165.6 SQ M 1,783 SQ FT		Car Parking
			Future Development



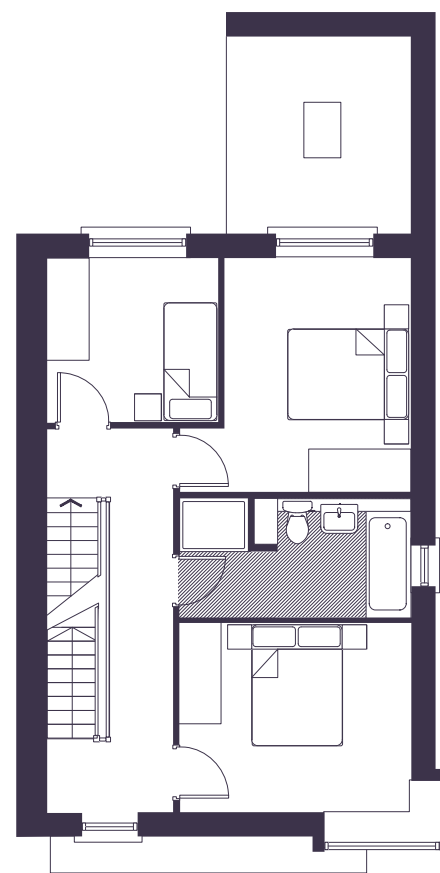
Sitemap is not to scale, for illustrative purposes only.
Sitemap and floorplans are indicative only and subject to change.
*Pedestrian access to proposed future amenity space.

ROCKVILLE





GROUND FLOOR



FIRST FLOOR



4 Bedrooms
2 Bathrooms

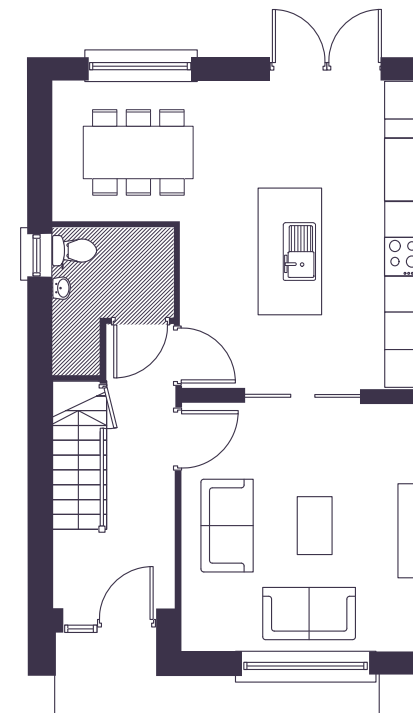
SQ M
146.2
SQ FT
1,574

HOUSE TYPE
End of Terrace

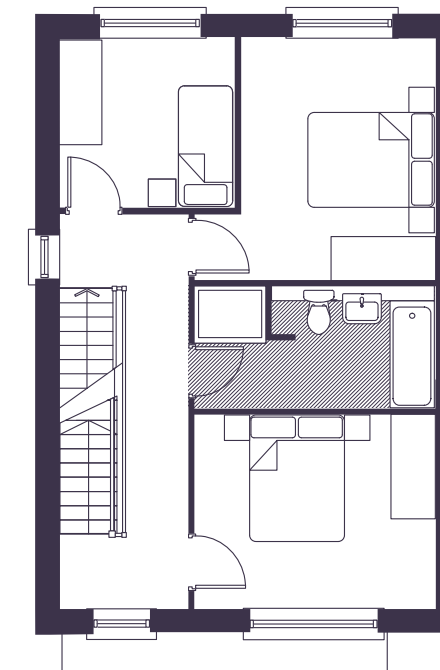
*Floorplans are not to scale,
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

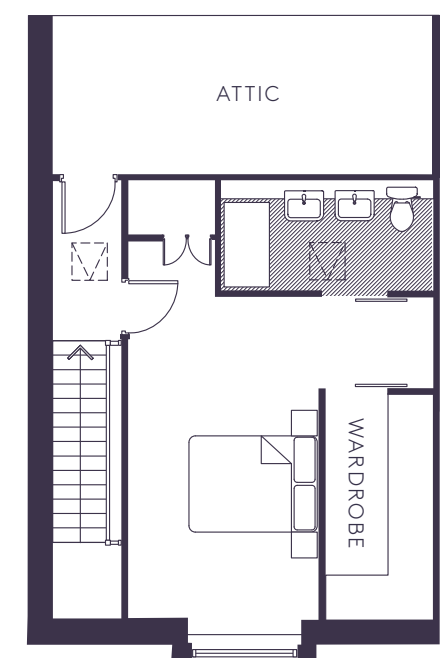


4 Bedrooms
2 Bathrooms

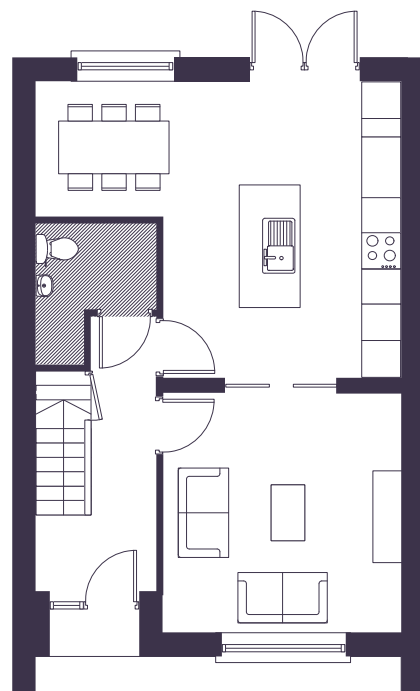
SQ M
137.7
SQ FT
1,482

HOUSE TYPE
End of Terrace

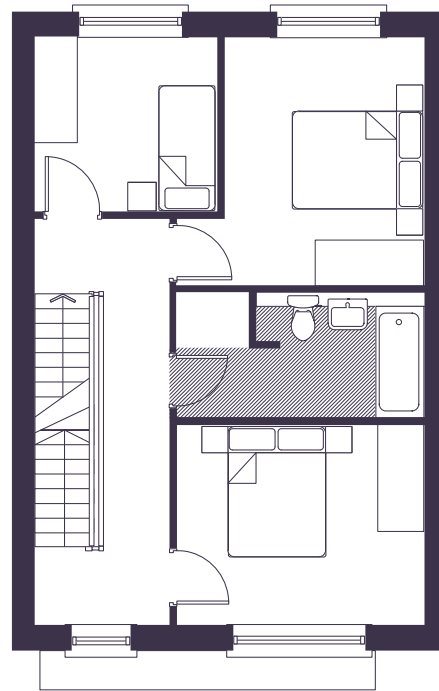
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



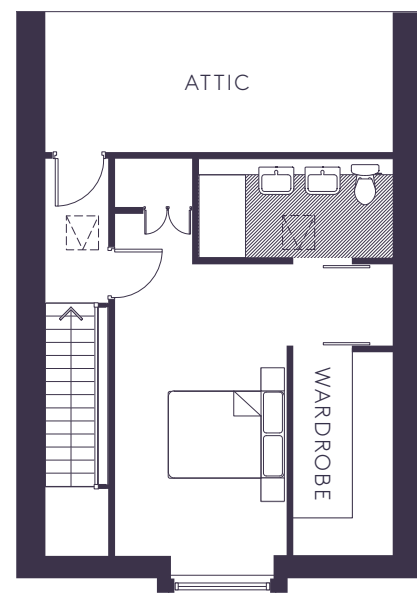
4 Bedrooms
2 Bathrooms

SQ M
137.7

SQ FT
1,482

HOUSE TYPE
Mid-Terrace

*Floorplans are not to scale,
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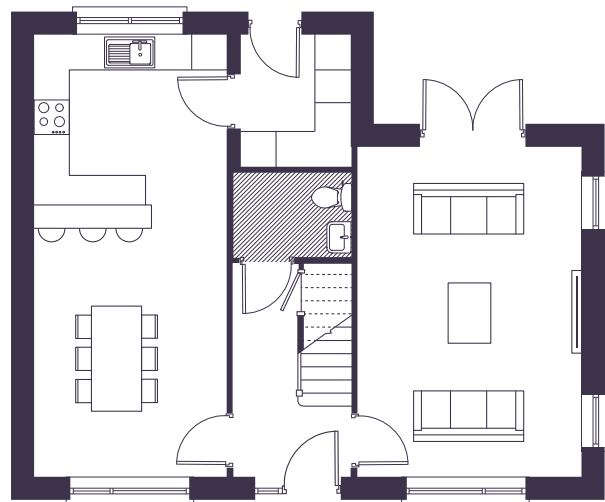


SECOND FLOOR

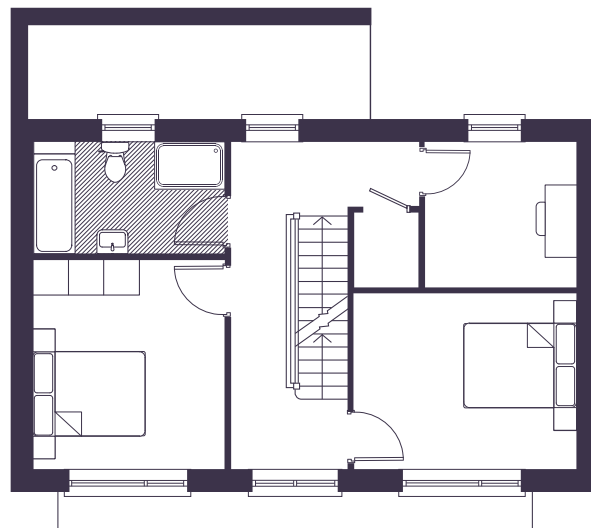


*Please note the D type houses for sale in this phase are double fronted 2.5 storey detached homes. The photo below illustrates a double fronted 2 storey terrace home.

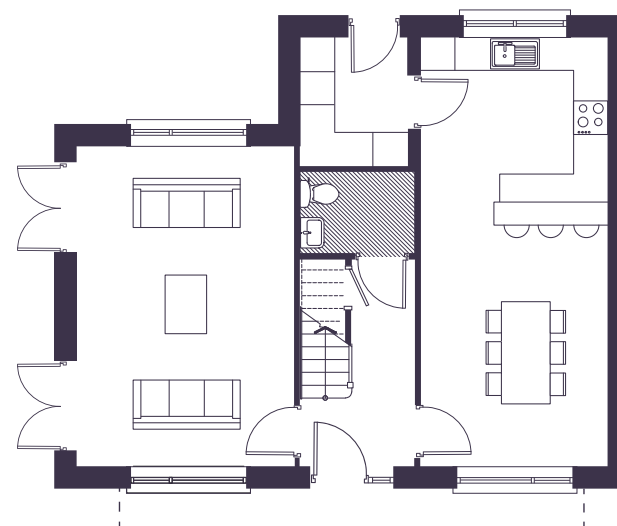




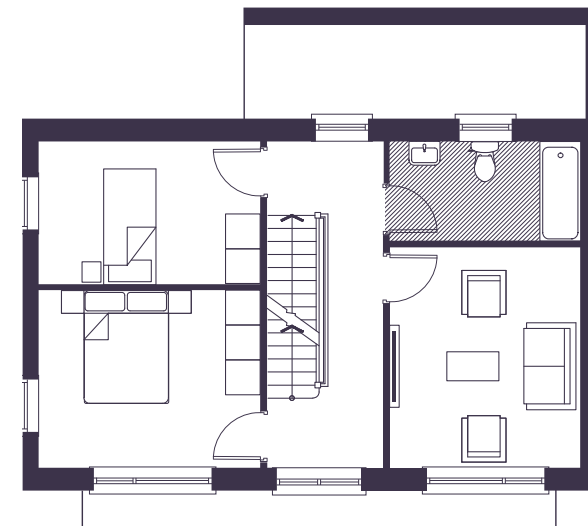
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



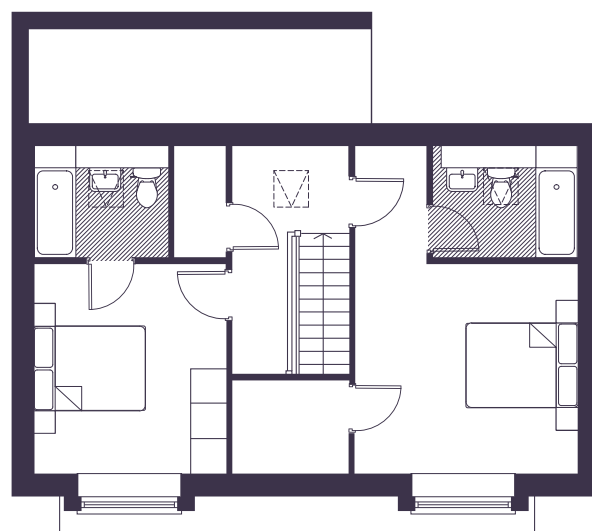
FIRST FLOOR



4 Bed +
Study
3 Bathrooms

SQ M	HOUSE TYPE
165.6	Detached
SQ FT	
1,783	

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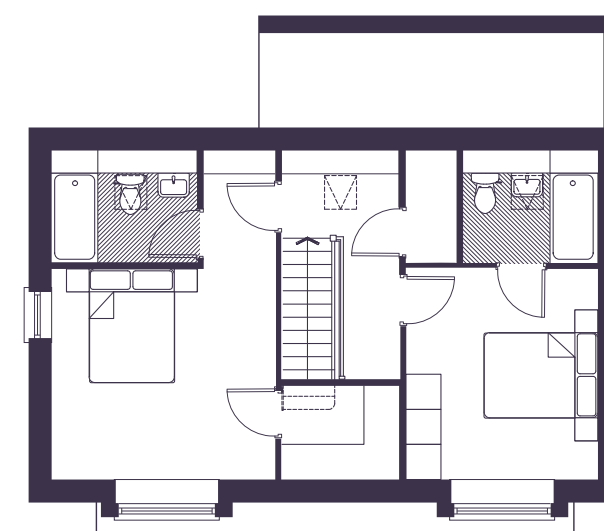
SECOND FLOOR



4 Bed +
Additional Living
3 Bathrooms

SQ M	HOUSE TYPE
165.6	Detached
SQ FT	
1,783	

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SECOND FLOOR

Specifications

GENERAL

- Stamp Duty – 1%
- 10 year structural guarantee with Home Bond.
- Every household will become a member of the estate's Management Company which will oversee the affairs and day to day running of the estate.
- Every resident will have exclusive access to and enjoyment of the walled garden within Rockville.

HEATING & ENERGY EFFICIENCY

All homes will achieve an A2/A3 Building Energy Rating due to the following features:

- Highly efficient A-Rated heat pump from Daikin achieving superior levels of energy efficiency, reliability and comfort.
- Excellent standard of wall, floor & roof insulation.
- Areas within the houses are zoned and can be heated independently of each other providing greater energy efficiency and economy.

LIGHTING & ELECTRICAL

- Generous and well-designed electrical & lighting specification allowing for a mix of pendants and downlights optimising the lighting functions throughout the houses.
- Pre wired for intruder alarm, multiple TV/ broadband providers and free to air TV with multiple points provided throughout each home.
- Smoke, carbon monoxide alarms and heat detectors are fitted as standard.
- Bulkhead lighting to external doors & power socket for external use.

INTERNAL JOINERY & IRONMONGERY

- Superior single panel doors fitted throughout by Durkan Joinery with matching skirtings, architraves and fitted with black ironmongery.
- Higher than standard height doors to ground floor.

KITCHEN

- Superior quality bespoke kitchens by Kelly Design. Included in the spec are quartz worktops with upstands and splashback behind the range, integrated bin system and a generous appliance package including integrated larder fridge, under-counter freezer, dishwasher, stainless steel electric range and extractor fan.

UTILITY

- Where present, utility rooms are plumbed and wired for washing machines & tumble dryers.
- Floors are tiled as standard.

BATHROOMS

- Contemporary white suites are standard in all bathrooms with sleek modern matt black fittings.
- Large walk-in showers are fitted in ensuites with slate black shower trays, pressurized shower systems with large rain head shower fittings, recessed shelves (where possible) and slim line wet room panels.
- Heated towel rails are standard in ensuite bathrooms.
- Where space allows master ensuites are fitted with double wash hand basins.
- Bathrooms are finished with a combination of porcelain floor and wall tiling to wet areas and quartz stone shelves and upstands as standard.

BEDROOMS

- High quality built-in wardrobes in bedrooms from Cawleys Furniture with oak finished carcasses and a combination of hanging and shelved space.

WINDOWS & DOORS

- Future Proof double glazed 1.2W/m2K U-Value, wood grain PVC windows with child safety catches and external doors with 3 point locking mechanism from Munster Joinery.

WALL FINISHES & PAINT

- Floor to ceiling heights on the ground floor are 9ft.
- All walls and ceilings are skimmed and painted throughout as standard.

EXTERNAL

- Side gates fitted on the side passages of semi-detached and end terrace houses.
- Low maintenance, high quality external finishes, of brick, uPVC and dash.
- Maintenance free uPVC fascia, soffits and rainwater goods.
- Rear gardens will be raked & seeded with a paved patio area.
- External power socket & tap fitted as standard.
- High quality hard & soft landscaping to the front gardens, driveways and communal areas.
- On-street/In-curtilage parking to accommodate 2 cars per house.

LEGAL

- €10,000 deposit required.
- Contracts must be signed within 21 days of receipt of them. Balance of 10% of purchase price is due on signing of contracts.



The Team

A DEVELOPMENT BY



SELLING AGENTS



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SOLICITORS

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ARCHITECTS



LANDSCAPE ARCHITECTS

Dermot Foley



ROCKVILLE.IE



Messrs. DNG for themselves and for the vendors Goodrock Project Management Limited 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 Goodrock Project Management Limited has any authority to make or give representation or warranty whatever in relation to this development.

A stylized topographic map in white lines on a dark blue background. The map features various contour lines, some solid and some dashed, representing different elevations. There are two areas with diagonal hatching, likely representing water bodies or specific terrain features. A small cluster of three stylized evergreen trees is located in the upper center, and another cluster of three is in the lower left. A bicycle icon is positioned in the center-right area, enclosed within a dashed line. The entire map is framed by a thin white border.

www.rockville.ie