



# GREENMOUNT COURT HX

A boutique development of three  
architecturally unique and spacious  
houses and an enterprise unit.



# Introducing Greenmount Court

The houses at Greenmount Court are a superbly designed 3 bedroom house with a study, sunroom, a winter garden and benefit from a private courtyard with rear access. These 'A2' rated, energy efficient new homes will immediately impress with their ultra-modern design, well-proportioned rooms, and have excellent finishes throughout.

Greenmount court offers a rare opportunity to acquire a spacious new enterprise unit. Incorporating a kitchenette & bathroom in the layout it will suit a variety of needs. The exciting unit is located beside the housing scheme to the rear and includes a parking space.

# Locality

Ideally situated in the vibrant Harold's Cross Village which boasts some of the best food, coffee, shops and parks in the city, located just off the Harold's Cross Road.

This location enjoys every conceivable amenity on its doorstep. Harold's Cross Park is a stone's throw away with its playground which acts as an epicentre for young families. Its also within close proximity to neighbouring trendy Portobello, stylish Rathgar, leafy Terenure and buzzy Rathmines.

Greenmount Court is at the heart of Harold's Cross and its location is second to none. Perfectly positioned within walking distance of the canal, local clubs including South Dublin Strength & Conditioning, Bikram yoga and trendy coffee shops like Brew 204, Noshington, Green Fox, Five Points, HX 46 and the new Market warehouse with its organic market, deli, coffee shop and cookery demonstrations.



# Connect

With the City Centre within walking distance and located just 2.5km from Grafton Street, this is truly an excellent location. Greenmount Court is serviced well by numerous bus routes 9, 49, 54A, 83 and the No 16 brings you to Dublin Airport. The LUAS system is close by and the M50 is just 6.5km by car with ease of access to the rest of the country.

# Amenities on your door step



# Bespoke Urban Living

The 3 bedroom 'A' rated, energy efficient new homes will immediately impress with their ultra-modern design, well-proportioned rooms and excellent finishes throughout. Not only will each home be designed to provide light filled accommodation with a fabulous floor to ceiling

glazing system in the living room and sunroom, they will also benefit from a study, a winter garden which features a stunning roof light, a private courtyard with rear access and are also wired for an electrical charging point for cars or bikes.



Note the exceptional finishes throughout



Its all in the detail

# Floor Plans

GREENMOUNT  
COURT HX

No. 17

140 sq m / 1,507 sq ft

No. 18

138 sq m / 1,480 sq ft

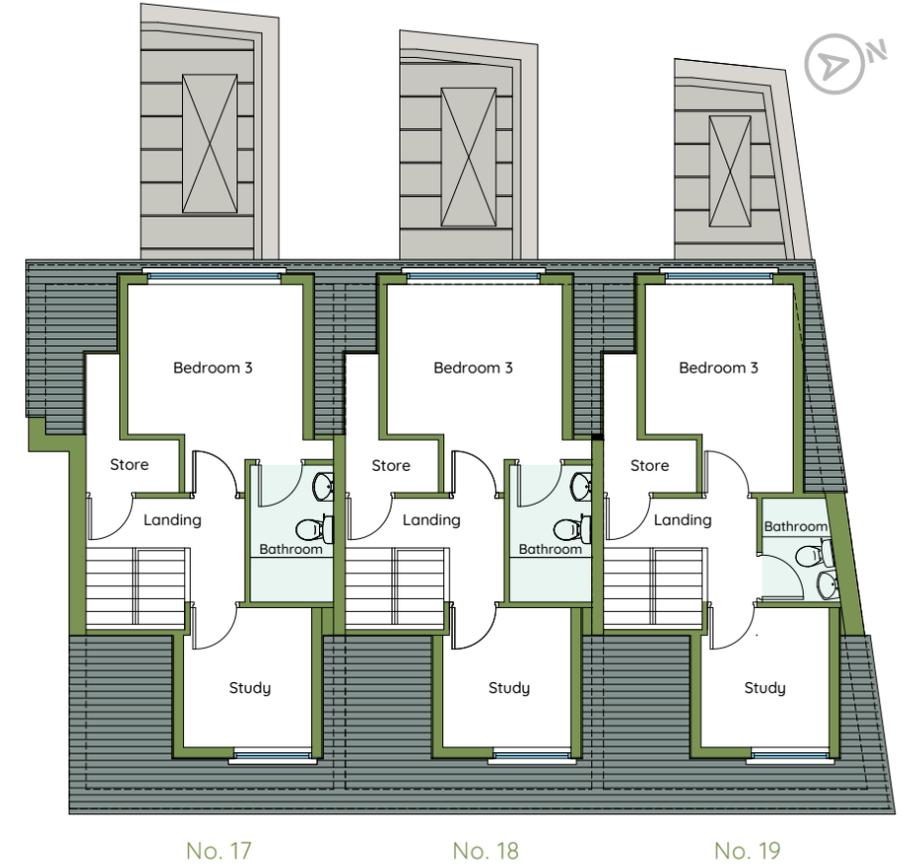
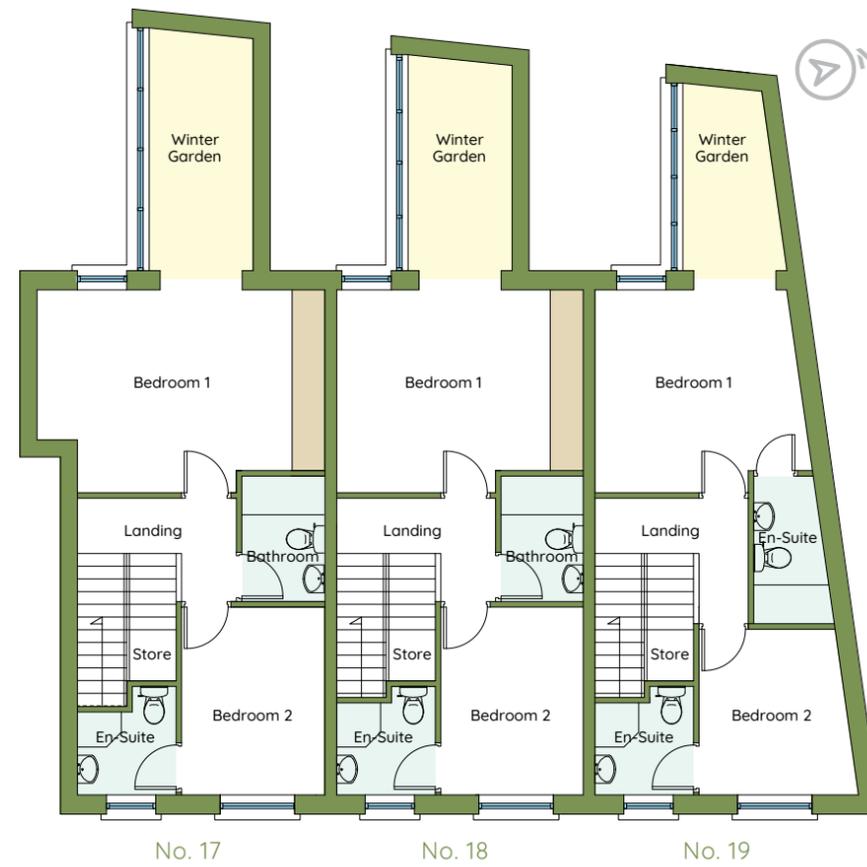
No. 19

130 sq m / 1,399 sq ft

## Ground Floor

## First Floor

## Second Floor



# Specification

## Lighting & Electrical



### Heating & Energy Efficiency

- All houses will achieve an A2 Building Energy Rating due to the following features:
- Highly efficient A-Rated heat pump from Samsung/Joule achieving superior levels of energy efficiency, reliability and comfort.
- Mechanical Ventilation units to all wet areas and kitchen from Joule, which deliver a 'refreshed' indoor environment.
- 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. All houses have underfloor heating at ground floor level.
- All houses are constructed to provide a high level of air tightness to a standard which surpasses the current Building Regulations.



### Lighting & Electrical

- Generous and well-designed electrical & lighting specification allowing for a mix of pendants and downlights optimising the lighting functions throughout the houses. With sockets and light switched finished with chrome fitted to ground floor, hall, stairs & landing.
- Pre wired for intruder alarm, multiple TV/broadband providers serviced by Virgin and Eir and wired in Cat6 and rg59 cabling.
- Smoke and heat detectors are fitted as standard.
- Numerous USB charging points in bedroom & living areas.
- Bulkhead lighting to external doors.



### Internal Joinery & Ironmongery

- Luxury moulded panel doors fitted throughout with matching 110mm skirtings, 75mm architraves and fitted with stainless steel ironmongery. Quality timber staircase with painted handrail.



### Kitchen

- Superior quality bespoke kitchens by BeSpace. A generous appliance package is included with an integrated fridge/freezer, oven, integrated microwave, induction hob, dishwasher and extractor fan.



### Utility

- Utility rooms are fitted with a washing machine & tumble dryer with a tiled floor.



### Bathrooms

- Contemporary white suites are standard in all bathrooms with sleek modern matt black fittings. Concealed cisterns with wall hung WC.
- Large walk-in showers are fitted in ensuites with slate white shower trays, pressurized shower systems with large rain head shower fittings, recessed shelves and slim line wet room panels.
- Heated black towel rails and vanity units are standard in the family bathroom and ensuites.
- Bathrooms are finished with a combination of porcelain floor and wall tiling to wet areas.



### 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

- Private courtyard to each house with rear access, power socket and tap as standard.
- Courtyards are fitted with a mix of porcelain patio tiles.
- Wired for electrical car/bike charger point.
- Low maintenance, high quality external finishes, of brick, uPVC and render.
- Maintenance free Aluminium fascia, soffits and rainwater goods.
- On-street parking with one permit per house.



### Bedrooms

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



### Windows & Doors

- Future Proof triple glazed 1.2W/m2K U-Value, Black Aluminium windows with child safety catches and external doors/sliders with 3 point locking mechanism from Architectural Glazing.
- Stunning floor to ceiling glazed windows fitted to living room, sunroom and winter gardens. Slider doors fitted to living area accessing the courtyard and the winter gardens are fitted with a large glazed roof light for additional light.



### Legal

- €10,000 deposit required.
- Contracts must be signed within 28 days of receipt of them. Balance of 10% of purchase price is due on signing of contracts.
- Stamp Duty - 1%.



### General

- 10 year structural guarantee with Home Bond.

# GREENMOUNT COURT HX

Agent

**DNG**  
NEW HOMES  
01 4912600  
PSL No. 004017

Developer

  
**Greenmount Homes**

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Conditions to be noted: Messrs. DNG for themselves and for the Greenmount Homes, 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 inspections or otherwise as the correctness of each of them. (iii) No Person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.

**BER A2**