



CONVENT GARDEN
KINSALE, CO. CORK

SPANISH WALK



cork@savills.ie



STONE MAD GALLERY

STONE MAD

The

Kinsey

Dalton's

LES PLOQUES



SPANISH WALK

CONVENT GARDEN, KINSALE

BER A2/A3

A Stunning Location within the Heart of Kinsale



Spanish Walk at Convent Garden is set in a stunning location within the heart of Kinsale, only a couple of minutes of easy walking to the centre of this vibrant town.

Kinsale is a seafaring town, exuding its own distinctive charm, character and heritage, with a history dating back to medieval times. Today the Port of Kinsale, set in its own sheltered scenic harbour, continues to uphold its maritime tradition by operating as an international centre for Sailing, Fishing and Deep Sea Angling. Kinsale is also on the Wild Atlantic Way – the longest defined coastal touring route in the world. Over 2,500km in length, the route is renowned for some of the most breath-taking scenery.

Kinsale hosts many International Festivals and events throughout the calendar year – the Gourmet Food Festival organised by the Town's internationally acclaimed seafood restaurants, the Guinness International Jazz Festival, the International Bi-Annual Sovereigns Cup for Sailing and Point to Point Races.

Kinsale also plays host each year to the world renowned Kinsale Rugby Sevens International Competition. For the golf enthusiast, the world famous Old Head Golf Club and Kinsale Golf Club are both first class golf courses, designed to challenge the best.

Kinsale has something to offer everyone with three marinas, a yacht club, two outdoor activity centres, very active clubs promoting Gaelic Football, Hurling, Soccer, Rugby, Tennis, Golf, Equestrian and Water Sports (windsurfing, para-sailing and surfing at the nearby Blue Flag Beach of Garretstown). Kinsale is very well serviced with schools – Primary, Gaelscoil, Secondary and College of Further Education – all in close proximity to Convent Garden.

Renowned worldwide for its magnificent harbour which attracts many overseas sailors every year, Kinsale is also recognised as the gourmet capital of Ireland most recently achieving its first Michelin Star at Bastion restaurant in the town. The cosmopolitan and historic town is home to Kinsale Yacht Club with a magnificent marina in the heart of the town. Kinsale has one of the most beautiful and sheltered natural harbours in Ireland where many water sports are enjoyed.

Cork City itself, and Cork International Airport, are also very easily accessed just a short 20/25 minutes drive away.



Spanish Walk Contemporary Living



Welcome to the new townhouses at Spanish Walk in Convent Garden, Kinsale. These homes are completely different again in style to the previous releases in Rope Walk, Harvest Walk and Winter's Lane at Convent Garden. They are closest in style and finish to Winter's Lane but on a smaller scale.

It is exciting to see the developers, Cumnor Construction and architect's, JCA, vision for the entire unique scheme finally taking shape with this curve of townhouses built on a podium high above a 69 space car park which will serve the 31 apartments scheme currently under construction in the old convent building.

The homes are accessed via a granite-paved boulevard to the front which is beautifully landscaped to include two car spaces for each home. The homes themselves have all living quarters including a utility room/pantry and guest wc on the upper floor to make use of the views. Large balconies are available from each living room where you will find Nero T Matt kitchens from Casa Mia kitchen range with all Neff appliances and Franke sink and taps.

A beautiful entrance hallway leads to all three bedrooms at ground floor level which have Casa Mia smooth matt wardrobes with Premium Oyster Urban Oak interiors and open on to the deck and garden areas to the rear. The main bathrooms as well as one ensuite are also located on this level which are tiled with porcelain wall and floor tiles. Attention to detail and quality of fitout is paramount in these homes.

The oak stairs leads to the main living area which incorporates kitchen / dining and living. With a Stovax Studio 1 wood burning stove and fully glazed walls, these cosy spaces offer maximum light through triple glazed windows and great sea views from some of the units. Heating is by means of a Daikin split heat pump system and is underfloor at ground floor with low temperature aluminium radiators on first complemented by a heat recovery ventilations unit.

You will be impressed by the quality of finish, impeccable attention to detail, level of completion and most of all... the stunning views from the showhouse.



BER A2 A3

Spanish Walk Contemporary Living





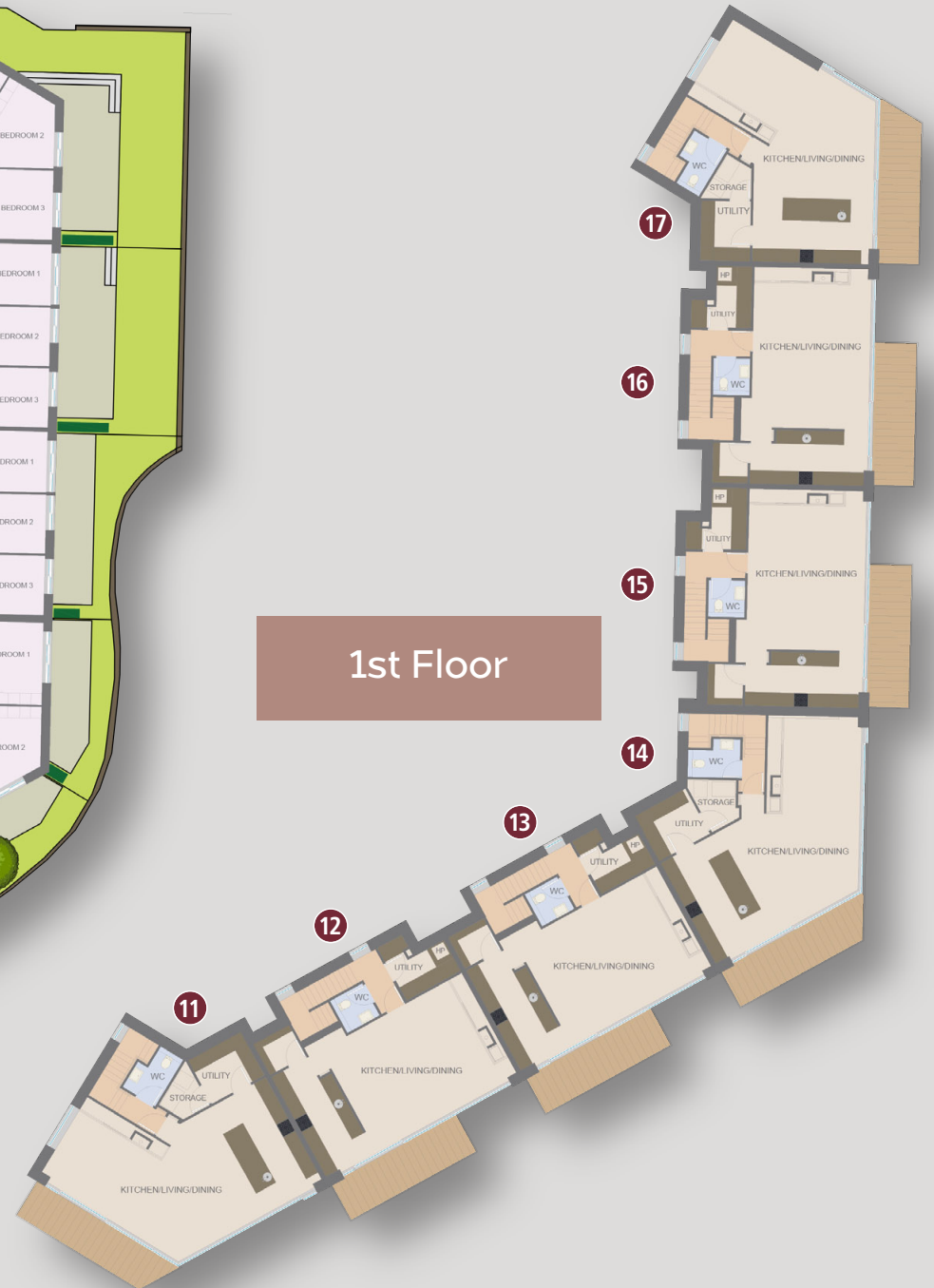
3 Bed Townhouses Floor Plans

Ground Floor

House No.	House Type	Sq ft	Sq m
11	G1	1582	147
12	H1	1485	138
13	H2	1464	136
14	G2	1615	150
15	H1	1485	138
16	H2	1485	138
17	G3	1561	145



1st Floor



Specifications



Building Fabric

Concrete block construction with high levels of insulation to ease energy demands. External walls are of masonry construction and finished are with high quality Kilsaran colour render.



Windows & Doors

The external door is flat panel aluminium door with 3 point locking system. High quality aluminium triple glazed windows and lift and slide balcony and garden access doors designed to facilitate maximum light and views where available.



Bathrooms & Ensuites

All bathrooms and ensuites are fully fitted with a high end range of designer sanitary ware, mirrors, heated towel rails, black wall mounted taps and black shower heads with matching vanity units. A pressurised water supply is pumped to all showers.



Kitchen & Pantry

Bespoke Casa Mia kitchen range with Nero T matt Kitchen with premium urban oak carcass, Franke sink and taps, Dekton Domoos 20mm worktops and fully integrated Neff appliance package.



Utility Room

Conveniently located and fitted with Casa Mia range storage cupboards. Daikin space saving integrated heating unit.



Interior Finishes

High ceilings on all floors create a sense of space throughout the house. High quality joinery and modern LED lights throughout. All bedrooms will include bespoke Casa Mia smooth matt finished wardrobes with premium Oyster Urban oak interior. Each home has a fitted shelving unit over stove and TV.



Tiling

All bathrooms are finished with porcelain wall and floor tiles in large format 600mm x 1200mm tile size.



Heating & Hotwater

The heating system is a Daikin split heat pump complete with space saving integrated indoor unit. The ground floor has underfloor heating with the upper floor has low temperature aluminium radiators. A Stovax Studio 1 wood burning stove is installed in the living room.



Heat Recovery Ventilation

The heat recovery system works to keep a constant supply of fresh air flowing throughout the house while not losing any of the heat from within the home.



Gardens & Exterior

Professional designed landscaping to common area boulevard, incorporating planted areas, granite paving and external lighting. The rear gardens have teak decking areas with planted gardens. Balconies are teak with glazed curtain walls.



Structural Guarantee

Each home is covered by a 10-year structural guarantee.



BER A2/A3

Highly efficient A2 or A3 rated homes ensuring low running costs.



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