



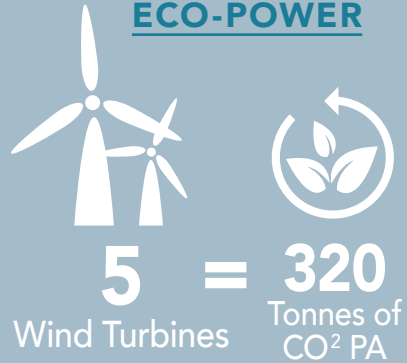


Father Collins Park

FATHER COLLINS PARK IS NAMED AFTER FR. JOSEPH COLLINS (1924-1979), THE FIRST PARISH PRIEST OF THE HOLY TRINITY PARISH, DONAGHMEDE, WHO WORKED TIRELESSLY FOR THE COMMUNITY OF THE PARISH.

newpriory.ie

ECO-POWER



Father Collins Park

LEISURE



RECREATION



BIODIVERSITY


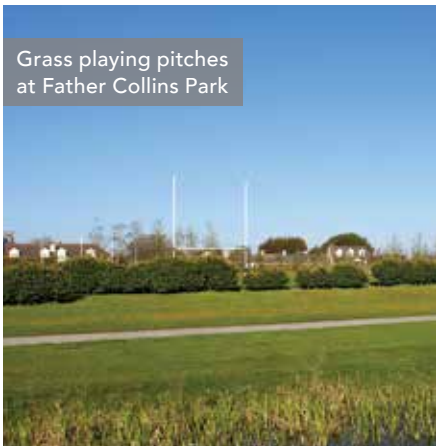


SPORT



Playground at Father Collins Park





Great Location

- New Priory is situated in a perfect location close to a multitude of amenities including the DART Station, bus routes, shops & shopping centres, local parks & sporting facilities, schools, colleges, employment centres and within easy reach of all the amenities of Malahide, Portmarnock and Howth.
- New Priory is centrally located with transport links right on your door step with Clongriffin Dart station close by, shops within walking distance and good parks and recreations sites in the immediate vicinity.

newpriory.ie



DEERPARK GOLF CLUB

HOWTH GOLF CLUB

BULL ISLAND

SUTTON

HOWTH

TO
CLONTARF ▶▶

BALDOYLE

CLONGRIFFIN
DART STATION



CITY CENTRE COMMUTER
DART STATIONS ▶▶

CLONGRIFFIN
PARK-AND-RIDE

FATHER COLLINS
PARK

Hole in the Wall Road →



Mayne Road →

ST. FRANCIS OF ASSISI SCHOOL

BELMAYNE EDUCATE TOGETHER SCHOOL

For identification purposes only. Not to scale.



Great Local Amenities

PARK AND RECREATION

- Immediately adjacent to New Priory is Father Collins Park a marvellous space and winner of numerous awards since it opened in 2009.
- Comprising 53 acres it is Ireland's first wind-powered and sustainable public park and encompasses a 1.5 km running/ cycling track, playing pitches and fitness stations, a promenade, picnic areas, two playgrounds and a skate-park.
- In addition, New Priory residents can enjoy Mayne River Park, a new, landscaped amenity situated directly opposite the entrance to the development.
- Features include a running / walking track and a children's play area. A new Linear Park with a 5 a-side football pitch, basketball court area and toddler play area is opening soon close to the development.

RETAIL AND LEISURE

There are a multitude of retail and leisure options convenient to New Priory including:

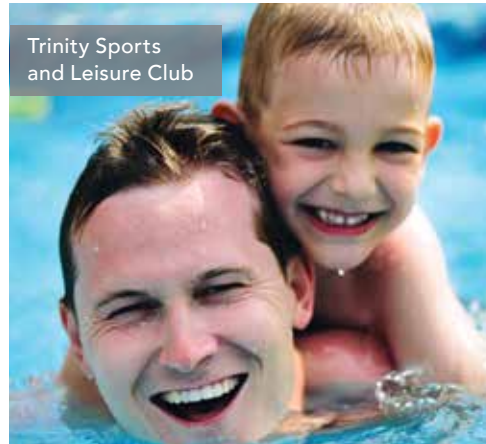
- Eurospar • LIDL
- Meadows & Byrne • Woodies
- Clare Hall Shopping Centre
- Halfords (on the Malahide Road)
- Northside Shopping Centre
- Portmarnock Village
- Malahide Village • Swords Pavillion
- OMNI Park • Sutton Cross Supervalu
- Dublin City Centre
- Malahide Castle • Howth Head
- Malahide Tennis Club
- Hilton Hotel (at Malahide Road)
- Odeon Cinema (at Coolock)
- Beaches at Dollymount and Portmarnock.

RESTAURANTS

Malahide, Portmarnock and Howth have some of the finest restaurants this side of the River Liffey whether ones' taste buds love fish, Asian fusion, Mediterranean or Irish cuisines.

GOLF

Malahide and Clontarf Golf Courses and both Portmarnock and Royal Dublin Golf Links are conveniently located, while the nearby pitch and putt course is fun for kids and beginners alike.



Trinity Sports and Leisure Club



Portmarnock Golf Links



Clare Hall Shopping Centre



Donaghmede Shopping Centre



Swords Pavillion



Clongriffin DART Station



Clare Hall Shopping Centre







New Priory Re-development

DETAILED REDEVELOPMENT INVESTIGATIONS WERE CARRIED OUT BY A CONSULTANT TEAM LED BY CHARTERED ENGINEERS. A MASSIVE REBUILD/ REFURBISHMENT PROGRAMME COMMENCED WHICH CONSISTED OF THE FOLLOWING:

ROOF

The original cold roof construction was removed and replaced with a warm roof construction including new insulation and a Soprema roof covering, a fall arrest system and lighting protection.

EXTERNAL WALLS AND WINDOWS

The external walls and windows were replaced with new constructions including new insulation and firestopping. The existing timber-framed penthouses were remediated and clad with a new high performance insulation and render system. New windows, external doors and curtain walling were installed. The balconies were insulated and waterproofed with new coverings and the guarding rails replaced.

THE APARTMENTS

All internal finishes and joinery were replaced. The existing partitions were refurbished and strengthened. All plasterboard and joinery, including doors were renewed. Fully-fitted bathrooms and kitchens were installed including new fridge-freezers, washing machines, ovens, hobs and extractor fans.

EXTERNAL AREAS

All original footpaths, roads and car parking were removed and re-laid. A full hard and soft landscaping scheme using quality contemporary materials was designed by landscape architects.

MECHANICAL, ELECTRICAL AND FIRE DETECTION SYSTEMS

All of the original systems within the apartments and common areas were renewed. The mechanical and electrical installations within the apartments were completely renewed including new gas boilers, radiators, fans, wiring, pipework, control valves and gas isolation valves. New fire detections systems, emergency lighting, automatic smoke ventilation and firefighting equipment have been installed throughout.



Specification

KITCHENS

- Contemporary kitchen designs by Kitchen Elegance, with a white high gloss lacquered finish and Axiom Paloma worktops
- Stainless steel door handles and soft hinges
- Supplied and fitted appliances include electric hob, electric oven/cooker hood with mechanical ventilation and washing machine
- Stainless steel sink and mixer taps

BATHROOMS AND EN-SUITES

- All bathrooms and en-suites come fully-fitted with high-quality, contemporary sanitary ware including thermostatic controlled showers, mechanical extract ventilation and heated towel rails
- Fully tiled floors and partially tiled walls. Bath screens and shower doors are provided

FINISHES

- Paint finish to all walls and ceilings. Painted skirtings and internal doors throughout

ENTRANCE DOORS

- Oak entrance door with brushed stainless steel handles

WINDOWS

- Eco-therm uPVC double/triple glazed windows with low-emissivity soft-coat glass and warm-edge spacer bars
- Multi-point locking mechanisms

BALCONIES/TERRACES

- Painted steel and glass guardings

WATER

- Centralised hot and cold water are fully pressurised with time and temperature control

SPACE HEATING

- 'A'-rated gas fired condensing boiler serving modern panel radiator with time and temperature control

WIRING

- Wired for TV in living rooms and all bedrooms, wired for telephone/data in living rooms, all bedrooms and hallway as per show apartments.
- Wired for security alarm also fire alarm and carbon monoxide sensors

INTERNAL COMMUNAL AREAS

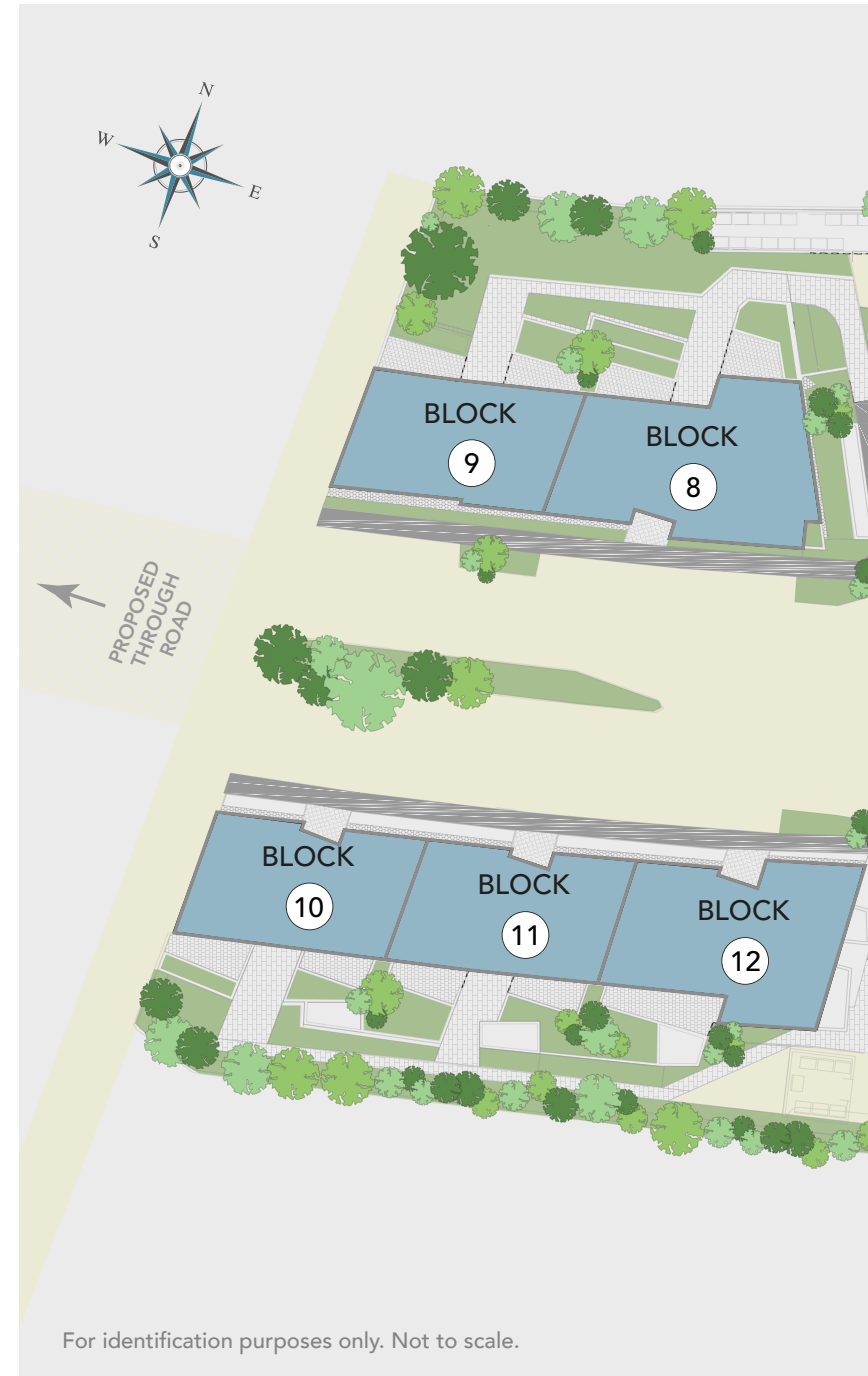
- Porcelain tiling to ground-floor entrance lobby and oak skirting and doors to all communal areas
- Lifts with stainless steel doors and interiors
- Circulation staircases have painted steel handrails and oak handrails





New Priory - Site Map

newpriory.ie





FATHER
COLLINS
PARK

HOLE IN THE WALL ROAD

CLONGRIFFIN
TRAIN STATION

MAIN STREET

MAIN STREET

TRINITY SPORTS
AND LEISURE
CENTRE

BLOCK
7

BLOCK
6

BLOCK
5

BLOCK
4

BLOCK
3

BLOCK
2

BLOCK
1

BLOCK
13

BLOCK
14

BLOCK
15

BLOCK
16

BLOCK
17

BLOCK
18

BLOCK
19

BLOCK
20



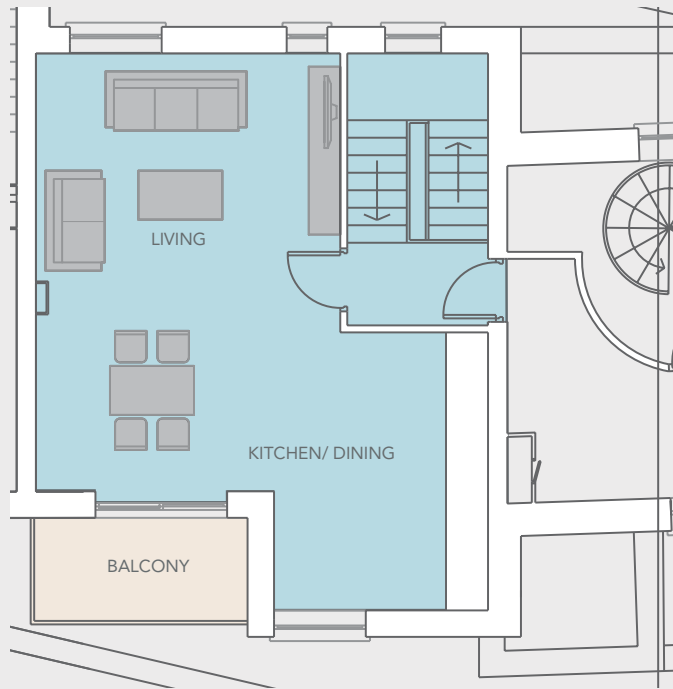
Typical 2-Bedroom Apartment

66.8 SQ. M. / 718.8 SQ. FT.

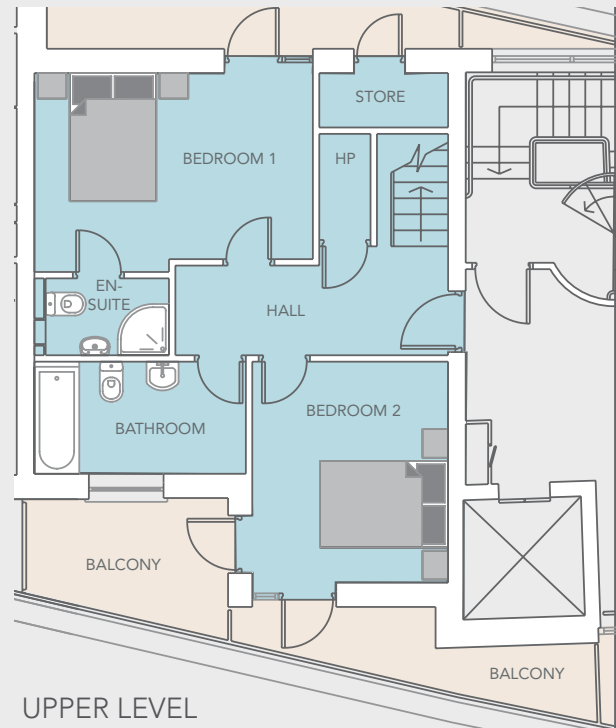
newpriory.ie



For identification purposes only. Not to scale.



LOWER LEVEL



UPPER LEVEL

For identification purposes only. Not to scale.

Typical 2-Bedroom Duplex Apartment

90.9 SQ. M. / 978.6 SQ. FT.

newpriory.ie



NEW PRIORY

DUBLIN 13



For identification purposes only. Not to scale.

BER



newpriory.ie



CONTACT:

118 Lower Baggot Street, Dublin 2
sales@hookemacdonald.ie
 Telephone: 01-6318402
www.hookemacdonald.ie
 PSRA Licence No. 001651

SOLICITORS

Mairead Cashman
 Law Department Dublin City Council
 Block 3, Floor 4, Civic Offices,
 Wood Quay,
 Dublin 8

PROPERTY MISREPRESENTATION ACT The Agents and the Vendors give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Leaseses or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Hooke & Macdonald nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and or Hooke & Macdonald nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/leaseses or any third party arising from the particulars or information contained in this brochure.