CORBALLIS VIEW

Donabate

Glenveagh

Home of the new.

Glenveagh is pleased to introduce **Corballis View**, a striking new collection of beautifully designed family homes in Donabate.

Corballis View perfectly combines modern, stylish living with a wide range of excellent amenities and all the convenient transport links of northeast **County Dublin**, in a welcoming, well-established community.

That's what makes it ideal for anyone looking to put down roots of their own.

Love where you live

LOVE
A PLACE OF YOUR OWN
LIVE
CONNECTED TO YOUR COMMUNITY

For illustrative purposes only.

EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

Corballis View offers easy and fast connections to almost everywhere and everything. The nearby M1 and M50 motorways make for short drive times to Dublin City Centre, Drogheda, Dundalk and Navan. Meanwhile frequent and convenient local and express train and bus routes connect you to Dublin city, and neighbouring towns and counties.

Newbridge House & Farm	7 minutes
Swords Pavilions Shopping Centre	10 minutes
Dublin Airport	16 minutes
Donabate Beach	5 minutes
Malahide Beach	23 minutes
Dublin City Centre	35 minutes

Nearby Bus Routes

Swords Manor → Square/Eden Quay	Swords Express
Donabate → Custom House Quay	33d
Swords → Dublin Airport	41

Nearby Train Routes

Donabate Train Station	3 min drive
Malahide Dart Station	18 min drive

BER A0 A

LOVE SPACE TO UNWIND

LIVE TO SHAPE THAT SPACE

The interior of every Corballis View home is built with you in mind. Whatever you want — space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

The comfort you want, how you want it

Space and light help you to bring the plans for your home to life. Our designers factor real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.

For illustrative purposes only.

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BER A-Rated Specs and Standards

Every home at Corballis View achieves a BER A rating — built to high standards of insulation and airtightness to keep your home warm and your running costs low.

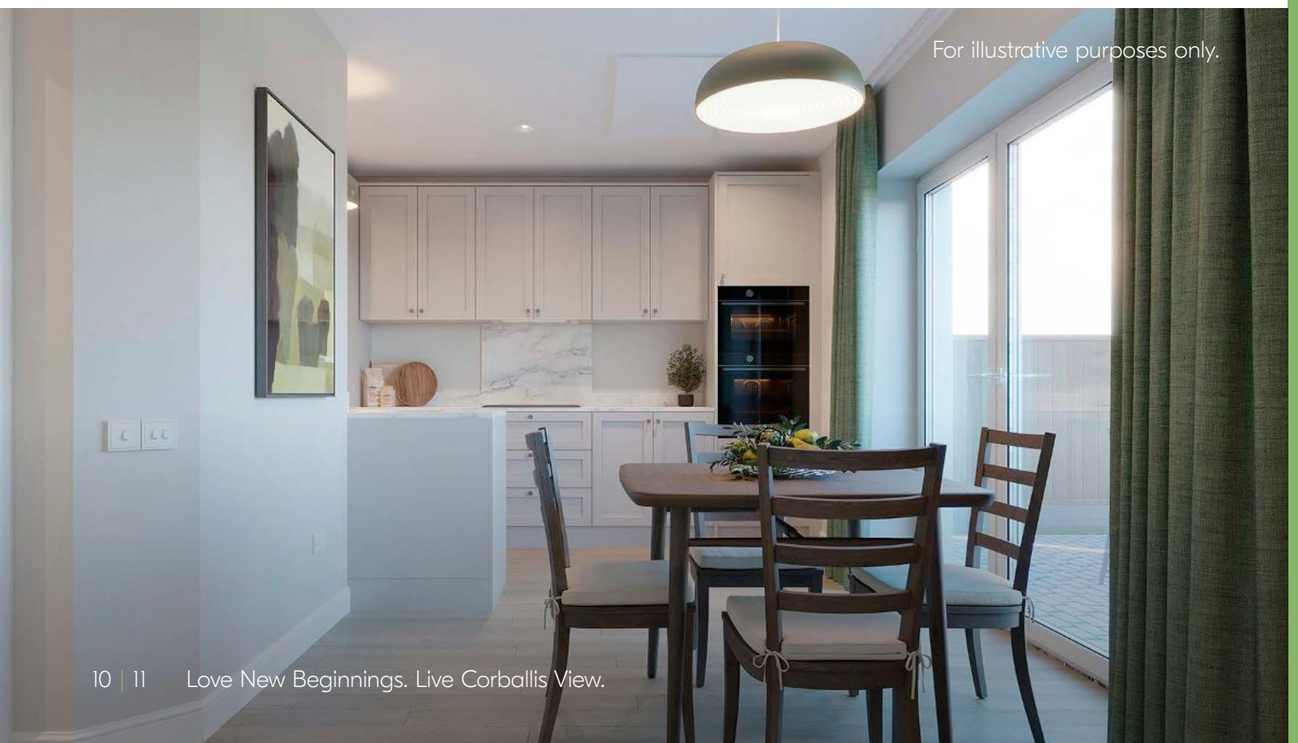
For illustrative purposes only.

LOVE A COSY, WARM HOME

LIVE WITH TECHNOLOGY BUILT TO LAST

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day.

Every Glenveagh home achieves a BER A rating, with high levels of insulation in floors, walls and roofs, and an airtight build that retains heat throughout.



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What do homes of the future look like?

We're building the homes of tomorrow, today. Glenveagh homes are built to higher standards of airtightness and insulation, so you spend less on energy from the day you move in.

Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

Pre-wiring for electric vehicles

Glenveagh homes include a ducted cable route for an EV charge point where applicable, so installing a charger is straightforward when you're ready to make the switch.

ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

Help to Buy Scheme

The Help to Buy Scheme is designed to help first-time buyers overcome the hurdle of getting their deposit together.

The Help to Buy Scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €35,000 towards your deposit for a new-build house or apartment. Help to Buy cannot be used to purchase previously owned or second-hand homes. See how the Help to Buy Scheme can make your new Glenveagh home more achievable. Visit **glenveagh.ie** or **revenue.ie**

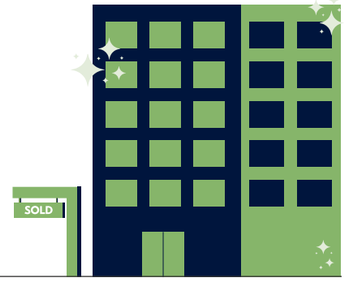
FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.

If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers to bridge the gap between the deposit, mortgage and the purchase price of a newly built home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit **glenveagh.ie** or **firsthomescheme.ie**

HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €87,500 you could get a new Glenveagh home worth €500,000.



Property price	**€500,000**
Household income	**€87,500**
Mortgage approval	**€350,000**
Deposit	**€15,000**
Help to Buy	**€35,000**
First Home Scheme	**€100,000** (=20% equity share)
Mortgage Monthly Repayments	**€1,447** (based on 35 years and at 3.5% interest rate)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See **firsthomescheme.ie** for more.

LOVE COASTAL COMFORTS LIVE MAKE MEMORIES

Corballis View offers a wealth of family-friendly activities close by.

One of the most welcome aspects of living in a small coastal community is the careful consideration and focus that has been given to green spaces and beautifully landscaped areas. It's an environment perfect for starting a new routine of daily or weekend walks with the kids, such as Donabate or Portrane beach, the Donabate Cliff Walk, Newbridge House & Farm or a visit to Turvey Nature Reserve.

CORBALLIS VIEW

ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located close to Donabate, Corballis View offers quick access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Corballis View is a short spin from the Swords Pavilions Shopping Centre, one of Dublin's premier shopping destinations. With over 100 global and national retailers to choose from, the Pavilions' world-class stores offer an unrivalled destination for the best shopping, dining and entertainment, along with an extraordinary programme of services. So, whether you're strolling the sandy beaches of northeast Dublin or taking in some weekend retail therapy nearby, virtually everything you need is on your doorstep.

LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about investing in the communities where we build for the long term.

We support local initiatives in the communities where we build, from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks, to charitable partnerships that make a real difference locally.

We're committed to supporting the communities around us, through Community Planting Days and pop-up Christmas events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.

WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around Glenveagh developments, planting, pruning, and cultivating the green spaces around your home. We work to support biodiversity in our communities, because well-kept green spaces make a genuine difference to where you live.

A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Donabate and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Corballis View. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, and Montessori choices in the locality.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Donabate. In fact, you're spoiled for choice with a selection of football and GAA clubs to line out for! Corballis View is also well located for golfing enthusiasts with Donabate Golf Club, a 27-hole golf club, right in the heart of the area.

Here's a look at where your kids could get the best in education:

- Rush National School
- St. Joseph's Secondary School
- Lusk Senior National School
- St. Finian's Community College
- Donabate Community College
- Scoil Phádraic Cailíní National School
- Donabate Portrane Educate Together National School
- St. Patrick's Boys National School
- Gaelscoil Na Mara

BALLYMASTONE RECREATIONAL HUB

Corballis View is conveniently located a short stroll from the soon-to-be Ballymastone Recreational Hub. Fingal County Council has commenced the development of the hub that will serve the community and surrounding areas for generations to come. The multi-sport recreational hub will offer world-class sports and fitness facilities and will cater to a wide spectrum of interests and age groups across the community.

Ballymastone Recreational Hub features:

- All-weather 8 lane 400m Athletic Track
- Floodlit Grass Sports Pitch (100m x 64m)
- All-weather Pitch (1 GAA/2 Soccer) (150m x 106m)
- Combined Public Skatepark and Playground Facility
- Car Park (191 spaces including 20 universally accessible spaces)
- Bicycle Parking: 300
- Bleacher seating
- Dedicated Walking and Cycling infrastructure

For illustrative purposes only.

REST EASY, YOU'RE HOME.

Bedrooms and bathrooms in Corballis View are generously sized with a high-level finish to give that luxury feel to your home.

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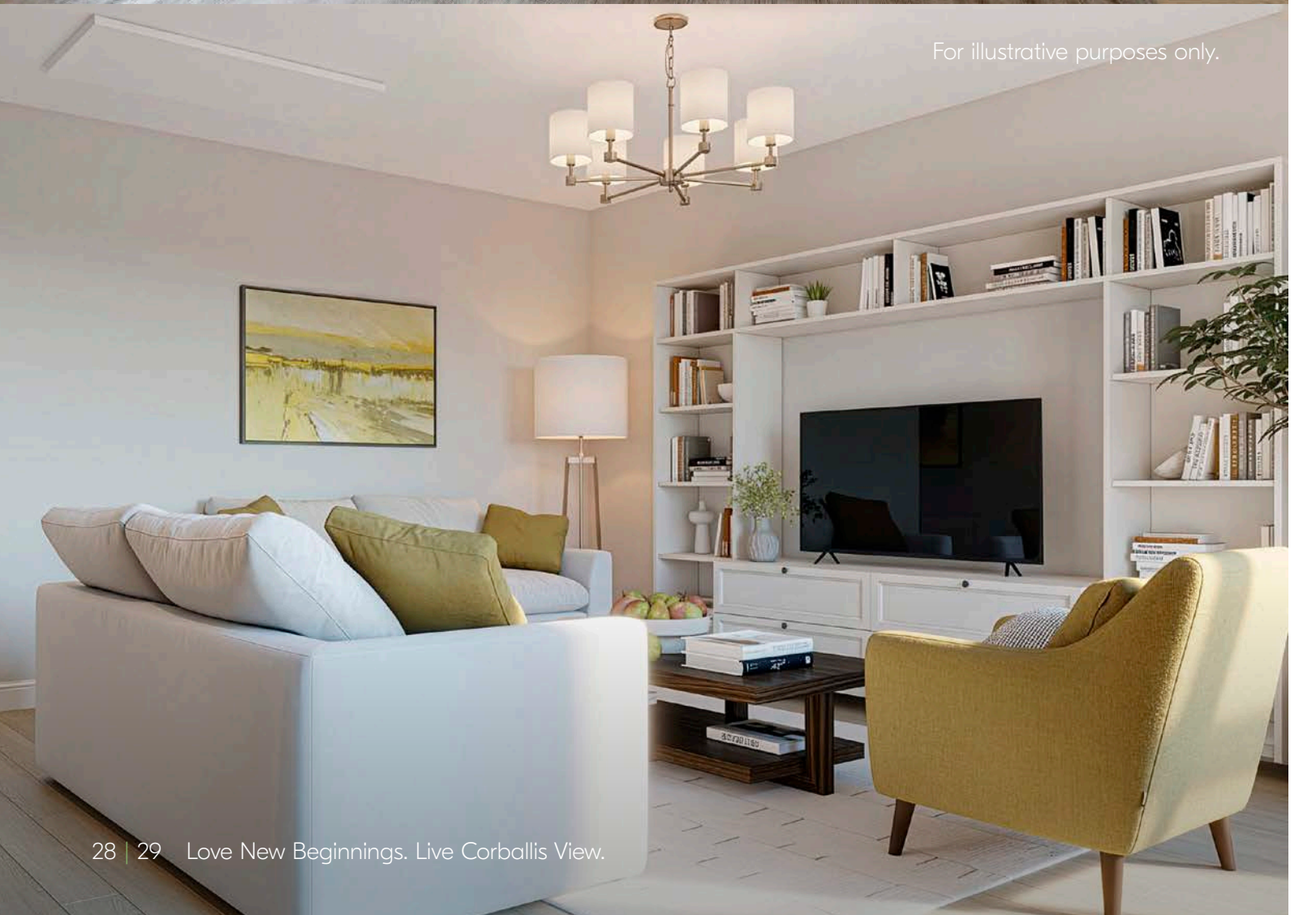


BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on house type.

External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens

- Seeded gardens.

Internal Finishes

- Walls and ceilings painted in Fleetwood in Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- Advanced heating and hot water system designed for on-demand comfort, lower running costs, and minimal maintenance.
- Provisions for the installation of a car charging point where applicable.

Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hardwearing worktops, full hob backsplash and matching upstand.

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads and bath fittings.

Windows & Doors

- uPVC double-glazed windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Modern fitted wardrobes in the master bedroom.

Energy Efficiency

- All homes achieve a BER A rating.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness.

Guarantee

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

Schools

1. Donabate Portrane Educate Together
2. Donabate Community College
3. Scoil Phádraic Cailíní National School
4. St Patrick's Boys' National School
5. Gaelscoil Na Mara

Shopping

1. SuperValu Donabate
2. Donabate Town Centre
3. Aldi

Sport

1. St Pats GAA Club
2. Donabate Golf Club
3. The Island Golf Club
4. Corballis Golf Club
5. Balcarrick Golf Club
6. Beaverstown Golf Club
7. Portrane Hockey Club
8. Donabate Portrane Tennis Club
9. Portrane Athletic Football Club

Health

1. Donabate Clinic
2. Donabate Health Centre

Hotels

1. Shoreline Hotel
2. Kettles Country House Hotel
3. Brookfield Lodge B&B

Parks

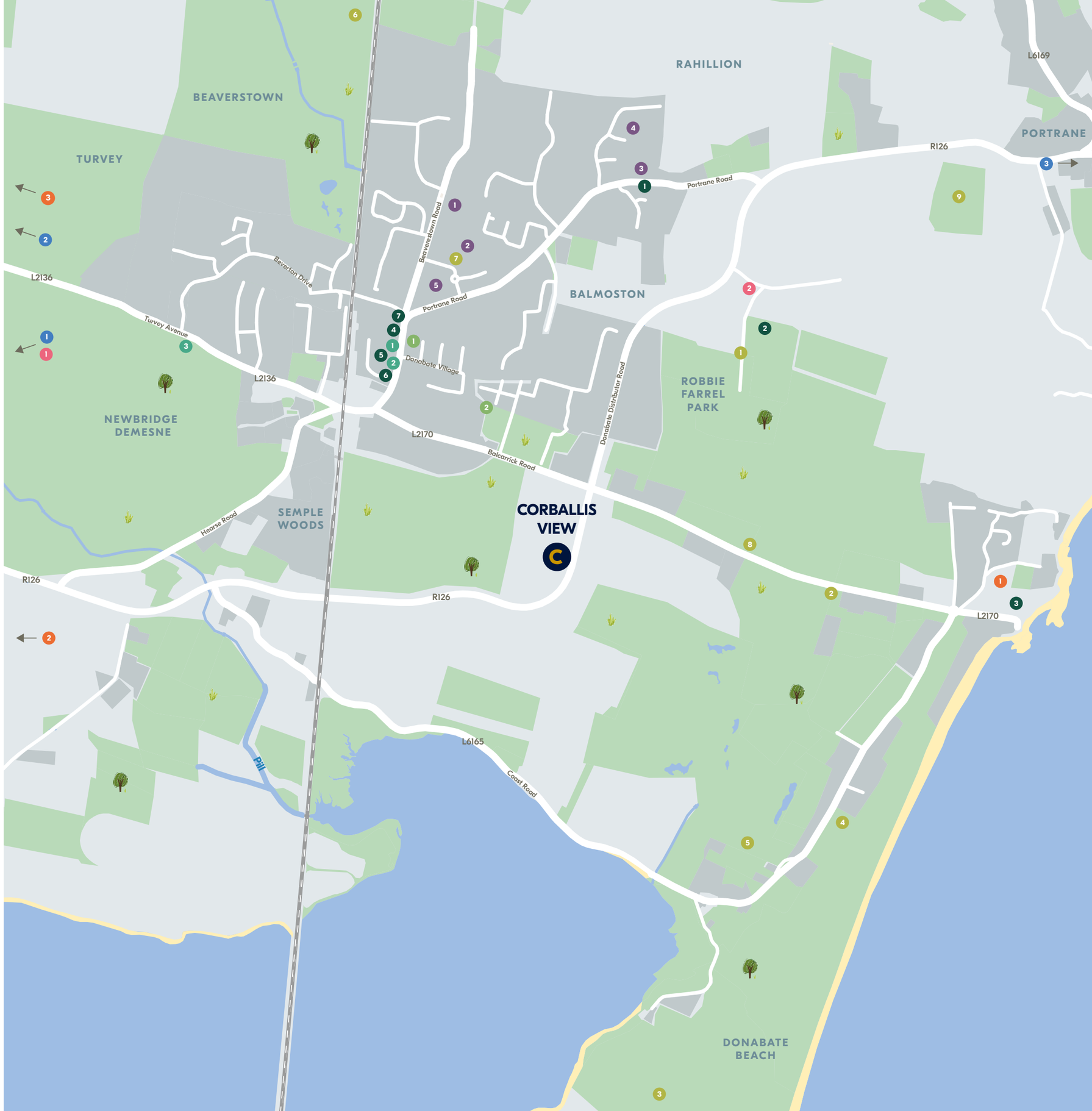
1. Newbridge House & Farm
2. Turvey Nature Reserve
3. Seaview Park

Attractions

1. Newbridge House & Farm
2. The Big Tree, Ballymastone Cottage

Cafés/Restaurants

1. An Bacús Beag/The Little Bakery
2. Valhalla Coffee
3. The Shoreline Bar & Bistro
4. Triangle Coffee Company
5. Cates Cafe
6. Pasta Castello
7. Keelings



HOUSE STYLES

Maisonettes

The Ivy
1 Bed Maisonette | Ground Floor
57 - 60 sqm | 618 - 647 sqft

The Cherry
1 Bed Maisonette
56 - 71 sqm | 603 - 760 sqft

The Bramble
1 Bed Maisonette | First Floor
71 sqm | 760 sqft

Apartments & Duplexes

The Buckthorn
2 Bed Duplex Apartment | Ground Floor
79 - 81 sqm | 850 - 869 sqft

The Laurel
3 Bed Duplex | First Floor + Second Floor
134 sqm | 1,442 sqft

2 Bed Homes

The Hazel
2 Bed Semi Detached & Mid Terrace
73 - 74 sqm | 786 - 792 sqft

The Willow
2 Bed Mid Terrace
74 sqm | 792 sqft

The Maple
2 Bed Mid Terrace
77 sqm | 833 sqft

3 Bed Homes

The Cedar
3 Bed Detached
74 - 93 sqm | 792 - 1,001 sqft

The Poplar
3 Bed Mid & End Terrace | Semi Detached
92 sqm | 989 - 990 sqft

The Rowan
3 Bed Mid & End Terrace | Semi Detached
100 sqm | 1,071 sqft

The Pine
3 Bed End Terrace
100 sqm | 1,076 sqft

The Sycamore
3 Bed Semi Detached
102 sqm | 1,098 sqft

The Larch
3 Bed Semi Detached & End Terrace
102 sqm | 1,098 - 1,103 sqft

The Birch
3 Bed Mid & End Terrace | Semi Detached
104 sqm | 1,119 sqft

The Beech
3 Bed End Terrace
104 sqm | 1,119 sqft

The Hawthorn
3 Bed Semi Detached
118 sqm | 1,270 sqft

The Ash
3 Bed Semi Detached
123 sqm | 1,326 sqft

4 Bed Homes

The Oak
4 Bed End Terrace
152 sqm | 1,637 sqft

The Elm
4 Bed End Terrace
154 sqm | 1,654 sqft

The Spruce
4 Bed Mid & End Terrace
154 sqm | 1,658 sqft

CORBALLIS VIEW

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Love where you live

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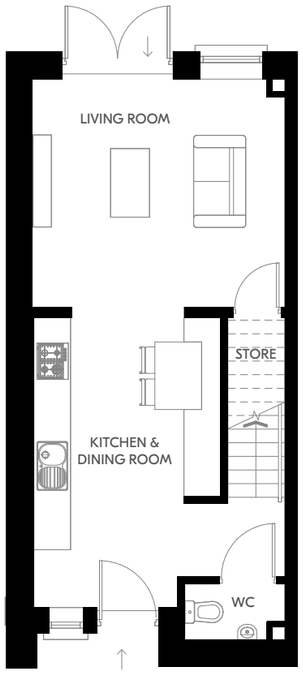
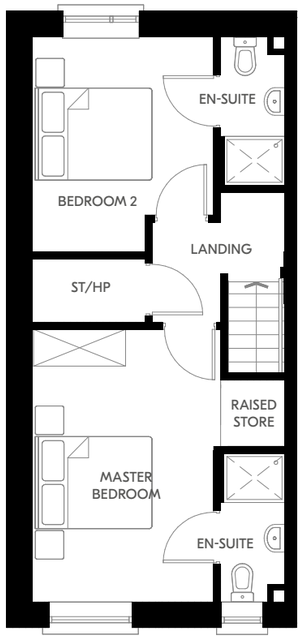
THE HAZEL

2 Bed Semi Detached & Mid Terrace
73 - 74 sqm | 786 - 792 sqft



Ground Floor



First Floor

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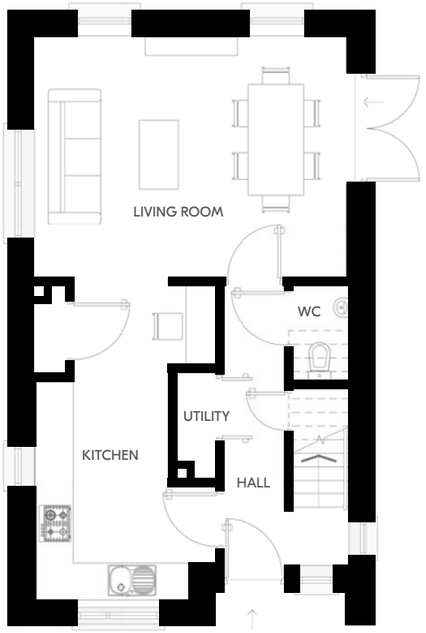
THE CEDAR

3 Bed Detached
74 - 93 sqm | 792 - 1,001 sqft



Ground Floor

First Floor

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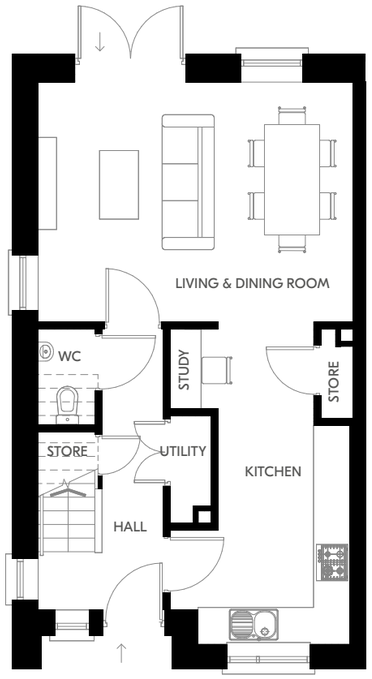
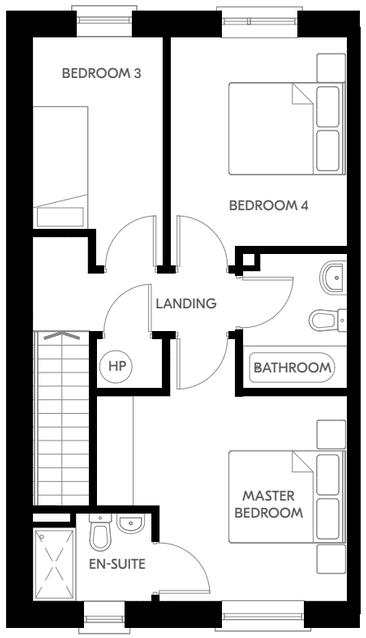
THE POPLAR

3 Bed Mid & End Terrace | Semi Detached
92 sqm | 989 - 990 sqft



Ground Floor



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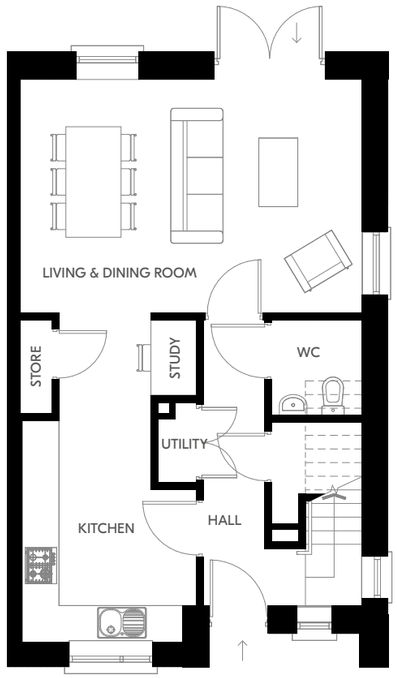
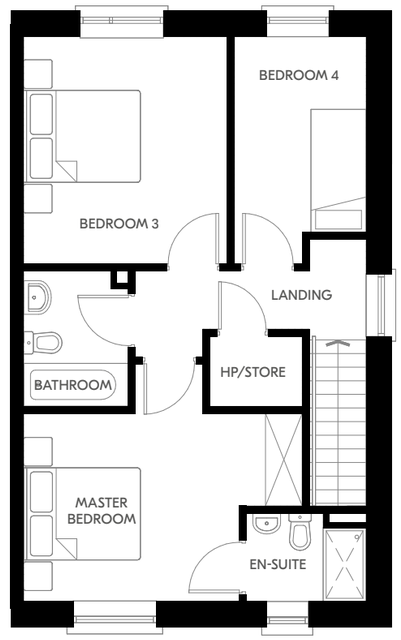
THE PINE

3 Bed End Terrace
100 sqm | 1,076 sqft



Ground Floor



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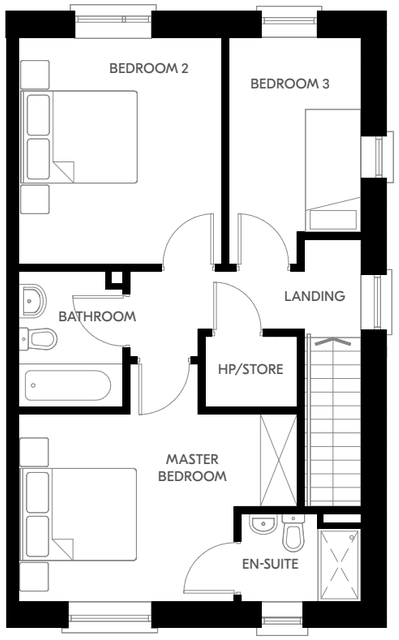
THE LARCH

3 Bed Semi Detached & End Terrace
102 sqm | 1,098 - 1,103 sqft

Ground Floor



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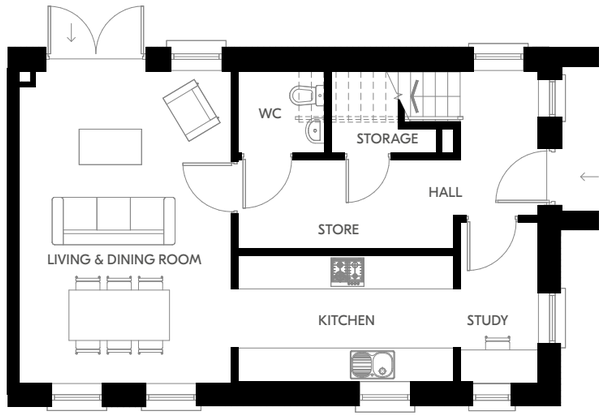
THE BEECH

3 Bed End Terrace
104 sqm | 1,119 sqft



Ground Floor

First Floor

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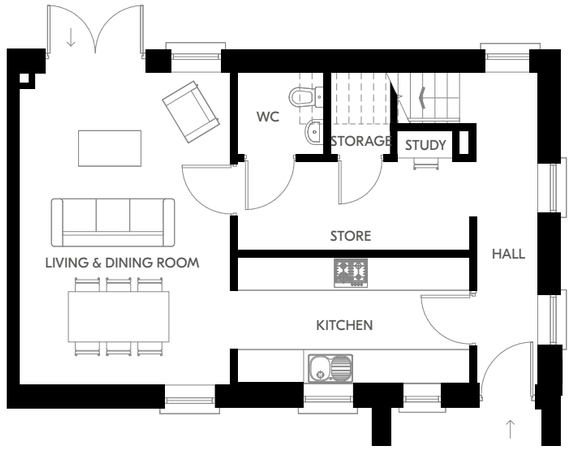
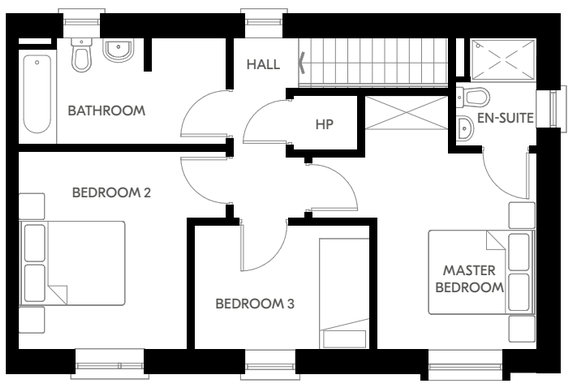
THE BIRCH

3 Bed Mid & End Terrace | Semi Detached
104 sqm | 1,119 sqft



Ground Floor



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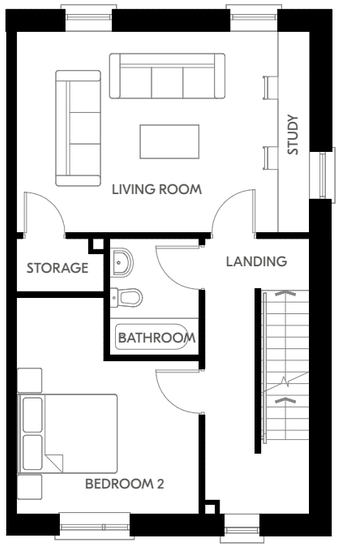
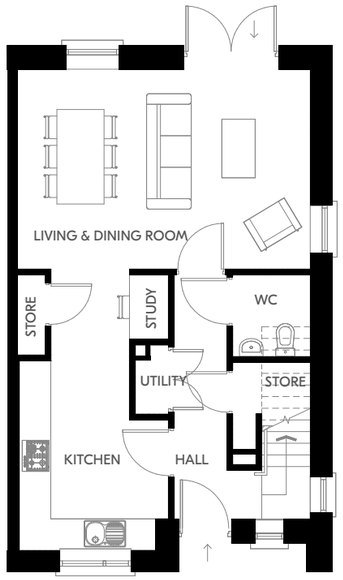
THE OAK

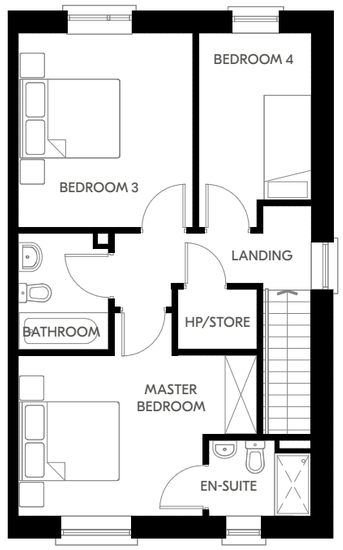
4 Bed End Terrace
152 sqm | 1,637 sqft



First Floor



Ground Floor



Second Floor

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LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality, BER A-rated family homes across Ireland.

If you'd like to discover your new home in a Glenveagh development, visit **glenveagh.ie**

DISCOVER OUR FULL RANGE OF COMMUNITIES AT GLENVEAGH.IE

The Furrows
Ratoath, Co. Meath

Miller's Glen
Swords, Co. Dublin

Bennetstown
Dunboyne, Co. Meath

Belcamp
Balgriffin, Co. Dublin

Cornamaddy Court
Athlone, Co. Westmeath

Balmoston
Donabate, Co. Dublin

Blackrock Villas
Blackrock, Co. Cork

For illustrative purposes only.

Sales Enquiries:

Glenveagh
Home of the new.

Developer: **Glenveagh Homes**

Architect: **Doran Cray Architects**

Solicitor: **RDJ**

Register your interest today at **www.glenveagh.ie/developments/corballis-view**

The information in this document including any plans, descriptions, images, specifications or dimensions in it or separately provided or communicated to prospective buyers is indicative and intended to act as a guide only. Any such information, plans, descriptions, images, specifications or dimensions (including any information or details which may be given verbally) should not be relied upon as the basis for any offer or contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are estimates only and may vary. Prospective buyers are responsible for making their own enquiries and satisfying themselves, by inspection or otherwise as to the correctness of each of the statements in this document. Glenveagh Homes Ltd may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. Information about transport and local amenities is provided as a guide only and may be subject to change. Please refer to your contract pack (if applicable) for further information on anything not covered by this document. Glenveagh Homes Ltd does not authorise the Agent(s) or its staff to make or give any representation or warranty in respect of this development. All statements contained in this document are made without responsibility on the part of Glenveagh Homes Ltd.

BER A0 A

Glenveagh

Home of the new.

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full range of
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