

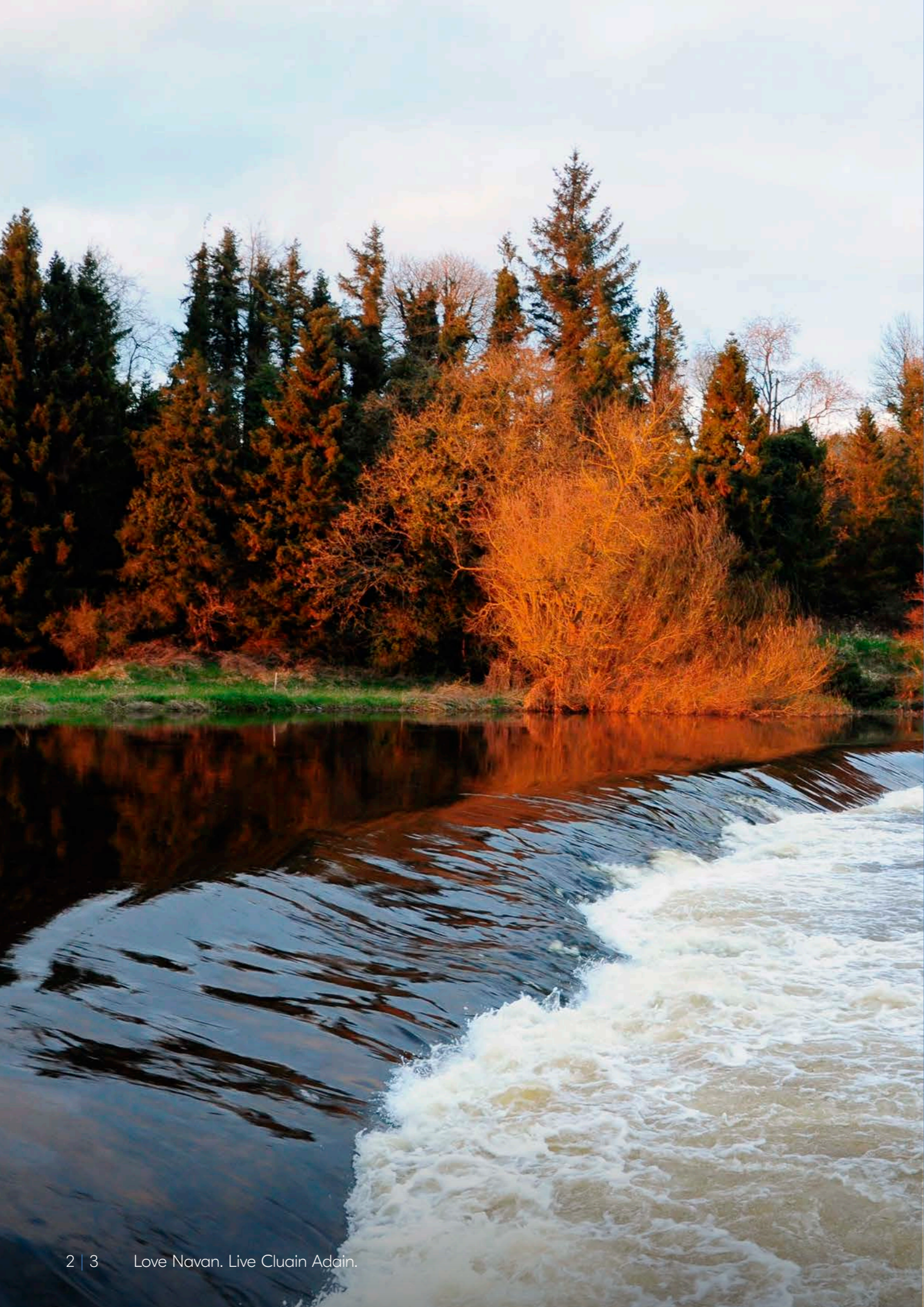
CLUAIN ADAIN

Navan



*Love where
you live*


Glenveagh
Home of the new.



CLUAIN ADAIN

Glenveagh is pleased to introduce Cluain Adain, a striking new collection of beautifully crafted homes where every detail has been highly considered to ensure seamless, stress-free living.

Designed for those aged 55 years and above or those with certain medical needs, these homes ensure a supportive and inclusive environment both today and for years to come.

Nestled in the welcoming surroundings of Navan, Cluain Adain offers a sense of belonging, where new neighbours become friends. It's a place where every day presents opportunities to connect, share, and enjoy life.

Each home is thoughtfully structured for your comfort and convenience, making it the perfect place to enjoy a fresh start in a new, A-rated energy-efficient home.

*Love where
you live*

LOVE
FRESH STARTS
LIVE
CONNECTED TO YOUR
COMMUNITY





CLUAIN ADAIN

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

At Cluain Adain, convenience is key. Its central location ensures that all amenities are easily accessible, while Navan's excellent transport links provide fast and frequent connections - whether you're commuting or exploring further afield.

Located just off the M3 motorway, you can enjoy seamless commutes such as the 40-minute drive to Dublin City Centre or the convenient park-and-ride rail facility located in Dunboyne.



M3	2 minutes
Slane Castle	11 minutes
Hill of Tara	12 minutes
Dublin Airport	40 minutes
Dublin City Centre	45 minutes



Nearby Bus Routes	
Kells → Navan → Dunshaughlin → Dublin	109
Navan → Dunsany → Dorey's Forge	134
Navan Shopping Centre → Ross Cross	136



M3 Parkway	23 minutes drive
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CLUAIN ADAIN

LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

Designed for today and the future, every Cluain Adain home is thoughtfully crafted with your comfort and convenience in mind. From smart layouts to carefully considered details, your new home makes everyday living effortlessly enjoyable. Whether it's more room for hobbies or space for visiting guests, each home offers the flexibility you need to truly make your house your own

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.

A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.

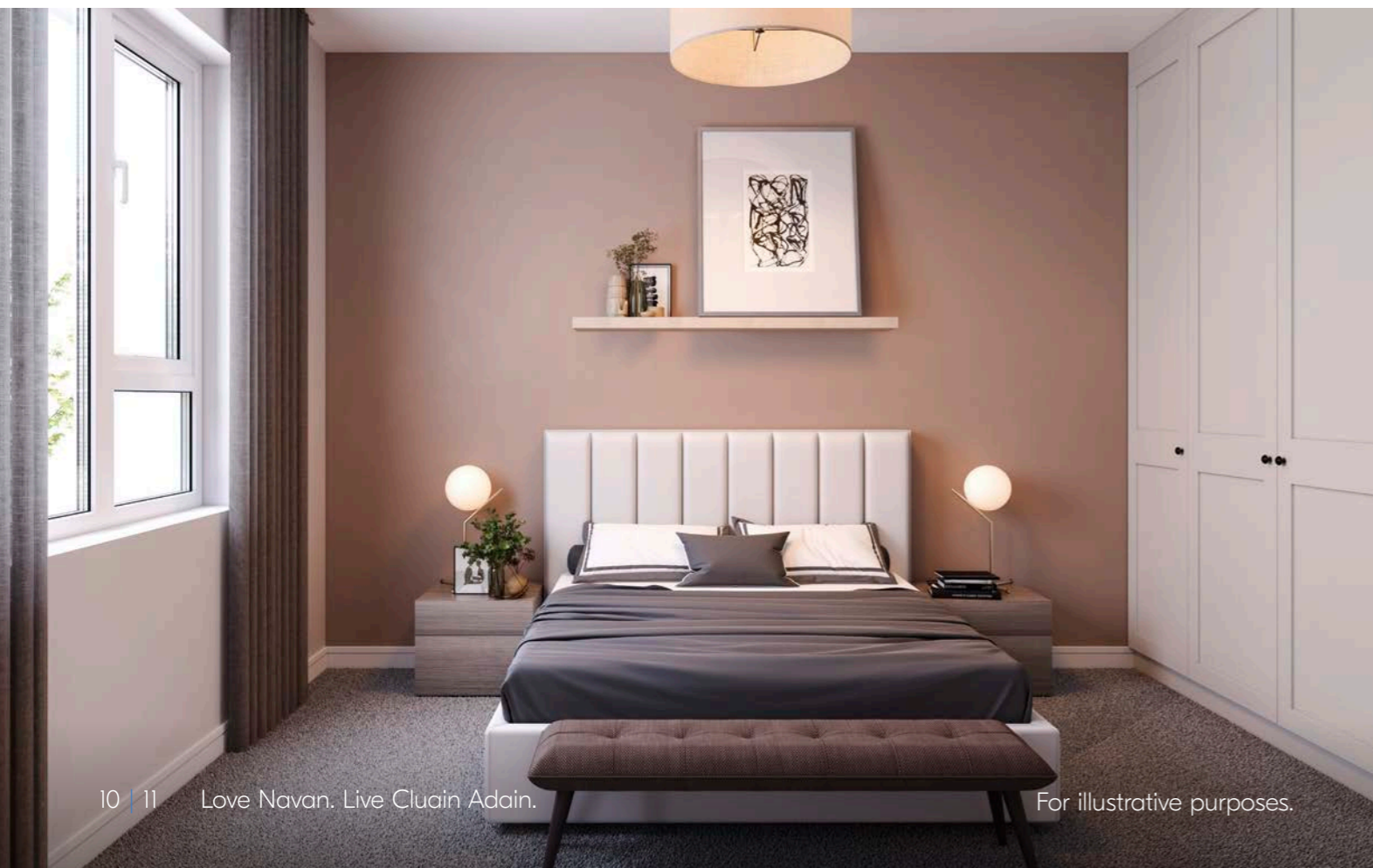


For illustrative purposes.

LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

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. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it 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.

How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

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 your 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 €30,000 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, and **fresh start applicants** bridge the gap between the deposit, mortgage and the purchase price of a new build 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 FIRST HOME SCHEME COULD WORK FOR YOU.

With a household income of €51,750 and the The First Home Scheme, you could get a new Glenveagh home worth €345,000.



Property price	€345,000
Household income	€51,750
Mortgage approval	€207,000
Deposit	€34,500
First Home Scheme	€103,500 (=30% equity share)
Mortgage Monthly Repayments	€1,439 (based on 35 years and at 3.1% interest rate)

For more information about the Government support schemes available to you visit glenveagh.ie/first-time-buyers



CLUAIN ADAIN

ALL INTERESTS ALL COVERED ALL NEARBY

Cluain Adain is perfectly placed for both enjoying peaceful surroundings, while also located close to the energy of Navan's vibrant town centre. Enjoy the fresh air and famed majesty of the Royal County countryside, or ramble into town where you'll find a wonderful range of local shopping and leisure choices nearby. Catch up with friends over a coffee at Solstice Café or dine out at Luvida Restaurant, there's plenty of places to discover. There's no shortage of clubs to join and activities to get involved with, from bridge to bingo, a bit of back and forth with pickleball or even a nice leisurely afternoon hillwalking, you'll never be stuck for things to do.

So, whether it's a weekend game of bowls at Blackwater Park, a relaxing stroll along the Boyne Ramparts, or spoiling yourself with a spa day at Bellinter House, virtually everything you need is on your doorstep.



CLUAIN ADAIN

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 building sustainably for every community for the future.

We support countless initiatives throughout every community we build - from sponsorships of local sports clubs - and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group that makes a difference in our wider communities.





WE'RE HERE TO HELP YOU SETTLE IN

Our dedicated Customer Care team is here to support you from the moment you move in. Whether you have a question about your home or need assistance with any details, we're always happy to help, ensuring your experience is smooth and enjoyable.

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 each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability to our doorstep.

CLUAIN ADAIN

A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Navan offers plenty by way of education, with schools available for children of all ages close to Cluain Adain. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary and Montessori choices located throughout the town.

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

- Scoil Naomh Eoin
- St. Oliver Plunkett Primary School
- St. Paul's Primary School
- St Anne's Loreto Primary School
- Flowerfield National School
- Gaelscoil Éanna
- St Ultan's School
- Loreto Secondary School
- St Joseph Mary's Scondary School
- St Patricks Classical School
- Beaufort College

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Navan. In fact, you're spoiled for choice with the selection of football, rugby, and GAA clubs not to mention athletics, tennis, cricket and golf.

Check out these top-class local clubs:

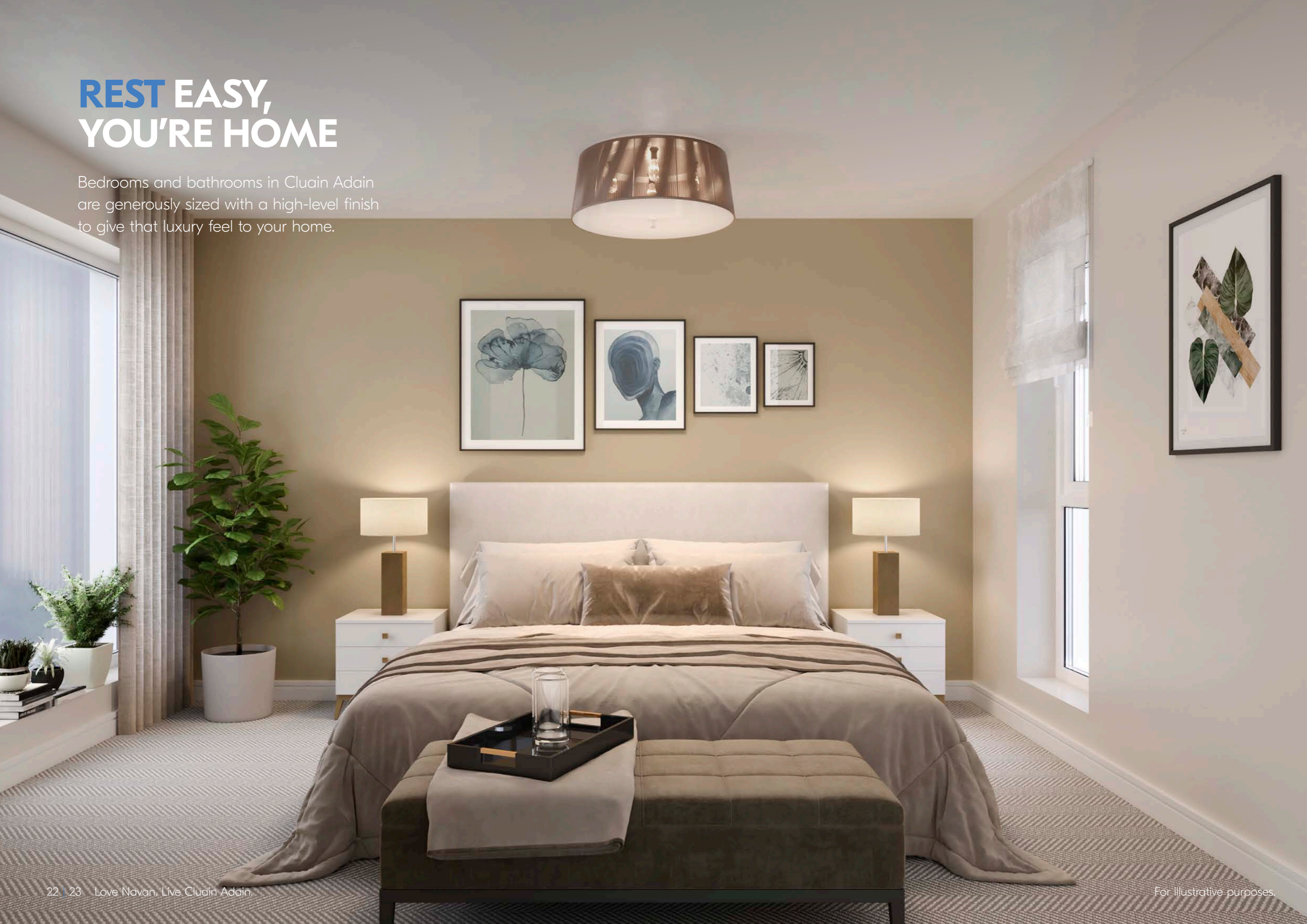
- Simonstown Gaels
- Royal Tara Golf Club
- Navan O'Mahonys GAA Club
- Navan Rugby Football Club
- Navan Tennis Club
- Aura Leisure
- Snap Fitness
- Navan Cosmos
- OMP Soccer Club
- Torro United Soccer Club

In terms of day adventures, there are many options right on the doorstep of Cluain Adain such as, Navan Adventure Centre, Blackwater Park, Aura Swimming Pool and Boyne Valley. Of course, there's always a sociable walk or cycle along the river Boyne if something altogether less formal is your thing.



REST EASY, YOU'RE HOME

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



For illustrative purposes.



CLUAIN ADAIN

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 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.
- TV connection in living, kitchen and master bedroom.
- Condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.

Kitchen

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

Bathroom & Ensuite

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

Windows & Doors

- 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 are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness to retain heat.

Guarantee

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

For illustrative purposes.



For illustrative purposes.

Sports Clubs

- 1 Navan O'Mahoney's GAA Club
- 2 Navan Tennis Club
- 3 Claremont Stadium
- 4 Navan Social Pétanque (Bowls)
- 5 Aura Leisure Centre & Gym

Cafes and Restaurants

- 1 Solstice Café
- 2 Mug & Bean Navan
- 3 LEONS
- 4 Luvida Restaurant
- 5 Room8
- 6 Fifty50
- 7 Zucchini's

Supermarkets

- 1 Dunnes Stores
- 2 Tesco Superstore
- 3 Supervalu
- 4 Lidl
- 5 Aldi
- 6 Penney's

Healthcare

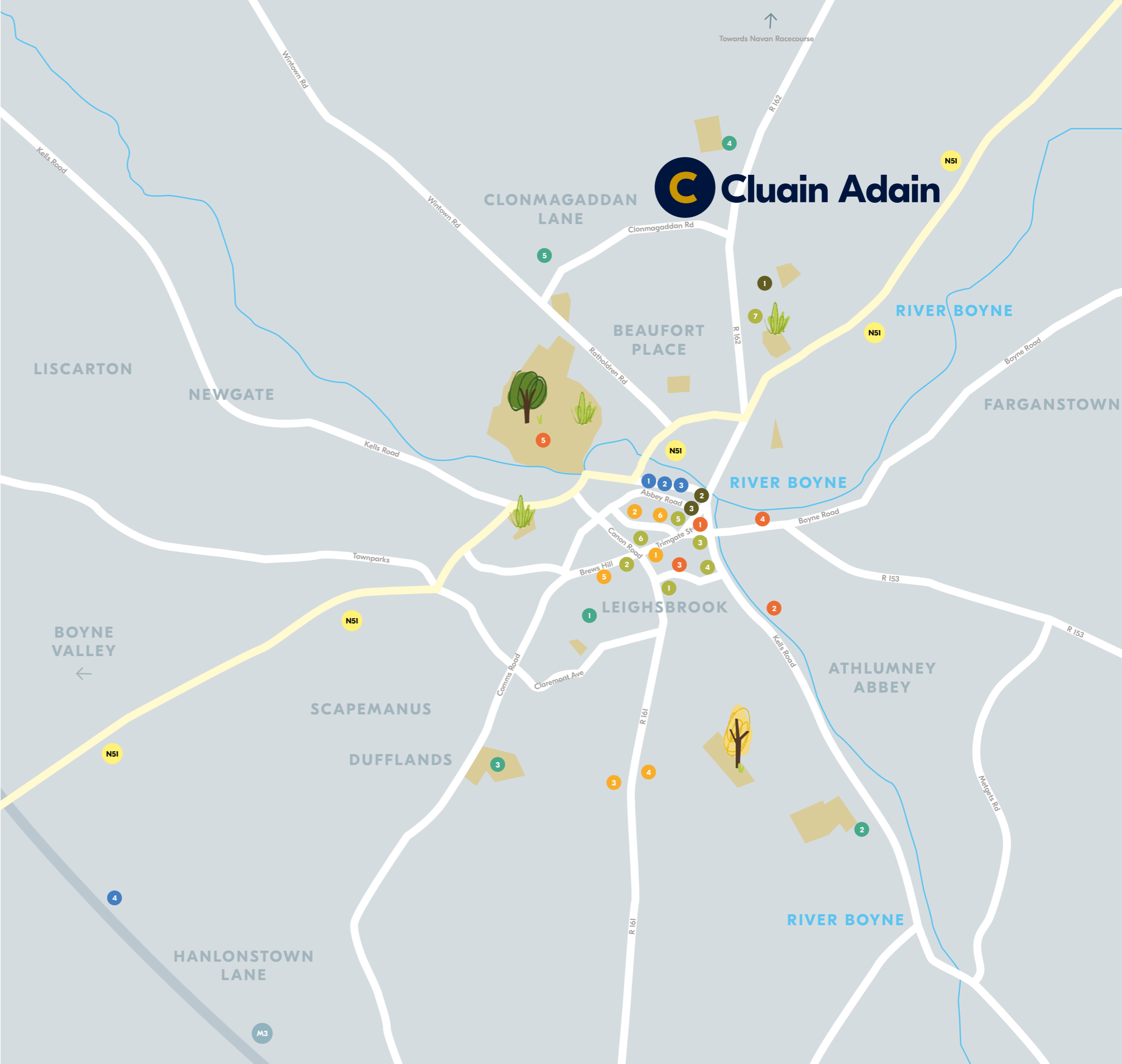
- 1 Abbey Blackcastle Surgery
- 2 Watergate Medical Centre
- 3 Dental Care Ireland Navan

Places of Interest

- 1 Market Square
- 2 River Boyne
- 3 St Mary's Church
- 4 Boyne Ramparts Heritage Walk
- 5 Blackwater Park

Transport

- 1 Bus Eireann 109 Bus
- 2 Bus Eireann Routes N1 / N2
- 3 NX Navan to Dublin Bus
- 4 M3 Motorway



HOUSE STYLES

Bungalows

● The Honeysuckle
1 Bed Bungalow Mid & End Terrace
51.1 sqm | 550 sqft

● The Whitethorn
2 Bed Bungalow Mid & End Terrace
67 sqm | 721 sqft

● The Juniper
2 Bed Bungalow End Terrace
80 sqm | 861 sqft

2 Bed Homes

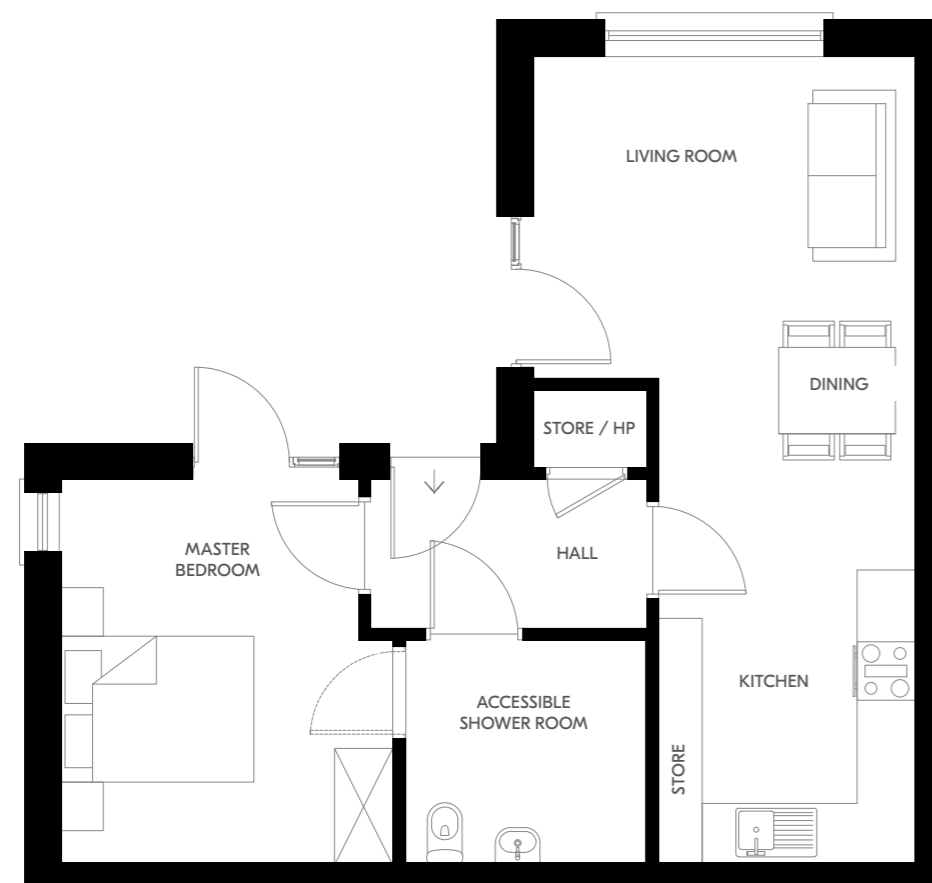
● The Chestnut
2 Bed 2 storey Mid & End Terrace
83.9 sqm | 903 sqft

CLUAIN ADAIN



THE HONEYSUCKLE

1 Bed Bungalow Mid & End Terrace
51.1 sqm | 550 sqft



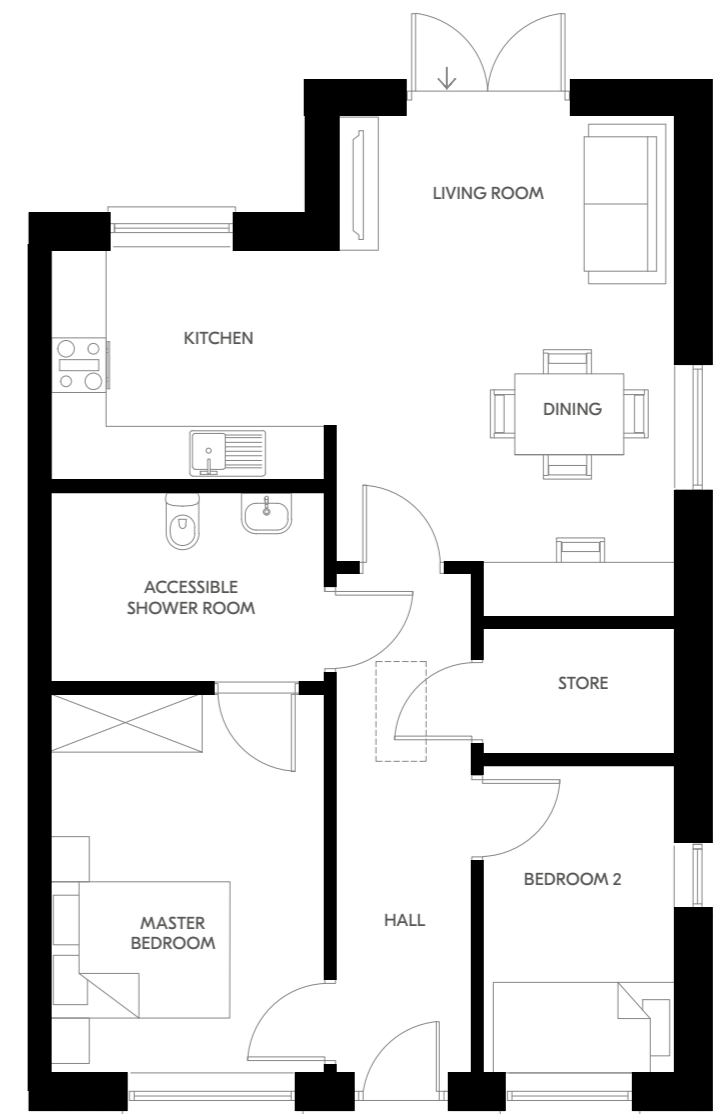
Ground Floor

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

For illustrative purposes.

THE WHITETHORN

2 Bed Bungalow Mid & End Terrace
67 sqm | 721 sqft



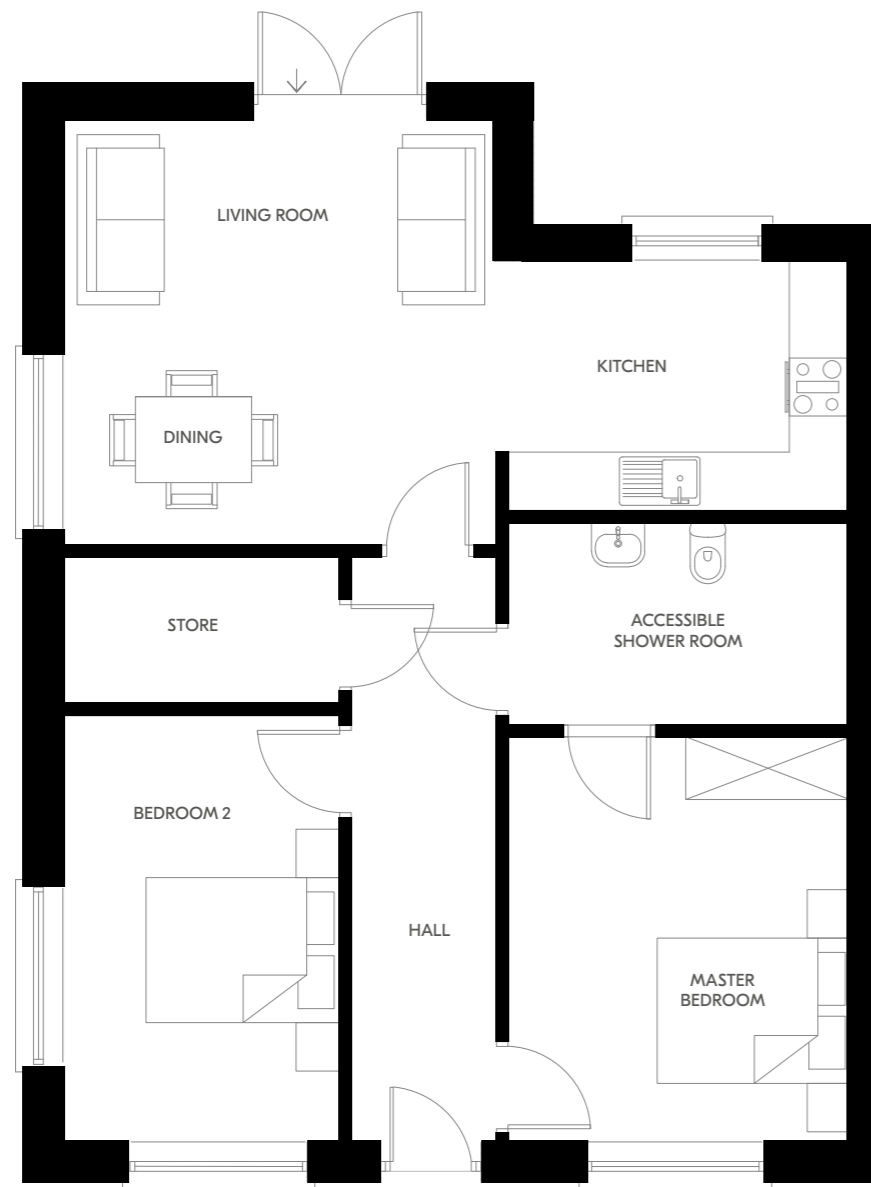
Ground Floor

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For illustrative purposes.

THE JUNIPER

2 Bed Bungalow End Terrace
80 sqm | 861 sqft



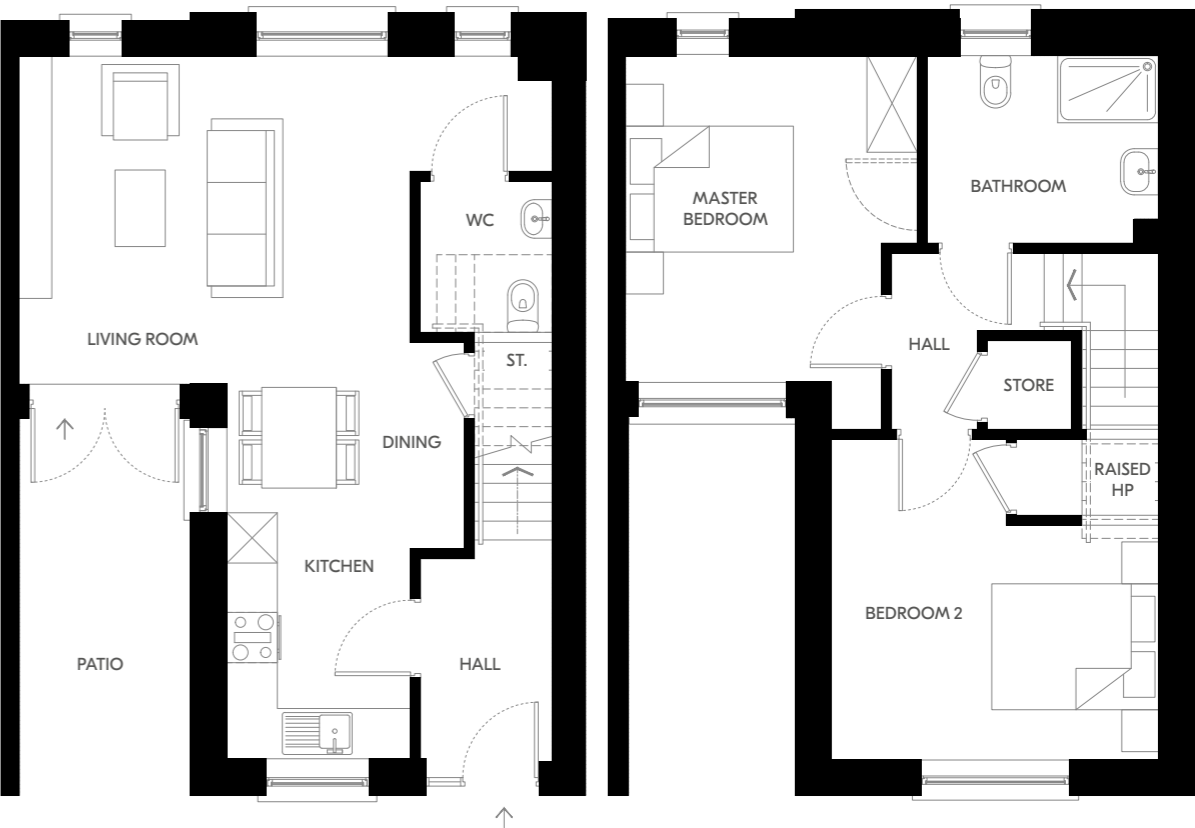
Ground Floor

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THE CHESTNUT

2 Bed 2 storey Mid & End Terrace
83.9 sqm | 903 sqft



Ground Floor

First Floor

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Selling agent



046 9027666
info@raymondpotterton.com

Developer: **Glenveagh Homes**

Architect: **Doran Cray Architects**

Solicitor: **RDI**

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