



Parkleigh

SEVEN MILLS – DUBLIN 22





*A New
Adventure
Begins*



You're at home in Parkleigh,
the first neighbourhood
in Dublin 22's new town
of Seven Mills.

CGI for illustrative purposes.

Welcome to the neighbourhood

Whether you're a family looking for a forever home, or a first time buyer keen to put down roots, Parkleigh is the obvious choice for you. It features spacious, light-filled 2, 3 and 4 bedroom homes designed to promote eco-friendly living. Parkleigh also offers a prime location nestled on the Grand Canal between Lucan and Clondalkin and its inclusive layout fosters a welcoming community for everyone who lives here.



At a glance



12 mins train ride to Dublin City Centre



225 acres of green spaces, parks and play spaces - equivalent to 126 football pitches



Homes eligible for Help to Buy, First Home Scheme and Green Mortgage



BER A2 energy efficient homes



D22 your new location in Dublin 22



12.5 km of walkways & cycleways to explore



3.5 km of tranquil canal setting



3 mins walk from Clondalkin Fonthill train station



Eco friendly transit hub including GoCar for car sharing option



25 mins cycle to Dublin City Centre



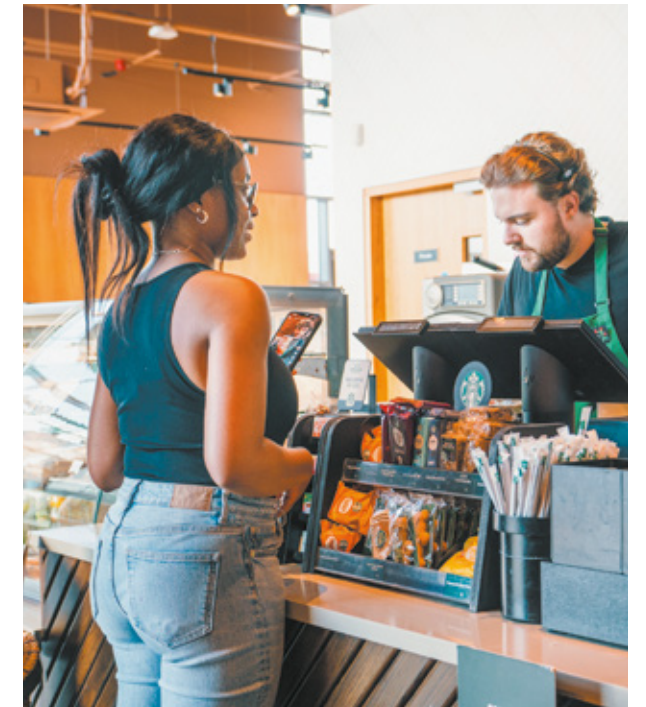
Seven Mills, a new town alive with opportunity

Parkleigh is the first neighbourhood in Seven Mills, the new town in Dublin 22, a community that offers exciting opportunities to grow, discover, and thrive. Parkleigh in Seven Mills is the perfect place for you and your family to call home.



CGI for illustrative purposes.

The town has been designed to be convenient and connected. When complete, almost anything you need will be a 5 minute walk away. With commercial and business hubs planned, you could live and work in Seven Mills.

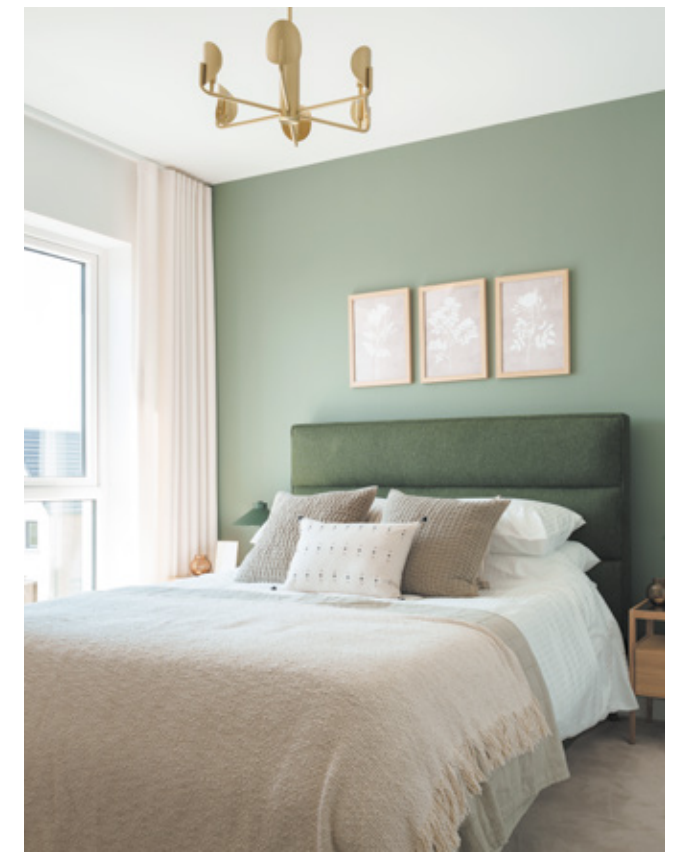
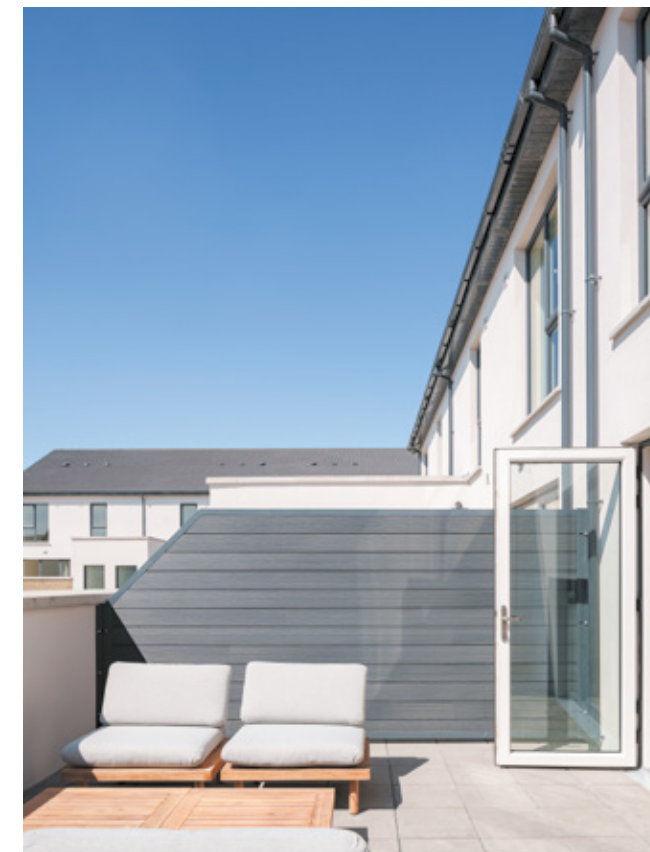


Urban living in a parkland setting

Discover the stunning homes at Parkleigh, where exceptional design and craftsmanship shine. Canal-side parks and greenways alongside light-filled, spacious homes provide the perfect blend of urban living and natural serenity.



The town of Seven Mills will be a biodiverse and sustainable community that protects and enhances the natural environment while promoting a better quality of life. To promote pollinator-friendly habitats, we are creating hedging by cultivating plants that are attractive to pollinators. Additionally, we are actively engaged in planting and preserving hawthorn trees through seed collection.





Home, made better

The homes in Parkleigh come in a variety of styles from 2 bedroom apartments to 3 bedroom duplexes and 3 & 4 bedroom houses. Each home delivers superior finishes and every detail has been carefully considered to create the perfect setting for any occasion. The highly insulated, airtight design includes high levels of roof, wall, and floor

insulation plus internal pipe insulation to reduce heat loss. Heat pump zone controls and other specifications will guarantee a BER A2 rating. All of which means that all homes at Parkleigh are crafted to maximise energy efficiency, which means you'll save money on utility bills while doing your part to minimise your carbon footprint.





Style meets function

Our thoughtfully designed and expertly built homes are future and family proofed. Every detail has been considered making your new home a joy to live in. From kitchens that work for families to contemporary bathrooms for that quiet escape, leaving more time for making memories.

Designed for a better future

The Grand Canal, a protected natural heritage area, runs alongside the community and provides a unique and protected habitat for local wildlife. You might even spot an otter or two on your walks. Our homes are built to be eco-friendly with an A2 rating and each will be a Near Zero-Emission Building (NZEB).



As part of our commitment to sustainability, we are also encouraging the use of eco-friendly transport options such as GoCar and a shared bike scheme. To improve local biodiversity we're keeping what was on the site and enhancing it

with native wildlife habitats. Residents can work from home or easily access the city centre, and every home is within a short 2 minute walk of green space. We are also creating 12.5 km of cycleways and walking routes for relaxation and fitness.

Eligible for Government Initiatives

Buying your first home is an exciting time in anyone's life. Our goal is to make sure the experience is as simple and stress free as possible. If you decide to buy a new home did you know there are government support schemes available to help you?



This scheme helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home.



Did you know you can get up to €30,000 towards your deposit?



A Green Mortgage offers lower interest rates to those who are buying a more energy efficient home.

Find out more about eligibility and how to apply with our helpful guides. Visit cairnhomes.com for more information.





A home well built

We believe in building homes that prioritise the environment, so every single home is High Performance Index (HPI) registered. That means they are built with a commitment to measuring and reducing our environmental footprint, including land use, loss of biodiversity, density, water consumption, energy use, and the impact of materials used.



In addition, each home is designed to reduce running costs, from transport to energy, and offer long-term value stability by being easily adaptable to changing family circumstance.

We also prioritise the health and well-being of our residents by addressing issues such as natural light, indoor air quality, acoustics, and walkability of the neighbourhood.



Getting the best of both worlds

Experience the tranquillity of nature and stunning canal-side views at Parkleigh, just 12 minutes from Dublin City Centre. Commuting is easy with nearby Clondalkin Fonthill and Kishoge train stations, several bus routes, and easy access to the M50, N7, and N4. A fully commissioned train station at Kishoge will be opened by Irish Rail in due course.



Enjoyable walk and cycleways.



Many bus routes on your doorstep.



Clondalkin Fonthill station is just a 3 minute walk away.



Car and bike sharing programmes.

Residents of Parkleigh can enjoy sustainable transport options with our E-bikes and car-sharing programmes. E-bikes are cost-effective and promote physical activity while reducing emissions. Our pay-as-you-go car-sharing partnership with GoCar gives you the convenience of having a car available when



Future proofed for EV charging points.

you need it, without the cost or environmental impact of car ownership. These eco-friendly options provide practical and affordable transportation, reduce traffic congestion and improve air quality, improving people's quality of life while benefiting the environment.



Get there with ease

Parkleigh offers excellent options for cycling and walking. The neighbourhood boasts lengthy walk and cycleways, making it safe and convenient for residents to get around. The Grand Canal Greenway provides a scenic cycle route to the city centre, and there is also easy access to public transport and the road network.

On Foot

2 mins

Grand Canal Greenway

3 mins

Clondalkin Fonthill Train Station & Bus Stop

15 mins

The Mill Shopping Centre

By Public Transport

12 mins

Heuston Station by Train

16 mins

Red Cow Luas by Bus

25 mins

Connolly Station by Train

By Car

8 mins

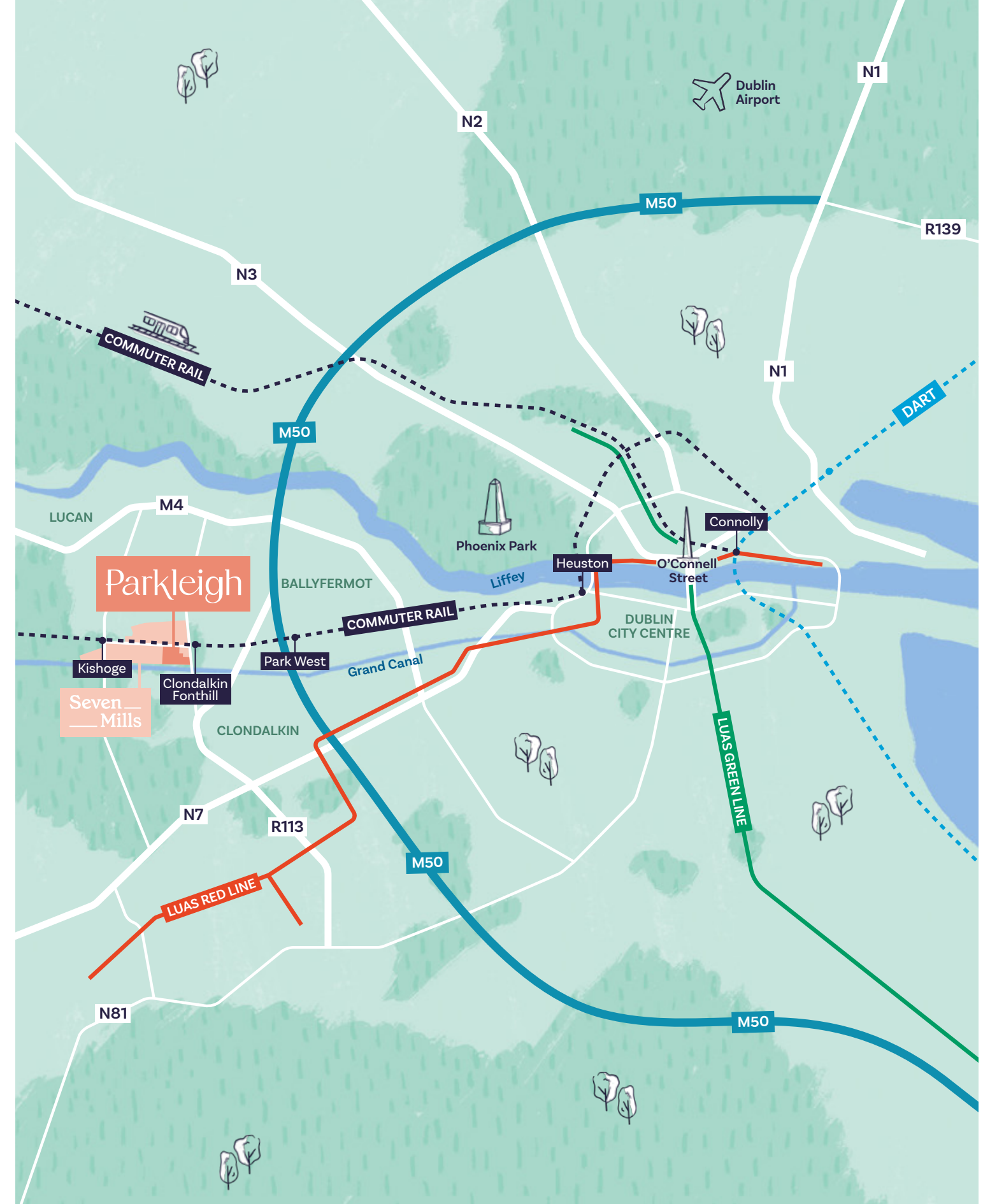
Liffey Valley Shopping Centre

20 mins

Dublin City Centre

20 mins

Dublin Airport



On your doorstep

Parkleigh is located at Seven Mills, a new town just minutes away from Liffey Valley Shopping Centre and a selection of business parks. It is already well situated for all your everyday convenience and retail therapy needs. With future plans for a wide range of shops, cafes, restaurants, local businesses and other amenities, Parkleigh is all about connected living.



Restaurants & Cafés

- 1 The Waterside
- 2 The 9th Lough
- 3 Pattaya
- 4 Quilan's
- 5 East Village
- 6 The Treetop Restaurant
- 7 Gunpowder Bar & Grill
- 8 Elephant & Castle

Crèches & Schools

- 9 Moyle Park College
- 10 Talbot Senior National School
- 11 St John's National School
- 12 Sacred Heart National School
- 13 Coláiste Chillian
- 14 Coláiste Bríde
- 15 Kishoge Community College
- 16 Divine Mercy Junior & Senior Schools

Shopping

- 17 Dunnes Stores
- 18 Tesco Superstore
- 19 The Mill Shopping Centre
- 20 Liffey Valley Shopping Centre
- 21 Fonthill Retail Park
- 22 Clondalkin Village
- 23 Citywest Shopping Centre

Clubs & Gyms

- 24 Anytime Fitness
- 25 Newlands Golf Club
- 26 Grange Castle Golf Club
- 27 National Baseball Facility
- 28 Adamstown Cricket Club
- 29 Round Tower GAA Club
- 30 South Dublin Football League

Parks & Recreation

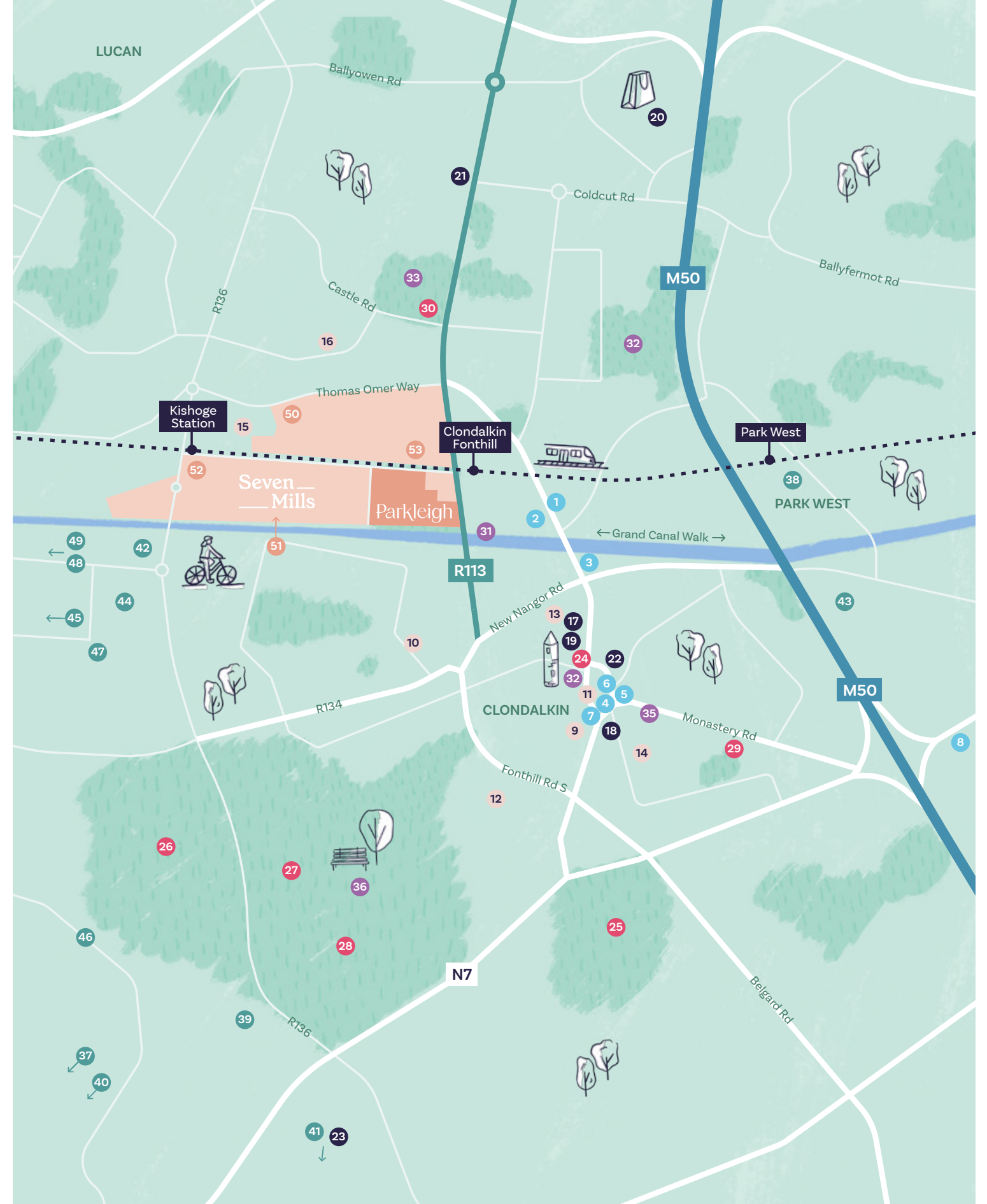
- 31 Grand Canal Walk
- 32 Collinstown Park
- 33 Ballyowen Park
- 34 Clondalkin Round Tower
- 35 Tully's Castle
- 36 Corkagh Park

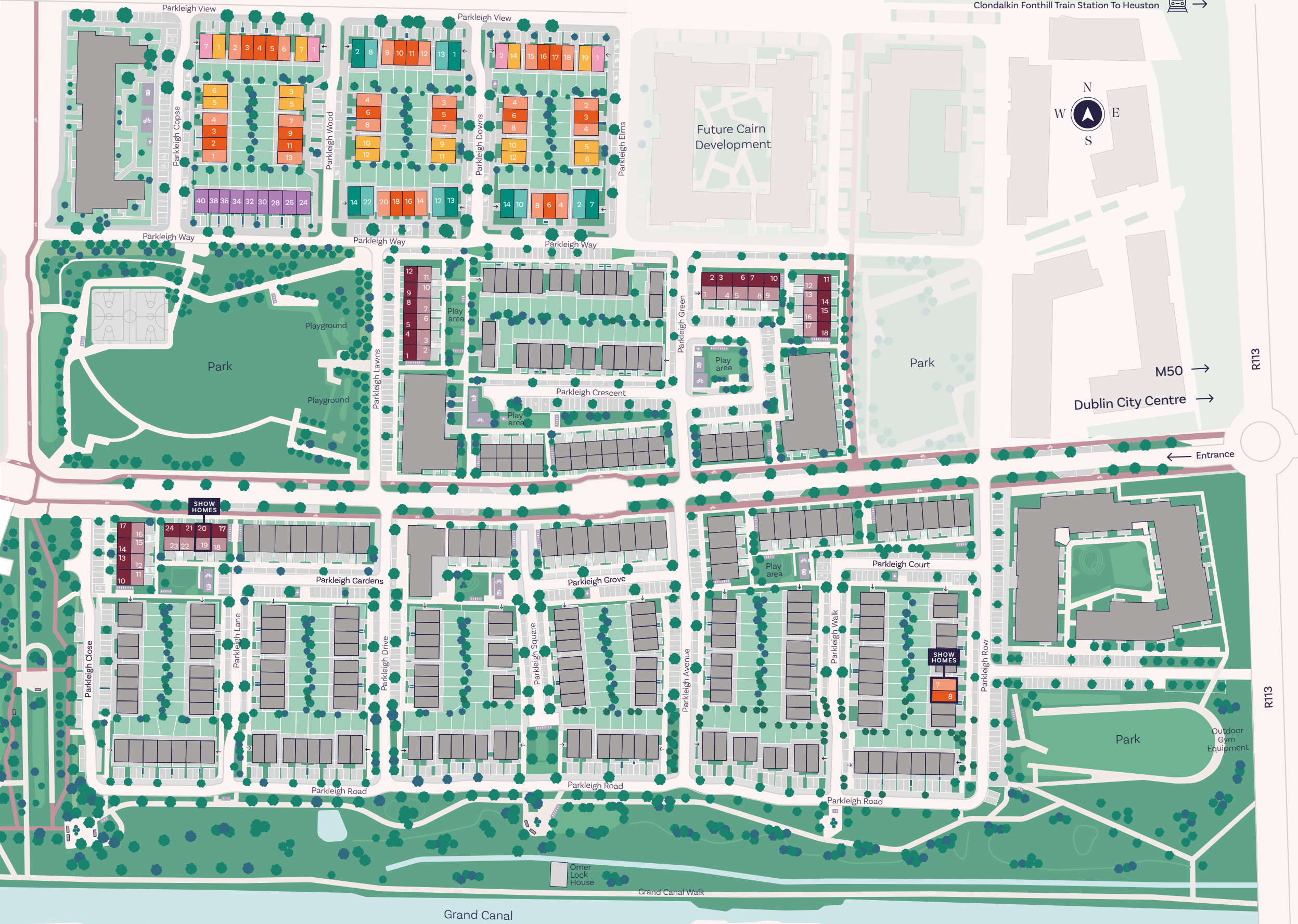
Businesses & Business Parks

- 37 Greenogue
- 38 Park West
- 39 Kingswood
- 40 Aerodrome
- 41 Citywest
- 42 Grange Castle
- 43 Western
- 44 Pfizer
- 45 Grifols
- 46 Google Data Center
- 47 Microsoft
- 48 EdgeConneX
- 49 Takeda

Future

- 50 Future Primary School
- 51 Future Primary & Secondary School
- 52 Future Retail & Commercial Centre
- 53 Future Retail & Commercial Centre





2 Bedroom Apartments

Mid Terrace DA1 81 Sq M 875 Sq Ft	End Terrace DA2 80 Sq M 864 Sq Ft
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3 Bedroom Duplexes

Mid Terrace DA3 112 Sq M 1,206 Sq Ft	End Terrace DA4 113 Sq M 1,222 Sq Ft
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3 Bedroom Houses

Mid Terrace F1 108 Sq M 1,162 Sq Ft	
End Terrace F2 107.3 Sq M 1,155 Sq Ft	End Terrace, Side Entry F2S 107.1 Sq M 1,153 Sq Ft
Semi Detached F3 107.3 Sq M 1,155 Sq Ft	Semi Detached, Side Entry F3S 107.3 Sq M 1,155 Sq Ft

4 Bedroom Houses

Semi Detached J3 131.4 Sq M 1,414 Sq Ft	Semi Detached, Side Entry J3S 131.1 Sq M 1,411 Sq Ft
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Separate floor plans available on request for these unique 2, 3 & 4 bedroom homes

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.



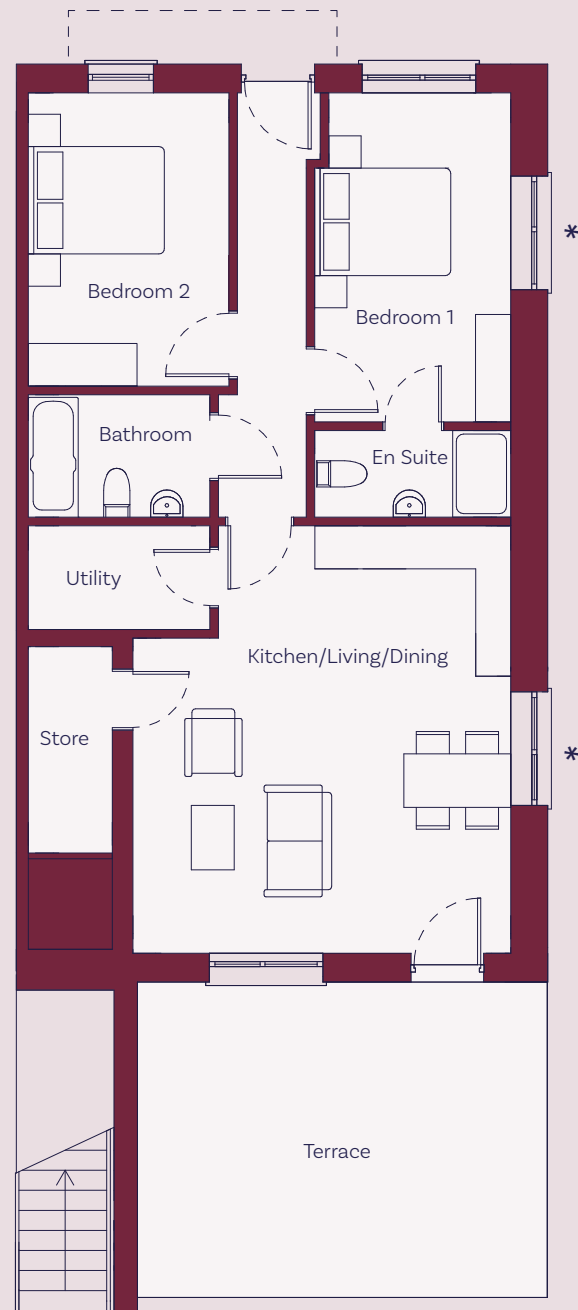
2 Bedroom Apartments

Mid Terrace

DA1
c. 81 sq m
c. 875 sq ft

End Terrace

DA2
c. 80 sq m
c. 864 sq ft



* Windows in end terrace

Please note: A mirror version of this house type layout may feature in Parkleigh, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

3 Bedroom Duplexes

Mid Terrace

DA3
c. 112 sq m
c. 1,206 sq ft

End Terrace

DA4
c. 113 sq m
c. 1,222 sq ft



* Windows in end terrace

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3 Bedroom Houses

Mid Terrace

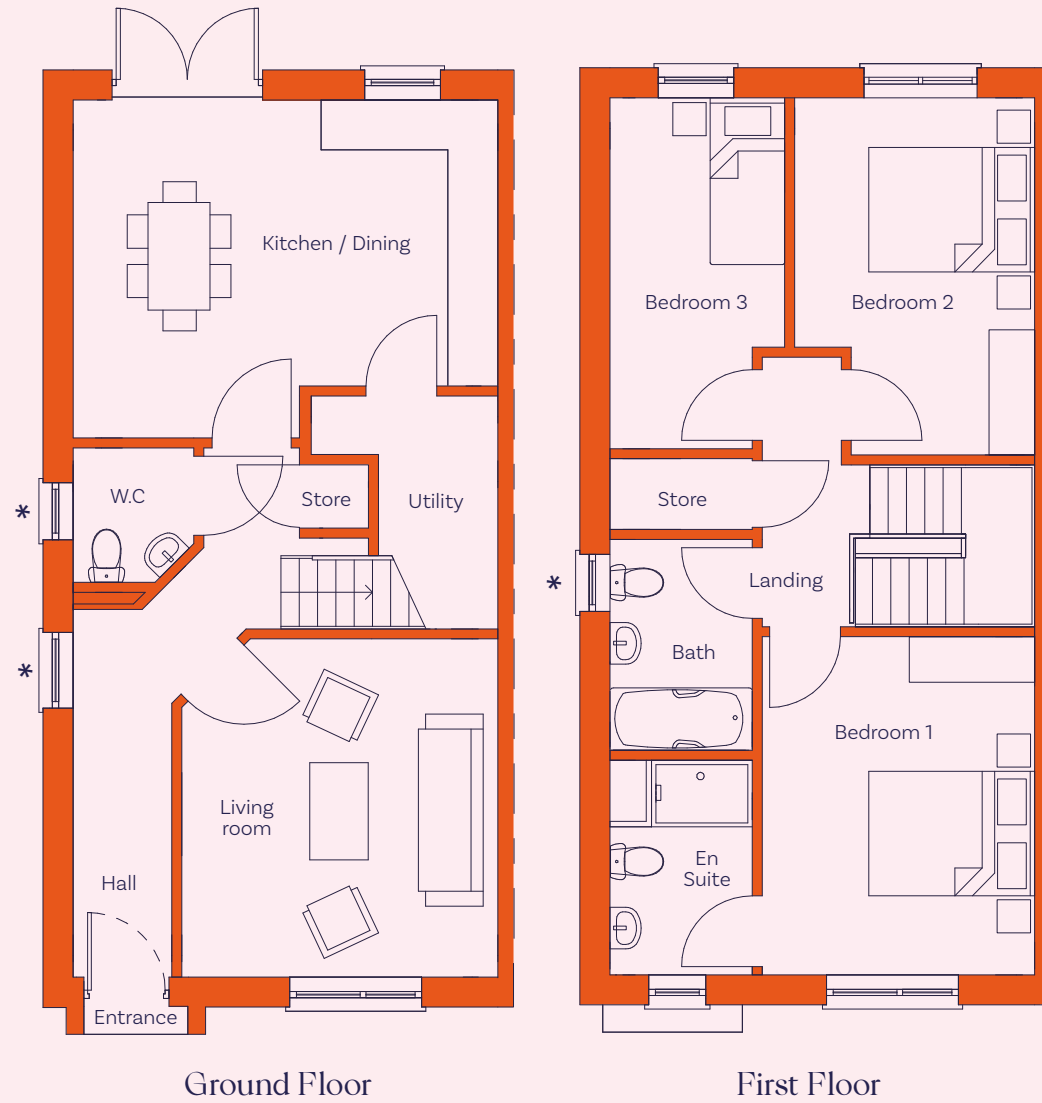
F1
c. 108 Sq M
c. 1,162 Sq Ft

End Terrace

F2
c. 107.3 Sq M
c. 1,155 Sq Ft

Semi Detached

F3
c. 107.3 Sq M
c. 1,155 Sq Ft



* Windows in end terrace and semi-detached

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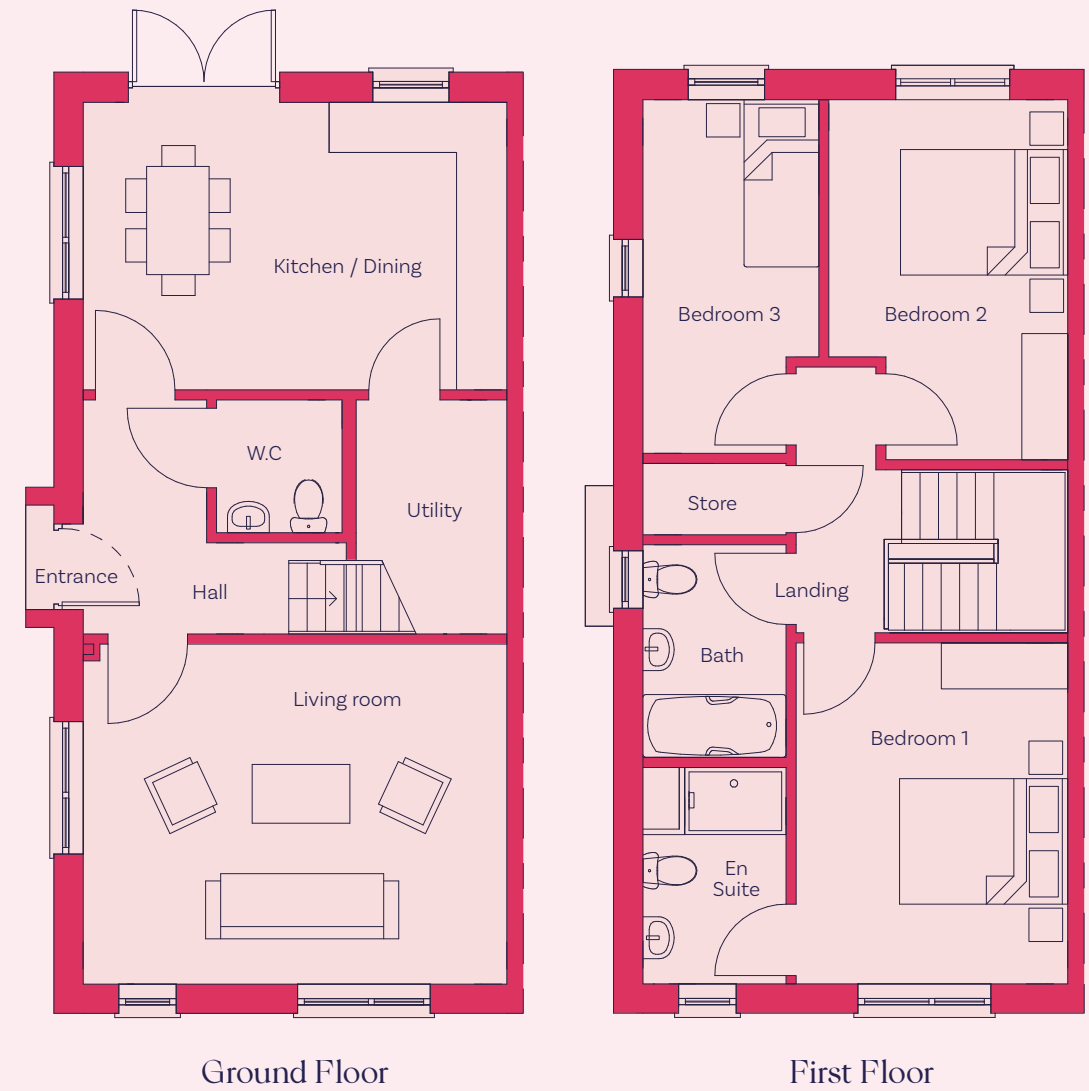
3 Bedroom Houses

End Terrace (Side Entry)

F2S
c. 107.1 Sq M
c. 1,153 Sq Ft

Semi Detached (Side Entry)

F3S
c. 107.3 Sq M
c. 1,155 Sq Ft

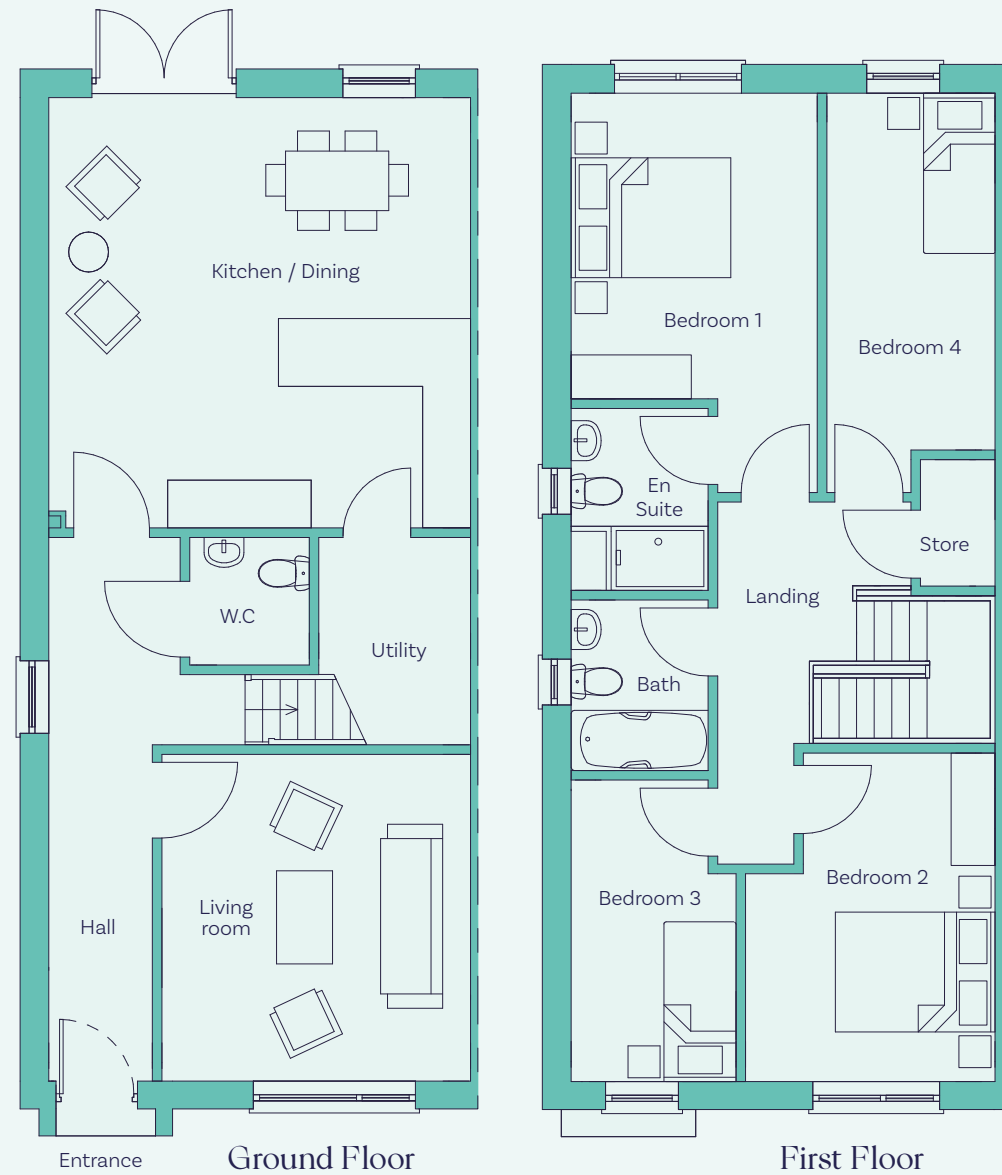


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4 Bedroom Houses

Semi Detached

J3
c. 131.4 Sq M
c. 1,414 Sq Ft



4 Bedroom Houses

Semi Detached (Side Entry)

J3S
c. 131.1 Sq M
c. 1,411 Sq Ft



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Special features & specifications

External Features

- High quality brick and render facades.
- UPVC high-performance double-glazed windows with low U-value for energy efficiency.
- Engineered timber front door with multi-point locking system.

Houses

- Large glazed screen with patio doors to private rear garden.
- Side passage gate (where applicable).
- Paved front driveways to accommodate parking (where applicable).
- Seeded gardens with dividing fence.

Duplex & Apartments

- Large glazed screen with patio doors to terraces.
- Terraces with external wall light.

Security & Safety

- Smoke detectors fitted throughout (mains powered with battery backup).
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.
- Provision for wireless alarm.



Energy efficiency

- A2 BER energy rating.
- Highly insulated airtight design.
- All homes feature Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements.
- High levels of insulation.
- Heat pump with zone controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.

Media & Communications

- Wired for high-speed broadband.
- TV data point in living area.
- Main infrastructure installed to accommodate Siro and Virgin Media.

Electrical

- Generous provision of lighting and power points.
- Future proofing for electric car charging point to on and off-curtilage car parking spaces.



Bathrooms & Ensuites

- Tiling to floors and wet areas.
- High quality sanitaryware.
- Ensuites have contemporary shower enclosure with pressurised water supply and fitted shower screen.
- Bathrooms have bath/shower mixer and sliding rail kit and bath screen.
- Heated towel rails.

Interior Finishes

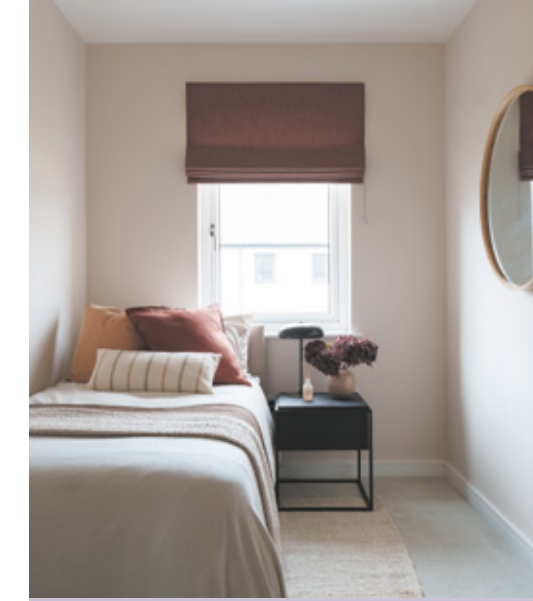
- High quality painted doors.
- Contemporary grooved architrave and skirting.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery.

Houses

- Extra height ceilings at ground floor.
- Pull-down attic ladder fitted to all houses.

Duplex & Apartments

- Extra high ceiling to ground floor apartments.



Kitchen & Utility Rooms

- Superb contemporary designed kitchens.
- Fully integrated dishwasher, cooker, extractor, microwave and fridge/ freezer appliances.
- Ceramic Hob.
- Stainless steel sink and chrome mixer tap.
- Separate utility with fitted countertop and space allocated for washing machine & dryer.

Heating

- Homes are served by an energy efficient heat pump with zone-controlled panel radiators.
- Pressurised hot & cold water.

Wardrobes & Storage

- Shaker style fitted wardrobes in all double bedrooms.

Warranty cover under Homebond

- 10 year Structural / Latent Defects Insurance.
- 5 year Mechanical & Electrical Inherent Defects Insurance.



CAIRN

Built For Good

All things considered

Since 2015, Cairn has been building a future for good for everyone. To date we have built over 8,000 homes, with over 20,000 people living in a Cairn home.

Cairn homes are built to exceed expectations. All homes are A-rated, energy efficient and set in prime locations, with world-class design, planning and innovation central to every development.

From the communities we build, to our unique aftercare services, to the outstanding design and landscaping architecture of Cairn developments, to community initiatives, every element is considered, caring and thoroughly Cairn.



Customer Care Portal

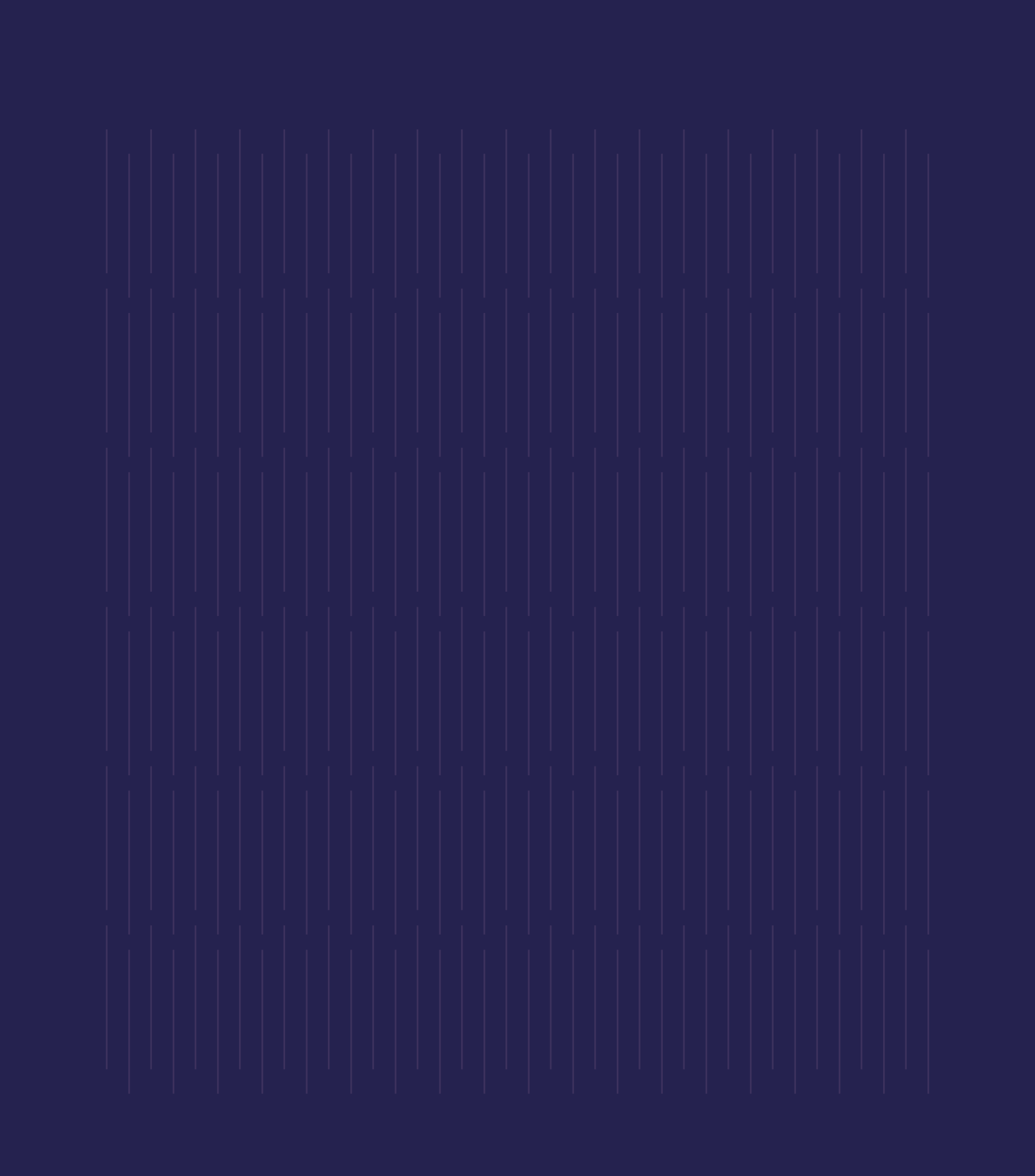
Our online Customer Care Portal allows you to login to access important information about your new home such as; operating manuals, warranties, maintenance information, and FAQs.

Cairn customer support doesn't end when you get your keys. The portal also includes an online customer support service where you can log any queries you may have during the first year of moving into your new home. With notifications of events and news about your new neighbourhood also posted, this portal will be a great online resource for years to come.



People First

Buying a home is an exciting milestone in everyone's life and we want to make the entire experience as smooth as possible. From viewing our show homes right through to moving in day and beyond, our dedicated Customer Team are here to help you every step of the way.



CAIRN

Built For Good



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PSRA No: 00 1651

Seven
Mills

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