

CALDRAGH



— DALKEY —



- WELCOME TO -
CALDRAGH

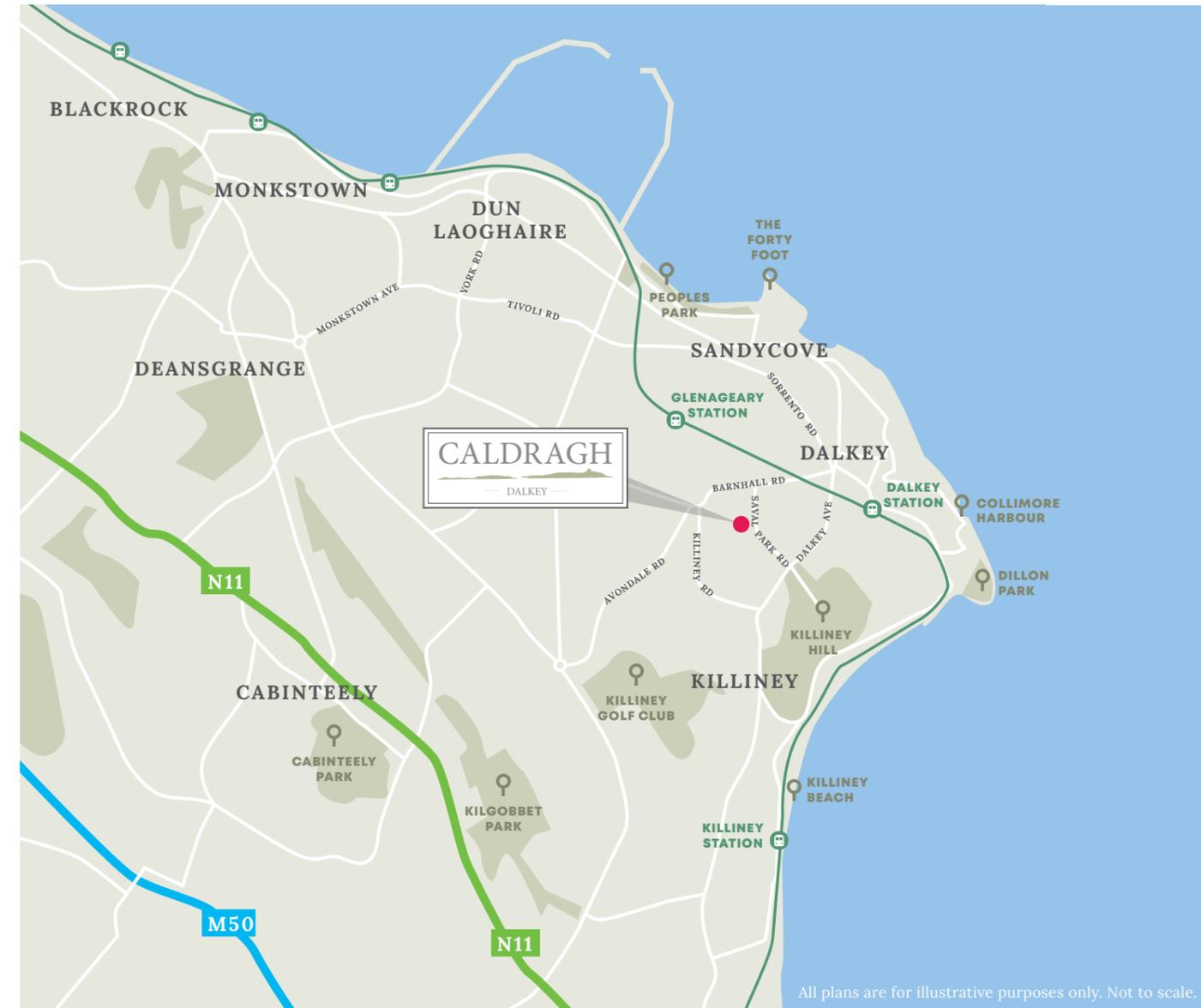
An exclusive development of 11 homes located in one of South Dublin's most sought after addresses.

Conveniently located on Saval Park Road within easy reach of Dalkey, Caldragh offers a choice of spacious four bedroom family homes and one and two bedroom apartments. Set in beautifully landscaped grounds the development is contemporary in design and impeccably finished.

- HIGHLY DESIRABLE -
LOCATION

Dalkey is a highly desirable location, boasting some of Ireland's most beautiful homes. A stroll around the area reveals stunning villas and mansions, many perched on the hillside with amazing coastal views.

A designated heritage town with its origins dating back to Norman times, the charm of Dalkey is undeniable. The streetscape provides great variety and interest with many of the town's buildings dating from the 19th century era, giving a very quaint feel.



All plans are for illustrative purposes only. Not to scale.

- DISTANCES -
CALDRAGH

Transport links are excellent with both DART or the regular bus service to the city and surrounding suburbs serving Dalkey. The Air coach also runs through Dalkey. The N11/M11 and The M50 motorway are easily accessed, and the city centre is approximately 12 km from Caldragh. Dublin Airport is approximately 25km.

- | | |
|-----------------------------|------------------------|
| Killiney Hill > 850m | Colimore Harbour > 2km |
| Dalkey Dart Station > 1.4km | Dun Laoghaire > 3km |
| Dalkey Village > 1.7km | Dublin Airport > 25km |





- AN ARRAY OF LOCAL -
EATERIES

From freshly baked bread to freshly caught fish, Dalkey has an exceptional range of Gourmet food shops and delicatessens offering fresh food daily.

Friendly cafes, supermarket, butchers, and fishmongers are all conveniently located in the heart of the village, meaning you don't have to travel far to enjoy the fresh produce.

Supporting local is part of the Dalkey lifestyle, with pharmacies, shoe repairs, and dry cleaners all within walking distance to cater for your every need.

Dalkey is also renowned for its choice of excellent restaurants. Whether you just fancy a pint or a glass of a wine, a pizza or fine dining with family and friends you will be spoiled for choice.



- HIGHLY REGARDED -
SCHOOLS

There are many highly regarded schools in the area including St. Patricks National Boys school, Loreto Dalkey, Rathdown, Holy Child Killiney and Castle Park.

The locality's impeccable reputation for education allows for an element of comfort in knowing your child's learning needs and future aspirations will be in safe hands.



- NATURAL -

BEAUTY

A coastal town, Dalkey is surrounded by some of the most picturesque scenery in the country.

It has a stunning coastline which can be best appreciated along Coliemore, Vico and Sorento Roads with views over to Dalkey Island and across Dublin Bay to Howth and to the Sugar Loafs mountains of Wicklow.

If you are a swimmer or a sailor, there is a lot to do locally with numerous harbours and beaches. Take a dip at Hawk's Cliff, Whites Bech or Collimore Harbour which also offers Kayaking, paddle boarding and boat trips to Dalkey Island.

Enjoy a walk-through Dillon's Park or if you are feeling a bit more energetic try any of the numerous walking trails up Dalkey and Killiney Hill. Coastal walks along Vico Road provide stunning views.

Dalkey's coastal appeal is mirrored in surrounding areas. Nearby Dun Laoghaire offers leisurely strolls down the pier, as well as numerous yacht and sailing clubs.



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- THE - DEVELOPMENT

Whether you are just starting out, growing a family, or looking to downsize, the homes at Caldragh are bound to impress. Featuring open plan layouts and sleek design, the homes are perfect for all lifestyles and stages.

The spacious houses extend to 173m²/1862 sq ft, with enviable south westerly facing gardens.

Ground floor underfloor heating will ensure comfort, while simultaneously freeing up space and allowing for flexibility with furniture arrangement.

Parking bays to the front of the houses will be Electric Vehicle (EV) charging ready, ensuring convenience for Caldragh residents and allowing for sustainable driving.

The striking exterior of Caldragh homes will feature brick elevation with smart Alu Clad windows. The apartments are large, and all have generous balconies.

Ground and first floor of the building each have 1 x 1-Bed apartment of 54.5m² and 1 x 2-Bed apartment of 85m². The second floor will have a large 2-bedroom Penthouse of 88m² with double balconies.

Each apartment is accessible via an internal lift with flush thresholds to all balconies. All units will also be Electric Vehicle charging ready.

- SITE - LAYOUT

Numbers 1-6 consist of Four Bedroom Houses.
Numbers 7-11 are One and Two-bedroom Apartments.



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- HIGH QUALITY -

SPECIFICATION

JOINERY

Handcrafted internal doors and joinery by Carroll Joinery with striking contemporary ironmongery, elegant skirtings and architraves. Painted timber balustrade and newel posts with light oak handrails in houses.

HEATING & WATER

Air to water heat pumps with zone control, high efficiency convector radiators and towel rads and pressurised hot water system ensuring excellent pressure power showers. Underfloor heating on ground floor in Houses. A2 BER energy rating with solid ICF wall construction, air tightness protection and mechanical ventilation/heat recovery system. The MVHR system improves air quality and reduces condensation.

LIGHTING & ELECTRICS

Generous electrical and lighting specification with plenty of power points. Each home pre-wired for intruder alarm, with CAT 6 and co-ax cable and ready for connection to TV, broadband and phone services. Virgin Media, Sky and Eir connections available. Each home wired for Electric-Vehicle Charging points. Ducting to rear of garden for future connection to Sheomera or similar.

WALL FINISHES & PAINT

Extra-high ground floor ceiling in houses creates a spacious elegance. Cornicing in living room and hall; all walls skimmed and painted throughout in standard colour. Common areas in apartment block finished to high standard with feature panelling/lighting in the entrance lobbies and lift entrances. Tiling in the entrance lobbies and carpet on the stairs.

KITCHEN

Superior quality Kube kitchen with modern handleless door style with quartz worktop and splashback, integrated oven, hob and combi microwave, fridge/freezer and dishwasher. Integrated under-counter bins for refuse. Utility room in houses with matching units and space for washing machine and condenser dryer.

BATHROOMS

Designer ware by Bath House with storage provided in under-counter drawers or mirrored wall cabinets. Walk-in showers; some with rain-head and handheld fittings. Mirrors and extensive tiling on walls and floors. All showers fed off fully-pressurised pumped system. Heated towel rails in bathrooms and ensuites.

WARDROBES

Elegant full-height wardrobes with aged oak carcass and shelving/hanging rails.

EXTERNAL DESIGN

Low maintenance brick slip and self-coloured render on external walls. Alu-clad windows, reconstituted stone cills, maintenance free aluminium fascia, soffits and rainwater goods.

Painted side gates, generous paved patios and parking areas for houses. All homes have a balcony for the exclusive use of the occupier.

MANAGEMENT COMPANY

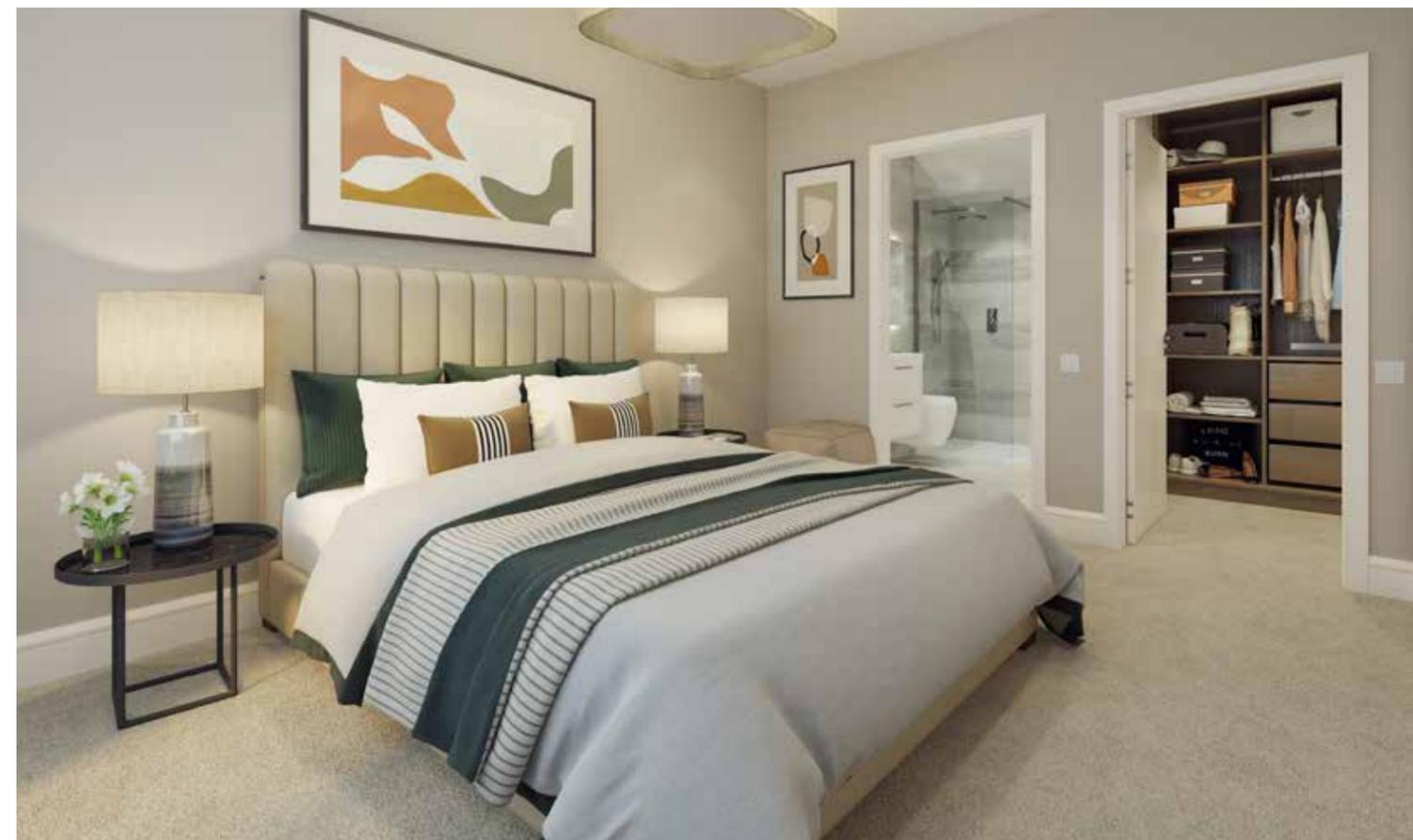
A properly constituted Owners Management Company will be formed to manage the common areas of the development and each homeowner will be a member. All owners will have access to the communal bin store and there will be provision for secure bicycle parking.

STRUCTURAL GUARANTEE

Every Home in Caldragh is covered by the 10 Year Homebond Warranty scheme.

SUSTAINABILITY

As you would expect all homes in Caldragh will meet the latest in sustainable energy standards NZEB (nearly zero energy building) and achieve a minimum of a A2 Energy rating ensuring comfort, low running costs and help reduce carbon emissions. Heating will be provided by air-to-water heat pumps and will be accompanied by a mechanical heat-recovery ventilation system. All homes will be Electric Vehicle Charging ready.

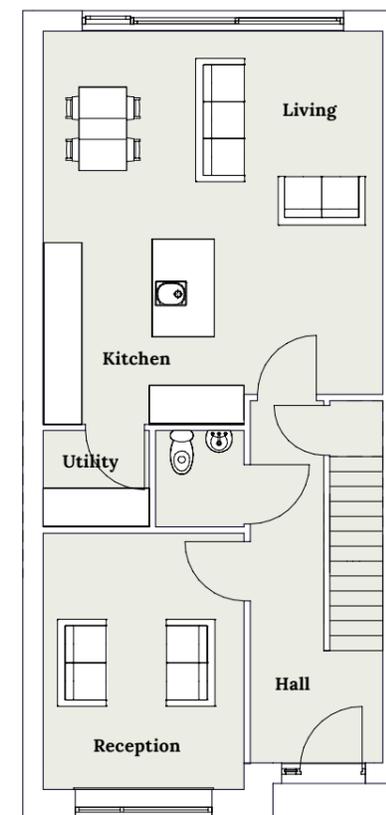


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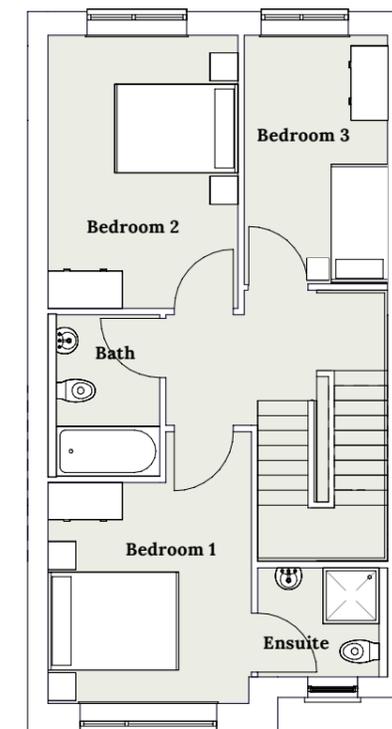


TYPICAL FOUR BEDROOM THREE STOREY TOWNHOUSE

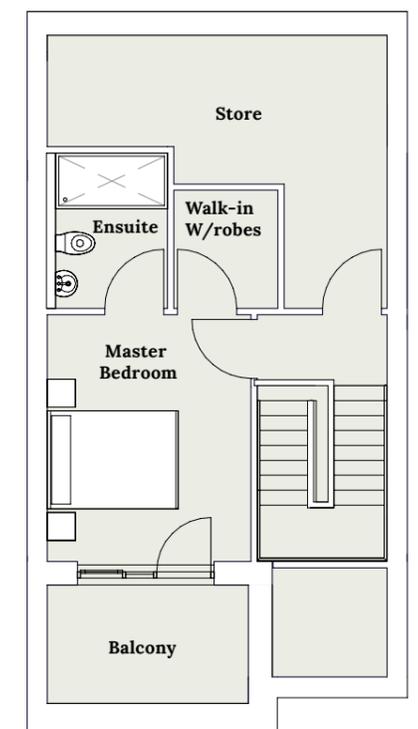
173 sq.m. / 1,862 sq.ft.



GROUND FLOOR



FIRST FLOOR



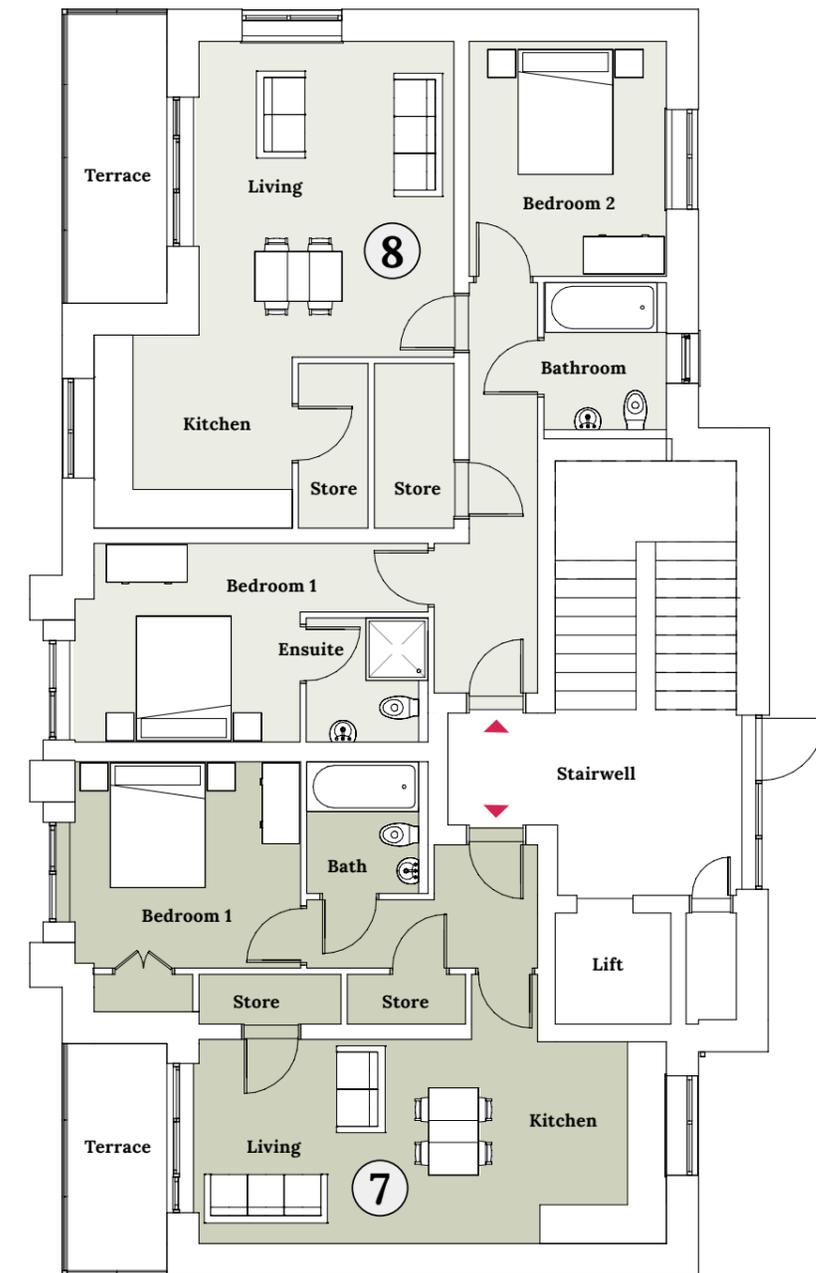
SECOND FLOOR

FLOOR PLANS



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APARTMENTS

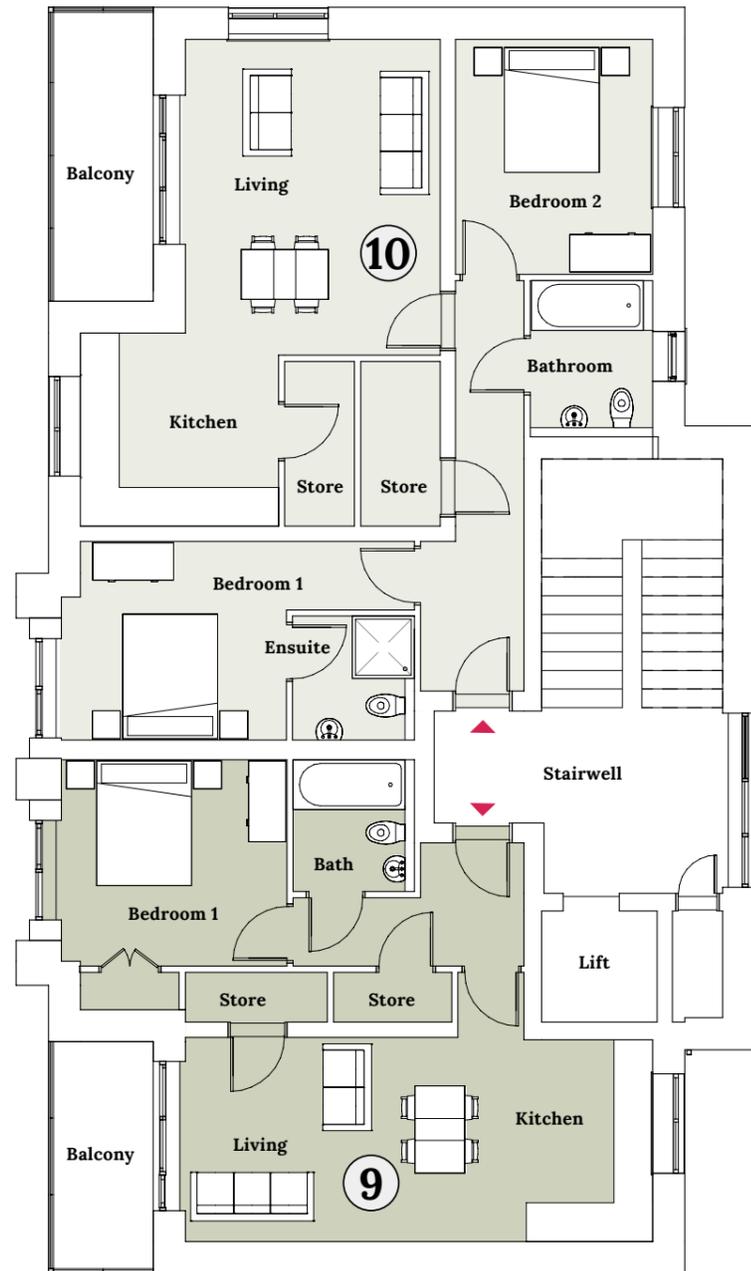


- 1 Bed Apartment 54 sq.m/ 581 sq.ft
- 2 Bed Apartment 85 sq.m/ 915 sq.ft

GROUND FLOOR

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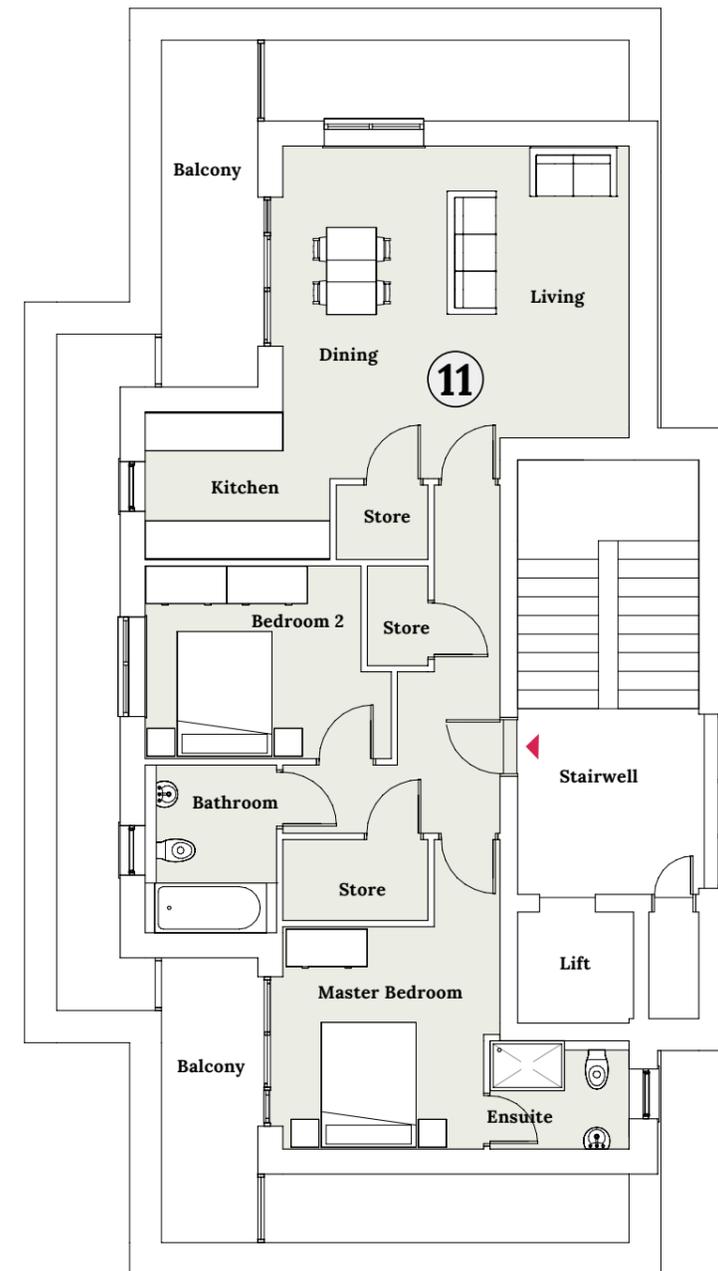
APARTMENTS



FIRST FLOOR

- 1 Bed Apartment 54 sq.m/ 581 sq.ft
- 2 Bed Apartment 85 sq.m/ 915 sq.ft

APARTMENTS



SECOND FLOOR

- 2 Bed Penthouse 88 sq.m. / 947 sq.ft.

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PROFESSIONAL TEAM

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CONDITIONS TO BE NOTED

Whilst every effort has been made to give intending purchasers an accurate representation of the final finishes and specification of the development at Caldragh the particulars contained in this document were prepared from preliminary plans and specifications and are intended as a guide as final finishes may vary depending on room layouts or changes in availability. All imagery is indicative and for guidance and may be subject to variation. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. The Agent(s) are not authorised to make or give any representations or warranties in relation to the property.