

# DÚN SÍ

ST. MARNOCK'S BAY

D U N - S I . I E





DÚN SÍ

ST. MARNOCK'S BAY



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AN ENCHANTING  
NEW DEVELOPMENT





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## AN AREA BATHED IN MYTHOLOGY AND LEGEND

The Sí or the fairy folk were the mythical beings believed to have built the 'fairy forts' and ancient sites which can be found across Ireland. Our earliest records of Irish mythology were written down on monastic texts in the medieval period, but they are thought to have been shared by story tellers from as early as the Bronze Age. The passage of time and the retelling of these stories

have created rich mythologies in which the burials, monuments and homesteads of the people of the past have been associated with the deeds of heroes, saints and fairies. This tradition has protected many of the monuments of the past from destruction over the years, for fear of upsetting the fairy folk.



The estuary at Portmarnock is believed to be the place known in Irish legend as Inber Cíchmaine. This is the place where the legendary Maine (the son of Queen Medb and King Ailill) was slain, and the estuary was named after him. The neighbouring townland of Maynestown is also thought to be associated with this hero. The mound at Dún Sí is said to have been the burial place of Maine. Stories such as this are often associated with burial monuments dating to prehistory, and the mound itself has the appearance of a Bronze

Age burial site known as a barrow. Archaeological investigations at Portmarnock have shown that people have been present in the area since the Neolithic period, or the time of our first farmers up to 6,000 years ago, with finds being made of stone axeheads and arrowheads. The earliest evidence of settlement dates to the Early Bronze Age at a cooking site known as a fulacht fiadh, and an enclosure site beside the mound at Dún Sí was a multi-phase site dating from the Late Bronze Age, Iron Age and Medieval period. An Iron Age

burial was also found with an individual who was buried with a prized piece of whale bone. In the medieval period, settlement continued with a medieval community who farmed long plots of land known as burgess plots. The landscape at Dún Sí in Portmarnock is therefore a place with a rich mythological and archaeological legacy. It is an area where people have lived for thousands of years and the enduring tales of Maine reflect the importance of the place to our early storytellers.

An aerial architectural rendering of a residential development. The scene shows a mix of modern multi-story buildings and traditional-style houses arranged in a curved pattern. A large circular graphic with a hand-drawn, ink-like border is positioned in the upper center, containing the text 'DÚN SÍ'. A thin vertical line extends from the bottom of this circle down to the center of the development. The background features a wide body of water, a green landscape, and distant hills under a clear blue sky.

DÚN SÍ



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## DÚN SÍ AT ST. MARNOCK'S

Life is made magical at Dún Sí, an enchanting new development of two, three and four bedroom houses, duplexes and apartments in St Marnock's Bay, Portmarnock, on Dublin's spellbinding North County coast. Enjoy a fine lifestyle in this highly sought-after and picturesque location, nestled between the beautiful villages of Malahide and Howth.

Great transport links and a wide range of excellent amenities for all ages in a stunning coastal setting makes Dún Sí an attractive option for families, first-time buyers and those looking for a spacious well-appointed new home with all the features that make modern life easy.











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# SPECIFICATION

## HOUSE

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### EXTERNAL FINISHES

- Cobblelock Kilsaran paving to front with planted neighbouring divisions
- Private rear garden with paved patio area and seeded lawn
- Low maintenance Kingscourt mosa brick and render finishes
- High performance Rational Auraplus triple glazed windows & doors, fitted with noise reduction glass
- Premium Rational composite insulated front entrance door with a high thermal U-Value and multi point locking

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### BUILDING ENERGY EFFICIENCY

- BER A3 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system for wet areas ensuring good air quality

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### ELECTRICAL

- Recessed low energy lighting in kitchen areas
- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB integrated power points in living and bedroom areas
- External weather proof electrical point to rear
- Houses pre-wired for electrical vehicle charge point
- Pre-wired for intruder alarm
- Pre-wired for Eir and Virgin services. Data outlets in living areas and main bedroom.
- Mains powered battery backup smoke and heat detectors fitted throughout

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### HEATING & HOT WATER

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- Zone controlled heating to each floor
- Boosted water supply to ensure ample water pressure in showers

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### KITCHENS

- German made kitchens by Kube Kitchens.
- True handleless super-matt lacquered doors
- Quartz worktop and splash back
- Emotion LED built in lights to wall units
- Pull out recycling centres
- High capacity pull out drawers
- Built in appliances include fridge freezer, extractor fan, dishwasher and Neff oven, microwave and induction hob
- Appliances provided subject to signed contracts returned within 21 days

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### BATHROOMS

- Stylish contemporary sanitary ware by Ideal Standard to all bathrooms
- High quality large format floor and wall tiling fitted as per the relevant showhouse
- Mirrored wall cabinet, fitted as per relevant showhouse, providing ample storage
- Heated towel rails in bathrooms and en-suite
- Bath screens and shower doors fitted as standard

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### BEDROOMS

- Superior quality built in contemporary handleless wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

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### INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary internal doors with stain finish ironmongery
- Superb quality oak handrail contemporary wall panelling and recessed lighting to stairs, provided as standard in the 3 and 4 bedroom houses

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### WARRANTY

- 10 year cover Global Home Warranties cover provided









DUBLIN AREA MAP

SWORDS

DUBLIN AIRPORT

M1 TO BELFAST

M50

M2

CLONTARF

DUBLIN  
CITY CENTRE

1

3

4

6

5



## TRANSPORT LINKS

- ROAD NETWORK
- TRAIN LINES
- DUBLIN BUS ROUTES

- PORTMARNOCK STATION  
3 MINS / 250 M
- MALAHIDE  
5 MINS / 4 KM
- HOWTH  
10 MINS / 7 KM
- M50 / M1  
12 MINS / 7 KM
- DUBLIN AIRPORT  
15 MINS / 8 KM
- DUBLIN CONNOLLY  
20 MINS / 11 KM
- DUBLIN CITY CENTRE  
25 MINS / 13 KM

# DÚN SÍ

## LEGEND

1. DCU
2. Malahide Castle
3. Glasnevin Botanic Gardens
4. Grafton Street
5. IFSC
6. Connolly Station
7. The Velvet Strand

PORTMARNOCK  
LOCAL AREA

BLACKWOOD LN

R124

MALAHIDE  
GOLF COURSE

CARRICKHILL RD

COAST RD

GOLF LINKS RD

DART  
LINE



DÚN  
SÍ

STATION RD

COAST RD

11

14

15

12

16

10

13

05

01

02

09

08

17

18



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## CLOSE TO EVERYTHING

For commuters, or simply those looking for connectivity, Portmarnock offers a number of excellent transport options. Dún Sí is adjacent to Portmarnock DART station, which offers a quick and regular service to Dublin City Centre and beyond. The station is also on the main Dublin-Belfast route. Those who prefer the bus can avail of a number of routes, including the 32 and 42 while the 42N provides a late-night service at the weekends.

For motorists, the M50/M1 interchange is just a few kilometres away, which opens up Ireland's network of national motorways and main routes. Dublin Airport is just 8km away, making international travel easy and accessible, whether you're heading away on business or for a holiday with the family.

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## LOCAL AMENITIES

- |                             |                                  |                               |
|-----------------------------|----------------------------------|-------------------------------|
| 1. Portmarnock Leisure Club | 8. Lidl                          | 13. Carrickhill Montessori    |
| 2. Dunnes Stores            | 9. St Marnock's National School  | 14. Malahide Community School |
| 3. White Sands Hotel        | 10. Portmarnock Community School | 15. Naomh Mearnog GAA Club    |
| 4. The Velvet Strand        | 11. Portmarnock DART Station     | 16. PSLC Tennis Club          |
| 5. Malahide Golf Course     | 12. Little Boots Montessori      | 17. Jus De Wine               |
| 6. Portmarnock Hotel        |                                  | 18. Heaven Scent Florists     |
| 7. Portmarnock Beach        |                                  |                               |
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## FINE FOOD & CASUAL SUPPERS

Thanks to its location on Dublin's idyllic North Coast, Dún Sí is the perfect location for those who love their food, especially excellent seafood. The neighbouring fishing village of Howth is home to a wide range of famous and award-winning restaurants. Work up an appetite on the stunning cliff walk before enjoying the freshest of seafood in one of the restaurants along the seafront, perfect for both casual and formal dining.

Portmarnock is also ideal for a catch-up with friends. Enjoy excellent bar food and drinks in O'Dwyers, or try a whiskey tasting in the Jameson Bar in the Portmarnock Hotel & Links. Alternatively, head to Malahide, just a short way up the coast for a wide range of buzzing bars and restaurants.

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## SCHOOLS FOR ALL AGES

A range of excellent schools are located within close proximity of Dún Sí, including national school, St Marnock's and a secondary school, Portmarnock Community School. There are plenty of other options in the neighbouring areas of Malahide, Baldoyle and Howth, while close proximity to the DART system and buses ensures that city centre schools are also easily accessed.





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## ENJOY THE GREAT OUTDOORS

The most popular attraction in Portmarnock is its idyllic beach, known as the “Velvet Strand” thanks to its soft white sands which continue for miles on end. Shrug off the stresses of the day with a stroll along this beautiful coastline at sunset, or take the kids for a fun-filled day chasing the waves and building sandcastles. Memories are easily made with this enchanting coastline just a stroll from your own front door. Golf is particularly well catered for in the area,

with the Portmarnock Links Golf Club leading the way. Designed by Bernard Langer and consistently rated as one of the top golf courses in the world, the club is one of Ireland’s most famous, having hosted a number of tournaments, including the Irish Open, on several occasions. There is also a plethora of sports clubs in the area, including GAA, football and tennis, while the Portmarnock Sports & Leisure Club offers many sports, including an excellent swimming pool.

TRAIN STATION

## DÚN SÍ SITE MAP

### 3 BED HOUSE TYPES

<b>A1</b>	THE ASH 1 3 BED END OF TERRACE HOUSE 130.3 SQ.M. 1,403 SQ FT
<b>A2</b>	THE ASH 2 3 BED END OF TERRACE HOUSE 128. SQ.M 1,378 SQ FT
<b>A3</b>	THE ASPEN 3 BED MID-TERRACE HOUSE 118.8. SQ.M. 1,279 SQ FT
<b>B1</b>	THE BURROW 3 BED DETACHED HOUSE. 110.7 SQ.M. 1,192 SQ.FT

### 4 BED HOUSE TYPES

<b>E2</b>	THE ELDER 4 BED SEMI-DETACHED HOUSE. 131.2 SQ.M. 1,413 SQ.FT
<b>F4</b>	THE CURLEW 4 BED MID TERRACE HOUSE. 152 SQ.M 1636 SQ.FT
<b>F2</b>	THE MERLIN 4 BED END OF TERRACE HOUSE. 161.9 SQ.M 1,743 SQ.FT
<b>F3</b>	THE MERLIN 3 4 BED END OF TERRACE HOUSE. 162.3 SQ.M 1,747 SQ.FT
<b>D1</b>	THE KINGFISHER 4 BED DETACHED HOUSE. 135 SQ.M. 1,453 SQ.FT



All sizes are approximate. Plans are for illustrative purposes only. Layouts may vary.

**SH** SHOW HOUSE



STATION ROAD

THE GROVE

41	39	37	35	33	31	29	27	25	23	21	19	17	15	13	11	09
42	40	38	36	34	32	30	28	26	24	22	20	18	16	14	12	10

FUTURE DEVELOPMENT

THE AVENUE

THE CRESCENT

THE PARK

31	F3
30	F4
29	F4
28	F4
27	F4
26	F4

29	E3
28	E3
27	E2
26	E2

THE CRESCENT

CENTRAL LINEAR PARK

16	F2	17	F2	18	19	20	21	22	23	F3	24
45	44	43	42	41	40	39	38	37	36	35	34

MONUMENT VIEW

THE AVENUE

09	10	11	12	13	14
A1	A3	A3	A3	A3	A2

15	16	17	18	19		
01	02	03	04	05	06	07

**B1**

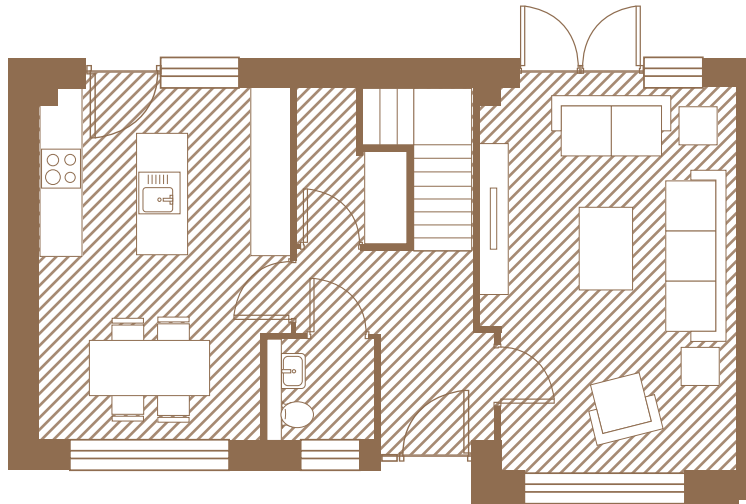
THE WARREN.  
3 BED SEMI DETACHED.

**C1**

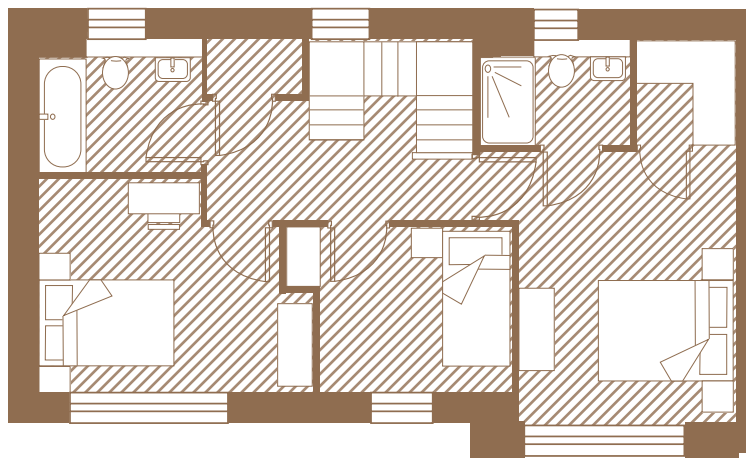
111.6 SQ.M. 1,201 SQ.FT



ELEVATION



GROUND FLOOR



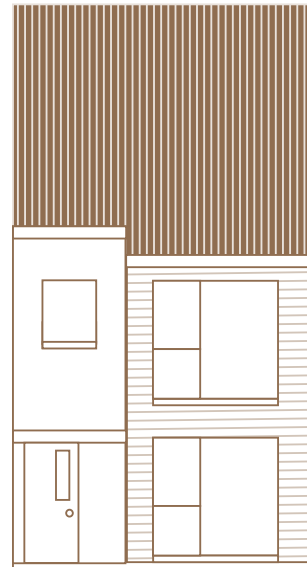
FIRST FLOOR

A3

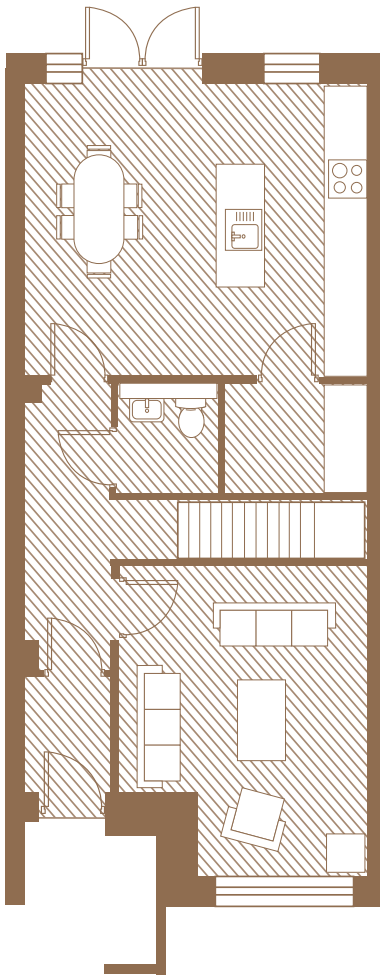
THE ASPEN.

3 BED MID-TERRACE HOUSE

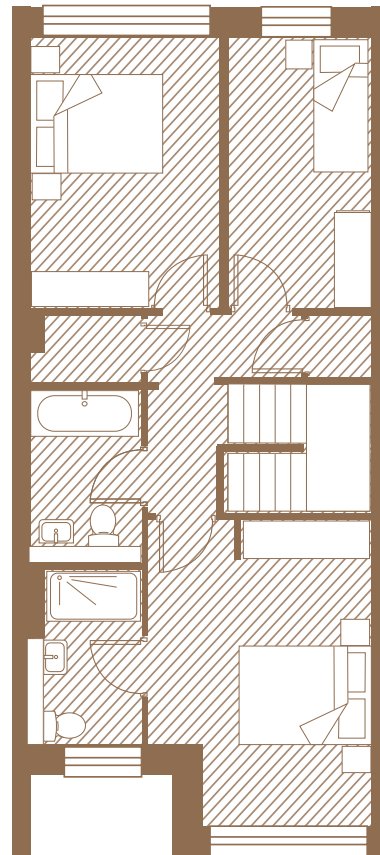
118.8. SQ.M. 1,279 SQ.FT



ELEVATION



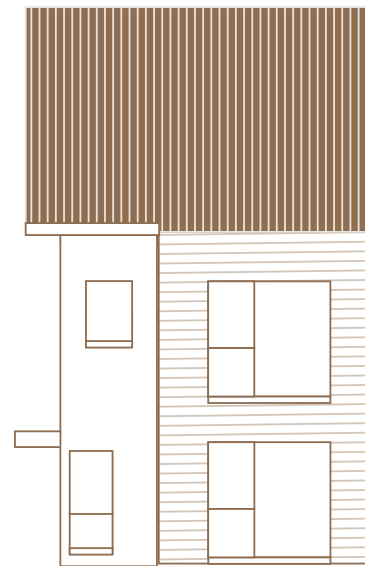
GROUND FLOOR



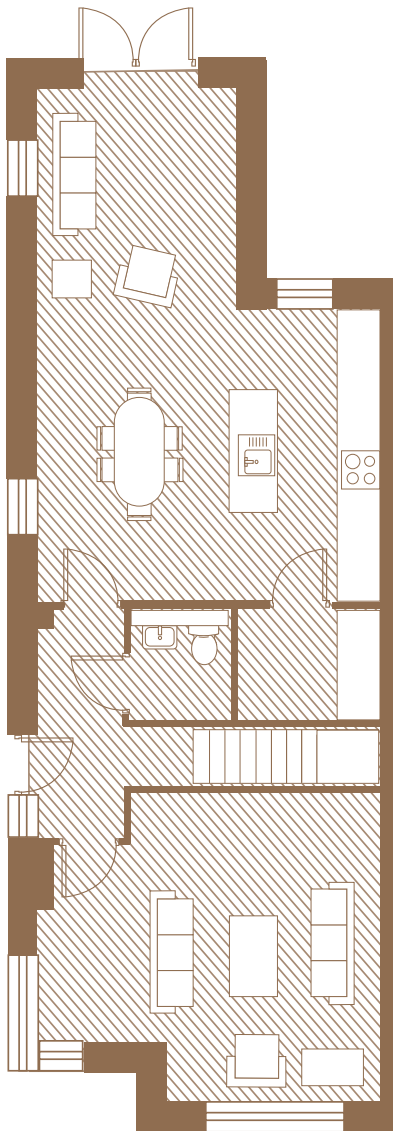
FIRST FLOOR

AI

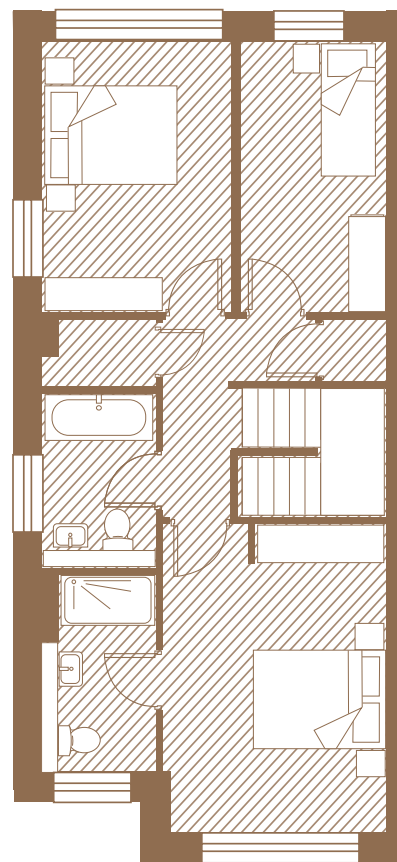
THE ASH I.  
3 BED END OF TERRACE HOUSE  
(GABLE ACCESS).  
130.3 . SQ.M. 1,403 SQ.FT



ELEVATION



GROUND FLOOR



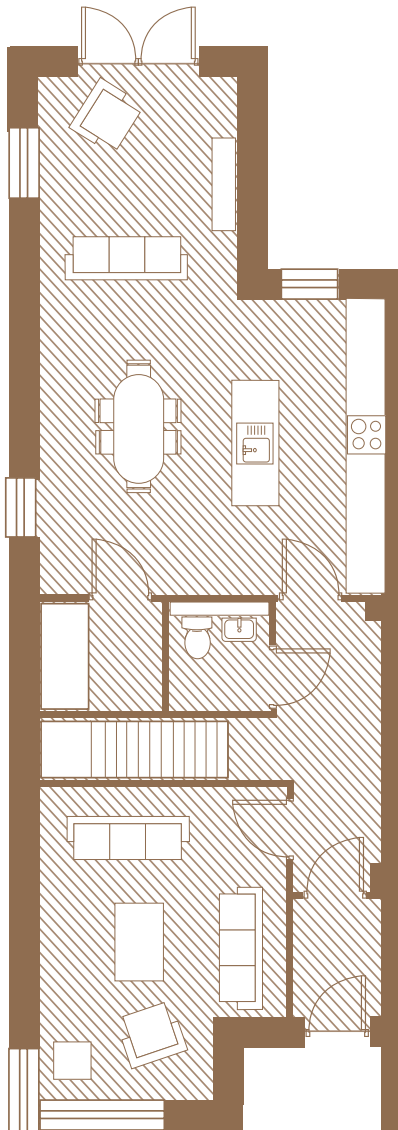
FIRST FLOOR

A2

THE ASH 2.  
3 BED END OF TERRACE HOUSE  
128. SQ.M. 1,378 SQ.FT



ELEVATION



GROUND FLOOR



FIRST FLOOR

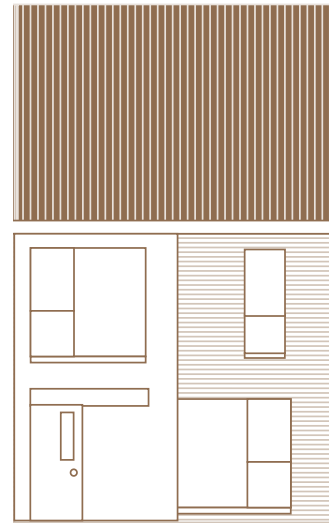
E2

THE ELDER.

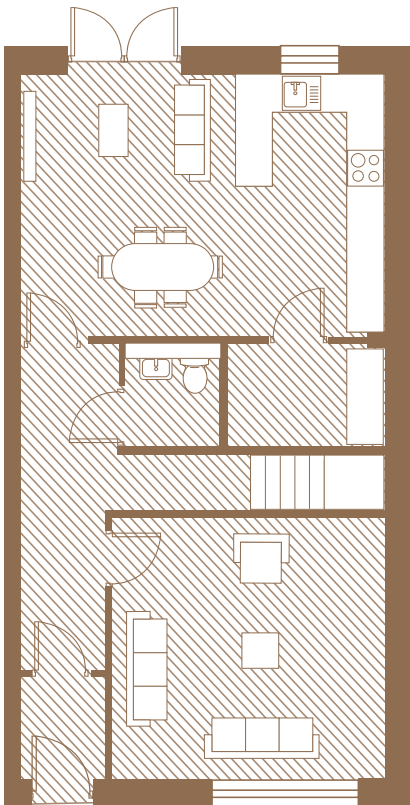
4 BED SEMI-DETACHED.

E3

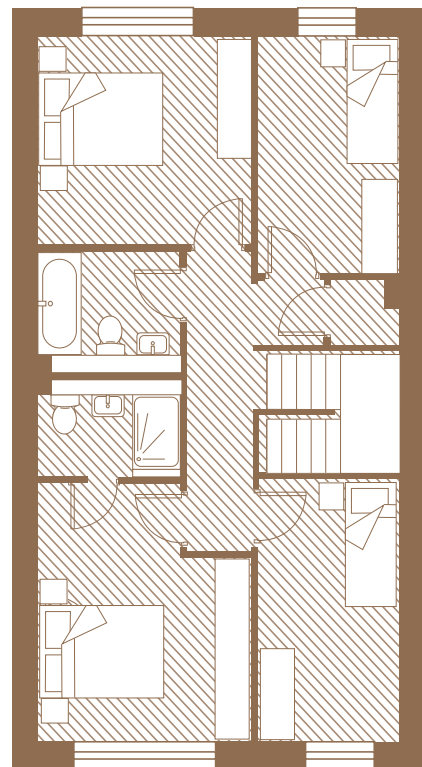
131.1 SQ.M. 1,413 SQ.FT



ELEVATIONS



GROUND FLOOR



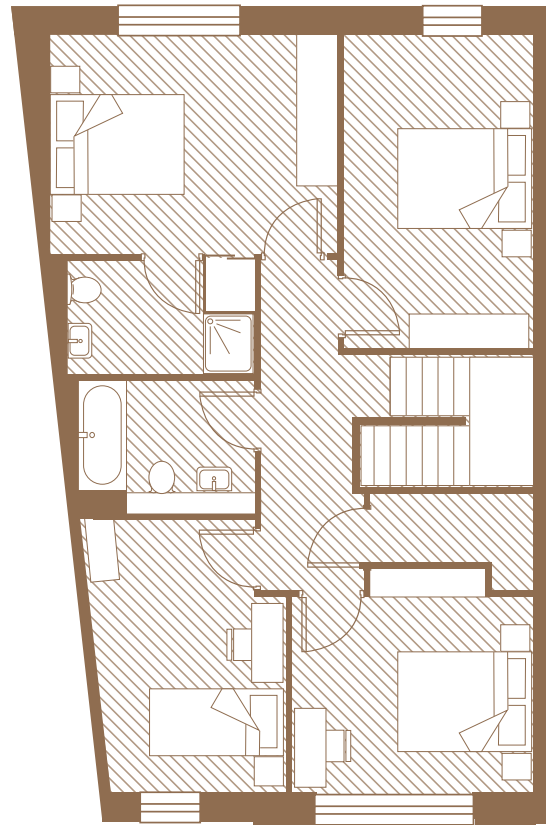
FIRST FLOOR

F4

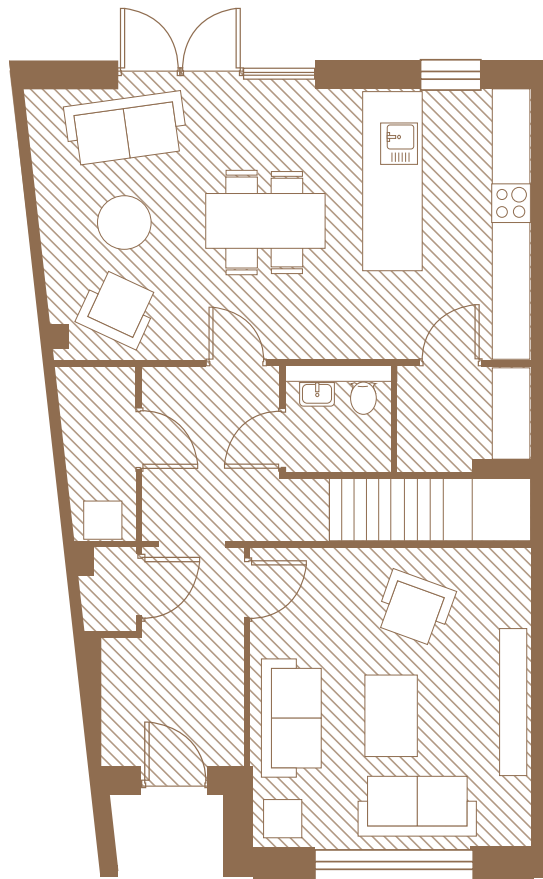
THE CURLEW.  
4 BED MID TERRACE.  
152 SQ.M. 1,636 SQ.FT



ELEVATION



FIRST FLOOR



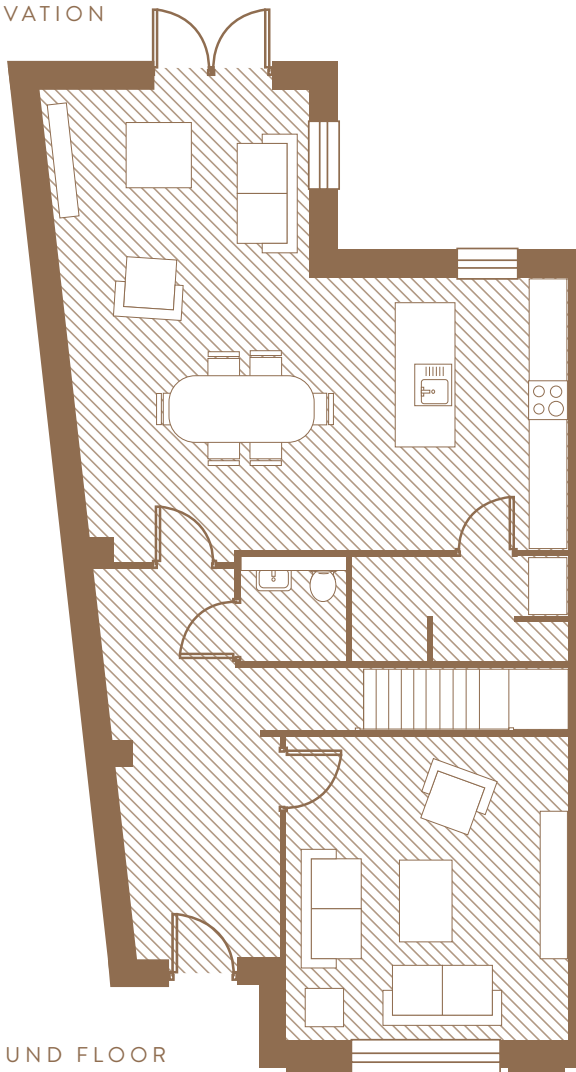
GROUND FLOOR

F2

THE MERLIN.  
4 BED END OF TERRACE.  
161.9 SQ.M. 1,743 SQ.FT



ELEVATION



GROUND FLOOR



FIRST FLOOR

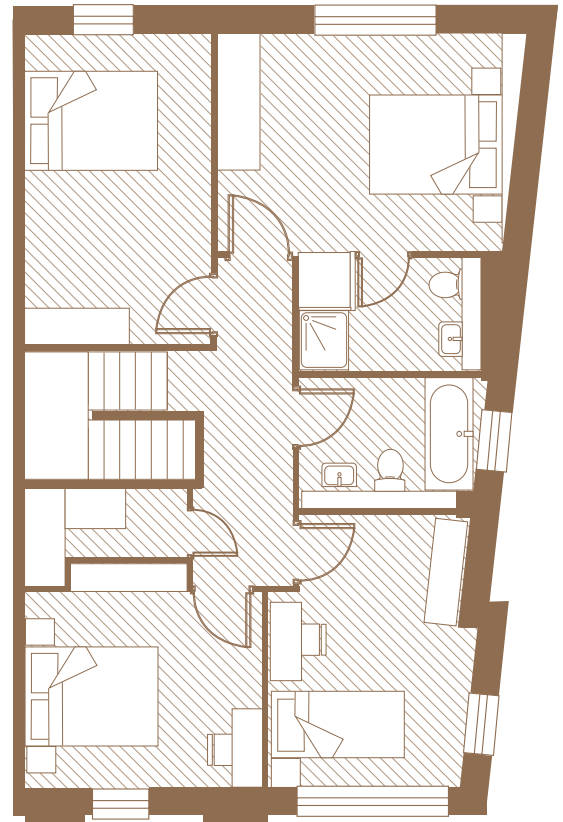


F3

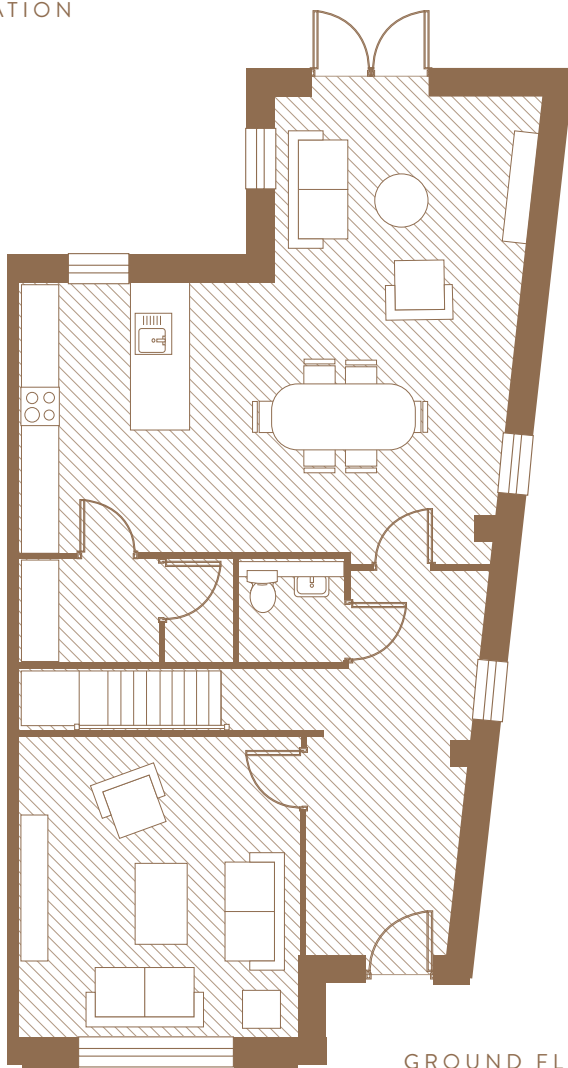
THE MERLIN 3.  
4 BED END OF TERRACE.  
162.3 SQ.M. 1,747 SQ.FT



ELEVATION



FIRST FLOOR



GROUND FLOOR



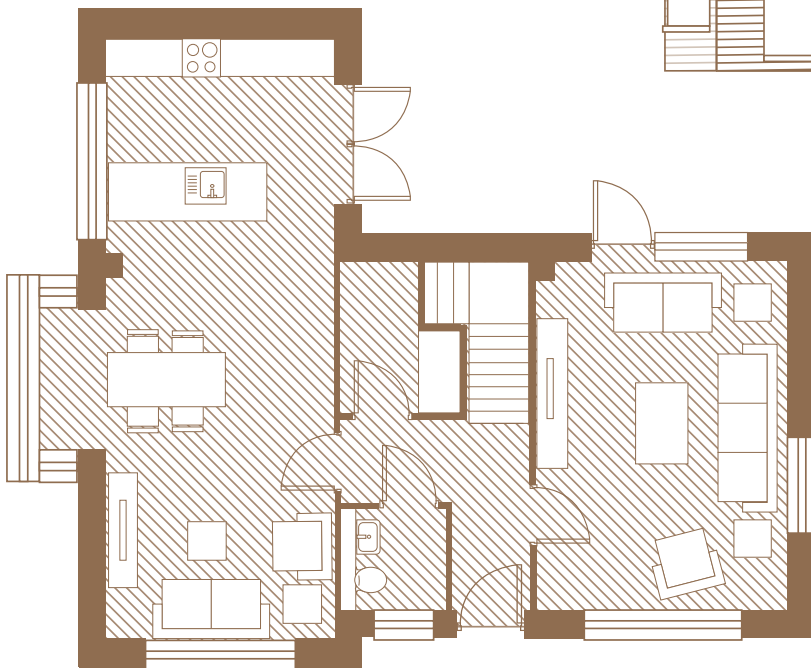
THE KINGFISHER.

4 BED DETACHED.

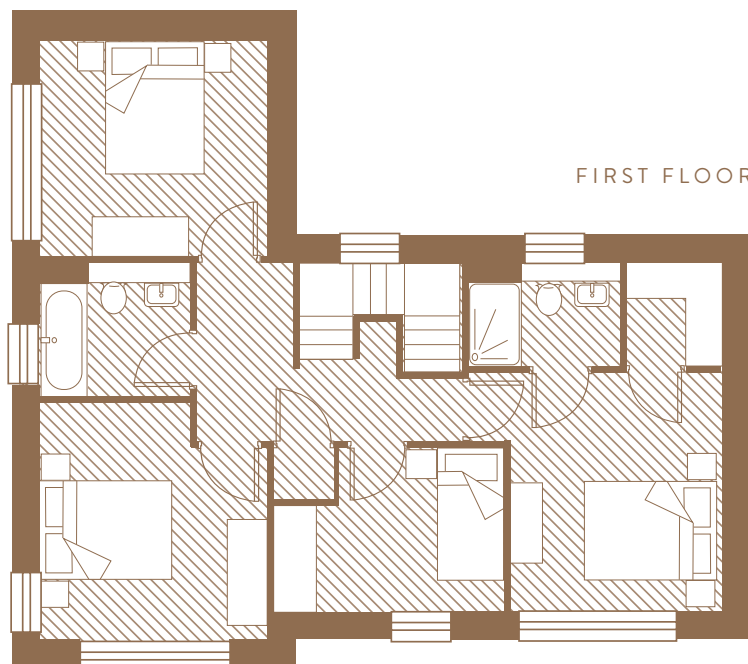
135 SQ.M. 1,453 SQ.FT



ELEVATION



GROUND FLOOR



FIRST FLOOR

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BEAUTIFULLY DESIGNED HOMES



# D | RES

PROPERTIES



## HERITAGE

Our Durkan family home building tradition spans almost 50 years, constructing thousands of quality new homes across the Greater Dublin Area.



## INNOVATION

Our award-winning approach to housing design offers high levels of comfort and healthier living environments, coupled with low levels of energy consumption and significant cost savings.



## FUTURE

While delivering high quality homes in well-connected locations, we are also creating new, well designed communities, to serve our customers into the future.



## DÚN SÍ

St. MARNOCK'S BAY

3 & 4 Bed Homes, 3 Bed Duplex & 2 Bed Apartments

[dun-si.ie](http://dun-si.ie)



# D|DRIVEN BY INNOVATION

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DJRES Properties has a proud heritage as an industry leading builder of innovative, energy efficient and quality assured homes. Our team has a proven ability to deliver high quality houses within healthy living environments to Ireland's new and existing homeowners. Key to the success of our developments is our engagement with surrounding communities, being a responsible neighbour and handling our day-to-day operations in an environmentally efficient and sensitive way.

We are customer focused, which is at the heart of our business. Our commitment is to cater for the homeowner's requirement of a high-quality home in a sustainable and desirable community.

Our intrinsic understanding of the Irish market combined with our expertise in planning and development makes us ideally placed to create Ireland's next generation communities.



3 & 4 Bed Homes  
[newparkadamstown.ie](http://newparkadamstown.ie)



ROSEFIELD  
Model Farm Road

4 Bed Homes  
[rosefieldmfr.ie](http://rosefieldmfr.ie)



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## DESIGN TEAM

### ARCHITECT

BKD Architects  
6 / 7 Harcourt Terrace  
Dublin 2  
T: 01 618 2400

### INTERIOR ARCHITECT

Design Squared  
The Warehouse  
12 Richmond Row  
Portobello  
Dublin 8  
T: + 353 (0) 662 4101

### LANDSCAPE ARCHITECT

Brady Shipman Martin  
Canal House  
Canal Road  
Dublin 6  
T: +353 1 208 1900

### CIVIL & STRUCTURAL ENGINEERS

J. B. Barry and Partners  
Limited Consulting  
Engineers  
Classon House  
Dundrum Business Park  
Dublin 14  
T: +353 1 485 1400

### M & E CONSULTANTS

JAK Consulting Engineers  
Camden Business Centre  
12 Camden Row  
Dublin 8  
T: (01)4790594



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## PROFESSIONAL TEAM

### DEVELOPER

D|RES Properties  
Fitzwilliam Court  
Leeson Close  
Dublin 2  
T: +353 (0) 1 231 0096

### SELLING AGENTS

Savills  
33 Molesworth St  
Dublin 2

### SOLICITORS

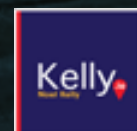
McCann FitzGerald  
Riverside One  
37-42 Sir John Rogerson's Quay  
Dublin 2  
T: +353 (0) 1 829 0000

### AUCTIONEERS

Noel Kelly Auctioneers  
Unit 5 Portmarnock Shopping  
Arcade, Portmarnock,  
Co. Dublin  
T: +353 (0) 846 2752



01 618 1300  
PRSA: 002233




01 8462752  
PRSA: 003533

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DESIGN:  
byroncreative



A glowing, multi-layered circular ring is centered on a dark, textured background with wavy, organic patterns. The ring has a bright, white inner edge that fades into a soft, blueish glow. The background is a deep, dark blue or black, with subtle, undulating lines that create a sense of movement and depth.

D Ú N - S Í . I E

