

Treasure the
lifestyle.



St. Marnock's
Bay PORTMARNOCK

Come home to natural beauty.

Portmarnock is one of North Dublin's most picturesque locations. A traditional village steeped in history, it is famous for its five-mile stretch of velvet strand beach, that has long been a favourite with sunbathers, swimmers, walkers and nature lovers. From the tranquil ebb and flow of a summer's day to the drama of a winter storm, life by the coast is ever changing and exciting.

Portmarnock offers all the relaxation and comfort of a small seaside town with the convenience of city living. Along with the neighbouring towns of Howth and Malahide, Portmarnock offers a refreshing mix of sea air, bustling town atmosphere and plenty of local amenities.



An abundance of conveniences on your doorstep.

- | | | |
|-------------------------------------|------------------------------------|----------------------------------|
| 1 Dunnes Stores | 9 Sweet Caroline's | 17 Cleary's Pharmacy |
| 2 White Sands Hotel Portmarnock | 10 Koba Thai Restaurant | 18 Il Panorama Cafe |
| 3 Saint Rosalies Convent | 11 McHugh's Wine & Dine | 19 Brezzi's Woodfired Pizza |
| 4 Naomh Mearnog GAA Club | 12 Mr. Green Fresh Food | 20 Jus de Vine |
| 5 Portmarnock Sports & Leisure Club | 13 Portmarnock Post Office | 21 Playground St. Annes Square |
| 6 Portmarnock Community School | 14 Saint Marnock's National School | 22 The Kilns Creche & Montessori |
| 7 Malahide Golf Club | 15 J.W. Smyth Family Butcher | 23 Kinsealy Grange Golf Academy |
| 8 Portmarnock Hotel And Golf Links | 16 Saint Anne's Church | 24 Texaco Service Station |



Salt in the air & sand in your hair.



Schools

A choice of local national schools and secondary schools means that children can easily walk or cycle each day and the friends they make in class will be the friends they play with at home.

Sports

There's an abundance of sports facilities for every enthusiast. Swimming, tennis, GAA, football, athletics and cycling all have dedicated clubs and facilities, while golfers are in heaven with the world-renowned Portmarnock Golf Club just minutes from your door.

Recreation & Fitness

For those who like to exercise at a more leisurely pace, the Velvet Strand beach is a five-mile stretch of walkers' paradise and the coastal walk from Portmarnock to Malahide has some of the best views in the country. There's also a range of gyms to suit every level of fitness.

Shopping

There's a great choice of local shops including craft butchers, chemists and newsagents in the village itself as well as Dunnes Stores Supermarket for your bigger weekly shopping needs. The Pavilions Shopping centre, with its impressive array of shops and restaurants is just a few minutes drive away.

Restaurants

When it comes to dining out, Portmarnock, Howth and Malahide have lots of great restaurants to choose from. Dinner in quaint Italian bistro by the sea, afternoon tea overlooking the beach or a tasty lunch in a bustling café are just a few of the options available.



Key distances.

The picturesque towns of Malahide and Howth can be reached easily and if your destination is further afield, the airport is just up the road.

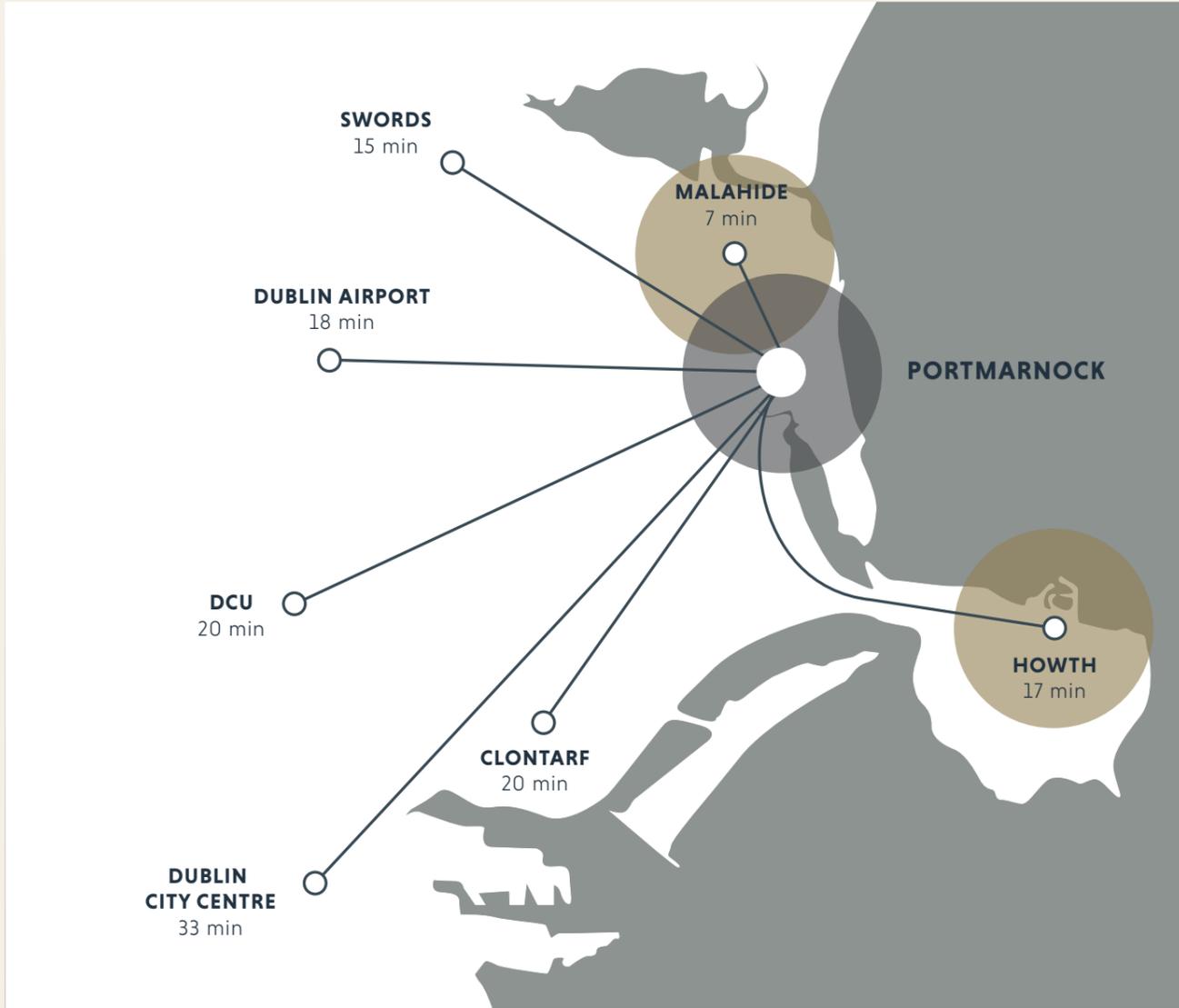
BY DART

23 MINS	20 MINS	8 MINS	4 MINS
Tara Street	Connolly	Raheny	Malahide



Home is where you drop your anchor.

With the DART on your doorstep and a regular bus service, you can reach the city centre in less than half an hour, while the M1 and M50, the main routes to the rest of the country, are just a few minutes drive away.



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Clean lines and quality craftsmanship enhance the functional, versatile living spaces at St. Marnock's Bay.



Careful landscaping and thoughtful planting creates outside spaces that reflect the tranquil ebb and flow of this enviable seaside location.



Siteplan.



House Types

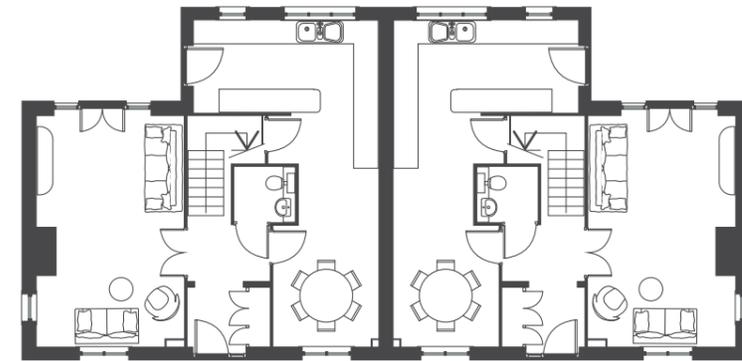
- **THE POPPY**
 4 bed semi-detached
 166.6 sq. m / 1,793 sq. ft
- **THE THISTLE**
 4 bed semi-detached
 Type 1
 130.4 sq. m / 1,404 sq. ft
 Type 2: 14 The Rise
 131.8 sq. m / 1,419 sq. ft
- **THE SORREL**
 3 bed semi-detached
 Type 1
 108 sq. m / 1,163 sq. ft
 Type 2: 17 The Rise
 110.8 sq. m / 1,193 sq. ft
- **THE CLOVER**
 3 bed detached
 Type 1
 118.5 sq. m / 1,275 sq. ft
 Type 2: 18 The Lawn
 118.7 sq. m / 1,278 sq. ft
- **THE ASTER**
 3 bed semi-detached
 113.9 sq. m / 1,226 sq. ft
- **THE BUTTERCUP**
 4 bed detached
 Type 1
 168.8 sq. m / 1,817 sq. ft
 Type 2: 6 The Avenue, 1 The Drive
 168.8 sq. m / 1,817 sq. ft



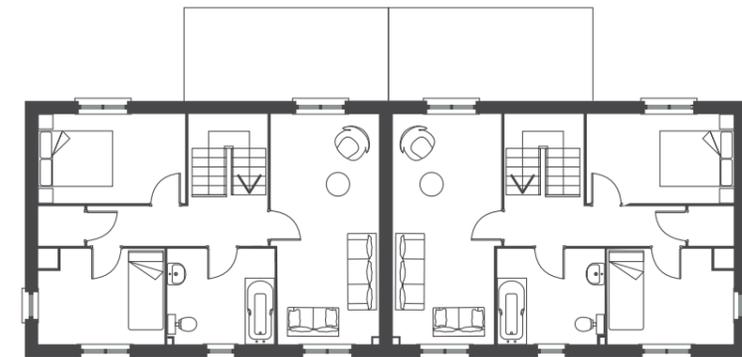
House Plans and Specifications.

The Poppy

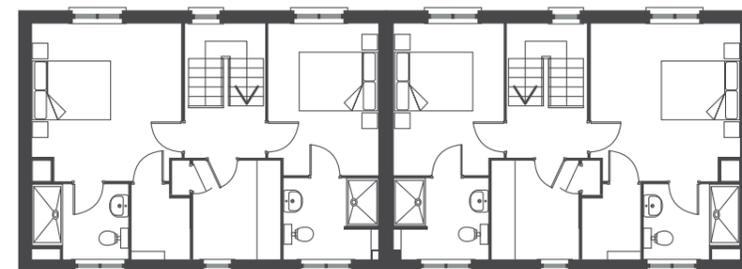
4 Bed semi-detached. 166.6 sq. m / 1,793 sq. ft.



GROUND FLOOR



FIRST FLOOR

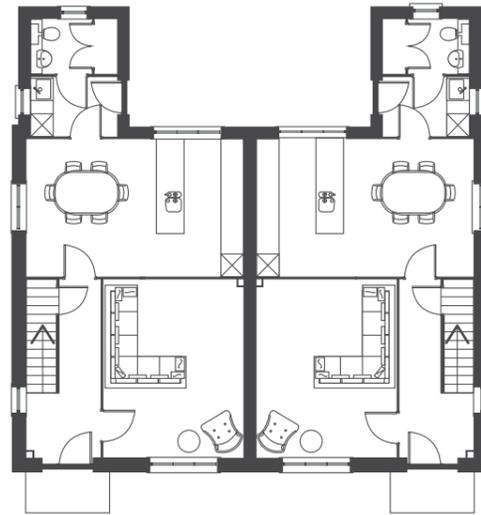


SECOND FLOOR

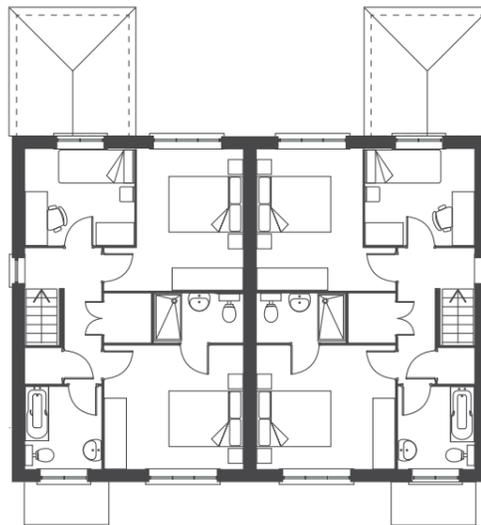
PLEASE NOTE PLANS ARE FOR IDENTIFICATION PURPOSES AND NOT TO SCALE

The Sorrel

3 bed semi-detached. 108 sq. m / 1,163 sq. ft.



GROUND FLOOR

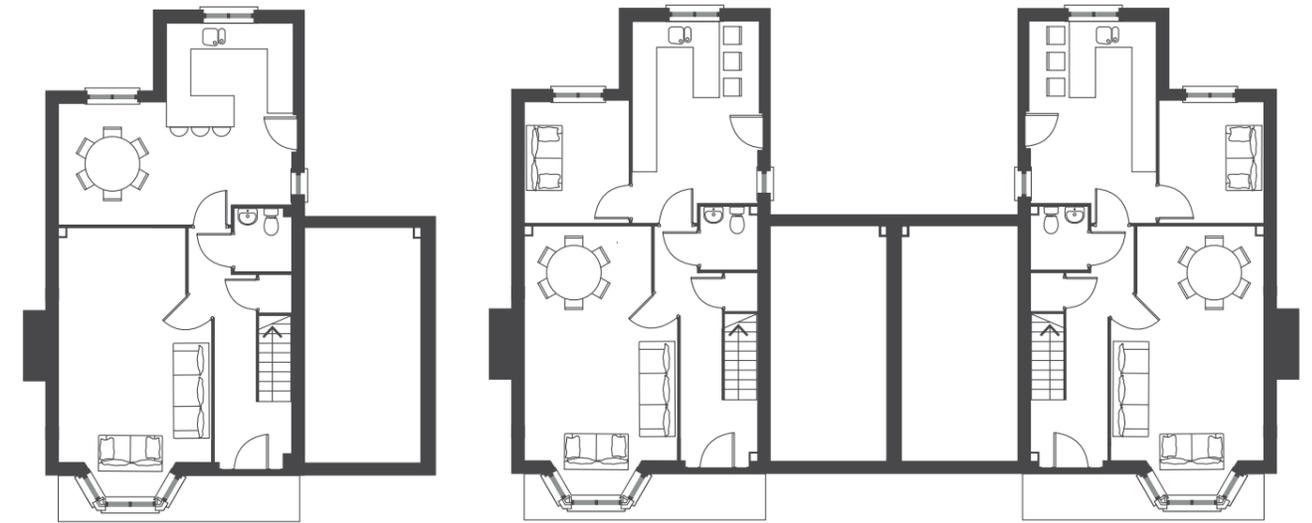


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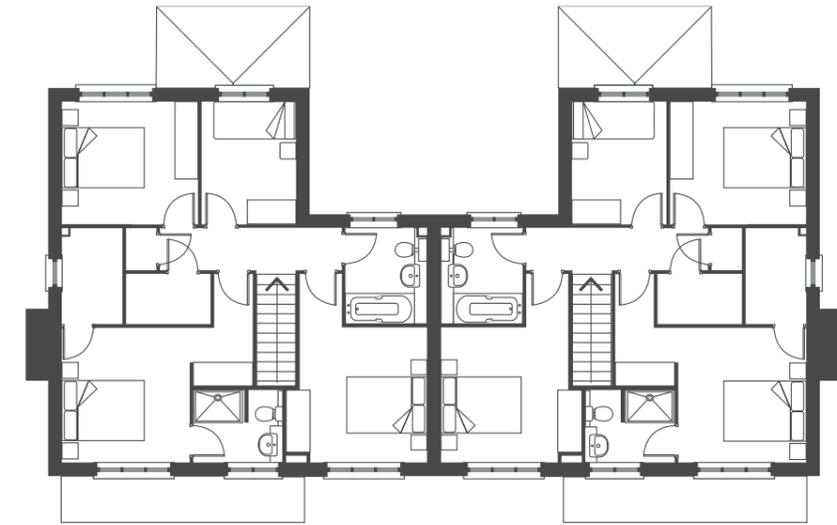
The Thistle (TYPE 1)

4 bed semi-detached . 130.4 sq. m / 1,404 sq. ft.



ALTERNATIVE
KITCHEN/DINING OPTION

GROUND FLOOR

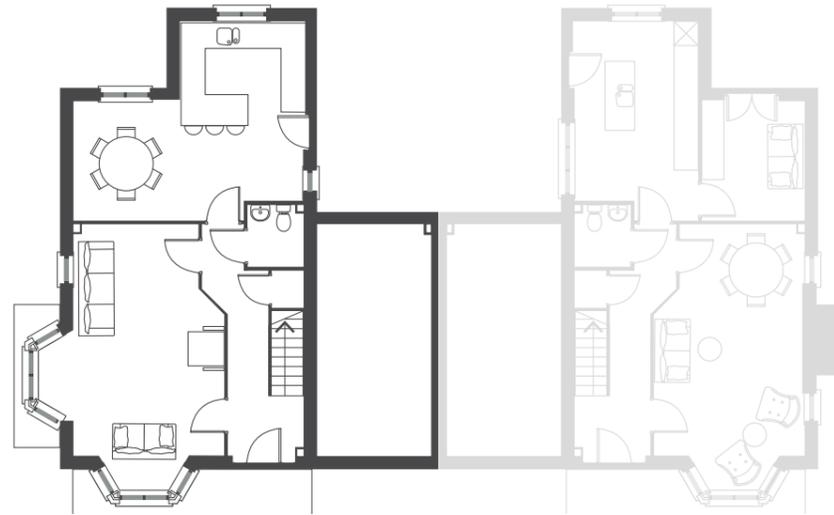


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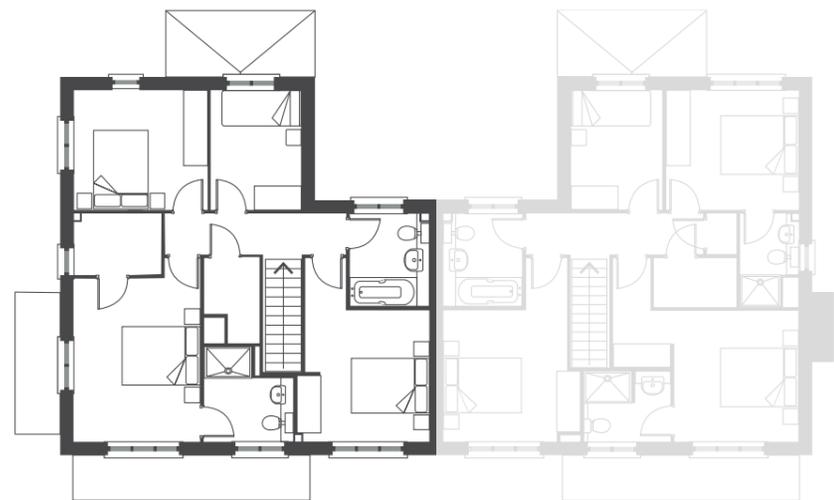
PLEASE NOTE PLANS ARE FOR IDENTIFICATION PURPOSES AND NOT TO SCALE

The Thistle (TYPE 2)

4 bed semi-detached . 131.8 sq. m / 1,419 sq. ft.



GROUND FLOOR

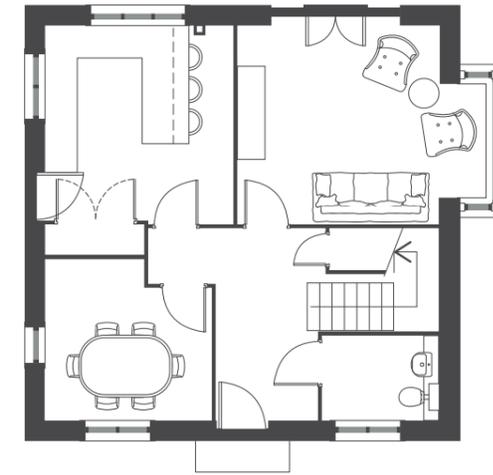


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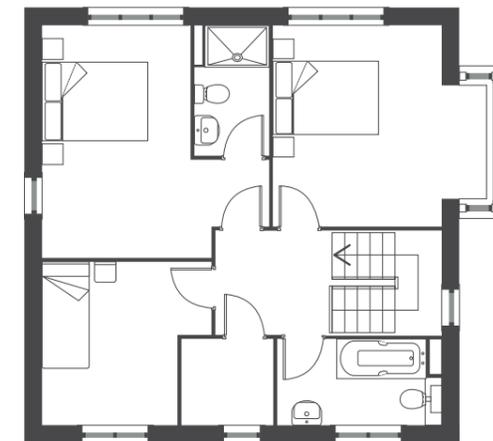
PLEASE NOTE PLANS ARE FOR IDENTIFICATION PURPOSES AND NOT TO SCALE

The Clover (TYPE 1)

3 bed detached. 118.5 sq. m / 1,275 sq. ft.



GROUND FLOOR

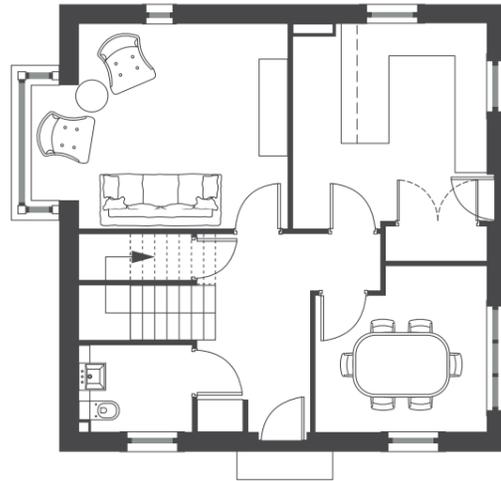


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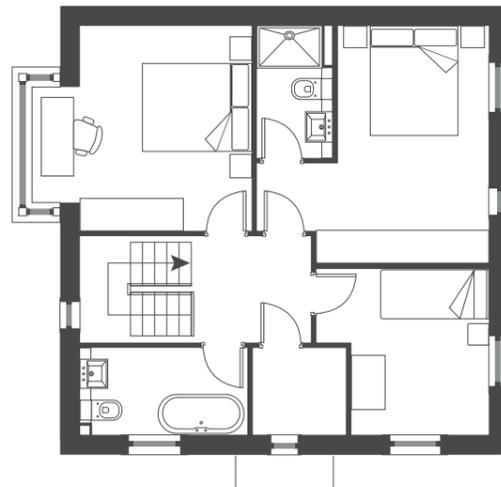
PLEASE NOTE PLANS ARE FOR IDENTIFICATION PURPOSES AND NOT TO SCALE

The Clover (TYPE 2)

3 bed detached. 118.7 sq. m / 1,278 sq. ft.



GROUND FLOOR

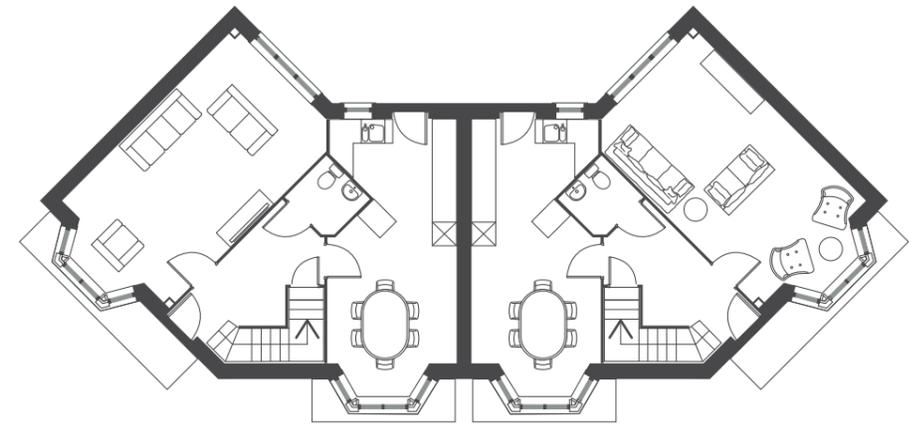


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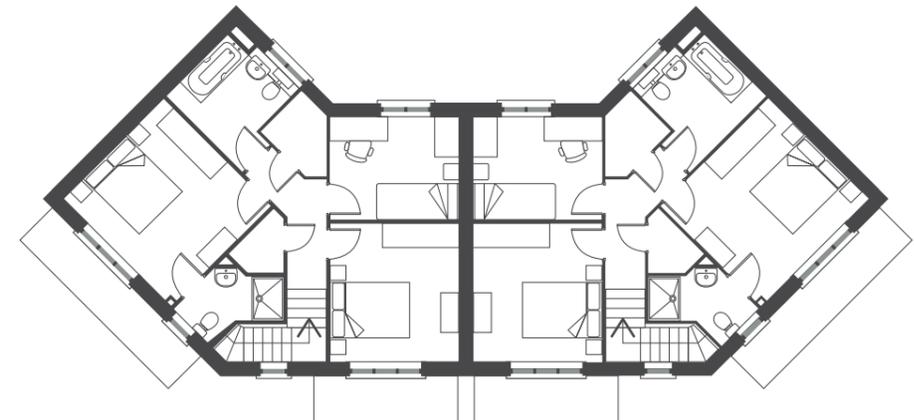
PLEASE NOTE PLANS ARE FOR IDENTIFICATION PURPOSES AND NOT TO SCALE

The Aster

3 bed semi-detached. 113.9 sq. m / 1,226 sq. ft.



GROUND FLOOR

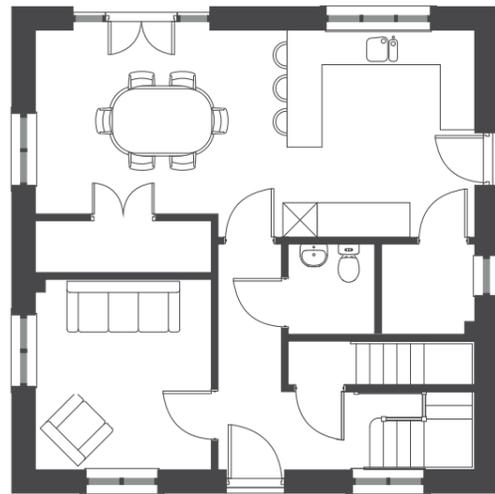


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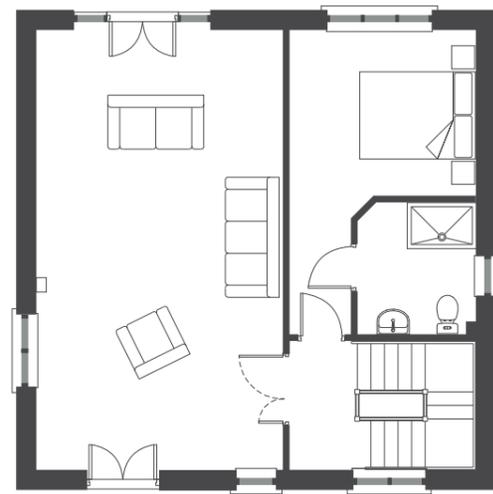
PLEASE NOTE PLANS ARE FOR IDENTIFICATION PURPOSES AND NOT TO SCALE

The Buttercup (TYPE 1)

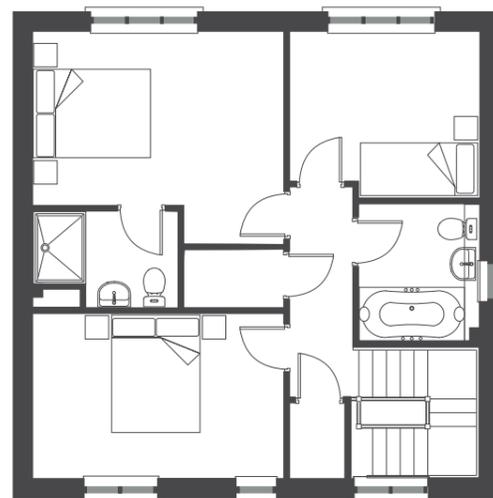
4 bed detached. 168.8 sq. m / 1,817 sq. ft.



GROUND FLOOR



FIRST FLOOR

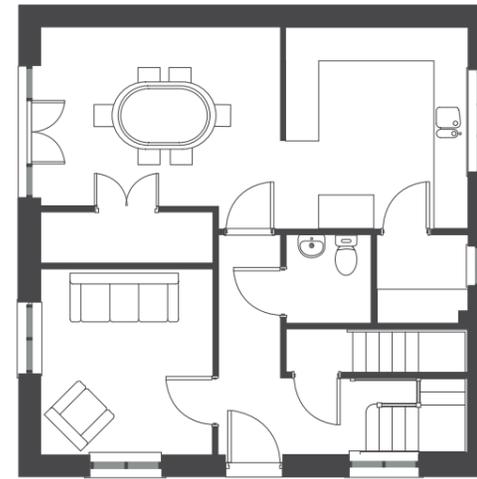


SECOND FLOOR

PLEASE NOTE PLANS ARE FOR IDENTIFICATION PURPOSES AND NOT TO SCALE

The Buttercup (TYPE 2)

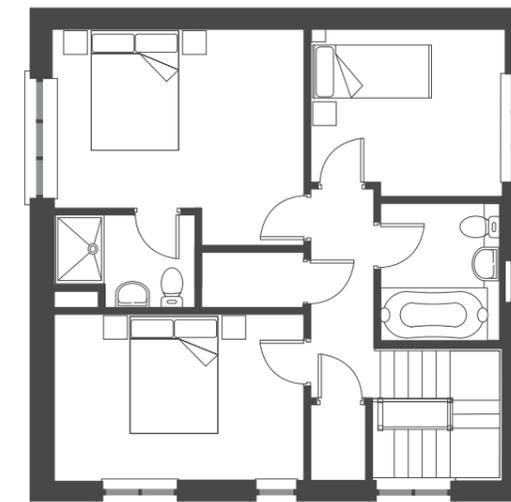
4 bed detached. 168.8 sq. m / 1,817 sq. ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLEASE NOTE PLANS ARE FOR IDENTIFICATION PURPOSES AND NOT TO SCALE

Specifications

Structure

Houses are constructed using a timber frame and combination of brick and self-coloured rendered blockwork with reconstituted concrete roof tiles.

Flooring

High quality Porcelain floor & wall tiling is standard in bathrooms and en suites as per the show unit.

Internal Finishes

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint and the skirting's and architraves are softwood. Softwood painted stairs feature painted balustrades and handrails.

Wardrobes

Bedroom wardrobes are contemporary, detailed with a classic door in a painted finish with assorted storage and hanging options.

Windows

High performance pre-finished hardwood windows are fitted with sealed double glazing units throughout. Multi Point Locking System used on Front Door and Windows.

Kitchens

Elegant kitchens with a number of classical design cues. Solid surface worktop profiles give the kitchen a strong yet finely detailed feel. Subtle bespoke detailing & classical elegant design.

Bathrooms & Ensuites

Stylish Bathrooms and En-suites are designed around contemporary fresh lines to offer excellent quality throughout. Baths, sinks and W.C's as per show unit. All bathrooms have a painted finish and fitted mirrors Standard as per show unit.

Electrical

Generous light and power points. Switches and sockets throughout with pendant light fittings.

Heating and Hot Water

An Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted radiators. A heated towel rail in all bathrooms.

Fireplaces

The four bedroom houses are fitted with contemporary fire surrounds constructed from elegant stone and fitted with a wood burning stove. The three bedroom houses are fitted with an electrical fire.

Parking

Each house has two car parking spaces.

Gardens

The gardens offer a wonderful extension of the living space at the property. Each home features a stylish patio area and rear gardens are seeded.

Superior Low Energy Design

Saint Marnocks Houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and in addition a more sustainable way of living.

Security

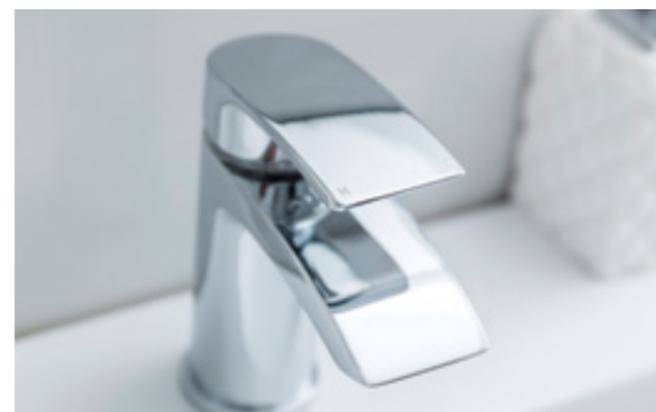
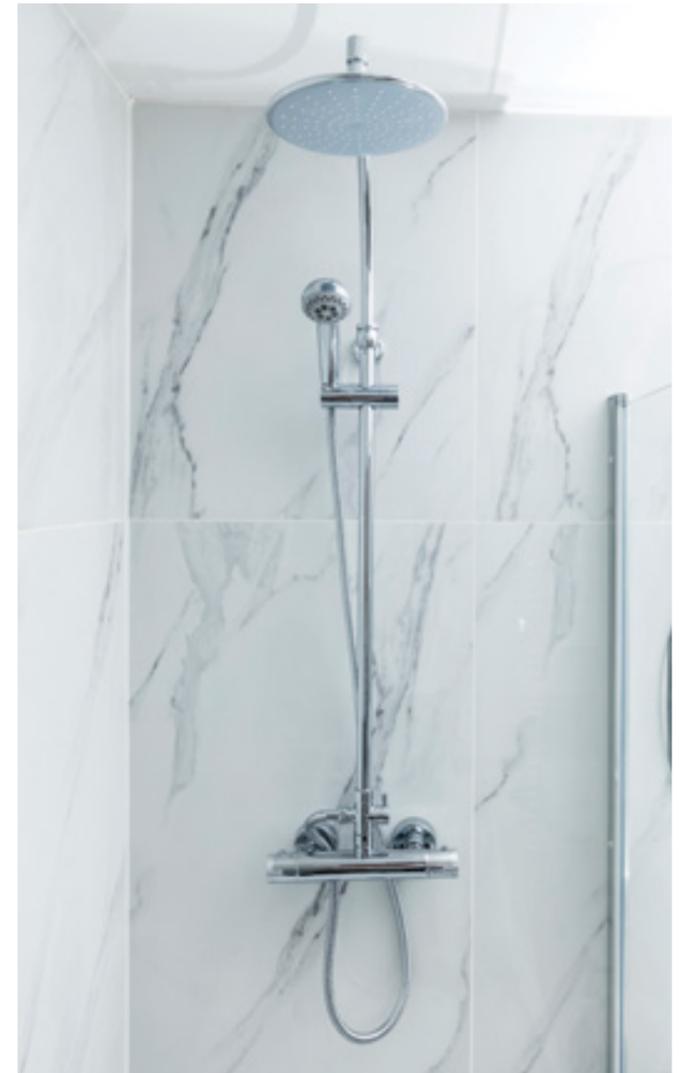
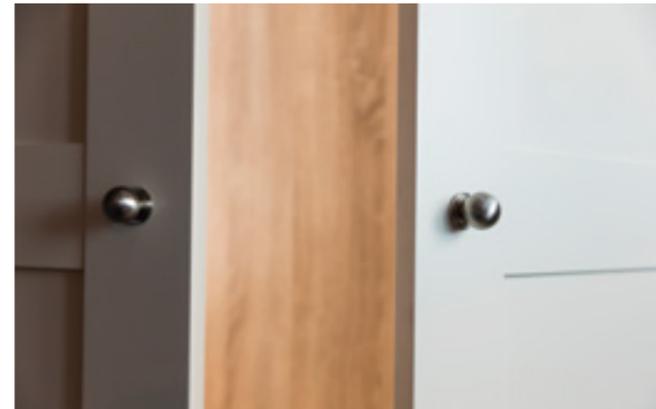
Each home is wired for intruder alarm.

External Areas

All public open spaces will be fully landscaped.

Guarantee

Each home is covered by the 10 year Structural Guarantee Scheme.



Effortlessly elegant.

Bright, spacious and undeniably stylish, St Marnock's Bay homes bring the beauty of the outside in. Contemporary fireplaces with wood burning stoves lend warmth and comfort in the winter, while well-proportioned windows and stylish patios extend the living space and take full advantage of the summer sun.





Open plan living spaces create an inclusive atmosphere for a simple family dinner or an evening's entertainment.



Homemade happiness.

St Marnock's Bay homes are finished to the highest standards and all the rooms have been designed to combine modern function with timeless style. The kitchen blends convenience with classical, bespoke detailing while the bathrooms are designed with fresh lines and luxurious quality. Built-in wardrobes in the bedrooms ensure that there is ample storage space while an air to water heat pump system keeps the house cosy while helping to maximise energy efficiency.





Introducing Ballymore

At Ballymore we know how to turn good ideas into great places to live and work. We are an international property development company but we still pride ourselves on our integrity and family business values.

As one of Ireland's leading home builders, we believe in building developments that improve, enrich and enhance people's lives. Attention to detail is at the very heart of what we do and every development is treated as if we were going to live or work there ourselves.

We don't work with off-the-shelf design, but create an entirely new vision for every project, drawing on the character and history of the neighbourhood in which it is found. This vision is then transformed, without compromise, into reality.

ballymore.



Contact us for more information about your future by the sea.

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