



SILKEN PARK  
CITYWEST

[www.silkenpark.com](http://www.silkenpark.com)





NESTLED IN A PRIME LOCATION IN  
SOUTH DUBLIN, SILKEN PARK IN  
CITYWEST IS HIGHLY SOUGHT-AFTER  
FOR MANY REASONS...

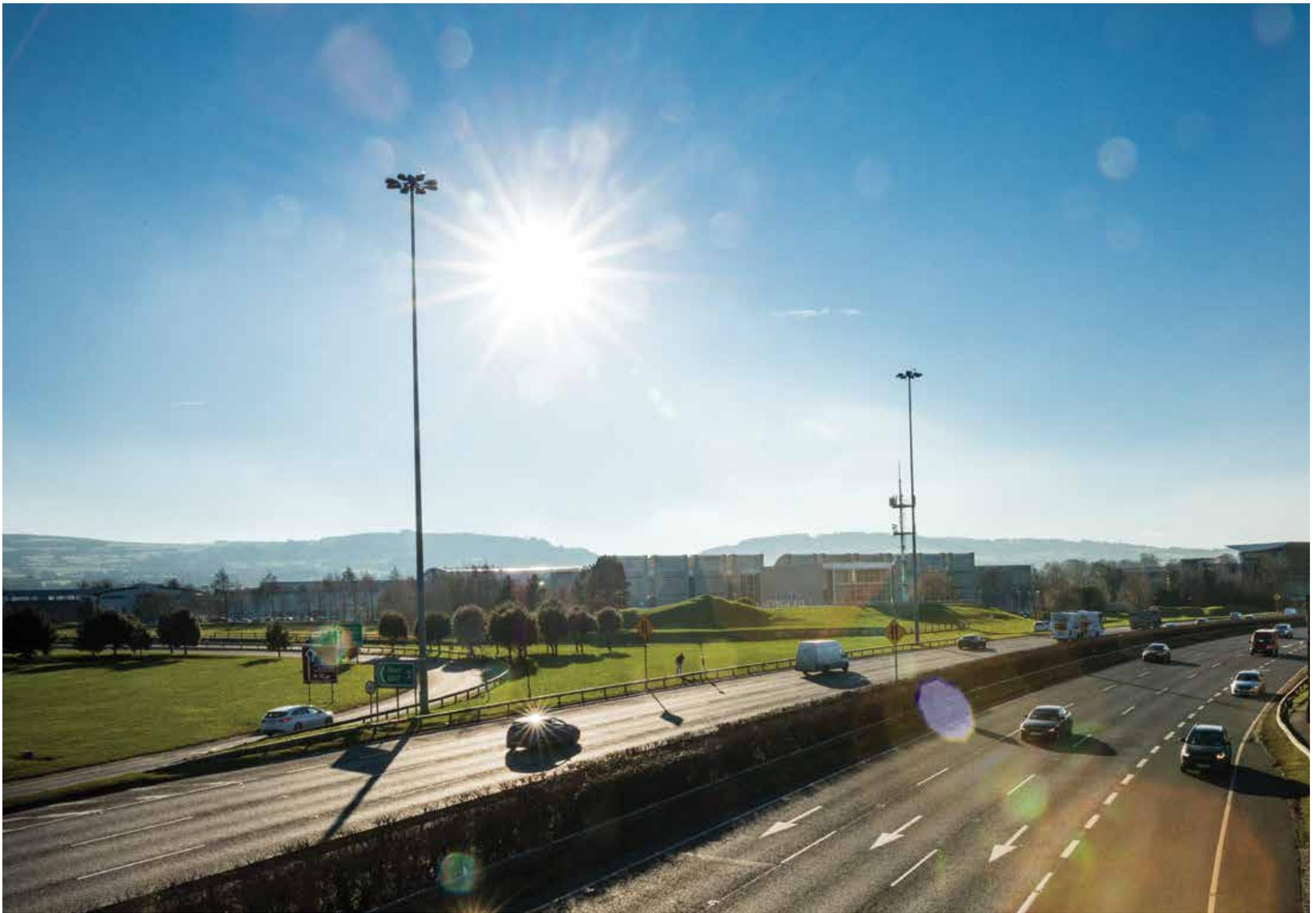
Not only are there an abundance of amenities nearby there's the added convenience of being connected to key transport routes and the Luas.

With the Dublin mountains as a backdrop, a thriving tech industry nearby, ease of access to major key motorways, the Luas on your doorstep, great local schools, an abundance of parklands, shopping, village pubs and restaurants nearby – what's not to love about Citywest living?



## CITYWEST HAS EVOLVED FROM A PURELY BUSINESS DESTINATION TO A THRIVING LOCAL COMMUNITY

The area has seen a fantastic growth of retail, leisure and dining options all within a short drive from Silken Park. The neighbouring villages of Saggart and Rathcoole boast a range of top boutiques, bars and bistros including Avoca Handweavers. The Citywest Hotel has a championship golf course, spa, gym, swimming pool and several restaurants. And the nearby Citywest Shopping Centre complex includes a well serviced medical centre.





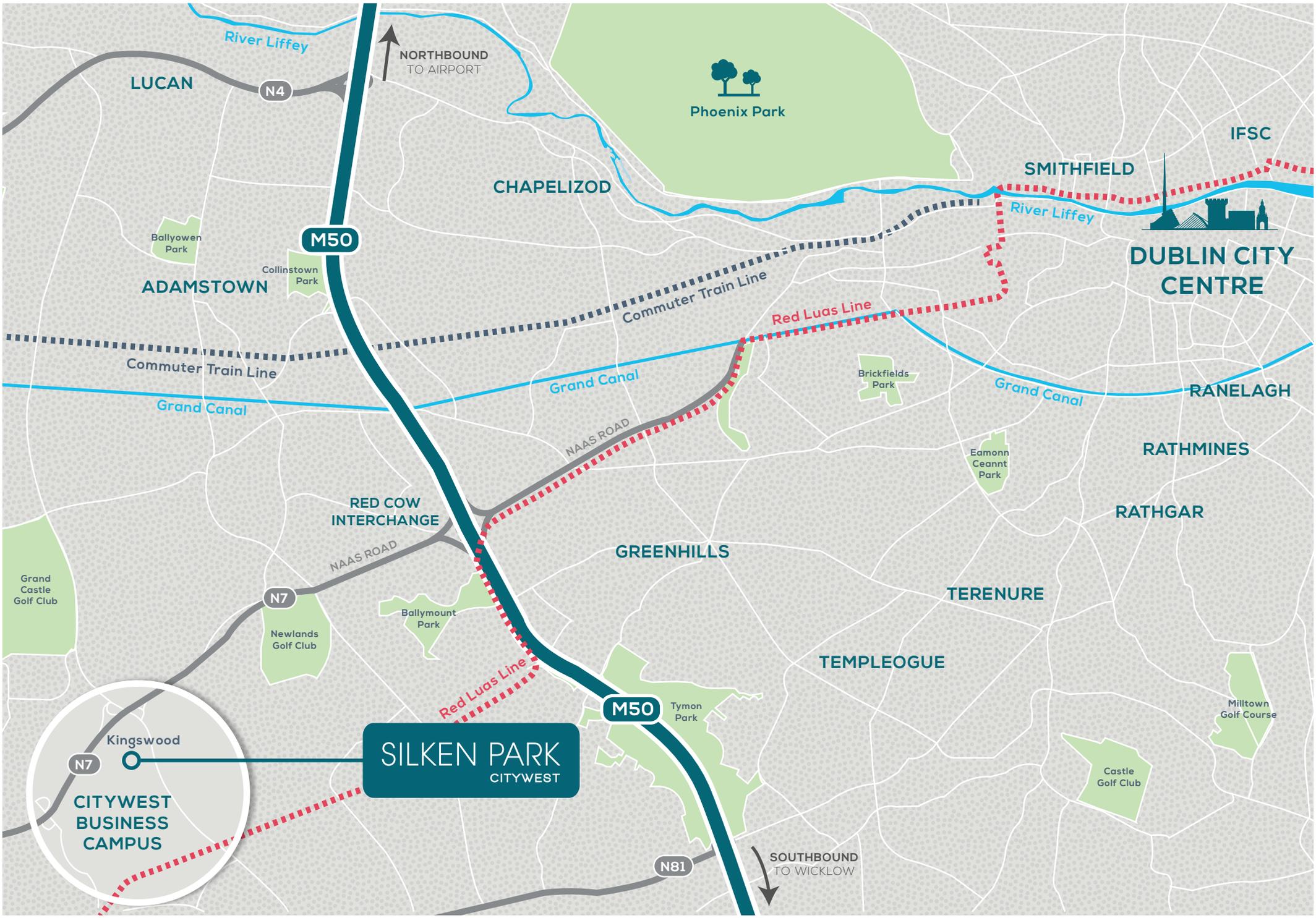


## SILKEN PARK BY DURKAN RESIDENTIAL IS A GROUND BREAKING NEW HOUSING DEVELOPMENT OF 2, 3 AND 4 BED "A" RATED FAMILY HOMES

Planned and designed to meet the requirements of a modern lifestyle. Superbly finished inside and out from the spacious kitchen, contemporary bathrooms and open living space, with private rear gardens.

Built to the highest standards and designed without compromise, Silken Park offers the finest quality housing on the market today. This development provides homes to suit all, from first time buyers to larger families and keen investors.

Designed with both comfort and energy efficiency in mind, the latest phase in the Silken Park development is fully certified 'Passive House'. This highly regarded internationally recognised certification guarantees you a home that is airtight, super-efficient, and maintains regular levels of heat and ventilation for a healthier living environment. The most notable aspect for home-owners will be significantly reduced energy bills.



**SILKEN PARK**  
CITYWEST

**CITYWEST BUSINESS CAMPUS**

Kingswood

N7

LUCAN

N4

NORTHBOUND  
TO AIRPORT

Phoenix Park

CHAPELIZOD

SMITHFIELD

IFSC

DUBLIN CITY CENTRE

ADAMSTOWN

Commuter Train Line

Red Luas Line

Grand Canal

Grand Canal

RANELAGH

NAAS ROAD

RATHMINES

RED COW INTERCHANGE

GREENHILLS

RATHGAR

N7

TERENURE

Grand Castle Golf Club

Newlands Golf Club

Ballymount Park

TEMPLEOGUE

M50

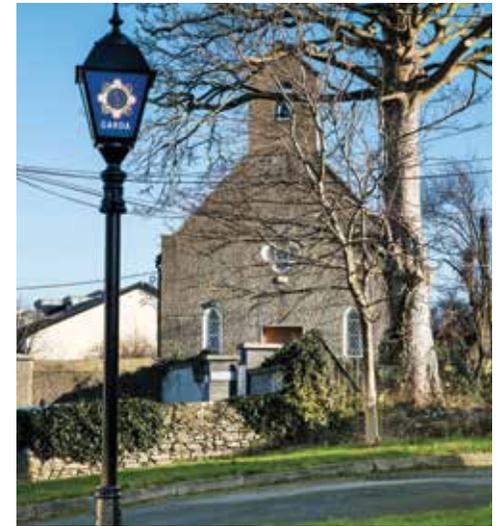
Tymon Park

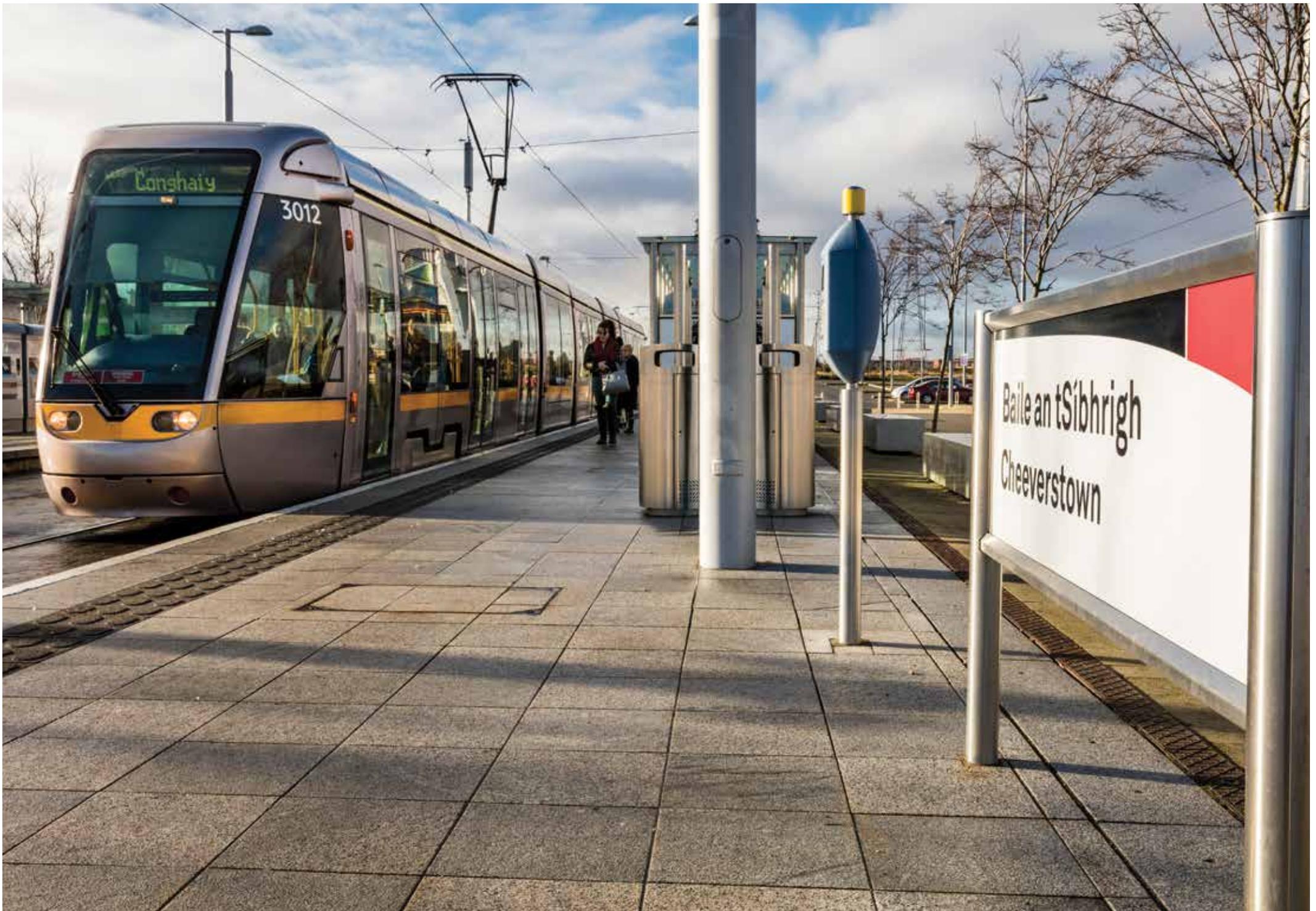
Milltown Golf Course

Castle Golf Club

N81

SOUTHBOUND  
TO WICKLOW





Conshaly

3012

Baile an tSibhrigh  
Cheeverstown

# TRAVEL AT LEISURE



**LUAS RED LINE**  
CHEEVERSTOWN

**ONLY 3 MINUTES AWAY**

The graphic features a white icon of a Luas tram on a teal background. Above the tram is a diamond-shaped roof icon with the text 'DING DING' written in a yellow, slanted font. The overall design is clean and modern.

**ADAMSTOWN STATION**  
COMMUTER TRAIN

**ONLY 12 MINUTES AWAY**

The graphic features a white icon of a commuter train on a teal background. The train is shown in profile, moving towards the right. The text is in white and yellow, with a white box around the station name.

**M50**

**JUST 5 MINUTES**  
FROM **SILKEN PARK**

The graphic features a white icon of a highway with a sign that says 'EXIT 9'. Two cars are shown driving on the highway. The text is in white and yellow, with a white box around the exit sign.

**DUBLIN BUS**  
ROUTE 65B & 77  
HAVE THEIR TERMINUS  
AT CITYWEST

**CITY CENTRE IN 30 MINUTES**

The graphic features a white icon of a double-decker bus on a teal background. The bus is shown from a side profile. The text is in white and yellow, with a white box around the bus route information.



## KITCHENS



Contemporary grey shaker style kitchen from Kitchen Elegance specially designed & installed to include:

- Marble effect worktop with matching upstands
- Soft close mechanism as standard
- Island feature in A Type houses
- Breakfast bar in C & D Type houses
- Integrated extractor hood



## APPLIANCES



Zanussi integrated appliances:

- Dishwasher
- Fridge / freezer
- Multi function oven and induction hob
- Washer / dryer fitted in A & B Type houses
- Free-standing washing machine and tumble dryer supplied in utility room in C & D Type houses



## INTERNAL FINISHES



- Superior decorating finishes in neutral colours throughout
- All joinery painted white throughout
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting & architrave



## WARDROBES



- Contemporary cream units with wood effect interiors supplied by Bedroom Elegance
- Generous wardrobes fitted in Master Bedroom and Bedroom 2



## ELECTRICAL



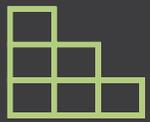
- All Electric House
- Dual tariff electricity meter fitted to all houses
- Hardwired for electrical vehicle charge point
- Hard wired for security alarm installation
- Recessed down lighters in Kitchen zones
- TV points in Living Room, Master Bedroom and Bedroom 2
- Telephone points and data cabling (for internet / broadband)
- Mains-powered smoke detectors and heat detector



## BATHROOMS



- Contemporary bath & sanitary ware with polished chrome brassware supplied by Davies
- Italian porcelain tiling on floor & walls at wet areas as per showhouse
- Chrome electric towel heaters fitted to all main and en-suite bathrooms as per showhouse
- Bath screens / shower doors fitted as standard



## EXTERNAL FINISHES



- Paved parking spaces for 2 cars per house with planted neighbouring divisions
- Private rear garden with paved patio area and seeded lawn
- High performance Triple Glazed Munster Joinery windows
- High performance Munster Joinery front entrance door with multi-point locking
- Low maintenance brick and render finishes

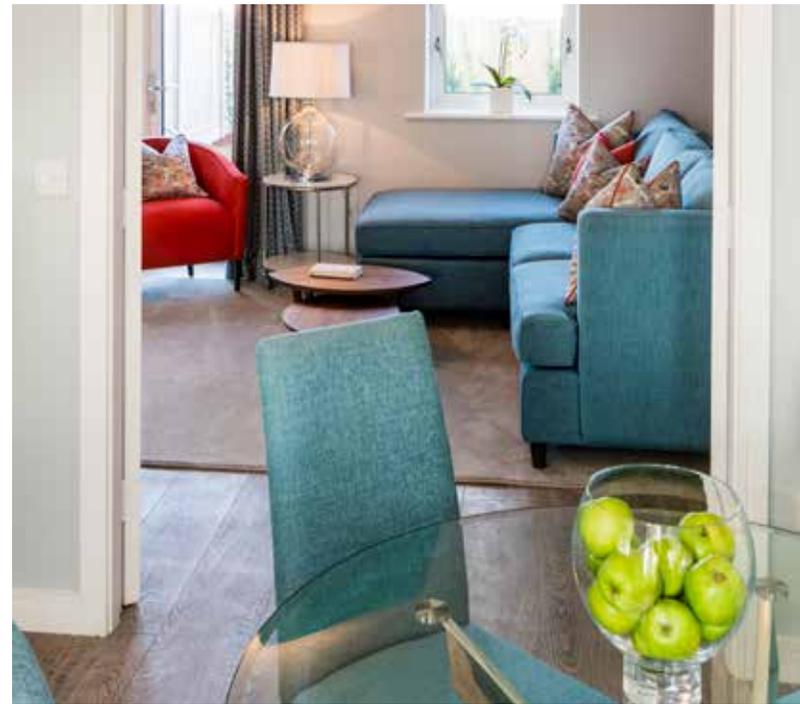


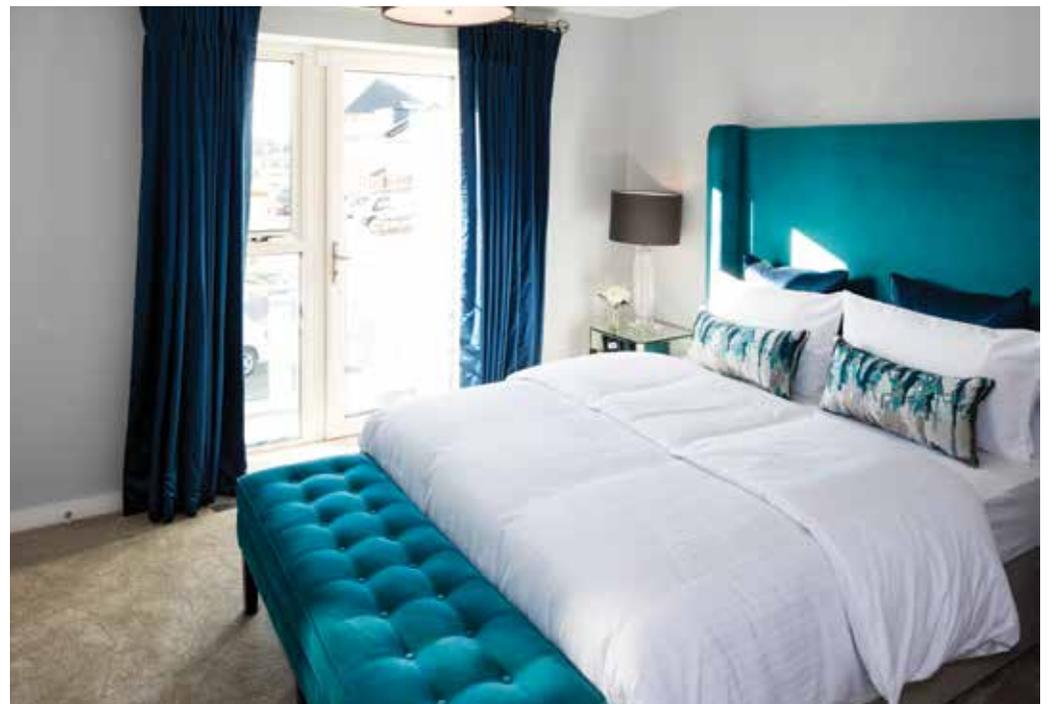
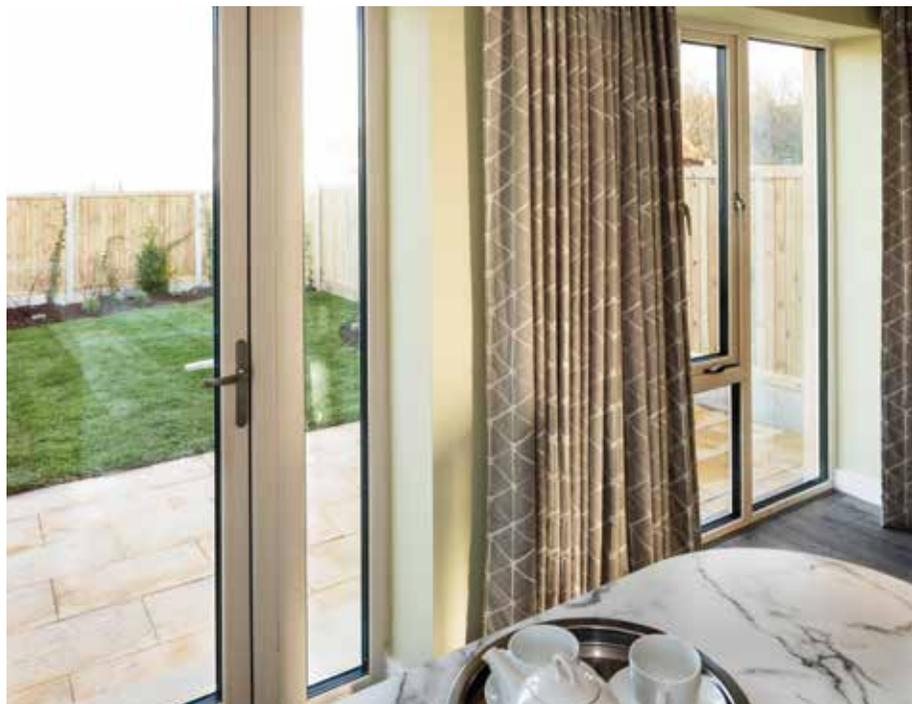
## PASSIVE HOUSE



Passive Homes have the following key characteristics:

- Comprehensive Insulation of all of the Fabric of the Dwelling
- Thermal Bridges - Junctions of insulation are considered to avoid and minimize thermal losses
- Windows are triple glazed and act as 'radiators' during sunny periods to contribute to heat gain as well as minimizing heat loss
- Airtightness - Construction pays attention to airtightness of junctions, components and services to minimise heat loss through infiltration
- Ventilation is controlled for good air quality, thermal comfort and minimising heat losses by recovering waste heat within the fabric





# SITE PLAN



**HOUSE TYPE A1**  
3 Bedroom Semi-Detached / End of Terrace



**HOUSE TYPE A2**  
3 Bedroom Mid-Terrace



**HOUSE TYPE B1**  
2 Bedroom End of Terrace



**HOUSE TYPE A2**  
2 Bedroom Mid-Terrace



**HOUSE TYPE C**  
4 Bedroom Semi-Detached / End of Terrace



**HOUSE TYPE D**  
4 Bedroom Detached





# HOUSE TYPE A1

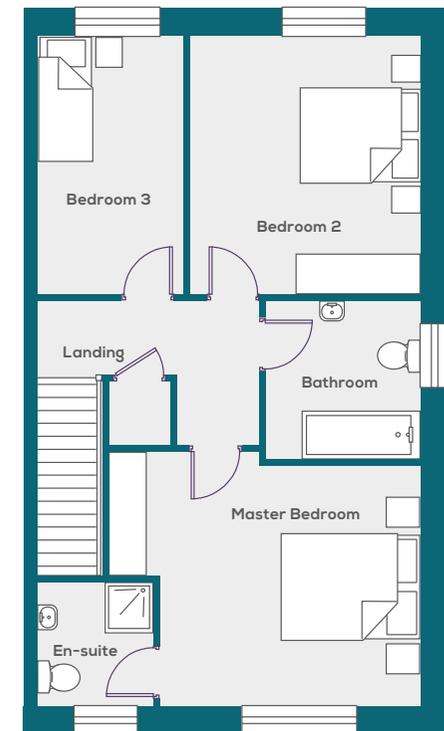


3 Bedroom Semi-Detached / End of Terrace

1206 sq.ft / 112 sq.m



**GROUND**



**FIRST**

Kitchen window features only in plots 27, 32, 37, 71.

Plans are for illustrative purposes. Layouts may vary.

# HOUSE TYPE A2

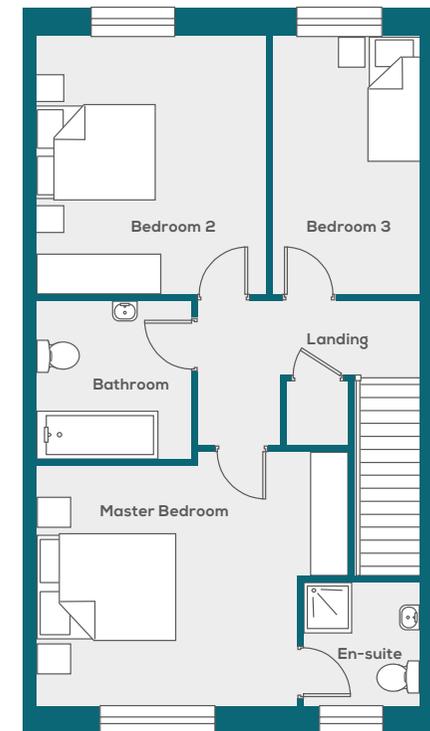


3 Bedroom Mid-Terrace

1206 sq.ft / 112 sq.m



GROUND



FIRST

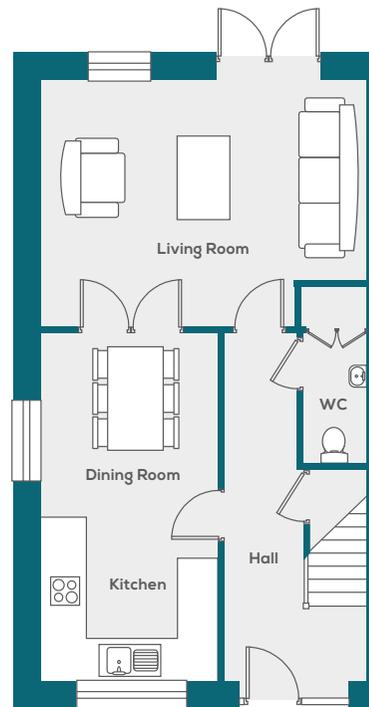
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# HOUSE TYPE B1

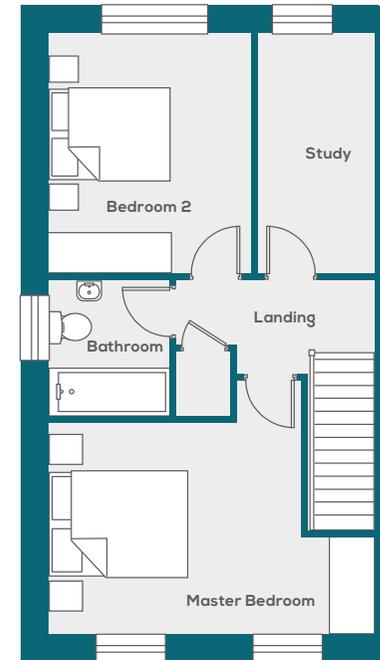


2 Bedroom End of Terrace

904 sq.ft / 84 sq.m



**GROUND**



**FIRST**

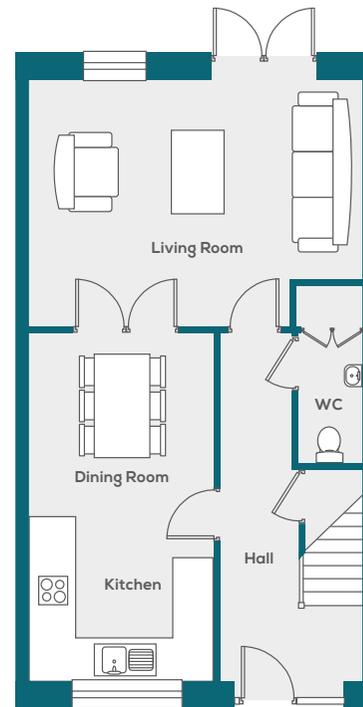
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# HOUSE TYPE B2

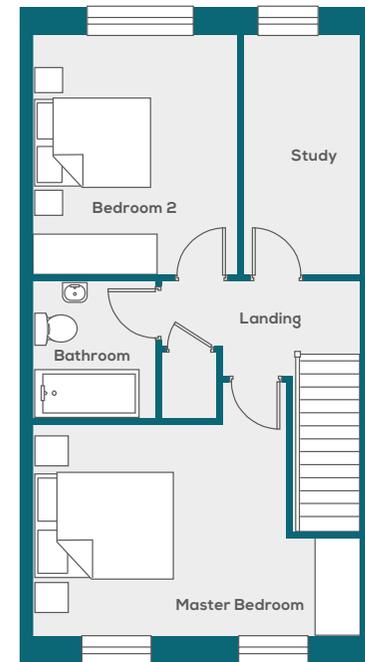


2 Bedroom Mid-Terrace

904 sq.ft / 84 sq.m



**GROUND**



**FIRST**

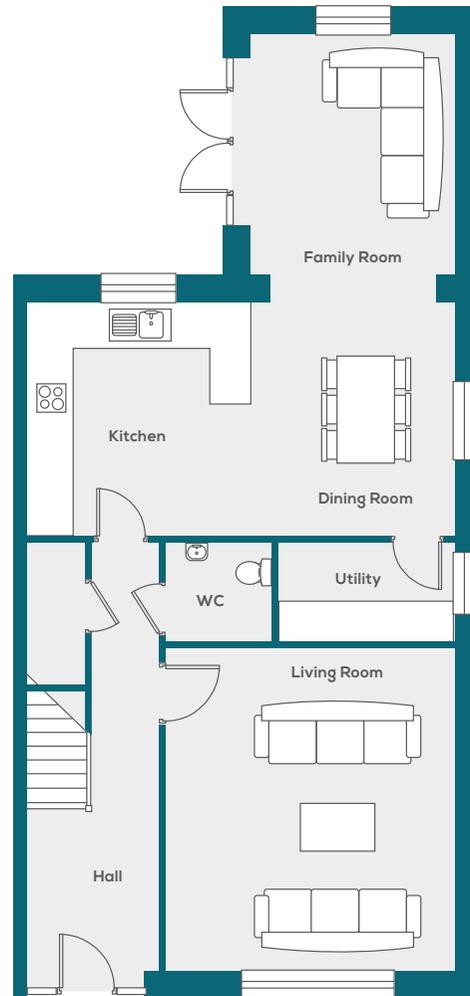
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# HOUSE TYPE C

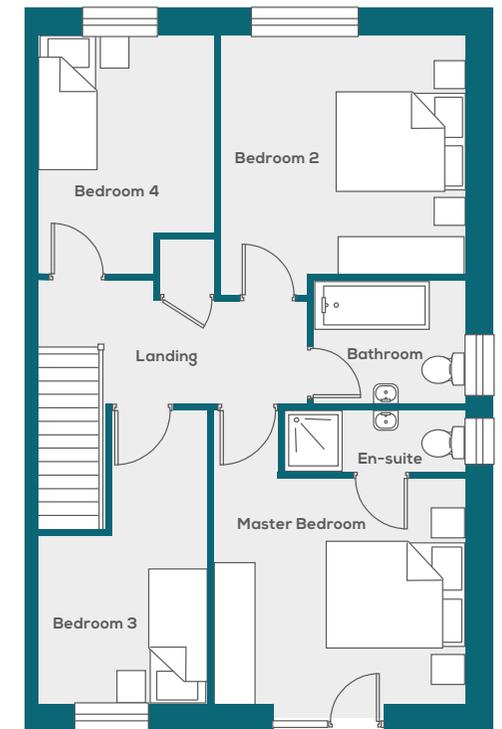


4 Bedroom Semi-Detached / End of Terrace

1450 sq.ft / 135 sq.m



**GROUND**



**FIRST**

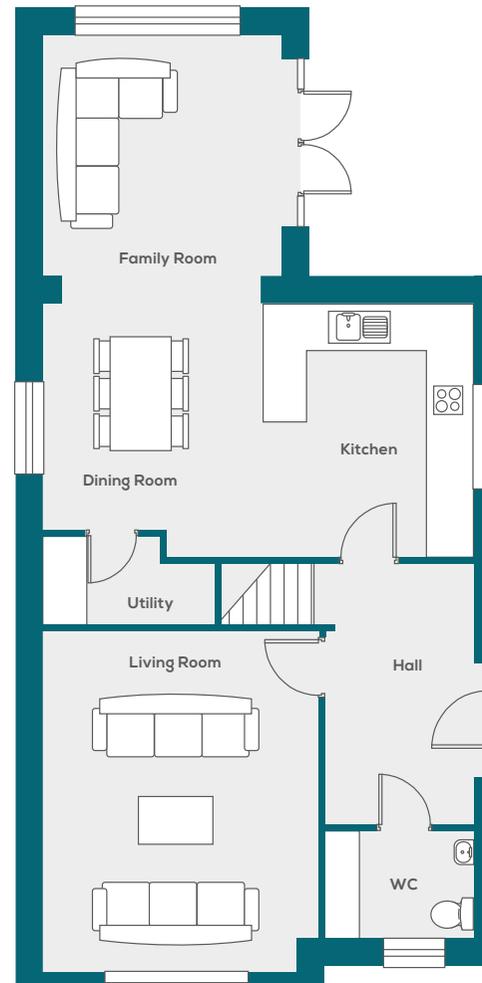
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# HOUSE TYPE D

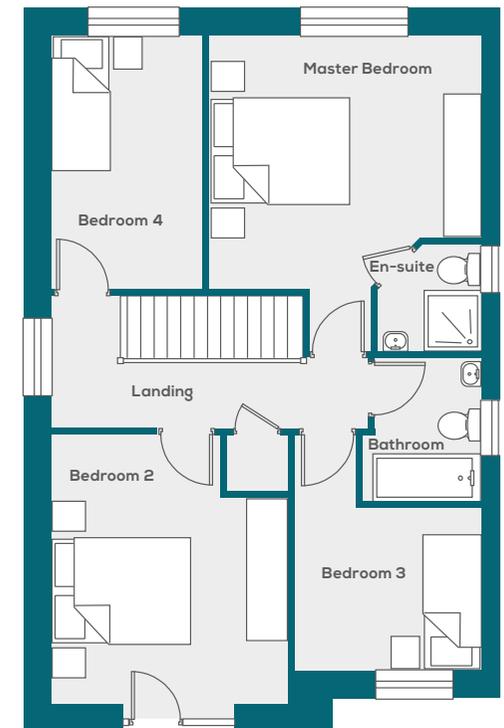


4 Bedroom Detached

1443 sq.ft / 134 sq.m



**GROUND**



**FIRST**

Plans are for illustrative purposes. Layouts may vary.



**Browns Barn Wood**  
Naas Road, Dublin 22



**Charlesland Court**  
Greystones, Co. Wicklow



**Creston Avenue**  
Meakstown, Finglas, Dublin 11



**Silken Park**  
Citywest, Dublin



Durkan Residential is an established company and a family brand that is synonymous with house building in Ireland since 1971. The main and continued focus for Durkan Residential has been completing residential schemes aimed in particular at first time buyers and owner occupiers, therefore an essential component of our product is one of quality build and design to cater for increasingly high expectations and requirements of today's purchasers.

This approach has allowed us to create homes for living, with modern and high specification fittings as standard, while maximising the space available in each home. Durkan Residential is built on the core values of delivering a quality home and creating a positive experience for each of our buyers, that has been nurtured over the past 40 years and instilled in every member of our staff today.



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**National Asset  
Management Agency**

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