

South Dublin's Finest New Address

Roseland

CUALANOR UPPER GLENAGEARY ROAD DÚN LAOGHAIRE



CUALANOR

by Cosgraves

Large New 4/5 Bedroom Family Houses in a Great South Dublin Location

BER A2/A3



Welcome to Cualanor

The name "Cualanor" is derived from the "Gold of Cualan". In the age of the High Kings of Ireland prior to the Norman invasion the region south of Dublin from the foothills of the Wicklow Mountains to Dalkey Island was known as "Cualan" and ruled by the "Cuala".

It was here that according to a description in the Annals of the Four Masters (c.1632) that gold was first smelted and crafted in the "forests south of Dublin" at the hand of Uchadán of The Cuala.



by Cosgraves

On the lands of the former Dún Laoghaire Golf Club Cualanor is situated right in the heart of Dún Laoghaire, where Cosgraves are creating outstanding quality homes in an exceptional landscaped setting.

Roseland

Roseland, Cualanor is comprised of 90 exquisite large family houses on the seaward side of the development next to Dún Laoghaire Bowling Club with pedestrian access to the town centre via Tivoli Road.



Perfectly Positioned



Roseland
CUALANOR

C
CUALANOR

DART
SALTHILL / MONKSTOWN

DART
DUN LAOGHAIRE

DART
SANDY COVE

Dún Laoghaire Motor Yacht Club

Dún Laoghaire Sea Scouts

St. Michael's Rowing Club

Dún Laoghaire Marina

Royal Irish Yacht Club

Royal St. George Yacht Club

National Maritime Museum of Ireland

National Yacht Club

Queens Road

Peoples Park

Clarinda Park

Pavilion Theatre

Royal Marine Hotel

Marine Road

Georges Street

Tivoli Road

Dún Laoghaire Bowling Club

Pedestrian Access

Park amenity c. 6.5 Acres

ENTRANCE

Costa Coffee

Tesco

ParkPointe Neighbourhood Centre

Boots Pharmacy

HONEYPARK

Monkstown Tennis Club

MOUNTTOWN ROAD LR

KILL AVENUE

UPPER GLENAGEARY ROAD

UPPER GLENAGEARY ROAD

LOWER GLENAGEARY ROAD



The Heart of Dún Laoghaire

Roseland, Cualanor offers large family homes nestled in the exceptional landscaped grounds of the former Dún Laoghaire Golf Club in a superb location with easy access to all the great amenities of Dún Laoghaire, Glenageary and Monkstown.

Located directly off Upper Glenageary Road with pedestrian access to Tivoli Road via Eglington Park, Roseland, Cualanor benefits from easy access to all the great amenities of Dún Laoghaire town centre and Monkstown Village.

Brought to you by one of Ireland's best building teams, Roseland, Cualanor is an elegant selection of 90 large superior quality family houses set in the richly landscaped grounds of the former old Dún Laoghaire Golf Club, grounds that include woodland areas, parklands, open spaces, a piazza, jogging paths, many feature areas and a childrens playground.

From Roseland you can walk to the charming cafes, restaurants, shops, salons and boutiques of Monkstown Village and Dún Laoghaire, a town that offers a tradition of good living in one of Dublin's most established neighbourhoods.

From Dublin's favourite pier to fish markets to Martello towers, Dún Laoghaire provides an awe inspiring backdrop to life. There are splendid local schools

and an abundance of sports and leisure activities as well as a host of excellent civic amenities.

There are many fine local sports clubs, including Dún Laoghaire Bowling Club which is adjacent to Roseland, Monkstown Tennis Club is a short walk as is the seafront with its splendid Yacht Clubs and outstanding coastal walks. The amenities here are of the highest order and are all convenient to Roseland residents.

Roseland, Cualanor presents a rare opportunity to purchase a new energy efficient family house particularly close to both Dún Laoghaire town centre and Monkstown Village.

Roseland is the perfect embodiment of true quality and sense of place, where no detail is overlooked to deliver the finest homes at the heart of Dún Laoghaire enjoying easy access to local amenities, the capital city and beyond.







Roseland, Cualanor

Roseland at Cualanor is a development of 90 large family houses at the seaward side of the old Dún Laoghaire Golf Club, within an easy stroll of the town and harbour.

The pursuit of perfection has always been a pre-occupation of the Cosgrave Team and Roseland, Cualanor offers the pinnacle of good living with excellent amenities, high quality construction and materials together with exceptional energy efficiency and low maintenance finishes, with lots of space for all the family in exceptional surroundings.

At the heart of each Roseland house is an expansive living, dining and kitchen space that flows easily to embrace the paved patio and landscaped garden beyond to deliver a large central family living space. The elegant lounge also at ground level provides a relaxing space while an additional entertainment room at first floor offers a second extra large reception room for the family.

Upstairs a generous master-suite is composed of a very large bedroom with a generous en-suite and a walk-in wardrobe all finished to exemplary standards. All Roseland bedrooms are double bedrooms and feature quality wardrobe storage solutions finished with walnut interiors and ivory shadow doors.

The family bathroom at first floor level is an exercise in functional style, an assembly of associated elements; select porcelain tiling, cantilevered square

wash basin, chrome fittings, quality ceramic suite with water saving features, bath and large shower enclosure with quality sliding doors and chromed steel heated towel rail. The impressive results are mirrored in all the bathrooms and en-suites throughout the house with a focus on clean lines, quality, hygiene, and ease of use.

A hotpress is accessed from the first floor landing area and houses a heat recovery ventilation system that works together with passive house features to deliver exceptional energy efficiency and constant flow of fresh air.

The specification at Roseland, Cualanor is a merging of tried and tested elements to deliver on Cosgraves inherent ability to reflect the highest order of style by relying on functional form, proven technology, quality materials, and skilled craftsmanship.

Living in Roseland presupposes a lifestyle of comfort and elegance in a place conducive to relaxing, refreshing and recharging. Surrounded by a wide variety of premier and unique amenities, Roseland delivers an exceptional family home in an exceptional setting for every stage of family life.

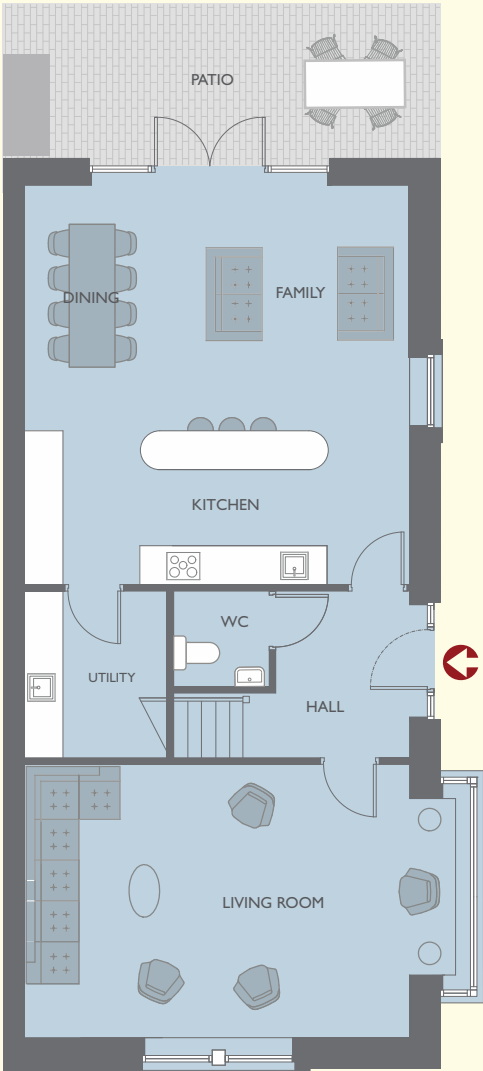


The Birch

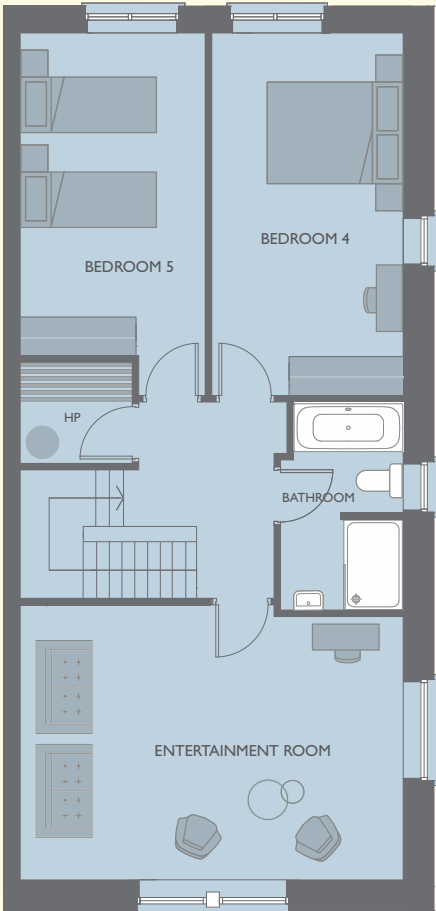
5 Bedroom House

Internal Area c.227.5 sq.m - c.2,448 sq.ft

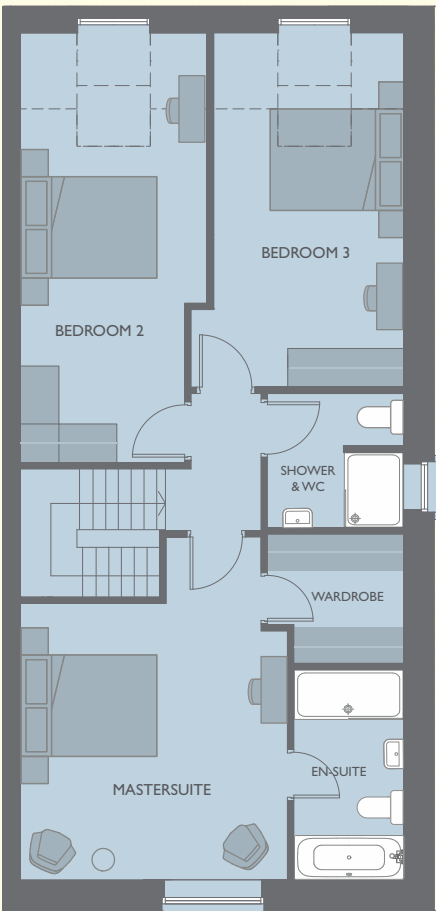
KITCHEN / FAMILY / DINING ROOM	19'8" X 19'4"	(6.0M X 5.9M)
LIVING ROOM	19'4" X 13'9"	(5.9M X 4.2M)
ENTERTAINMENT ROOM	19'4" X 13'9"	(5.9M X 4.2M)
MASTER BEDROOM	16'1" X 13'5"	(4.9M X 4.1M)
BEDROOM 2	22'0" X 9'6"	(6.7M X 2.9M)
BEDROOM 3	18'0" X 9'6"	(5.5M X 2.9M)
BEDROOM 4	18'4" X 9'6"	(5.6M X 2.9M)
BEDROOM 5	18'4" X 9'2"	(5.6M X 2.8M)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

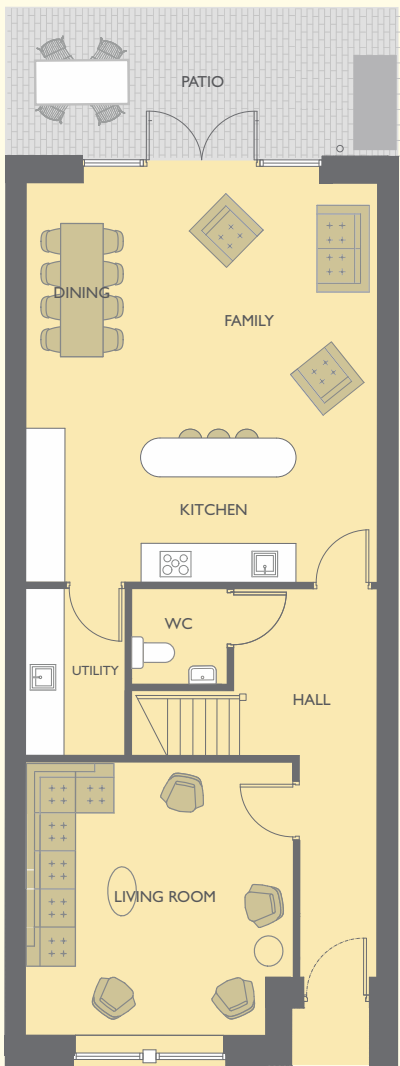


The Alder

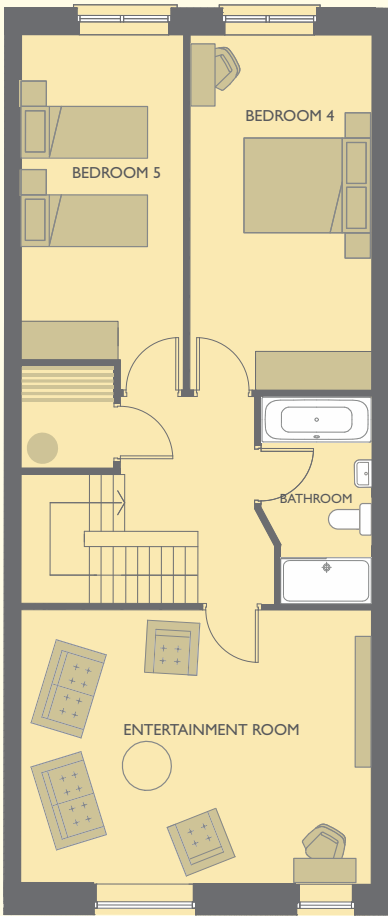
4/5 Bedroom House plus Study

Internal Area c.205 sq.m - c.2,206 sq.ft

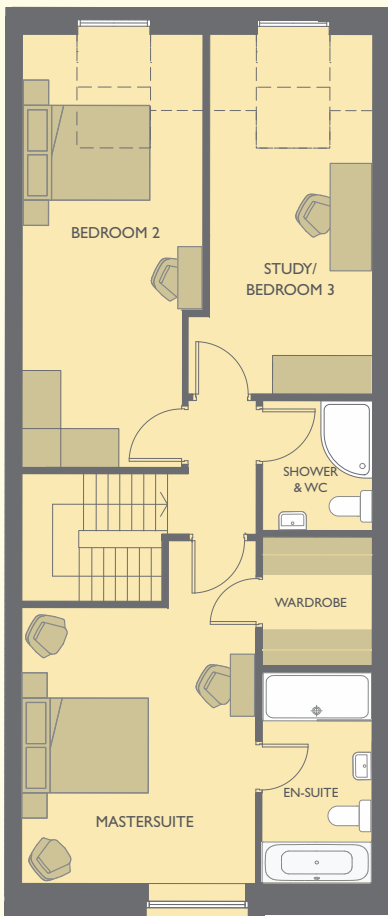
KITCHEN / FAMILY / DINING ROOM	19'8" X 17'9"	(6.0M X 5.4M)
LIVING ROOM	13'9" X 13'5"	(4.2M X 4.1M)
ENTERTAINMENT ROOM	17'9" X 13'9"	(5.4M X 4.2M)
MASTER BEDROOM	16'1" X 11'10"	(4.9M X 3.6M)
BEDROOM 2	22'0" X 9'2"	(6.7M X 2.8M)
STUDY OR BEDROOM 3	18'0" X 8'2"	(5.5M X 2.5M)
BEDROOM 4	18'8" X 9'2"	(5.7M X 2.8M)
BEDROOM 5	18'8" X 8'2"	(5.7M X 2.5M)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Kitchen / Dining / Family Room



Entertainment Room



Living Room



Kitchen



Master Bedroom



Study



Garden

A Cosgrave Specification

Roseland offers the pinnacle of sustainable living both inside and out. A Cosgrave specification is about quality in every detail, design, materials, construction, low maintenance finishes and energy efficiency.

Kitchens

Contemporary solid timber kitchen in painted “haze” finish with Victoria Quartz worktop from Nolan Kitchen’s as per showhouse.

Utility

The utility room comes with a worktop, sink and cupboards and is plumbed for a washing machine and tumble dryer.

Wardrobes

Wardrobes are contemporary Curragh Deluxe Range fitted with Ivory shadow design doors, walnut surround all by Cawleys Furniture.

Internal Doors

High quality oak finish doors are fitted with attractive satin finish lever handles.

Bathrooms & Ensuites

Stylish Bathrooms and Ensuites are designed around contemporary clean lines to offer excellent quality throughout. Shower enclosures and heated towel rails are included as standard as per showhouse. There is high quality tiling to wet areas.

Internal Finishes

Walls and ceilings are painted throughout. American White Oak balustrade to stairs. Floor and wall tiling is standard as per showhouse.

Services Enclosure

The boiler, water booster pump and water tank are arranged in a specially designed Service Enclosure located outside the house. This feature saves space inside the house, externalises any pump noise and in the unlikely event of a leak at the tank the house is not in danger of water damage. With the enclosure located conveniently outside, works to it can be done without entering the house. The services enclosures also facilitates the easy integration of future technologies should the need arise.

Pressurised Water

The internal water supply is pressurised and the cold water tank and pump are located outside the house.

Heating

The “A-Rated” Gas Condensing Boiler Central Heating System delivers high efficiency precise control to three zones; ground, first and second floors. In addition to the heating zones all radiators are fitted with thermostatic valves giving additional room by room control.

Ventilation System

The Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving on heating costs.

Photovoltaic Solar Panel & EnergyMiser

Photovoltaic Solar Panels generate electricity on site and works together with “Warik Energy Miser” to ensure that 100% of the useable energy produced is used within the house and not lost to the National Grid.

Electrical

Generous light and power points. Cat 5 wiring. Contemporary switches and sockets throughout.

Media & Communications

Each house is wired and ready for connection of Telephone, Broadband as well as Satellite or Cable TV.

USB Points

Each house has numerous USB charging points.

Security

Each home is wired for intruder alarm.

Safety

All Cosgraves houses are fitted with Carbon Monoxide Monitors on each floor.

Gardens

The gardens at Roseland offer an elegant extension of living space. Each garden comes landscaped and features a stylish patio directly off the living area which overlooks the fully planted garden. Gardens are finished with a garden house that is fitted with light and sockets, a service enclosure and a lockable access gate.

Parking

Each house has two car parking spaces.

Car Charging Point

Each house is wired for a car charging point.

External Finishes

Low maintenance brick and render finishes. Windows and doors are low U-value high performance double glazed uPVC. Granite finish to cills and surrounds to front elevations. Windows & Doors as per showhouse.

Guarantee

Each Cualanor home is covered by 10 year HomeBond Insurance.



Management Company

Wyse Property Management agents have been appointed to Cualanor where each home owner will become a member of the management company.

Parkland Amenity

Cualanor benefits from Cosgrave’s unrivalled level of landscaping throughout and their commitment to the provision of the best amenities possible for residents. The centrepiece is a splendid 6.5 acre park that provides a truly exceptional amenity for residents. Working with The Curlew Trust Charity, Cosgraves have incorporated measures to attract and support wildlife at Cualanor and at neighbouring Honeypark. Cualanor includes large areas of parklands, play areas, decked areas, walkways, and various feature areas.

Pedestrian links to town centre and ParkPointe shopping centre

There is a pedestrian link to Tivoli Road leading to all the amenities of the town centre while ParkPointe shopping centre is home to a Tesco Supermarket, Costa Cafe, Boots Pharmacy and other local shops and provides a GoCar service as well as electric vehicle charge points.

BER

The Building Energy Rating at Roseland is A2 / A3. for more on energy efficiency see following page.

BER A2/A3

Experience Cosgrave quality in every detail, inside and out...



Entrance



Bathroom



Living Room



Entertainment Room



Warik EnergyMiser Control Panel



Electric Car Charger at Roseland

Leaders in Energy Efficiency

Guided by Passive House principles, Cosgrave houses are designed to use less energy, the team's commitment to energy efficiency and sustainable design is recognised at the highest national level.

Pioneers of the green agenda, Cosgraves continue to develop homes that exceed the requirements of regulations. The energy efficiency of a Cosgrave home cannot be measured just by a BER Rating, it is deeper than that, it is in every detail of the fabric of the building and is validated through a series of quality control measures that ensure every Cosgrave built house really is a superior energy efficient home.

Guided by Passive House Principles the Team at Cosgraves invest in the fabric of the house to ensure it delivers sustainable living in terms of lower energy usage, improved comfort and reduced life time running costs.

In 2013, Cosgraves were recognised as the best of the best when the **Sustainable Energy Authority of Ireland** awarded them the **Overall Environment Award** for outstanding leadership in the field of energy efficiency. This is a very significant achievement as the award is open to all sectors and has never before been awarded to a house builder and is a highly valued endorsement of Cosgrave's higher standards in energy efficiency.



The Four Pillars of Cosgrave Energy Efficiency

1. Design to use less energy

Cosgraves first priority is to create homes that require less energy to operate. Investing in improvements to the fabric of the house the energy requirement is minimised, products and systems are installed to reduce energy waste and finally energy is recycled, particularly from the warm air leaving the house. The Photovoltaic Solar Panels then supply some of the reduced energy need decreasing even further the draw on the grid.

2. Highly insulated air-tight design

The passive house principles adopted by Cosgraves improve comfort while reducing the energy demand of the house. Superior insulation, increased levels of air-tightness, improved Low E argon filled windows and careful detailing to cut out thermal bridging combine to contribute to both reduced heat loss and solar gain.

2. Heat Recovery

Using a Heat Recovery Ventilation system Cosgraves use 90% of the heat energy that would otherwise be lost to the home while maintaining a constant flow of fresh air to the house and significantly reducing utility costs.

4. Reduced draw on grid

Having primarily reduced the energy requirement by maximising energy efficiencies and minimising wasted energy, Cosgraves then introduce some features to more efficiently supply the reduced need, including an "A-Rated" condensing boiler unit and Photovoltaic Solar Panel system which is fitted with a Warik EnergyMiser unit to ensure the energy that is created in the house is used in the house and not lost to the grid.

Sustainable Comfort 24/7



By using heat gains from the sun, lights, appliances and even occupants, the houses work all year round to provide comfortable temperatures and excellent air quality with minimal need to use the heating system.

Exceptional air quality is maintained 24/7 where excess humidity is removed and pollen is reduced with a Heat Recovery Ventilation (HRV) system that constantly pulls the indoor air down to 500 parts per million of carbon dioxide and saves 90% of heat that would otherwise be lost to the house.

The high quality insulation and argon filled glazing helps keep the heat in during the winter while during warmer months the bypass feature of the HRV allows the system to assist in cooling the air.

Practically Passive

Using passive principles Cosgraves have developed their own set of construction details and standards which are expected to outperform the standards from the Dept. of Environment. Cosgrave houses are designed and constructed to deliver a "practical passive" ambience within the house customised to suit the temperate Irish climate.

Insulated beyond the level of diminishing returns the houses feature best in class energy saving features. Based on the SEAI DEAP software the houses are estimated to use 11 kWh/m²yr; this is less than the 1.5 litres of oil per m² used to define a passive unit. Considering this, it is estimated a house in Cualaenor will use 20% less energy than a passive dwelling in continental Europe.

Warik EnergyMiser

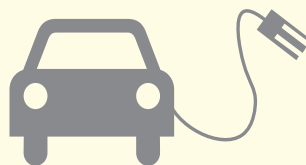


Roseland home owners get free electricity from the Solar Photovoltaic array (PV's). The PV's at Roseland houses have been enhanced with a Warik EnergyMiser to maximise the homeowner's self-consumption of the energy generated, rather than spilling the excess to the grid. The Warik EnergyMiser reduces this by

sending the power directly to the, HRV unit, fridge, dishwasher, washing machine and hot water cylinder during the working day.

The Warik EnergyMiser is available with full monitoring from your laptop, iPad or mobile phone and with the incredible detail provided you can fully understand your home energy consumption, if you use the App.

Sustainable homes now with provision for sustainable cars



The Cosgrave Team are committed to creating sustainable communities for residents, and now in addition to exceptional homes built on passive house principles the team has added a provision for electric car charging.

It's about making sustainable choices that bit easier, imagine streets without engine noises, with no need to queue at petrol stations, simply plug in your car just like your smartphone when it is parked at your home and enjoy clean electric motoring everyday.

Quality Assurance

Built by Cosgraves, the multi-award winning team that has delivered many of Dublin's best communities, Roseland at Cualanor boasts the finest pedigree in Irish home building.

Since 1979 Cosgraves have been committed to the pursuit of excellence and have built many of the most exceptional living environments in Dublin and surrounding areas.

Guided by a deep-rooted appreciation of the long term value of elegance and quality, the team has earned an undisputed reputation for excellence and the term "Cosgrave Built" is perhaps the greatest assurance of pedigree when it comes to your home.

Over 35 years as a premier builder, Cosgraves have created many of Dublin's finest addresses such as: Ardilea Wood in Clonskeagh, Bracken Park and Chesterfield in Castleknock, Honeypark and Clearwater Cove in Dún Laoghaire, Salthill in Monkstown, The Sweepstakes, Shrewsbury and Simmonscourt Square all in Ballsbridge, Belleville, Donnybrook Manor and Morehampton Square in Dublin 4, as well as Temple Manor in Celbridge, Eden Gate in Delgany, Howth Lodge and now Thormanby Hill in Howth. Every Cosgrave development stands testimony to the long term value of their commitment to the highest standards of quality and elegance in every detail inside and out.

Leaders in Energy Efficient Design, Cosgrave's Lansdowne Gate development (2006) pioneered sustainable buildings in Ireland, far exceeding the requirements of regulations, while in 2013 Honeypark in Dún Laoghaire was selected overall winner of the SEAI Environment Award, Ireland's most prestigious sustainability award open to all sectors and never before awarded to a housebuilder.

In 2015 Cosgraves development at the old Dun Laoghaire Golf Club was also recognised by The Property Excellence Awards for their commitment to providing better community amenities and spaces, with the Community Benefit Project of the Year Award. So rest assured every Cosgrave built home delivers higher standards in amenities, design, construction and energy efficiency.



Cosgrave
SINCE 1979

Investing in Communities

Cosgraves have always been committed to delivering better built environments for residents. There are two main strands to this commitment, one is site selection and how to make the most of links to local amenities and benefits and the second is the design of the houses, layouts of the site and the creation and enhancement of the spaces between people and buildings.

The site selection involves identifying locations for transport links (Bus and rail services), access to local amenities such as schools, shops, employment hubs and leisure amenities. The design development then focuses on adding to this to provide exceptional on-site facilities such as integrating parks, feature areas as well as improved streetscapes. The team also add to the transport choice by providing for electric car charge points and Go-Car pick up points.

Creating an enhanced community setting is the result of a focused investment by the Cosgrave Team. It's all about providing added value for residents that enhance the usefulness of amenities and enjoyment of life.



ISOVER
ENERGY
EFFICIENCY
The Best of Awards 2013



Thormanby Hill, Howth, Co Dublin.



Ardilea Wood, Clonskeagh



Bracken Park, Castleknock, Dublin 15.



Honeypark, Dún Laoghaire, Co. Dublin.



Simmonscourt Square, Ballsbridge, Dublin 4.



Chesterfield, Castleknock



The Sweepstakes, Ballsbridge, Dublin 4.



Shrewsbury, Donnybrook, Dublin 4.



Eden Gate, Delgany, Co Wicklow



Howth Lodge, Howth, Co Dublin.



ORDNANCE SURVEY LICENCE NO. AU0009510 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

QR Code links to entrance location on Google Maps



www.cualanor.com

Professional Team

- Architect**
Mc Crossan O'Rourke Manning
- Civil Engineer**
Waterman Moylan
- Structural Engineer**
DBFL Consulting Engineers
- Mechanical & Electrical Engineer**
McElligott Consulting Engineers

- Design Consultant**
Archimedium
- Landscape Architect**
Mitchell & Associates
- Interior Design**
Brian S Nolan
- Solicitors**
Sheehan & Company

This development is supported by the National Asset Management Agency



Cualanor houses are covered by 10 year HomeBond Insurance



PROPERTY INDUSTRY
EXCELLENCE AWARDS
Community Benefit Project of the Year
WINNER 2015



Hooke & MacDonald
118 Lower Baggot Street, Dublin 2.
Tel: (01) 63 18 402
Email: sales@hookemacdonald.ie

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