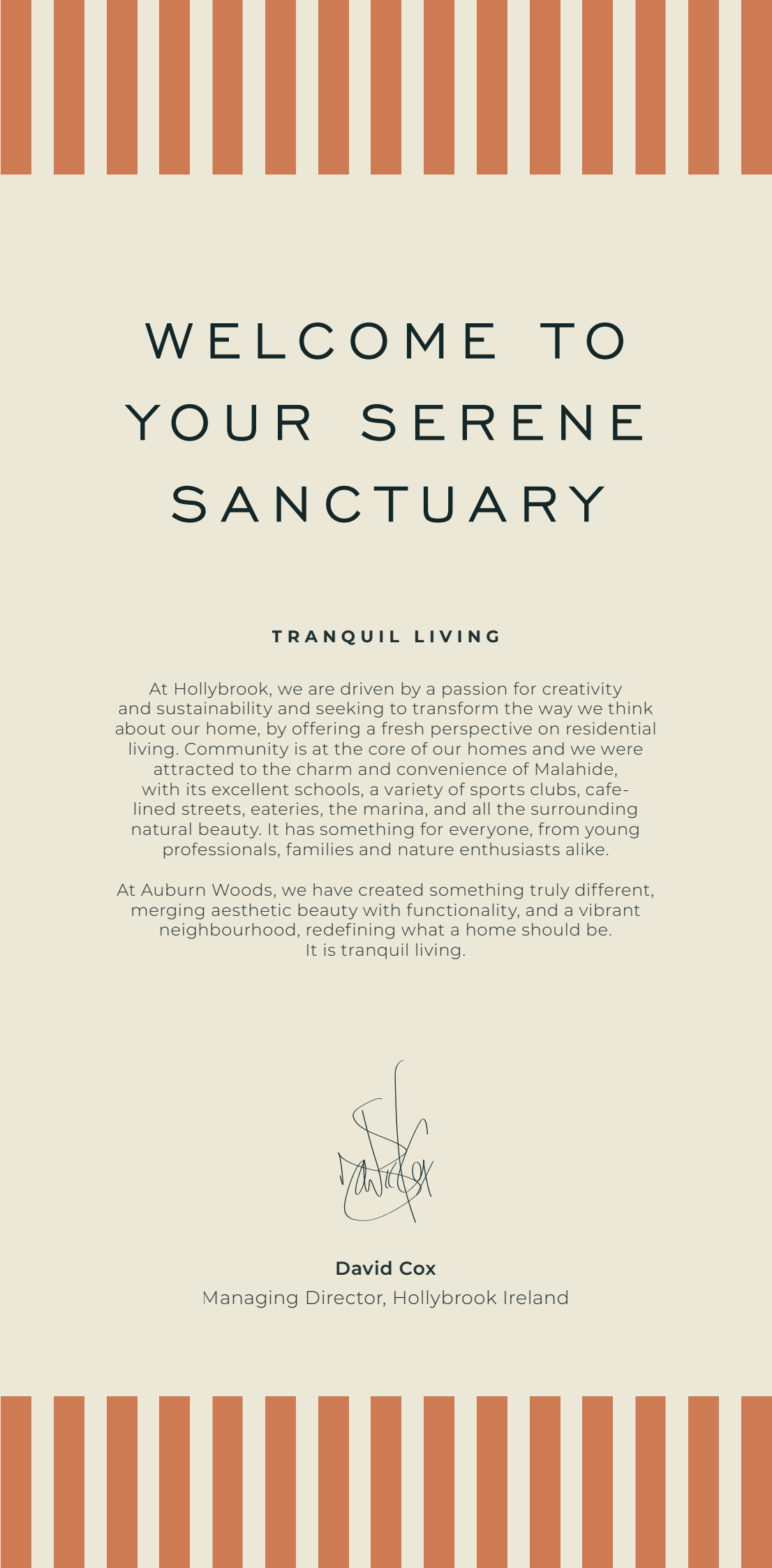


ESTD 1779

AUBURN WOODS

MALAHIDE



WELCOME TO YOUR SERENE SANCTUARY

TRANQUIL LIVING

At Hollybrook, we are driven by a passion for creativity and sustainability and seeking to transform the way we think about our home, by offering a fresh perspective on residential living. Community is at the core of our homes and we were attracted to the charm and convenience of Malahide, with its excellent schools, a variety of sports clubs, cafe-lined streets, eateries, the marina, and all the surrounding natural beauty. It has something for everyone, from young professionals, families and nature enthusiasts alike.

At Auburn Woods, we have created something truly different, merging aesthetic beauty with functionality, and a vibrant neighbourhood, redefining what a home should be. It is tranquil living.



David Cox

Managing Director, Hollybrook Ireland



HIDDEN AWAY
AMIDST SERENE
WOODED
LANDSCAPED
GROUNDS



YOUR TRANQUIL WOODLAND RETREAT

AUBURN WOODS

Auburn Woods is a unique collection of new homes on the grounds of the elegant 18th century Auburn House, mere moments from the centre of Malahide. Hidden away amidst serene wooded landscaped grounds, these prestigious properties are truly exceptional.

Surrounded by ancient trees, Auburn Woods exudes secluded serenity, providing a tranquil retreat from city life. Wide walkways weave their way through the residences, and the walled garden, orchard, flower meadows and pocket parks provide special moments of nature and calm.

LAMBAY
ISLAND

MALAHIDE
MARINA

MALAHIDE
BEACH

MALAHIDE
STATION

AUBURN
HOUSE

IRELAND'S
EYE

HOWTH

MALAHIDE
CASTLE & GARDENS





HISTORY & LOCATION

Malahide is a prime Dublin location famed for its historic castle, beautiful beach, fashionable boutiques, fine dining restaurants, and fast connections to Dublin city centre and airport. With its spectacular setting where the River Broadmeadow meets the sea, traditional cobbled streets and sandy bathing beach, Malahide offers an elevated lifestyle – enviably close to nature but with all the comforts and conveniences of modern life.

The secluded oasis of Auburn Woods lies next to the extensive grounds of Malahide Castle and just a short stroll from the village centre and the beach.





AN HISTORIC SETTING WITH EXCELLENT AMENITIES

DINING EXPERIENCES

1.	Old Street Restaurant	(Local Cuisine)
2.	Déjà Vu	(Breakfast)
3.	Siam Thai	(Thai)
4.	Bon Appetit	(Local Cuisine)
5.	Kajjal	(Pakistani)

DRINKING SPOTS

6.	Garden House Cafe	(Coffee Shop)
7.	Gibney's	(Pub)
8.	Avoca	(Shop & Café)
9.	McGoverns	(Pub)
10.	Gilbert & Wright	(Cocktail Bar)

MUST-SEE LOCATIONS

11.	Malahide Castle & Gardens
12.	Portmarnock Velvet Strand
13.	Casino Model Railway Museum
14.	Malahide Marina
15.	Malahide to Portmarnock Coastal Walk

SPORTING ACTIVITIES

16.	St. Sylvester's GAA Club
17.	Malahide Rugby Club
18.	Malahide Lawn Tennis and Croquet Club
19.	Malahide United Football Club
20.	Portmarnock Golf Club
21.	Malahide Cricket Club
22.	The Island Golf Club





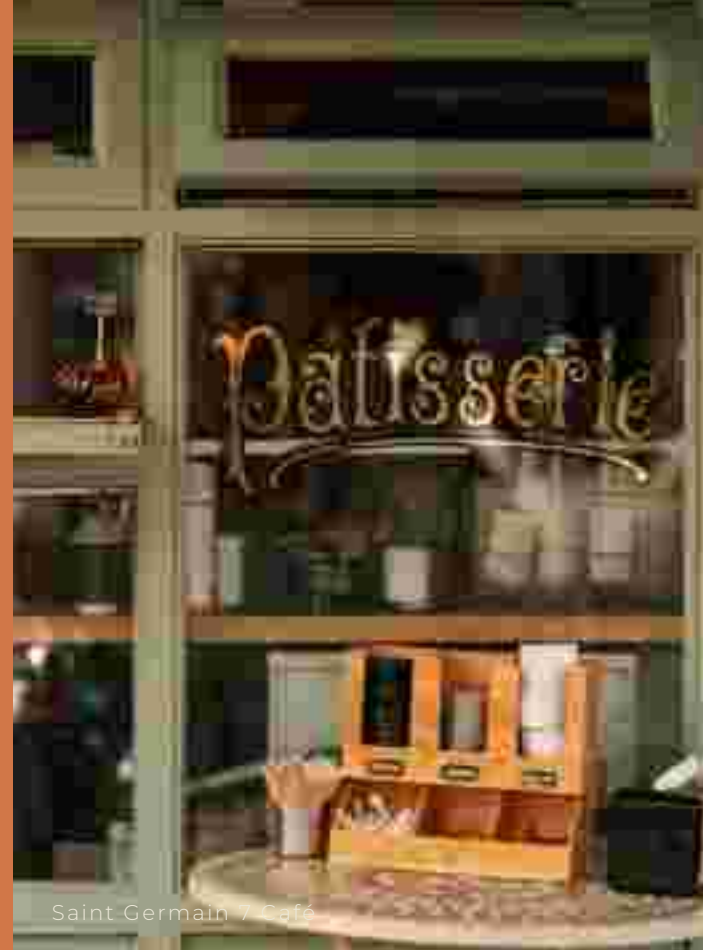
HISTORY & LOCATION

The premium properties at Auburn Woods are located in a stunning setting in the wooded grounds of Auburn House, next to Malahide Castle, and within a few minutes' walk of Malahide village centre with its many boutiques and amenities.

Auburn House, one of the finest residences in Ireland, was built in the 18th century, and Malahide Castle dates back to the late 12th century when it was built by the Talbot family whose descendents called it home for over 800 years. Today it provides a majestic backdrop to the village, set in 260-acre gardens that are home to a fabulous botanic garden, a world-class cricket ground, a sports pavilion with golf, tennis and basketball courts, and Avoca café.



EXPLORE MALAHIDE'S CULINARY GEMS



Saint Germain / Café

LOCAL AREA

Residents can enjoy some of the finest retail offerings in Ireland in Malahide. Its streets are lined with chic boutiques and premium stores offering luxury and high street brands, unique antique and jewellery shops, and there's also an award-winning independent bookshop.

The village is a delight for coffee lovers and gourmands, brimming with independent coffee shops, Donnybrook Fair gourmet grocery shop, gastropubs and fine dining restaurants offering high quality, locally sourced foods.

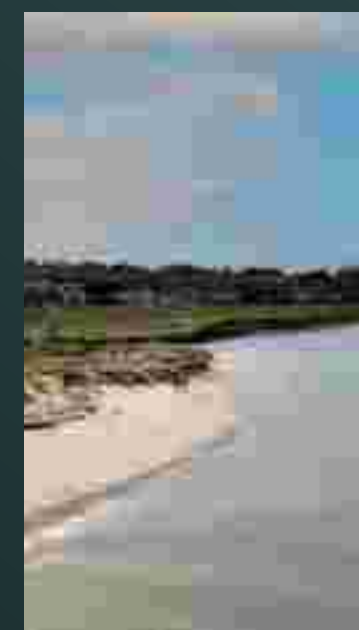
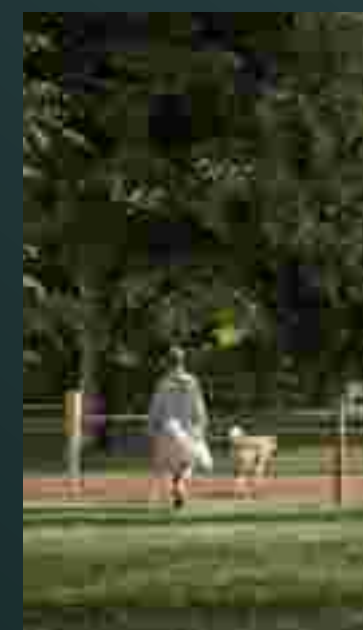


Malahide Florist



Malahide Marina

DESIGNED BY NATURE



WATERFRONT LOCATION & GREEN SPACES

Spectacular skies and seascapes provide a dramatic backdrop to Malahide, along with the 260-acre castle gardens and its 2km long sandy beach.

The picturesque Dublin Coastal Path links the area's main attractions, including the wonderful dunes at the Velvet Strand and the rock pools at Balcarrick Beach, and provides breathtaking views of Lambay Island and the Irish Sea.

FIRST-CLASS SPORTS FACILITIES



Portmarnock Golf Club



Malahide Tennis Club

SPORTING ACTIVITIES

Malahide is a top destination for lovers of the outdoors with a plethora of top-class clubs and sports facilities. The 27-hole golf course is international standard, the cricket pitch is home to Ireland's cricket team, and the busy marina is the only full-service facility in the area. Added to this are Malahide Tennis Club, Malahide Rugby Club, St Sylvester's GAA club, and Malahide United Football club.

The sailing club, watersports centre and yacht club are popular with visitors and locals, as is the Malahide Castle Sports Pavilion with its pitch and putt course, tennis and basketball courts, and coaching.



Malahide beach

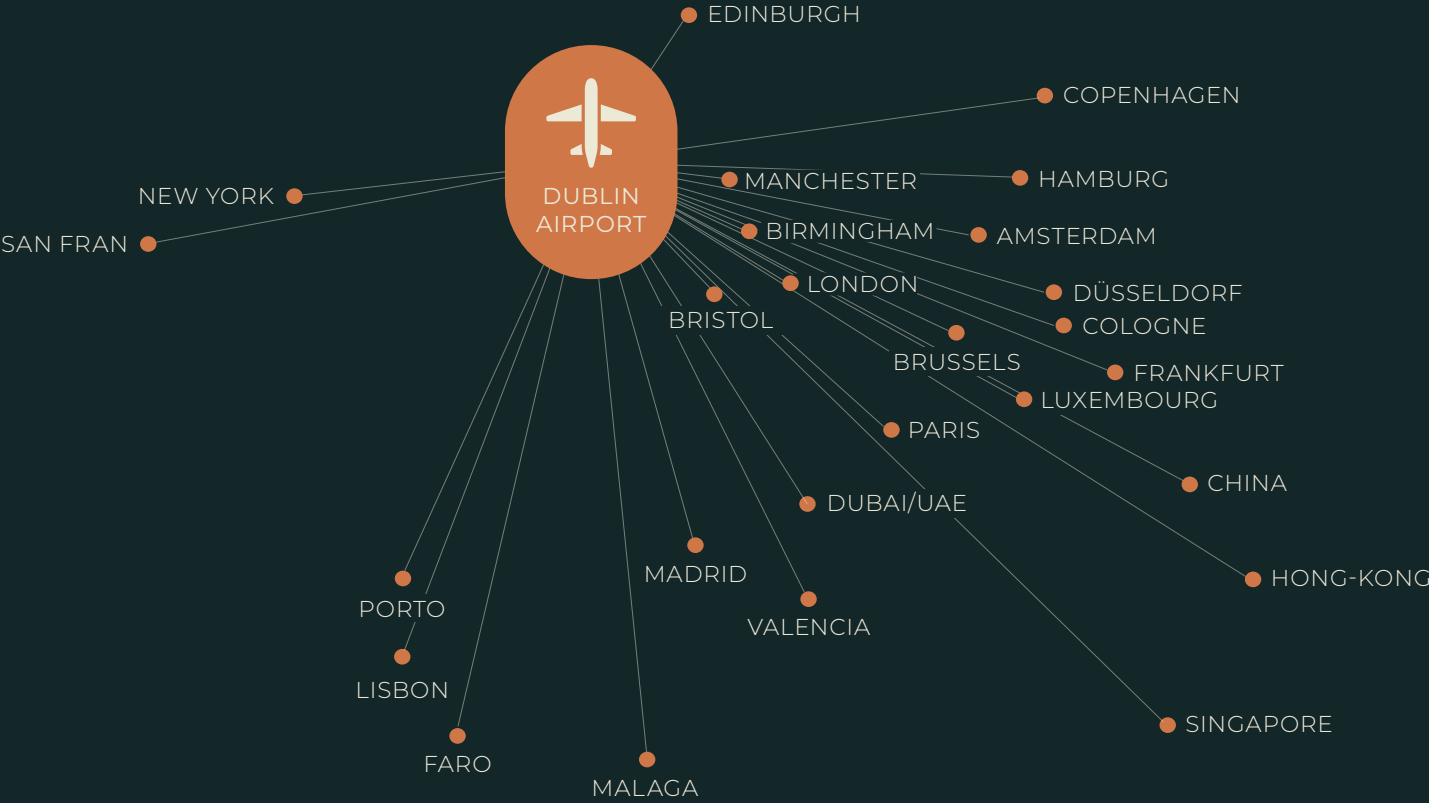


LOCAL TRAVEL

 AUBURN WOODS	 AUBURN WOODS	 AUBURN WOODS	 MALAHIDE STATION
 AVOCA MALAHIDE 15 MINS	 MALAHIDE STATION 7 MINS	 MALAHIDE STATION 5 MINS	 PORTMARNOCK STATION 4 MINS
 MALAHIDE CASTLE 18 MINS	 MALAHIDE BEACH 10 MINS	 MALAHIDE GOLF CLUB 7 MINS	 CONNOLLY STATION (DUBLIN) 16 MINS
 MALAHIDE STATION 30 MINS	 BROADMEADOW ESTUARY GREENWAY (CONNECTS AT MALAHIDE DEMESNE) 21 MINS	 DUBLIN AIRPORT 10 MINS	 TARA STREET STATION (DUBLIN) 21 MINS
 MALAHIDE BEACH 46 MINS	 PORTMARNOCK BEACH 22 MINS	 DUBLIN CITY CENTRE 30 MINS	 PEARSE STATION (DUBLIN) 23 MINS
 PADDY'S HILL / GANNON PARK 1 HR	 HOWTH 52 MINS	 BELFAST 1 HR 50 MINS	 BELFAST 2 HR 43 MINS

INTERNATIONAL TRAVEL

Dublin Airport (DUB) is the largest airport in Ireland. You can fly to 193 destinations, here are a handful to choose from.



EDUCATION

From the very first steps in education through to secondary school, Malahide offers a wide choice of well-established schools enabling children to be educated in the local community from pre-school to secondary level.

For younger children there’s lots of choice, as Malahide has two Montessori schools and five primary schools.

The popular co-educational Malahide Community School (Pobalscoil Iosa) for pupils of all religious denominations is the main secondary school in the area, with other options in neighbouring Sutton, Swords and Portmarnock.

With the DART line station nearby the many prestigious private schools in Dublin are also easily accessible.



AUBURN WOODS CRECHE

Next to the homes is Auburn Woods creche. Catering for 44 children, this is housed in a separate building and has its own outdoor play area.

MONTESSORI

- ABC Montessori
- Bright Sparks Montessori

PRIMARY

- Gaelscoil An Duinninigh
- Holywell Educate Together National School
- Kinsealy National School
- Malahide / Portmarnock Educate Together National School
- Pope John Paul II National School
- St Andrew's National School Malahide
- St Helens Senior National School
- St Oliver Plunkett National School
- St Sylvester's Infant School

SECONDARY

- Belmayne Educate Together
- Coláiste Choilm
- Gaelcholáiste Reachrann
- Grange Community College
- Malahide & Portmarnock
- Malahide Community School
- Portmarnock Community School
- St. Finian's Community College
- Swords Community College





BUSINESS & INVESTMENT

Ireland is well known for its investment-friendly policies and attractive tax regime, and is a leading location for R&D thanks to generous tax credits. Multinationals from the US, UK, and Europe have made major investments, including R&D projects in the pharma, biotech, ICT and financial services sectors.

Ireland has long-standing business, political and personal links to the US, and Brexit strengthened its already strong appeal to European countries. Dublin has the only airport in Europe that offers US pre-clearance, facilitating hassle-free travel.

Dublin is a modern metropolitan capital, with a rich culture, highly educated English-speaking workforce, and long-established infrastructure, and today it's home to numerous tech, financial services and pharma companies,

Many of America's tech giants have made Dublin the centre of their European operations.



Many of America's tech giants have made Dublin the centre of their European operations:

- Adobe
- Airbnb
- Amazon
- Dell
- Google
- IBM
- LinkedIn
- META
- Microsoft
- Vodafone
- TikTok
- X (Twitter)

Financial services companies include banks and accountancy /consulting firms:

- Amazon
- Accenture
- AXA Insurance
- Citibank
- Deloitte
- EY
- JP Morgan
- KPMG
- Mastercard
- Merrill Lynch Bank of America
- Paypal
- Zurich Insurance

The top ten pharma companies in Ireland are:

- AbbVie
- AstraZeneca
- Bayer
- Bristol Myers Squibb
- Johnson & Johnson
- Merck & Co.
- Novartis
- Pfizer
- Roche
- Sanofi



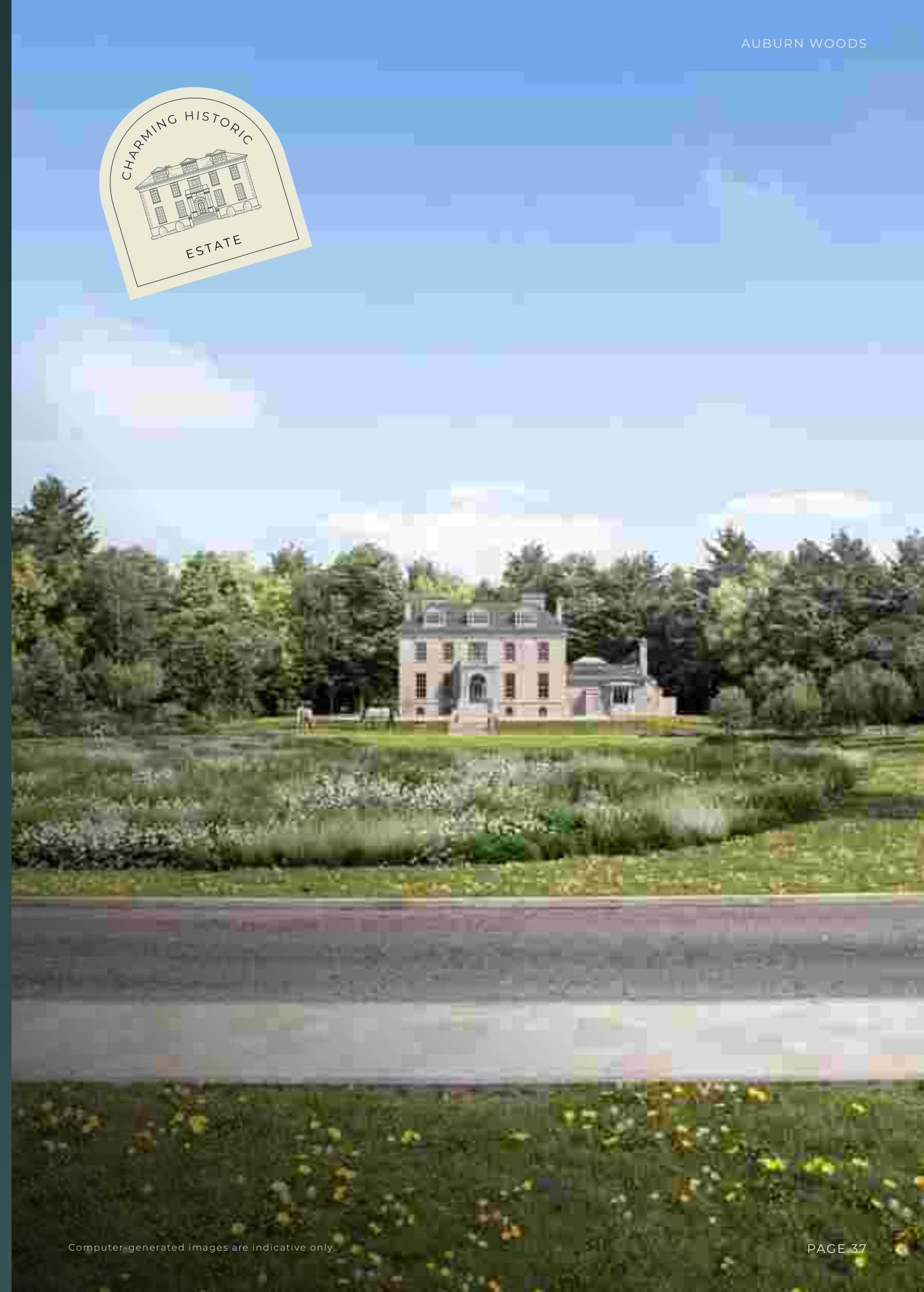


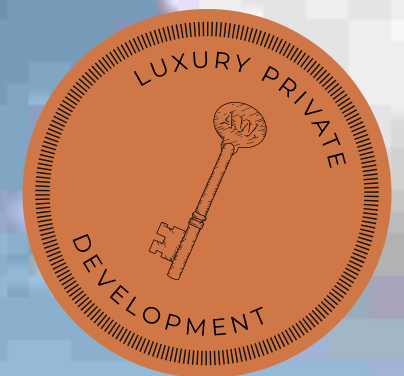
A SERENE SANCTUARY

WELCOME HOME

Bounded by historic woodlands and surrounded by beautiful, landscaped gardens, the residences at Auburn Woods set new standards for luxury living.

Designed to provide seclusion and privacy in thoughtfully designed high-quality homes, this exclusive new neighbourhood has a timeless quality, providing a welcome retreat and a serene sanctuary from the stresses of everyday life.





At Auburn Woods you can live close to nature, embrace the outdoors, and explore the 12.5 acres of open space, including 3.4 acres of protected woodland connected by new green routes and rediscovered historic pathways.



Auburn Woods has an abundance of shared outdoor space, ranging from the historic avenue of mature trees that provides the main pedestrian and cyclist route into the site, to the beautifully restored one-acre walled garden, and the large open expanse of the east paddock at the centre of the development.

There are also several pocket parks and two well-equipped children's play areas with new planting – some of the 1,000 new indigenous trees planted throughout the landscaped grounds.



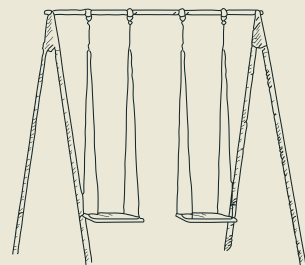
Computer-generated images are indicative only.



Wide pathways and tree-lined cycle routes wind through the luxuriant landscape with abundant planting, radiating out from the meadow and tree lined vista of the east paddock. The constant backdrop of indigenous trees includes beech, horse chestnut, sycamore and oak trees.



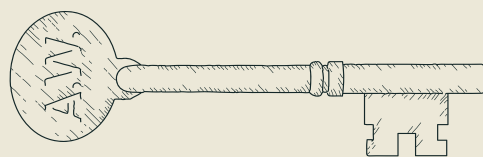
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TWO PLAYGROUNDS WITH
AMPLE RECREATIONAL
EQUIPMENT



HISTORIC, PROTECTED
WOODLAND AND SCENIC
WALKING TRAILS
TO EXPLORE



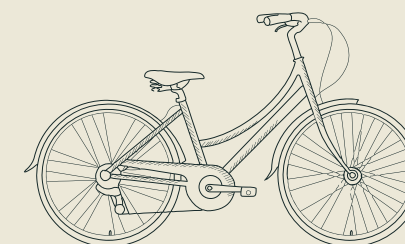
A LUXURY PRIVATE
DEVELOPMENT WITH
12.5 ACRES OF OPEN SPACE



NESTLED IN A TRANQUIL
ESTATE NEAR THE HISTORIC
AUBURN HOUSE, DATING
BACK TO 1776



BEAUTIFULLY RESTORED
WALLED GARDEN



TREE-LINED CYCLE
ROUTES FOR OUTDOOR
ADVENTURES

Informal stopping points, seats and open spaces provide places of quiet and recreation where residents can relax and appreciate the native planting in the meadow or enjoy some outdoor exercise.



Computer-generated images are indicative only.

The clusters of homes are grouped in four distinct areas, linked by green pathways and wide walkways



The historic walled garden with its mature trees is a serene sensory space and the perfect spot to relax and unwind.

SUSTAINABILITY

Auburn Woods has excellent sustainability credentials, with a focus on considered design conservation and improvement of the ecologically diverse setting.

The development respects the sensitive nature of the site and includes significant enhancement to the public realm, with the provision of accessible green spaces.

The planting retains existing hedgerows and trees, and promotes biodiversity by introducing a palette of native wildflowers, hedge and tree species. To encourage walking and cycling the grounds are criss-crossed by pathways and green links, the streets have been designed to calm traffic, and many areas are off-limits to vehicles.

The materials, heating and drainage systems in the homes have been selected to optimize sustainability and energy efficiency. These include sustainable timber frames, sedum roofs, air-source heat pumps. LED lighting, and wiring for EV car charging.

A2/A3 BER RATED

ENERGY EFFICIENT

EV CAR CHARGING

SUSTAINABILITY

Sustainable timber frame construction

Centralised Mechanical Extract Ventilation for control of the homes ventilation requirements

High performance external walls with a U-Value of 0.18W/m2K

Energy saving LED light fittings throughout

Energy efficient air source heat pumps for heating and hot water

All homes constructed to provide high level of air tightness to a standard that exceeds building regulations



Auburn Woods is a unique collection of houses, duplexes and apartments set in the wooded grounds of Auburn House.

This elegant building forms the focal point of the scheme which comprises four areas connected by green routes, each with its own sense of place and distinct character.

HOUSE TYPES

Auburn Woods will include a selection of Homes for all life stages



HOUSES

Two Bedroom Mid & End Terrace and detached homes

—

Two Bedroom Plus Study Homes

—

Three Bedroom Mid & End Terrace, semi-detached and detached homes

—

Four Bedroom Mid & End Terrace, semi-detached and detached homes



MEWS HOUSES

Own Door Three Bedroom Duplex Homes



LOFTS

One Bedroom Loft Apartments with balconies overlooking the grounds and landscaped gardens

—

Two Bedroom Apartments

—

Three Bedroom Penthouse Apartments

ARCHITECTURE & DESIGN

Auburn Woods has a distinctive character, with the landscaping and architecture informed by its context, and the design and materials sympathetic to the surrounding built environment. The homes are varied to meet the diverse requirements of residents, with numerous 2, 3 and 4 bedroom house types across the development, and a range of 1, 2 and 3 bedroom lateral apartments and duplexes.

The material palette across the development, designed to weather gracefully over time, includes muted ochre-brick to complement the earthy yellow render of Auburn House, stylish grey aluminium picture windows that frame the garden and woodland views, and a combination of pitched slate roofs and sedum green roofs.

Computer-generated images are indicative only.

HOUSES



Computer-generated images are indicative only.







Computer-generated images are indicative only.

MEWS HOUSES





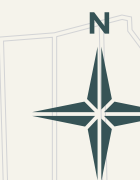
Computer-generated images are indicative only.

LOFTS



The homes are ideally designed for modern living, with open plan living spaces and mainly white décor that emphasises the sense of light and space. Many have vaulted ceilings and stunning views over the surrounding parkland and woodland.

AUBURN PARK



Waterway



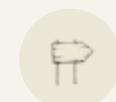
Trails



Cycle & Pedestrian Path
(with emergency access only)



Walled Garden
& Orchard



Walkways



Playgrounds
& Parks



The Creche



2 bedroom



3 bedroom



4 bedroom



Apartments



Duplex & Lofts

VIRTUAL
TOUR



THE INTERIORS

The interiors at Auburn Woods combine premium fixtures and fittings and stylish contemporary décor to create an atmosphere of luxury and calm.

Expertly crafted and finished to an impeccable standard, every aspect of the design has been carefully considered, resulting in an overall sense of quality and comfort.



A modern kitchen and dining area with large glass doors leading to a garden. The kitchen features light-colored cabinetry, a white countertop, and a built-in oven. A dining table with white chairs and a wicker backrest is set in the foreground. The large glass doors provide a view of a private garden with a barbecue and lush greenery.

The indoors flow seamlessly to the outdoors through large aluminium-framed sliding glass doors that provide easy access to charming private gardens.



The understated design includes Crittall-style glazed internal doors and Shaker-style cabinetry with reeded glass and complementary matt black ironmongery.



Oak effect wood flooring creates a warm
ambience, enhanced by zoned heating
with energy-efficient air source heat pumps
and thermostatic radiator controls.



Serene bedrooms offer quiet and calm, with leafy views through floor-to ceiling glazing and luxury carpet underfoot. Micro Shaker wardrobes with interior lighting are a feature of the principal bedrooms.



The luxurious bathrooms and en suites have premium fixtures and fittings, including Porcelanosa porcelain stone effect wall and floor tiles, contemporary baths and showers, and matt black hand basin taps and heated towel rails.

SPECIFICATION

THE ‘HOLLYBROOK FINISH’

Setting ourselves apart from others, all Hollybrook homes come with:

- Each home has been carefully architecturally designed for modern family living
- Integrated bosch branded appliance pack within luxurious kitchen including:
 - Oven
 - Microwave
 - 800mm wide hob
 - Extractor
 - Fridge Freezer
 - Dishwasher

— 20mm thick Quartz worktop with 100mm high upstand and full height upstand behind hob

- Fully fitted floor finishes:
 - High quality Oak effect wood flooring to ground floor
 - Luxury carpet to bedrooms, stairs and landings
 - High quality porcelain tiling to WC, Bathroom and Ensuites

- Conversion* friendly attics
 - Open walk around storage
 - Floors boarded
 - Drop down ladder
 - Velux style glazed roof windows to provide natural light
 - Power, lighting and data supply

— Feature vaulted ceilings and glazed roof lights over staircases to houses



BUILDING WARRANTY

Each Hollybrook home is covered with a 10-Year HomeBond Warranty

SUSTAINABILITY AND ENERGY EFFICIENCY

- BER A-Rated Homes incorporating renewable technology to lower energy costs
- Energy efficient air source heat pumps for heating and hot water
- Sustainable timber frame construction
- Energy saving LED light fittings throughout
- Centralised Mechanical Extract Ventilation for control of the homes ventilation requirements
- High performance external walls with a U-Value of 0.18W/m2K
- All homes constructed to provide high level of air tightness to a standard that exceeds building regulations

— Power and pre-wired for EV car charging

MEWS HOUSES

EXTERNAL FEATURES

- Combination of high-quality brick and render finishes
- High performance double glazed stylish black uPVC windows
- Feature high performance multi locking entrance door and hardwood screen
- Tall Aluminium sliding screen to private rear gardens

KITCHENS

- Bespoke designed contemporary Micro Shaker kitchens
- Coffee dock with reeded glass units and integrated LED lighting
- Large kitchen island with feature fluted finish
- Quartz worktop
- Soft close doors and drawers
- Integrated appliances
- Large undermount stainless steel sink
- Matt black monobloc mixer tap
- LED undercabinet lighting

FIRST FLOOR LAUNDRY AREA

- Additional countertop
- Services for washing machine and tumble dryer

WALK IN PANTRY (TO SELECTED HOME STYLES)

- Feature reeded ‘Crittall’ style door
- Large walk-in pantry with open shelving and feature lighting

BATHROOM & ENSUITES

- Luxurious and contemporary designed bathrooms and ensuites providing:
 - High quality single lever matt black wash hand basin taps with matching bath and shower fittings
 - Showers over all baths with glazed screen
 - Contemporary Porcelanosa porcelain stone effect wall tiling to selected walls
 - Contemporary Porcelanosa porcelain stone effect floor tiling with tiled skirting
- Large wall mounted mirror with tooth brush/shaver socket
- Single ended bath with wall mounted taps and shower fitting (to bathrooms)
- Extra large low-profile shower tray
- WC with concealed cistern, Eco-friendly dual flush plate and soft close seat
- Semi recessed wash hand basin
- Luxury matt black ladder towel rail
- Illuminated storage niche under sink



WARDROBES

— Contemporary Micro Shaker wardrobes provided to master bedroom with interior lighting

INTERIOR FINISHES

- 2650mm high ceilings to ground floor
- 2550mm high ceilings to first floor
- Fully fitted floor finishes
- Smooth finish to all walls and ceilings, painted in white emulsion
- All joinery painted in white satin wood
- Square edge with feature shadow gap skirting board painted in white satinwood
- Square with feature shadow gap architrave painted in white satinwood
- Shaker style painted internal doors with contemporary matte black ironmongery
- Shaker style glazed painted internal door to kitchen/dining room

HEATING

- Heating and hot water by energy efficient air source heat pumps
- Heating zones provided to each floor
- Radiator panel heating with individual thermostatic valve controls

ELECTRICAL & MEDIA

- Lighting
 - Energy efficient warm white LED downlights to kitchen, bathroom and ensuites
 - Pendants to living rooms, dining areas, hallways and bedrooms
 - Energy efficient external lights

- Power and switches
 - Multi gang switch for appliances
 - Power and pre-wired for EV car charging
 - USB Sockets provided in kitchen
 - USB Sockets provided to either side of the master bed

- TV
 - TV system installed to allow free to air digital TV and allow for future installation of Satellite TV by purchaser.*
 - TV point to all Bedrooms
 - TV point to Living Room
 - TV point to Kitchen/Dining Room
 - TV supply in attic

- Data
 - Homes CAT 6 wired from utility cupboard to provide data to designated points around house.*
 - Data point to main TV in living room
 - Data point to study area
 - Data point to hall
 - Data point to all bedrooms
 - Data supply in attic

SECURITY & SAFETY

- Mains powered smoke detectors to hallways, kitchen, living room and bedrooms.
- Heat detector to kitchen

FRONT & REAR GARDENS & LANDSCAPING

- All homes with private gardens
- 1800mm high timber fencing between gardens with rear access to gardens.
- External rear water tap
- Topsoil and seeded rear garden
- Power and pre-wired for electrical point for car charging

CAR PARKING

- Two allocated private car parking spaces to 3 & 4 bedroom houses
- One allocated private car parking space to all lofts, duplexes and 2 bedroom houses

COMPLETION & HANDOVER

— Comprehensive handover pack will be included with the sale of each house

LANDSCAPING & EXTERNAL AMENITY SPACE

- The exterior and public spaces of the neighbourhood have been designed by award winning Landscape Architects and include the following features:
 - Historic walled garden
 - Almost 1000 new trees planted throughout the neighbourhood
 - Natural wild flower and native species of planting
 - Two playgrounds with play equipment in the centre of the neighbourhood
 - 12.5 acres of open space in centre of historic estate
 - Woodland walk
 - Ecological zone with Bug and Insect Hotels
 - Bird boxes around the neighbourhood to encourage biodiversity

**Professional advice from architect and engineer prior to any conversion is required*



DEVELOPER

HOLLYBROOK

HOLLYBROOK - ONE OF IRELAND'S FINEST DEVELOPMENT COMPANIES



TRACK RECORD

Hollybrook is a private family-owned development and construction company, focusing on high quality, bespoke residential and commercial developments.

The business was founded in 1987 in London by an Irish family and has grown to become a well-established developer in the UK and, more recently, Ireland. We have considerable experience, not just in new-build projects, but also in the restoration and refurbishment sector, having successfully completed many diverse and challenging projects. Hollybrook builds all its own developments and has a 30 year track record of constructing high quality major residential and mixed-use schemes.

The company is passionate about construction build-quality and has been awarded many NHBC Awards over the past 15 years. We have also won the NHBC Seal of Excellence on our last five developments. Less than 1 in 1000 developments achieve this award.



SCAN TO DISCOVER MORE



 AUBURNMALAHIDE.IE

 HOLLYBROOK.IE

CONTACT US

AGENT

KNIGHTFRANKENQUIRIES@IE.KNIGHTFRANK.COM

01 237 4500 / 01 634 2466



PSR Reg No: 001880



REGISTER YOUR
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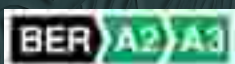
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BER Certificates will be supplied at contracts stage.

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