



KINGSLAND

DONABATE, CO. DUBLIN



DONABATE - A POPULAR
COASTAL LOCATION OF
NATURAL BEAUTY



VIEW FROM DONABATE
TOWARDS MALAHIDE



ST. PATRICK'S CHURCH,
MAIN STREET, DONABATE



THE ISLAND GOLF CLUB DONABATE

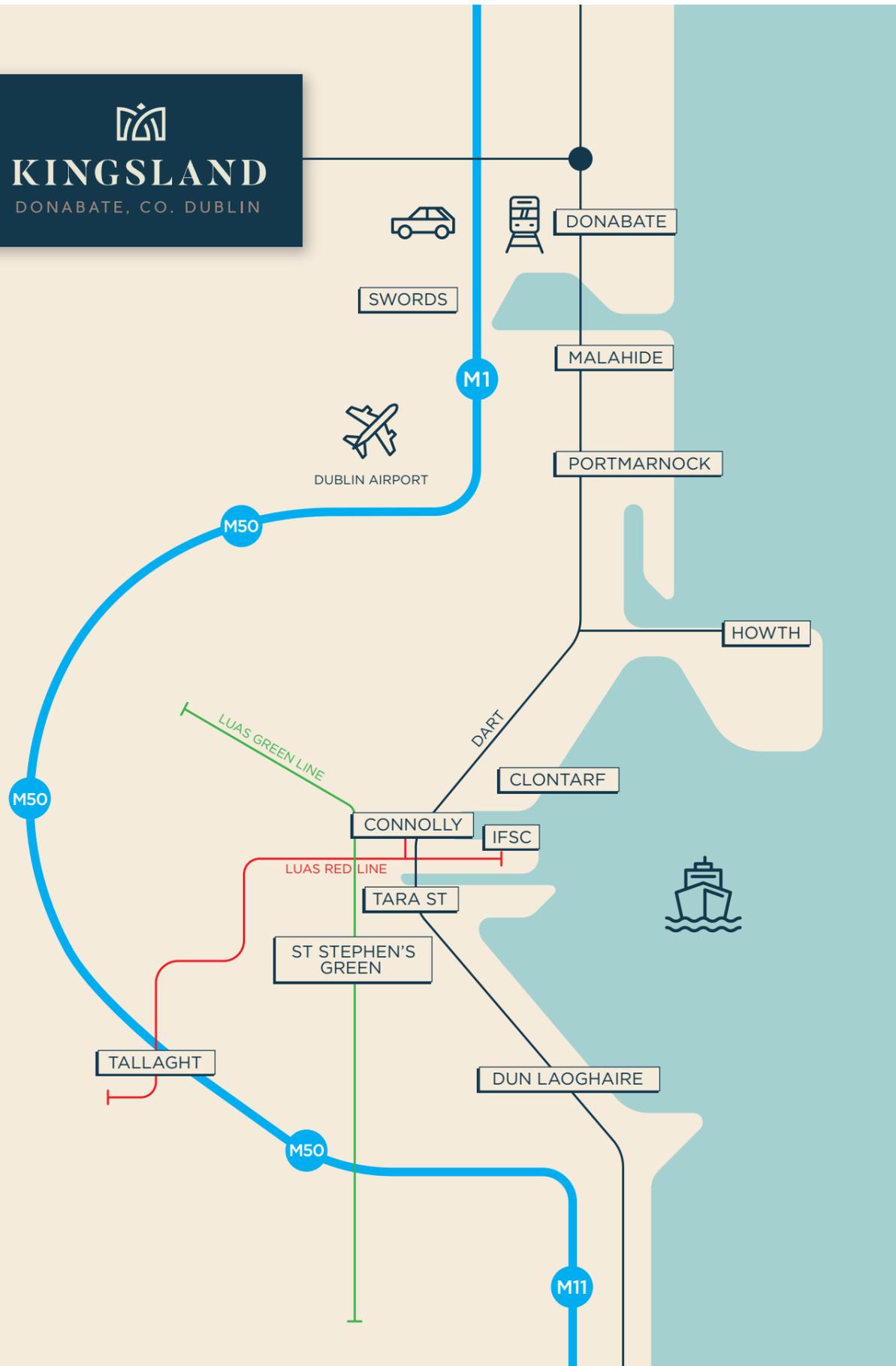


KINGSLAND

DONABATE, CO. DUBLIN

Brand new development of high specification and stylish large 4 bedroom semi-detached houses offering fantastic living opportunities close to the numerous amenities of this popular coastal location of natural beauty.

Kingsland, Donabate is a small development of only 29 houses in Donabate with landscaped gardens that provide ideal living opportunities for families and first-time buyers.



EXCELLENT TRANSPORT LINKS TO THE CITY

Donabate has great transport links, with a commuter rail service linking it to Malahide in 4 minutes and Dublin City Centre in under 25 minutes as well as a Dublin Bus Service and it is within easy reach by road of Malahide, Dublin Airport, Swords and the City Centre.

QUICK TIMES



21
MINUTES TO
CONNOLLY STATION



10
MINUTES TO
SWORDS TOWN CENTRE



11
MINUTES TO
DUBLIN AIRPORT



EXCEPTIONAL LOCAL AMENITIES

Donabate benefits from great local shops, restaurants, cafes including Scrumdiddly's ice cream parlour, local pubs and hotel.

Also, its close proximity to Malahide, which is a mere four minutes away on the train, brings some of the best restaurants and amenities in the country to residents nearby.

Swords with its myriad of shops, restaurants and other attractions is also very convenient.

Locally, there are numerous places and features of interest including Newbridge House and Farm with parklands, Donabate Beach and Portrane Beach, the Martello Tower at Donabate Beach and the Martello Tower at Tower Bay, Rogerstown Estuary and the 19th century listed building at St. Ita's Hospital.



GREAT FAMILY ENVIRONMENT

Donabate has several established Montessori and pre-schools. It also has three primary schools and a secondary school, all of which are within walking distance of Kingsland. The area has a strong community with year round clubs and activities for children and adults alike including dance, music, singing, drama, culture, Irish speaking, martial arts and an array of other indoor and outdoor pursuits.

SPORTING FACILITIES

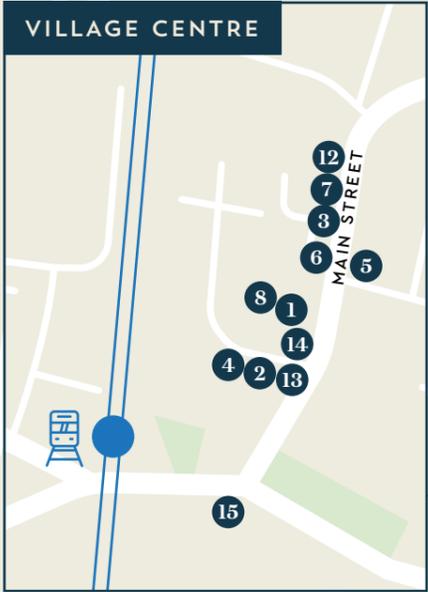
The area has an abundance of sports and leisure facilities, with five golf clubs, an equestrian centre, tennis club, a planned cycle path, GAA club, hockey club, football club, athletic club and plenty of marine activities, swimming, boating and kite surfing.

CULTURAL AREA

There are many cultural activities throughout the year with the well-established Donabate-Portrane summer festival in August, the Bleeding Pig Cultural Festival in September and the Christmas Market Lights Festival and Craft Fair in December.



1. SUPERVALU, DONABATE TOWN CENTRE
2. SCRUMDIDDLY'S
3. DONABATE BEACH
4. KEELINGS BAR & SNUG
5. PASTA CASTELLO
6. BEAVERSTOWN GOLF CLUB (ADJACENT TO KINGSLAND DEVELOPMENT)



LOCAL AREA

RETAIL

1. SuperValu/Butchers
2. Hairdressers
3. Beauticians
4. Boutique
5. Life Pharmacy
6. Dry cleaners
7. Tobins Pharmacy
8. Florist
9. Jones Garden Centre
10. Swords Pavillion Centre

HOTELS, RESTAURANTS & BARS

11. The Waterside House Hotel
12. Keelings Pub
13. Chungs Chinese Restaurant
14. Pasta Costello Italian Restaurant
15. Scrumdiddly's ice cream parlour

EDUCATION

- Primary Schools:**
16. St. Patrick's Girls School (10 MIN WALK)
 17. St. Patrick's Boys School (10 MIN WALK)
 18. Donabate & Portrane Educate Together National School (8 MIN WALK)
- Secondary Schools:**
19. Donabate & Portrane Community College (12 MIN WALK)

There is a wide range of Montessori schools and creches within walking distance of Kingsland.

SITE PLAN

TYPE B1
4 BEDROOM DETACHED HOUSE
136 sq. m / 1,462 sq. ft

TYPE C
4 BEDROOM SEMI-DETACHED HOUSE
136 sq. m / 1,462 sq. ft

TYPE C1
4 BEDROOM SEMI-DETACHED HOUSE
140 sq. m / 1,507 sq. ft







FULLY FUTURE
PROOFED
DESIGN







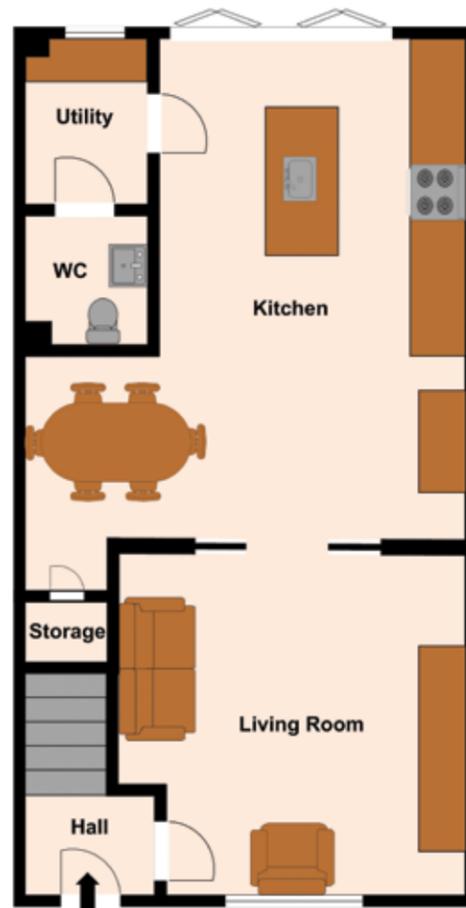
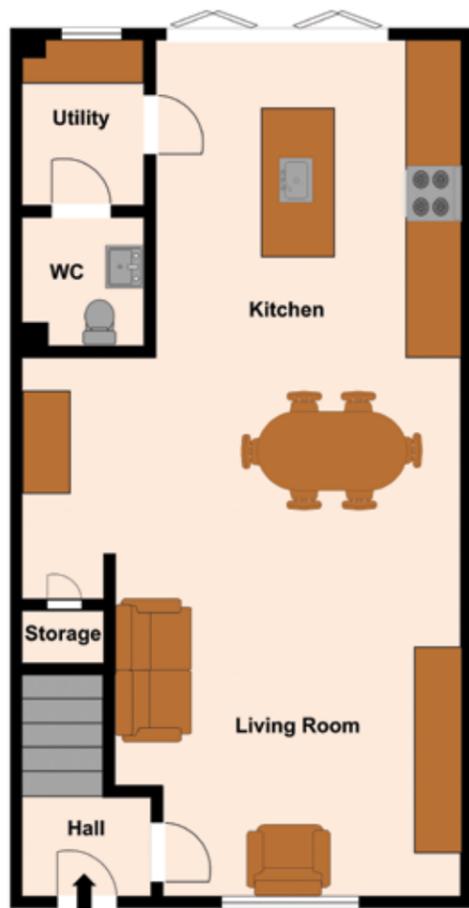
TYPE C

4 BEDROOM SEMI-DETACHED HOUSE

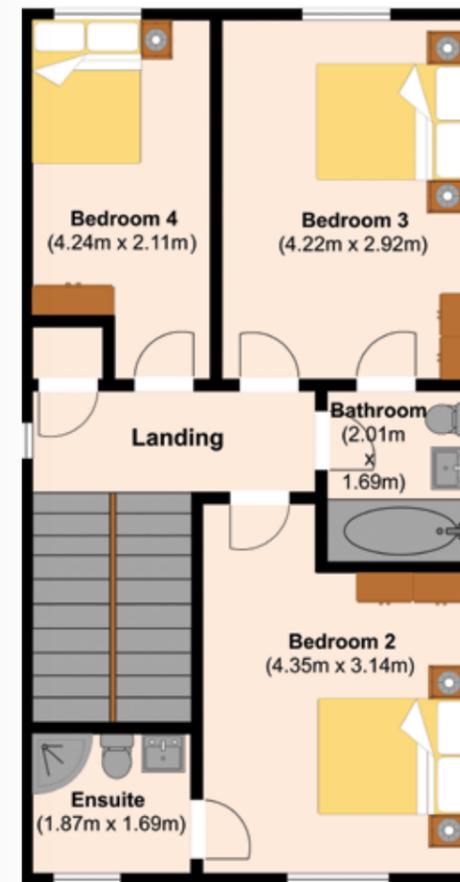
136 SQ.M. / 1,462 SQ.FT

OPTION A

OPTION B

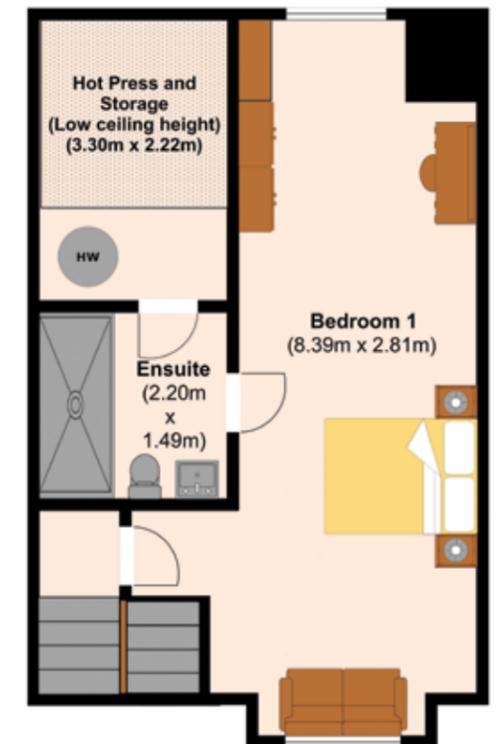


GROUND FLOOR



FIRST FLOOR

| | |
|-----------|--------------------------|
| Bedroom 2 | 13.659 SQ.M / 147 SQ.FT |
| Bedroom 3 | 12.32 SQ.M / 132.6 SQ.FT |
| Bedroom 4 | 8.95 SQ.M / 96.3 SQ.FT |



SECOND FLOOR

| | |
|-----------|--------------------------|
| Bedroom 1 | 23.58 SQ.M / 253.8 SQ.FT |
|-----------|--------------------------|

SPECIFICATION

The Kingsland Development Team create and deliver exceptionally high-quality houses that have a number of characteristics to ensure they are fully future-proofed to meet and exceed industry standards. Each house is designed and finished to a high standard while maximising space over three floors.



KITCHEN

- Modern Handleless design in Matte Dove Grey Finish
- Solid 18mm carcass with Grey Linen interior
- 20mm Quartz worktops in Vittoria White
- Undermounted Bowl & Half Stainless Steel sink with worktop fluting and Cadiz Pillar Tap
- Twin Motor Canopy Extractor Hood
- Provision for Integrated 70/30 Fridge Freezer and Fully Integrated Dishwasher

BATHROOMS

- Superior quality sanitary ware in bathrooms and en-suites with thermostatically controlled high pressure pump-fed showers
- Fully tiled shower enclosures with chrome and glass doors
- Top quality floor and wall tiles to bathroom, en-suites, utility room and ground floor toilet
- Bathrooms fitted with chrome heated towel rail

UTILITY

The utility room comes with additional workspace, countertop and storage to the same finish and standard as the kitchen and is fully plumbed for a washing machine and tumble dryer.

WARDROBES

- Luxurious built in wardrobes with hanging rails and shelving including soft closing doors to bedrooms
- Matte Dove Grey Finish with Stainless Steel T-Bar handle
- Practical mix of shelving and hanging throughout
- Feature dressing area with drawer storage in Master Bedroom

DOORS & IRONMONGERY

- Double Glazed Bi Fold door to patio area by Munster Joinery – opens full double width into Garden
- Polished chrome ironmongery throughout

EXTERNAL FINISH

- Exterior Electric Car Charging Point at front entrance
- Cobble Locked Driveway; 2 dedicated car spaces
- Private Rear gardens are grassed with timber fencing panels
- External lighting to front and rear gardens
- External Water Tap
- External Double Plug in rear garden
- IBStock Brick and low maintenance Dry Dash finish
- Elegant high quality uPVC windows by Munster Joinery
- Prestige hardwood front door by Munster Joinery
- uPVC fascia, soffits and gutters

DEMAND CONTROL VENTILATION

The Kingsland houses are fitted with an Aereco Demand Control Ventilation (DCV) system which quietly and efficiently ventilates each room. This excellent facility ensures that the air quality in the house is constantly monitored and adjusted whenever required.

INTERNAL FINISH

- Increased ceiling height to the ground floor
- Painted finish to all walls and ceilings
- Ansell Prism LED lighting with 5 year warranty and pendant lighting
- Stainless steel- finish sockets and light switches downstairs
- Tiled Bathrooms & Utility room
- Contemporary skirting

SECURITY

Each home is wired for an intruder alarm.

QUALITY CERTIFICATION & INSURANCE

Independent quality certification from i3pt (www.i3pt.ie); 12 year Latent Defect Insurance from CRL (c-r-l.com/latent-defects) along with 12 year warranty on construction and similar professional indemnity cover from design team.



FUTURE-PROOF LIVING

MEDIA & COMMUNICATIONS

- Cat 6 wiring – Allows for Ultrafast Fibre Broad band when available
- Centralised Media Centre including all Internet Service Providers, Wiring & T.V.
- USB Integrated Plugs on the Ground and 2nd Floor
- Wired for Virgin Media & Eircom

STATE OF THE ART HIGHLY EFFICIENT AIR TO WATER CENTRAL HEATING SYSTEM

Joule Samsung High efficiency Air to Water heat pump heating system, harnesses natural warmth from outside (even on cold days) creating heat up to 4 times more efficiently than other forms of heating such as Gas, Oil or electric storage.

Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted steel radiators.

FIRE PROTECTION

Best in class fire protection. Smoke detectors and sprinkler system fitted as standard.

DEVELOPMENT TEAM

JOINT SELLING AGENTS



118 Lower Baggot Street,
Dublin 2
01 631 8402

sales@hookemacdonald.ie
PSRA: 001651

www.hookemacdonald.ie



19 Old Street, Malahide
Co. Dublin
01 845 3459

kevinflanigan@gmail.com
PSRA: 001878

www.kfestates.ie

FUNDED BY



DEVELOPER

Roxtip Limited,
66 Baggot Street Lower, Dublin 2

BUILT BY

M.B. McNamara Construction Ltd.,
66 Lower Baggot Street., Dublin 2

ARCHITECT

Downey Planning
& Architecture
1 Westland Square,
Dublin 2

www.downeyplanning.ie

ENGINEER

Roughan & O'Donovan
Consulting Engineers
Arena House, Arena Road,
Sandyford Industrial Estate,
Dublin 18

www.rod.ie

SOLICITOR

Sheehan & Company
Solicitors
1 Clare St, Dublin 2

www.sheehanandco.ie/

FUNDING

Castlehaven Finance
Rockfield, 7th Floor
North Block, Dundrum,
Co. Dublin

www.castlehavenfinance.com

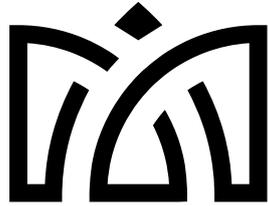
QUALIFIES FOR THE HELP TO BUY SCHEME



REGISTER INTEREST AT:

KINGSLAND.IE

Conditions to be noted: Subject to Contract / Contract Denied. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or is its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.



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