BALMOSTON

Donabate



Love where you live

Glenveagh

Home of the new.



BALMOSTON IN DONABATE

Glenveagh is pleased to introduce **Balmoston**, a striking new collection of beautifully designed family homes in **Donabate**.

Balmoston perfectly combines modern, stylish living with a wide range of excellent amenities and all the convenient transport links of northeast county Dublin, in a welcoming, well-established community.

That's what makes it ideal for anyone looking to put down roots of their own.

Love where you live

LOVE
A PLACE OF YOUR OWN
LIVE
CONNECTED TO YOUR COMMUNITY

For illustrative purposes only.

EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

The tranquil surroundings and second-to-none transport links of Donabate make for a popular and ideal spot to put down roots. Balmoston is just a few minutes away from Donabate, a popular and well-established commuter town in northeast Dublin.

Residents in Balmoston are connected to it all with its convenient location. The train station is conveniently located just a 10-minute walk from the development so you can sit back and enjoy the option of a stress-free commute into the city via fast and frequent bus and train routes. For commuters, the M50 (link to M1) and R132 road links are minutes away. A short drive via the motorway will have you in Dublin City Centre. What's more, a relatively short spin will bring you to the idyllic Newbridge House & Farm, Ireland's best intact Georgian mansion.

Dublin Airport	13 km
Swords Pavilions Shopping Centre	9 km
Dublin City Centre	24 km
Donabate Beach	2 km

Bus Routes via Donabate

Swords Pavilions → Portrane	33B
Donabate → Lusk	33T
Portrane to St. Stephens Green/ Custom House Quay	33D
Skerries to Dublin Abbey Street	33E

Donabate Station → Connolly Station	18 km
Donabate Station → Pearse Station	22 km



BALMOSTON IN DONABATE

BER A

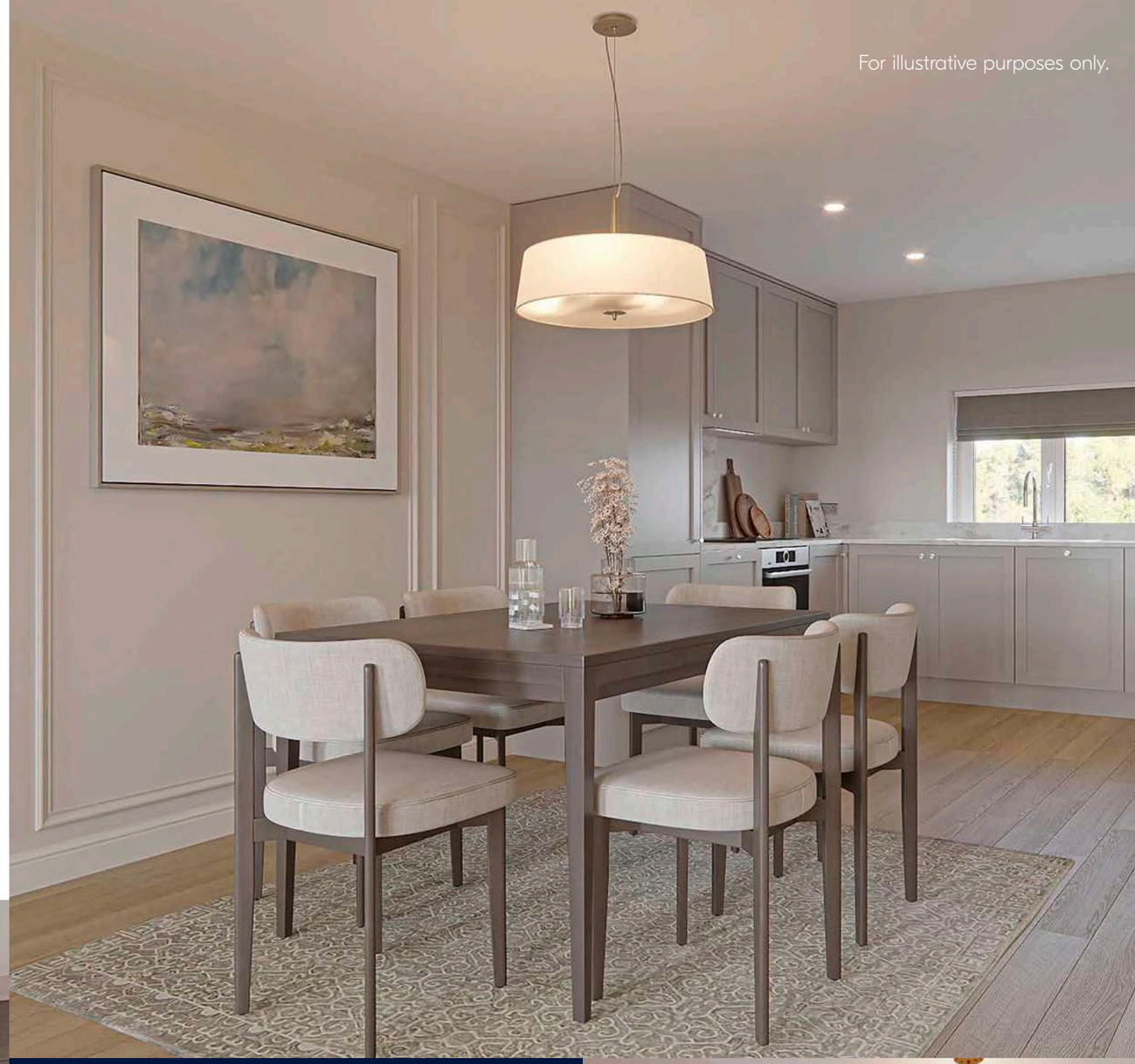
LOVE SPACE TO UNWIND

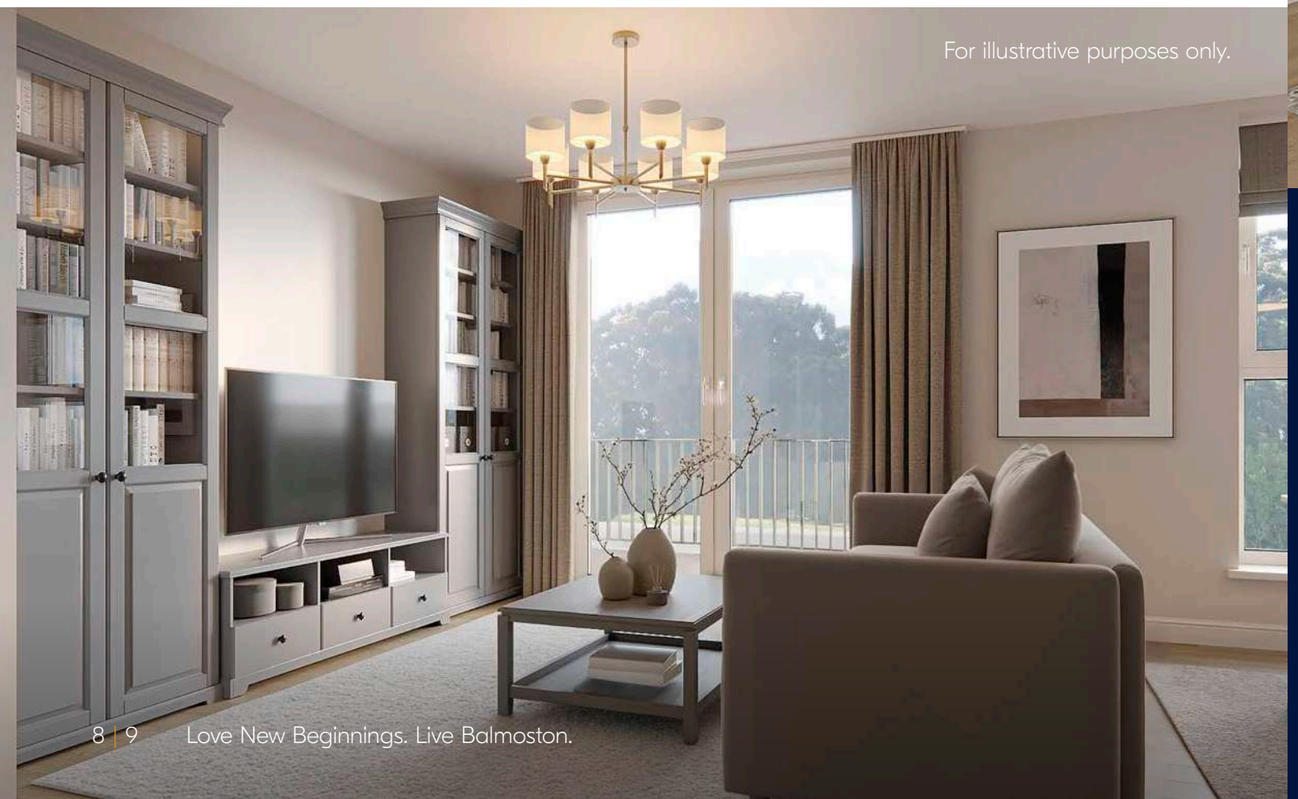
LIVE TO SHAPE THAT SPACE

The interior of every Balmoston home is built with you in mind. Whatever you want – space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

The comfort you want, how you want it

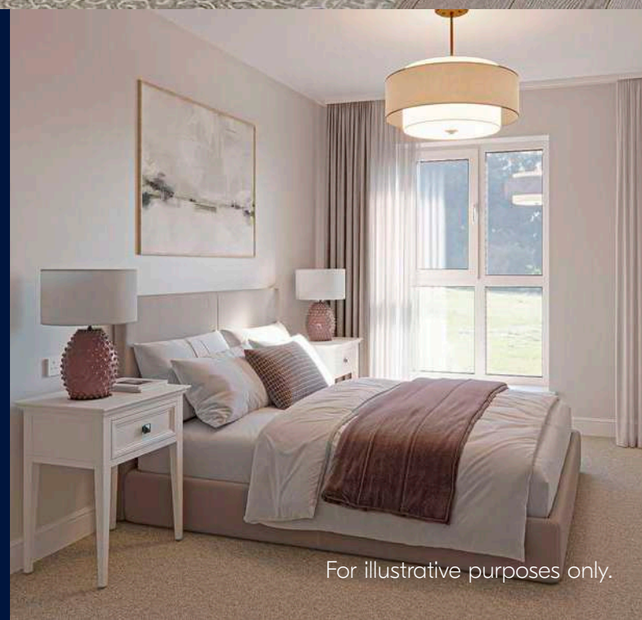
Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.


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BER A-Rated Specs and Standards

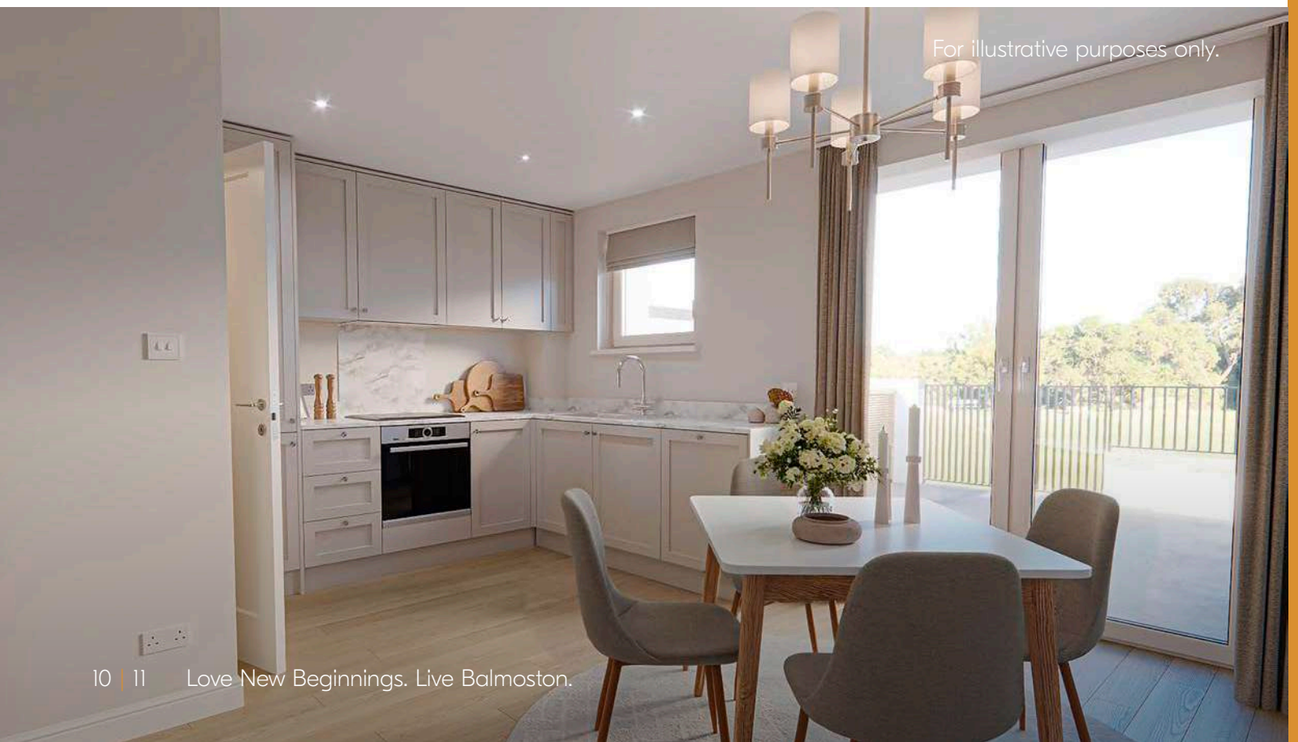
Every home at Balmoston achieves a BER A rating – built to high standards of insulation and airtightness to keep your home warm and your running costs low.


For illustrative purposes only.

LOVE
A COSY, WARM HOME
LIVE
WITH TECHNOLOGY BUILT TO LAST

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day.

Every Glenveagh home achieves a BER A rating, with high levels of insulation in floors, walls and roofs, and an airtight build that retains heat throughout.



For illustrative purposes only.





What do homes of the future look like?

We're building the homes of tomorrow, today. Glenveagh homes are built to higher standards of airtightness and insulation, so you spend less on energy from the day you move in.

Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water, or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

Pre-wiring for electric vehicles

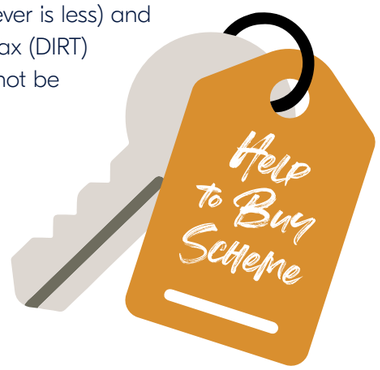
Glenveagh homes include a ducted cable route for an EV charge point where applicable, so installing a charger is straightforward when you're ready to make the switch.

ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

Help-to-Buy SCHEME

The Help-to-Buy SCHEME is designed to help first-time buyers overcome the hurdle of getting their deposit together. The Help to Buy is a tax rebate scheme tailored to first-time buyers that will help you cover the deposit needed for a newly built house or apartment. The amount that you can claim is up to €35,000 or 10% of the property value (whichever is less) and depends on how much Income Tax and Deposit Interest Retention Tax (DIRT) you have paid over the last 4 years. Unfortunately, Help to Buy cannot be used to purchase previously owned or second-hand homes.



Help-to-Buy SCHEME eligibility criteria

- You must be tax-compliant.
- You must take out a mortgage of at least 70% of the property value.
- You must live in the property as your main home for at least 5 years.
- The property value must be €500,000 or less.
- Only newly constructed or self-built homes are applicable.

FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders. If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property (this is reduced to 20% if you are also availing of the Help to Buy scheme). It allows eligible first-time buyers to bridge the gap between the deposit, mortgage, and the purchase price of a newly built home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment.

First Home scheme eligibility criteria

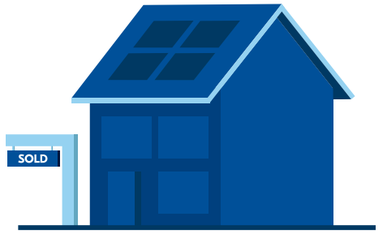


- You need to have mortgage approval from a lender participating in the scheme.
- You must borrow the maximum amount available to you (4 times your gross annual income)
- You shouldn't be taking the assistance of a Macro Prudential Exception from the lender.
- You must have a minimum deposit of 10% of the property purchase price.
- Similarly to the Help to Buy scheme, only newly built houses or apartments are applicable (with the exception of rented properties that are being put on the market).

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See **firsthomescheme.ie** for more.



HERE'S HOW THE SCHEMES COULD WORK FOR YOU



With a combined salary of €84,875 and the Help-to-Buy SCHEME and First Home Schemes, you could get a new Glenveagh home worth €485,000.

Property price	**€485,000**
Household income	**€84,875**
Mortgage approval	**€339,500**
Deposit	**€13,500**
Help-to-Buy	**€35,000**
First Home Scheme	**€97,000** (=20% equity share)
Mortgage Monthly Repayments	**€1,403** (based on 35 years and at 4% interest rate)

For more information about the Government support schemes available to you visit **glenveagh.ie/first-time-buyers**

LOVE COASTAL COMFORTS
LIVE MAKE MEMORIES

Balmoston offers a wealth of family-friendly activities close by.

One of the most welcome aspects of living in a small coastal community is the careful consideration and focus that has been given to green spaces and beautifully landscaped areas. It's an environment perfect for starting a new routine of daily or weekend walks with the kids such as Donabate or Portrane beach, the Donabate Cliff Walk, Newbridge House & Farm or a visit to Turvey Nature Reserve.



BALMOSTON IN DONABATE

ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located close to Donabate, Balmoston offers quick access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Balmoston is a short spin from the Swords Pavilions Shopping Centre, one of Dublin's premier shopping destinations. With over 100 global and national retailers to choose from, the Pavilions' world-class stores offer an unrivalled destination for the best shopping, dining and entertainment, along with an extraordinary program of services. So, whether you're strolling the sandy beaches of northeast Dublin or taking in some weekend retail therapy nearby, virtually everything you need is on your doorstep.





LOVE STRONG COMMUNITIES

LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

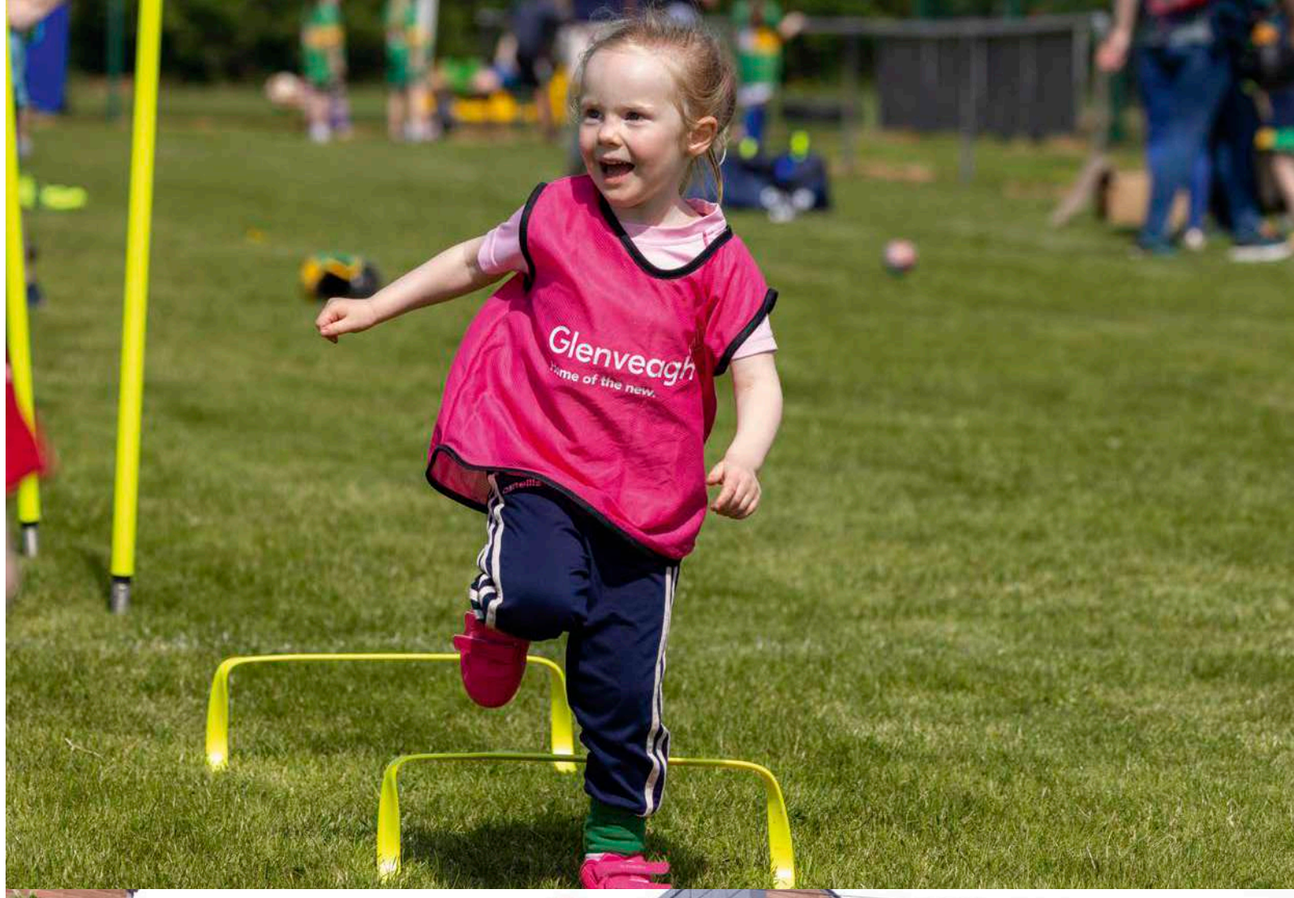
We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about investing in the communities where we build for the long term.

We support local initiatives in the communities where we build, from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks, to charitable partnerships that make a real difference locally.

We're committed to supporting the communities around us, through Community Planting Days and pop-up Christmas events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.











WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around Glenveagh developments, planting, pruning, and cultivating the green spaces around your home. We work to support biodiversity in our communities, because well-kept green spaces make a genuine difference to where you live.



A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Donabate and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Balmoston. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, and Montessori choices in the locality.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Donabate. In fact, you're spoiled for choice with a selection of football and GAA clubs to line out for! Balmoston is also well located for golfing enthusiasts with Donabate Golf Club, a 27-hole golf club, right in the heart of the area.

Here's a look at where your kids could get the best in education:

- Rush National School
- St. Joseph's Secondary School
- Lusk Senior National School
- St. Finian's Community College
- Donabate Community College
- Scoil Phadraic Cailiní National School
- Donabate Portrane Educate Together National School
- St. Patrick's Boys National School
- Gaelscoil Na Mara

BALLYMASTONE RECREATIONAL HUB

Balmoston is conveniently located a short stroll from the soon to be, Ballymastone Recreational Hub. Fingal County Council have commenced the development of the hub that will serve the community and surrounding areas for generations to come. The multi-sport recreational hub will offer world-class sports and fitness facilities and will cater to a wide spectrum of interests and age groups across the community.

Ballymastone Recreational Hub features:

- All-weather 8 lane 400m Athletic Track
- Floodlit Grass Sports Pitch (100m x 64m)
- All-weather Pitch (1 GAA/2 Soccer) (150m x 106m)
- Combined Public Skatepark and Playground Facility
- Car Park (191 No. Spaces incl. 20 No. Universally Accessible Spaces)
- Bicycle Parking: 300
- Bleacher seating
- Dedicated Walking and Cycling infrastructure



For illustrative purposes only.





REST EASY, YOU'RE HOME.

Bedrooms and bathrooms in Balmoston are generously sized with a high-level finish to give that luxury feel to your home.

For illustrative purposes only.


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BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on house type.

External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens

- Seeded gardens.

Internal Finishes

- Walls and ceilings painted in Fleetwood in Glenveagh Mist Vinyl Matt throughout.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hardwearing worktops, full hob backsplash & matching upstand.

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC, where applicable, with elegant sanitary ware.
- Beautiful taps, shower heads and bath fittings.

Windows & Doors

- Double glazed windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Modern fitted wardrobes in the master bedroom.

Energy Efficiency

- All homes achieve a BER A rating.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness in order to retain heat.

Guarantee

- Each Balmoston home is covered by a 10 year structural guarantee.

Schools

1. Rush National School
2. St. Joseph's Secondary School
3. Lusk Senior National School
4. St. Finian's Community College
5. Donabate Community College
6. Scoil Phadraic Cailiní National School
7. Donabate Portrane Educate Together National School
8. St Patricks' Boys National School
9. Gaelscoil Na Mara

Sports Clubs

1. Portrane Hockey Club
2. Swords Cricket Club
3. St. Patrick's Donabate GAA Club
4. St. Ita's AFC
5. Portrane AFC
6. Donabate Golf Club
7. Donabate Portrane Tennis Club

Cafes and Restaurants

1. Cates Cafe
2. Cuppacabana
3. An Bacus Beag
4. Pasta Castello
5. Chungs Chinese Restaurant
6. Keelings
7. Shoreline Bar & Bistro

Supermarkets

1. SuperValu Donabate
2. Tesco Superstore
3. Aldi
4. Grogan's

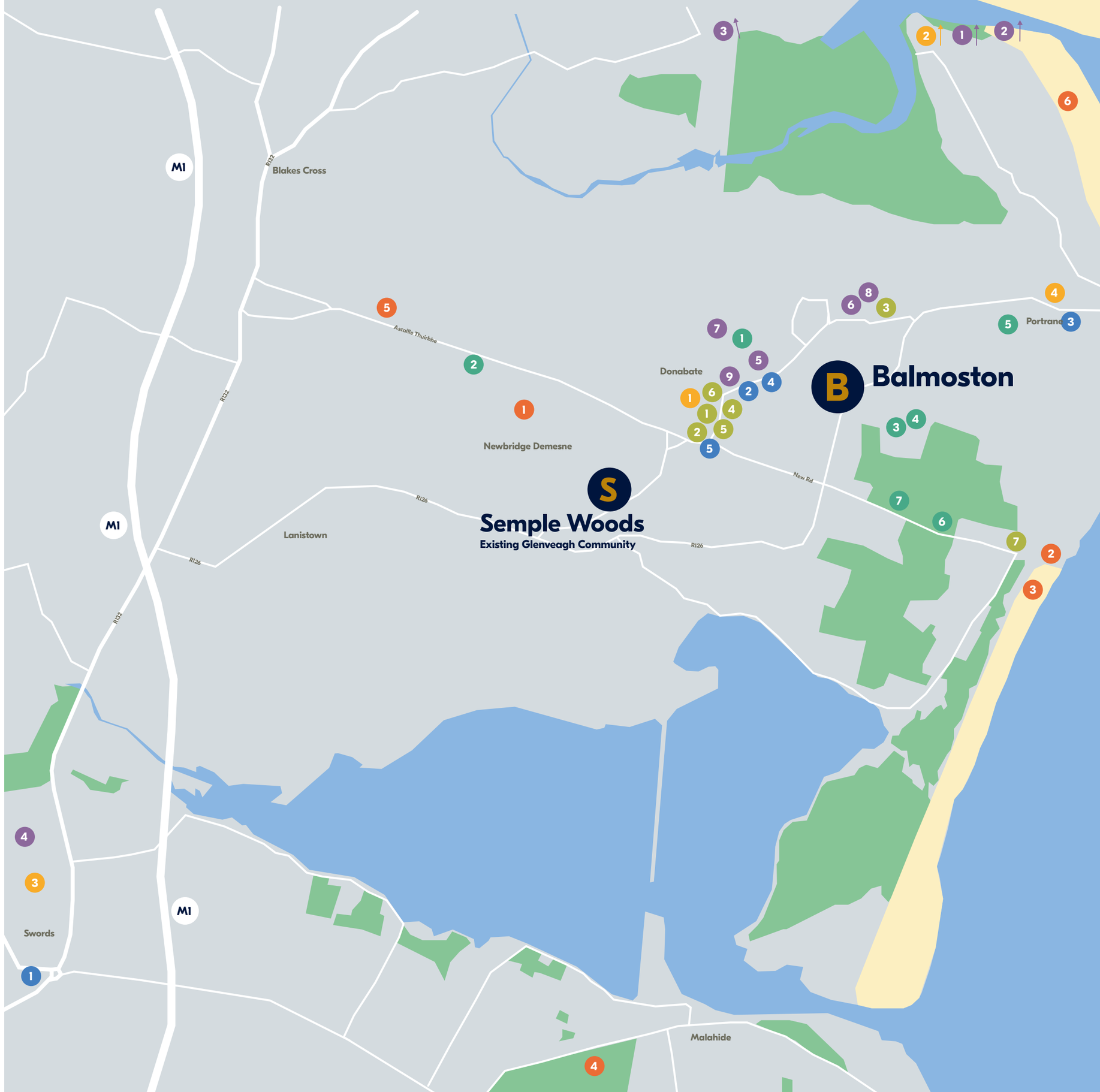
Places of Interest

1. Newbridge House & Farm
2. Donabate Portrane Cliff Walk
3. Donabate Beach
4. Malahide Castle & Gardens
5. Turvey Nature Reserve
6. Portrane Beach

Transport

Bus Routes via Donabate

1. 33B - Swords Pavilions to Portrane
2. 33T - Donabate to Lusk
3. 33D - Portrane to St. Stephens Green/Custom House Quay
4. 33E - Skerries to Dublin Abbey Street
5. Train Station



HOUSE STYLES

Duplexes

- **The Cherry**
  1 Bed Duplex Apartment | Second Floor
  52 - 76 sqm | 556 - 813 sqft
- **The Bramble**
  2 Bed Duplex Apartment | Ground or Second Floor
  81 - 108 sqm | 877 - 1,166 sqft
- **The Apple**
  2 Bed Duplex | Ground + First Floor
  86 - 92 sqm | 925 - 989 sqft
- **The Buckthorn**
  3 Bed Duplex Apartment | Second Floor
  95 - 108 sqm | 1,019 - 1,162 sqft
- **The Laurel**
  3 Bed Duplex | Ground + First Floor/ First + Second Floor
  106 - 123 sqm | 1,142 - 1,329 sqft

2 Bed Homes

- **The Hazel**
  2 Bed Mid Terrace
  81 sqm | 871 sqft
- **The Maple**
  2 Bed Mid Terrace
  87 sqm | 936 sqft

3 Bed Homes

- **The Poplar**
  3 Bed End Terrace
  97 sqm | 1,045 sqft
- **The Cedar**
  3 Bed End Terrace
  105 - 107 sqm | 1,128 - 1,142 sqft
- **The Holly**
  3 Bed Mid Terrace
  108 - 109 sqm | 1,159 sqft
- **The Beech**
  3 Bed Semi Detached | Detached
  117 - 122 sqm | 1,258 - 1,305 sqft
- **The Birch**
  3 Bed End Terrace
  119 sqm | 1,278 sqft

4 Bed Homes

- **The Elm**
  4 Bed Semi Detached
  149 sqm | 1,601 sqft
- **The Fir**
  4 Bed Detached
  164 sqm | 1,770 sqft

BALMOSTON



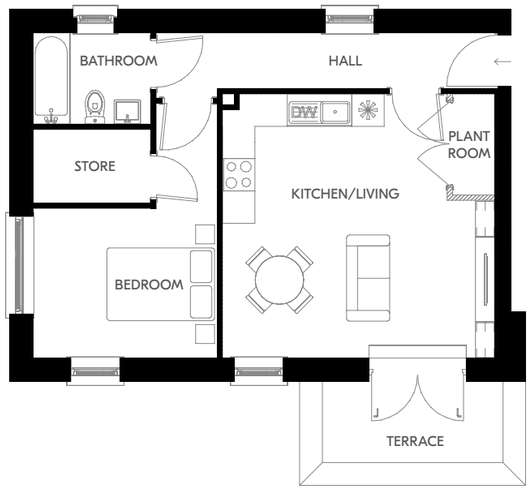
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Love where you live

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THE CHERRY

1 Bed Duplex Apartment | Second Floor
52 - 76 sqm | 556 - 813 sqft



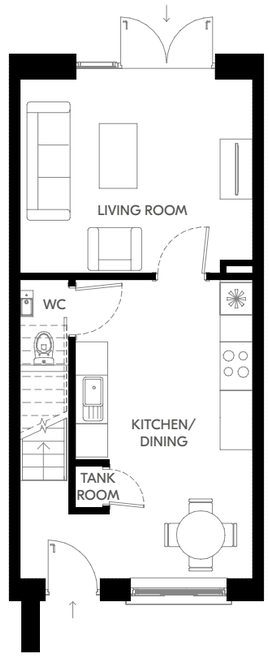
First Floor

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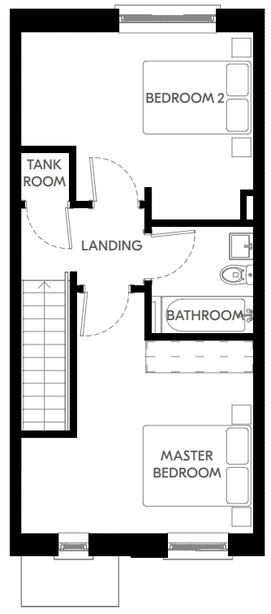
For illustrative purposes.

THE HAZEL

2 Bed Mid Terrace
81 sqm | 871 sqft



Ground Floor



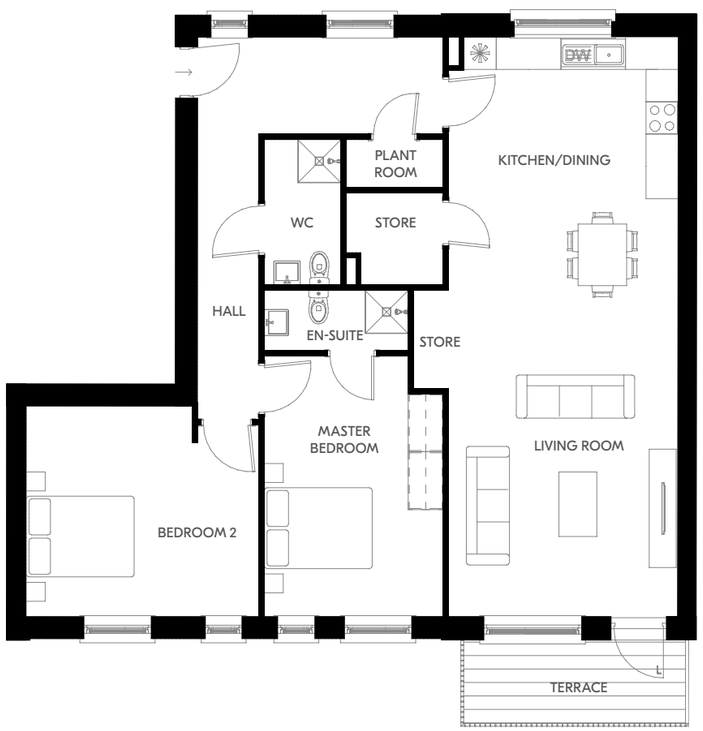
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THE BRAMBLE

2 Bed Duplex Apartment | Ground or Second Floor
81 - 108 sqm | 877 - 1,166 sqft



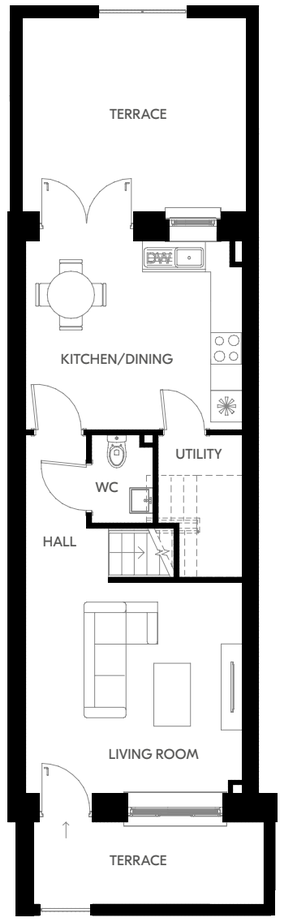
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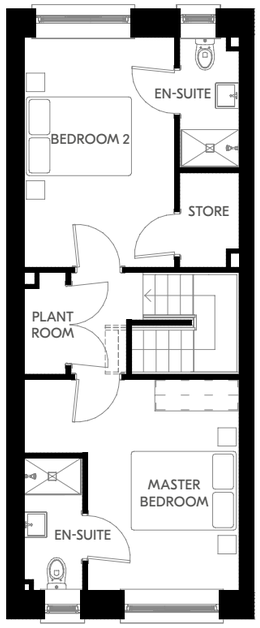
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THE APPLE

2 Bed Duplex | Ground + First Floor
86 - 92 sqm | 925 - 989 sqft



Ground Floor



First Floor

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THE BUCKTHORN

3 Bed Duplex Apartment | Second Floor
95 - 108 sqm | 1,019 - 1,162 sqft



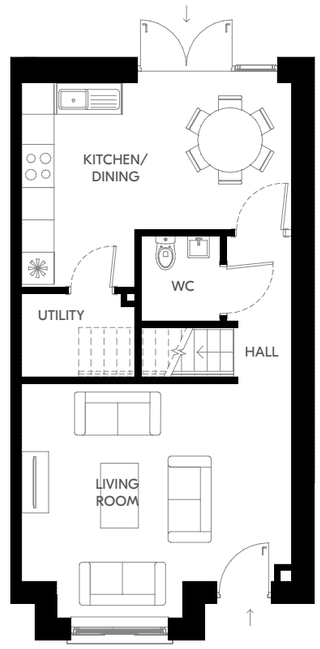
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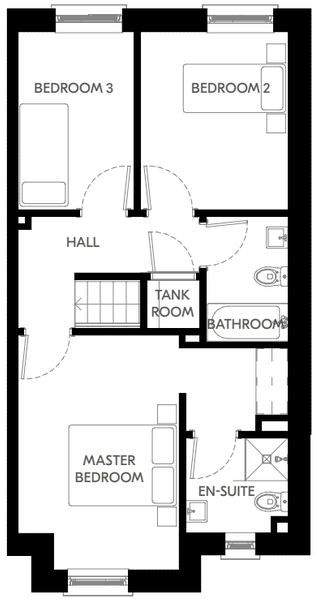
For illustrative purposes.

THE POPLAR

3 Bed End Terrace
97 sqm | 1,045 sqft



Ground Floor



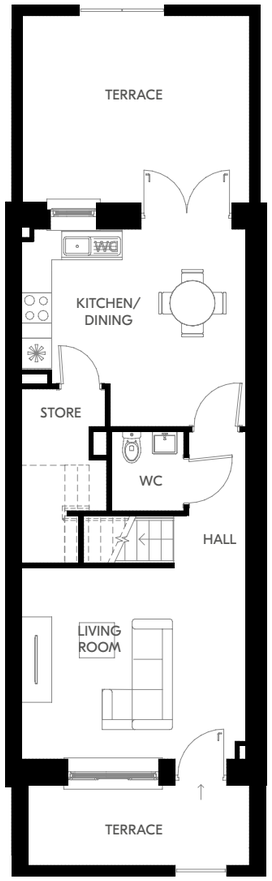
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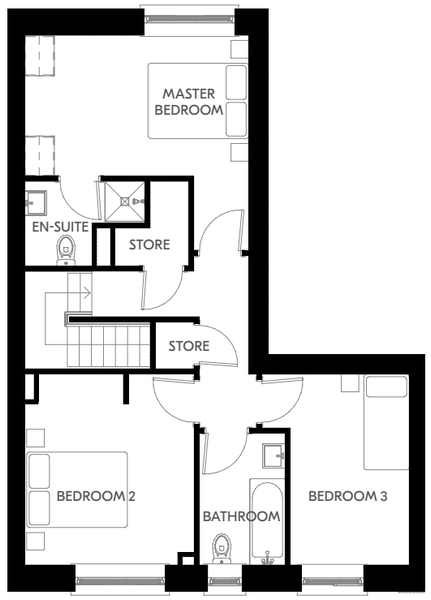
For illustrative purposes.

THE LAUREL - TYPE 1

3 Bed Duplex | Ground + First Floor
104 sqm | 1,124 sqft



Ground Floor



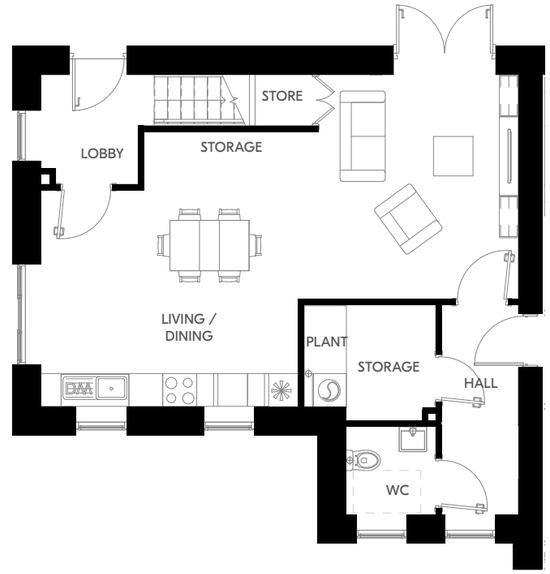
First Floor

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THE LAUREL - TYPE 2

3 Bed Duplex | Ground + First Floor/ First + Second Floor
106 - 123 sqm | 1,142 - 1,329 sqft



Ground Floor



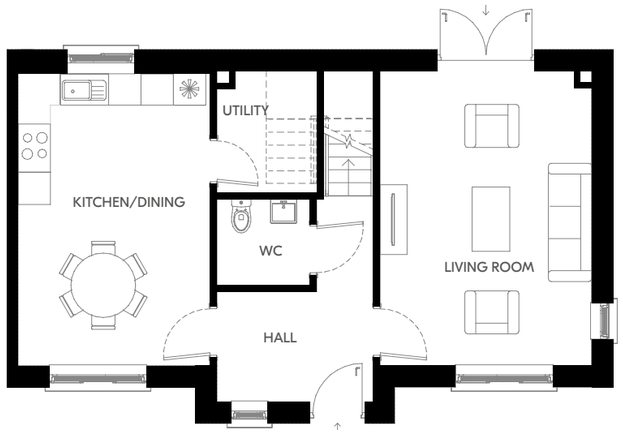
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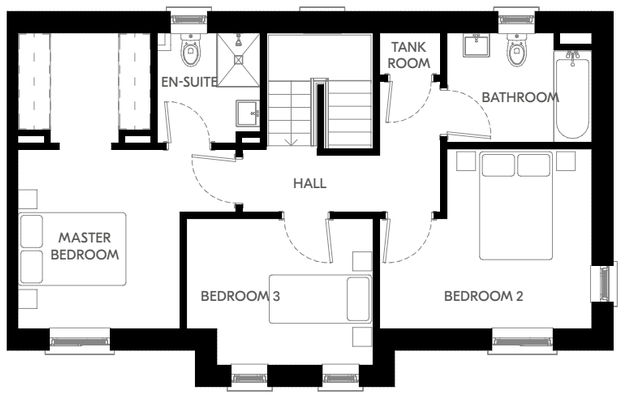
For illustrative purposes.

THE BEECH

3 Bed Semi Detached | Detached
117 - 122 sqm | 1,258 - 1,305 sqft



Ground Floor



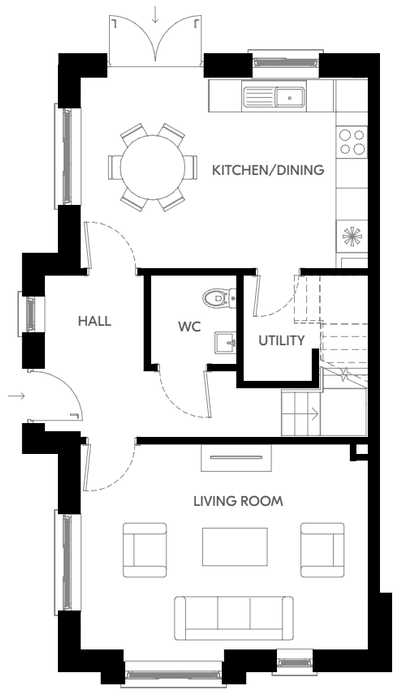
First Floor

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

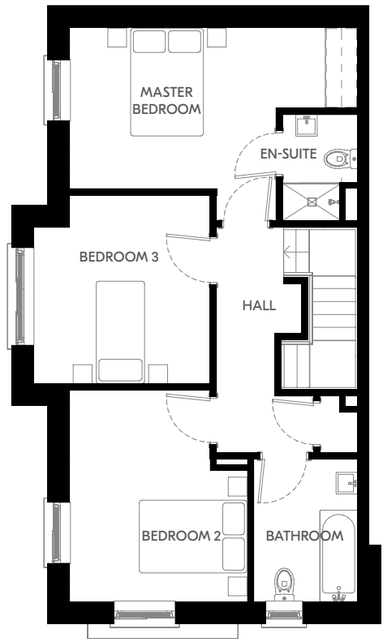
For illustrative purposes.

THE BIRCH

3 Bed End Terrace
119 sqm | 1,278 sqft



Ground Floor



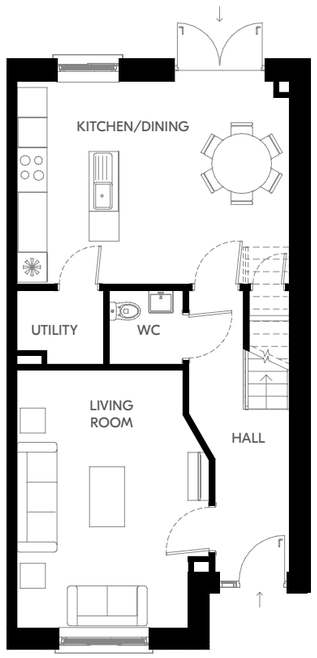
First Floor

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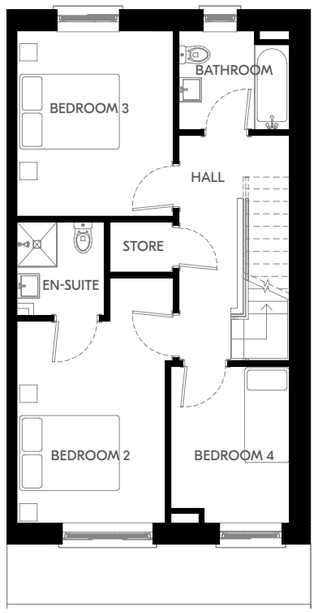
For illustrative purposes.

THE ELM

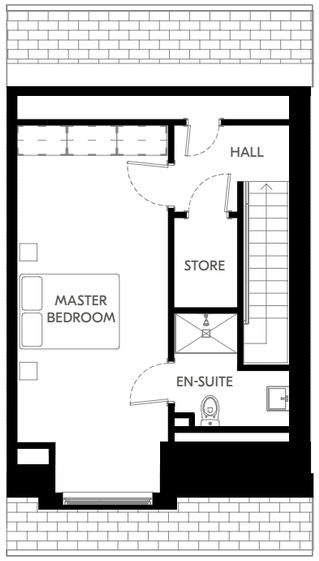
4 Bed Semi Detached
149 sqm | 1,601 sqft



Ground Floor



First Floor



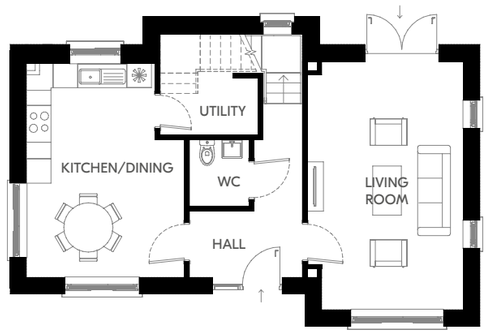
Second Floor

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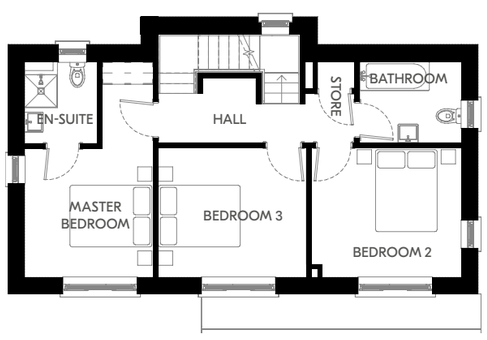
For illustrative purposes.

THE FIR

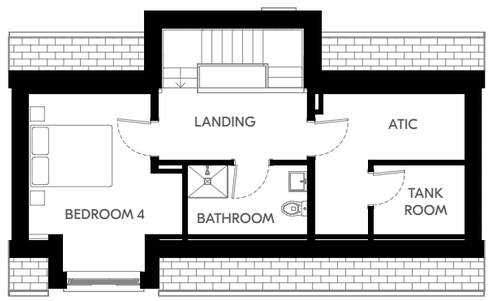
4 Bed Detached
164 sqm | 1,770 sqft



Ground Floor



First Floor



Second Floor

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Blackrock, Co. Cork



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Selling agent

Knight Frank

01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **Doran Cray Architects**

Solicitor: **RDJ**

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