



Watersland
KINSALE • CORK

EXCEPTIONAL COLLECTION OF ARCHITECTURALLY DESIGNED HOMES, SET IN THE HEART OF KINSALE

Welcome to



Watersland
KINSALE • CORK



Exceptional collection of 4 & 5 bed family homes



Exceptional collection of 4 & 5 bed family homes



Luxurious open plan living



Contemporary light-filled spaces



Limited number of only eleven homes



IDYLIC LOCATION



Watersland is conveniently located in the heart of beautiful, historic Kinsale, within close proximity to Cork City and Cork International Airport.

Located centrally in Kinsale and within easy walking distance of the town centre with its many shops, schools, hotels etc., these stunning new homes are extremely well placed to be part of this vibrant community. With a southerly aspect, Watersland sits high above the town, enjoying panoramic views over the town and surrounding areas below.

Sitting on the Cork side of Kinsale, Watersland offers coastal living with city access, within an easy commuting distance to Cork city, a mere 25 minutes by car. Kinsale marks the beginning of The Wild Atlantic Way and is the perfect base for exploring West Cork which has so much to offer.

TOWN CENTRE (WALKING DISTANCE) - 500 METRES
CORK CITY (OUTSKIRTS) - 23KM (25-28 MIN DRIVE)
CORK INTERNATIONAL AIRPORT - 20 KM (23-25 MIN DRIVE)
INNISHANNON - 14.4KM (20-23 MIN DRIVE)



KINSALE LIVING



Kinsale is a town where history and tradition blend seamlessly with a more cosmopolitan and sophisticated vibe. It is a town where a year-round visitor influx enhances a deeply established and close knit community. From a family perspective, the town boasts an ample choice of primary schools, secondary school and sporting clubs.

The general amenities afforded by the town's marine location are unrivalled nationally. A vibrant yacht club, two marinas, world class cafes - all feature on Kinsale's rambling waterfront. The town benefits from a presence of all main supermarkets and convenience stores with an abundance of arts and crafts shops.

Niche boutiques, bookshops and galleries line the winding streets - some of which date from medieval times - punctuated by coffee shops and award winning restaurants. Kinsale's gastronomic accolades are many and it's vibrant restaurant culture is largely responsible for its year round visitor appeal.



LOCATION MAP



Waterlands is conveniently located in the heart of Kinsale, within striking distance of Cork City & Cork International Airport.

TOWN CENTRE (WALKING) - 500 METRES

CORK CITY (OUTSKIRTS) - 23KM (25-28 MIN DRIVE)

CORK AIRPORT - 20 KM (23-25 MIN DRIVE)

SITE PLAN



- TYPE A1
- TYPE A2



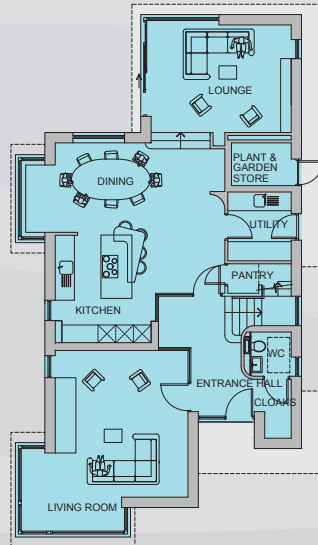
FLOOR PLANS



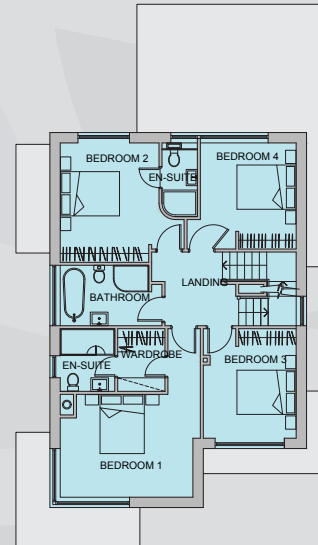
HOUSE TYPE A1



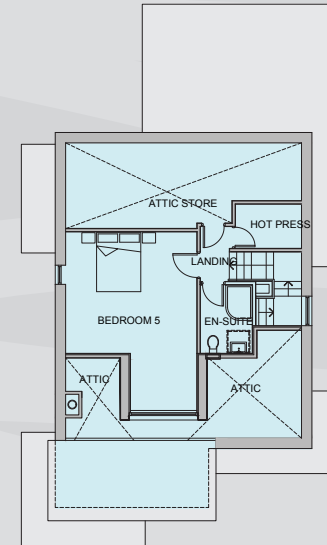
SITE 1
230 SQ M (2,474 SQ FT)



GROUND FLOOR
114.5 SQ M (1,232 SQ FT)



FIRST FLOOR
85 SQ M (915 SQ FT)



SECOND FLOOR
33.5 SQ M (360 SQ FT)

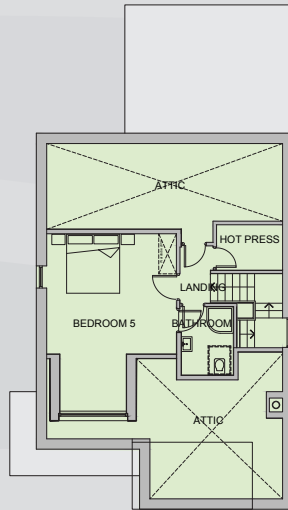
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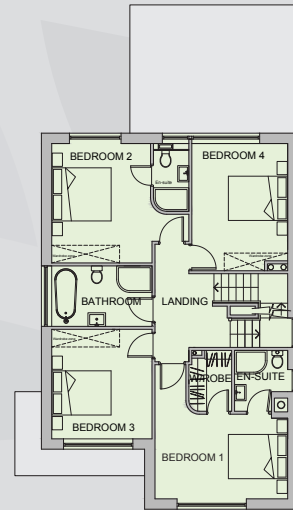
HOUSE TYPE A2



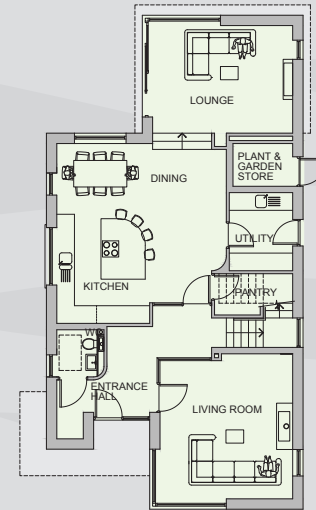
SITES 2-6
225 SQ M (2,420 SQ FT)



SECOND FLOOR
33.5 SQ M (360 SQ FT)



FIRST FLOOR
85 SQ M (915 SQ FT)



GROUND FLOOR
105 SQ M (1130 SQ FT)

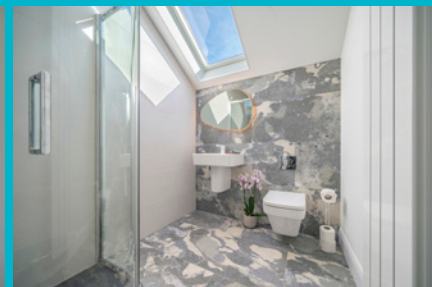
KEY FEATURES



- Provisional Building Energy Rating of A2.
- Underfloor heating (aluminium radiators on 2nd floor), heat recovery ventilation, airtightness - all combine to provide energy efficient comfort year round.
- Low maintenance external finishes.
- Floor to ceiling glazing in several locations, blending inside with outside, enhancing light and spaciousness.
- Internal glazed screens improve the effectiveness of open plan and sharing sunlight through the deep plan throughout the day.
- Architectural input optimises the use of sunlight and daylight through the extensive accommodation.
- Family oriented schedule of accommodation with thoughtful layout.



GALLERY





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KINSALE • CORK

SELLING AGENT



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BUILDER



Disclaimer

The particulars contained in this document were prepared from preliminary plans and specifications and are intended as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any area, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. The Agent(s) are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchase is responsible for making his own enquiries.