

# CLUAIN ADAIN

Navan



*Love where  
you live*

  
**Glenveagh**  
Home of the new.



## CLUAIN ADAIN

Glenveagh is pleased to present the latest additions to our recently established development at Cluain Adain. Located just a short stroll from the thriving town of Navan, Co. Meath, these beautifully designed family homes blend in seamlessly with the surrounding area.

Cluain Adain perfectly combines modern, stylish living in a location with a long-celebrated sense of community, making it ideal for anyone looking to put down roots of their own.

*Love where  
you live*

Illustrative purposes only.



**LOVE**  
**A PLACE OF**  
**YOUR OWN**  
**LIVE**  
**CONNECTED TO**  
**YOUR COMMUNITY**



## CLUAIN ADAIN

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

Cluain Adain's accessible location means that every amenity is within easy walking distance, while Navan's excellent transport links offer a fast and frequent journey for those who wish to travel further afield.

Located just off the M3 motorway, you can enjoy seamless commutes such as the 40-minute drive to Dublin City Centre or the convenient park-and-ride rail facility located in Dunboyne.



M3	2 mins
Hill of Tara	12 mins
Slane Castle	11 mins
Dublin Airport	40 mins
Dublin City	45 mins



M3 Parkway	23-minute drive
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Nearby Bus Routes	
Dublin - Dunshaughlin - Navan - Kells	109
Dorey's Forge - Dunsany - Navan	134
Ross Cross - Navan Shopping Centre	136



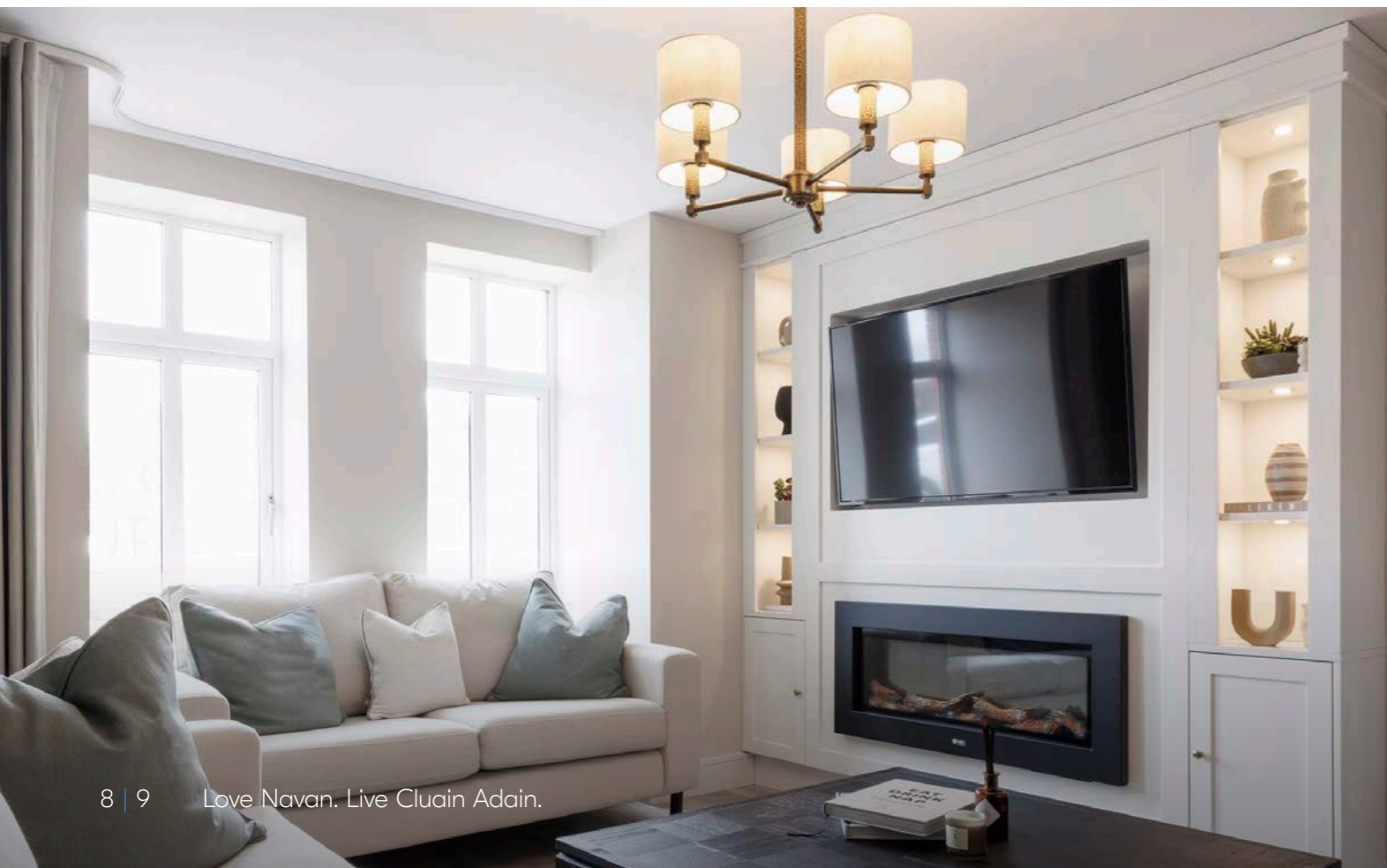
CLUAIN ADAIN

# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Cluain Adain home is built with you in mind. Whatever you have in mind - 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.



**A1 rated Specs and Standards**

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale – exhibiting the highest standards of insulation and airtightness.



CLUAIN ADAIN

# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

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. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient with a minimum A-rating on the BER scale with the highest standards of insulation and airtightness in all our properties.



## What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it 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

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.



# 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 €30,000 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 support 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](https://www.firsthomescheme.ie) for more.



## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €74,375 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €425,000.



<b>Property price</b>	<b>€425,000</b>
<b>Household income</b>	<b>€74,375</b>
<b>Mortgage approval</b>	<b>€297,500</b>
<b>Deposit</b>	<b>€12,500</b>
<b>Help-to-Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€85,000</b> (=20% equity share)
<b>Mortgage Monthly Repayments</b>	<b>€1,317</b> (based on 35 years and at 4% interest rate)



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## ALL INTERESTS, ALL COVERED, ALL NEARBY.

For those who enjoy living life to the full, without doubt, Cluain Adain is the place to be. The fresh air and majesty of the Royal County's countryside is just moments away. For the energetic, there's an abundance of excellent sports clubs; or if relaxation is more your style, treat yourself to spa days in Bellinter House, Knightsbrook Hotel, Tankardstown House, Ardboyne Hotel or Dunboyne Castle – all just a short drive from Cluain Adain.





CLUAIN ADAIN

# LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

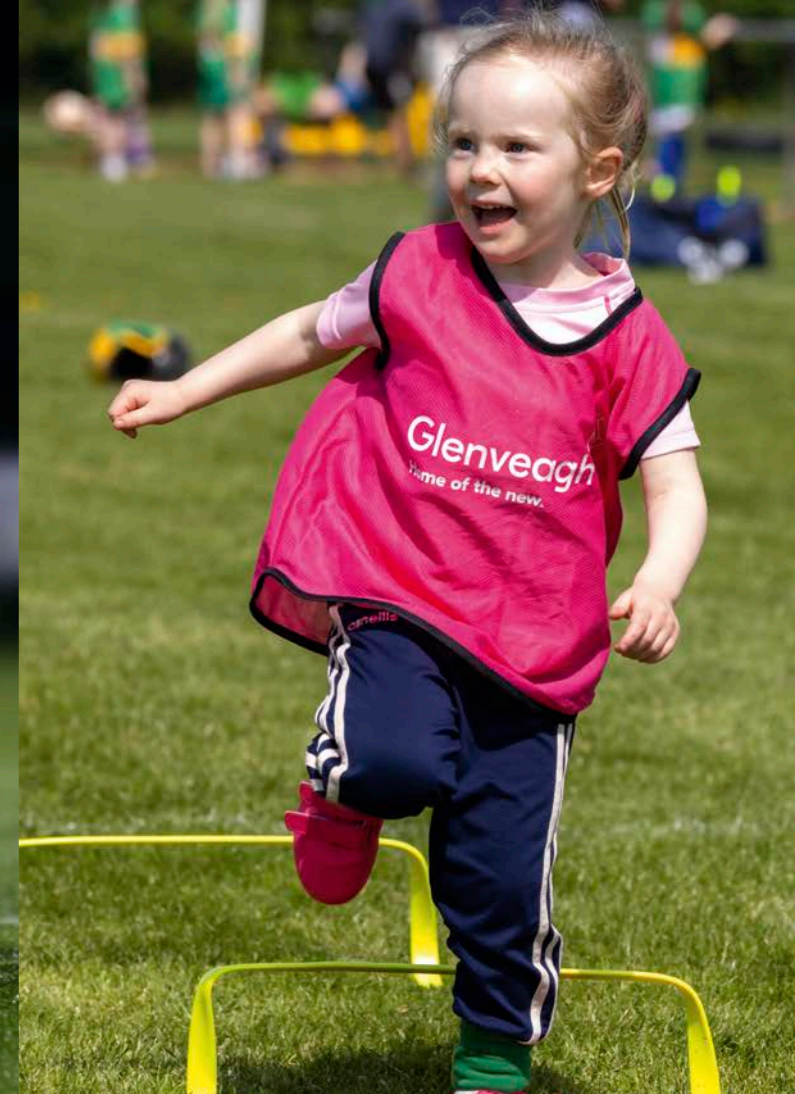
We aim to enrich the lives of those who live in our communities.

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 building sustainably for every community for the future.

We support countless initiatives throughout every community we build - from sponsorships of local sport like Meath Hurling and providing recreational areas, green spaces, playgrounds and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days and pop-up Christmas Events, sponsoring Gaelic4Girls, supporting ALONE and the Jack & Jill Foundation. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools like St Annes Loreto Primary and Navan Educate Together Primary.





## 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 each Glenveagh development and are responsible for planting, pruning, cutting, and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.

CLUAIN ADAIN

# A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Navan offers plenty by way of education, with schools available for children of all ages close to Cluain Adain. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary and Montessori choices located throughout the town.

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

- Scoil Naomh Eoin
- St. Oliver Plunkett Primary School
- St. Paul's Primary School
- St Anne's Loreto Primary School
- Flowerfield National School
- Gaelscoil Éanna
- St Ultan's School
- Loreto Secondary School
- St Joseph Mary's Scodary School
- St Patricks Classical School
- Beaufort College

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Navan. In fact, you're spoiled for choice with the selection of football, rugby, and GAA clubs not to mention athletics, tennis, cricket and golf.

## Check out these top-class local clubs:

- Simonstown Gaels
- Royal Tara Golf Club
- Navan O'Mahonys GAA Club
- Navan Rugby Football Club
- Navan Tennis Club
- Aura Leisure
- Snap Fitness
- Navan Cosmos
- OMP Soccer Club
- Torro United Soccer Club

In terms of day adventures, there are many options right on the doorstep of Cluain Adain such as, Navan Adventure Centre, Blackwater Park, Aura Swimming Pool and Boyne Valley. Of course, there's always a sociable walk or cycle along the river Boyne if something altogether less formal is your thing.



# REST EASY, YOU'RE HOME.

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





CLUAIN ADAIN

# BUILT TO A STANDARD YOU CAN TRUST

## 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 where applicable.

## Internal Finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist.
- 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.
- Superb modern kitchen with soft close doors.

## Kitchen

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand

## Bathroom & Ensuite

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

## Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

## Wardrobes

- Modern fitted wardrobes in the master bedroom.

## Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- 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 Cluain Adain home is covered by a 10 year structural guarantee.

# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strive to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)

## DISCOVER MORE GLENVEAGH COMMUNITIES:



**Baker Hall**  
Co. Meath, Navan



**Balmoston**  
Donabate, Dublin



**Effernock**  
Co. Meath, Trim



**Greville Park**  
Mullingar



**Kilmartin Grove**  
Kilmartin, Dublin



**Rath Rua**  
Portlaoise, Laois

## Schools

- 1 St Annes Loreto Primary
- 2 Navan Educate Together Primary
- 3 St Joseph's Mercy Secondary
- 4 Loreto Secondary School
- 5 St Patrick's Classical School
- 6 St Paul's Primary School
- 7 St Oliver's Primary School
- 8 Scoil Naomh Eoin Primary School

## Sports Clubs

- 2 Navan Rugby Football Club
- 3 Navan O'Mahoney's GAA Club
- 4 Navan Tennis Club
- 5 Claremont Stadium
- 6 Simonstown Gaels
- 7 Navan Cosmos

## Cafes and Restaurants

- 2 Solstice Café
- 3 Mug & Bean Navan
- 4 LEONS
- 5 Luvida Restaurant
- 6 Room8
- 7 Fifty50
- 8 Zucchinis

## Supermarkets

- 2 Dunnes Stores
- 3 Tesco Superstore
- 4 Supervalu
- 5 Lidl
- 6 Aldi
- 7 Penney's

## Places of Interest

- 2 Market Square
- 3 River Boyne
- 4 St Mary's Church
- 5 Boyne Ramparts Heritage Walk
- 6 Blackwater Park

## Transport

- 2 Bus Eireann 109 Bus
- 3 Bus Eireann Routes N1 / N2
- 4 NX Navan to Dublin Bus
- 5 M3 Motorway



# HOUSE STYLES

## Triplexes & Maisonettes

● The Bramble  
1 Bed Triplex  
52.5-67.5 sqm | 565-727 sqft

● The Cherry  
1 Bed Maisonette  
56-65.3 sqm | 603-703 sqft

## 2 Bed Homes

● The Hazel  
2 Bed Mid Terrace  
89.6 sqm | 964 sqft

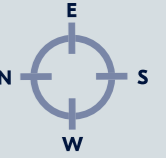
## 3 Bed Homes

● The Poplar  
3 Bed End Terrace  
114.6 sqm | 1,234 sq

● The Holly  
3 Bed Mid Terrace  
114.6 sqm | 1,234 sqft

● The Beech  
3 Bed Wide Front  
119.8 sqm | 1,290 sqft

# Cluain Adain



*Love where you live*



# THE BEECH

3 Bed Wide Front  
119.8 sqm | 1,290 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.





Selling agent



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Developer: **Glenveagh Homes**

Architect: **Doran Cray Architects**

Solicitor: **RDJ**

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