



SILVERBROOK

RATHFARNHAM

An exclusive boutique development of
22 Georgian inspired 4/5 bedroom homes



SILVERBROOK

RATHFARNHAM

silverbrookhomes.ie



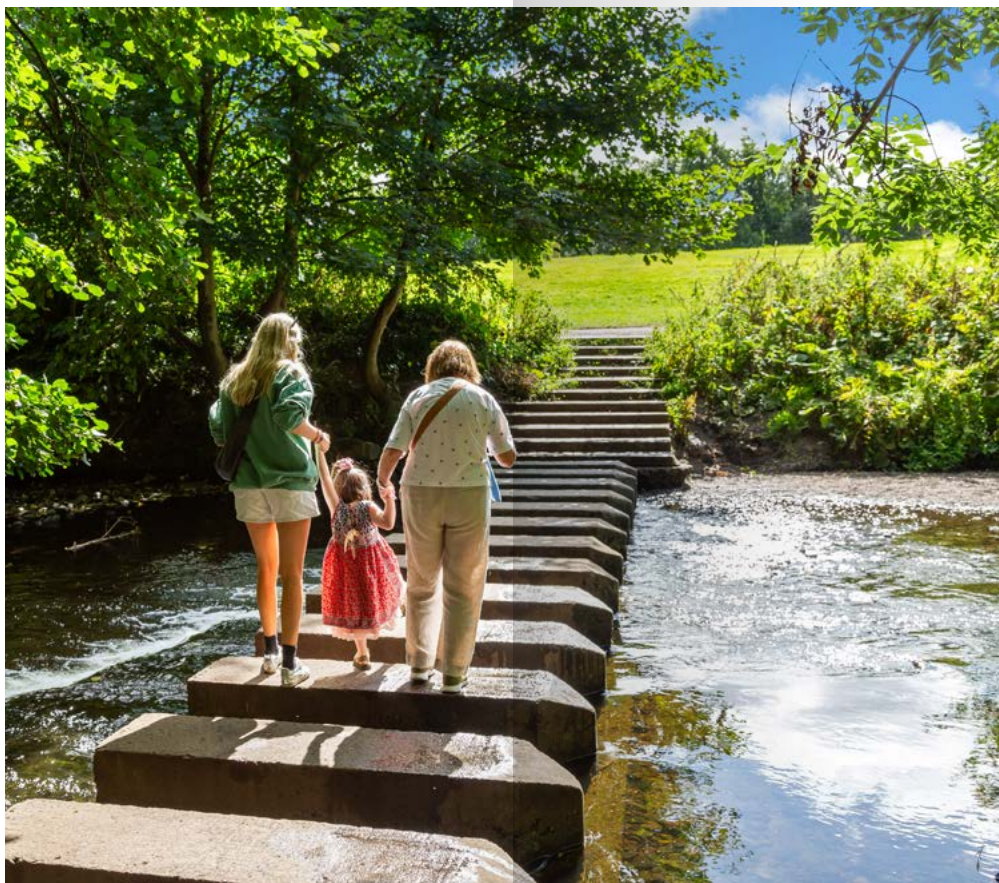
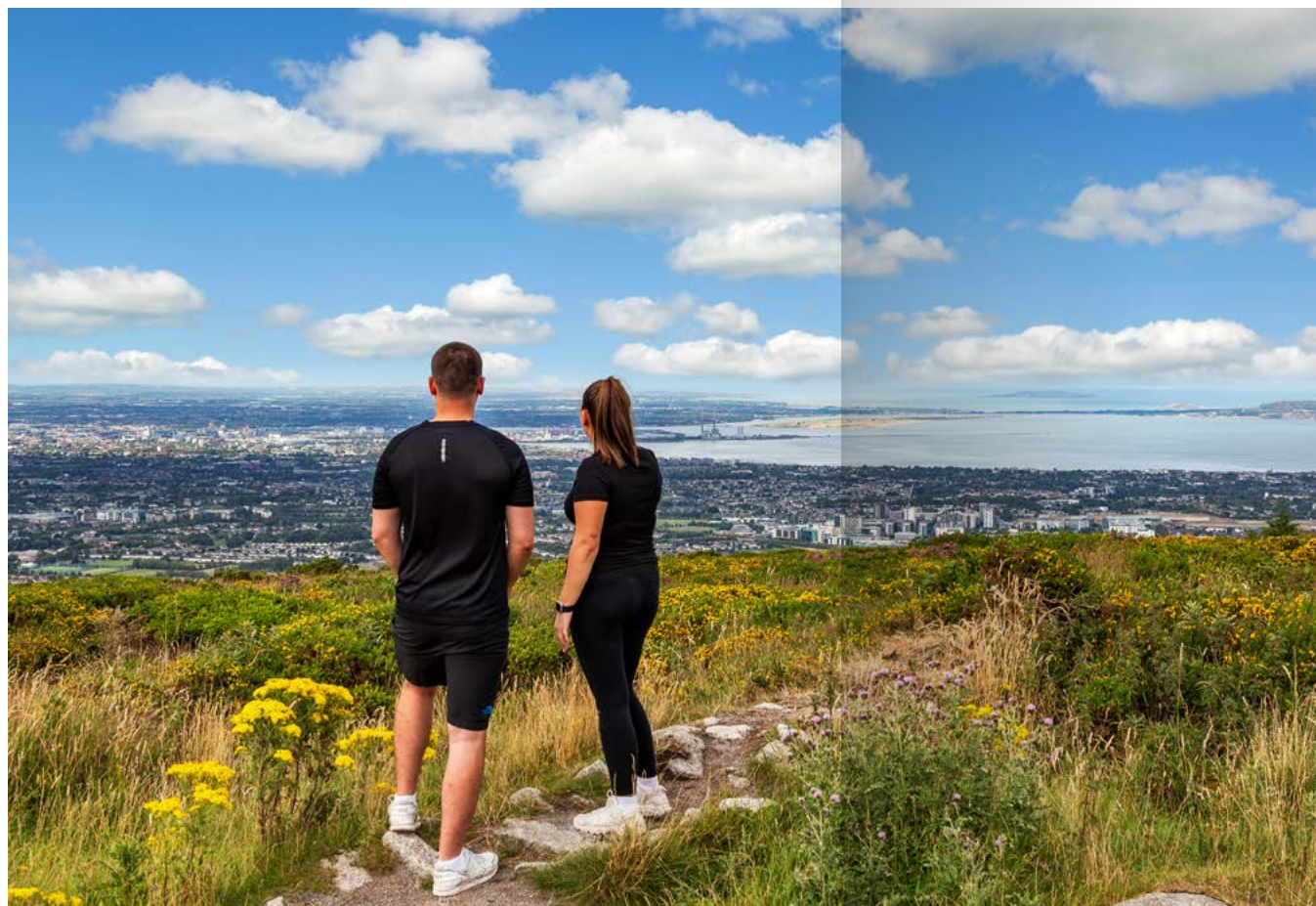
A boutique development of 22 A-Rated
Georgian inspired luxurious homes



Dunmoy Properties proudly presents Silverbrook, where luxury, comfort, and convenience merge to create the ideal living space for you and your family. These homes have been thoughtfully designed with future owners in mind, ensuring every aspect of modern living is carefully considered.

Offering a range of spacious floor plans, each home boasts high-end finishes, open-concept layouts and large windows that bathe the interiors in natural light. From stylish, state-of-the-art kitchens to beautifully crafted, design-led bathrooms, every detail has been carefully curated to elevate your living experience.





A fabulous lifestyle awaits

Located just off Willbrook Road in the heart of Rathfarnham, Silverbrook offers a perfect blend of modern conveniences and peaceful surroundings. Situated just minutes from Rathfarnham village, this meticulously designed development enjoys ease of access to an array of excellent amenities and beautiful parklands, making Silverbrook the ideal place to call home.

Dunmoy Properties proudly presents Silverbrook, where luxury, comfort, and convenience come together to create the ideal living space.



Exclusive collection

22 A-rated, Georgian-inspired luxury homes located in Rathfarnham, Dublin 14.



Thoughtfully designed

Every aspect of modern living has been carefully considered for future homeowners.



Spacious floor plans

Offering a range of layouts with high-end finishes, open-concept designs and large windows that fill the interiors with natural light.



State-of-the-art features

Stylish kitchens and beautifully crafted, design-led bathrooms, curated to enhance your living experience.



Sanctuary of comfort

Dunmoy Properties understand that your home is your sanctuary, designed for both luxury and sustainability.



Energy-efficient living

Homes come equipped with energy-efficient appliances and smart home technology to manage your space effortlessly while reducing your environmental impact.

Amazing Amenities

Residents will enjoy the plethora of superb amenities on their doorstep to include wonderful shopping centres, fine dining, cafes, and entertainment options. Whether you're commuting to work or enjoying a weekend outing, our prime location ensures you're always close to everything you need.

The area boasts excellent transport links, with the M50 motorway nearby and a Quality Bus Corridor (QBC) at your doorstep, offering numerous bus routes to and from Dublin City Centre. Sports and recreational facilities are in an abundance with Castle Golf Club, Bushy Park

Tennis and Padel Club, St Mary's College RFC & Ballyboden St. Enda's GAA Club all close by.

Families will also appreciate the wide selection of highly regarded primary and secondary schools in the area, including Loreto High School Beaufort, Loreto Grange Road, Alexandra College, The High School, Terenure College, Ballyroan National School, Coláiste Éanna, Christian Brothers Secondary School, Scoil Naomh Padraig, Sancta Maria College, Wesley College, Gaelcholáiste An Phiarsaigh and Nord Anglia.



Prime location

Situated in the heart of Rathfarnham, offering a blend of modern conveniences and peaceful surroundings.



Close to Rathfarnham Village

Rathfarnham Village with its host of boutique shops and eateries is less than 1KM from Silverbrook.



Superb local amenities

Residents have access to shopping centres, fine dining, cafes, and entertainment options right on their doorstep.



Convenient transport links

Proximity to the M50 motorway and a Quality Bus Corridor (QBC) with numerous bus routes to Dublin City Centre.



Abundant sports & recreation

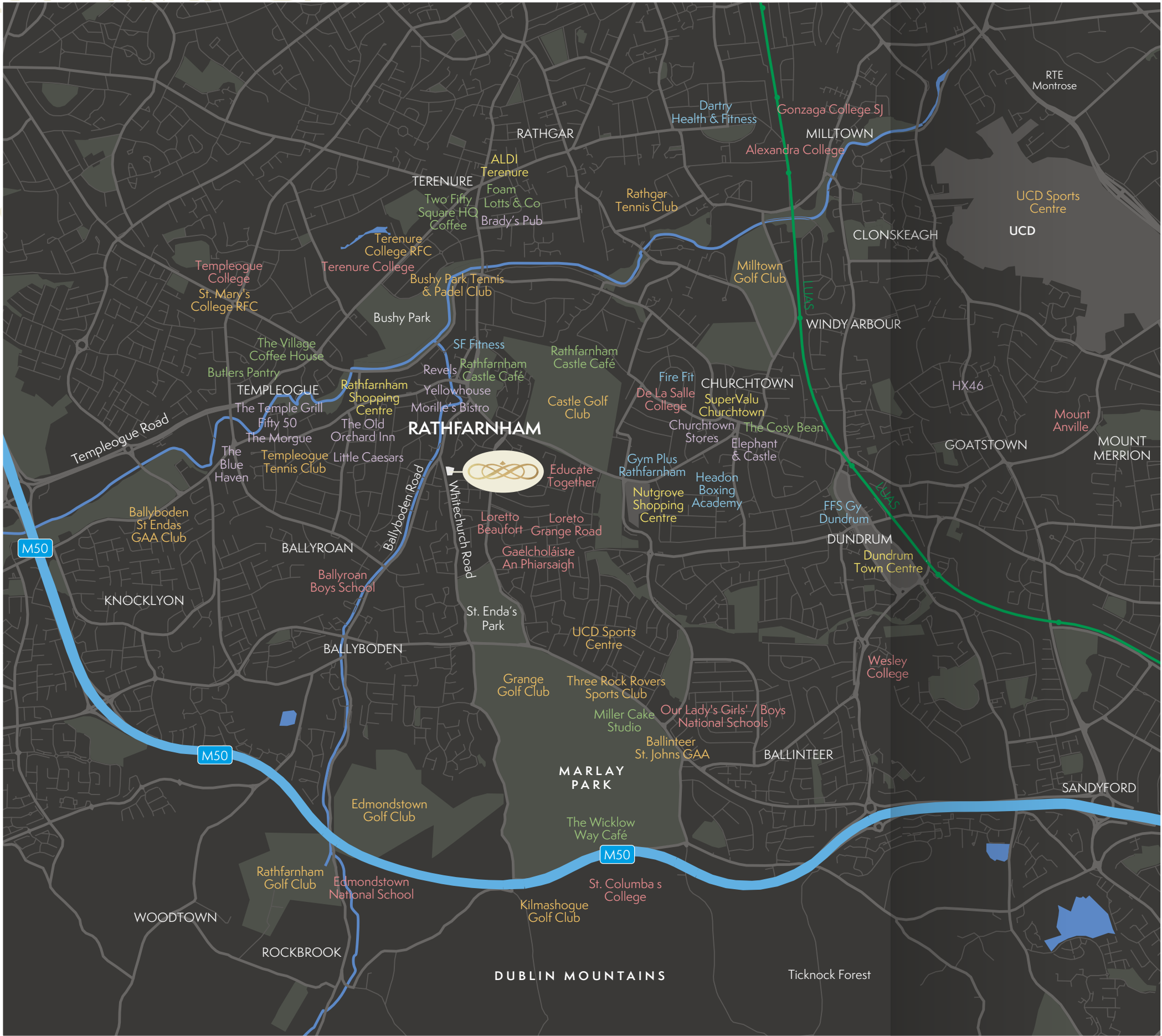
Nearby facilities include Castle Golf Club, Grange Golf Club, Milltown Golf Club, Bushy Park Tennis and Padel Club, St Mary's College RFC, and Ballyboden St. Enda's GAA Club.



Excellent schools

The area offers a wide selection of top primary and secondary schools such as Loreto High School Beaufort, Alexandra College, The High School, Terenure College, and many others.





All you need / on your doorstep

Shopping destinations

- Rathfarnham Shopping Centre
- Nutgrove Shopping Centre
- Dundrum Town Centre
- SuperValu Churchtown
- Aldi Terenure

Cafés & Restaurants

- Rathfarnham Castle Café
- The Cosy Bean
- Miller Cake Studio
- The Wicklow Way Café
- Two Fifty Square HQ Coffee
- Foam
- Lotts & Co
- The Village Coffee House
- Butlers Pantry

Restaurants & Pubs

- The Yellow House
- Morille's Bistro
- Revels
- The Morgue
- Fifty 50
- The Temple Grill
- The Blue Haven
- The Old Orchard Inn
- Little Caesars
- Churchtown Stores
- Elephant & Castle
- Brady's Pub
- HX46

Gyms

- SF Fitness
- Gym Plus Rathfarnham
- Dartry Health & Fitness
- Fire Fit
- Headon Boxing Academy
- FFS Gym Dundrum

Schools

- Loreto Beaufort
- Loreto Grange Road
- Gaelcholáiste An Phiarasigh
- St. Columba's College
- Our Lady's Girls'/Boys National Schools
- Wesley College
- Rathfarnham Educate Together
- De La Salle College
- Mount Anville
- Gonzaga College SJ
- Alexandra College
- Terenure College
- Templeogue College

Sports Clubs

- Castle Golf Club
- Grange Golf Club
- Edmonstown Golf Club
- Rathfarnham Golf Club
- Milltown Golf Club
- Bushy Park Tennis & Padel Club
- Rathgar Tennis Club
- Templeogue Tennis Club
- Three Rock Rovers Hockey Club
- Terenure College RFC
- St Mary's College RFC
- UCD Sports Campus
- Ballyboden St. Enda's GAA
- Ballinteer St Johns GAA

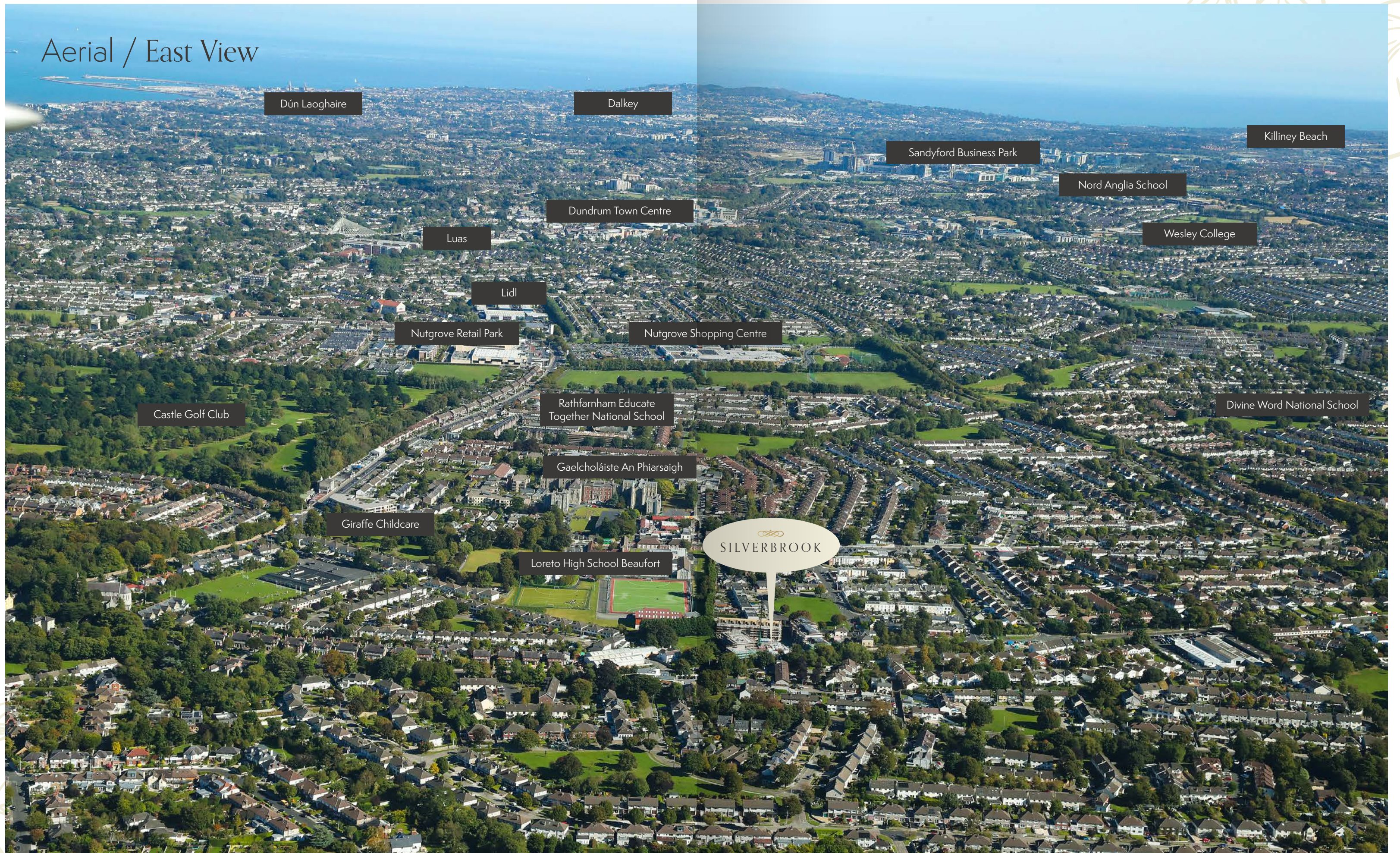
Local Attractions

- St. Enda's Park
- Marlay Park
- Bushy Park
- Dublin Mountains
- Ticknock Forest

Aerial / South View

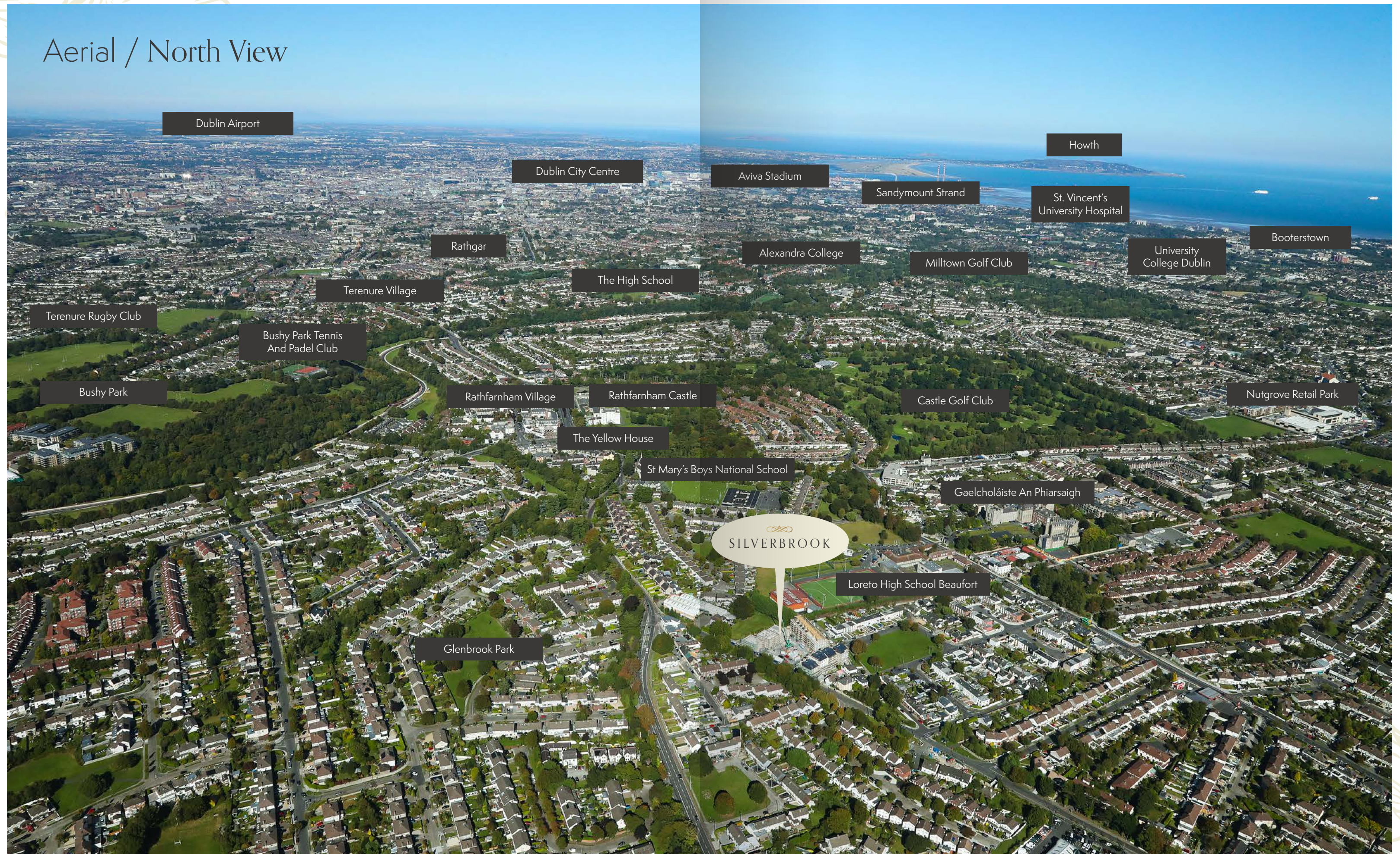


Aerial / East View



SILVERBROOK

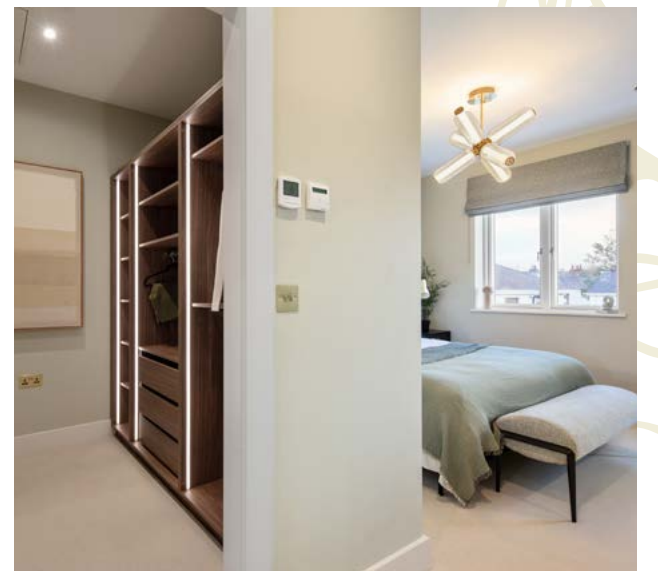
Aerial / North View



Luxury Living. Timeless Design









Site Plan

Show House					
House No. 3	House No. 1	House No. 2	House No. 4-6	House No. 7	House No. 8
4/5 Bedroom	4 Bedroom	4 Bedroom	4/5 Bedroom	4/5 Bedroom	4/5 Bedroom
End of Terrace	Semi Detached	Semi Detached	End / Mid Terrace	Semi Detached	Semi Detached
House No. 9-16	House No. 17	House No. 18-19	House No. 20	House No. 21	House No. 22
4/5 Bedroom	4/5 Bedroom	4/5 Bedroom	4/5 Bedroom	4 Bedroom	4 Bedroom
End / Mid Terrace	Semi Detached	Semi Detached	Semi Detached	Semi Detached	Semi Detached

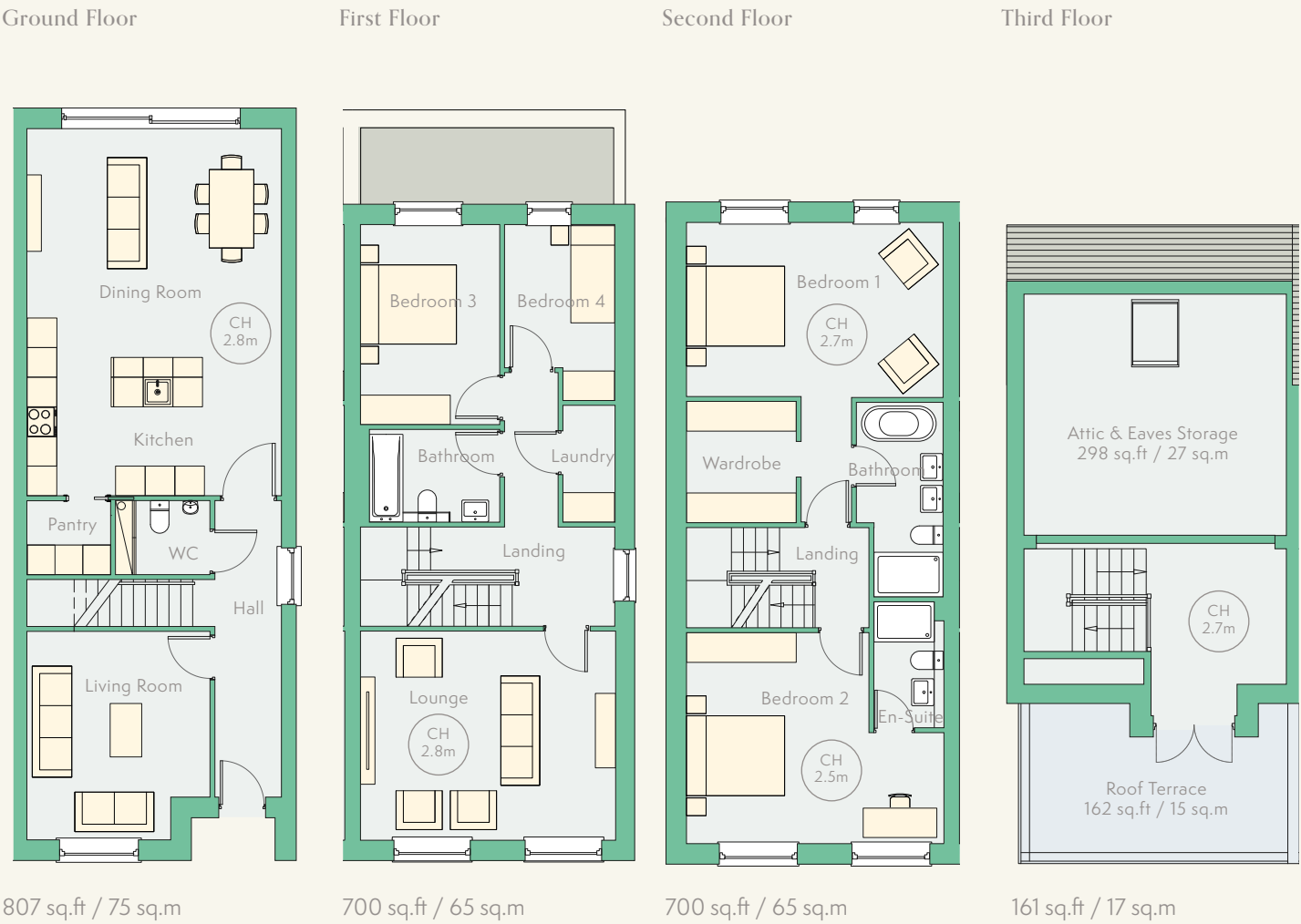


Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Dunmoy Properties Ltd. reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

Show House

House No. 3

4/5 Bedroom End of Terrace
GIA: 2,368 sq.ft / 220 sq.m
TCA: 2,828 sq.ft / 263 sq.m



GIA - Gross Internal Area.
TCA - Total constructed area including Attic/Eaves and Roof Terrace.
CH - Ceiling Height

Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

House No. 1 & 22

4 Bedroom Semi Detached
GIA: 1,983 sq.ft / 184 sq.m
TCA: 2,190 sq.ft / 203 sq.m



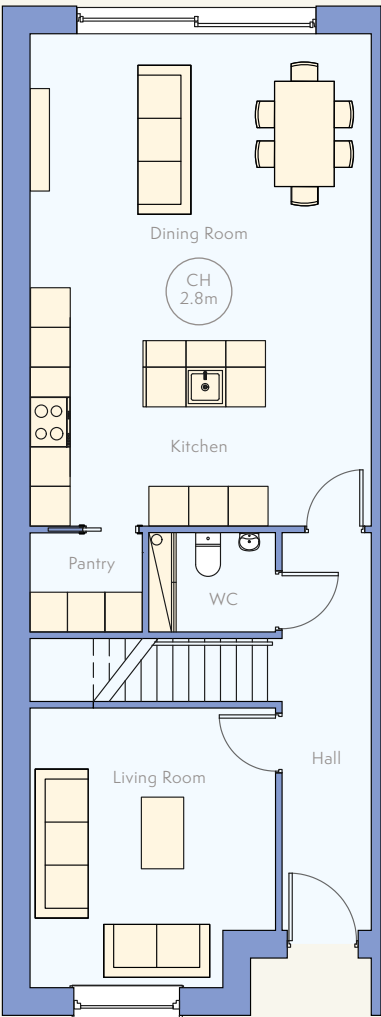
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House No. 2 & 21

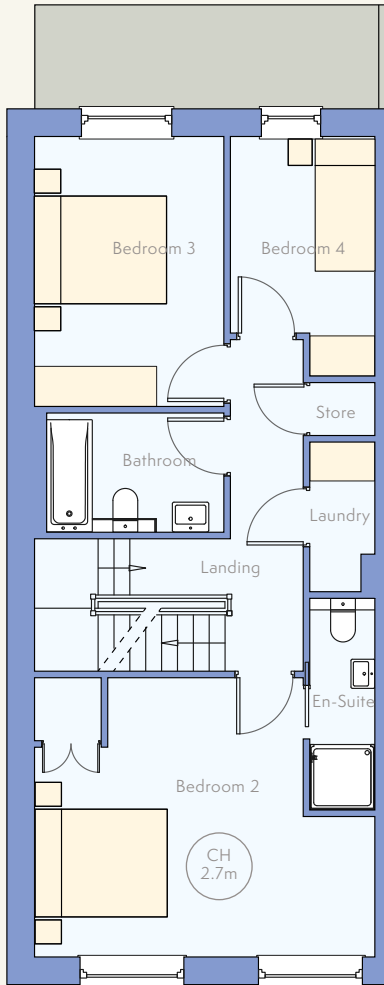
4 Bedroom Semi Detached
GIA: 1,948 sq.ft / 181 sq.m
TCA: 2,155 sq.ft / 200 sq.m

Ground Floor



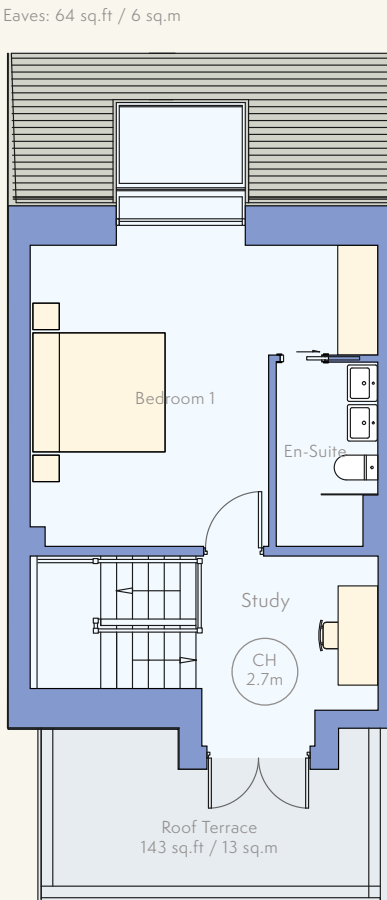
792 sq.ft / 74 sq.m

First Floor



703 sq.ft / 65 sq.m

Second Floor



454 sq.ft / 42 sq.m

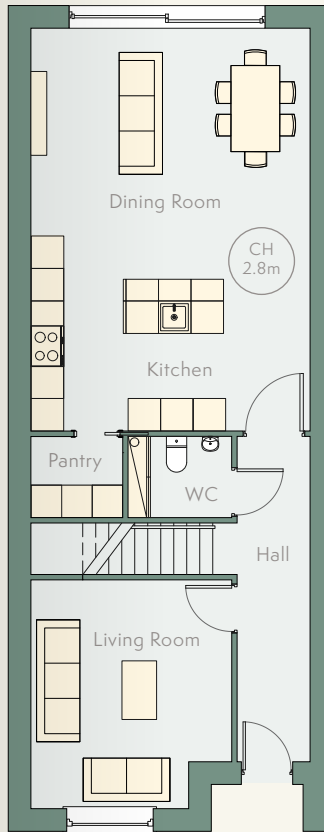
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House No. 4, 5, 6 & 10-15

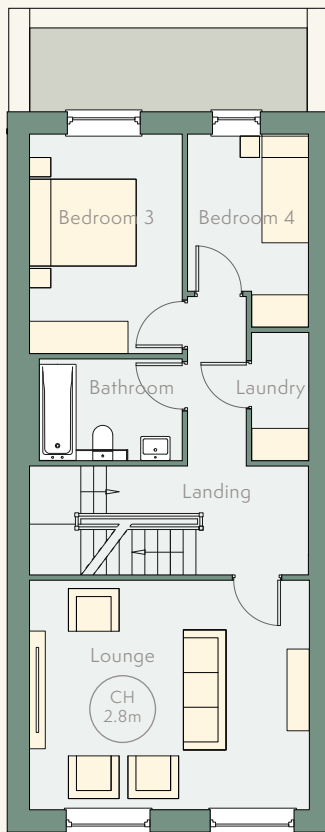
4/5 Bedroom End/Mid Terrace
GIA: 2,368 sq.ft / 220 sq.m
TCA: 2,828 sq.ft / 263 sq.m

Ground Floor



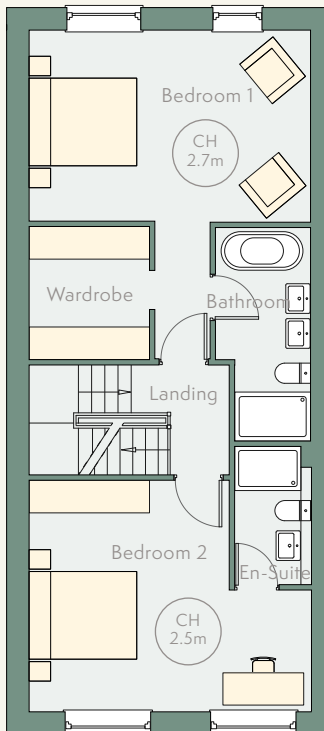
807 sq.ft / 75 sq.m

First Floor



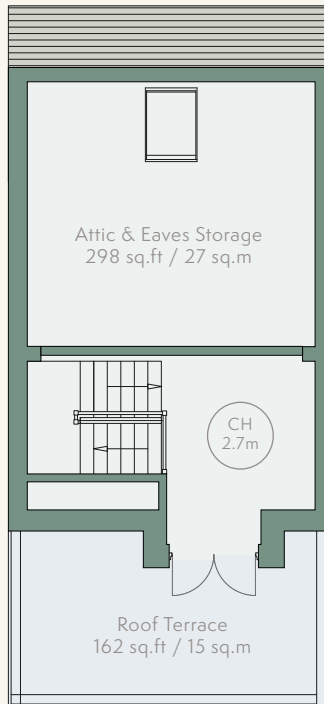
700 sq.ft / 65 sq.m

Second Floor



700 sq.ft / 65 sq.m

Third Floor



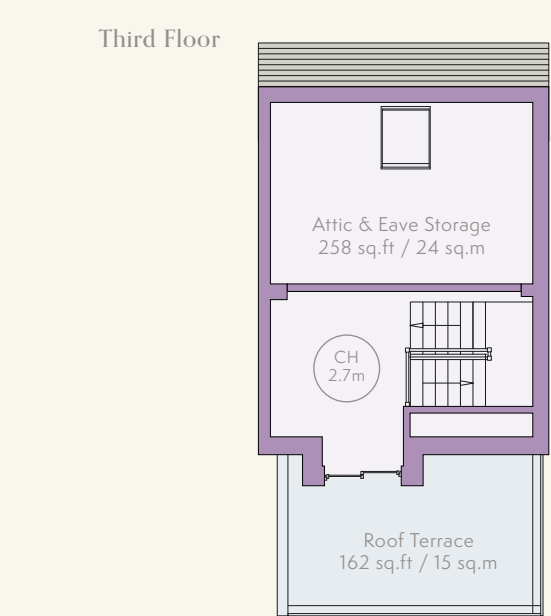
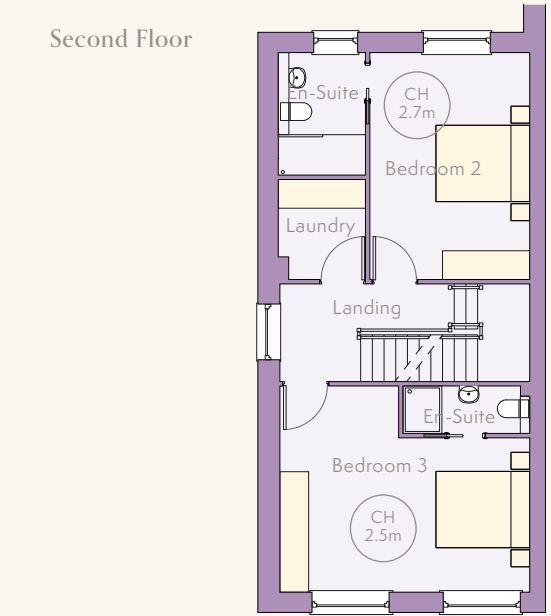
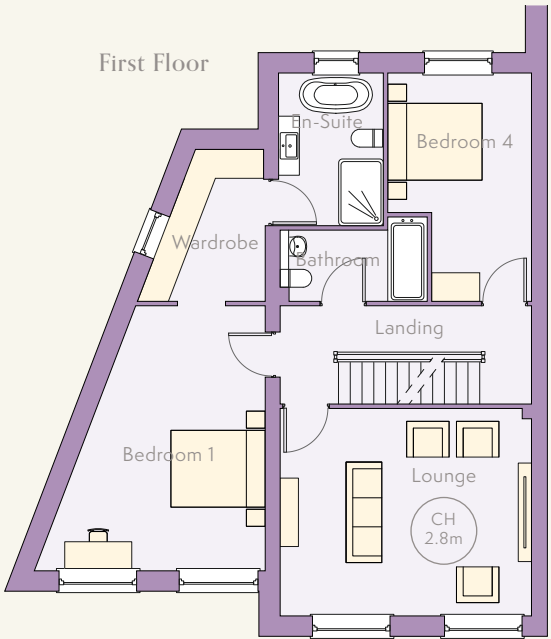
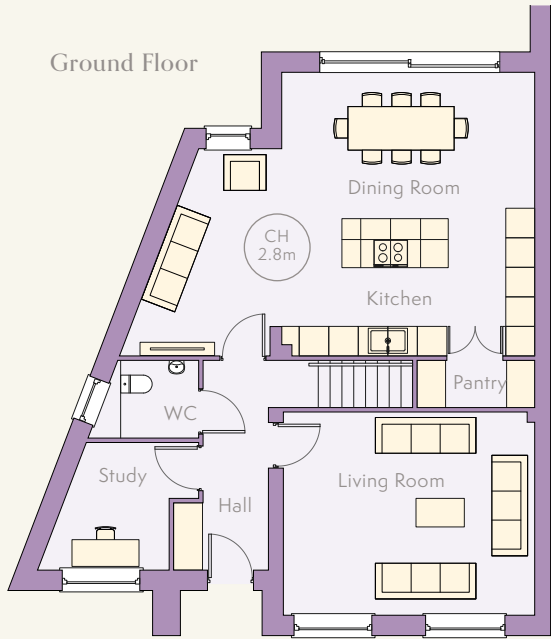
161 sq.ft / 17 sq.m

GIA - Gross Internal Area.
TCA - Total constructed area including Attic/Eaves and Roof Terrace.
CH - Ceiling Height

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House No. 8

4/5 Bedroom Semi Detached
GIA: 2,659 sq.ft / 247 sq.m
TCA: 3,079 sq.ft / 286 sq.m

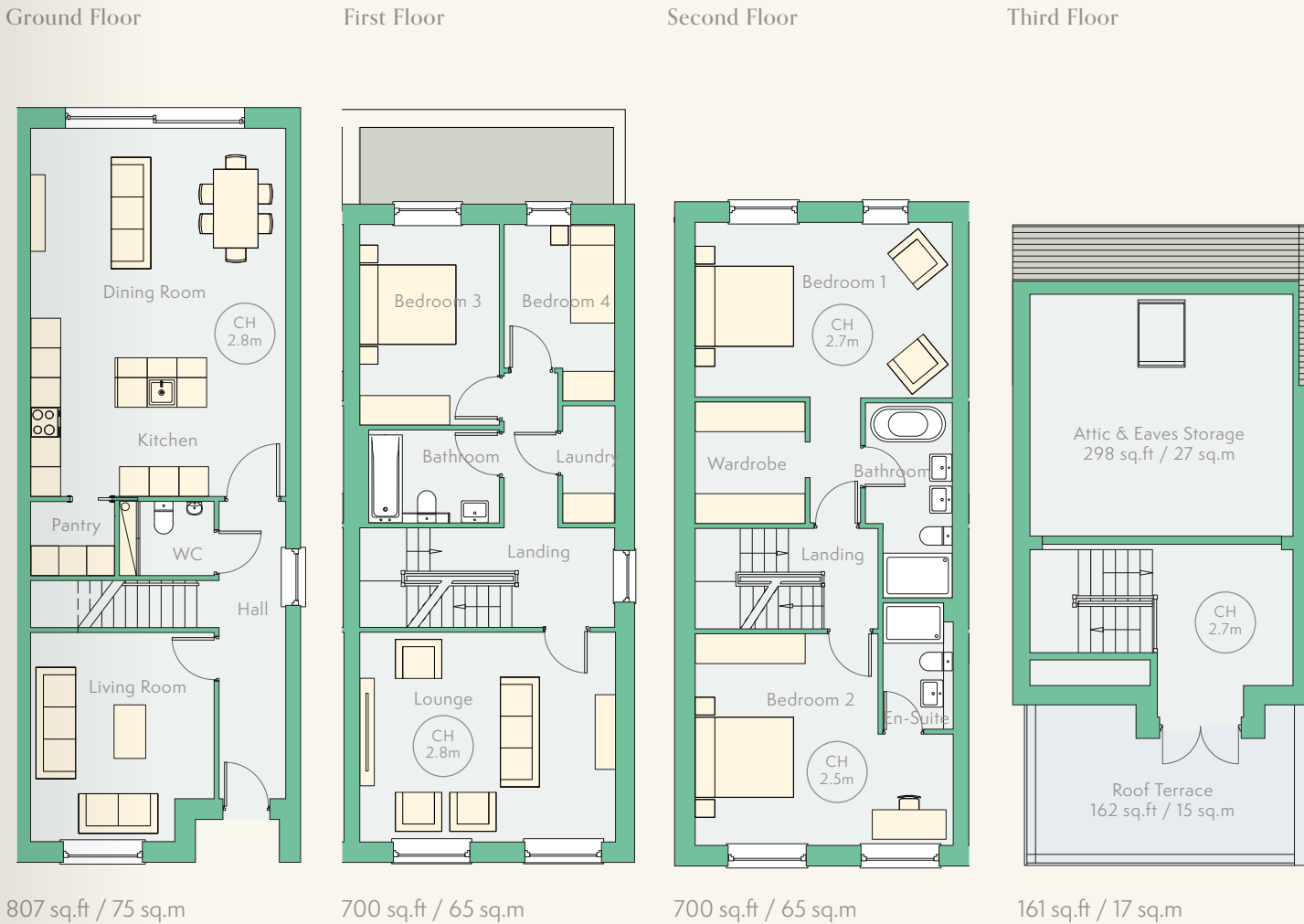


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CH - Ceiling Height

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House No. 7, 9, 16 & 20

4/5 Bedroom End of Terrace
GIA: 2,368 sq.ft / 220 sq.m
TCA: 2,828 sq.ft / 263 sq.m



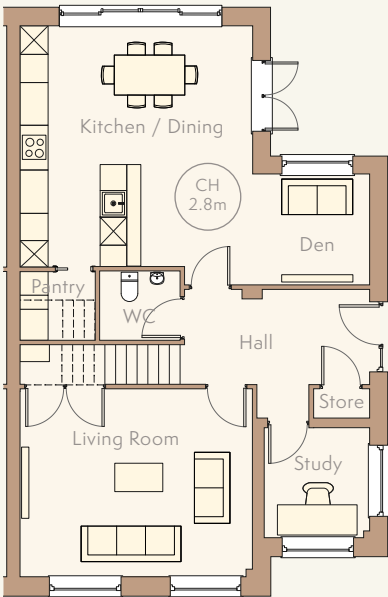
GIA - Gross Internal Area.
TCA - Total constructed area including Attic/Eaves and Roof Terrace.
CH - Ceiling Height

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House No. 17

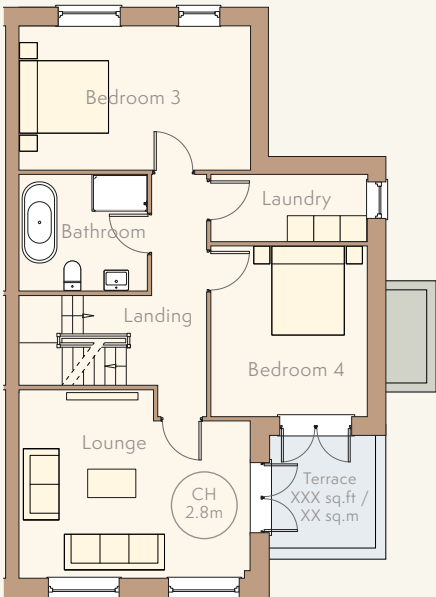
4/5 Bedroom Semi Detached
GIA: X,XXX sq.ft / XXX sq.m
TCA: X,XXX sq.ft / XXX sq.m

Ground Floor



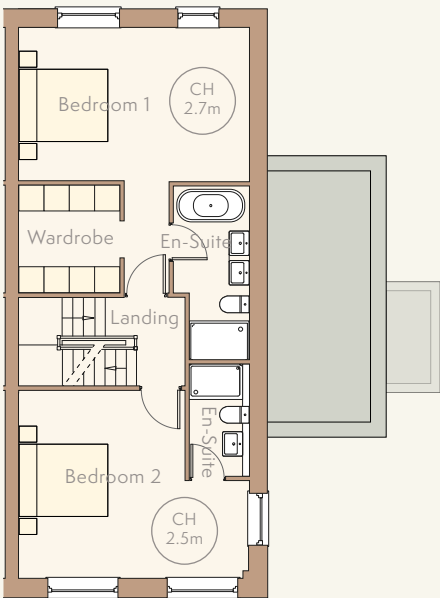
XXX sq.ft / XX sq.m

First Floor



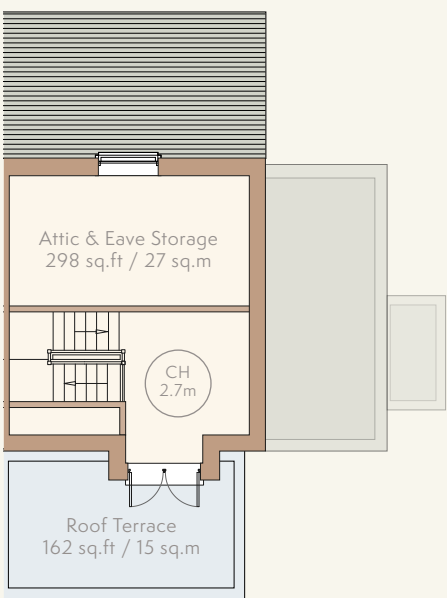
XXX sq.ft / XX sq.m

Second Floor



XXX sq.ft / XX sq.m

Third Floor



161 sq.ft / 17 sq.m

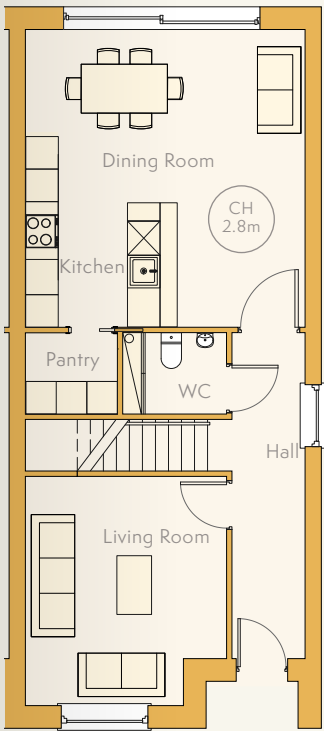
GIA - Gross Internal Area.
TCA - Total constructed area including Attic/Eaves and Roof Terrace.
CH - Ceiling Height

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House No. 18 & 19

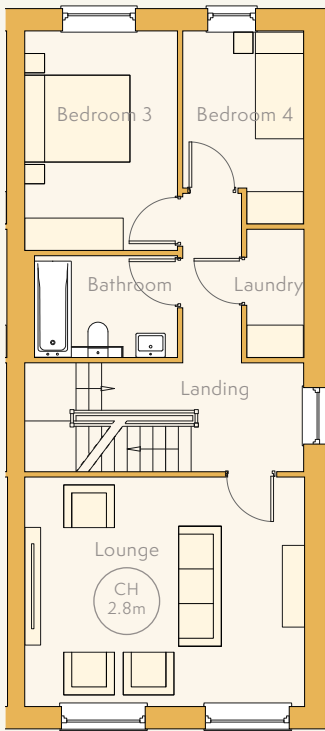
4/5 Bedroom Semi Detached
GIA: 2,238 sq.ft / 208 sq.m
TCA: 2,701 sq.ft / 251 sq.m

Ground Floor



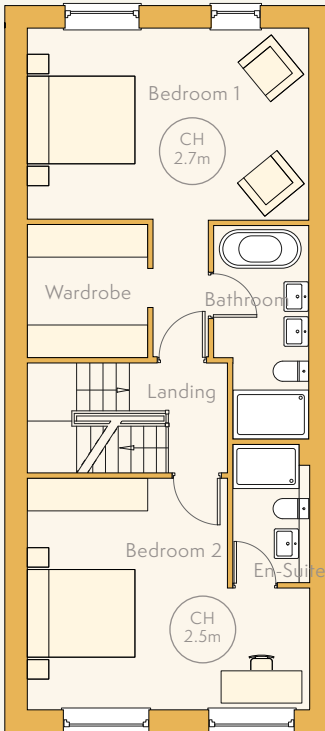
678 sq.ft / 63 sq.m

First Floor



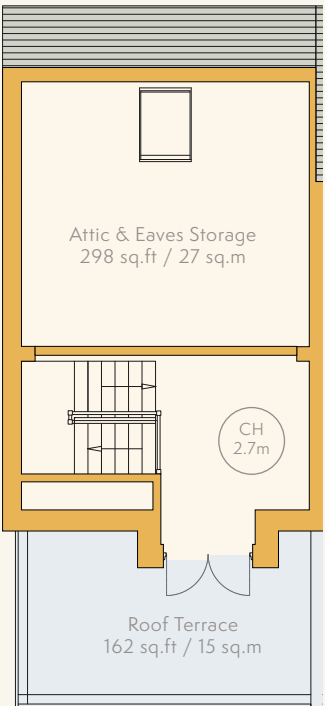
700 sq.ft / 65 sq.m

Second Floor



700 sq.ft / 65 sq.m

Third Floor



161 sq.ft / 17 sq.m

GIA - Gross Internal Area.
TCA - Total constructed area including Attic/Eaves and Roof Terrace.
CH - Ceiling Height

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High standard specifications in every Silverbrook Home

Internal Finishes

- Feature-height ceilings (up to 2.8m) for spacious, light-filled living.
- Handmade bespoke staircases by our master craftsmen & supplied by George Quinn.
- High-quality internal doors from Carroll Joinery (with heights up to 2.4m)
- Brushed brass door handles from the Orta range by Zoo Architectural.
- Brushed brass electrical switches and sockets from Knightsbridge.
- Concrete flooring throughout offering superior soundproofing and energy insulation.
- Thermostatically controlled Underfloor heating to every floor and every room.
- Neutral paint colours and tones thoughtfully selected by the Interior Design team at Number 10 Design to complement the architectural fixtures and finishes.
- Contemporary architraves and skirting for a sophisticated, modern aesthetic.

Kitchen & Living

- Stunning bespoke ribbed Micro Shaker Kitchen with American Walnut internal cabinetry finish, designed and developed specifically for Silverbrook by Fitzgerald Kitchens.
- Kitchens feature full height cabinetry including stunning Calacatta Gold countertops featuring waterfall drop leaves on the island and full-height matching splashback.
- Premium Siemens appliances throughout – high specification oven, built-in dual microwave oven, full-height integrated fridge and separate freezer, expansive 80cm induction hob with Siemens extractor fan, and integrated Siemens dishwasher.
- Stunning full walk-in Pantry with Belgravia Reeded Glass sliding door, custom-labelled cabinetry, ambient LED lighting, and Bosch wine fridge.
- Elegant white undermount ceramic sink bowls complemented by stainless steel Quooker tap for instant hot, cold, and boiling water.
- Hand-painted finishes to cabinetry is available in a full selection of Farrow & Ball colours, allowing each homeowner the chance to personalise their kitchen. (Subject to early purchase).
- Separate Laundry Room Siemens Washing Machines and Condenser Tumble Dryers and built in American Walnut finished unit.

Bathrooms And En-Suites

- Elegant bathrooms showcasing exquisite tiling by Design Emporium of Deansgrange.
- Premium sanitary ware by RT Large, one of Ireland's leading bathroom suppliers.
- Sophisticated brushed brass or matte black fittings, enhancing the design of each bathroom.
- High-performance pressure pump from DAB for an invigorating refreshing shower.
- Thermostatically controlled electric towel rails, matched to the bathroom fittings.
- Family bathroom featuring Scandinavian style Woodley Oak fluted tiles, soft cream Argilla tiles and ambient LED.
- Luxurious master Ensuite with truly spectacular floor to ceiling Melbourne Endless veined tiles with matching veins complete with a free-standing bath, double sinks with ample storage, large walk-in shower, large mirror and LED Lighting for an opulent 5-star finish.
- Guest en-suite adorned in elegant Nuance Ivory large-format tiles, featuring externally mounted, matte black fittings and stunning LED Mirror.
- Sophisticated ground-floor W.C. featuring striking dark Night Lux textured wall and floor tiles and large floor to ceiling cupboard for coats and shoes.
- Premium Mirrors by Rathmines Glass with feature LED Lighting.

Wardrobes

- Full-height micro shaker-style wardrobes in every dedicated bedroom, meticulously hand-painted and finished with luxurious brushed brass door furniture.
- American Walnut interior cabinetry with integrated LED lighting, elevating the master and guest bedroom storage experience.
- Spacious, thoughtfully designed, walk-in wardrobes with integrated drawer units, for optimal storage, functionality and elegance.

Electrical

- Expert lighting design by Number 10 Design for a bespoke ambiance throughout.
- Generously specified electrical layout with ample lighting provisions for a sophisticated living experience.
- LED lighting throughout, featuring pendant and wall-light placement ensuring optimal lighting and a balanced aesthetic.
- Convenient USB charging sockets in the kitchen, all bedrooms and on the top floor.

- Fire alarms and carbon monoxide detectors fitted as standard.
- House fully enabled with CAT-6 cabling on each floor to facilitate advanced WiFi solution.
- Provision in place for E.V. charging points, as standard.

Heating And Ventilation

- All homes achieve A2 BER ratings due to high insulation standards throughout.
- Mechanical & Renewable Heating Solution: a bespoke NZEB compliant solution to suit both the needs of the homeowner and the building regulations.
- Mitsubishi Ecodan Air-to-Water Heat Pump produces class-leading performance outputs while remaining extremely quiet.
- Mitsubishi "Melcloud" App for control from iPhone and Android devices.
- Slim 50mm Liquid Screen Underfloor heating system designed & zoned to give the homeowner individual control in every room via Heatmiser NeoStat heating controls.
- This Ecodan system is then paired with a class leading whole-house heat recovery ventilation system by Vent Axia for optimal air quality. This ensures optimal moisture control in each room and ensures clean air recirculation for the optimal living environment.
- Pressurised plumbing system utilises a Dab Easy box Booster pump with a flow rate of up to 80L per minute, meaning there will be constant pressure at all times in your showers, sinks and baths.

Windows & Doors

- High-performance, low-maintenance Aura Plus windows and doors throughout by one of the world's top window and door suppliers – Rationel of Denmark part of the Dovista Group.
- Solid, secure, attractive brown/grey front door with 6 glass panels and robust multipoint locking system.
- Spectacular double sliding doors from Rationel in each kitchen, double doors to the first floor lounge with Juliet Balcony and roof terrace double doors with internal locking/stop mechanism to avoid slamming in wind.
- All windows and doors provide exceptional thermal performance, energy-saving glazing, and outstanding airtightness, backed by Rationel's guarantee.

External Finishes

- Spectacular palette of contemporary Georgian finishes showcasing classic, leading Austrian supplier Baunit plaster bands to the ground floor and bricks from the St. Anselmo plant near Venice in Northern Italy.
- Rear gardens featuring Italian supplied and manufactured Evolution porcelain paving and will have seeded lawns.
- Driveways feature Kilsaran Clima-Pave permeable silver granite paving, ensuring durable, high-quality and environmentally friendly finish and 2 parking spaces to every home.
- Exterior conveniences include a rear double socket and water tap, as standard.
- Exterior lighting features includes Astro uplighters on roof terrace, feature up/down lights from One Light for back garden and roof terrace and a stunning Forum Box Light at the front door.
- Stunning Portland Montana Woodgrain Effect composite decking on all roof terraces by Whiteriver Group.
- Spacious roof terraces with frameless glass balcony balustrades by Rich Glass accessed through double doors from top floor landing.

Overall Development

- Stunning Central communal garden designed by Park Hood Landscape Design.
- All external landscaping designed by Murphy + Sheanon Horticulture & Landscape Architecture
- Central Bike Rack for safe and secure bicycle storage
- External Storage Units also available by separate agreement.
- To ensure the ongoing management and the excellent standard of maintenance our homeowners at Silverbrook expect, the development will be managed by a dedicated owner management company.

Guarantee

- Each home covered by a 10-year Homebond guarantee.

*May depend on house type.

rationel®

SIEMENS

Quooker

MITSUBISHI
ELECTRIC
Cooling and Heating Solutions

Vent-Axia



Developer



Dunmoy Properties is a boutique Irish property developer specialising in crafting exceptional living spaces. From our successful completion of the exquisite homes at The Orchard in Greystones in 2021, we've set and continue to set a benchmark in quality.

The development in The Orchard and this development at Silverbrook have been completed in a close partnership between Dunmoy and Howard Building Contractors Ltd. Howard Building Contractors Ltd was founded by James and Michael Howard and has built a reputation through constructing some of the finest homes in south County Dublin.

Each home Dunmoy and Howards create, whether for sale or rent, embodies meticulous attention to detail, tailored for modern-day living. Recognising the shift of homes into multifunctional spaces, our designs prioritise high ceilings, ample storage, superior sound insulation, fibre internet, concrete flooring, dedicated work areas, and an overall exceptional level of finish.

Contact us at +353 (01) 239 3280 | info@dunmoy.ie

Joint Agents



Savills New Homes
33 Molesworth Street
Dublin 2
D02 CP04

+353 (01) 618 1300
dublin_newhomes@savills.ie



No. 15 Terenure Place
Terenure,
Dublin 6W,
D6W HY68

+353 (01) 255 2489
info@mulleryogara.ie

Solicitor



Suite 1,
Bracetown Business Park,
Clonee,
Dublin 15,

+353 1 825 1030
info@rennick.ie

Builders



17 Earlsfort Drive,
Lucan,
Dublin

+353 (01) 624 0678
admin@howardbuilding.ie

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Savills PSRA No.: 002233 | Mullery O'Gara PSRA No.: 004302

Brochure design by avalanche design



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RATHFARNHAM

www.silverbrookhomes.ie

