



**FINISTERRE**  
SANDYCOVE

A UNIQUE COLLECTION OF  
FOUR LUXURY HOMES

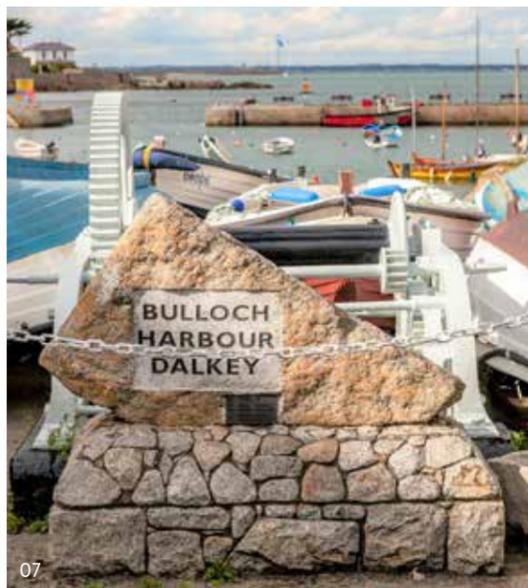
An artist's impression of the proposed development



## A LIFESTYLE CHOICE

*Enjoy life by the sea at Finisterre, a  
stunning collection of four bedroom  
homes in the picturesque seaside village  
of Sandycove.*





*The nearby village of Glasthule offers you everything you need on a daily basis. Also close by is the thriving village of Dalkey, home to a variety of gourmet restaurants as well as every practical shop you could need.*

- 01 Cavistons, Glasthule
- 02 Tea Rooms, Peoples Park
- 03 Fitzgerald's Pub
- 04 The Forty Foot
- 05 Sandycove & Glasthule DART station
- 06 Dalkey Sound
- 07 Bullock Harbour
- 08 Bloomingdales Florist



*Start your day with a stroll down along the seafront or a quick dip in the Forty Foot*

Literally a stone's throw from the coast, Finisterre is a short walk from nearby Glasthule Village.



## A BUSTLING COMMUNITY

People are at the heart of Sandycove, which is packed full of friendly faces and local artisan businesses. Whether you are picking up fresh bread in the bakery or enjoying a meal with friends, you can be sure of a warm welcome and a smiling face.

### Food & Drink

- |   |                                   |
|---|-----------------------------------|
| 1. Cavistons Seafood Restaurant & Food Hall | 9. The Cookbook Café              |
| 2. Sixty Four Wine & Bistro                 | 10. Mitchell & Son Wine Merchants |
| 3. Noel Kavanagh Butchers                   | 11. Kingsland Chinese Takeaway    |
| 4. Carluccios Restaurant                    | 12. Baker Street                  |
| 5. Juggy's Well Café                        | 13. Daniel's Restaurant           |
| 6. Hatch Coffee                             | 14. Charles Fitzgerald Pub        |
| 7. The Punnet                               | 15. Odells Bistro                 |
| 8. Rasam Indian Restaurant                  | 16. Butlers Pantry                |

### Retail

- |                              |                                  |
|------------------------------|----------------------------------|
| 17. Soul Woman               | 26. Miss E                       |
| 18. Halo                     | 27. Spar                         |
| 19. Formality at the Cowshed | 28. Eamonn's Bookstore           |
| 20. Casa Home                | 29. Sandycove Vintage & Classics |
| 21. Choice                   | 30. Bloomingdales Florist        |
| 22. House of Shoes           |                                  |
| 23. Maddison & Co.           |                                  |
| 24. Rococo                   |                                  |
| 25. Al Fresco                |                                  |

### Health & Beauty

- |                               |
|-------------------------------|
| 31. Beauty at Eden            |
| 32. Nu Aesthetics Skin Clinic |
| 33. P.K. Connolly Barbers     |
| 34. Harpers Salon             |
| 35. Serenity Day Spa          |
| 36. Cabello Hair Design       |

### Medical

- |                                   |
|-----------------------------------|
| 37. Sheehan Medical Practice      |
| 38. McCauley Pharmacy             |
| 39. B. Glennon Pharmacy           |
| 40. Sandycove Physiotherapy       |
| 41. Sandycove Surgery             |
| 42. Sandycove Dental Care         |
| 43. The Children's Clinic         |
| 44. Elton Dental & Medical Centre |

### Sports & Leisure

- |                               |
|-------------------------------|
| 45. Outdoor Gym               |
| 46. Core Studio               |
| 47. Hudson Road Park          |
| 48. Sandycove Tennis Club     |
| 49. Curragh Diving Club       |
| 50. Castle Park Swimming Pool |
| 51. Kayaking                  |

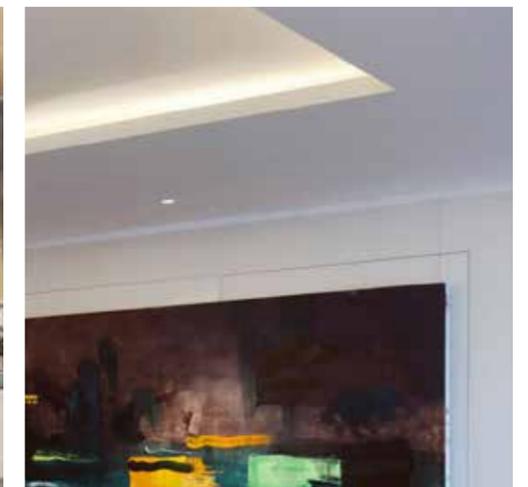
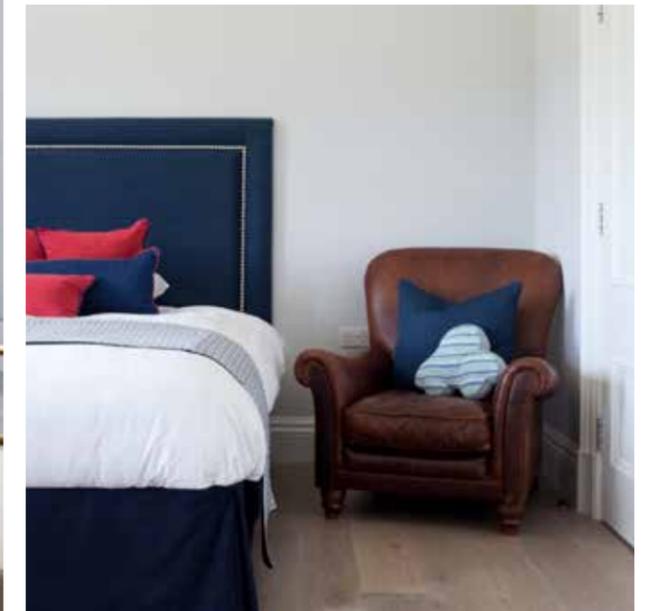
### Schools

- |                        |
|------------------------|
| 52. Harold Boys        |
| 53. Castle Park School |

## DESIGNED FOR LIVING

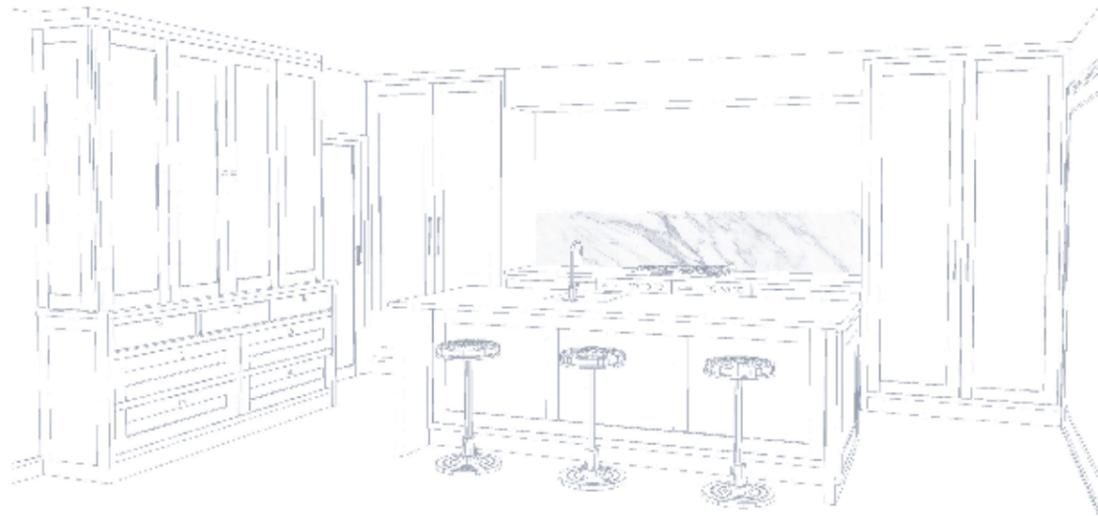
These homes are being carefully thought out, generously proportioned and will be exquisitely finished to the highest standards.

Their striking exteriors will be mirrored by elegant interiors. Spacious layouts, light-filled rooms, crisp clean lines and a contemporary colour palette will all add up to truly comfortable homes that are perfectly in tune with today's lifestyles.



All images and specifications are indicative only and subject to change. Images shown represent similar type of homes. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

*Every aspect of the design is being meticulously considered to maximise the amount of space, light and practicality*



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# FINISHES & SPECIFICATION



## External features

High quality lbstock brick facades  
 High performance triple glazed windows  
 Large glazed sliding screen to landscaped rear gardens  
 Zinc cladding to roof and dormer  
 Natural limestone paving to front and rear  
 Landscaper designed planting front and rear  
 Garden tap  
 Electric car charge point  
 External weather proof power point in rear garden

## Passive house characteristics and energy efficiency

A2 BER energy rating / nZEB (near Zero Energy Building) standard  
 Highly insulated air tight design  
 High levels of roof, walls and floor insulation  
 NIBE air to water heat pump  
 NIBE mechanical ventilation with heat recovery system  
 Solar Photovoltaic (PV) collectors

## Security and safety

Smoke detectors fitted throughout (mains powered and interlinked)  
 Hard wired for security alarm  
 Triple locking system to all windows and doors

## Media and communications

High speed fibre available  
 CAT 6 data points to living, kitchen/ dining, family room, master bedroom and bedroom 2  
 Digital TV connections throughout  
 Virgin Media available  
 Provision for future Sky dish connection

## Electrical

Generous energy efficient lighting and power points  
 Brushed bronze sockets and light switches throughout ground floor, hall, stairs and landing  
 USB sockets in living and dining rooms

## Interior finishes

2.7m high ceilings at ground floor  
 Feature coffered ceiling in entertainment rooms  
 Two panel shaker style doors throughout  
 Contemporary architrave & skirting  
 Superior quality internal joinery  
 100mm herringbone engineered oak flooring in hallway  
 196mm engineered oak flooring kitchen & ground floor living room

## Bathrooms and ensuites

Tece concealed cistern with flush plate throughout  
 Jika wall mounted soft close rimless pans throughout  
 Falper Via Veneto vanity unit with matt white Corian moulded basin in main bathroom  
 Laufen, Celeste, Bauhaus basins in guest WC and ensuites  
 Bespoke vanity units in ensuites  
 Geneva 1700 x 750 double ended bath in master ensuite  
 Heated towel rails in bathroom and ensuites  
 Hansgrohe Raindance select s120 purosset hand shower & Raindance 250mm centre shower heads throughout  
 Bespoke full height glass shower enclosure by Bathhouse in main bathroom  
 Merlyn Ionic Wetroom Panels in all ensuites

## Wardrobes and storage

Bespoke wardrobes throughout with walk-in wardrobes in main bedrooms

## Heating

Thermostatic zoned underfloor central heating system by Unipipe on ground floor  
 Low temperature radiators c/w thermostatic valves on upper floors.  
 Flame effect electric fire in living room  
 Pressurised hot & cold water

## Kitchens and utility rooms

Bespoke hand painted contemporary classic slim shaker design kitchen with custom made cabinetry, door and panel work by Newcastle Design  
 Handmade double pantry larder  
 Neff induction hob  
 Two Neff single ovens – slide and hide  
 Integrated dishwasher & fridge  
 Incasso canopy extractor  
 Utility room with generous storage.

An artist's impression of the proposed development

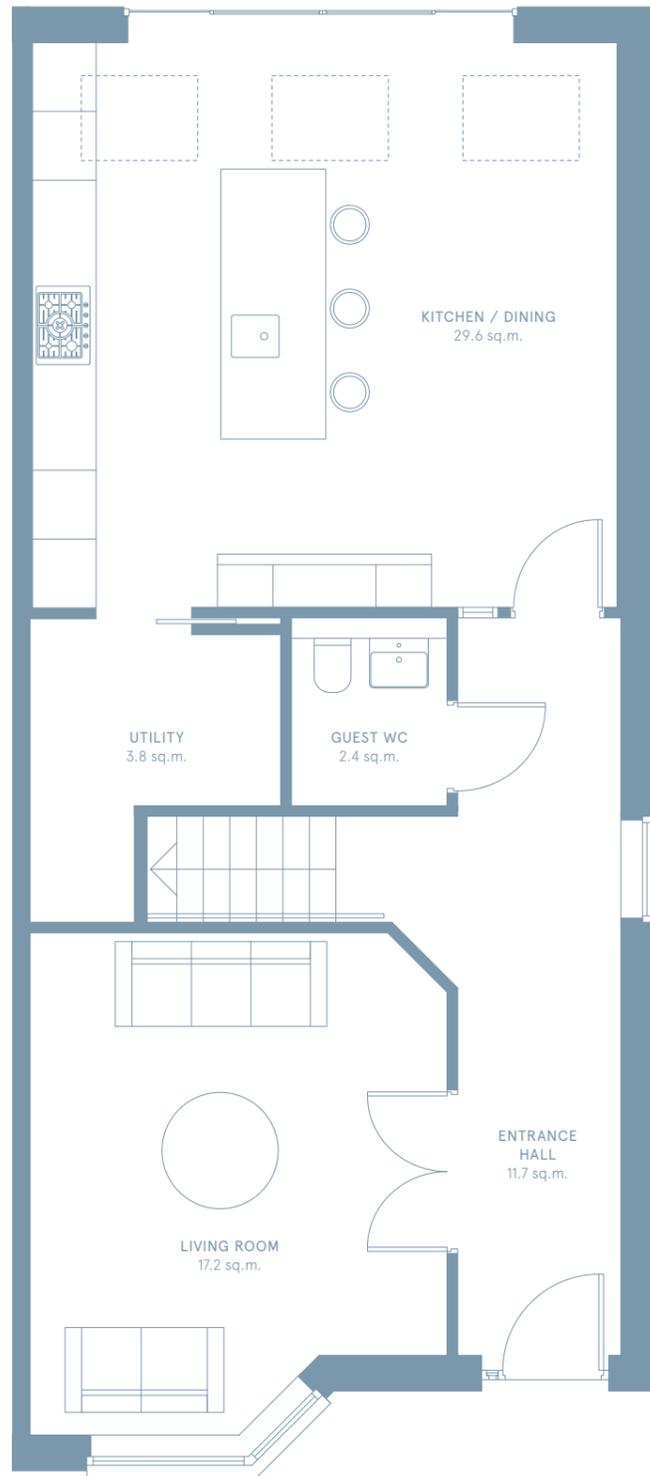




# FLOOR PLANS

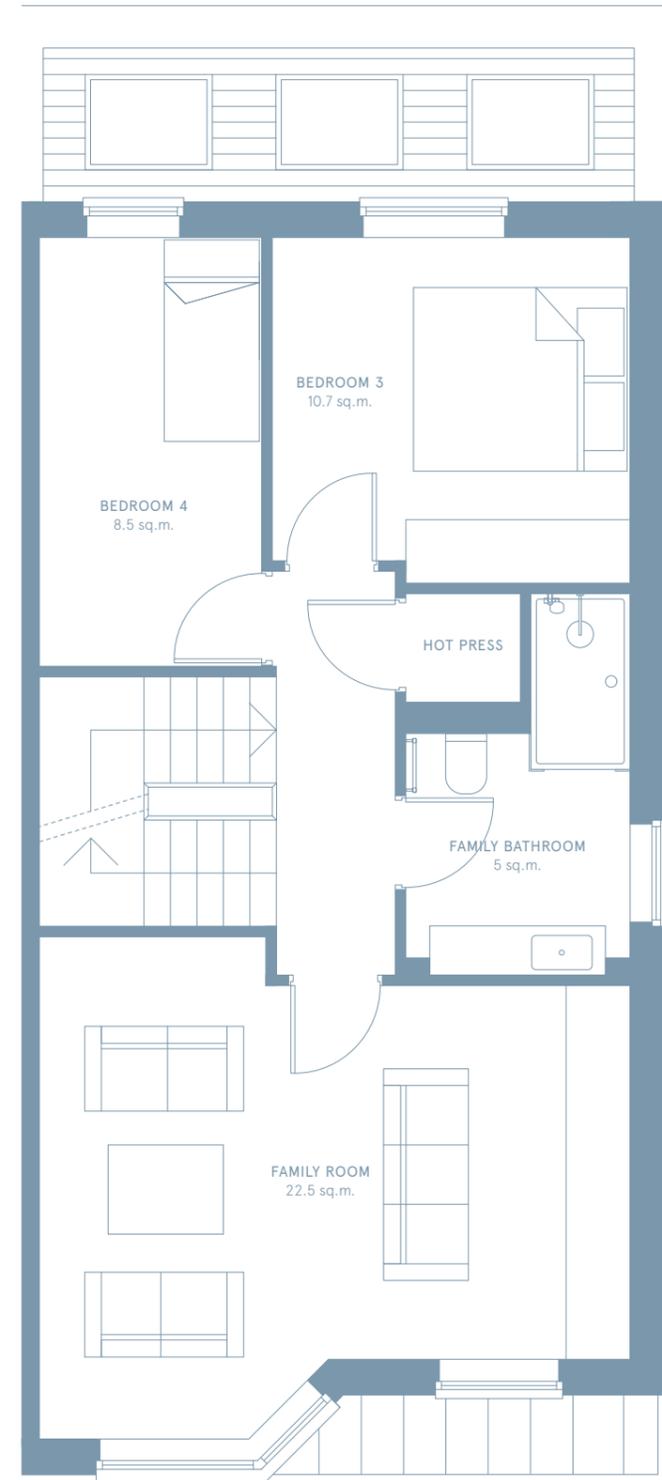
Site plan, floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

## GROUND FLOOR



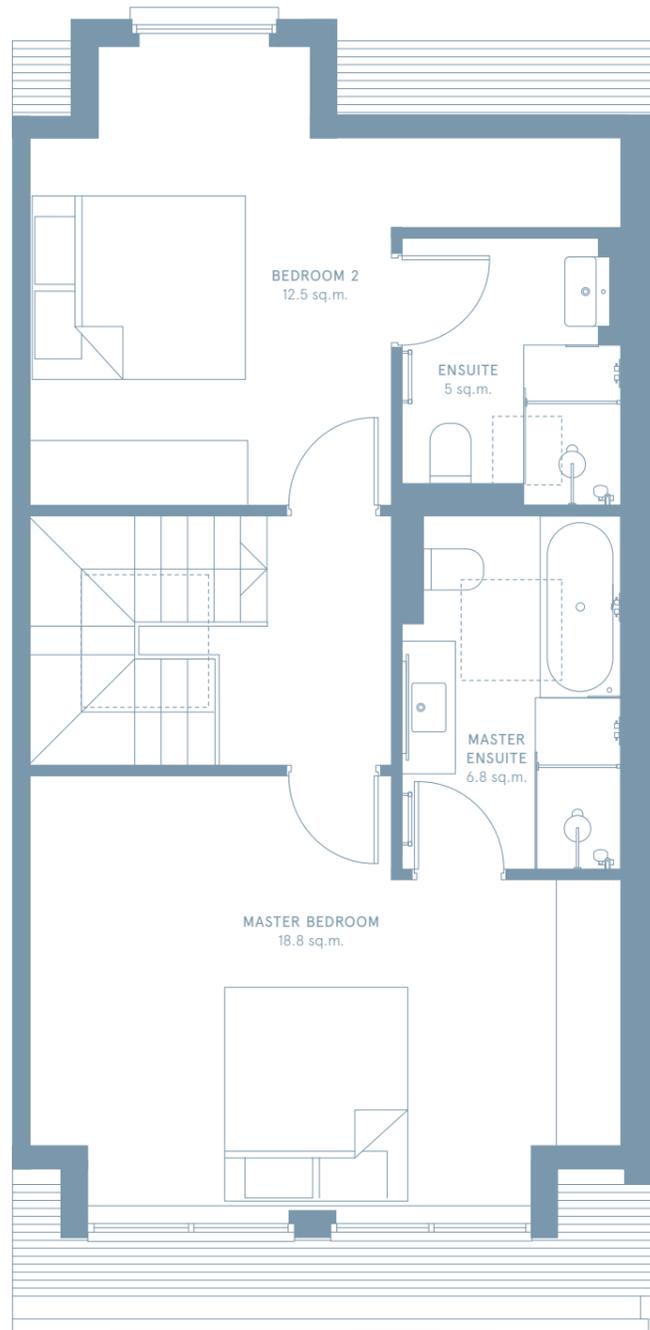
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## FIRST FLOOR



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SECOND FLOOR



FRONT ELEVATION



REAR ELEVATION

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# OUR TEAM

MAIN CONTRACTORS



ARCHITECTS



MECHANICAL & ELECTRICAL



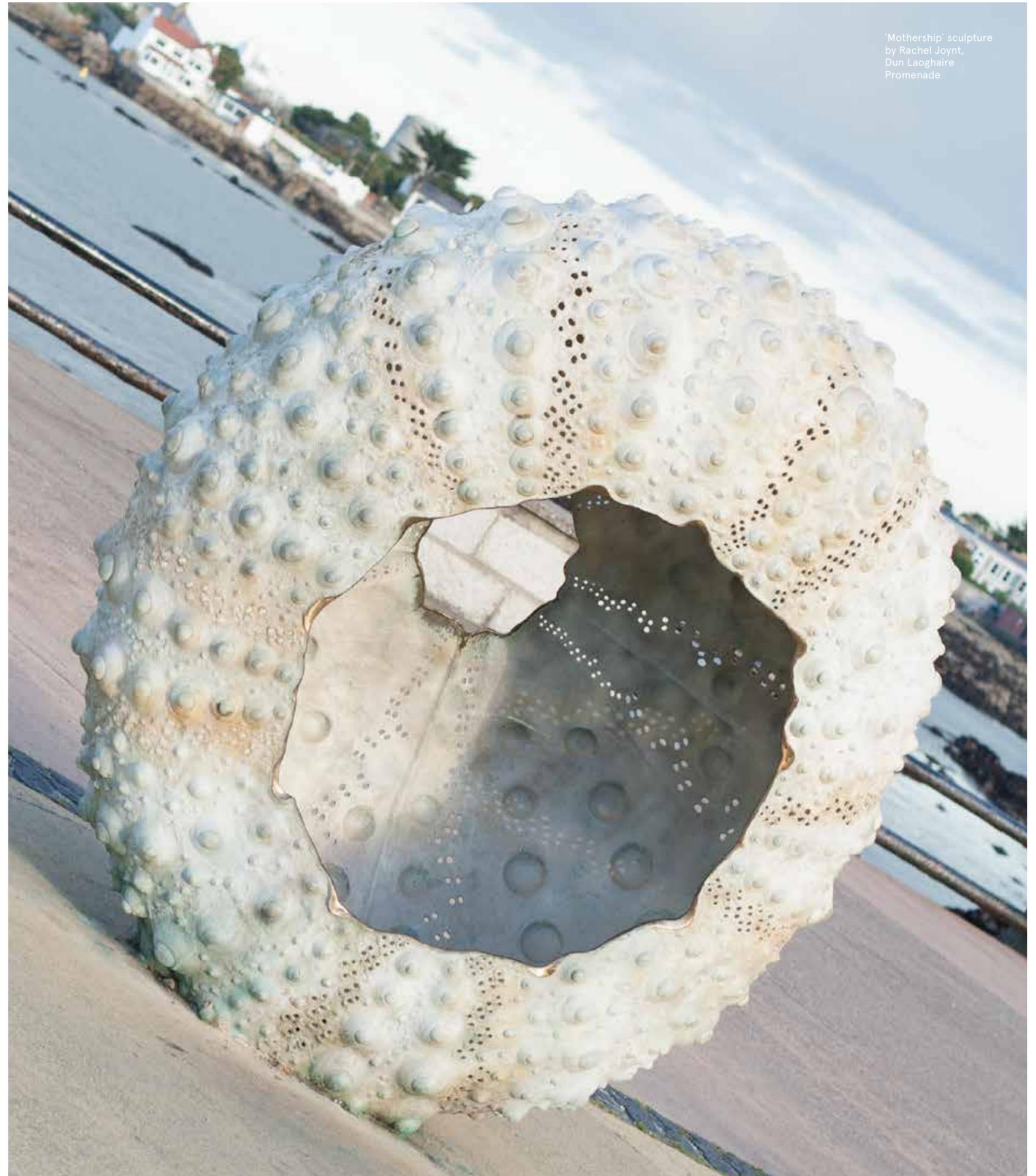
DESIGN TEAM



ALL ENQUIRIES TO:



**FINISTERRE@WYSE.IE | 01 568 8900**  
PSR No 001347



'Mothership' sculpture  
by Rachel Joynt,  
Dun Laoghaire  
Promenade



FINISTERRE  
DEVELOPMENTS LTD.



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