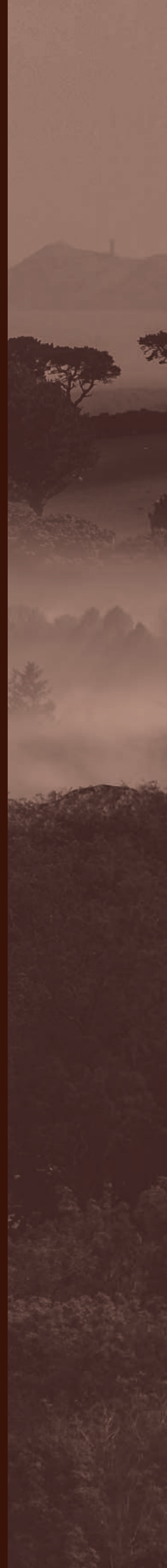




# Bellevue

DELGANY



# May every sunrise hold more promise

AND EVERY SUNSET HOLD MORE PEACE



The iconic Scots pines on Drummin Hill, there for centuries, come into view as you arrive into Bellevue. A beacon signalling that your journey home is now complete.

# A new calibre of home

Welcome to Bellevue,  
an exceptional collection of 3, 4  
and 5-bedroom family homes in the  
historic and picturesque setting of  
Delgany, Co Wicklow.

Nestled among ancient trees and  
beautiful countryside, Bellevue offers families  
a unique mix of city, coast and country –  
the perfect setting for remarkable living.

The future-proofed homes at Bellevue  
are sensitively designed and arranged  
to make the most of its beautiful setting  
and to give the site's native trees, flora and  
fauna space to shine.



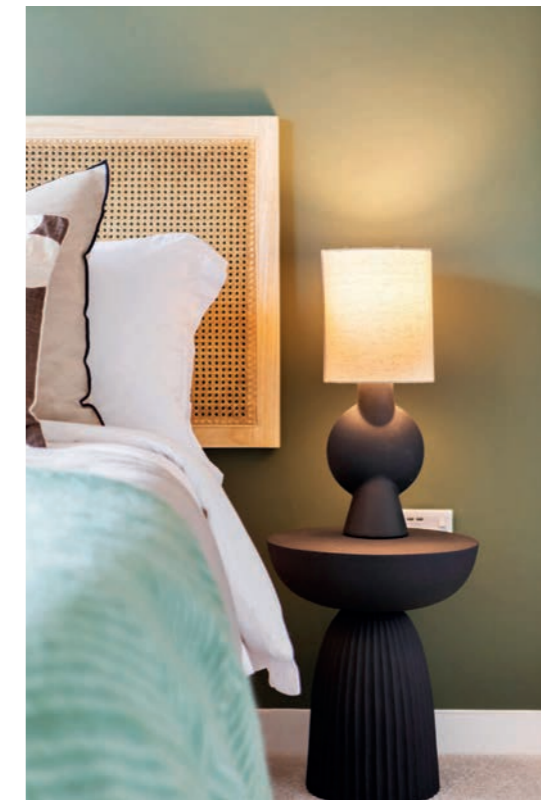
# Stylish living in spacious homes



Our commitment to detail  
and our careful selection of materials  
guarantee the best quality, design  
and innovation.



# Exceptional living



# Natural light interiors



Mindfully designed, our elegant homes are superb examples of when aspiration meets reality, creating the perfect sanctuary for you to enjoy.



Carefully crafted to create truly exceptional homes



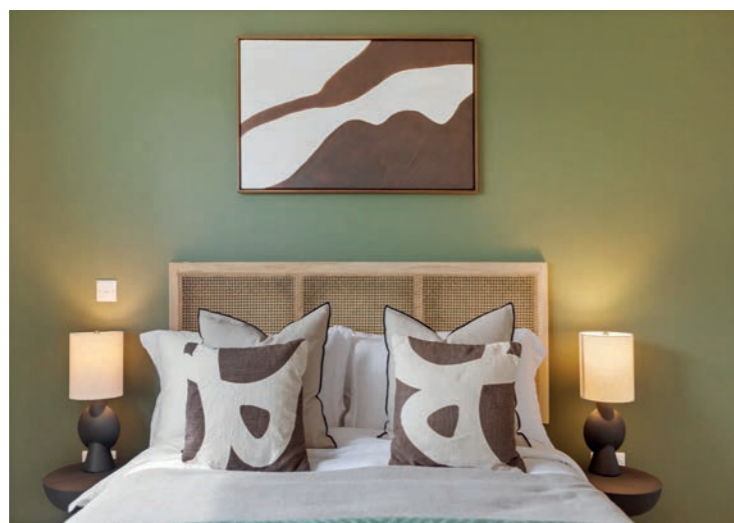
The homes at Bellevue are exceptionally finished with high-quality features throughout. Large kitchens with modern integrated appliances are ideal for family gatherings, while large bedrooms and the bathrooms are serene spaces for perfect relaxation.





## Your new home – all in perfect harmony

Our design philosophy at D/RES is based on the understanding that humans need a connection to nature in order to thrive.

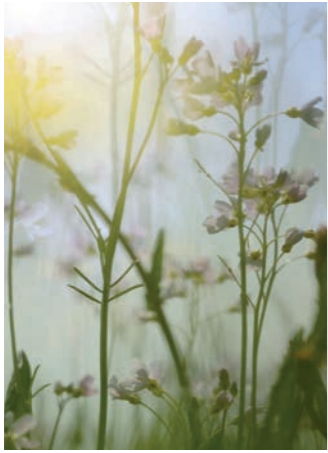


The use of natural elements and innovative processes in our design improves well-being, comfort, and creates a wholly positive living experience.

Natural elements within our designs create a timeless beauty. Through the combination of nature and modern designs, a contemporary and unique style emerges. Materials and textures that reflect the natural environment bring comfort, warmth, and a sense of pride for the homeowner. Good design future proofs a home, provides low energy costs, minimises environmental impact and supports biodiversity for new communities to thrive.



# A sustainable lifestyle



Sustainability is a key driver in every part of the design and construction of D/RES homes in Bellevue. From exceptional energy efficiency (minimum A2 BER) to the environmental impact of the materials we select, combine to deliver premium quality, future proofed homes in Bellevue. The homes in Bellevue are fossil fuel free, with top quality heat pumps and heat recovery ventilation providing optimum thermal comfort and indoor air quality.

To support homeowners who would like to maximise the sustainability potential of their new home we have developed a Positive Living offering with our energy partner Pinery.

Positive Living is a bespoke renewable energy offering which can be tailored to your individual home and energy profile. Positive Living includes solar PV panels to self-generate renewable energy, with the option of electric battery storage and smart energy management to put the power back in your hands and control how you use energy in your home. Electric vehicle charging points can also be included in the system if required. All Positive Living homes will be connected as a community microgrid, allowing neighbours to share excess energy and feed back into the national grid.

The homes in Bellevue are the sustainable homes of the future, today.





# Delgany a foodie paradise

Delgany is a destination for many thanks to its abundance of excellent eateries and gourmet foodstores – heaven for those who enjoy the finer things in life.

Bellevue residents are well situated to enjoy the best of Delgany's thriving food scene. Take a break during a work-from-home day with a deliciously fresh gourmet sandwich and coffee from The Bear Paw, or pick up some fresh bread for a weekend

brunch from the Firehouse Bakery. The award-winning Pigeon House restaurant, which offers wonderful brunch, lunch and dinner menus featuring the best of local ingredients, is just a few minutes' stroll from your new home.



From fine dining to delicious delis and artisan food producers – Delgany has it all



# Coastal living at its best

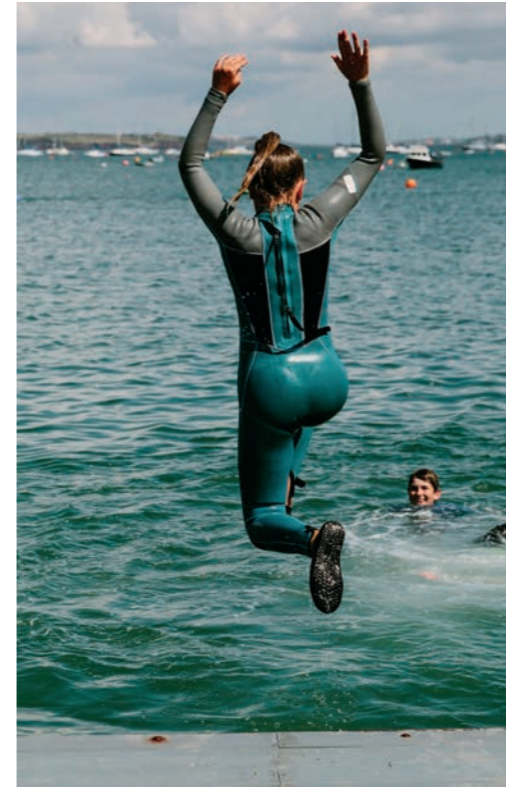
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Delgany is just minutes away from the beautiful coastline at Greystones, allowing Bellevue residents to also enjoy the wonderful amenities a coastal lifestyle can offer.

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The elegant standard of living offered by Delgany is enhanced by the bustling atmosphere of neighbouring Greystones, a popular coastal town with plenty to see and do. Bellevue's wonderful location allows its residents enjoy all the benefits of coastal living,

from exciting watersports and daily sea swims to evening strolls along the seafront. Great restaurants, coffee shops and bars, plus plenty of independent shops and boutiques to explore, make Greystones an ideal spot for socialising.



Watersports, sea swims and family days on the beach – the best of outdoor living.



Take a stroll on the beach and embrace the great health benefits of living near the sea.



● **Primary & Secondary Schools**

1. Delgany National School
2. St. Laurence's National School
3. Greystones Educate Together
4. St. Brigid's National School
5. St. Kevin's National School
6. St. Patrick's National School
7. St. David's Holy Faith
8. Temple Carrig School
9. Gaelscoil Na gCloch Liath
10. Greystones Community School

● **Montessori & Creches**

11. Little Stars on the Lane Greystones
12. The Park Academy Delgany
13. Knockeevin Montessori Delgany
14. The Nest School

● **Sports & Leisure**

15. Delgany Golf Club
16. Greystones Library
17. Éire Óg GAA Club
18. Greystones Rugby Club
19. The Whale Theatre
20. Greystones Sailing Club
21. Charlesland Golf Course
22. Greystones United AFC
23. Shoreline Leisure Centre
24. Greystones Lawn Tennis Club

● **Eateries, Bars & Shops**

25. La Touche Wines
26. The Bear Paw Deli
27. The Fat Fox
28. The Pigeon House
29. Firehouse Bakery and Café
30. Horse & Hound Delgany
31. The Hungry Monk
32. The Happy Pear
33. Las Tapas
34. Sonny's Restaurant
35. Donnybrook Fair
36. Meridian Point Shopping Centre
37. The Bellevue Restaurant
38. Tesco
39. Lidl
40. SuperValu
41. Aldi



# Enjoy a work/ life balance like no other

Bellevue's connectivity is second to none, with many travel options on your doorstep.

The serene surroundings of Delgany belie the convenience of its location. Bellevue residents can easily reach anywhere they need to be via a variety of travel options, including the fast and frequent DART service, Irish Rail, Dublin Bus, The Aircoach and easy access to the LUAS Green Line. Delgany is also situated just off the main N11/M11 road, offering a fast route through to the M50 and Dublin City Centre.



## Travel Times

### By Car

To N11	4 mins
To M50	12 mins
To St Stephen's Green	40 mins
To Dublin Airport	41 mins

### By Dart

To Dun Laoghaire	27 mins
To Grand Canal Dock	45 mins
To Pearse	48 mins
To Connolly	50 mins



HOUSE TYPES

# Site Plan

- B THE ALDER**  
5 BED DETACHED  
203.2 SQ M / 2187 SQ FT

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- C THE ASPEN**  
4 BED DETACHED  
194.5 sqm / 2094 sqm

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- A THE LINDSEY**  
5 BED DETACHED  
193.9 SQ M / 2088 SQ FT

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- L THE ADAIR**  
4 BED DETACHED  
189.7 SQ M / 2042 SQ FT

---

- D THE LINDEN**  
4 BED SEMI-DETACHED  
171.3 SQ M / 1843.87 SQ FT

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- K THE WILLOW**  
3 BED SEMI-DETACHED  
156.7 SQ M / 1687 SQ FT

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- G THE HOLLIS**  
3 BED SEMI-DETACHED  
128.6 SQ M / 1384 SQ FT

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- I THE FIRTH**  
3 BED TERRACE & END OF TERRACE  
122.7 SQ M / 1321 SQ FT

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- J THE ELM**  
3 BED TERRACE & END OF TERRACE  
115.5 SQ M / 1243 SQ FT

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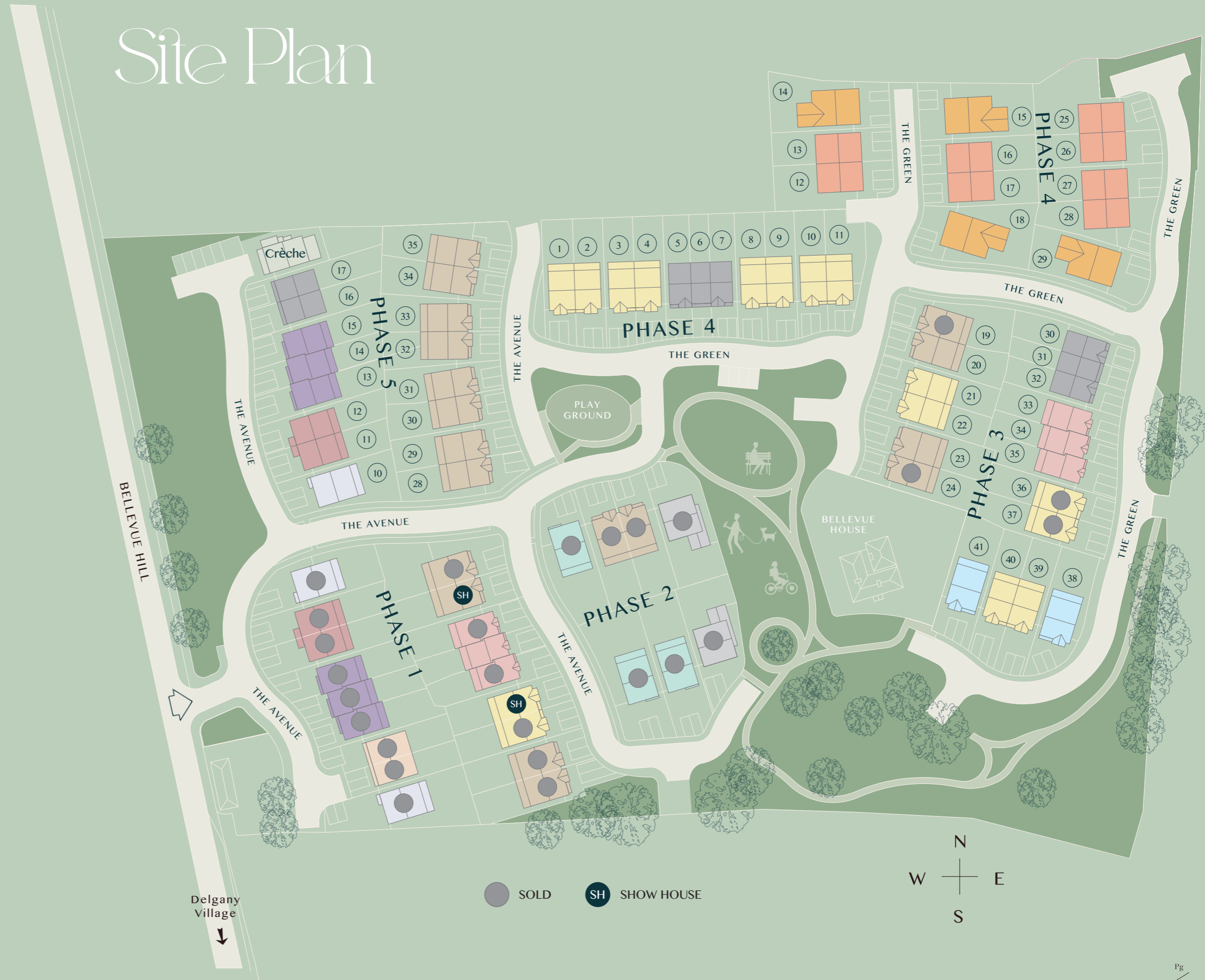
- F THE LAUREL**  
3 BED SEMI-DETACHED DORMER BUNGALOW  
115.3 SQ M / 1241 SQ FT

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- E THE MAPLE**  
3 BED DETACHED BUNGALOW  
112 SQ M / 1206 SQ FT

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- M THE ACKLEY**  
3 BED SEMI-DETACHED  
102.2 S QM / 1000 SQ FT





**THE ALDER**  
5 BED DETACHED  
203.2 SQ M / 2187 SQ FT

TYPE B



FRONT ELEVATION

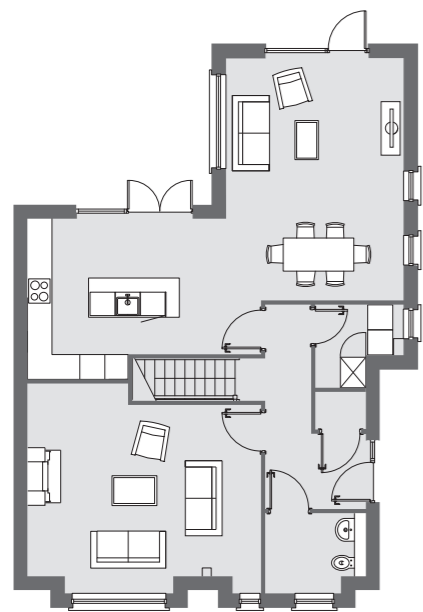


FRONT ELEVATION

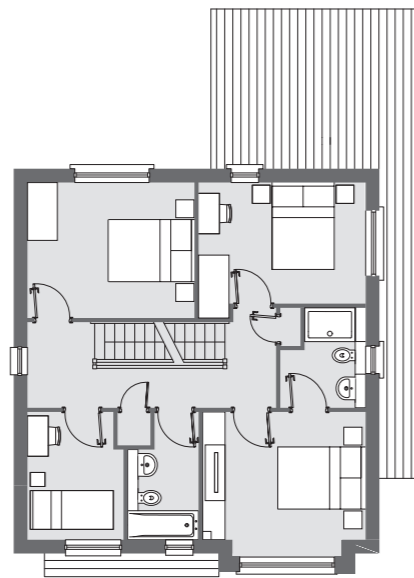


**THE ASPEN**  
4 BED DETACHED  
194.5 SQ M / 2094 SQ FT

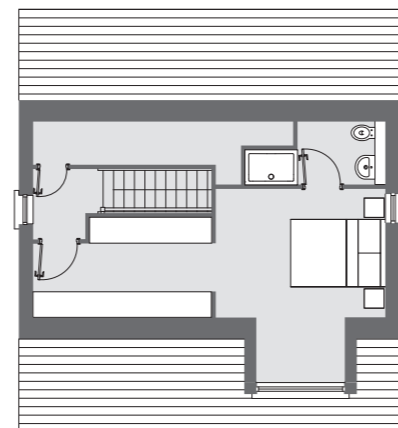
TYPE C



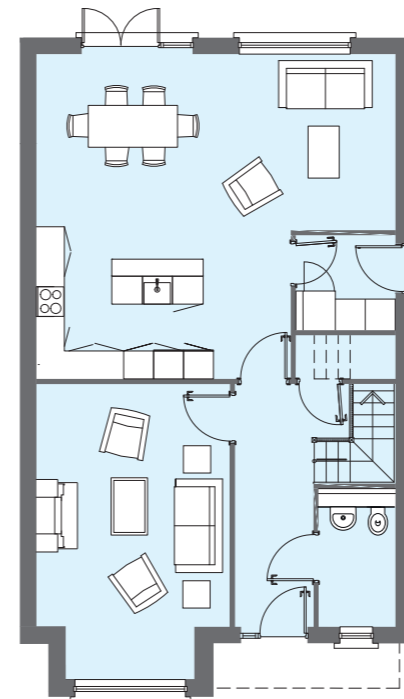
GROUND FLOOR



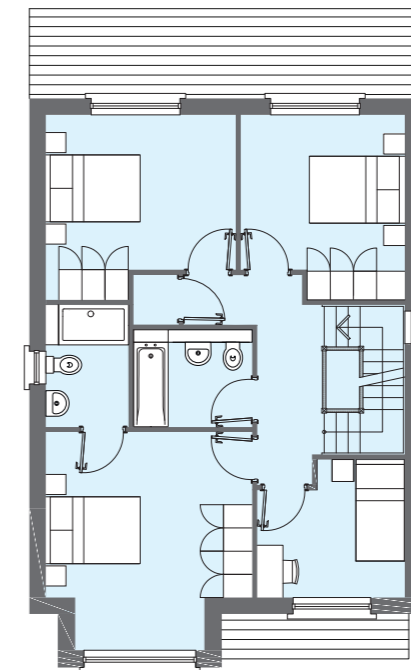
FIRST FLOOR



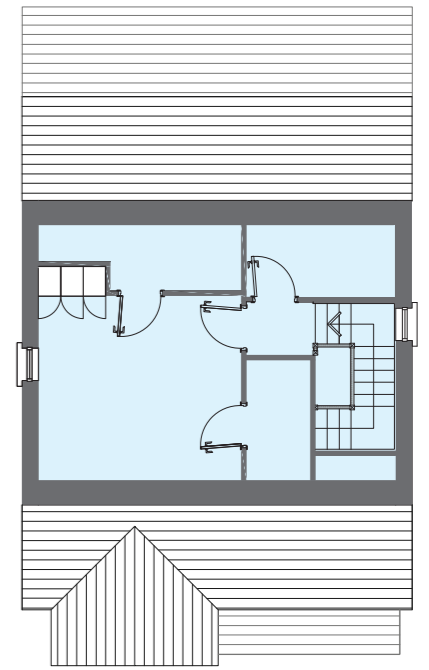
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

For identification purposes only. Not to scale. Floor plans 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.

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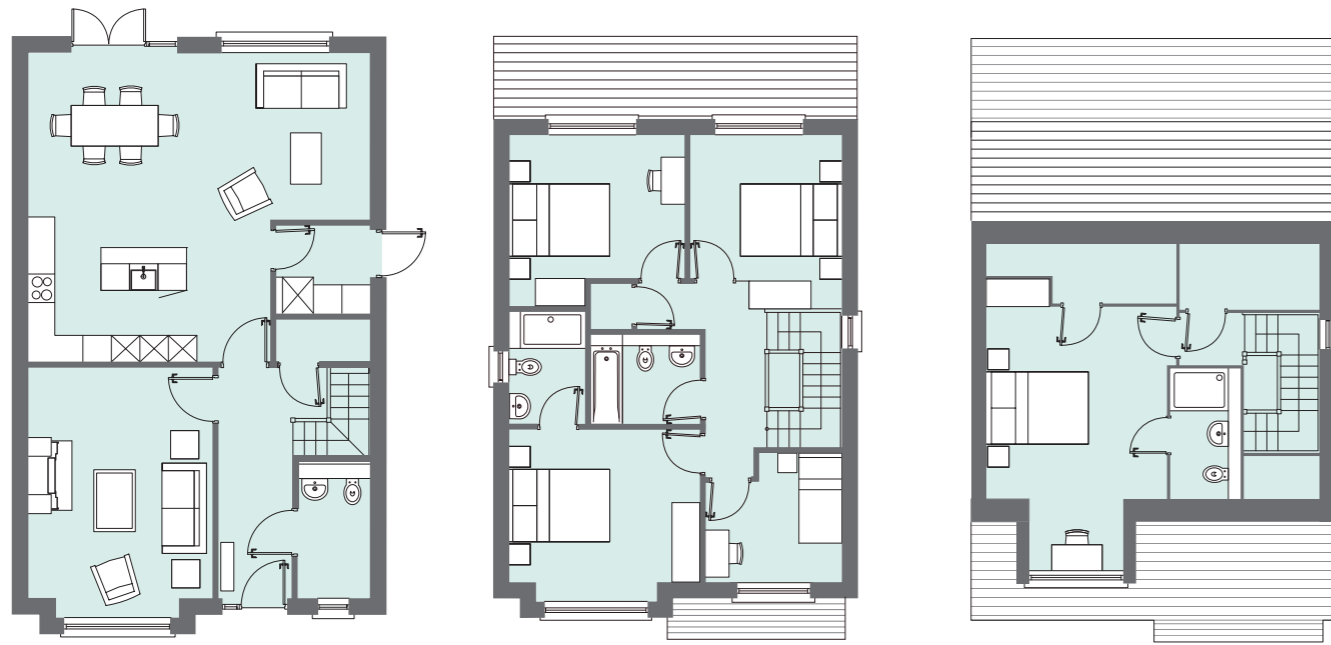
## THE LINDSEY

5 BED DETACHED  
193.9 SQ M / 2088 SQ FT

TYPE A



FRONT ELEVATION



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



FRONT ELEVATION



## THE ADAIR

4 BED DETACHED  
189.7 SQ M / 2042 SQ FT

TYPE L



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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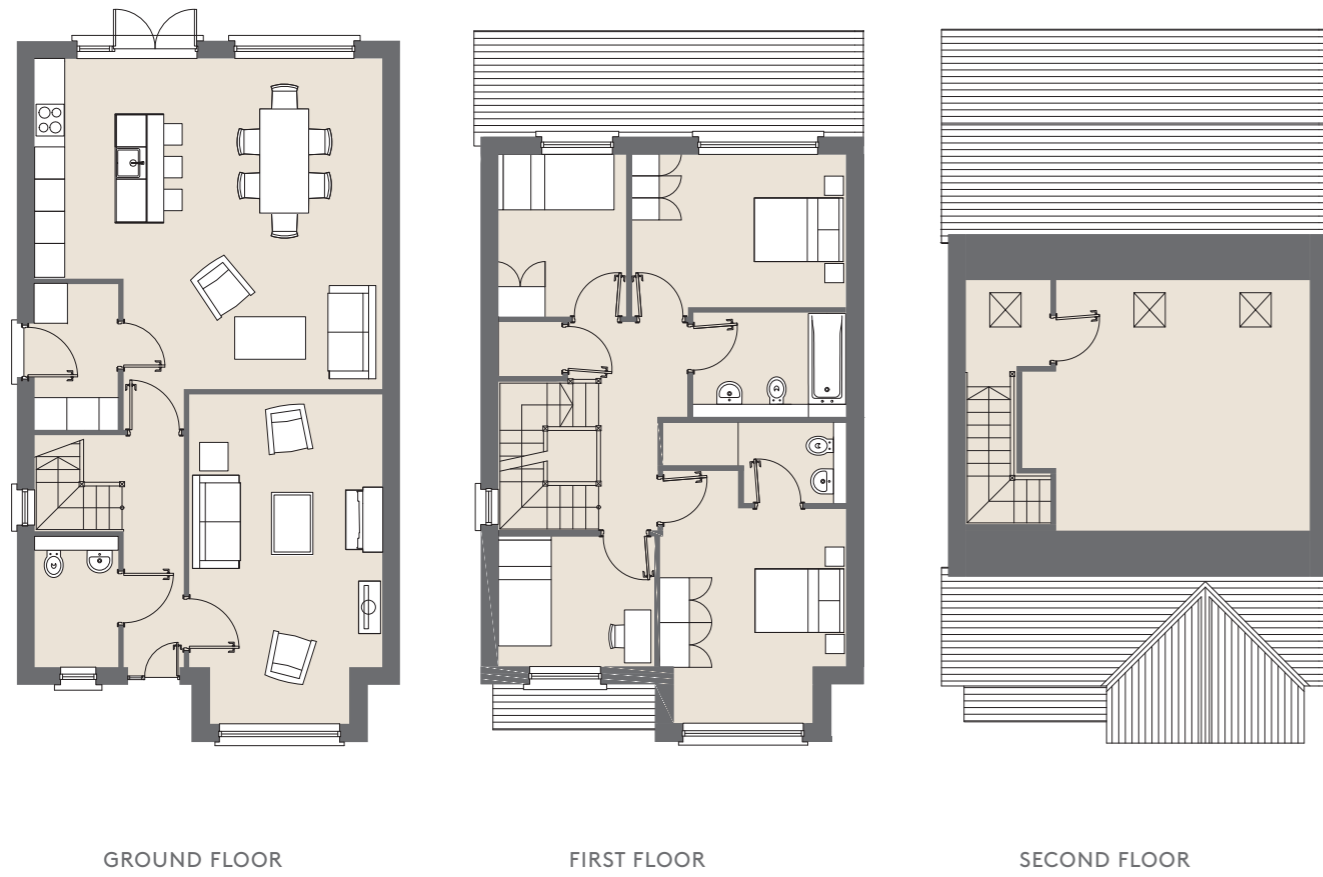
## THE LINDEN

3 BED SEMI-DETACHED  
171.3 SQ M / 1843.87 SQ FT

TYPE D



FRONT ELEVATION



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



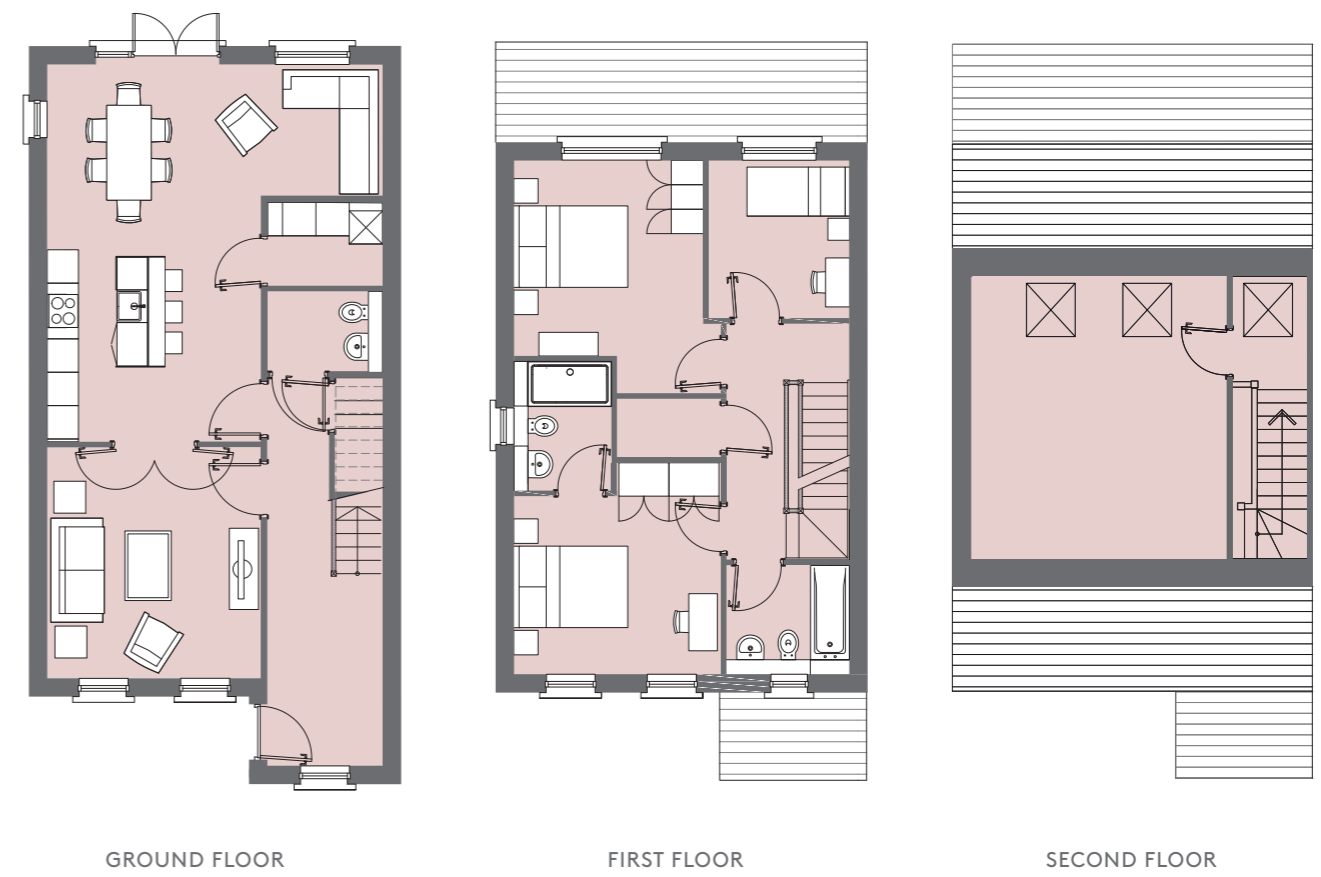
FRONT ELEVATION



## THE WILLOW

3 BED SEMI-DETACHED  
156.7 SQ M / 1687 SQ FT

TYPE K



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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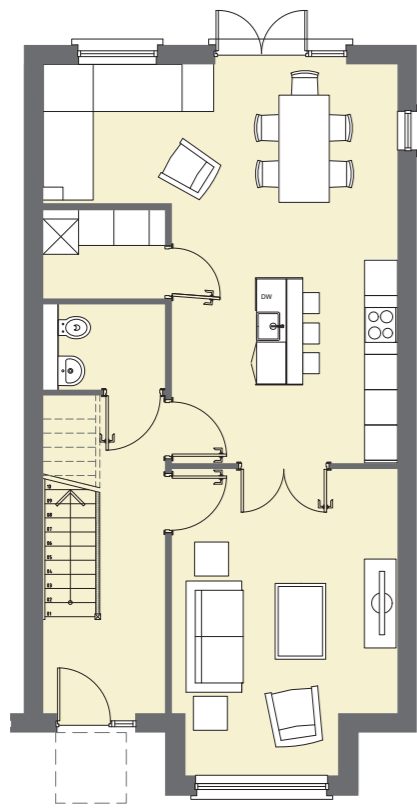
## THE HOLLIS

3 BED SEMI-DETACHED  
128.6 SQ M / 1384 SQ FT

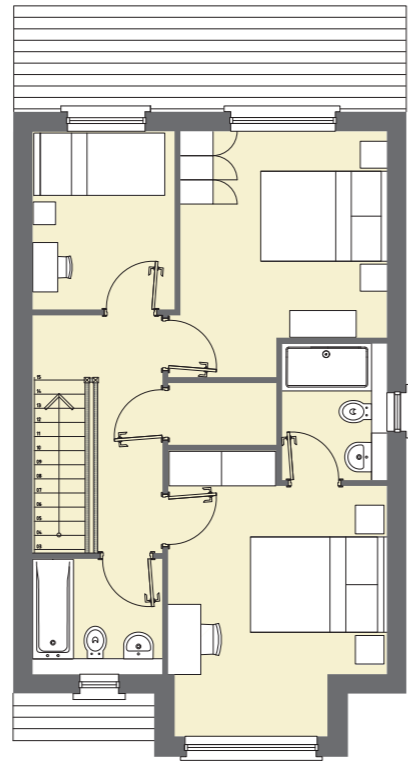
TYPE G



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR



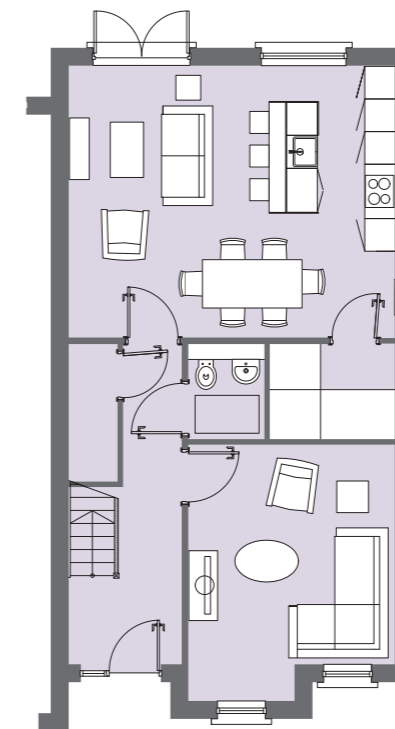
## THE FIRTH

3 BED TERRACE & END OF TERRACE  
122.7 SQ M / 1321 SQ FT

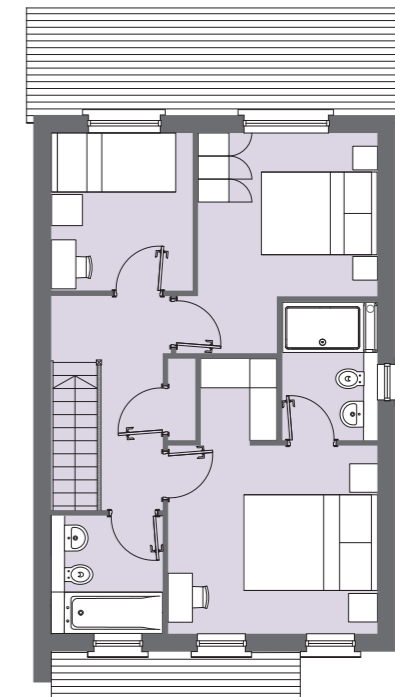
TYPE I



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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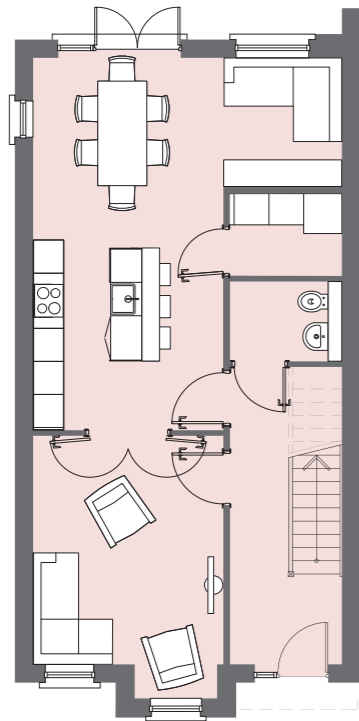
## THE ELM

3 BED TERRACE & END OF TERRACE  
115.5 SQ M / 1243 SQ FT

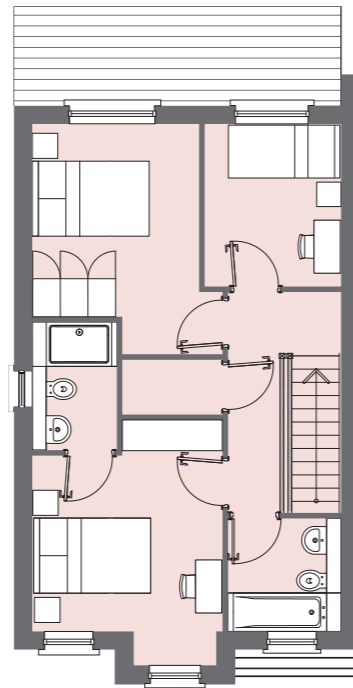
TYPE J



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR



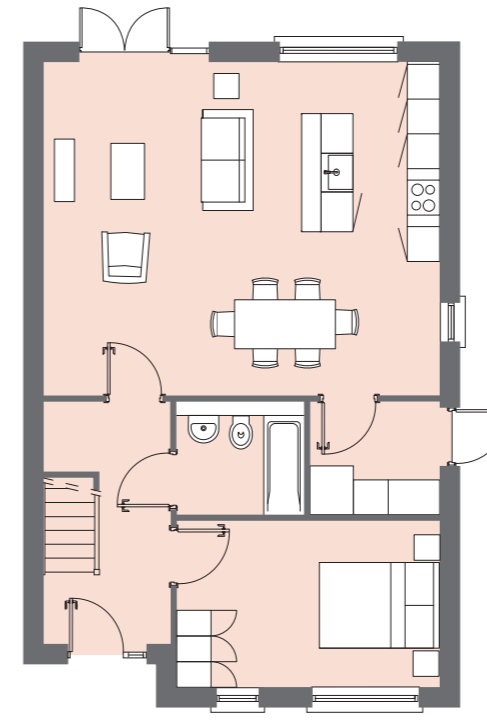
FRONT ELEVATION



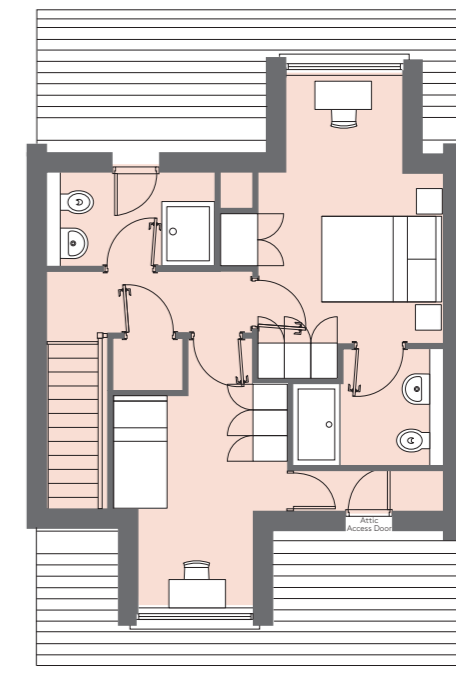
## THE LAUREL

3 BED SEMI-DETACHED DORMER BUNGALOW  
115.3 SQ M / 1241 SQ FT

TYPE F



GROUND FLOOR



FIRST FLOOR

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B  
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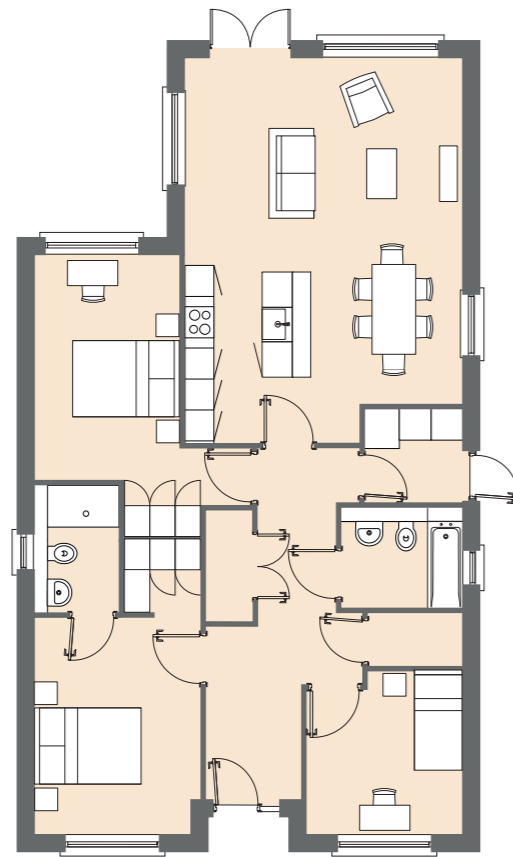


**THE MAPLE**  
3 BED DETACHED BUNGALOW  
112 SQ M / 1206 SQ FT

TYPE E



FRONT ELEVATION



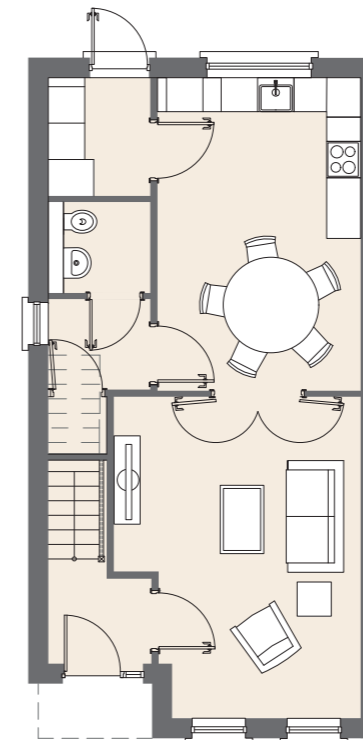
GROUND FLOOR



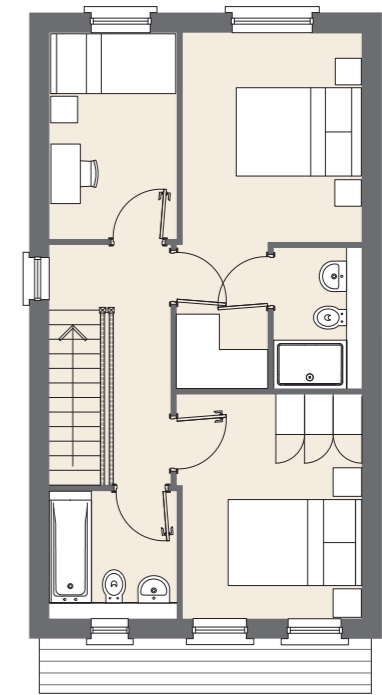
**THE ACKLEY**  
3 BED SEMI-DETACHED  
102.2 SQ M / 1000 SQ FT

TYPE M

FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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# House Specifications



## EXTERNAL SPECIFICATION

- Rational Alu-clad high-performance double-glazed windows with low U-value for energy efficiency
- High quality, self-coloured render and brick façade to achieve a contemporary & minimalist aesthetic
- Quality Acheson & Glover paved front driveways to accommodate parking
- Large, glazed patio doors to private rear garden to maximise natural light in the heart of the home
- Seeded gardens with secure post and panel fencing to rear gardens
- Quality Acheson & Glover paved patio area to the rear garden with external wall light

## INTERNAL SPECIFICATION

- Contemporary 'Vienna' style stairs and painted double step Shaker doors
- Satin chrome finish ironmongery
- Smooth finish painting throughout

## KITCHENS

- Contemporary kitchen by McNally in Torino, Platinum Grey, full lacquered shaker style kitchen with quartz stone worktop and splash-back in all 4 and 5 bedroom homes
- McNally contemporary designed Easy Touch, full lacquered, supper matt kitchen in Mineral Green with quartz stone worktop and upstand in 3 bedroom homes.
  - Undermount Stainless Steel Sink
  - Neff integrated oven, hob and microwave
  - Neff Integrated dishwasher and fridge/freezer
  - Integrated charcoal extractor fan
- Separate utility room with space provided for a washing machine and dryer

## BATHROOM AND EN-SUITES

- High Quality sanitaryware fitted to all bathrooms
- Tiling supplied to wet area in main bathroom, and ensuite
- Contemporary shower enclosure, complete with pressurised water supply
- Heated towel rails to all bathrooms



# House Specifications



## HEATING AND ELECTRICAL

- Air-to-water heat pump to provide all hot water needs
- Boosted water supply to ensure ample water pressure in showers with leak detection
- TV connection points in master bedroom, kitchen and living room
- USB charging points to master bedroom, kitchen and living
- Zone Controlled Heating on each floor
- Generous lighting and power points
- Satin chrome sockets and light switches in kitchen worktop area
- Future proofing for electrical car charging point on curtilage spaces only
- Future proofing for Solar and battery storage
- Future proofed for alarm system

## SECURITY AND SAFETY

- Smoke detectors fitted throughout
- Safety restrictors provided on upper floor windows

## MEDIA AND COMMUNICATIONS

- Wired for high-speed broadband
- Telephone & data points in all living areas and master bedroom
- USB charging point in main living room, kitchen, and master bedroom
- Main infrastructure installed to accommodate Virgin Media / Eir /Siro

## BUILDING AND ENERGY EFFICIENCY

Our homes are A-rated and have been constructed to achieve a minimum of an A2 Building Energy Rating. A range of passive and active energy management measures have been incorporated to include, Daikin Heat Pump, uPVC windows with double glazing, high levels of thermal insulation and airtightness to improve the buildings energy efficiency. Keeping the heat in and your energy bills down.





D/RES Properties is an established building company which is at the forefront of innovation and ingrained in almost 50 years of Durkan house building history. The Durkan family has become one of the best-known house builders in the Irish market and the name is synonymous with the delivery of quality family homes. The company is run by Patrick Durkan who continues his father's tradition of good customer service and high quality that tradespeople are proud to deliver. We have a long history of constructing quality assured homes across the Greater Dublin and Wicklow area including developments locally in Tinakilly Park, Eastmount, Delgany and Ballinahinch Wood, Ashford.

Our team delivers award winning homes in healthy living environments to Ireland's homeowners. Key to the success of our developments is our engagement with surrounding communities, being a responsible neighbour and handling our day-to-day operations in an environmentally efficient and sensitive way. We are customer focused, which is at the heart of our business. Our commitment is to cater for the homeowner's requirement of a high-quality home and our intrinsic understanding of the Irish market makes us ideally placed to create Ireland's next generation communities.

To find out more about our other developments please visit [www.dres.ie](http://www.dres.ie)



#### HOUSE BUILDER



D/RES Properties  
Donnybrook House, 36-42  
Donnybrook Road, Dublin 4

#### SELLING AGENTS



Savills  
Call +353 1 618 1300  
33 Molesworth St  
Dublin, D02 CP04.

PSL No. 002233

#### DESIGN TEAM

##### ARCHITECT

Eoin J Carroll Architects

##### LANDSCAPE ARCHITECT

Brady Shipman Martin

##### CONSTRUCTION ARCHITECT

BBA Architects

##### SOLICITOR

Amoss LLP  
Warrington House,  
Mount St Cres,  
Dublin 2  
(01) 212 0400

##### ENGINEERING CONSULTANT

**MECHANICAL & ELECTRICAL ENGINEER**  
Waterman Moylan



#### DISCLAIMER

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[www.bellevuedelgany.ie](http://www.bellevuedelgany.ie)