



# *Piper's Hill*

*by* Ballymore



# A PERFECT PLACE TO CALL HOME

## FOREWORD

Attention to detail is at the very heart of what we do. We build every new community as if we were going to live there ourselves. As Ireland's leading homebuilders, we strive to maintain the principles and personal touch that you would expect from a family-run business with thirty five years' experience.

The homes at Piper's Hill are exceptional in size, integrating the very best in space-planning, use of light and energy efficiency. This comes as standard with a Ballymore home at Piper's Hill.

And when you step outside, our richly landscaped and expansive green spaces are planted with wildflowers chosen with this specific location in mind. For us, it's only natural that open areas and landscaping are conceived with true care and thoughtfulness. Piper's Hill brings together the very best of what Ballymore do.

Piper's Hill is about balance. A location that is peaceful but connected. Spacious houses that combine architectural vision with the freedom for you to make it truly your own. I am confident that you will have many years of happiness living in Piper's Hill.



**SEAN MULRYAN**

Chairman & CEO, Ballymore Group



**Cornflower, Marigold, Marjoram,  
Red Clover and White Campion...**

These are just some of the glorious butterfly-attracting flowers planted with the ongoing future enjoyment of our homeowners in mind.

**PIPER'S HILL BY BALLYMORE**



# AN EXCITING RESIDENTIAL OPPORTUNITY OF 3, 4 & 5 BEDROOM FAMILY HOMES



**THERE'S AN IDEAL OF THE FAMILY  
HOME THAT MANY OF US DREAM  
OF BUT RARELY ACHIEVE.**

It's all about balance. A location that is peaceful but not remote,  
a setting that is beautiful but also well-connected, and above all,  
a spacious house that combines architectural vision with the  
freedom for you to make it truly your own.

**PIPER'S HILL BY BALLYMORE**



EXCEPTIONAL DINING, TOP-END FASHION,  
INSPIRING CULTURE, EXHILARATING SPORTS  
& OUTSTANDING NATURAL BEAUTY.



*a blend of*  
**TOWN &  
COUNTRY**

PIPER'S HILL **BY BALLYMORE**





*all within 20 mins*

**H&M**  
**ZARA**  
**M&S**  
**DEBENHAMS**  
**MULBERRY**  
**RALPH LAUREN**  
**MOLTON BROWN**  
**TED BAKER**  
**NORTH FACE**  
**NIKE**



## EATING OUT IN THE AREA

- Brown Bear in Two Mile House
- Tony Roma's
- Swans on the Green
- Ballymore Inn, Ballymore Eustace
- Vie de Châteaux
- Rathsallagh House
- K Club
- Fallons, Kilcullen
- Las Rada
- Lemongrass
- Bouchon

*a moment to*

## EAT & RELAX

From top restaurants for special occasions to high-street favourites for a spot of retail therapy, Piper's Hill has everything you need within easy reach.

For those who relax by cooking up a storm, Naas Farmers' Market is full of mouth-watering local produce for you to discover.



**PIPER'S HILL BY BALLYMORE**





A fantastic range  
of **outdoor spaces**  
allows children to play  
and learn in beautiful  
surroundings.

**GREAT SCHOOLS  
MAKE FOR AN  
IDEAL FAMILY  
NEIGHBOURHOOD.**



## SCHOOLS IN THE AREA

(P) Primary  
(P/\$) Primary & Secondary  
(\$) Secondary

- Mercy Convent Primary School (P)
- St. Corban's CBS Primary (P)
- Scoil Bhride (P)
- Two-Mile-House National School (P)
- St. Laurence National School (P)
- Gaelscoil, Naas Na Riogh (P)
- Killashee European Language and Multi-Denominational School (P)
- Naas Community National School (P/\$)
- Holy Child School (\$)
- St Mary's College (\$)
- Naas CBS (\$)
- Piper's Hill College (\$)
- Newbridge College (\$)
- Clongowes Wood (\$)



**Local leisure  
facilities offer a  
wide range of family  
activities for parents  
and kids alike.**

**LOCAL CHILDCARE  
OPTIONS INCLUDE  
EARLY LEARNING  
PROGRAMMES  
FOR ALL AGES.**

*space to*  
**INSPIRE  
& GROW**

**AN ABUNDANCE  
OF PRIMARY AND  
SECONDARY  
SCHOOLS IN THE  
AREA SERVE A  
VARIETY OF AGES  
AND NEEDS.**

Learning isn't just for  
the kids. A range of  
local night classes are  
available, including  
some at Piper's Hill.

**A range of theatres  
and cinemas excites the  
imaginations of audiences  
young and old.**



**PIPER'S HILL BY BALLYMORE**





Beautiful wildlife reserves and open spaces make this a wonderful mix of town and country.



From kayaking to windsurfing, enjoy thrilling water sports at Blessington Lakes.

**HAVE A GREAT DAY OUT AT THE RACES AT PUNCHESTOWN AND THE CURRAGH, 2 BRILLIANT LOCAL RACECOURSES.**



## *balance* **WORK & PLAY**

Take your career to the next level with a wealth of dynamic employment opportunities right on your doorstep.

Then make your weekends golden, enjoying local walks, world-class golf, water sports and more, set against the stunning natural beauty of Co. Kildare.

A vibrant local economy welcomes both private and public sector employers, including major retailers and pharmaceutical companies.



EMPLOYERS IN THE AREA  
**ALDI, LIDL,  
PFIZER,  
KERRY GROUP,  
HSE, KILDARE  
COUNTY COUNCIL,  
DAWN FARM  
FOODS & TESCO**

AT THE 5-STAR K CLUB, BECOME A REGULAR ON A RYDER CUP GOLF COURSE.



AMENITIES IN THE AREA

**NAAS GOLF CLUB**

**CRADDOCKSTOWN G.C.**

**PALMERSTOWN G.C.**

**K CLUB**

**THE CURRAGH**

**PUNCHESTOWN**

**ADVENTURE CENTRE**

**JAPANESE GARDENS**

**BLESSINGTON LAKES**

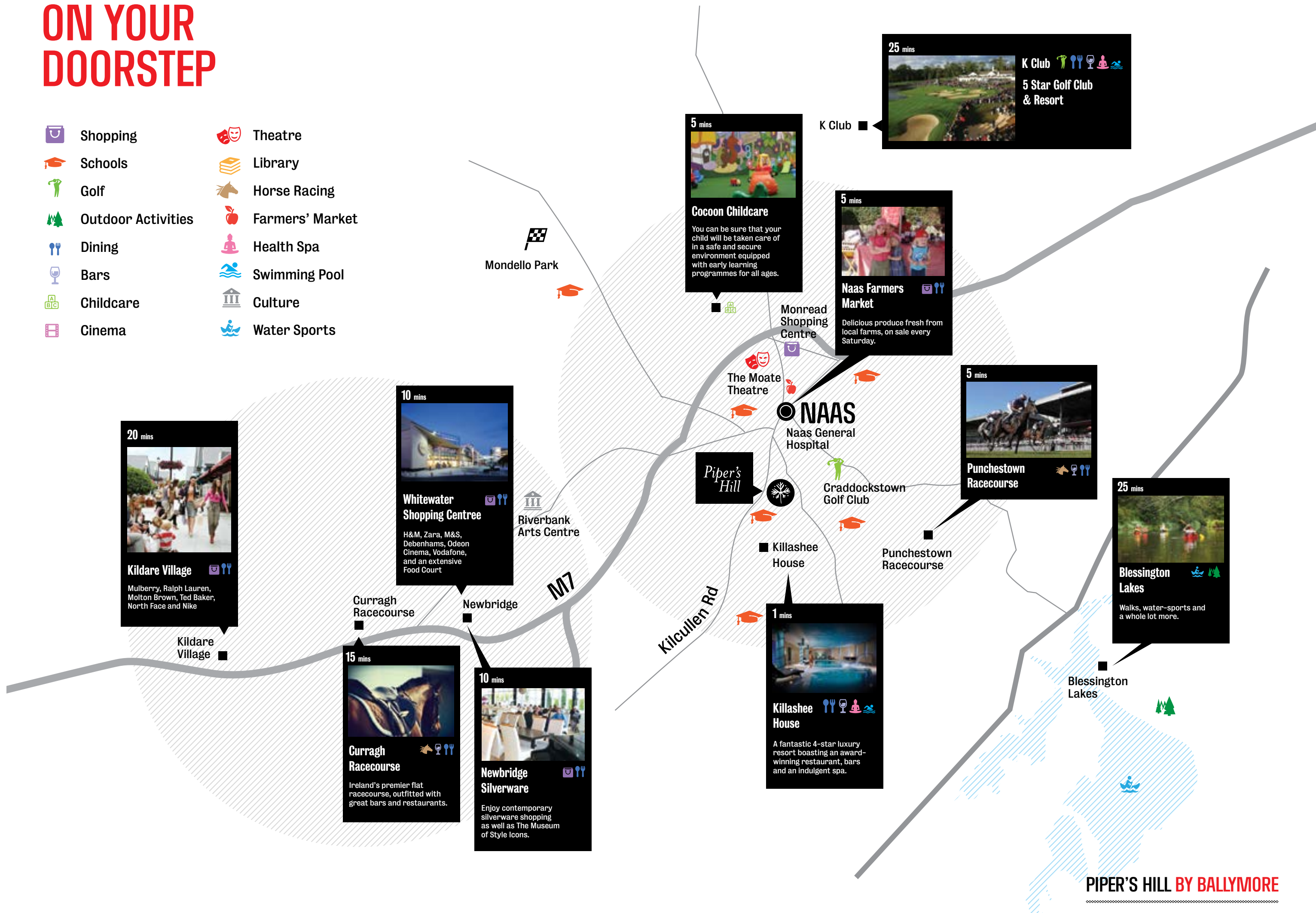
**MONDELLO PARK**

PIPER'S HILL BY BALLYMORE



# ON YOUR DOORSTEP

-  Shopping
-  Schools
-  Golf
-  Outdoor Activities
-  Dining
-  Bars
-  Childcare
-  Cinema
-  Theatre
-  Library
-  Horse Racing
-  Farmers' Market
-  Health Spa
-  Swimming Pool
-  Culture
-  Water Sports

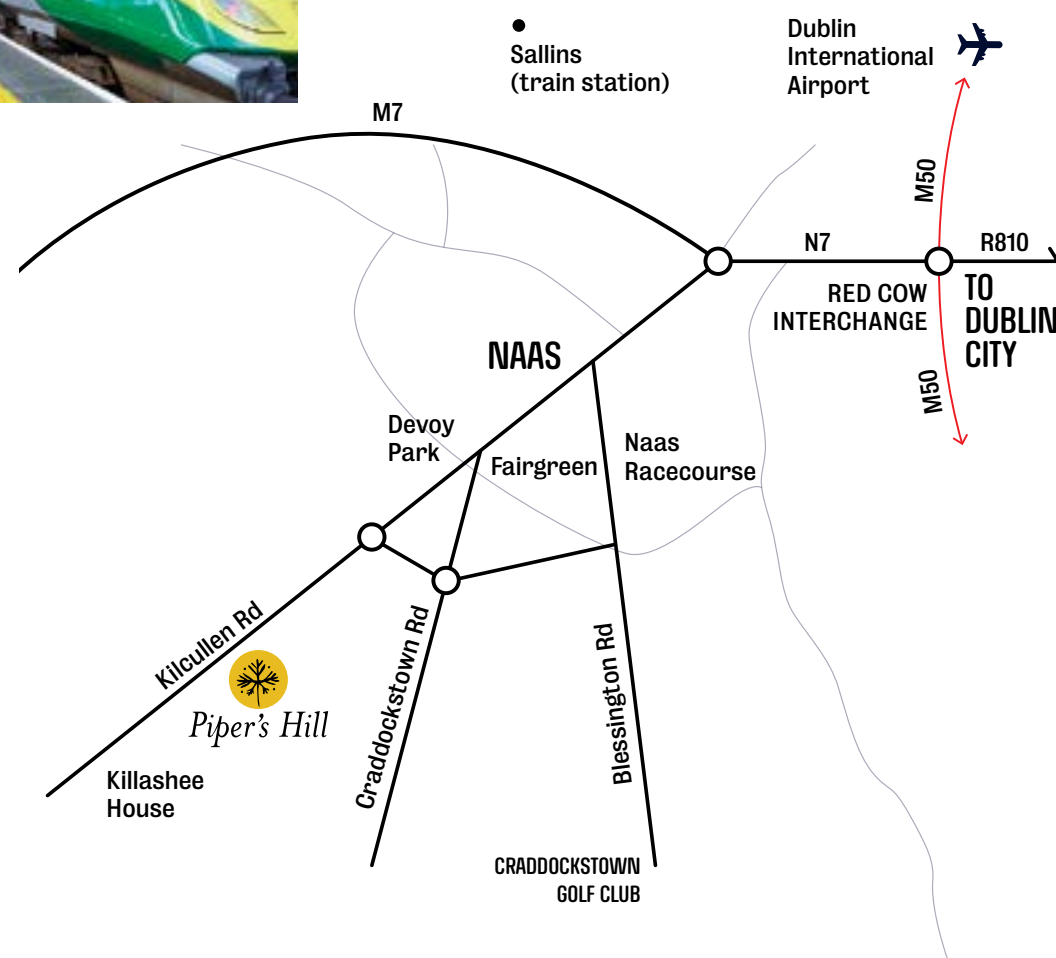






## KEY DISTANCES

- DUBLIN AIRPORT 40 MINS
- RED COW INTERCHANGE 25 MINS
- HEUSTON STATION 29 MINS
- CHEEVERSTOWN LUAS PARK & RIDE 20 MINS
- SALLINS 15 MINS

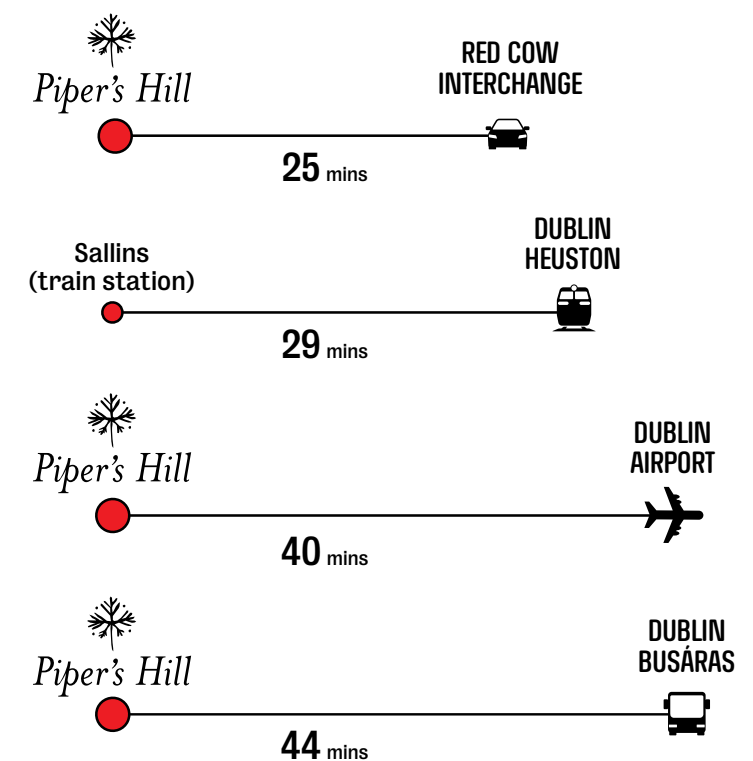


**PIPER'S HILL  
HAS A UNIQUE  
SELLING POINT  
WHICH IS ITS  
PROXIMITY TO  
DUBLIN & ITS  
TRANSPORT HUBS.**

easy to

## TRAVEL & CONNECT

**BY ROAD OR RAIL, THE CITY IS  
NEVER MORE THAN A SHORT  
JOURNEY AWAY, MEANING  
RESIDENTS ALWAYS HAVE  
THE BEST OF BOTH WORLDS.**



**PIPER'S HILL BY BALLYMORE**





## THE HOUSES

**A SOPHISTICATED ARCHITECTURAL STYLE, COMBINED WITH LAVISH LANDSCAPING, GIVES PIPER'S HILL A UNIQUE SENSE OF MATURITY AND SECLUSION.**

From the moment you enter Piper's Hill, you are filled with a sense of calmness created by the beautiful collection of colourful wildflowers and whispering trees that envelop the site. This feeling of serenity inspired us to create homes that mirrored the inherent peace in an elegant and liveable style.

The classical hall embodies this tranquil theme and highlights the quality and style that are evident throughout the house. The hub of the home is centred around bespoke kitchen and family living rooms that provide great living and dining spaces to cater for everyday life. The colour theme has been chosen to enhance relaxation, while splashes of accent colour bring the spaces to life.

The living rooms have been designed as places to kick back, unwind and really feel at home in, while lavish beds, luxury feature wallpapers and holistic design have made the bedrooms havens of serenity and comfort.

Each room flows into the next in an easy harmony that is indicative of Piper's Hill homes' understated elegance.

*We hope you enjoy your Ballymore Home!*

**PIPER'S HILL BY BALLYMORE**





Comfort and functionality are the main qualities that have influenced the design of Piper's Hill. Generous space in each room enables a relaxed, open arrangement of furniture, large windows maximise the impact of natural light, and the high ceilings create a spaciousness that generates a sense of sumptuous luxury.









Light and space combine in the dining area to create a warm inviting atmosphere and give the room a distinct identity both in daylight and at night. This versatile space exudes an understated elegance that is perfect for dinner parties and other formal occasions, while its easy access and comfortable proportions make it ideal as a relaxed family area. Perfect for evening dining.







*Clean lines and quality craftsmanship enhance  
the functional, versatile living spaces at Piper's Hill.*

**PIPER'S HILL BY BALLYMORE**





*The centre of your home, a generous space adaptable to any occasion.*





*The master bedroom is a world unto itself,  
a sanctuary of space and comfort.  
Large windows bring in light and offer  
unrivalled views of the surrounding countryside.*





Light pours into the large bedrooms creating sophisticated yet restful spaces. Piper's Hill bathrooms effortlessly merge classical elegance with modern convenience.







# THE HAVEN

3 BEDROOM  
SEMI-DETACHED

124 SQ.M.  
1,338 SQ.FT.



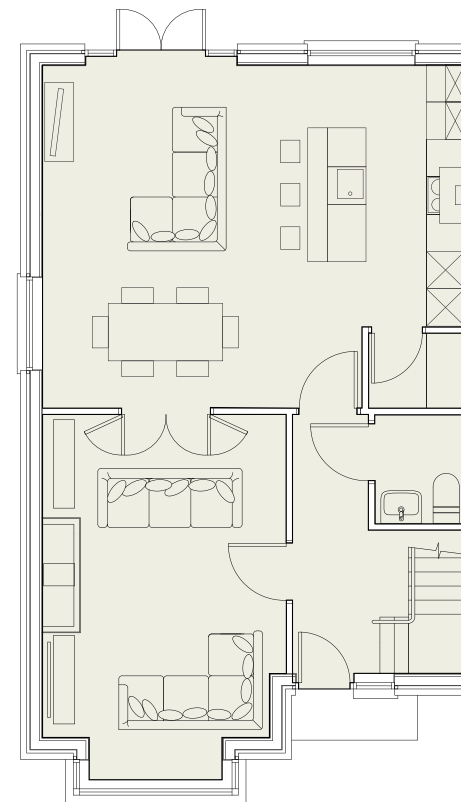
REAR ELEVATION



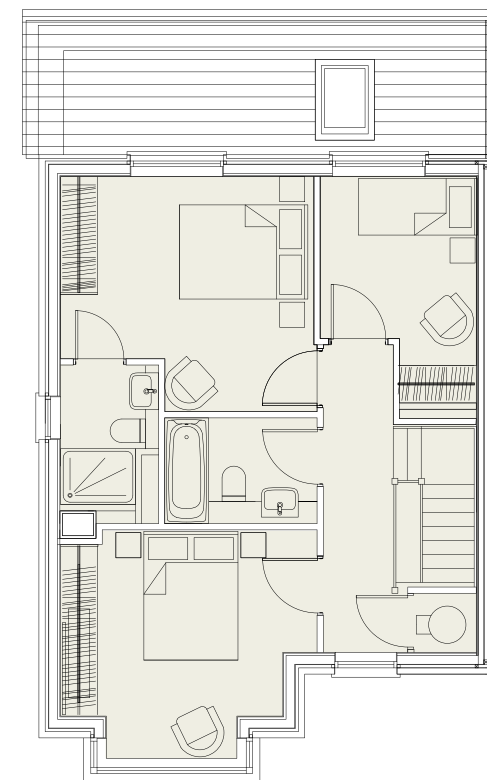
SIDE ELEVATION

# THE HAVEN

3 BEDROOM  
SEMI-DETACHED



GROUND FLOOR



FIRST FLOOR





**THE WARREN**

**4 BEDROOM  
SEMI-DETACHED**

**162** SQ.M.  
**1,744** SQ.FT.



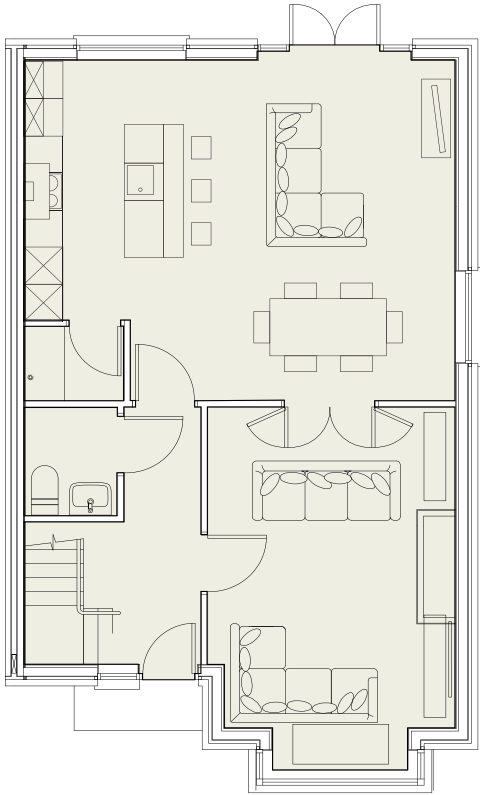
SIDE ELEVATION



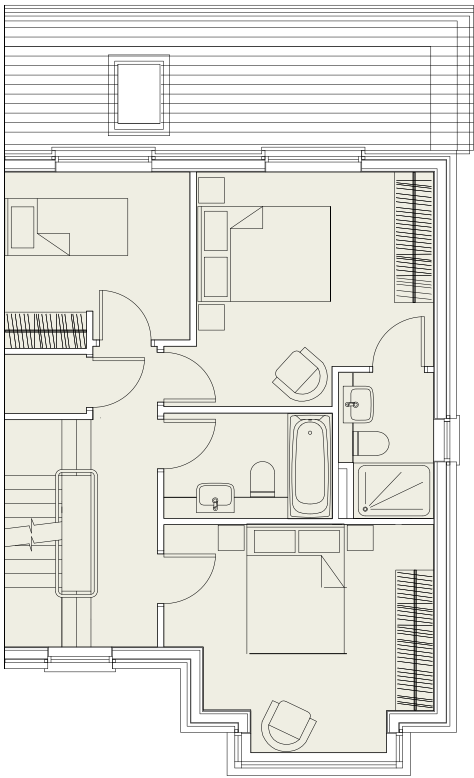
REAR ELEVATION

**THE WARREN**

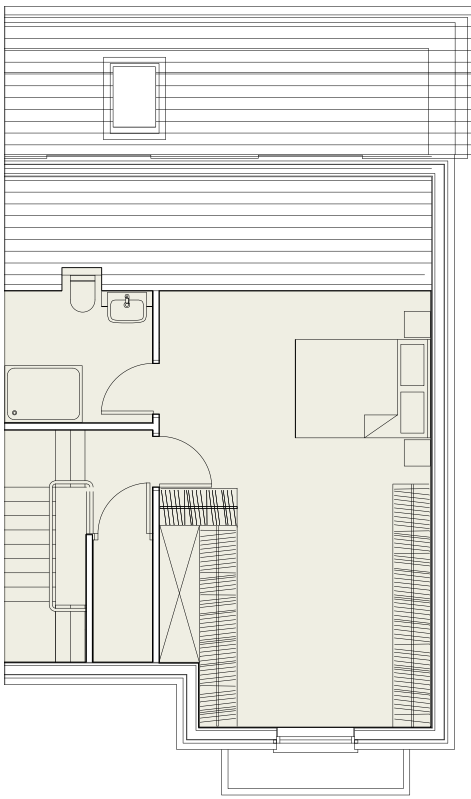
**4 BEDROOM  
SEMI-DETACHED**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





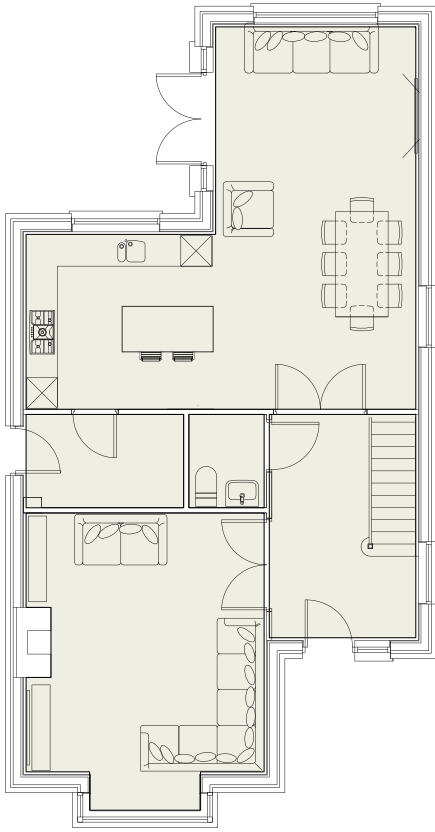
# THE BROOK

4 BEDROOM  
DETACHED

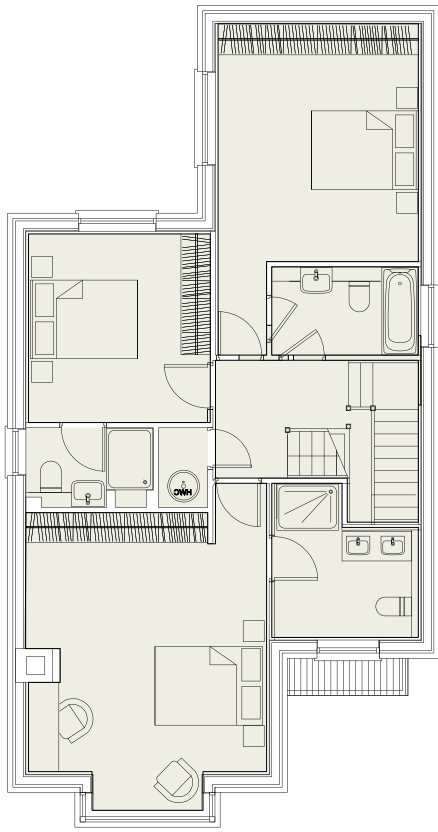
211.8 SQ.M.  
2,280 SQ.FT.

# THE BROOK

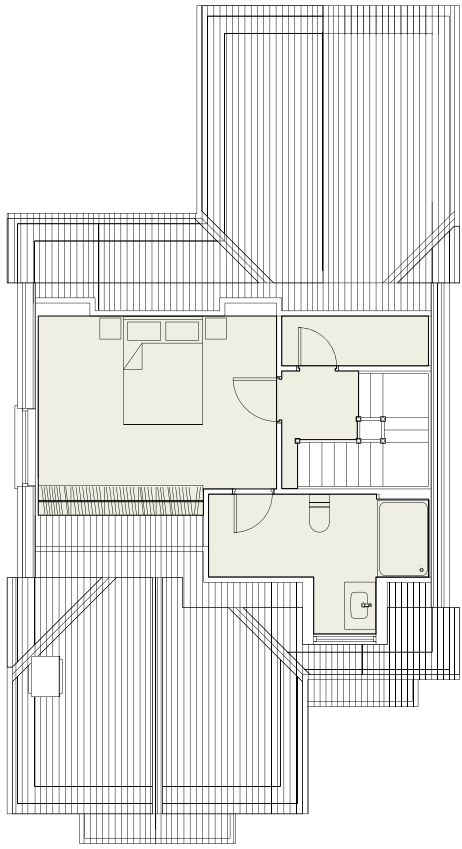
4 BEDROOM  
DETACHED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PIPER'S HILL BY BALLYMORE





# THE BURROWS

4 BEDROOM  
DETACHED

240.8 SQ.M.  
2,592 SQ.FT.



SIDE ELEVATION



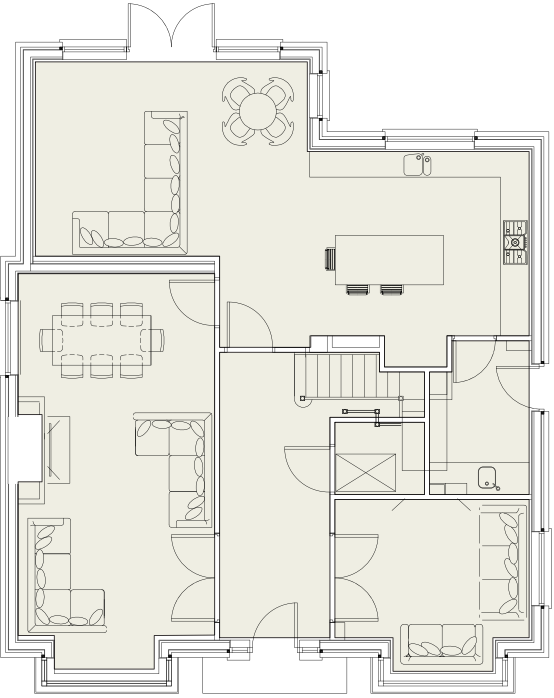
REAR ELEVATION



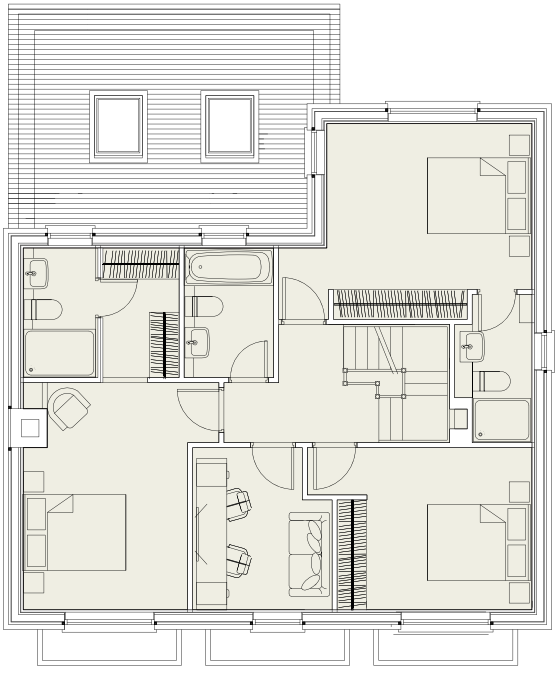
SIDE ELEVATION

# THE BURROWS

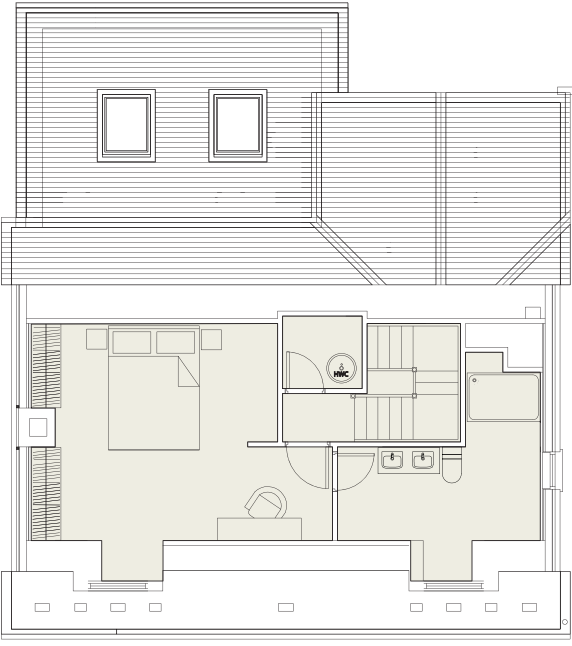
4 BEDROOM  
DETACHED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





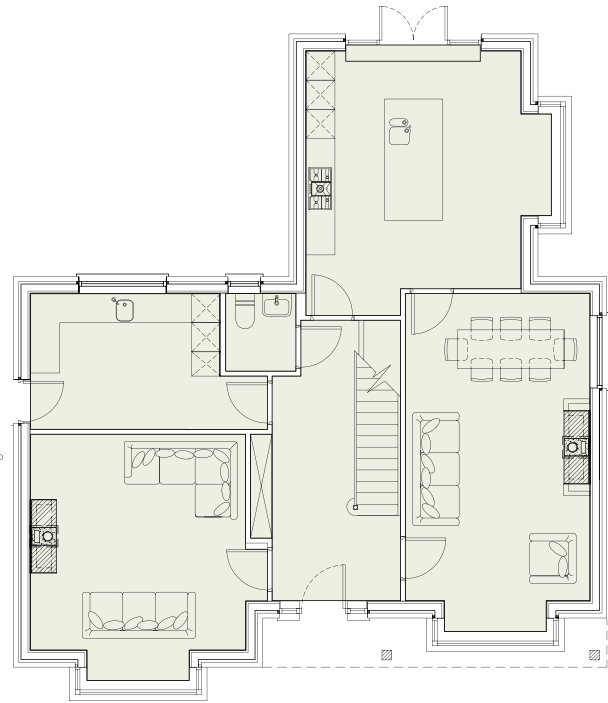
# THE ROOKERY

5 BEDROOM  
DETACHED

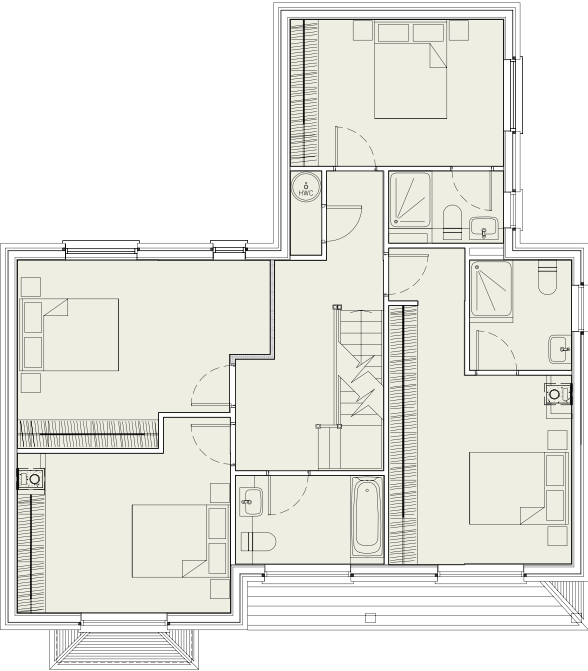
251.8 SQ.M.  
2,710 SQ.FT.

# THE ROOKERY

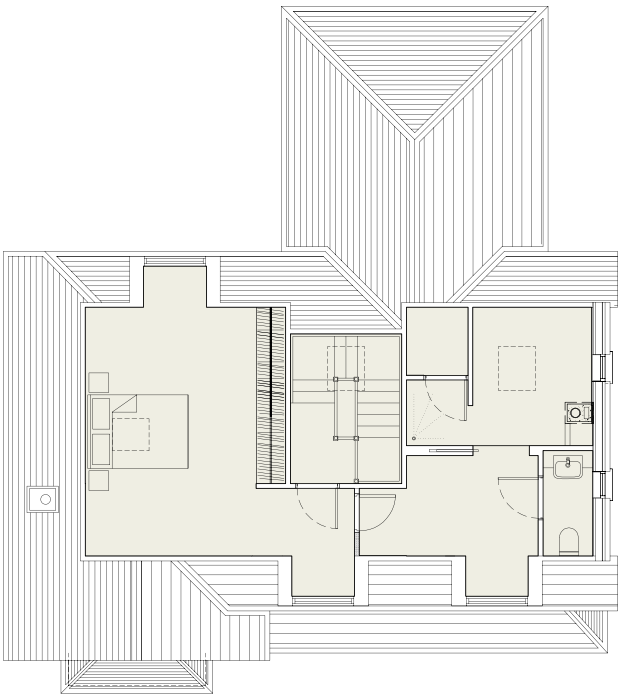
5 BEDROOM  
DETACHED



GROUND FLOOR



FIRST FLOOR



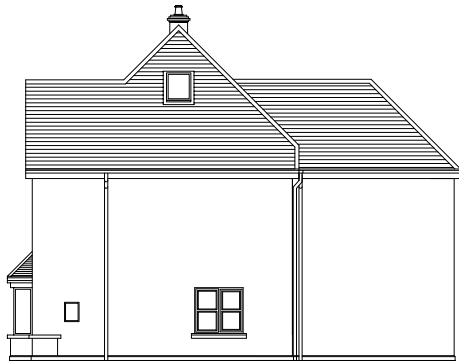
SECOND FLOOR



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION





# THE DIFFERENCE IS IN THE DETAIL

## SPECIFICATIONS

### STRUCTURE

Houses are constructed using a timber frame and self-coloured rendered blockwork with concrete roof tiles.

### CEILING HEIGHTS

Each home benefits from raised ceiling heights on the ground floor.

### FLOORING

High quality floor & wall tiling is standard in bathrooms and en-suites as per the show unit.

### INTERNAL FINISHES

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Softwood painted stairs feature painted balustrades and oak handrails.

### WARDROBES

Bedroom wardrobes have a contemporary design with assorted storage and hanging options.

### WINDOWS

High performance pre-finished hardwood windows and patio doors are fitted with sealed double glazing units throughout. Multi Point Locking System used on front door, patio door and windows.

### KITCHENS

Stylish and elegant kitchens with a number of modern design cues. Quartz worktop profiles give the kitchens a strong yet finely detailed feel. Appliances provided are as per show unit.

### ELECTRICAL

Generous light and power points. Contemporary switches and sockets throughout. All rooms to have pendant light fittings. A heated towel rail in all bathrooms. Standard as per show unit.

### HEATING SYSTEMS

Air to water heat pump system provides domestic hot water and efficient heating, serving wall mounted aluminium radiators. In addition all houses will be fitted with Photovoltaic Solar panels devised to utilise free energy from the sun.

### FIREPLACES

Each home is fitted with a wood burning stove in a modern designed recess.

### BATHROOMS AND EN-SUITES

Stylish bathrooms and en-suites are designed around contemporary fresh lines to offer excellent quality throughout. Baths, sinks and W.C's as per show unit. All bathrooms have a painted finish and fitted mirrors. Family bathrooms are fitted to the same specification as en-suite bathrooms with a white fitted bath and fixed shower head. Standard as per show unit.

### PARKING

Each house has two car parking spaces.

### GARDENS

The gardens offer a wonderful extension of the living space at the property. Rear and front gardens are seeded.

### SUPERIOR ENERGY EFFICIENCY

Piper's Hill houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and a more sustainable way of living. All houses will achieve an A rating.

### SECURITY

Each home is wired for intruder alarm.

### EXTERNAL AREAS

All public open spaces will be fully landscaped.

### GUARANTEE

Each Piper's Hill home is covered by a 10 year Structural Guarantee Scheme.



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BALLYMORE.  
[www.ballymoregroup.com](http://www.ballymoregroup.com)



EXPERIENCE  
& EXPERTISE



ballymore.



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