

Introducing

Glasnamana House...

Your Home Build Project



Brought to you in conjunction with:



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— H O M E S —

Glasnamana House is home to the design seeker. A one-off distinguished house of immense style and contemporary character. A celebration of quiet luxury brought together in a seemingly effortless scheme. When architectural and interior design focus meet with expert build craft from inception; the results are unrivalled. This unique A-rated home showcases meticulous attention to detail. The carefully curated interior design scheme exudes timeless elegance, real comfort and sophistication. A beautiful backdrop to make family memories.

Always dreamed of building your bespoke family home? Glasnamana House presents the opportunity to enjoy a custom, one-off home while you sidestep all the associated stress and risk factors of going it alone. Your journey begins at the most enjoyable phase of interior finish selection with your team of trusted design experts.

Offering a choice of two purchase tiers; The Considered Design Plan or The Distinguished Design Plan your new home will be turn-key.

The Considered Design Plan

The Considered Design Plan presents a carefully curated scheme which includes finishing touches such as:

- Bespoke fully fitted kitchen with island
- Fully integrated appliances
- Completed bathrooms with design options
- Selections of flooring throughout
- Paintwork choices from a carefully curated palette
- Bespoke joinery and panelling options as standard
- Wardrobes design choices
- Options in hardware
- Designer lighting selections
- Landscaping and design

The plan brings you together for two studio consultations with your interior design team. Jackie Tracey Interiors will present the design direction together with a series of design choices that work within the flow of this beautifully curated scheme and allow for your personalised stamp. A further on-site consultation at a later build stage will follow to discuss furniture layouts, window treatments etc. A final studio consultation follows where the design team will present mood boards advising on furniture and fitting selections available to order should you so choose.

The Distinguished Design Plan

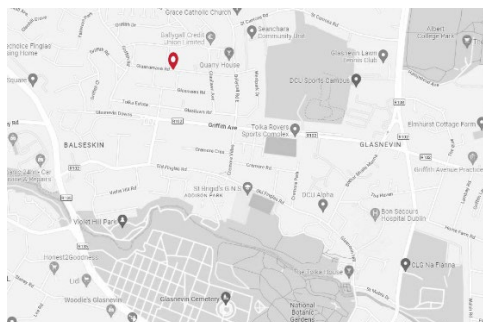
The Distinguished Design Plan's carefully curated scheme gracefully brings you to turn-key stage. In addition to finishing touches such as:

- Bespoke fully fitted kitchen with island
- Fully integrated appliances
- Completed bathrooms with design options
- Selections in flooring throughout
- Paintwork choices from a carefully curated palette
- Bespoke joinery and panelling options as standard
- Wardrobes design choices
- Options in hardware
- Designer lighting selections
- Window treatments throughout
- Furnishing through-out
- Landscaping and design
- Garden furniture
- Home styling to finish

Working together with your design team you have the opportunity to choose from a selection of finishes and furnishings handpicked from around the globe to optimise your home. Your home will be meticulously finished and styled to perfection.

Location

The nearby village of Glasnevin is a bustling community near Dublin's centre and features attractions such as the National Botanic Gardens and the picturesque Griffith Avenue. The location is second to none with every local amenity at your doorstep including shops, numerous schools, restaurants, parks, recreational facilities and the coast. The immediate area is very well serviced by numerous bus routes and excellent transport links to the City Centre, Dublin Airport and the surrounding country via the nearby M50 and M1 motorways, with easy access to the port tunnel from the property. The location is highly accessible for commuters at approximately 3km from Dublin City Centre via cycle path and numerous bus routes that service the property and surrounding area. The Luas Green Line is also accessible via Cabra or Phibsboro stops with the DART at nearby Drumcondra.





The bespoke shaker style kitchen showcases serious attention to detail while allowing for custom colour and finish selections



The luxurious living space exudes warmth and sophistication with bespoke joinery as standard



Entertaining scope and space to be truly proud of with indoor/outdoor harmony and flow at the core



The landscaped courtyard garden promotes seamless indoor/outdoor luxury living

