

Marina Village Apartments

Reset your horizon

Get a different view at Marina Village Greystones, where convenience meets a new level of sophistication in apartments overlooking the stunning North Wicklow coast.

Welcome Home

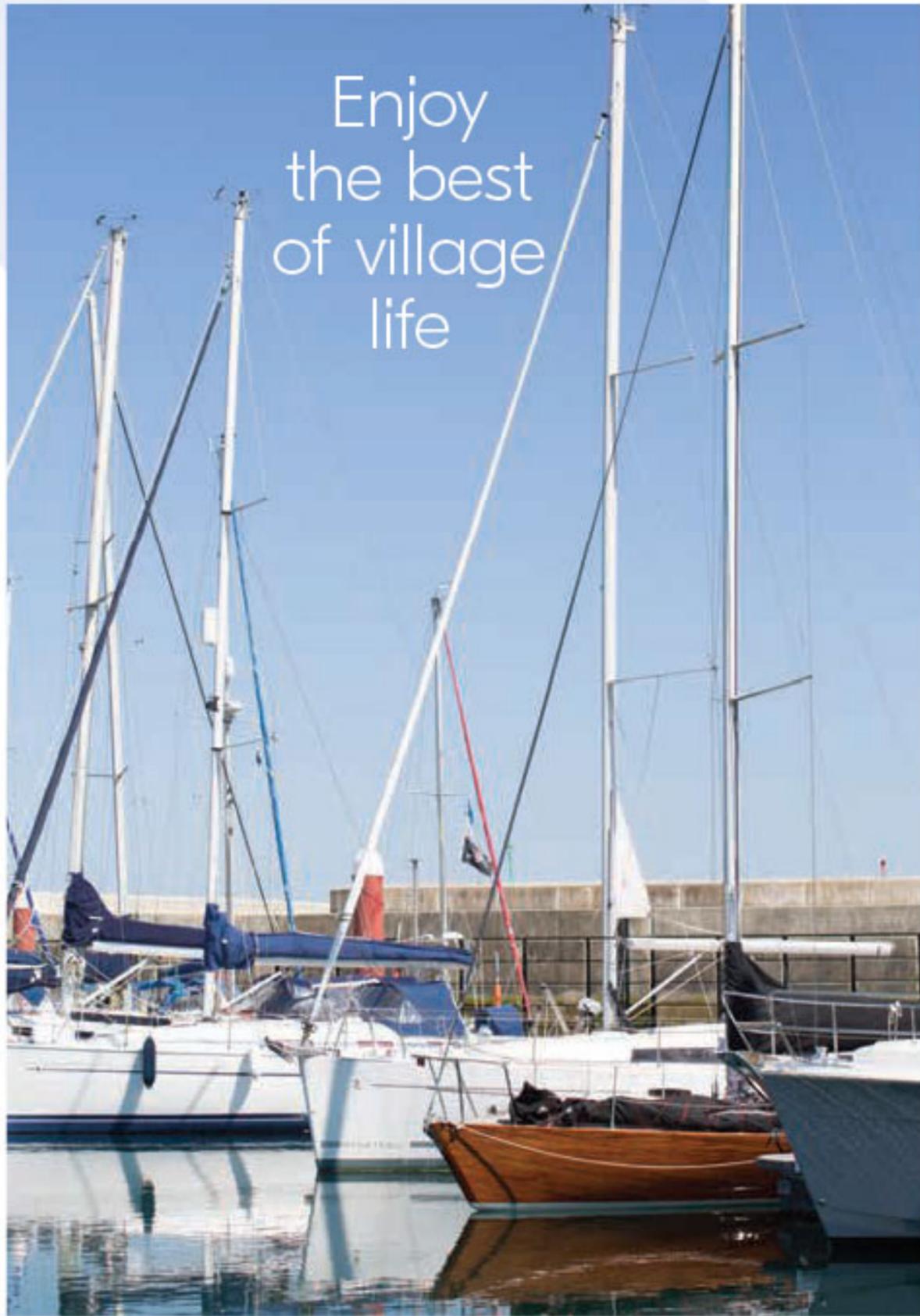
Exquisitely designed by O'Mahony Pike, Marina Village Greystones is proud to welcome you to its stunning selection of apartments. Combining striking architecture with the beautiful surrounds of the Greystones coast, these apartments offer dwellers the opportunity to live overlooking the sea, adjacent to the beautiful village of Greystones.





Enjoy the best of everything in your new seaside home. Take a stroll into the village where a vibrant community spirit and an array of well-regarded restaurants and bars await you. Get your daily exercise by joining one of the many local sports clubs within minutes of your new home.

Take in the stunning views of the coast and the mountains from your windows, letting the sound of the sea soothe you into a perfect rest at the end of a busy day.



Enjoy
the best
of village
life



Enjoy the very best that village life has to offer with the stunning facilities of Greystones right on your doorstep. Greystones is home to a wide range of top-class restaurants and cafés, catering for every budget and every palate. Indulge in casual healthy and delicious fare at the famous food market and restaurant The Happy Pear, or take time out for a gourmet meal at The Hungry Monk. Alternatively, take a stroll around the tempting shops and boutiques before meeting friends for a drink at one of the many friendly seaside bars. You're guaranteed a friendly welcome and wonderful atmosphere wherever you go.

Take time to enjoy
the good life



Take in the stunning views over the South Dublin coast as you relax on your DART commute home, safe in the knowledge that what is waiting for you is something even more special – a contemporary apartment overlooking the sea and close to every amenity and leisure facility you could ever want.

Escape to somewhere truly special.

Whether you're looking for a truly special home, investing or simply looking for the convenience of modern apartment living in a beautiful setting, the selection of apartments at Marina Village Greystones offers both quality and style in a highly sought after location.





Flexible layouts for a modern urban lifestyle

Each apartment offers a flexible layout that makes the most of the stunning natural light and beautiful views. The living areas in each home are all about comfort and relaxation. Let the cares of the world melt away as you curl up on a cosy couch and gaze out at the stunning views of the sea or the mountains.





Open-plan layouts feature kitchens from Nolte by McNaly Kitchens equipped with high quality appliances that establish a sense of modern luxury complimented by Silestone Carrera worktops by Miller Brothers.





The interiors provide a sense of warmth and a canvas where residents can truly make their own mark. Clever lighting and timeless features are used throughout each of these luxurious homes.

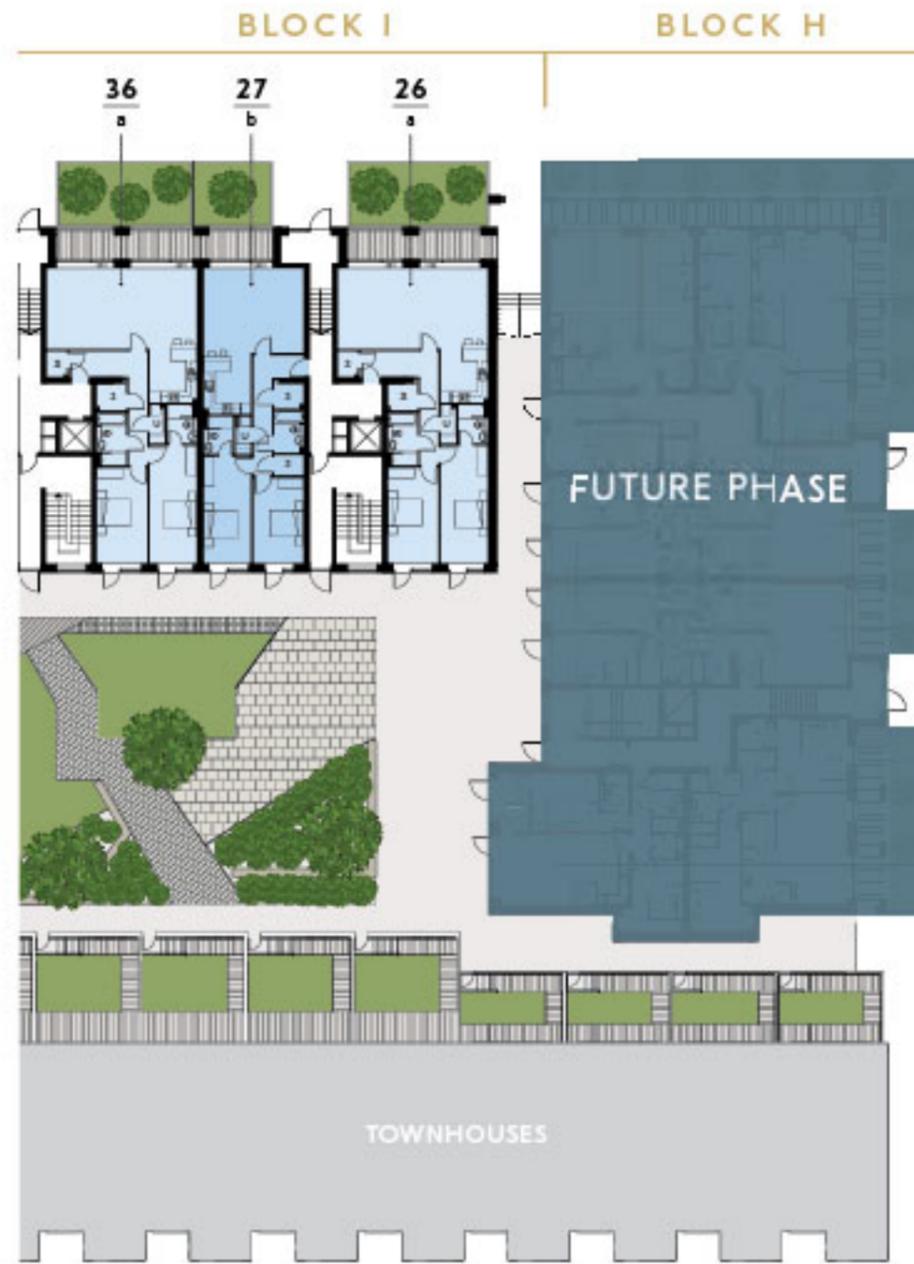




Glenveagh
Marina Village



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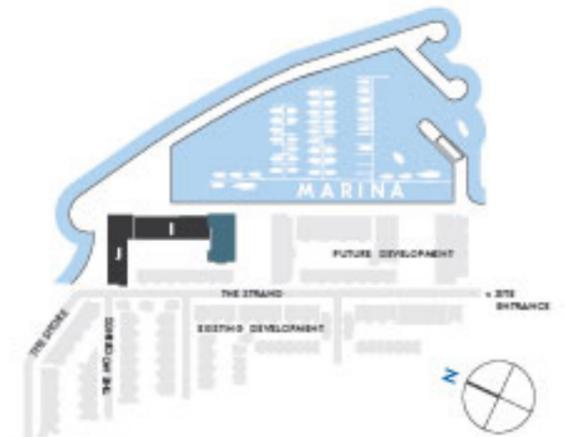
GROUND FLOOR
THE CAMPION

BLOCK J				
Apt No.	Type	Bed	Sq.m	Sq.ft
66	a1	2 Bed	129	1,386
67	c	2 Bed	86	929
68	d	2 Bed	93	1,000
91	B	2 Bed	84	903
92	II	2 Bed	84	903
93	I	2 Bed	84	903
94	II	2 Bed	84	903
95	I2	2 Bed	81	874

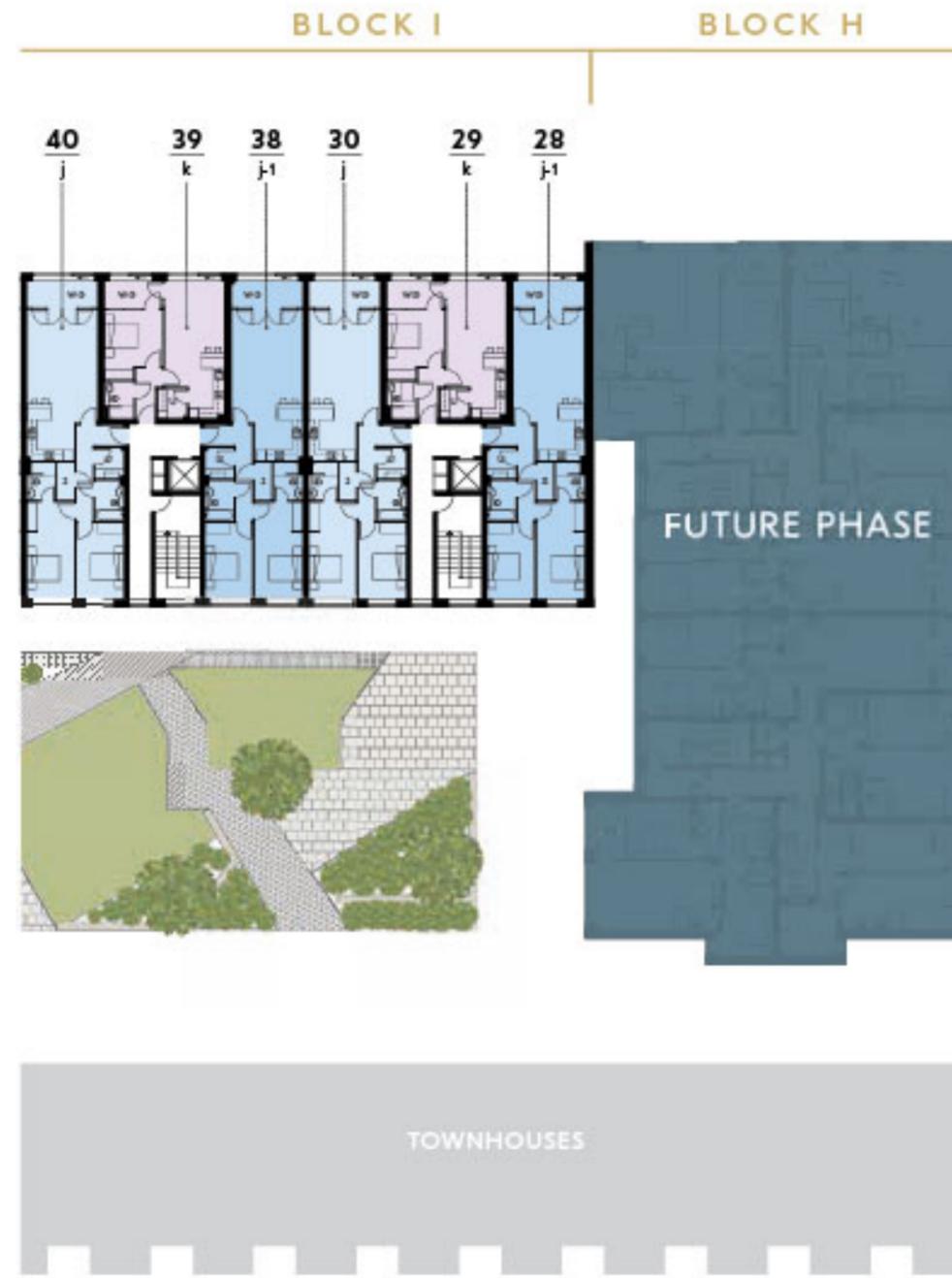
BLOCK I				
Apt No.	Type	Bed	Sq.m	Sq.ft
26	a	2 Bed	113	1,217
27	b	2 Bed	96	1,033
36	a	2 Bed	113	1,217
37	b	2 Bed	96	1,033
46	a	2 Bed	113	1,217
47	b	2 Bed	96	1,033
56	a	2 Bed	113	1,217
57	b	2 Bed	96	1,033

NOTE: Areas exclude Winter Gardens, Balconies and Terraces.

-  1 Bedroom
-  2 Bedroom
-  3 Bedroom
-  S Storage
-  U Utility
-  WG Winter Garden
-  LW Light Well



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FIRST FLOOR
THE CAMPION

BLOCK J

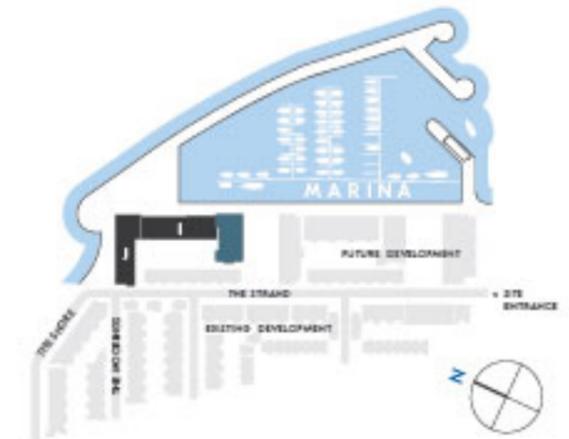
Apt No.	Type	Bed	Sq.m	Sq.ft
60	j2	2 Bed	94	1,012
70	q	2 Bed	88	947
71	r	2 Bed	91	980
72	s	2 Bed	92	990
73	i	2 Bed	84	903
74	ii	2 Bed	84	903
75	i	2 Bed	84	903
76	ii	2 Bed	84	903
77	ii	2 Bed	81	874

BLOCK I

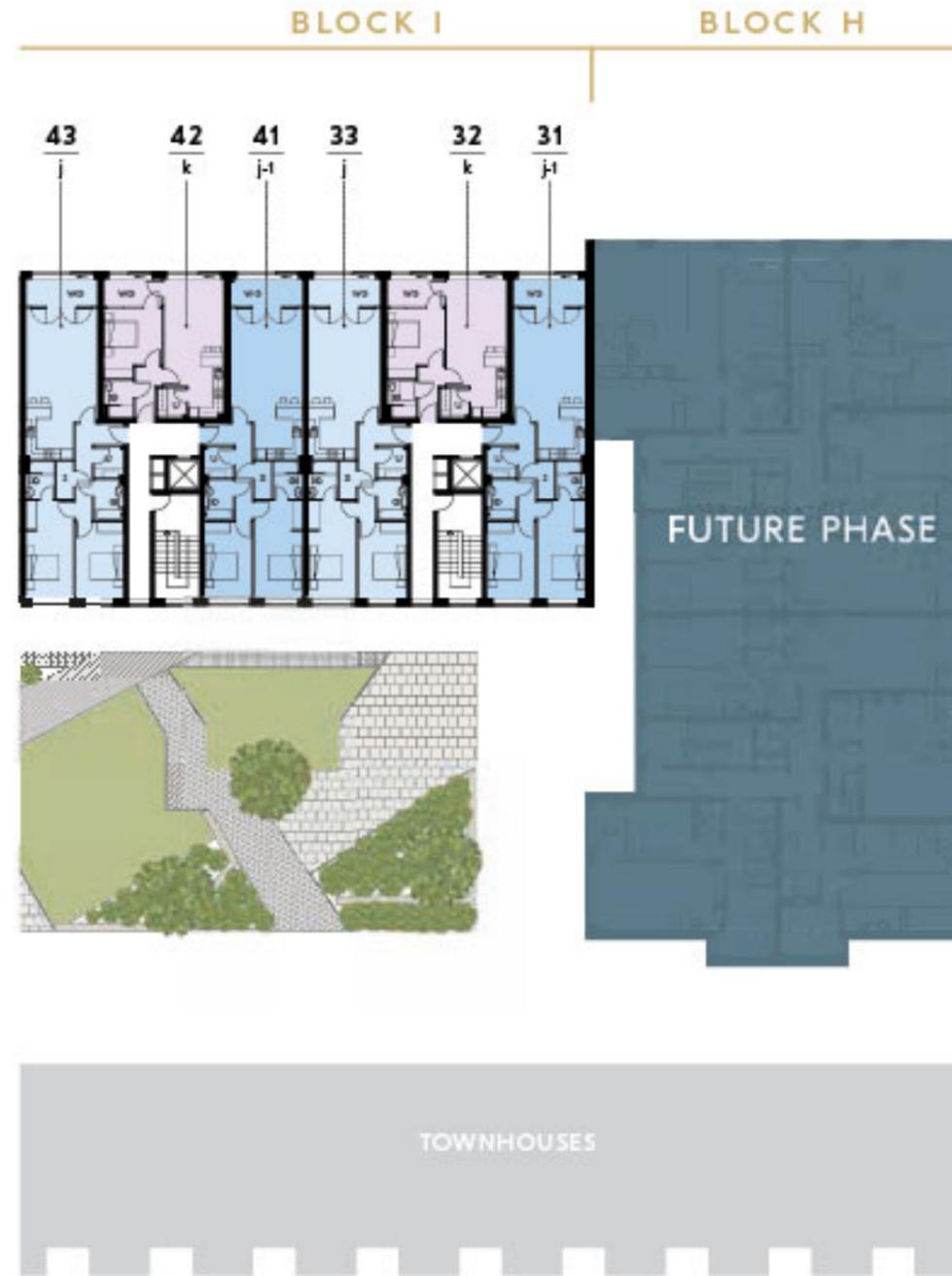
Apt No.	Type	Bed	Sq.m	Sq.ft
28	j1	2 Bed	86	929
29	k	1 Bed	51	544
30	j	2 Bed	86	929
38	j1	2 Bed	86	929
39	k	1 Bed	51	544
40	j	2 Bed	86	929
48	j1	2 Bed	86	929
49	k	1 Bed	51	544
50	j	2 Bed	86	929
58	j1	2 Bed	86	929
59	k	1 Bed	51	544
60	j	2 Bed	86	929

NOTE: Areas exclude Winter Gardens, Balconies and Terraces.

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Storage
- Utility
- Winter Garden
- Light Wall
- Study



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BLOCK J

Apt No.	Type	Bed	Sq.m	Sq.ft
78	j2	2 Bed	94	1,012
79	q	2 Bed	88	947
80	r	2 Bed	91	980
81	s	2 Bed	92	990
82	i	2 Bed	84	903
83	ii	2 Bed	84	903
84	i	2 Bed	84	903
85	ii	2 Bed	84	903
86	iz	2 Bed	81	874

BLOCK I

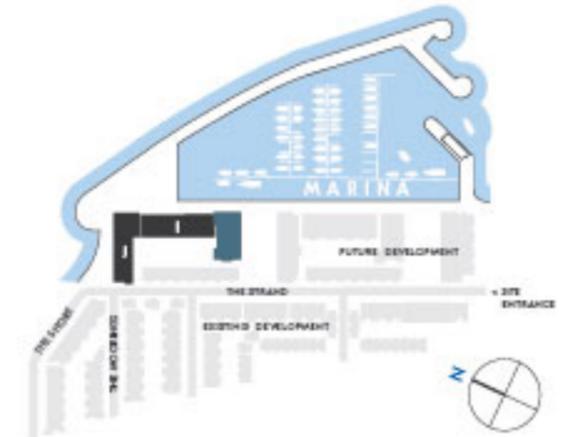
Apt No.	Type	Bed	Sq.m	Sq.ft
31	ji	2 Bed	86	920
32	k	1 Bed	51	544
33	j	2 Bed	86	920
41	ji	2 Bed	86	920
42	k	1 Bed	51	544
43	j	2 Bed	86	920
51	ji	2 Bed	86	920
52	k	1 Bed	51	544
53	j	2 Bed	86	920
61	ji	2 Bed	86	920
62	k	1 Bed	51	544
63	j	2 Bed	86	920

NOTE: Areas exclude Winter Gardens, Balconies and Terraces.



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

- S Storage
- U Utility
- WG Winter Garden
- LW Light Well
- ST Study



Built to a standard you can trust

Apartment Specifications



External Features

- High performance external walls providing a U-value of 0.15 W/m²k are finished with a combination of Pefla Zink and Blockwork with coloured Webber Monocouche and Webber External Insulated Acrylic colour Render.



Internal Finishes

- Unique features include terrace areas or winter gardens that combine the beauty of outdoor living with indoor comforts and optimise light throughout.
- Juliet balcony detail in most apartments.
- Extra high ceilings.



Kitchens

- Kitchens are from Nolte by McNally Kitchens. Nolte are the premium kitchen manufacturing brand in Germany and offer an unrivalled quality and sophistication.
- Kitchen units are from the Feel range and are in soft matt lacquer Papyrus Gray base. Tall units are soft matt Satin White.
- The internal carcass of the kitchen units is matched to the door colour and are finished with matching dust seals.

- Worktops are Silstone Carrera by Miller Bros. and include seamless undermounted sinks and integrated drains with full height Silstone splashback behind the hob.
- The handle detail is MatrixArt true handleless in stainless steel.
- Kitchens feature built-in LED variable emotion lighting and pull out recycling centres.
- Modern De Dietrich and Whirlpool appliances included in all units.



Bathrooms & Ensuites

- All bathrooms are superbly finished with stylish Villeroy & Boch sanitary ware throughout and furnished by Ideal Bathrooms.
- High-quality porcelain tiles are used in all wet areas and bathroom floors.
- All showers are pressurised and come fitted with high-quality shower doors throughout.
- Luxury chrome effect towel radiators in all bathrooms.



Wardrobes

- Luxury wardrobes provided by BeSpace with flatpanel handleless doors and washed oak veneer carcass.



Windows & Doors (external)

- All windows are high-performance double-glazed Scandinavian timber windows supplied by Nordan (U-value 1.2 W/m²k).
- All windows come with a 30-year warranty on Aluclad and 20-year warranty against timber decay.
- All windows feature a multipoint secure by design locking system.
- All windows are extra high and have been tested to withstand wind speeds.
- Each apartment has a high-performance Scandinavian timber front door with multipoint locking system.



Doors & Joinery

- Painted Vancouver style doors by Durkin Joinery with Rutland concealed closers for all fire doors.
- All internal door handles are high quality satin nickel.
- All skirtings and architraves are painted.



Ventilation

- A high-efficiency Heat Recovery Ventilation (HRV) system, fitted as standard, designed to provide tempered fresh air to the apartment all year round.
- The ventilation is tailored to the occupant's needs, reducing energy consumption and providing superior internal air quality and comfort.



Air Tightness

- All apartments are constructed to provide a high level of air tightness to a standard that far exceeds building regulations.



Heating

- Energy efficient combined heating and power central system providing on demand hot water and heating to all apartments via traditional radiators.
- Fully pressurised hot and cold water systems.
- Individually metered systems provide heating and hot water from development's central plant. The system is thermostatically controlled with a digital heating control panel.



Electrical Specification

- Numerous lighting points supplied throughout including low-energy LED downlights to bathrooms and kitchens.
- Pendant lighting is featured in all bedrooms and communal areas such as living rooms and dining rooms.
- Generous allocation of sockets provided throughout the apartment. Smoke/heat detectors fitted as standard.



Media & Communications

- The development will be serviced by Virgin Media and Eir.
- All apartments will be pre-wired for TV, telephone and broadband.
- Each home will have access to "Saorview" TV services.



Guarantee

- All homes are covered by a 10-year Homebond Structural Guarantee.

Welcome to the penthouses at Marina Village

For more than a place to call home, the penthouses at Marina Village offer a complete lifestyle where residents will experience the extraordinary every day.

Luxury apartments
that will change
your view



Every detail has been considered
in our penthouse apartments
with meticulous care and style.







Spacious bedrooms offer ample storage space, providing the perfect sanctuary at the end of a hectic day.

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PENTHOUSE LEVEL
THE CAMPION

BLOCK J

Apt No.	Type	Bed	Sqm	Sq.ft
88	xx	3 Bed+Study	299	2,572
89	v	3 Bed	153	1,648
90	v	3 Bed	153	1,648

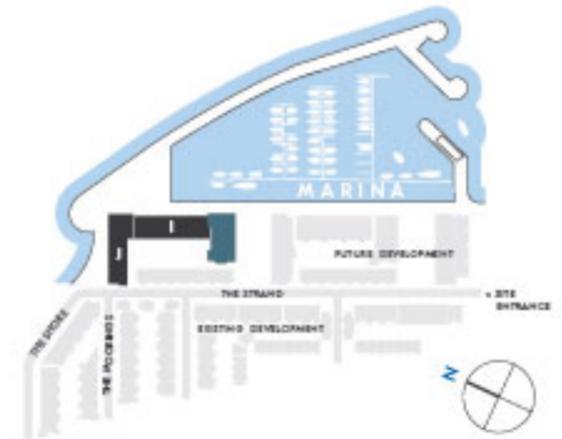
BLOCK I

Apt No.	Type	Bed	Sqm	Sq.ft
34	u-1	2 Bed	104	1,116
35	u	2 Bed	104	1,116
44	u-1	2 Bed	104	1,116
45	u	2 Bed	104	1,116
54	u-1	2 Bed	104	1,116
55	u	2 Bed	104	1,116
64	u-1	2 Bed	104	1,116
65	u	2 Bed	104	1,116

NOTE: Areas exclude Winter Gardens, Balconies and Terraces.

◆ Show Apartment

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- S Storage
- U Utility
- WG Winter Garden
- LW Light Well



Built to a standard you can trust

Penthouse Specifications



External Features

- High performance external walls providing a U-value of 0.15 W/m²k are finished with a combination of Prefa Zink and Blockwork with coloured Webber Monocouche and Webber External Insulated Acrylic colour Render.
- Wraparound balconies optimise the stunning views from the penthouse apartments.



Internal Finishes

- The penthouses feature vaulted ceiling detail.



Kitchens

- The penthouses boast high quality and contemporary Leicht kitchens by McNally Living.
- Modern De Dietrich and Siemens appliances are included in the penthouse kitchens.
- Penthouses include a wide range of modern features and appliances including a wine cooler and clean air cooking system provided by the Bora induction downdraft.
- Worktops are S Eternal Calatta Gold Quartz by Miller Bros. and include seamless undermounted sinks and integrated drawers.
- Kitchens feature built-in LED variable emotion lighting and pull out recycling centres.



Bathrooms & Ensuites

- All bathrooms are superbly finished with stylish Villeroy & Boch sanitary ware throughout and furnished by Ideal Bathrooms.
- High-quality porcelain tiles are used in all wet areas and bathroom floors. The walls are tiled in a stunning Statuario Matt classic marble effect tile. The Floor tiles are Mustang Grey inspired by Contemporary Stone.
- All showers are pressurised and come fitted with high-quality shower doors throughout.
- Ensuites feature double sinks.
- Luxury chrome effect towel radiators in all bathrooms.



Wardrobes

- Luxury wardrobes provided by BeSpace with flatpanel handleless doors and washed oak veneer carcass or walk-in wardrobe areas in some rooms.



Windows & Doors (external)

- All windows are high-performance double-glazed Scandinavian timber windows supplied by Nordan (U-value 1.2 W/m²k).
- All windows come with a 30-year warranty on Alucad and 20-year warranty against timber decay.
- All windows feature a multipoint secure by design locking system.
- All windows are extra high and have been tested to withstand wind speeds.
- Each apartment has a high-performance Scandinavian timber front door with multipoint locking system.



Doors & Joinery

- Painted Vancouver style doors by Durkin Joinery with Rutland concealed closers for all fire doors.
- All internal door handles are high quality satin nickel.
- All skirtings and architraves are painted.



Ventilation

- A high-efficiency Heat Recovery Ventilation (HRV) system, fitted as standard, designed to provide tempered fresh air to the apartment all year round.
- The ventilation is tailored to the occupant's needs, reducing energy consumption and providing superior internal air quality and comfort.



Air Tightness

- All apartments are constructed to provide a high level of air tightness to a standard that far exceeds building regulations.



Heating

- Energy efficient combined heating and power central system providing heating to all apartments via traditional radiators.
- Fully pressurised hot and cold water systems.
- Individually metered systems provide heating and hot water from development's central plant. The system is thermostatically controlled with a digital heating control panel.



Electrical Specification

- Numerous lighting points supplied throughout including low energy LED downlights to bathrooms and kitchens.
- Pendant lighting is featured in all bedrooms and communal areas such as living rooms and dining rooms.
- Generous allocation of sockets provided throughout the apartment. Smoke/heat detectors fitted as standard.



Media & Communications

- The development will be serviced by Virgin Media and Eir.
- All apartments will be pre-wired for TV, telephone and broadband.
- Each home will have access to "Saorview" TV services.



Guarantees

- All homes are covered by a 10-year Homebond Structural Guarantee.



Local amenities in the area

Greystones

CAFÉS & BARS

1. The Beach House
2. Mrs Robinsons
3. The Bumaby
4. The Happy Pear
5. Café Grey
6. The Bakers Table
7. Homans Café

SPORTS & ENTERTAINMENT

8. Éire Óg Greystones GAA Club
9. Greystones RFC
10. Greystones United AFC
11. Greystones Sailing Club
12. Charlesland Golf Club
13. SoBe - South Beach Pavillion
14. Shoreline Leisure Club
15. Greystones Lawn Tennis Club
16. Greystones Hockey Club
17. Greystones Golf Club
18. Whale Theatre

SCHOOLS*

- PRIMARY (P) SECONDARY (S)
19. St. David's Holy Faith (S)
 20. Temple Carrig School (S)
 21. St. Brigid's National School (P)
 22. St. Kevin's National School (P)
 23. St. Patrick's National School (P)
 24. Greystones Educate Together (P)
 25. Gaelscoil na gCloch Liath (P)
 26. Greystones Community School (P)

SHOPPING

27. Brooke and Shoal
28. Escape Boutique
29. La Touche Wines
30. Butlers Pantry
31. Meridian Point
32. Lidl
33. Tesco
34. Dorneybrook Fair
35. SuperValu

RESTAURANTS

36. The Three O's
37. Las Tapas
38. The Hungry Monk
39. Bodhells
40. The Bear Paw Deli
41. Buoy's Kitchen
42. La Crêperie
43. Sweeney's Harbour Café

PUBLIC AMENITIES

44. South Beach
45. Harbour
46. Cliff Walk
47. Library
48. Park
49. Playground

**Disclaimer: School admission policies are subject to change and should be verified*

Maps are for illustrative purposes only



Greystones is only minutes away from the M50, which connects to the main routes to every corner of Ireland.

Transport

Marina Village Greystones is perfectly located just off the recently improved N11, the main link between Dublin City and the Sunny South East. Greystones is also only minutes away from the M50, which connects to the main routes to every corner of Ireland. Marina Village Greystones residents can also avail of excellent public transport facilities. The DART railway service brings commuters from Greystones village straight into Dublin City.

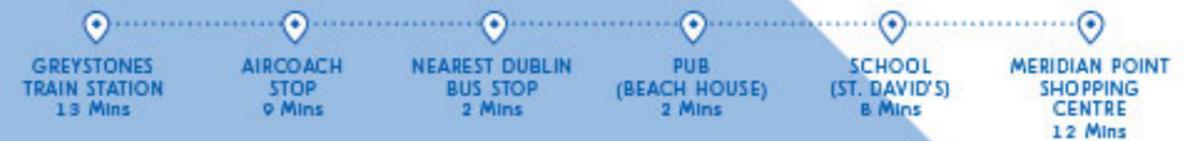
DRIVE TIMES (From Marina Village Greystones)



DART TIMES (From Greystones)



WALKING DISTANCE (From Marina Village Greystones)



Maps are for illustrative purposes only



Glenveagh
Homes

Exceeding Expectations

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life – but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

We take a simple approach to our developments. First we design homes that make the most of the surrounding landscape and add to the fabric of an existing community. Then we concentrate on creating homes that make living easy, homes that use high-quality and innovative materials and techniques to deliver modern, future-proof housing that is energy efficient, easy and cost-effective to run, thoughtfully laid out, aesthetically pleasing and very well built.

Choosing a Glenveagh home is simple – but so too is buying one. We aim to make the buying process as straightforward as possible, offering advice and help at every stage in the process. We are there to help even after you have the keys in your hands. Whether you are a first-time buyer or trading up or down, our aim is to ensure you will always remember with a smile your experience of buying your home with Glenveagh.



— Proby Place Blackrock

Proby Place is a new development of 20 luxurious 4 and 5 bedroom, A Rated, semi-detached homes located within a secluded development, set within beautiful landscaping, and situated off Carysfort Avenue, Blackrock.

Glenveagh Taylor Hill Balbriggan —

Taylor Hill, Balbriggan is a new development of A-rated family homes in a most convenient location.

The development comprises a choice of homes ranging from two bed terrace to four bed detached homes. Each of the spacious homes has been thoughtfully designed with the needs of modern families in mind.



— Glenveagh Cois Glaisin Navan

Cois Glaisin is a modern development of 2, 3 and 4 bedroom homes in Johnstown, Navan. The scheme was designed with modern living in mind. Careful consideration was given to the layouts, storage and optimising space.

Ledwill Park Kilcock —

Ledwill Park is a development comprising large 2, 3, 4 & 5 bedroom homes, located within the townland of Branganstown, a short stroll from the town of Kilcock, County Kildare. Each of these modern homes offers a family, either starting out or seeking a larger home an opportunity to live within a thriving community approximately 35km west of Dublin.



A Development By



Glenveagh
Homes

Digital Offices | Block B
Maynooth Business Campus
Maynooth | Co. Kildare
www.glenveagh.ie

Selling Agent



PIRA 00282
01 667 1888

BER Rating



Certificates available
from agent

Solicitor

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SOLICITORS

www.kanetuohy.ie

Architect

o'mahony pike

www.omparchitects.com

Interior Designer

VENTURA
INTERIOR DESIGNERS

www.ventura.ie

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Glenveagh
Marina Village



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