



Country Living • City Life





*Large family homes with all the comfort of country living and easy access to city life.*

## Cúil Dúin

Cúil Dúin is an imaginatively designed development of two, three and four bedroom 'A'-rated houses at a prime Citywest location beside a multitude of amenities that will appeal to discerning owners seeking high-quality family homes that enjoy the benefits of country living and city life.

These spacious houses offer generous and practical living accommodation and come complete with fully-fitted kitchens and stylish bathrooms.

Passive building principles were applied throughout the design, specification and construction process. The buildings have high-levels of insulation, air-tightness and a heat recovery system resulting in 'A'-class Building Energy Ratings, ensuring excellent energy efficiencies, low running-costs and increased levels of comfort for home owners.

The name Cúil Dúin comes from the historic Irish townland name meaning 'corner fort' - from dúin (also: dúnaibh) meaning fort and cúil, meaning corner or nook.

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## Location

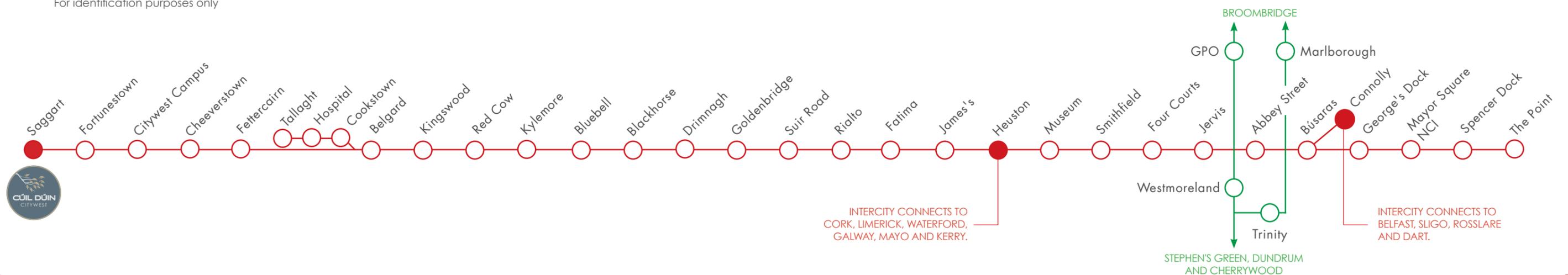
Conveniently located in West Dublin next to Citywest Business Park, residents of Cúil Dúin enjoy an outstanding array of amenities and transport options on their doorstep.

The adjacent Saggart Luas stop brings the city centre within swift reach as do several local bus routes. The N7 and M50 provide easy access to all other locations plus numerous outdoor activities with the rolling Wicklow Mountains and beautiful Blessington Lakes just a short distance away.

*The adjacent Luas stop brings the city centre within fast reach*



For identification purposes only





## Shopping

A fantastic selection of shops in the area range from the award-winning Avoca food market and retail complex to the boutiques of Saggart Village. Citywest Shopping Centre is only a short stroll away and offers a Dunnes Stores, pharmacy, dry-cleaners, newsagents, post office, barbers, medical centre and other essential amenities on your local doorstep.



## Hotels and Restaurants

There are a number of hotels and restaurants nearby. Citywest Hotel, the largest in the country, is a well-established and popular complex with a championship golf course, spa, gym, swimming pool and several restaurants. Saggart Village offers further places to dine and Citywest Shopping Centre provides fast food options from Eddie Rockets to The Street.



## Sports and Leisure

Leisure and sports amenities abound in the area with beautiful parks, golf clubs, equestrian centres, football, tennis, bowling, gym and swimming facilities presenting activities for every age and inclination. A large residents park and children's play area is planned for the centre of Cúil Dúin. Numerous outdoor activities, country walks and leisure pursuits are on your doorstep with the rolling Wicklow Mountains and beautiful Blessington Lakes nearby. Citywest Leisure Club offers state-of-the-art gym equipment, a 20m heated indoor pool, spa area with jacuzzi, steam room and sauna, classes in Spinning, Yoga, Pilates, Kickboxing, Circuit Training and children's activity classes.



## Schools

There are excellent local primary and secondary schools convenient to Cúil Dúin offering a wide choice of education for children of all ages. Two primary schools, Scoil Niamh Community National School and Citywest Educate Together, are located just across the road on Fortunestown Lane. A brand-new primary and secondary school is planned for the site adjoining the development. The nearby Institute of Technology provides third-level higher education options in the area.



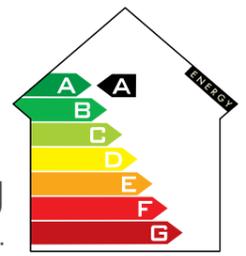
## Citywest Business Park

Citywest is one of the most extensive business parks in the country providing employment for thousands of people. The campus was established in the early 1990s and contains many leading Irish and international companies such as Adobe, Eir, Glanbia, Pfizer, SAP and Unilever.

Citywest has 140 companies from nine different countries and offers a further range of on-site amenities with additional restaurants, shops and a modern crèche. Additional public and private transport services to the city centre are available from within the campus.



# Specification



**Energy Rating**  
A2 and A3 energy rating.



## Building Fabric

Passive principles have been applied to the building fabric with a high-level of insulation, improved air-tightness, and reduced thermal bridges which result in a reduced energy demand and increased levels of comfort.



## External Walls

Solid brick on front elevations, pre-coloured render on gable and rear walls and feature window surrounds are used to provide a high-quality, low-maintenance finish.



## Heat-Recovery Ventilation

This system provides a healthier living environment while significantly reducing the heating demand. The outgoing air passes through a heat exchanger and preheats the incoming air, recovering 90% of the heat that would otherwise be lost. The air in the house is changed more frequently than naturally ventilated houses and all incoming air is filtered, reducing dust and other pollutants creating a fresher, healthier place to live.



## Gardens

All gardens are level and come with seeded lawns surrounded by a secure 1.8 m timber fence with concrete posts providing privacy on each side of the garden.

A weather-proof power-point and external water supply are provided to the rear of the house.



## External Door

The front door is a heavy-duty engineered multi-point locking door giving the aesthetic appeal of a traditional timber door while providing exceptional strength, security and thermal performance characteristics.



## Windows

High-quality uPVC windows with soft-coat, low-emissivity glass and Warm-Edge spacer bar.



## 10-Year HomeBond Guarantee

Each home is covered by a 10-year Structural Defects HomeBond insurance warranty and a 5-year Mechanical and Electrical Inherent Defects warranty offering unrivaled insurance protection for your home.



## Solar Panels

Solar panels on the roof provide hot water throughout the year and will greatly help to reduce hot water heating costs.



## Interior Finishes

Spacious 2.6 m ceiling heights create rooms that feel open and inviting. Superior-quality internal joinery is present throughout and includes feature handrail to stairs. Contemporary built-in wardrobes are provided in most bedrooms. A sealed attic hatch with pull-down ladder allows easy access to additional storage area.



## Internal Doors

High-quality solid timber flush doors and timber door frames with satin chrome-finished handles, hinges and locks.



## Media and Communications

High-speed data points in all living rooms, kitchens and bedrooms with Cat-5 cabling throughout the house. The development is wired for super-fast broadband and cable TV.



## Heating

An 'A'-Rated condensing gas boiler combined with a Climote® heating controller allows precise control over the three heating zones - living, sleeping and water. In addition to the separate heating zones, radiators are fitted with thermostatically-controlled valves providing additional room-by-room control. All heating and water pipes are enclosed with high-performance insulation to reduce heat loss.



## Kitchen

Elegantly designed kitchens come fully-fitted with European manufactured appliances, painted solid wood cabinetry with soft-close doors and drawers, and granite effect counter top surfaces. Supplied and fitted appliances include gas hob, electric oven, fridge-freezer, washer-dryer, cooker hood and dishwasher. Stainless steel sink and mixer taps.



## Bathrooms and En-suites

All bathrooms and en-suites come fully-fitted with high-quality, contemporary sanitaryware and heated towel rails. Floors and walls are tiled and bath screens and shower doors are provided. A high-pressure water supply is pumped to all showers.



## Security and Safety

Mains-powered smoke detectors are fitted throughout the house and a carbon monoxide detector is present in the kitchen. All windows and doors come with multi-point locking systems and houses are hard-wired for security alarms.



## Climote® Smart Heating Control

In addition to a wall mounted heating controller, a Climote® smartphone app allows full remote control of the heating and hot water system from any location. Temperatures and timings of individual zones can be adjusted via phone so you can arrive back to a warm home at any time of day or night. This level of functionality can help further reduce bills by switching off the heating if you are delayed.



All bathrooms fully equipped and tiled



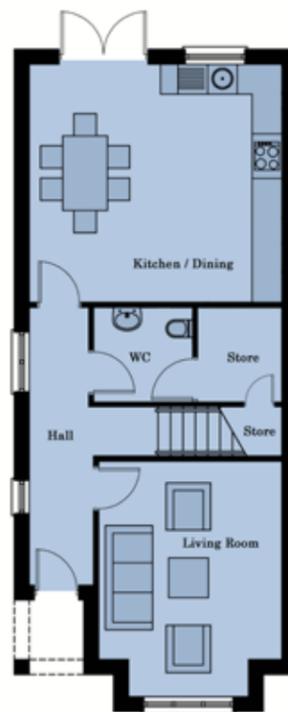
Elegantly-designed fitted kitchens



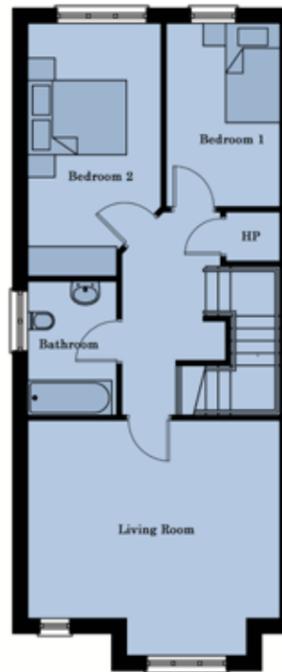


*Four bedroom  
semi-detached house*  
Approx. 157 sq.m. (1,689 sq.ft.)

*Three bedroom end house*  
Approx. 118 sq.m. (1,270 sq.ft.)



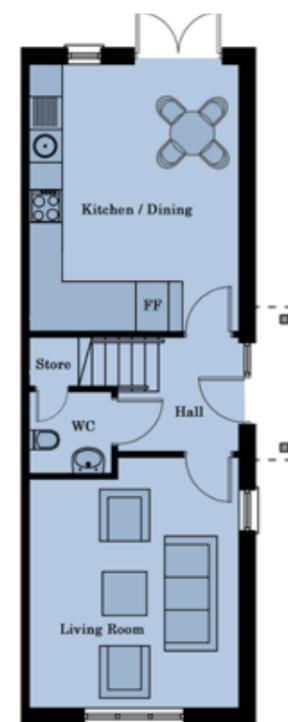
GROUND FLOOR



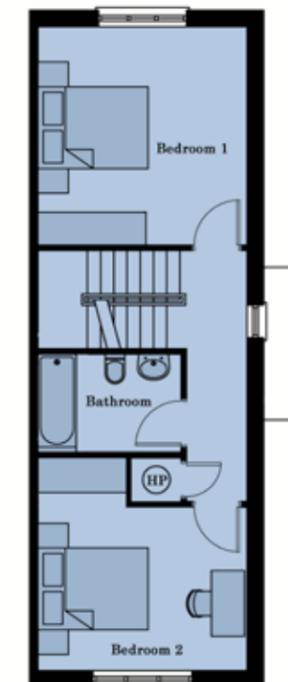
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

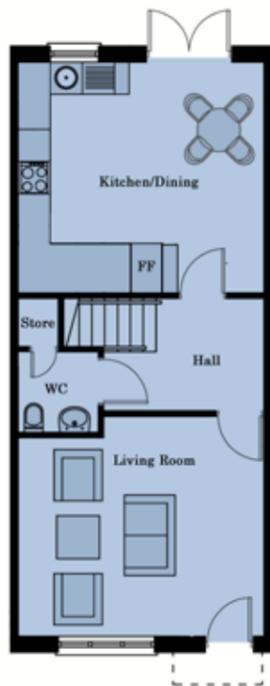


## Three bedroom middle house

Approx. 129 sq.m. (1,388 sq.ft.)

## Three bedroom semi-detached end house

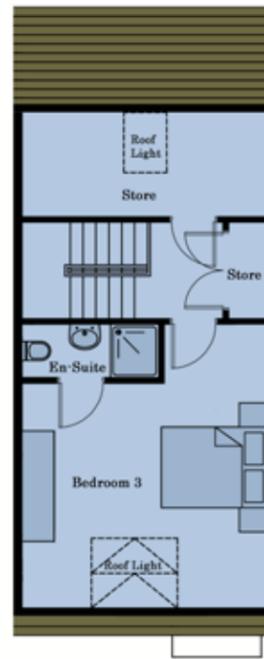
Approx. 126 sq.m. (1,355 sq.ft.)



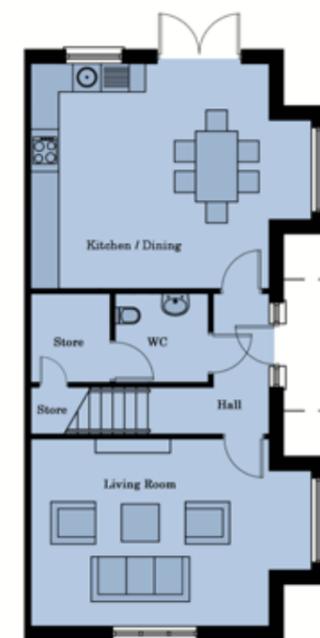
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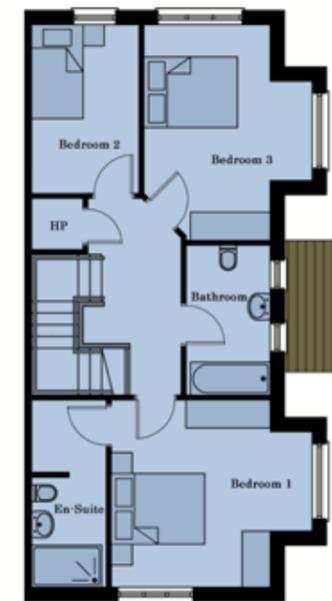
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SECOND FLOOR



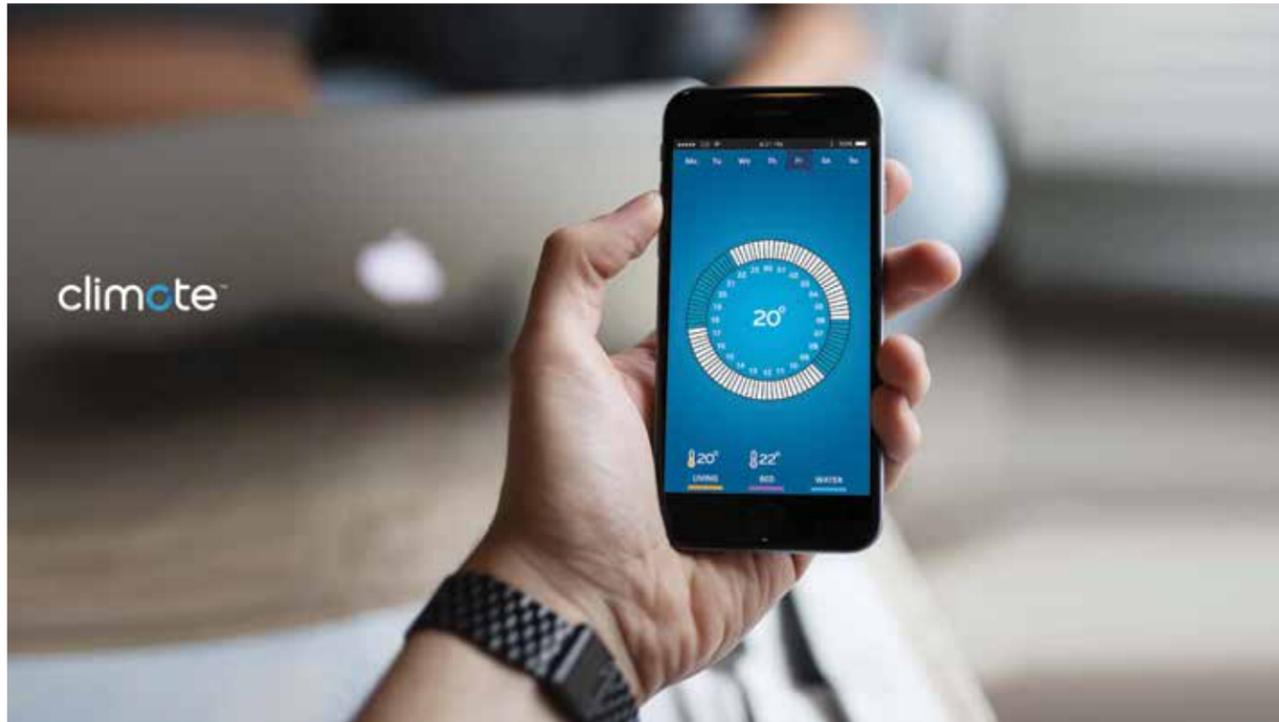
GROUND FLOOR



FIRST FLOOR

## Smart Home Control

Homes in Cúil Dúin have been designed to be more connected than ever before. Not only are they 'A'-rated as a result of high levels of insulation, air-tightness, solar thermal panels and a heat ventilation recovery system, they are also equipped with an easy to use wall-mounted heating controller and smartphone app that allows full remote control of the heating and hot water system from any location. Temperatures and timings of individual zones can be adjusted via phone so you can arrive back to a warm home at any time of day or night. This level of functionality can help further reduce bills by switching off the heating if you are delayed.



## Technology as Standard

Additional standard features include mains-powered smoke detectors throughout the house and a carbon monoxide detector in the kitchen. High-speed data points are located in all living rooms, kitchens and bedrooms with Cat-6 cabling throughout the house. Living rooms are pre-wired for surround sound systems and kitchens and master bedrooms are pre-wired for ceiling speakers. All windows and doors come with multi-point locking systems and houses are hard-wired for security alarms. Data points are provided at the front and rear doors to facilitate the installation of CCTV cameras.



# Site Plan

- 3-bedroom - end-house  
Approx. 118 sq.m. (1,270 sq.ft.)
- 3-bedroom - middle house  
Approx. 129 sq.m. (1,388 sq.ft.)
- 3-bedroom - semi-detached house  
Approx. 126 sq.m. (1,355 sq.ft.)
- 4-bedroom - semi-detached house  
Approx. 157 sq.m. (1,689 sq.ft.)
- 2-bedroom - plus study house  
Approx. 129 sq.m. (1,388 sq.ft.)



Not to scale. For identification purposes only.

# The Surrounds



## ABOUT HARCOURT

TitanicBelfast.com



HARCOURT  
DEVELOPMENTS



Landmark Projects

# Quality. Delivered.

50 Years of Construction Experience



ParkWest.ie



Over 2500 homes in Ireland



Lough Eske Castle Hotel



TitanicQuarter.com



SuffolkCourt.com



Civic art and amenities

## SELLING AGENTS

Hooke & MacDonald,  
118 Lower Baggot Street, Dublin 2.  
01-631 8402  
sales@hookemacdonald.ie  
PSRA: 001651



## ARCHITECTS

Darmody Architecture

## SOLICITORS

M. Donnelly & Co.

## BER



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HARCOURT  
  
DEVELOPMENTS

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