



















MODERN LIVING BY THE SEA

WELCOME TO DUNARD, a unique, small and exclusive development of only 19 energy efficient family homes ideally located, adjacent to all the amenities Malahide has to offer.

Malahide is a picturesque, thriving cosmopolitan seaside village with excellent infrastructure. The main line rail and DART are close by. With easy access to M1 and M50 Motorways, Dublin Airport and Dublin City Centre. Famous for its beautiful Marina, which attracts many international visitors. It has a wealth of social, sporting and recreational facilities such as Malahide Castle and grounds, scenic coastal walkways, golf, football, rugby, tennis, cricket and water sports. It enjoys a wide range of cafes, restaurants and shops to suit all ages. All of which creates a great community atmosphere and an exceptional place to live.



ENERGY EFFICIENT HOUSES

A-Rated, highly efficient condensing gas boiler have been shown to reduce heating bills by almost 20% over a standard gas boiler.

- The latest technology in building insulation design, helping to achieve an A-Rated house.
- Highly insulated "future-proofed" windows and external doors.
- Photovoltaic Solar Panels which generate free renewable green electricity which is virtually maintenance free.
- Substantially reduced heating costs to the consumer.



Area 115.7 sq m / 1,245 sq ft



Area 137.5 sq m / 1,480 sq ft



SPECIAL FEATURES

KITCHENS

Kitchens are custom manufactured and represent the very finest in contemporary European design and finish. Optimum storage solutions and worktops incorporating integrated fridge freezer, dishwasher, built in oven, hob and microwave oven, extractor fan & hood.

WARDROBES

Finely crafted and stylish wardrobes are fitted in all bedrooms.

HEATING / HOT WATER

All homes are equipped with gas fired condensing gas boiler central heating system and renewables in compliance with Part L of the building regulations. BER A3 efficiency rating.

BATHROOMS / EN-SUITES

The focus on bathrooms is on clean lines, hygiene and quality white sanitary ware with elegant tiling to wet areas. Generous tile allowance.

ELECTRICAL SPECIFICATION

There is a generous electrical specification throughout. Pendant light fittings and brushed steel switches and sockets are fitted as standard. All Dunard houses are fitted with smoke alarms and fully wired for intruder alarms.

DECORATION

All walls and ceilings are skimmed and painted as standard. Coving to downstairs reception room and hall. Internal panelled doors with brush steel furnishings.

STRUCTURE

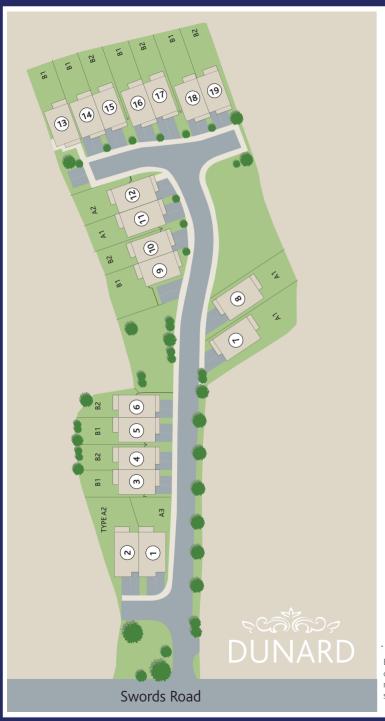
Solid ground floor slab with under floor insulation. Kingspan Century ultima timber frame structure. External walls will be finished with yellow multi stock brick, plaster render and painted. Joinery – External – windows and doors are Eco-Therm uPVC passive and specially commissioned from Munster Joinery.

CAR PARKING

Two car parking spaces to the front of each house within each site boundary.

GARDENS

Rear gardens are levelled and boundaries are finished in concrete post and panel fencing.





Selling Agent:



Kevin Flanigan Estates 19 Old Street Malahide Co. Dublin Tel: 01 845 3459

Developer



Highpark Developments Ltd 92 Upper Drumcondra Rd, Tel: 01 837 3790

Architect

WCA Architects Broadmeadow Hall, Applewood Village, Swords, Co. Dublin. Tel: 01 890 9550

Solicitor:

Francis O'Doherty **Bourke & Co Solicitors** 167/171 Drimnagh Rd, Walkinstown, Dublin 12 Tel: 01 456 1155









Every care is taken in preparing these particulars but neither the vendors or their agents can be held responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.