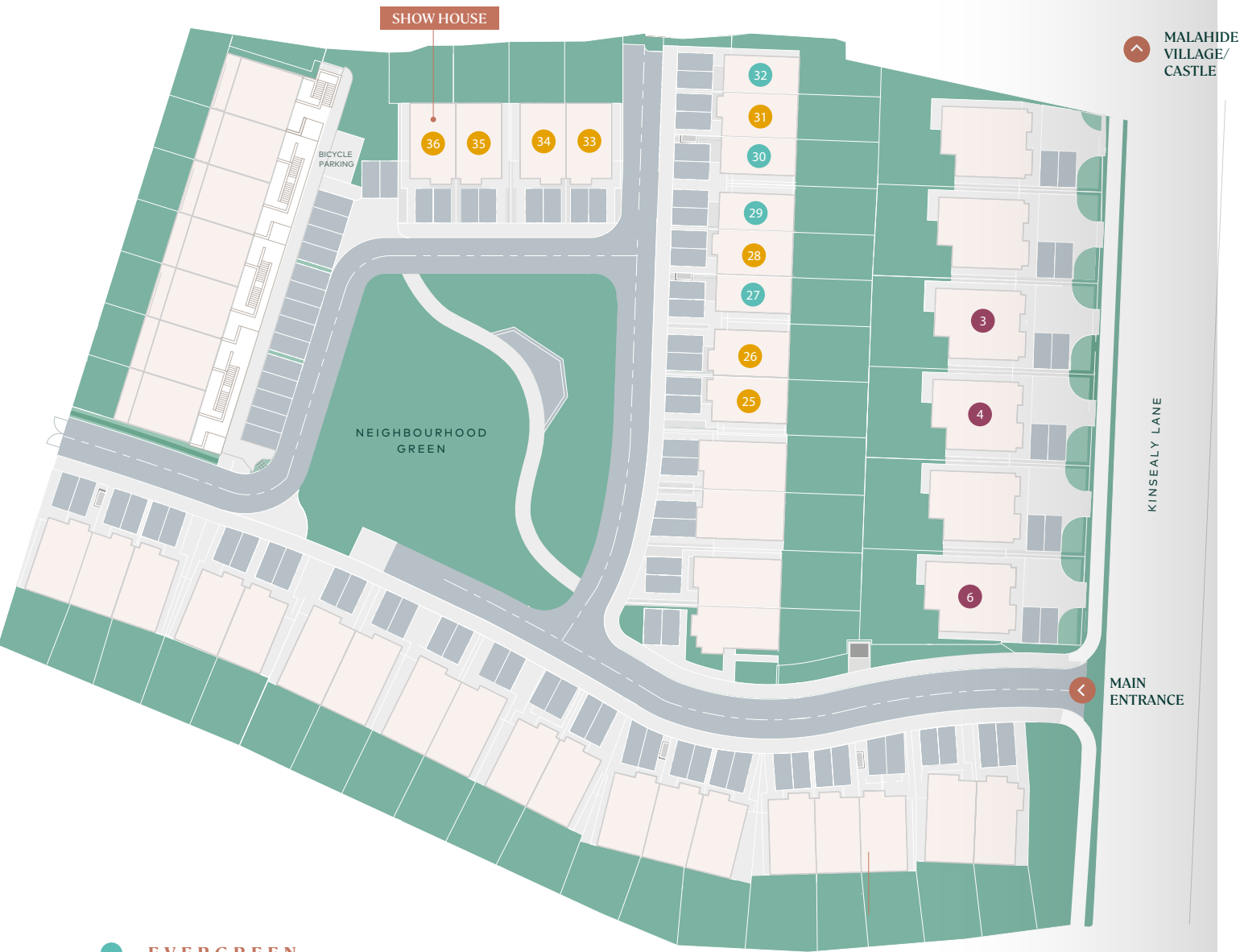




OAK PARK

MALAHIDE

SITE MAP - PHASE 3



- EVERGREEN**
Two Bedroom End Terrace
- BEECH**
Three Bedroom
Mid Terrace/End Terrace
& Semi-Detached
- WILLOW**
Four Bedroom Detached

SPECIFICATIONS

BUILDING ENERGY RATING

- Our homes are A-rated and have been constructed to achieve a minimum of an A2 Building Energy Rating. A range of passive and active energy management measures have been incorporated to include a Demand Control Ventilation System, uPVC windows, high performance double glazing, high levels of thermal insulation and air tightness to improve the buildings energy efficiency.

HOUSES

- Block built with a mix of brick and render finish.

HEATING

- A high efficiency air to water heat pump has been specially designed for Ireland's weather conditions, providing heating and hot water throughout the home.

HEAT RETENTION

- uPVC windows, improved air tightness together with high levels of ground floor wall and roof insulation improve energy efficiency by reducing heat loss.

VENTILATION

- Demand Control Ventilation by Aereco providing a highly efficient means of automatically providing excellent indoor air quality by adjusting the rate of air flow into the home based on the actual needs of the occupant.

UTILITY

- Utility room with provision for washing machine and dryer. Four bedroom homes feature a utility sink.

KITCHEN

- Contemporary handleless kitchen doors
- Franke sink
- LED strip lighting
- Reconstituted stone worktops and splashback
- Integrated appliances

BATHROOM & ENSUITE

- Villeroy & Boch sanitaryware
- Demisting mirrors with feature lighting to ensuite and bathroom
- Luxurious tiling to select walls
- Chrome heated towel rails and built in vanity units for extra storage

ELECTRICAL SPECIFICATION

- All homes come with a generous electrical specification. CAT 6 cabling and numerous USB charging points throughout. Low energy light fittings throughout, recessed LED downlighters and provision for pendant lighting. Each home features a "Home Office Hub" with data point. Feature stainless steel switches and sockets to above kitchen counter.

MAINTENANCE FREE EXTERIORS/
FEATURES

- Selected brick and render finishes, uPVC window frames, uPVC gutters and soffits combine to provide low maintenance exteriors
- Hardwood front door
- Paved rear patio
- Brick bin stores to mid terrace homes
- External lights to front & rear
- External power socket
- Gardens are seeded for lawn

WARRANTY

- 10 year structural guarantee

EVERGREEN

Two Bedroom End Terrace
89 sq.m. / 960 sq.ft.



Ground Floor

First Floor

Plans are for illustrative purposes only and layouts may vary.

BEECH

Three Bedroom Mid Terrace/
End Terrace & Semi-Detached
114 sq.m. / 1,231 sq.ft.



Ground Floor

First Floor

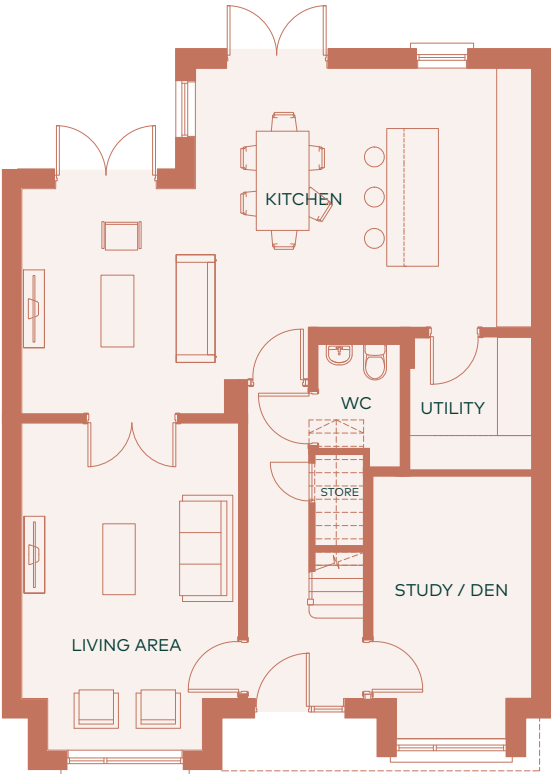
Plans are for illustrative purposes only and layouts may vary.



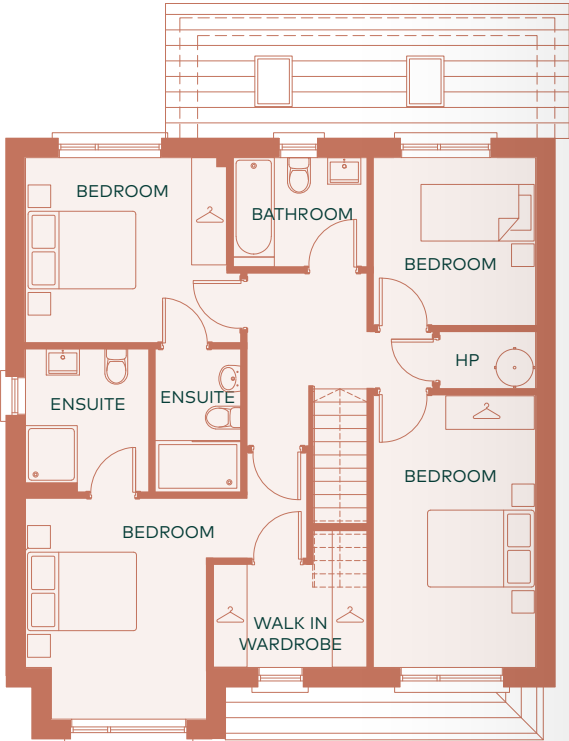
WILLOW

Four Bedroom Detached

176 sq.m. / 1,892 sq.ft.



Ground Floor



First Floor

Plans are for illustrative purposes only and layouts may vary.

PROFESSIONAL TEAM

DEVELOPER



Richmond Homes
Embassy House,
Ballsbridge, Dublin,
D04 H6Y0

W: richmondhomes.ie

SELLING AGENT



Savills New Homes
33 Molesworth Street
Dublin 2
D02 CP04

T: +353 (01) 618 1300
E: dublin_newhomes@savills.ie

SOLICITORS



South Bank House
Barrow Street
Dublin 4
D04 TR29

T: +353 1 614 5000
E: dublin@mhc.ie

Richmond Homes and Savills for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of Intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Richmond Homes or Savills has any authority to make or give representation or warranty whatever in relation to this development

