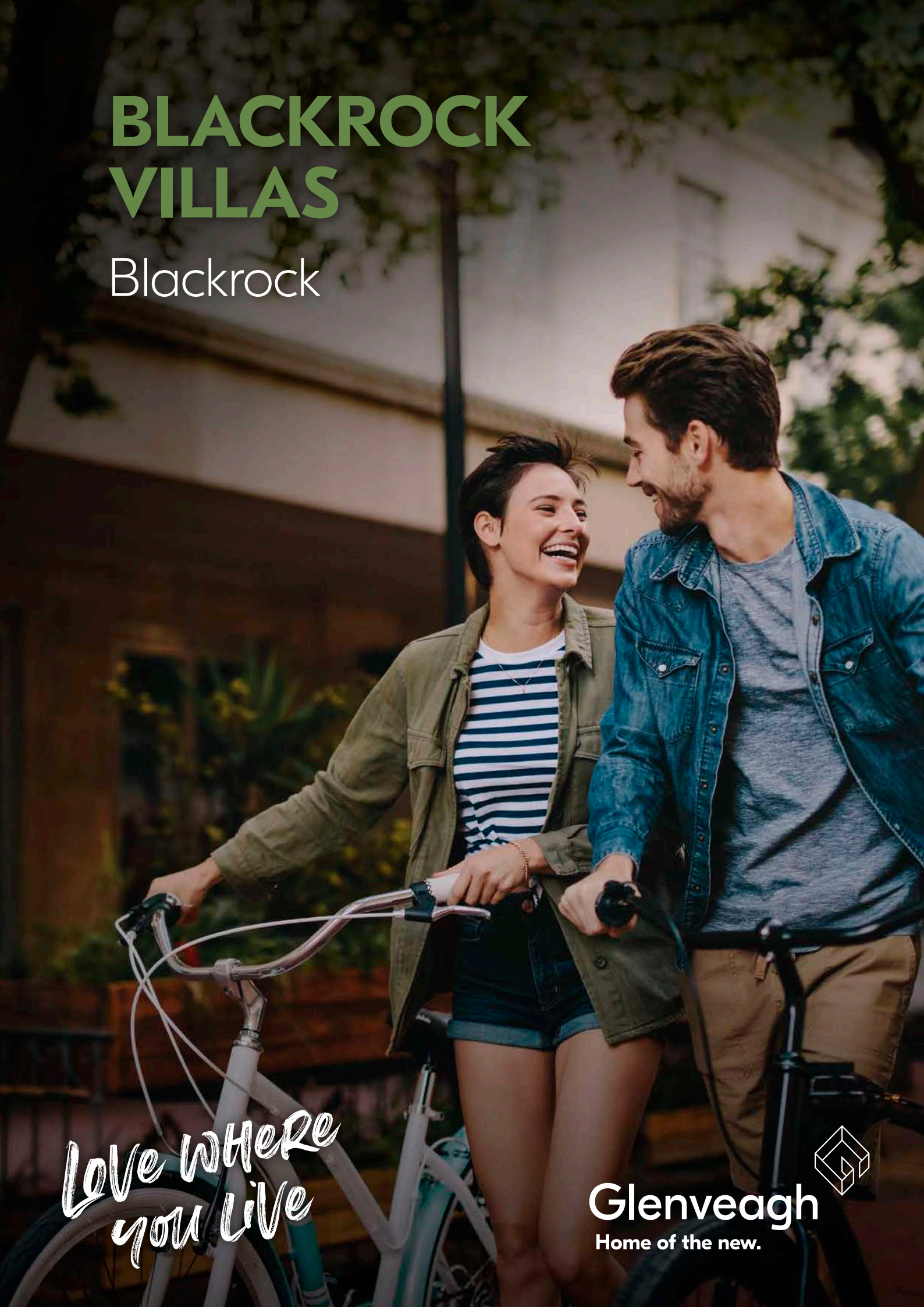
BLACKROCK VILLAS

Blackrock



Love where you live

Glenveagh

Home of the new.

Glenveagh is pleased to introduce **Blackrock Villas**, a striking new collection of beautifully designed apartments in the vibrant, highly sought-after area of **Blackrock, Cork City**.

Just a stone's throw from the city centre, Blackrock Villas is located very close to the recently restored Ursuline convent. The apartment development offers scenic views over the old convent grounds, along with private access to the convent gardens for all residents.

Everything from the beautiful natural landscape to the convent itself is protected, making it an ideal place for those looking to put down roots in an established, beautifully preserved environment.

Love where you live

LOVE A PLACE OF YOUR OWN LIVE CONNECTED TO YOUR COMMUNITY

For illustrative purposes.

EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

Blackrock Villas connects you to it all, conveniently located just 3.5 kilometres from Cork City Centre.

Getting around is a breeze with everything right on your doorstep, including a local bus service taking you right into the city. For a healthier, less stressful and more relaxing way to commute, the Cork Harbour Greenway provides a safe cycle path to the heart of things within minutes. For commuters travelling further afield, the M8, N20 and N22 motorways are just minutes away, with regular bus and train services connecting you directly to Dublin City.

By Car

Blackrock Castle Observatory	1 mins
Páirc Uí Chaoimh	3 mins
Marina Park/Promenade	2 mins
Mahon Point Shopping Centre	5 mins
M8 Motorway	8 mins
Cork City Centre	10 mins
Fota Wildlife Park	15 mins
Cork Airport	20 mins
Kent Station	12 mins

Nearby Bus Routes

Mahon Point Shopping Centre → City Centre	202
Mahon Point Shopping Centre → Kent Station/City Centre	212
Cork → Dublin Airport Via Dublin City Centre	707
Tralee → Rosslare via Waterford & Wexford	40
Cork → Galway via Limerick Expressway & Shannon Airport	51

Walking

Playground	1 min
Blackrock Square	1 min
Marina Promenade	3 mins

Cycling

Cork City Centre	15 mins
Páirc Uí Chaoimh	5 mins
Marina Market	6 mins
Mahon Shopping Centre	4 mins

BER A

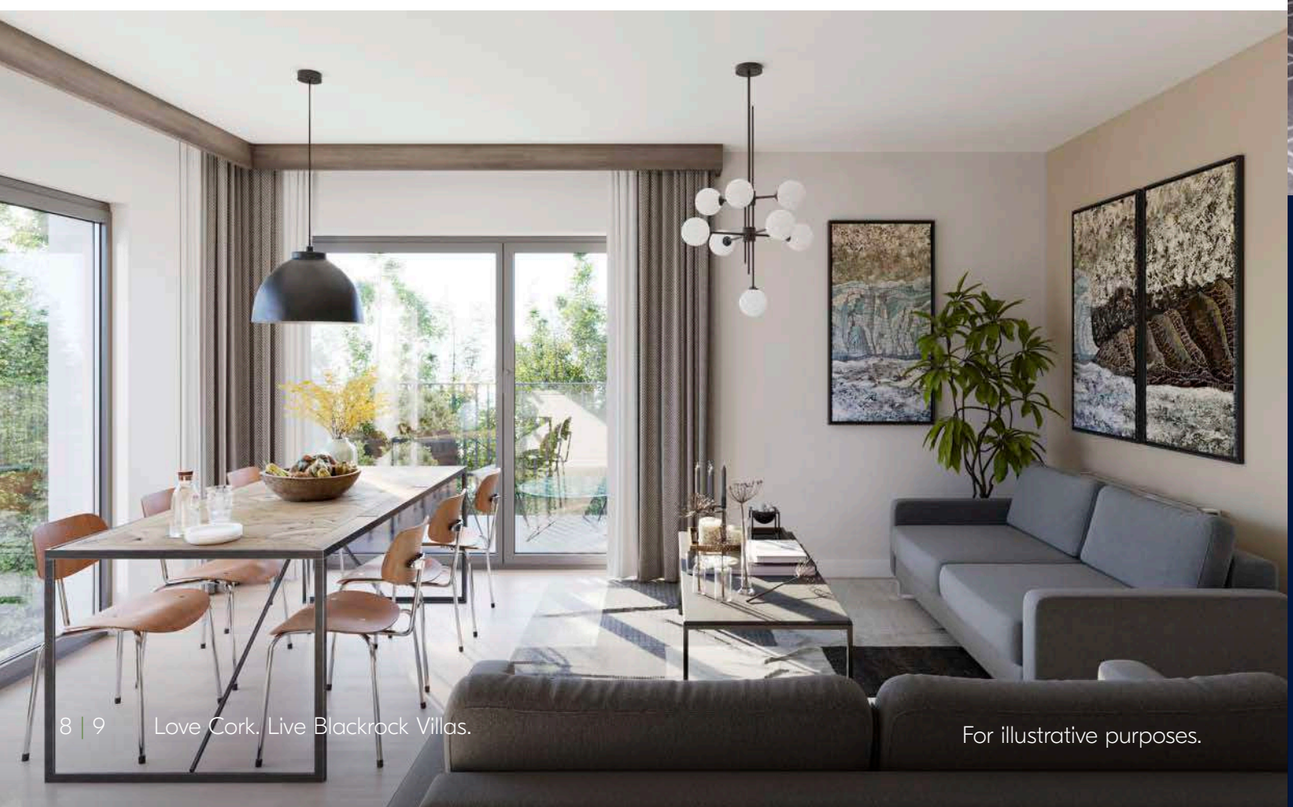
LOVE THE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Blackrock Villas living space is built with you in mind. Whichever you choose, a studio, 1-Bed, 2-Bed or 3-Bed apartment, each offers all the flexibility you need.

The comfort you want, how you want it.

Space and light help you to bring the plans for your home to life. Our designers factor real furniture sizes into each layout to make furnishing your space to your taste a far easier process. Each floor is elevator accessible and all windows are double glazed for maximum comfort, peace and privacy.

For illustrative purposes.



For illustrative purposes.

BER A-Rated Specs and Standards

Every apartment at Blackrock Villas achieves a BER A rating — built to high standards of insulation and airtightness to keep your apartment warm and your running costs low.

For illustrative purposes.

LOVE A COSY, WARM HOME LIVE WITH TECHNOLOGY BUILT TO LAST

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day.

Every Glenveagh home achieves a BER A rating, with high levels of insulation in floors, walls and roofs, and an airtight build that retains heat throughout.

For illustrative purposes.

What do homes of the future look like?

We're building the homes of tomorrow, today. Glenveagh homes are built to higher standards of airtightness and insulation, so you spend less on energy from the day you move in.

Commuting with a conscience

With the Greenway on your doorstep providing a 15 minute cycle connection to the heart of Cork, it's perfect for anyone who prefers a pedal-powered commute.

ROUTES TO PURCHASE

New Glenveagh apartments are more affordable and achievable with the financial supports available to first-time buyers.

HELP TO BUY SCHEME

The Help To Buy Scheme is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help To Buy Scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment. Help To Buy cannot be used to purchase previously owned or second-hand homes. See how the Help To Buy Scheme can make your new Glenveagh apartment more achievable. Visit glenveagh.ie or revenue.ie

FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.

If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers to bridge the gap between the deposit, mortgage and the purchase price of a new build home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit glenveagh.ie or firsthomescheme.ie

HERE'S HOW THE SCHEMES COULD WORK FOR YOU

For example, with a combined salary of €50,750 and the support of the Help To Buy and First Home Schemes, you could get a new Glenveagh 1-bedroom apartment worth on average €290,000.

Property price	**€290,000**
Household income	**€50,750**
Mortgage approval	**€203,000**
Deposit	**€0**
Help To Buy	**€29,000**
First Home Scheme	**€58,000** (=20% equity share)
Mortgage Monthly Repayments	**€839** (based on 35 years and at 3.5% interest rate)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See **firsthomescheme.ie** for more.

For more information about the Government support schemes available to you visit **glenveagh.ie/first-time-buyers**

LOVE SHORT COMMUTES LIVE FOR SCENIC DETOURS

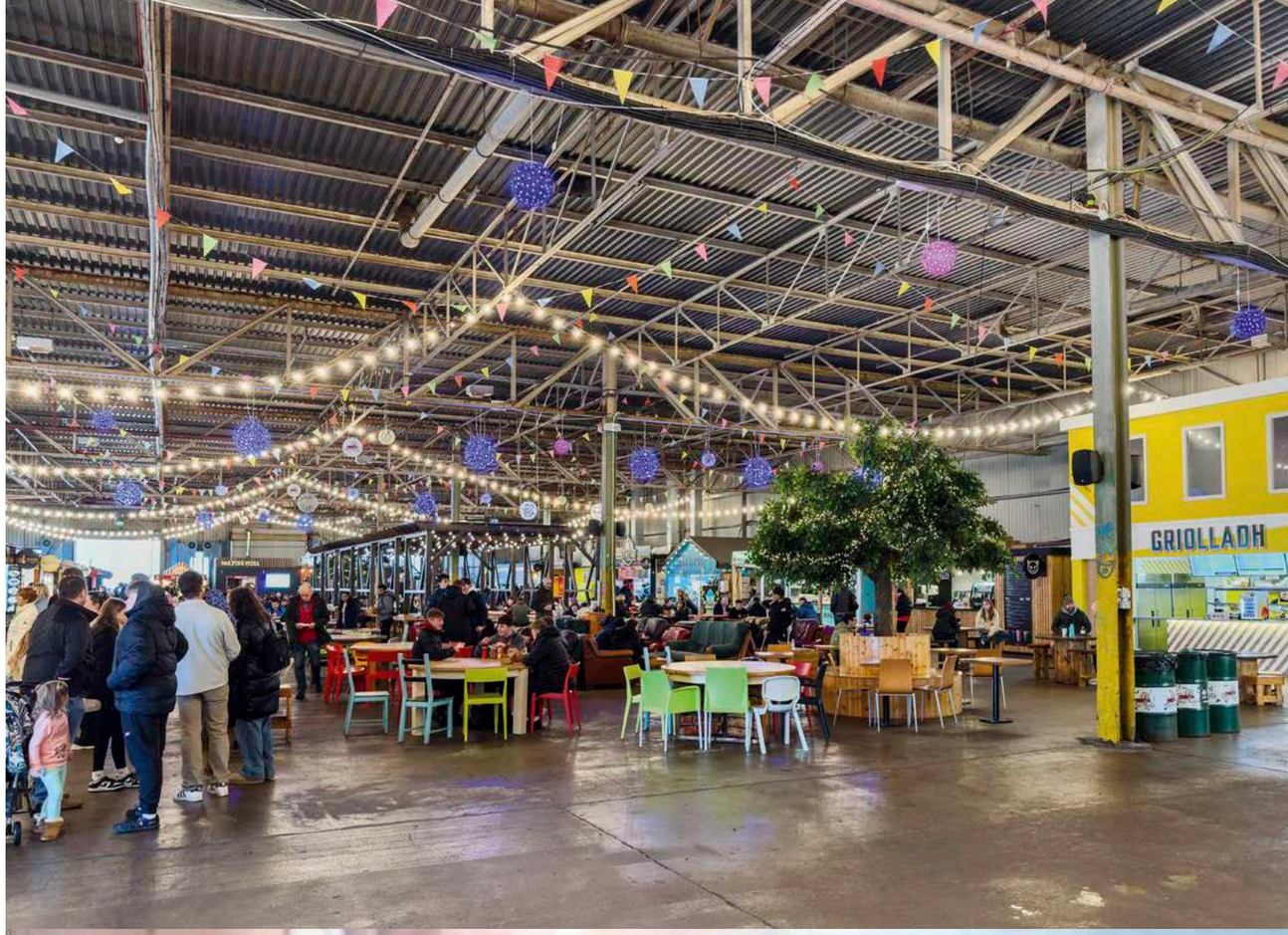
Choosing a more energy conscious lifestyle is fundamental to how Glenveagh design our developments. Not just in how we build, but in who we build for. Secure bike parks will be among the many communal features of the development. And with the Greenway on your doorstep, commuting to and from Cork can be easier and healthier too.

ALL INTERESTS, ALL COVERED, ALL NEARBY.

Blackrock Villas connects you to everything.

Conveniently located just a stone's throw from Cork City Centre, Blackrock Villas offers easy access to extensive amenities, from shopping and dining out to sports and social activities for all ages. Blackrock Villas is just a short stroll from Blackrock village which offers a range of local shopping and leisure choices. You'll find wonderful coffee shops, restaurants and bars, and local interest points. Head down to The Pier Head pub for some incredible tapas, The Leaping Salmon for pizza and a pint, or Pronto The Coffee Shop, and Cameron Bakery for a friendly chat and a warm brew.

Enjoy access to the Cork Harbour Greenway right on your doorstep. Built on the old Cork/Crosshaven railway line, the greenway boasts a 4 kilometre cycle path taking you right to the Marina Promenade where you'll find exciting events and markets all year round. So, whether it's a riverside walk along the pier, a day trip to Blackrock Castle Observatory, or dropping over to Mahon Point Shopping Centre for some retail therapy, virtually everything you need is at your fingertips.



LOVE STRONG COMMUNITIES LIVE TO MAKE A DIFFERENCE

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about investing in the communities where we build for the long term.

We support local initiatives in the communities where we build, from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks, to charitable partnerships that make a real difference locally.

We're committed to supporting the communities around us, through Community Planting Days and pop-up Christmas events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.

WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around Glenveagh developments, planting, pruning, and cultivating the green spaces around your home. We work to support biodiversity in our communities, because well-kept green spaces make a genuine difference to where you live.

A COMMUNITY READY FOR SCHOOL, WORK AND PLAYTIME

For those putting down roots, Blackrock Villas offers space for children to grow, both inside and outside the home.

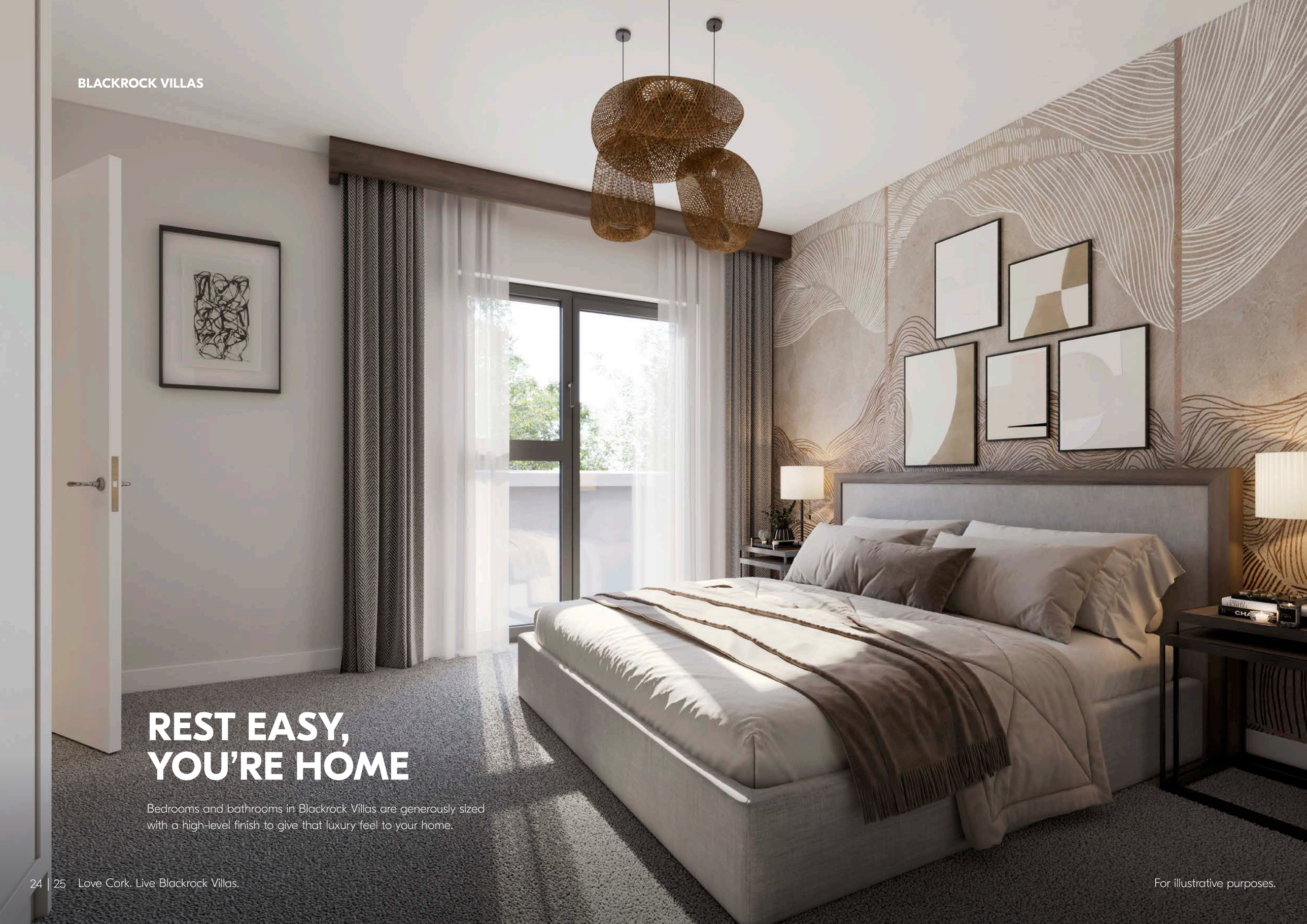
There's plenty by way of education in Blackrock and the surrounding areas, with schools available for children of all ages close by. Ursuline Secondary School, Scoil Ursula and St Michael's Primary School are all on your doorstep. There is a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality.

Here's a look at where your kids could get the best in education:

- Ursuline Secondary School
- Scoil Ursula
- St Michael's Primary School
- Step One Pre-School
- Scoil na Croise Naofa Primary School
- Gaelscoil Mhacan
- Nagle Community College
- The Village Montessori School
- Cork Educate Together Secondary School

Third Level education within the local area includes University College Cork and Munster Technology University, with regular commuter connections to other college and university towns around Ireland.

As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in Blackrock. In fact, you're spoiled for choice with the selection of athletic, soccer, rugby, hockey and GAA clubs close by. You can enjoy water activities on the River Lee, catch a match in Páirc Uí Chaoimh or tee off in one of Cork City's many golf courses. There's something for everyone in Blackrock Villas.



REST EASY, YOU'RE HOME

Bedrooms and bathrooms in Blackrock Villas are generously sized with a high-level finish to give that luxury feel to your home.

For illustrative purposes.

BUILT TO A STANDARD YOU CAN TRUST

External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and/or render.
- Timber front doors with secure locking system.
- Composite decking to balconies is included.

Internal Finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

Electrical

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living room and master bedroom.
- A-rated EAHP heating system to maximise your comfort.

Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic Kitchen Design
- All kitchens are fitted with durable, hard-wearing worktops, full hob backsplash & matching upstand.

Bathroom & Ensuite

- Stylish contemporary bathroom(s) with elegant sanitary ware.
- Beautiful taps and shower heads.

Windows & Doors

- High performance Alu-clad windows and balcony doors.

Wardrobes

- Modern fitted wardrobes in all bedrooms (where applicable).

Energy Efficiency

- All apartments achieve a BER A rating.
- High level of insulation incorporated in floors, walls and roofs.
- All homes are constructed to provide a high level of airtightness to retain heat.

Schools

1. Ursuline Secondary School
2. Scoil Ursula
3. St Michael's Primary School
4. Step One Pre-School
5. Scoil na Croise Naofa Primary School
6. Gaelscoil Mhacan
7. Nagle Community College
8. The Village Montessori School
9. Cork Educate Together Secondary School
10. University College of Cork

Shopping

1. Menloe Stores
2. Scally's SuperValu
3. Aldi
4. Tesco Superstore
5. Mahon Point Shopping Centre
6. Marina Market
7. Blackrock Market

Sport

1. Blackrock Hockey Pitch
2. Cork Boat Club
3. Blackrock Rowing Club
4. Lee Rowing Club
5. Blackrock GAA Pitch
6. St Michael's Tennis Club
7. Blackrock National Hurling Club
8. Cork Camogie Grounds
9. Ringmahon Park AFC
10. St Michael's GAA Club
11. Mahon Golf Course
12. Cork Golf Club

Health

1. Blackrock Hall Primary Care Centre
2. Mater Private Network Cork
3. Mercy Hospital
4. St Finbarr's Hospital
5. Cork University Hospital

Parks

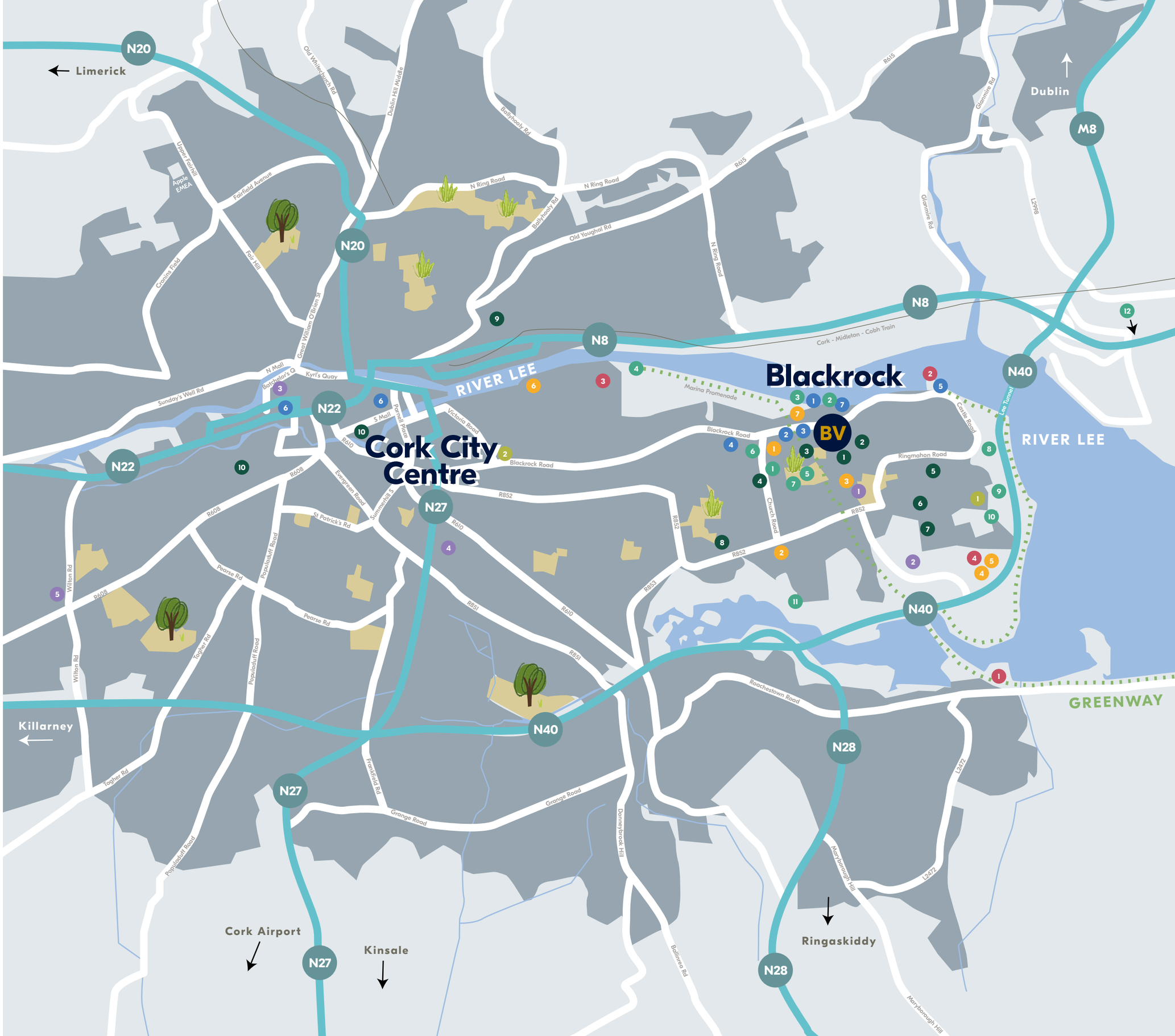
1. Blackrock Playground
2. Marina Park

Attractions

1. Cork Harbour Greenway
2. Blackrock Castle Observatory
3. Páirc Uí Chaoimh
4. Omniplex Cinema

Cafés/Restaurants

1. The Pier Head
2. The Maple Leaf
3. Pronto The Coffee Shop
4. The Leaping Salmon
5. The Castle Cafe
6. Cameron Bakery
7. The Natural Bakery



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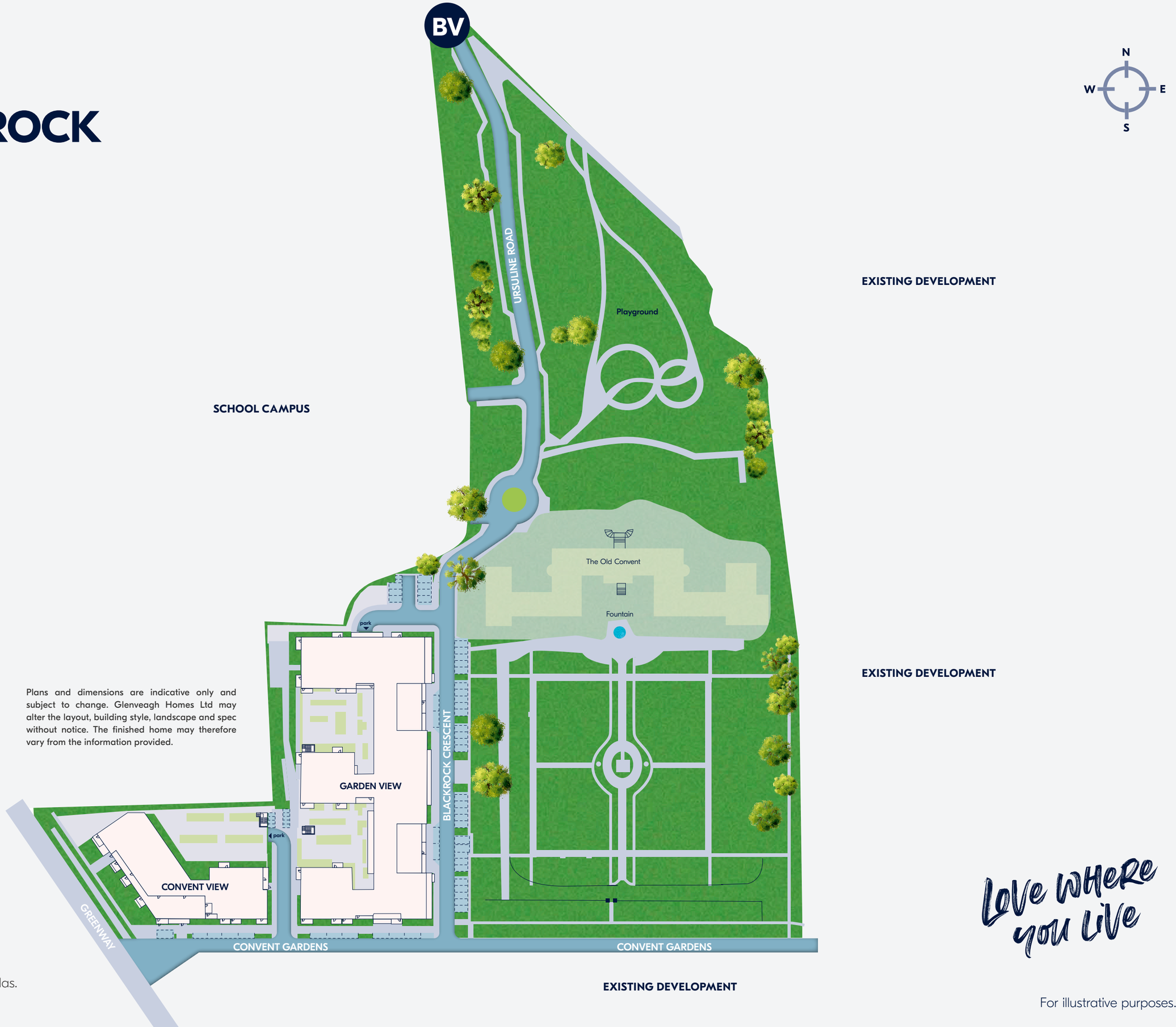

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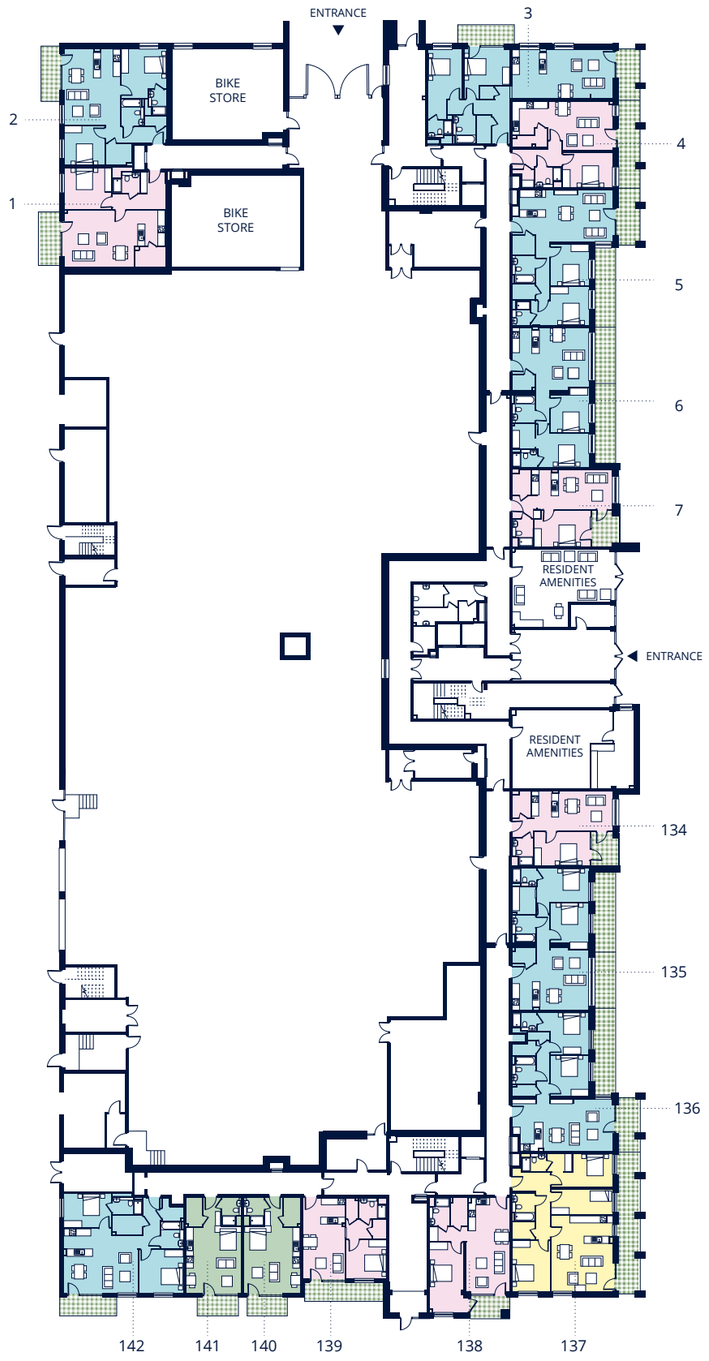
Love where you live

For illustrative purposes.

BLACKROCK VILLAS

GARDEN VIEW - Ground Floor



For illustrative purposes.

Name	Apt. No	Type	SQ.M	SQ.FT
Crest	1	1-Bed	70.9	763
Wagtail	2	2-Bed	79.2	853
Sparrow	3	2-Bed	88.8	956
Swallow	4	1-Bed	59	635
Lark	5	2-Bed	81.4	876
Dove	6	2-Bed	73.7	793
Swallow	7	1-Bed	55	592
Drake	134	1-Bed	48.3	520
Dove	135	2-Bed	75.8	816
Lark	136	2-Bed	81.6	878
Kingfisher	137	3-Bed	96.3	1,037
Swallow	138	1-Bed	57.8	622
Drake	139	1-Bed	48.4	521
Wren	140	Studio	38	409
Wren	141	Studio	37.7	406
Lark	142	2-Bed	82.3	886

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BLACKROCK VILLAS

GARDEN VIEW - First Floor

For illustrative purposes.

	Name	Apt. No	Type	SQ.M	SQ.FT
	Drake	8	1-Bed	48.4	521
	Swift	9	2-Bed	77.7	836
	Lark	10	2-Bed	82.3	886
	Wagtail	11	2-Bed	79.2	853
	Dove	12	2-Bed	75.9	817
	Swift	13	2-Bed	78.5	845
	Kingfisher	14	3-Bed	96.9	1,043
	Lark	15	2-Bed	81.4	876
	Starling	16	2-Bed	84.9	914
	Crest	17	1-Bed	64.3	692
	Martin	61	2-Bed	76.9	828
	Lark	62	2-Bed	82.3	886
	Wagtail	63	2-Bed	80.5	866
	Swallow	64	1-Bed	59	635
	Swift	65	2-Bed	78	840
	Drake	66	1-Bed	50.1	539
	Starling	67	2-Bed	86.5	931
	Drake	68	1-Bed	49.6	534
	Drake	69	1-Bed	50.8	547
	Drake	70	1-Bed	50.8	547
	Drake	71	1-Bed	50.8	547
	Drake	72	1-Bed	48.3	520
	Sparrow	73	2-Bed	87.5	942
	Martin	74	2-Bed	76.8	827
	Starling	75	2-Bed	85.9	925
	Drake	143	1-Bed	48.4	521
	Wren	144	Studio	38	409
	Wren	145	Studio	37.7	406
	Lark	146	2-Bed	82.3	886
	Wagtail	147	2-Bed	80.5	866
	Swift	148	2-Bed	77.5	834
	Martin	149	2-Bed	76.4	822
	Heron	150	2-Bed	84.4	908
	Lark	151	2-Bed	81.6	878
	Kingfisher	152	3-Bed	96.3	1,037
	Wagtail	153	2-Bed	79.6	857

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BLACKROCK VILLAS

GARDEN VIEW - Second Floor

For illustrative purposes.

Name	Apt. No	Type	SQ.M	SQ.FT
Drake	18	1-Bed	48.4	521
Swift	19	2-Bed	77.7	836
Lark	20	2-Bed	82.3	886
Wagtail	21	2-Bed	79.2	853
Swift	22	2-Bed	77.5	834
Swift	23	2-Bed	78.5	845
Kingfisher	24	3-Bed	96.9	1,043
Lark	25	2-Bed	81.4	876
Starling	26	2-Bed	84.9	914
Crest	27	1-Bed	64.3	692
Martin	76	2-Bed	76.9	828
Lark	77	2-Bed	82.3	886
Wagtail	78	2-Bed	80.5	866
Swallow	79	1-Bed	59	635
Swift	80	2-Bed	78	840
Drake	81	1-Bed	50.1	539
Starling	82	2-Bed	86.5	931
Drake	83	1-Bed	49.6	534
Drake	84	1-Bed	50.8	547
Drake	85	1-Bed	50.8	547
Drake	86	1-Bed	50.8	547
Drake	87	1-Bed	48.4	521
Sparrow	88	2-Bed	87.5	942
Martin	89	2-Bed	76.8	827
Starling	90	2-Bed	85.9	925
Drake	154	1-Bed	48.4	521
Wren	155	Studio	38	409
Wren	156	Studio	37.7	406
Lark	157	2-Bed	82.3	886
Wagtail	158	2-Bed	80.5	866
Dove	159	2-Bed	75.9	817
Martin	160	2-Bed	76.4	822
Heron	161	2-Bed	84.4	908
Lark	162	2-Bed	81.6	878
Kingfisher	163	3-Bed	96.3	1,037
Wagtail	164	2-Bed	79.6	857

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BLACKROCK VILLAS

GARDEN VIEW - Third Floor

For illustrative purposes.

Name	Apt. No	Type	SQ.M	SQ.FT
Drake	28	1-Bed	48.4	521
Swift	29	2-Bed	77.7	836
Lark	30	2-Bed	82.3	886
Wagtail	31	2-Bed	79.2	853
Dove	32	2-Bed	75.9	817
Swift	33	2-Bed	78.5	845
Kingfisher	34	3-Bed	96.9	1,043
Lark	35	2-Bed	81.4	876
Starling	36	2-Bed	84.9	914
Crest	37	1-Bed	64.3	692
Martin	91	2-Bed	76.9	828
Lark	92	2-Bed	82.3	886
Wagtail	93	2-Bed	80.5	866
Swallow	94	1-Bed	59	635
Swift	95	2-Bed	78	840
Drake	96	1-Bed	50.1	539
Starling	97	2-Bed	86.5	931
Drake	98	1-Bed	49.6	534
Drake	99	1-Bed	50.8	547
Drake	100	1-Bed	50.8	547
Drake	101	1-Bed	50.8	547
Drake	102	1-Bed	48.4	521
Sparrow	103	2-Bed	87.5	942
Martin	104	2-Bed	76.8	827
Starling	105	2-Bed	85.9	925
Drake	165	1-Bed	48.4	521
Wren	166	Studio	38	409
Wren	167	Studio	37.7	406
Lark	168	2-Bed	82.3	886
Wagtail	169	2-Bed	80.5	866
Swift	170	2-Bed	77.5	834
Martin	171	2-Bed	76.4	822
Heron	172	2-Bed	84.4	908
Lark	173	2-Bed	81.6	878
Kingfisher	174	3-Bed	96.3	1,037
Wagtail	175	2-Bed	79.6	857

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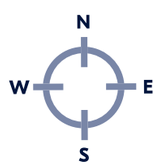
BLACKROCK VILLAS

GARDEN VIEW - Fourth Floor



For illustrative purposes.

Name	Apt. No	Type	SQ.M	SQ.FT
Drake	38	1-Bed	48.4	521
Swift	39	2-Bed	77.7	836
Lark	40	2-Bed	82.3	886
Wagtail	41	2-Bed	79.2	853
Swift	42	2-Bed	77.5	834
Swift	43	2-Bed	78.5	845
Kingfisher	44	3-Bed	96.9	1,043
Lark	45	2-Bed	81.4	876
Starling	46	2-Bed	84.9	914
Crest	47	1-Bed	64.3	692
Martin	106	2-Bed	76.9	828
Lark	107	2-Bed	82.3	886
Wagtail	108	2-Bed	80.5	866
Swallow	109	1-Bed	59	635
Swift	110	2-Bed	78	840
Drake	111	1-Bed	50.1	539
Starling	112	2-Bed	86.5	931
Drake	113	1-Bed	49.6	534
Drake	114	1-Bed	50.8	547
Drake	115	1-Bed	50.8	547
Drake	116	1-Bed	50.8	547
Drake	117	1-Bed	48.4	521
Sparrow	118	2-Bed	87.5	942
Martin	119	2-Bed	76.8	827
Starling	120	2-Bed	85.9	925
Drake	176	1-Bed	48.4	521
Wren	177	Studio	38	409
Wren	178	Studio	37.7	406
Lark	179	2-Bed	82.3	886
Wagtail	180	2-Bed	80.5	866
Dove	181	2-Bed	75.9	817
Martin	182	2-Bed	76.4	822
Heron	183	2-Bed	84.4	908
Lark	184	2-Bed	81.6	878
Kingfisher	185	3-Bed	96.3	1,037
Wagtail	186	2-Bed	79.6	857

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BLACKROCK VILLAS

GARDEN VIEW - Fifth Floor

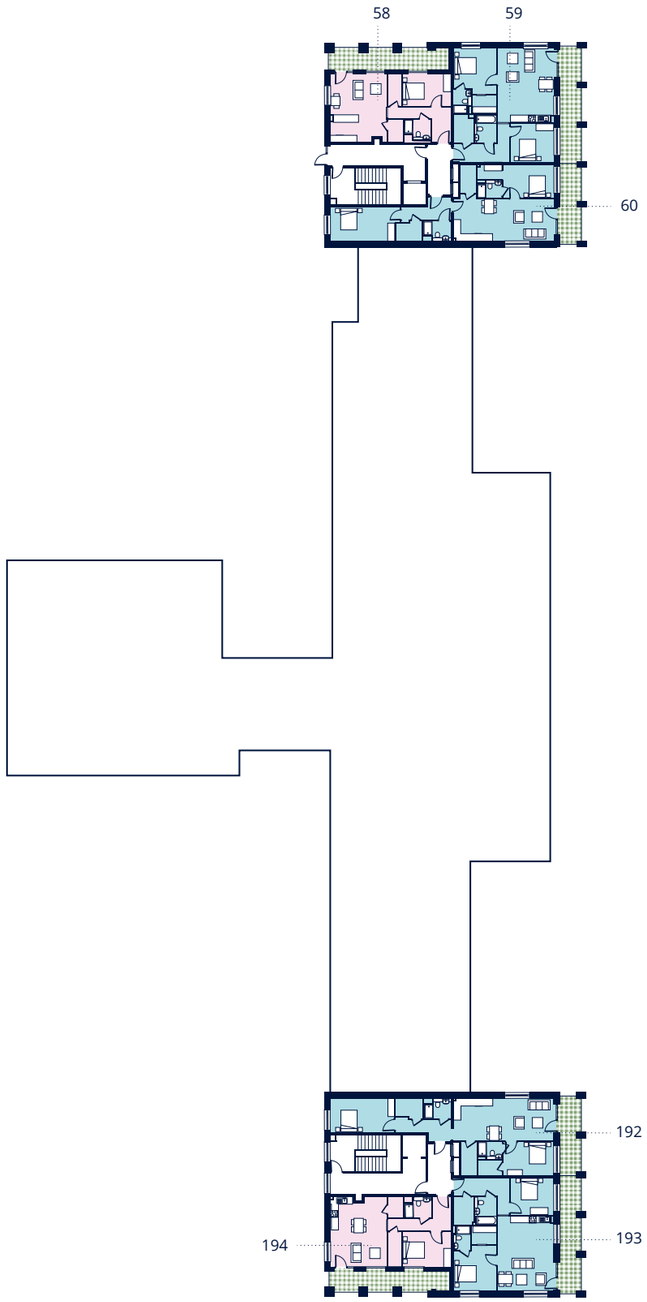
For illustrative purposes.

Name	Apt. No	Type	SQ.M	SQ.FT
Drake	48	1-Bed	48.4	521
Swift	49	2-Bed	77.7	836
Lark	50	2-Bed	82.3	886
Wagtail	51	2-Bed	79.2	853
Dove	52	2-Bed	75.9	817
Swallow	53	1-Bed	58.9	634
Lark	54	2-Bed	81.6	878
Swallow	55	1-Bed	52.8	568
Wagtail	56	2-Bed	80	861
Crest	57	1-Bed	64.3	692
Martin	121	2-Bed	76.9	828
Lark	122	2-Bed	82.3	886
Wagtail	123	2-Bed	80.5	866
Swallow	124	1-Bed	59	635
Swift	125	2-Bed	78	840
Drake	126	1-Bed	50.1	539
Drake	127	1-Bed	49.6	534
Drake	128	1-Bed	50.8	547
Drake	129	1-Bed	50.8	547
Drake	130	1-Bed	50.8	547
Drake	131	1-Bed	48.4	521
Martin	132	2-Bed	76.8	827
Starling	133	2-Bed	85.9	925
Martin	187	2-Bed	76.4	822
Wagtail	188	2-Bed	79.6	857
Swallow	189	1-Bed	53.2	573
Lark	190	2-Bed	81.2	874
Crest	191	1-Bed	59.8	644

Plans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

BLACKROCK VILLAS

GARDEN VIEW - Sixth Floor



For illustrative purposes.

Name	Apt. No	Type	SQ.M	SQ.FT
Swallow	58	1-Bed	58.9	634
Lark	59	2-Bed	81.6	878
Heron	60	2-Bed	83.4	898
Heron	192	2-Bed	84.2	906
Lark	193	2-Bed	81.2	874
Crest	194	1-Bed	59.8	644

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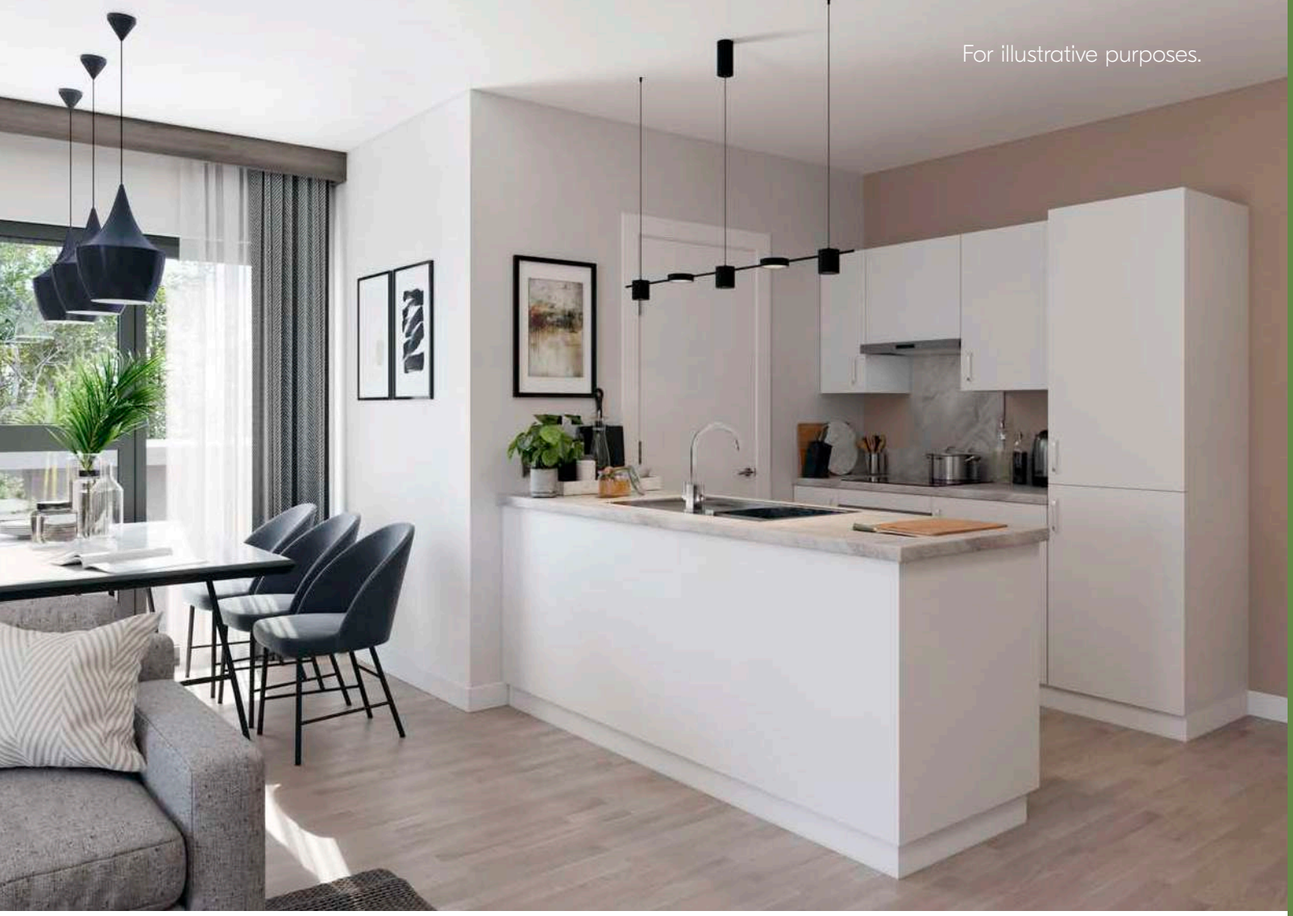

For illustrative purposes.

Selling agent

Sherry FitzGerald NEW HOMES

6 Lapps Quay, Cork

021 427 0099

PSRA Licence: 002183

Developer: **Glenveagh Homes**

Architect: **O'Mahony Pike**

Solicitor: **Mason Hayes Curran**

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BER A

Blackrock Villas

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