

# BLACKROCK VILLAS

Blackrock

*Love where  
you live*

**Glenveagh**  
Home of the new.







## BLACKROCK VILLAS

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 stones 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**





BLACKROCK VILLAS

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



# LOVE THE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

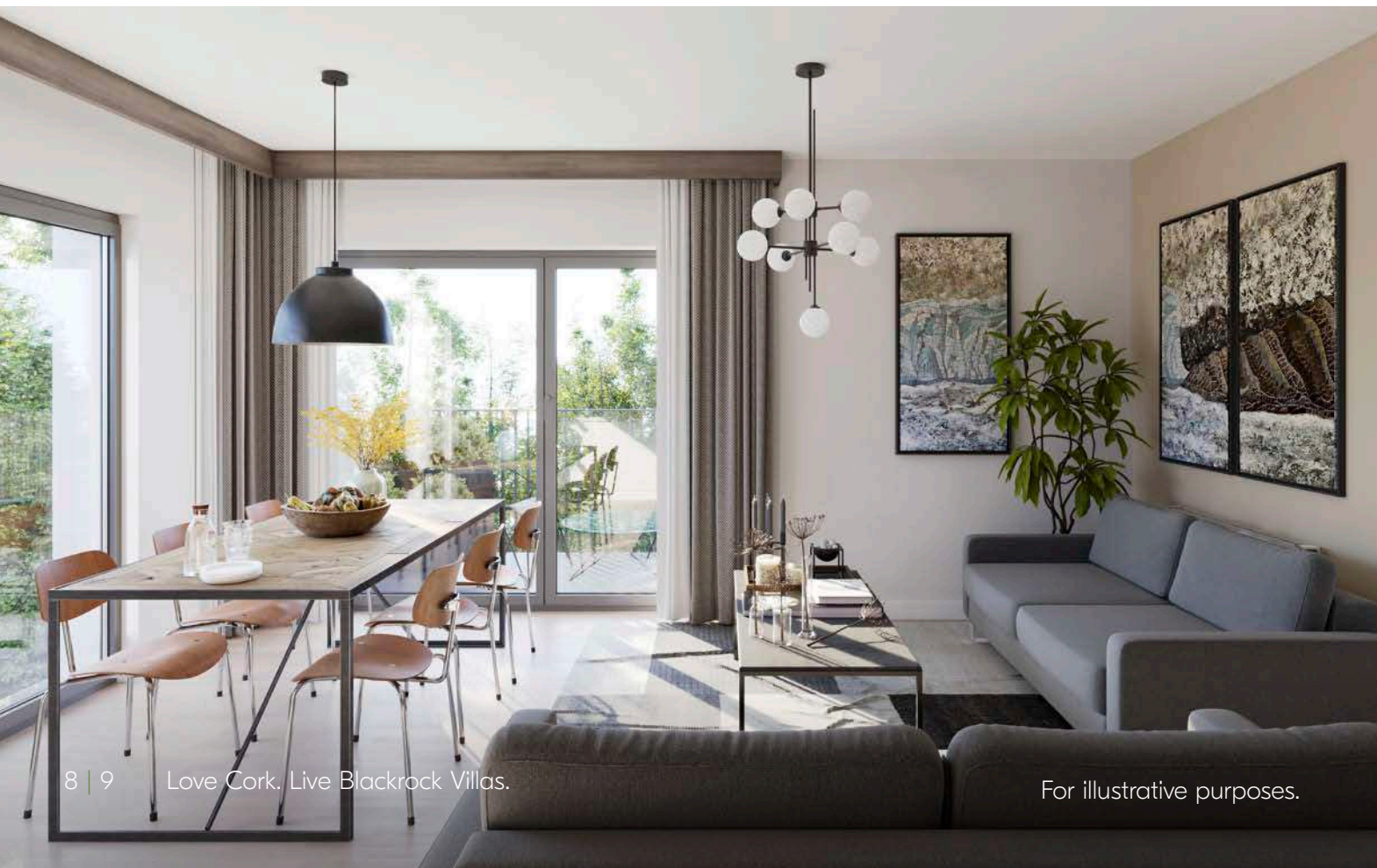
The interior of every Blackrock Villas living space is built with you in mind. Whichever you choose, a studio, 1 bed, 2 bed or 3 bed apartment, each offers all the flexibility you need.

## 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.



## A-Rated Specs and Standards

If it isn't A-rated, then it isn't a Glenveagh apartment. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.





BLACKROCK VILLAS

# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

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. All Glenveagh apartments are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.



## What do homes of the future look like?

We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it 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.





BLACKROCK VILLAS

# 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.



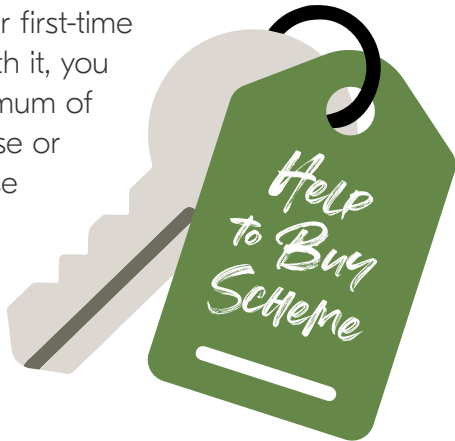
# ROUTES TO PURCHASE

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](http://glenveagh.ie) or [revenue.ie](http://revenue.ie)



## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

For example, with a combined salary of €62,825 and the support of the Help-To-Buy and First Home Schemes, you could get a new Glenveagh 2-bedroom apartment worth on average €359,000.



Property price	€359,000
Household income	€62,825
Mortgage approval	€251,300
Deposit	€5,900
Help-to-Buy	€30,000
First Home Scheme	€71,800 (=20% equity share)
Mortgage Monthly Repayments	€1,039 (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](http://firsthomescheme.ie) for more.

For more information about the Government support schemes available to you visit [glenveagh.ie/first-time-buyers](http://glenveagh.ie/first-time-buyers)

## 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, 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](http://glenveagh.ie) or [firsthomescheme.ie](http://firsthomescheme.ie)



## BLACKROCK VILLAS

# ALL INTERESTS ALL COVERED ALL NEARBY

Blackrock Villas connects you to everything.

Conveniently located just a stones 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 straight 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.





## BLACKROCK VILLAS

# 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 building sustainably for every community for the future.**

We support countless initiatives throughout every community we build - from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, 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 guaranties that cover virtually every aspect of your new home.



# 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 Michaels 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 Michaels 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.

## BLACKROCK VILLAS

# 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, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

### Windows & Doors

- uPVC double glazed A-rated windows.
- French double doors to balcony where applicable.

### Wardrobes

- Modern fitted wardrobes in the master bedroom and second bedroom (where applicable).

### Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All homes are constructed to provide a high level of airtightness to retain heat.

For illustrative purposes.



## Schools

- 1 Ursuline Secondary School
- 2 Scoil Ursula
- 3 St Michaels 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 Michaels Tennis Club
- 7 Blackrock National Hurling Club
- 8 Cork Camogie Grounds
- 9 Ringmahon Park AFC
- 10 St Michaels 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

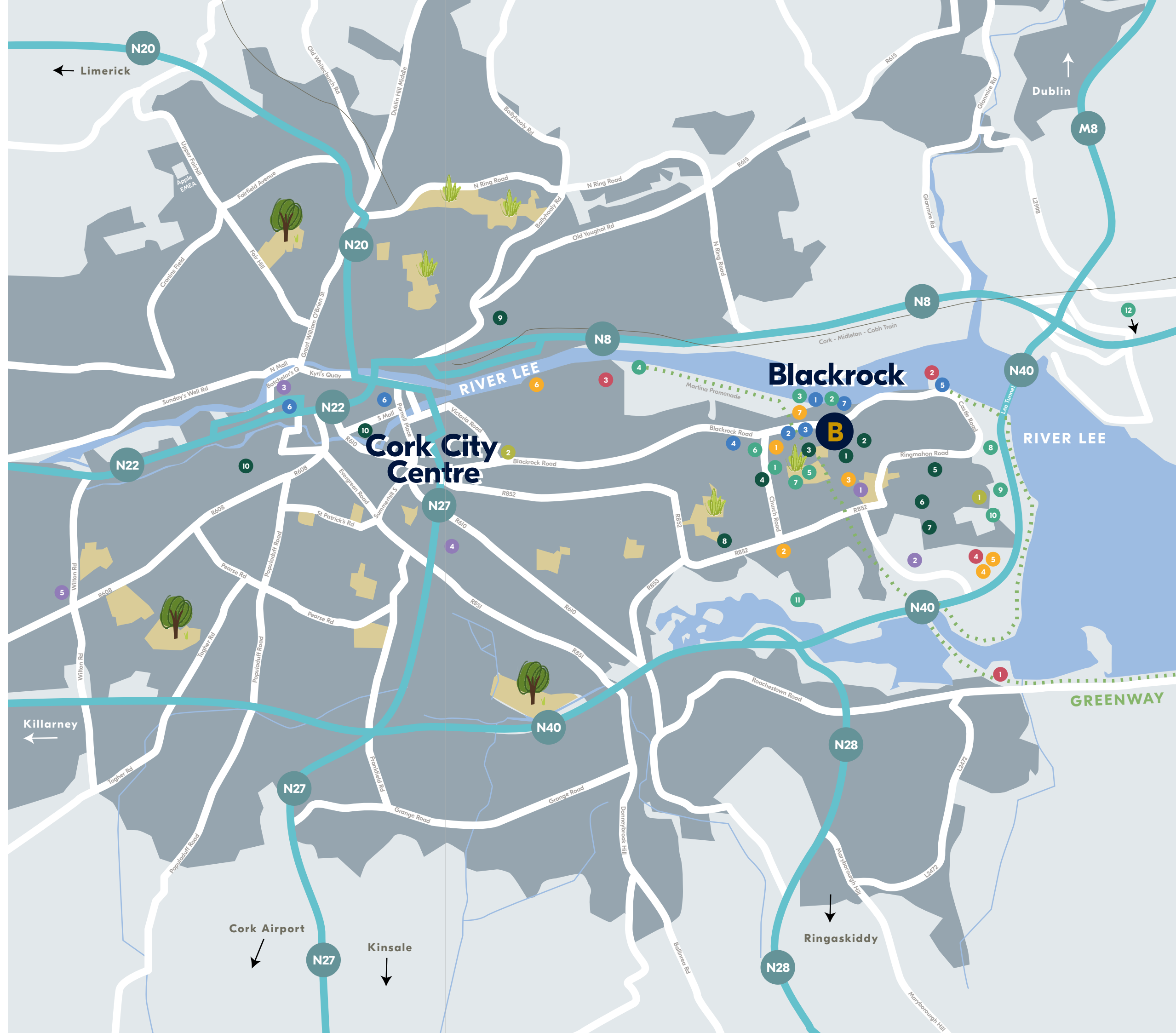
- 1 Blackrock Playground
- 2 Marina Park

## Attractions

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

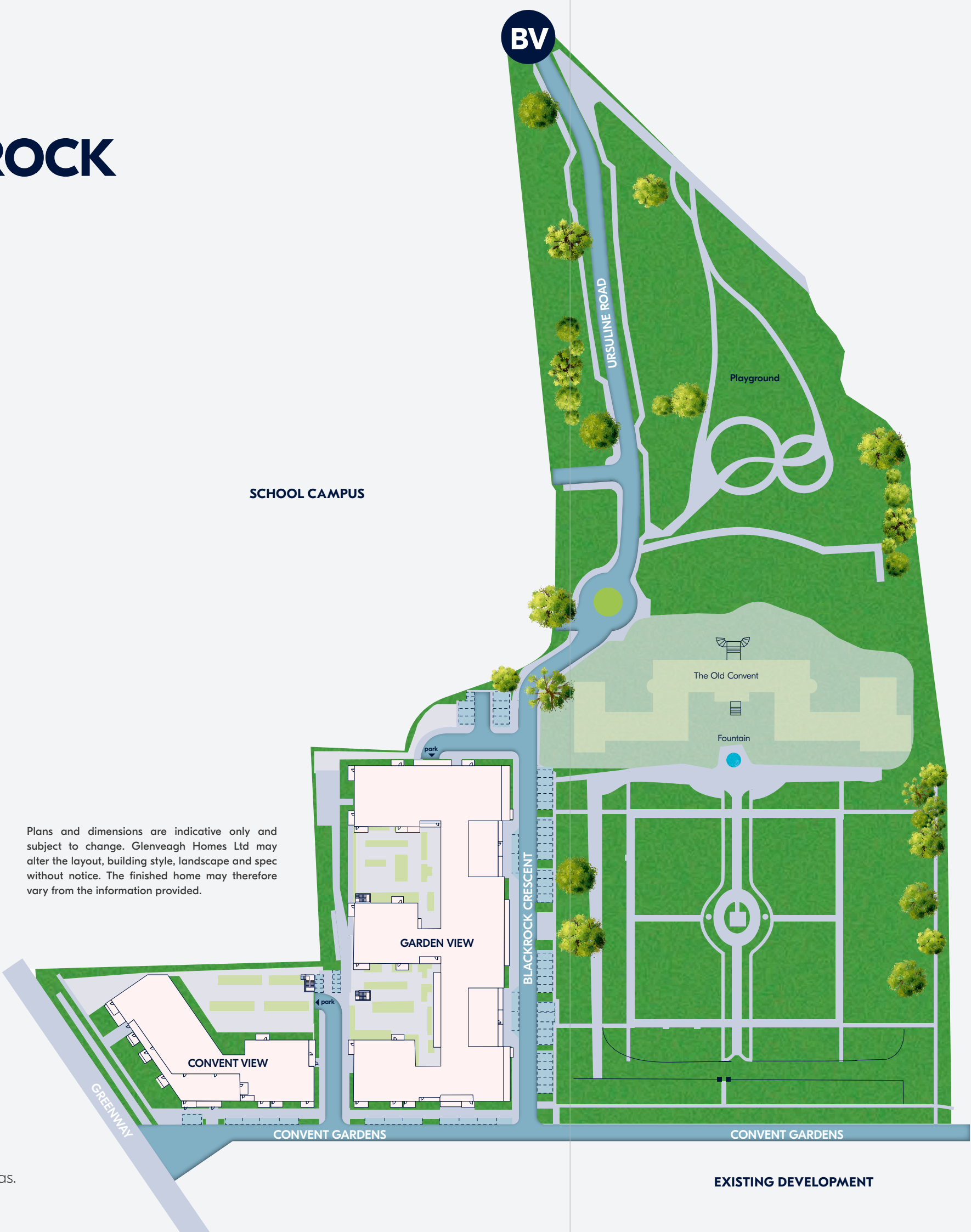
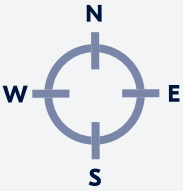
## Cafés/Restaurants

- 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





# BLACKROCK VILLAS



EXISTING DEVELOPMENT

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Love where you live

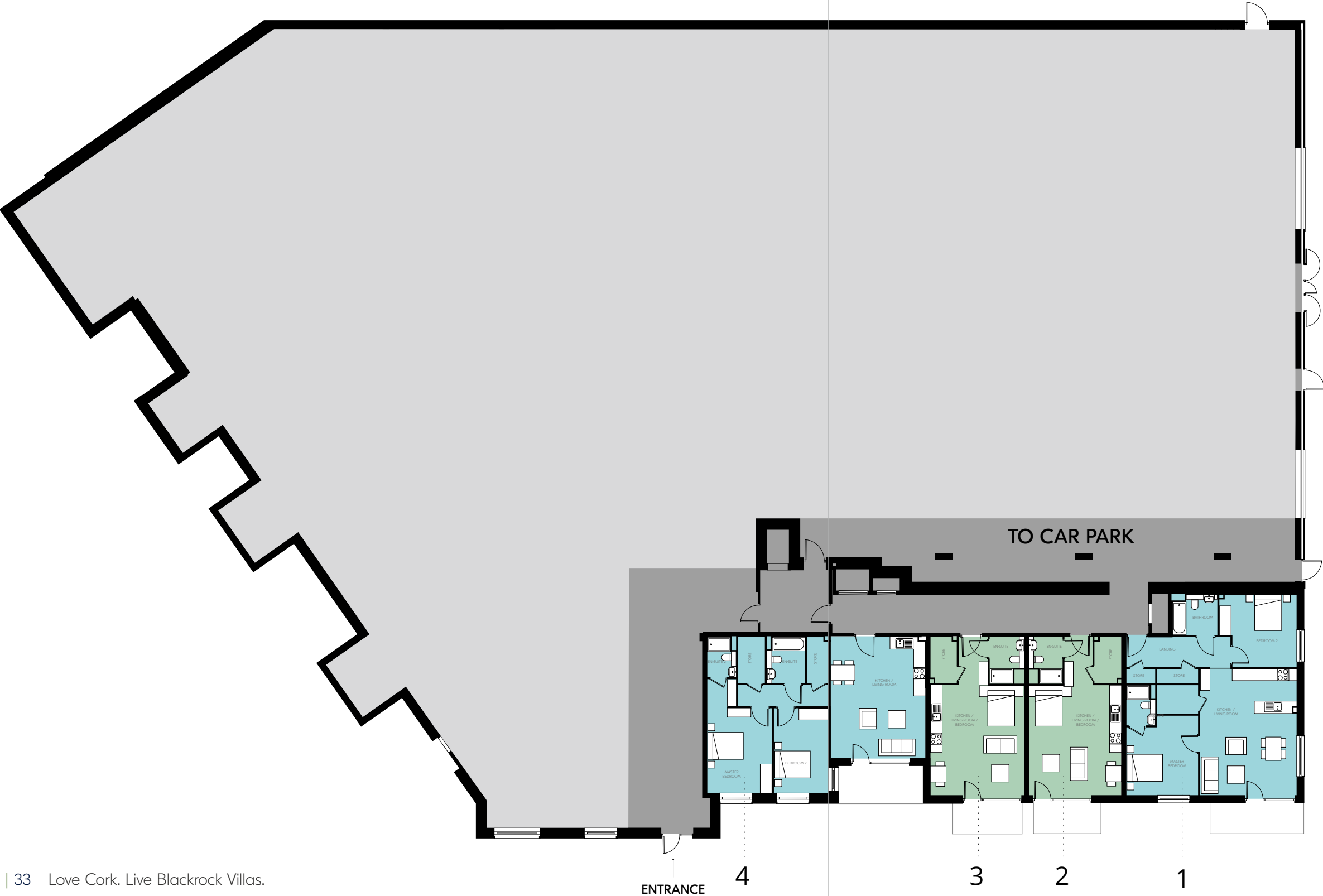


# BLACKROCK VILLAS

Convent View  
Ground Floor

## APARTMENT STYLES

Name	Type	Apt. No	SQ.M	SQ.FT
● <b>Wren</b>	Studio	2, 3	38.4 - 38.9	413 - 419
● <b>Swift</b>	2 Bed	4	78	840
● <b>Starling</b>	2 Bed	1	84.8	913



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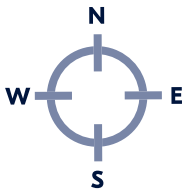
# BLACKROCK VILLAS

Convent View  
First Floor



## APARTMENT STYLES

Name	Type	Apt. No	SQ.M	SQ.FT
Wren	Studio	8, 9	38.4 - 38.9	413 - 419
Finch	1 Bed	14	46.7	503
Drake	1 Bed	17	48.2	519
Swallow	1 Bed	13, 18, 19	49.6 - 50	534 - 538
Dove	2 Bed	12	75.3	811
Martin	2 Bed	5	76.4	822
Swift	2 Bed	10	78	840
Wagtail	2 Bed	6	80.1	862
Lark	2 Bed	15	80.7	869
Heron	2 Bed	16	83.8	902
Starling	2 Bed	7	84.8	913
Sparrow	2 Bed	11	85.5	920



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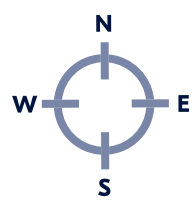
# BLACKROCK VILLAS

Convent View  
Second Floor



## APARTMENT STYLES

Name	Type	Apt. No	SQ.M	SQ.FT
Wren	Studio	23, 24	38.4 - 38.9	413 - 419
Drake	1 Bed	32	48.2	519
Swallow	1 Bed	28, 33, 34	49.6 - 50	534 - 538
Crest	1 Bed	29	52.1	561
Dove	2 Bed	27	75.3	811
Martin	2 Bed	20	76.4	822
Swift	2 Bed	25	78	840
Wagtail	2 Bed	21	80.1	862
Lark	2 Bed	30	80.7	869
Heron	2 Bed	31	83.8	902
Starling	2 Bed	22	84.8	913
Sparrow	2 Bed	26	85.5	920



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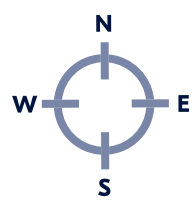
# BLACKROCK VILLAS

Convent View  
Third Floor



## APARTMENT STYLES

Name	Type	Apt. No	SQ.M	SQ.FT
Wren	Studio	38, 39	38.4 - 38.9	413 - 419
Drake	1 Bed	47	48.2	519
Swallow	1 Bed	43, 48, 49	49.6 - 50	534 - 538
Crest	1 Bed	44	52.1	561
Dove	2 Bed	42	75.3	811
Martin	2 Bed	35	76.4	822
Swift	2 Bed	40	78	840
Wagtail	2 Bed	36	80.1	862
Lark	2 Bed	45	80.7	869
Heron	2 Bed	46	83.8	902
Starling	2 Bed	37	84.8	913
Sparrow	2 Bed	41	85.5	920



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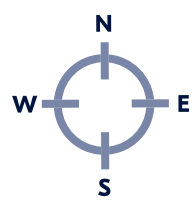
# BLACKROCK VILLAS

Convent View  
Fourth Floor



## APARTMENT STYLES

Name	Type	Apt. No	SQ.M	SQ.FT
● Wren	Studio	53, 54	38.4 - 38.9	413 - 419
● Drake	1 Bed	62	48.2	519
● Swallow	1 Bed	58, 63, 64	49.6 - 50	534 - 538
● Crest	1 Bed	59	52.1	561
● Dove	2 Bed	57	75.3	811
● Martin	2 Bed	50	76.4	822
● Swift	2 Bed	55	78	840
● Wagtail	2 Bed	51	80.1	862
● Lark	2 Bed	60	80.7	869
● Heron	2 Bed	61	83.8	902
● Starling	2 Bed	52	84.8	913
● Sparrow	2 Bed	56	85.5	920



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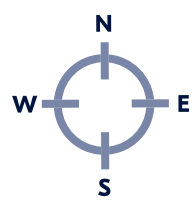
# BLACKROCK VILLAS

Convent View  
Fifth Floor



## APARTMENT STYLES

Name	Type	Apt. No	SQ.M	SQ.FT
Drake	1 Bed	72	48.2	519
Swallow	1 Bed	68, 73, 74	49.6 - 50	534 - 538
Crane	1 Bed	65	49.6	534
Crest	1 Bed	69	52.1	561
Dove	2 Bed	67	75.3	811
Lark	2 Bed	70	80.7	869
Heron	2 Bed	71	83.8	902
Sparrow	2 Bed	66	85.5	920

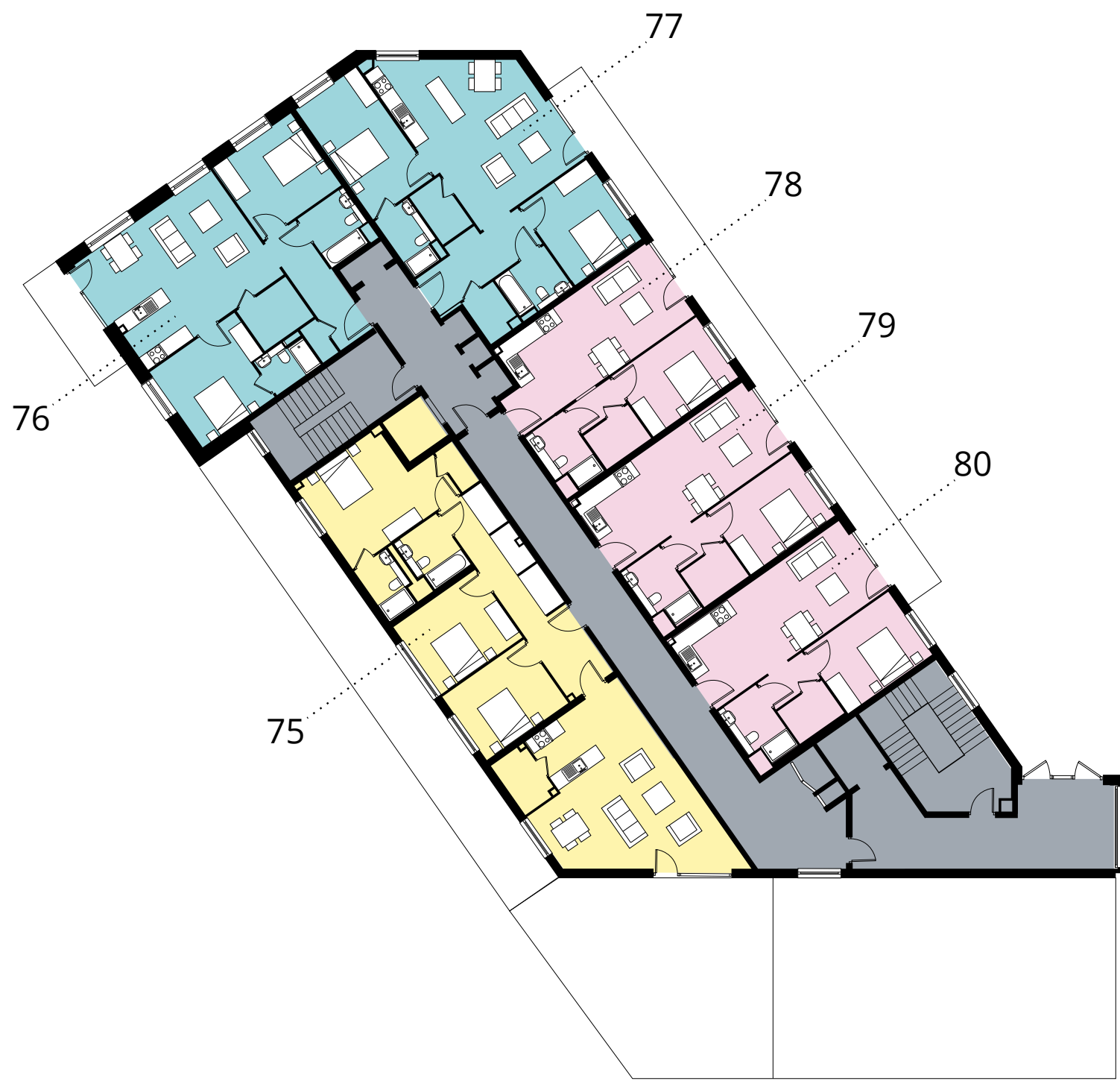


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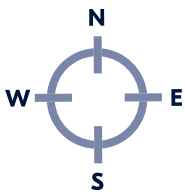
# BLACKROCK VILLAS

Convent View  
Sixth Floor



## APARTMENT STYLES

Name	Type	Apt. No	SQ.M	SQ.FT
Drake	1 Bed	78	48.2	519
Swallow	1 Bed	79, 80	49.6 - 49.9	534 - 538
Lark	2 Bed	76	80.7	869
Heron	2 Bed	77	83.8	902
Kingfisher	3 Bed	75	111.4	1199



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For illustrative purposes.



# Blackrock Villas

Selling agent



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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## Housing for All

Providing high quality apartments and supporting communities in partnership with Croí Cónaithe Scheme. An initiative of the Government of Ireland.[www.gov.ie/housingforall](http://www.gov.ie/housingforall)







Discover our full range  
of communities at:  
**[glenveagh.ie](https://glenveagh.ie)**

