

Dún Na Rí

MALAHIDE • CO. DUBLIN



Exceptional Luxury Development of Eight Family Homes



Dún Na Rí

MALAHIDE

Epitomising gracious living in a seaside setting, REA Grimes are proud to introduce Dun Na Ri, an exclusive one-off development of eight high quality family homes in the centre of Malahide.

This central, mature and accessible location offers the discerning purchaser an opportunity to establish roots in one of the most prestigious and affluent suburbs in North County Dublin.

These beautifully designed 5 bedroom detached, and semi-detached homes come with a high degree of insulation and energy saving technology resulting in an A2 BER rating.

High speed broadband together with many other progressive features ensure a truly smart home for a modern lifestyle.

The distinctive low maintenance exterior features red brick Hampton handmade bricks. The cobble locked driveway, accommodating two cars, is secured by electronically controlled sliding gates.



Exceptional luxury development of eight family homes in a magnificent location close to both Malahide Castle and Malahide Village

The Island
Golf Club

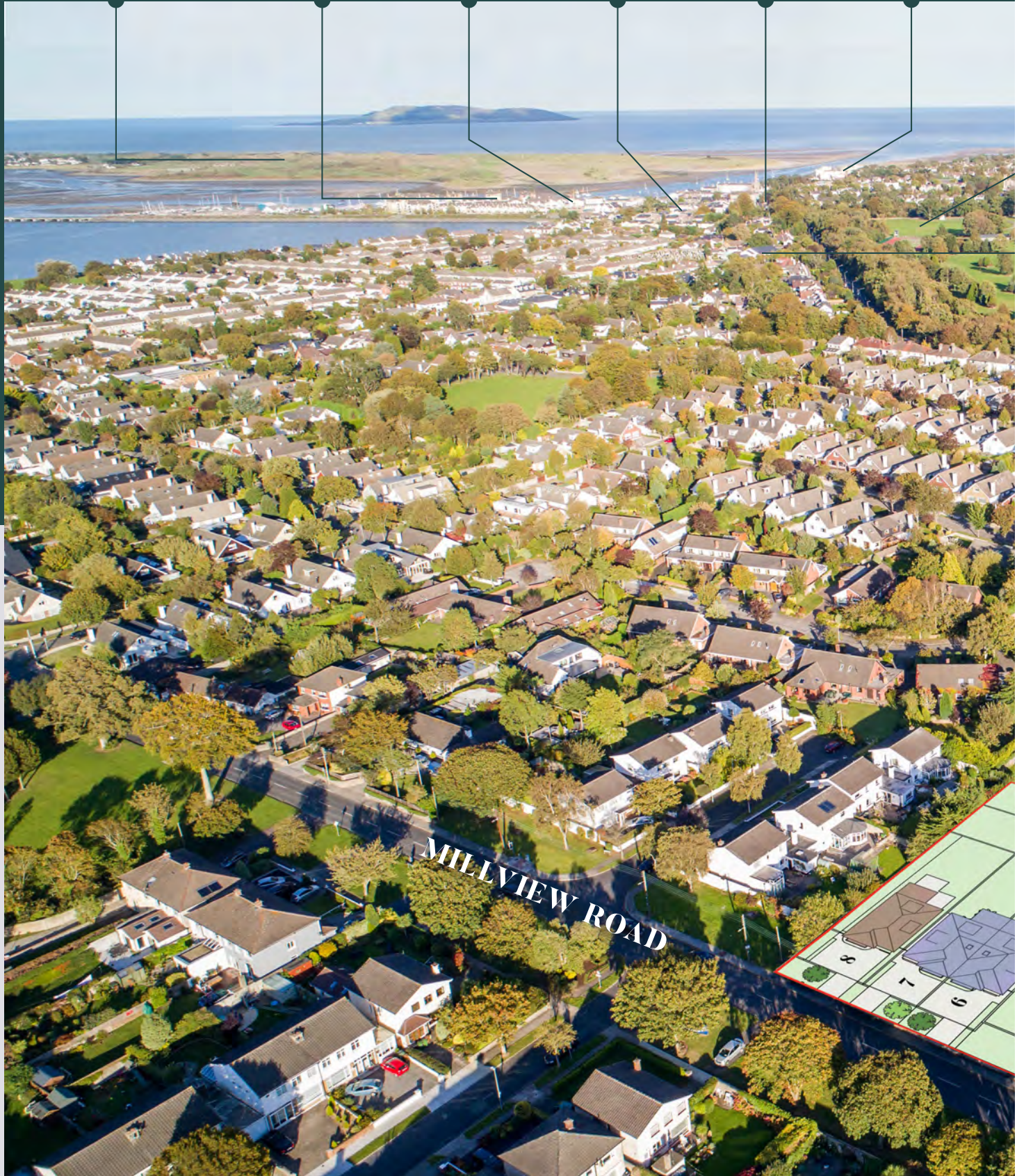
Malahide
Marina

Donnybrook
Fair

Malahide
Village

Malahide
Train
Station

Grand
Hotel



Malahide
Cricket
Club

St.
Sylvester's
Junior School

Malahide
Castle /
Avoca

Malahide
Castle &
Gardens

Portmarnock





Large selection of shops, restaurants and cafés.
 Sporting facilities suitable for everyone.
 Frequent public transport for commuters.
 Picturesque walkways and long sandy beaches.



Malahide as a Village

The picturesque village boasts popular tourist attractions with both the beautiful marina and Malahide Castle adjacent to the development.

Malahide offers a variety of connections to Dublin City Centre by road and rail. The railway station is two minutes away with both DART and commuter trains running frequently with a journey of just 25 minutes to the city. A number of bus routes also serve the village and with the M50/M1 in close proximity you can find your way to Dublin Airport and all major transport routes with ease.

Exceptional water-based leisure amenities and sports clubs to suit every possible taste are a feature of the lifestyle awaiting you in this stunning locale. Clubs include St. Sylvester's GAA Club, Malahide Rugby Club and Malahide Sailing Club. You will also find soccer, tennis and swimming clubs and the environs of the Castle are a magnet for walking enthusiasts.

Dún Na Rí is within the catchment area for both St. Sylvester's Junior School and Pope John Paul's School, an attraction not to be underestimated for families.





● TRANSPORT

- 1. Malahide Train Station

● SCHOOLS

- 2. Pope John Paul's School*
- 3. St. Sylvester's Catholic School*
- 4. St Andrew's National School
- 5. Saint Oliver Plunkett's School
- 6. Malahide Community School
- 7. Portmarnock Community School

● CLUBS

- 8. Malahide Rugby Club
- 9. Malahide Yacht Club
- 10. Malahide Cricket Club
- 11. Sylvester's GAA Club
- 12. Malahide Lawn Tennis Club
- 13. Malahide Sea Scouts 9th Port of Dublin

● PUBS AND RESTAURANTS

- 14. The Grand Hotel
- 15. Seabank Bistro
- 16. Duffys
- 17. Gibneys
- 18. Donnybrook Fair
- 19. Siam
- 20. The Greedy Goose
- 21. Bon Appetit
- 22. Old Street

* within catchment area of development

Site Layout and House Types

The Ashford TYPE B
5 Bedroom 3 Storey Detached Home

The Blarney TYPE C
5 Bedroom 3 Storey Detached Home

The Dromoland TYPE B1
5 Bedroom 3 Storey Detached Home

The Bunratty TYPE D
5 Bedroom 3 Storey Semi-detached Home

The Ardgillan TYPE B2
5 Bedroom 3 Storey Detached Home

SHOW HOME



House Specification

Kitchen / Utility

- Contemporary fitted kitchens with soft close doors and drawers. Supplied by Nolan kitchens. Pre agreed design is as per showhouse / builders drawing (dependant on house type)
- Drawing design of kitchen available on signing of contracts
- Kitchen worktop material – quartz finish
- Choice of kitchen finishes standard: as per show house or in a shaker style
- All Appliances included – Neff single oven with slide under door, Neff combi microwave (integrated), Neff induction hob, Neff fridge (integrated), Neff dishwasher (integrated), free standing freezer, Neff free standing washer, Neff free standing dryer
- Utility room as per showhouse

NB: We are unable to facilitate amendments to design of kitchen
Please note that the utility room may vary in design in some of the house designs than that of the showhouse.

Bathrooms

- Superior sanitary ware in bathrooms and en-suite complete with heated towel rail in main bathroom and en-suite as per showhouse
- Tiling to main bathroom, en-suite and downstairs W.C standard as per showhouse
- Contemporary shower enclosure with pressurised water supply and fitted shower screen. Low profile shower trays. Show doors and screens provided
- All mirrors are standard as per showhouse

Interior Finishes

- All internal walls painted - ceilings white and choice of 4 colours
- Quality fitted wardrobes in all bedrooms standard design and finish as per showhouse supplied by Cawleys (note type C= no walk-in wardrobe)
- Stairs are finished with hardwood varnished oak handrail and red deal chamfered balustrade as per show house
- Satin chrome Ironmongery as per showhouse finishes
- Modern moulded architrave and skirting painted finish as per showhouse
- Safety restrictors provided on upper floor windows
- Electrical specification as per showhouse
- Brushed nickel / chrome finish to electrical sockets on ground floor
- Wired for high-speed broadband (Cat 5)

General

- Wall paint - Choice of one of four colours throughout
- Minimal maintenance exterior – Redbrick Hampton rural blend handmade brick Painted sand and cement finish
- PVC fascia, gutters and downpipes
- Front door – Hardwood treble glazed front door with night latch and five lever deadlock
- High performance triple glazed windows throughout. U -Value of 0.7 supplied by Munster joinery
- Multi-locking system French doors to the rear garden
- Air to water Samsung heating system
- Wired and fitted for intruder alarm as standard
- Kingspan Timber Frame construction
- 10 year Homebond Structural Guarantee
- Fitted with carbon monoxide detection alarms
- Fitted with mains powered smoke detectors
- Seven TV connection points throughout the house
- Pressurised pump water system
- External waterproof socket to rear of the house
- Extensive attic storage space

Exterior

- Back garden levelled and seeded
- Granite patio area to the rear
- External sensor light fittings to both the front and rear
- Security Camera System – Camera to the front and Camera at the rear.
- Outside tap to the rear of the house
- Low Maintenance PVC coated side access gates
- Dividing walls in garden to front – block with brick capping. Rear garden concrete post and timber panelling. Front boundary walls are brick finish
- Electronically controlled sliding gates
- Front driveway – permeable Kilsaren cobble lock paving
- Wired for electric vehicle charging point

Energy Rating / Insulation

- High degree of insulation and energy saving technology
- A2 BER Energy Rating
- Three zoned areas in heating control
- Energy saving LED light fittings throughout the house

The homes at Dún Na Rí are designed with space and comfort in mind





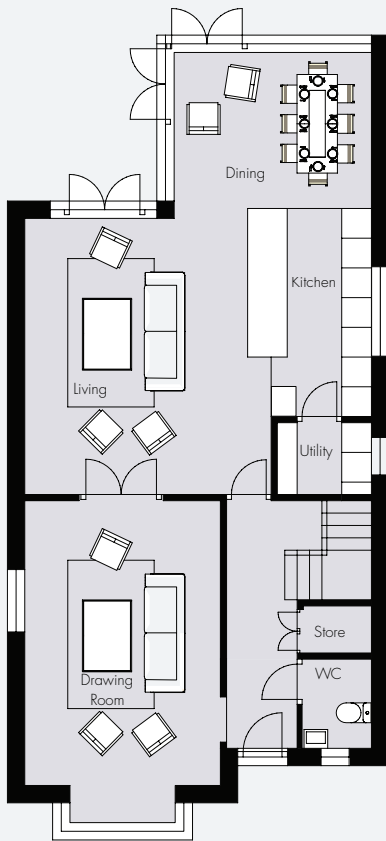
FLOOR LAYOUTS



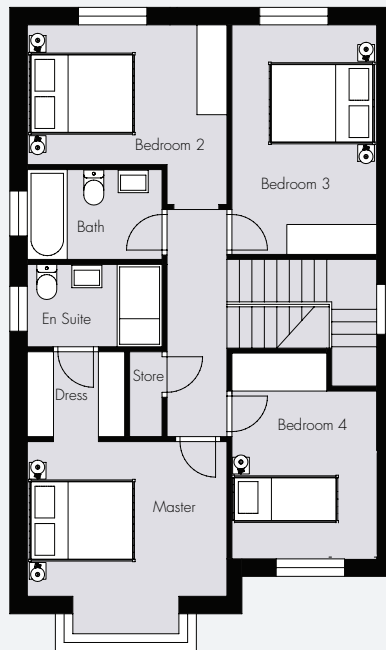
THE ASHFORD TYPE B

5 Bedroom 3 Storey Detached Home

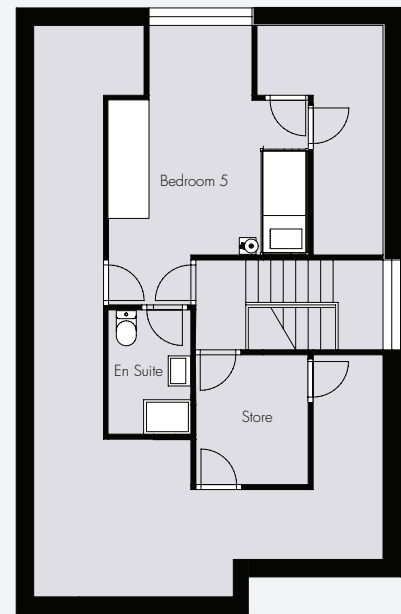
209 sq m / 2,250 sq ft



GROUND FLOOR



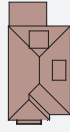
FIRST FLOOR



SECOND FLOOR

Not to scale. Plans are for illustrative purposes only.

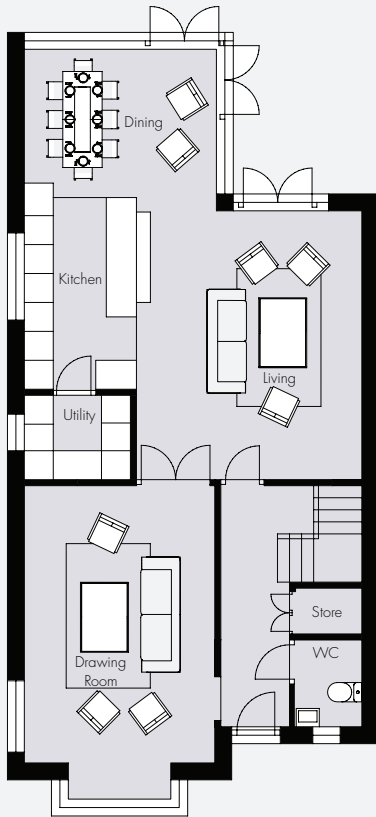
FLOOR LAYOUTS



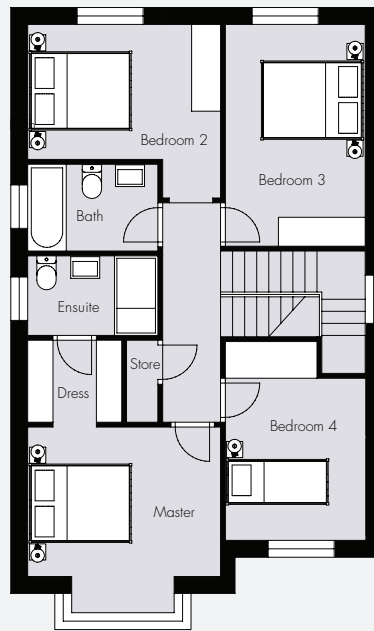
THE DROMOLAND TYPE B1

5 Bedroom 3 Storey Detached Home

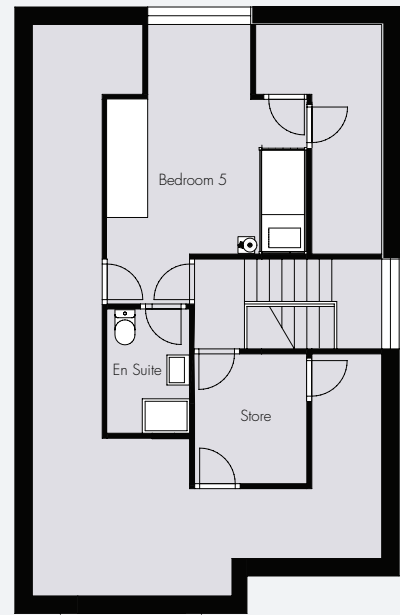
209 sq m / 2,250 sq ft



GROUND FLOOR



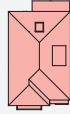
FIRST FLOOR



SECOND FLOOR

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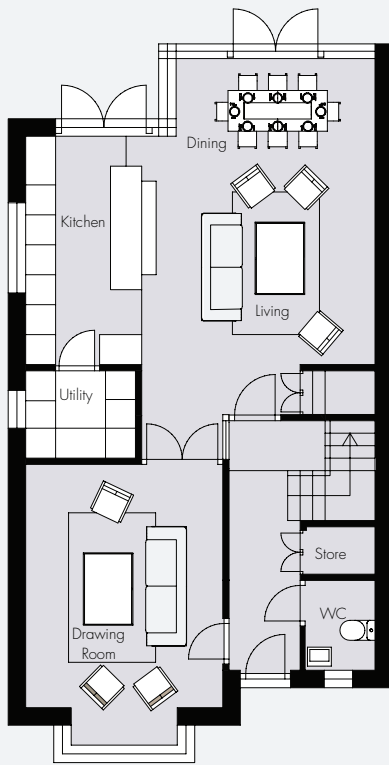
FLOOR LAYOUTS



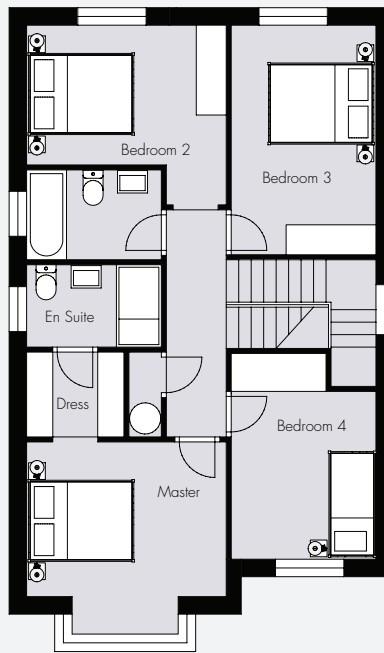
THE ARDGILLAN TYPE B2

5 Bedroom 3 Storey Detached Home

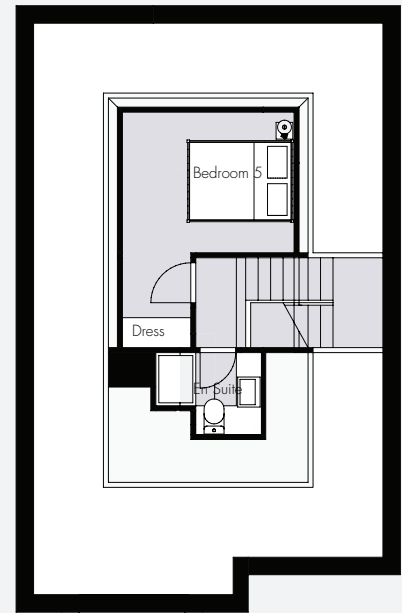
194.3 sq m / 2,090 sq ft



GROUND FLOOR



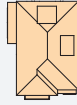
FIRST FLOOR



SECOND FLOOR

Not to scale. Plans are for illustrative purposes only.

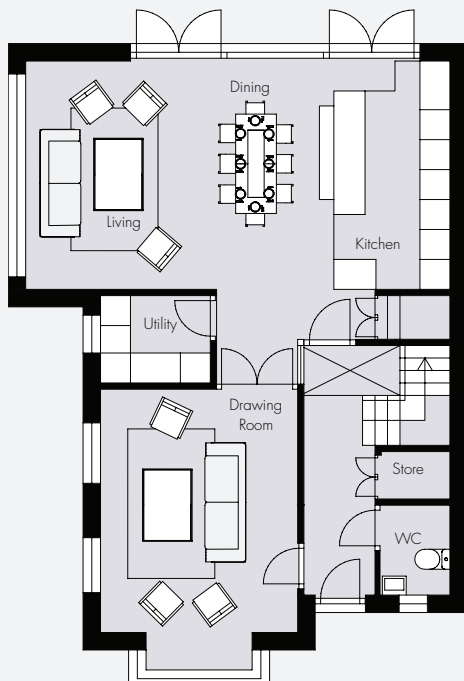
FLOOR LAYOUTS



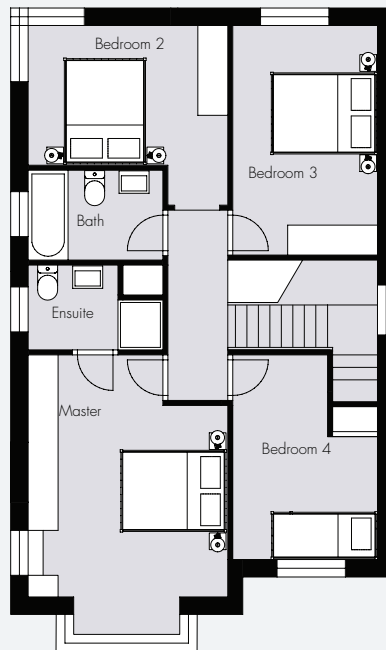
THE BLARNEY TYPE C

5 Bedroom 3 Storey Detached Home

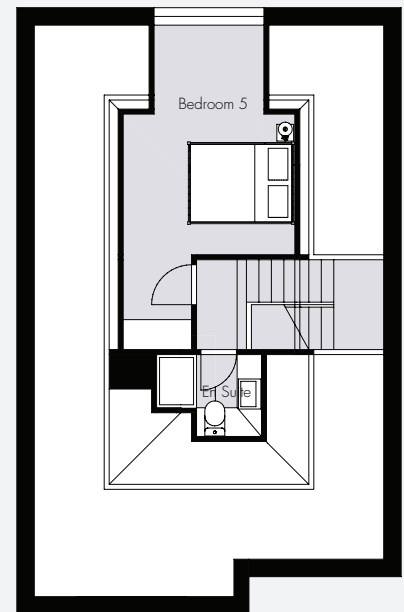
195 sq m / 2,100 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to scale. Plans are for illustrative purposes only.

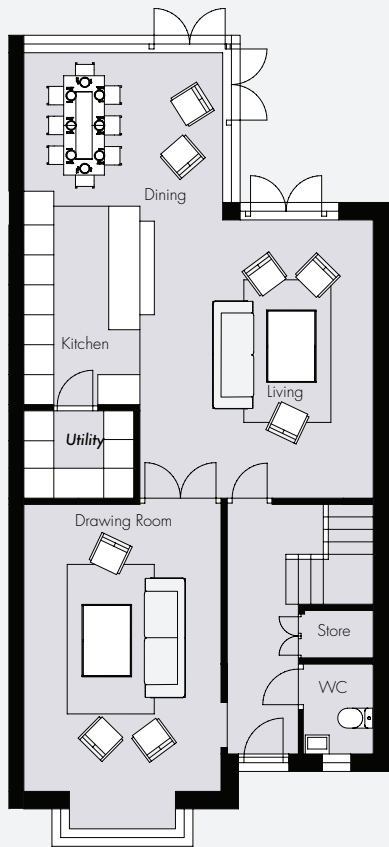
FLOOR LAYOUTS



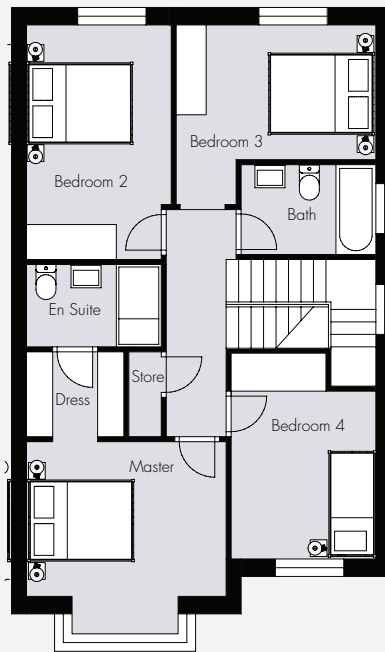
THE BUNRATTY TYPE D

5 Bedroom 3 Storey Semi-detached Home

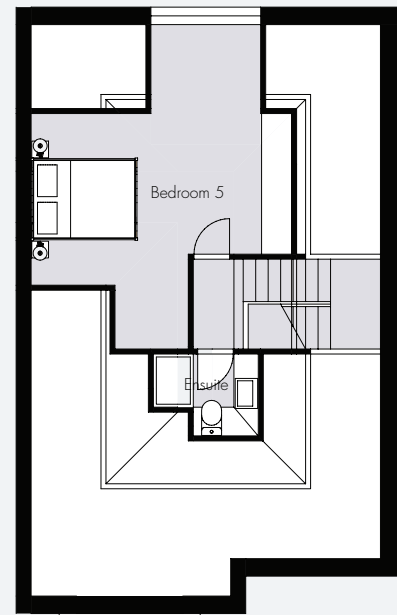
206.4 sq m / 2,222 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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ARCHITECT

Andrew Lohan Architecture,
Design Space,
Link Road,
Glasthule,
Co. Dublin.

DEVELOPMENT FINANCE



SELLING AGENTS



PSRA No: 001417

192 Clontarf Road
Dublin 3
D03 R7N2

01 853 0630
info@reagrimes.ie



PSRA No: 004017

30 Leeson Park, Ranelagh
Dublin 6
D06 H1W2

01 491 2600
info@dng.ie



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