



# KYLEMORE

CHURCH ROAD. KILLINEY



# WELCOME TO KYLEMORE

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Nestled in the peaceful surroundings of Killiney, on the stunning South County Dublin coastline, is Kylemore, an exciting development of family homes and apartments that bring a modern lifestyle to a new standard of excellence.

This is an opportunity to enjoy all the comforts and advantages of a high-quality new home in one of Ireland's best locations.

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ONE OF SOUTH DUBLIN'S  
MOST SOUGHT AFTER AREAS

IT'S EASY TO SEE WHY







## A PLACE WHERE THE SEA MEETS THE HILLS

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It's easy to see why Killiney is considered one of Ireland's best locations. Stunning coastal views, beautiful woodlands, and a peaceful and welcoming atmosphere; all this and more awaits you in this South Dublin haven.

As a Kylemore resident, your daily routine can be enhanced with sea swims, beach strolls, or hill walks – the choice is yours.

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## PICTURESQUE VILLAGES NESTLED IN BEAUTIFUL SURROUNDINGS

Kylemore's location really offers the best of every world. Discover retail and culinary gems in the surrounding villages of Killiney, Dalkey and Monkstown; enjoy a range of coastal and woodland trails; take the 40-minute relaxing trip into Dublin City Centre – all of this, and more, on your doorstep.





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## A B R E A T H - T A K I N G C O A S T A L L O C A T I O N

Ireland's east is not short of beautiful coastal locations, but it's safe to say that few are as stunning as Killiney. Visitors and locals alike quite simply gasp at the fabulous scenery when the DART emerges from Dun Laoghaire and Glenageary to the cliff-side track at Killiney. Even more incredible are the views from the top of Killiney Hill, a popular spot for walkers and joggers just minutes from Kylemore.

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## A FAST & EASY JOURNEY TO THE HEART OF DUBLIN

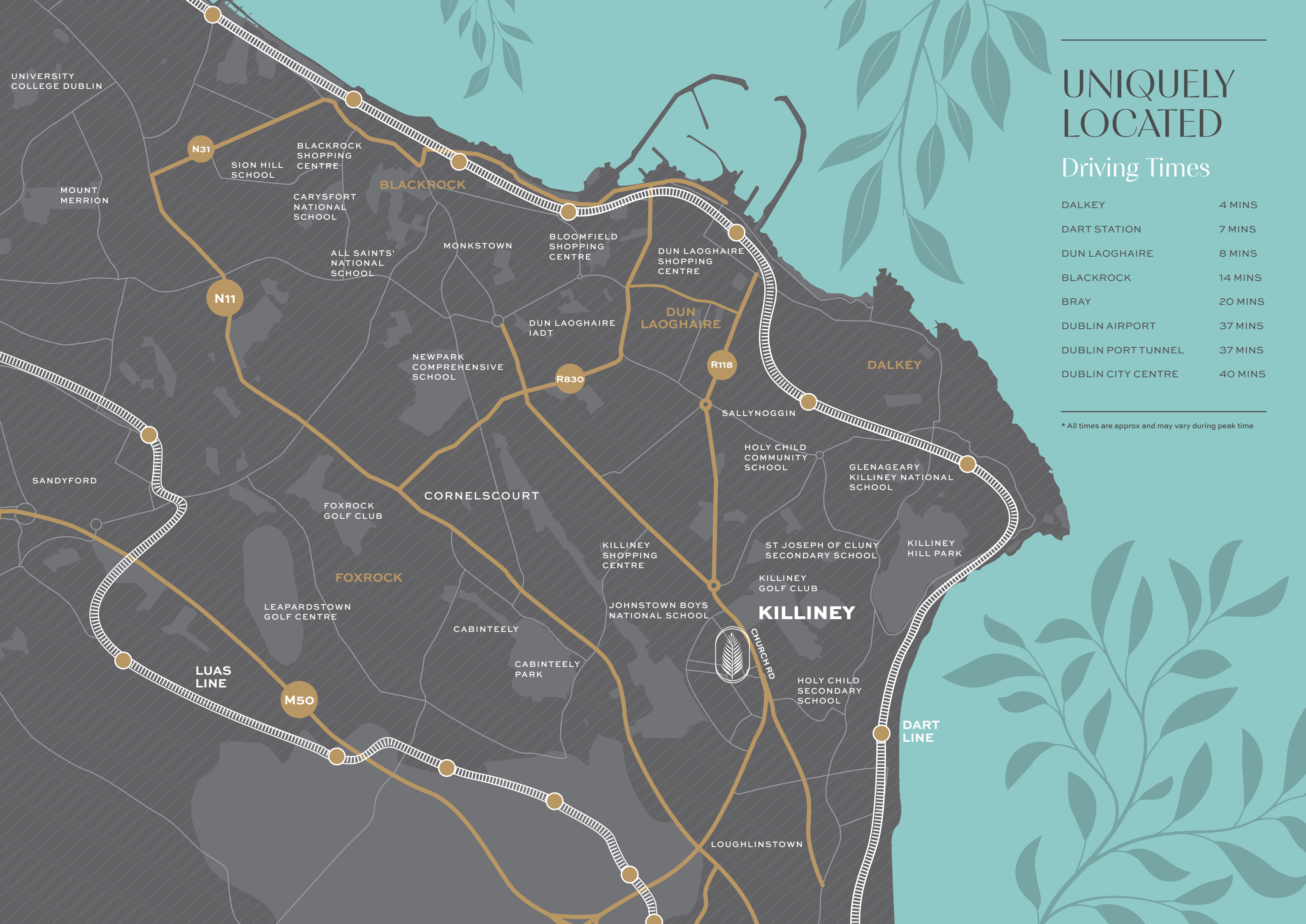
One of Kylemore's biggest draws is its sheer convenience. Residents can enjoy unrivalled connectivity, whatever mode of transport they favour. The development is just minutes away from the main N11 road, which offers a direct link to the M50 motorway or Dublin City Centre. Alternatively, relax and unwind on the 40-minute journey into the city via the fast and frequent DART rail service.

But with so many excellent amenities on your doorstep, there's no need to travel far. Some of the best primary and secondary schools are located in the immediate area, while the bustling towns of Bray, Dun Laoghaire and Blackrock are just a few minutes' drive away. For the serious shoppers, Dundrum Town Centre is easily accessed via road or the green LUAS line.

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# UNIQUELY LOCATED

## Driving Times

DALKEY	4 MINS
DART STATION	7 MINS
DUN LAOGHAIRE	8 MINS
BLACKROCK	14 MINS
BRAY	20 MINS
DUBLIN AIRPORT	37 MINS
DUBLIN PORT TUNNEL	37 MINS
DUBLIN CITY CENTRE	40 MINS

\* All times are approx and may vary during peak time



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## CLEAN, MODERN ARCHITECTURE & CLEVER DESIGN

Kylemore offers a wide range of high-quality homes, something to suit every type of buyer. Spacious and luxurious 3 & 4 bedroom houses are a great choice for larger families, while the 1, 2 & 3 bedroom apartments offer a high standard of living for every age group, thanks to the light-filled open-plan interiors and high-quality fixtures and fittings.

Kylemore homes are carefully designed for modern families who want the best. Eye-catching exterior finishes are complemented by beautifully finished green spaces; contemporary interior design mixes with the latest energy-efficient technology to offer a comfortable lifestyle in every season.

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BEAUTIFUL, CONTEMPORARY,  
LIGHT-FILLED INTERIORS





# SPECS & INFO

Every home in Kylemore is cleverly designed with the rigours of modern family life in mind. Industry-leading energy efficiency ensures that these homes are both comfortable and cost-effective in every season, while an extremely high specification adds to the overall style and quality of these well-appointed homes.

## KITCHENS

- Custom designed fully integrated Kitchen supplied by P&L with stone effect countertop.
- All kitchens fitted with the following:

Miele stainless steel cooker hood, Miele dishwasher, Miele stainless steel effect oven, Miele fridge- freezer combination, Miele induction hob, Miele built-in microwave oven and integrated Whirlpool washer / dryer.

## BATHROOMS & ENSUITE

- Stylish and contemporary bathrooms and ensuites and downstairs WC.
- Large format marble effect tiles to walls and porcelain tiles to floors by Fiandre in main bathroom and ensuites.
- Wall mounted porcelain w/c, wall mounted porcelain whb, Saniform bath and vanity units provided to main bathrooms and ensuites.
- Heated towel rail provided in the main bathroom and ensuites.

## ELECTRICAL SPECIFICATION

- Generous provision of electrical and lighting specification.
- Smoke/heat and carbon monoxide detectors fitted as standard.
- Each home is wired for broadband.

## INTERNAL FINISHES

- All walls and ceilings are painted throughout in neutral colour as standard.
- High-quality joinery and ironmongery specification throughout.
- Excellent level of insulation to walls, floors and roof.

## EXTERNAL FINISHES

- Architecturally designed elegant homes which incorporate a mixture of brick and render finish.
- Aluclad framed double glazed insulated door with vision panel and glazed sidelight.
- Fibre cement slate roofing to all houses.
- External aluclad windows provided throughout.

## WARDROBES

- Uniquely designed full height built-in wardrobes with a painted matt finish and integrated pull handles supplied by P&L.

## GARDENS

- Spacious rear gardens are levelled, seeded and include a generous paved patio area.
- Concrete post and timber fencing provided to the rear garden.

## HEATING & VENTILATION

- The houses boast an A-rating
- The central heating system is an innovative A-Class Air Source Heat Pump. This system provides energy efficient central heating and large capacity of hot water storage.
- Thermostatically controlled radiators to all bedrooms and excellent levels of insulation to the walls, roof and floors.
- The houses have an air-tight membrane for extra comfort and efficiency.
- All homes are minimum A3 BER Energy Rated.

## STRUCTURAL GUARANTEE

- All Kylemore homes are covered by a 10 year Structural Guarantee.





# SITE PLAN



3 BEDROOM MID TERRACE



4 BEDROOM END OF TERRACE

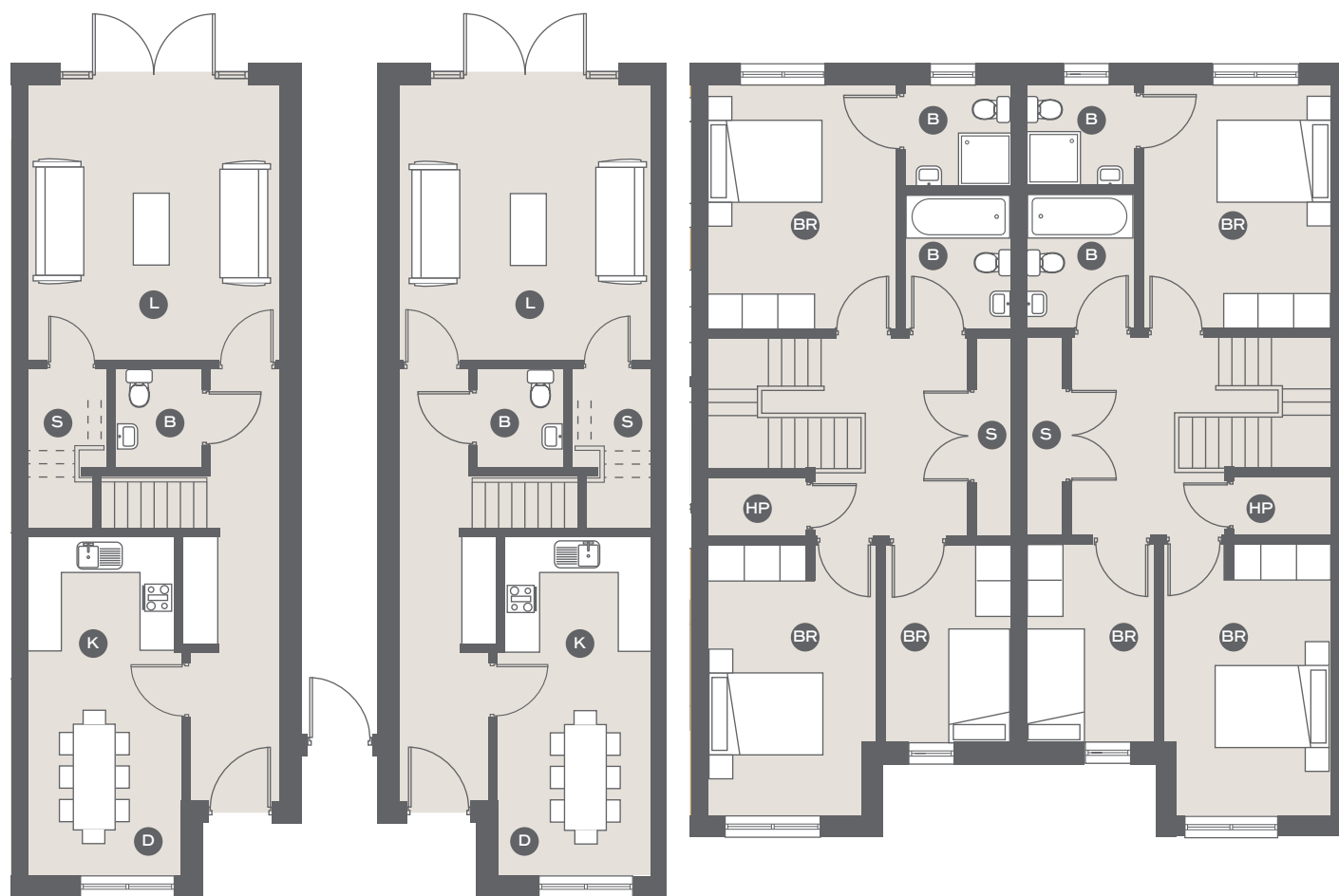


FUTURE RELEASE APARTMENTS



## FLOOR PLANS

○ 3 BEDROOM MID TERRACE  
APPROX 109.6 SQ.M / 1,180 SQ.FT



GROUND FLOOR

FIRST FLOOR

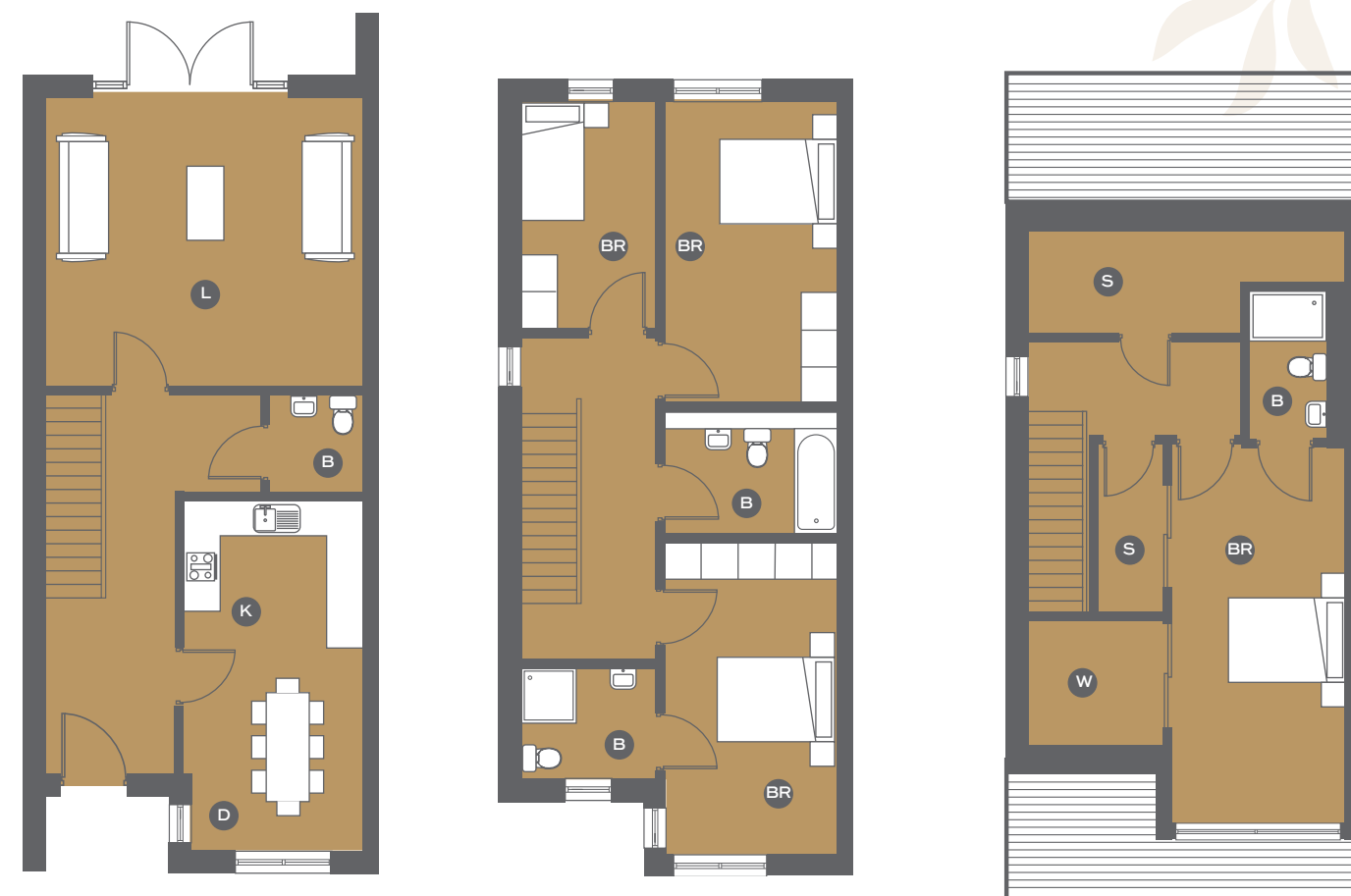
L LIVING ROOM • K KITCHEN • D DINING ROOM • S STORE • B BATHROOM • BR BEDROOM

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



## FLOOR PLANS

● 4 BEDROOM END OF TERRACE  
APPROX 162.1 SQ.M / 1,746 SQ.FT



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

L LIVING ROOM • K KITCHEN • D DINING ROOM • S STORE • B BATHROOM • BR BEDROOM

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.





# PROFESSIONAL TEAM



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