



BELCAMP MANOR

BETWEEN
THE SEA & THE CITY

A collection of A Rated, family homes,
perfectly located in Balgriffin, Dublin 17

BEAKONSHAW

FIND YOUR FAMILY HOME IN
BELCAMP MANOR, BALGRIFFIN,
IN ONE OF 54 STYLISHLY DESIGNED
HOMES CREATED BY BEAKONSHAW.

Just a short commute to Dublin
city centre and a stone's throw
from the sea, these homes
are perfectly located to enjoy
work, home and family life in
beautiful balance.





GRAND DESIGNS

NESTLED IN FIVE ACRES OF LANDSCAPED GROUNDS



Tall and impressive and surrounded by thoughtful landscaping, these contemporary homes combine open plan living with intimacy, streamlined design with modern-day comforts.

Each home has the right combination of social, family, work and outdoor space to gather with friends and neighbours, connect to the office, relax or just do as you please.



SPACIOUS ENTERTAINING

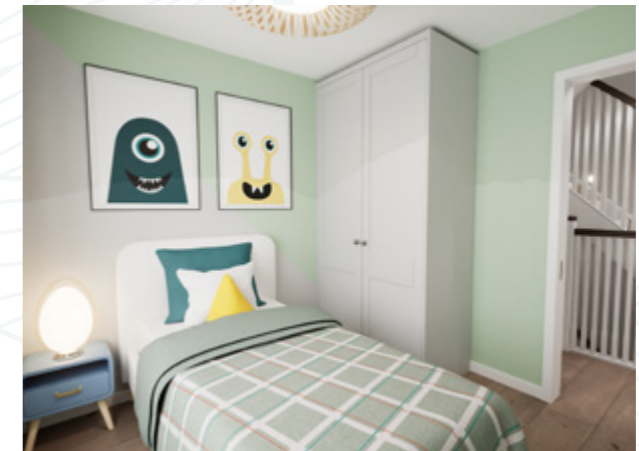
LIGHT FILLED & INVITING

Tastefully designed kitchen, dining and living spaces are welcoming, with high ceilings and expansive windows that let natural light flood in.



STREAMLINED
DESIGN WITH
MODERN-DAY
COMFORTS.





FULL OF FEATURES

ROOM AT THE TOP

These three storey A Rated homes have characterful bedrooms at the top, where the pitch of the roof creates distinctive angles and windows face the sky.

OUT & ABOUT

SPACE TO MEET

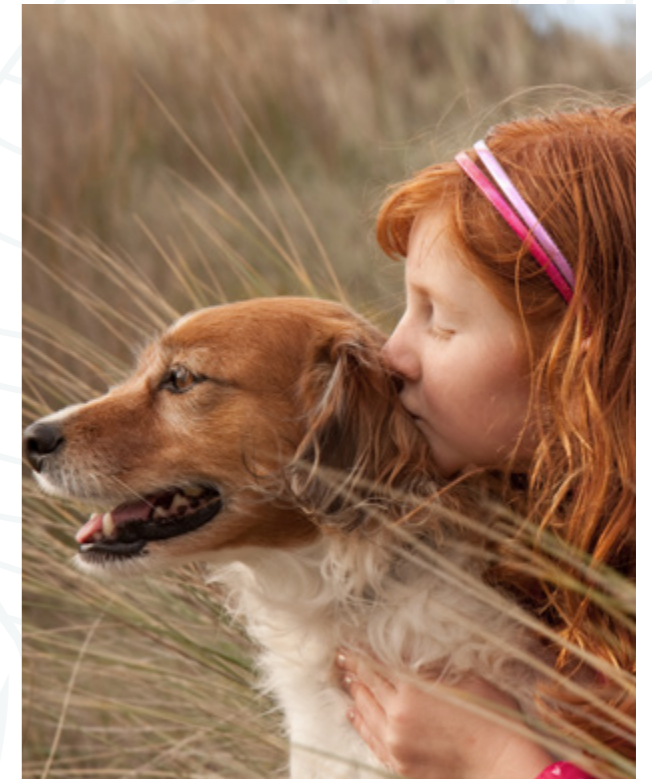


Main entrance for completion in 2023

AN OPEN ENVIRONMENT AND FRIENDLY COMMUNITY



Generous pathways, elegant greenery and parking, all help to make Belcamp Manor an open environment and friendly community, where there's space for neighbours to stop and meet.



THE JOY OF

THE SAND & THE SEA

What better way to wind down from the working day, than breathing in the sea air?

Balgriffin to Burrow Beach is a 15-minute drive. Or you can be tiptoeing in the sands of Portmarnock Beach in ten.

At the weekends whether it's family time or me time, you could head to Howth or to the beautiful coastal village, Malahide.



GREAT OPTIONS FOR GOLFERS

Avid golfers will love being close to Malahide Golf Club, with its course set over 180 acres, Portmarnock Hotel and Golf Links which offers a classic 18 hole course in breathtaking Countryside or try the award winning Portmarnock Golf Club which was the First Irish Links to host the Irish Challenge and is often rated in the lists of the top 100 golf courses in the world.

OUT & ABOUT

IN YOUR NEIGHBOURHOOD

SCHOOLS

There are numerous primary and secondary schools within walking distance, including St Francis of Assisi, Belmayne Educate Together, Stapolin Educate Together and St Nicholas of Myra.



CLAREHALL SHOPPING CENTRE

Based over three levels, Clarehall Shopping Centre serves the local community with a mix of lifestyle, home and leisure stores, plus one of Ireland's first Tesco Extra.

DONAGHMEDE SHOPPING CENTRE

Southeast of Balgriffin is Donaghmede Shopping Centre, a handy place to meet and eat, after picking up gifts, fashion and essentials at Dunnes Stores.

NORTHERN CROSS

At Northern Cross on the Malahide Road you'll find all your everyday essentials including Bank of Ireland, Fresh, the Good Food Supermarket and Limitless Health Pharmacy. Or if you want to find something special as a gift or for your home, Meadows & Byrne is the perfect choice.

There are plenty of places to grab a coffee or a foodie treat as well. Take your pick from Insomnia Coffee, Rolling Donut, Fine Wines, Burnells Restaurant, the popular Gastro Pub The Balgriffin Inn or Noble House Chinese.

If your friends and family want to stay in the neighbourhood, Hilton Dublin Airport Hotel is close by too.



TRINITY SPORTS AND LEISURE CLUB

Whether you like playing pool or swimming, head to Trinity Sports and Leisure Club. The swimming pool timetable includes scuba diving and water aerobics classes. You can also enjoy football and basketball facilities or get into the ring for some boxing.

MALAHIDE VILLAGE

For independent stores and boutiques, as well as beauty treatments, head to the gorgeous Malahide Village. You'll find interiors stores as well, offering plenty of inspiration for adorning your new home.

EASY CONNECTIONS

TO THE CITY & BEYOND



BY BUS

Take advantage of the quality bus corridor on the Malahide Road and be dropped right in the centre of the city.



BY TRAIN

Clongriffin Dart station is a short drive away from Belcamp Manor and provides a 13-18 minute commute to Dublin City Centre.



BY ROAD

Drive on the M1 to reach Dublin Airport in under 20 minutes. Or continue onto the M50 to travel directly to Dublin Port.



BY AIR

With easy access to Dublin Airport, you have the option to fly to over 180 international destinations. Or welcome your friends to Dublin from all over the world.



THE RIGHT LOCATION

EVERYTHING YOU NEED WITHIN EASY REACH

IMMEDIATE VICINITY

1. Bank of Ireland, Camille Thai, Hot Yoga Ireland, Fresh The Good Food Supermarket, Limitless Health Pharmacy, Rolling Donut, Insomnia Coffee, Meadows & Byrne, Noble Houses Chinese Restaurant, Fine Wines, Burnells Restaurant, Hilton Dublin Airport Hotel
2. Clarehall SC (Tesco Extra, Tesco Petrol Station, Eddie Rockets, McCabes Pharmacy, KFC, Energie Fitness, Carphone Warehouse, The Natural Bakery, Dealz, Maxi Zoo Petstore, The Tanning Shop, Circle K Petrol Station)

SPORTS & RECREATION

3. Father Collins Park
4. Clongriffin Skate Park
5. Inis Fail GAA Club
6. Trinity Gaels GAA Club
7. Kinsealy Grange Golf Center & Driving Range
8. Malahide Golf Club
9. Portmarnock Golf Club
10. Baldoyle United GC

SPORTS & RECREATION

11. Trackside Lawn Tennis Club
12. Bull Island Nature Reserve/ Royal Dublin Golf Club

CHILDCARE/EDUCATION

13. Bumblebees Creche
14. Tigers Childcare
15. Stapolin Educate Together National School
16. Belmayne Education Together
17. St Francis of Assisi N.S. Belmayne
18. Grange Community College
19. St Marys Catholic School for Girls
20. St Fintans High School (Boys)

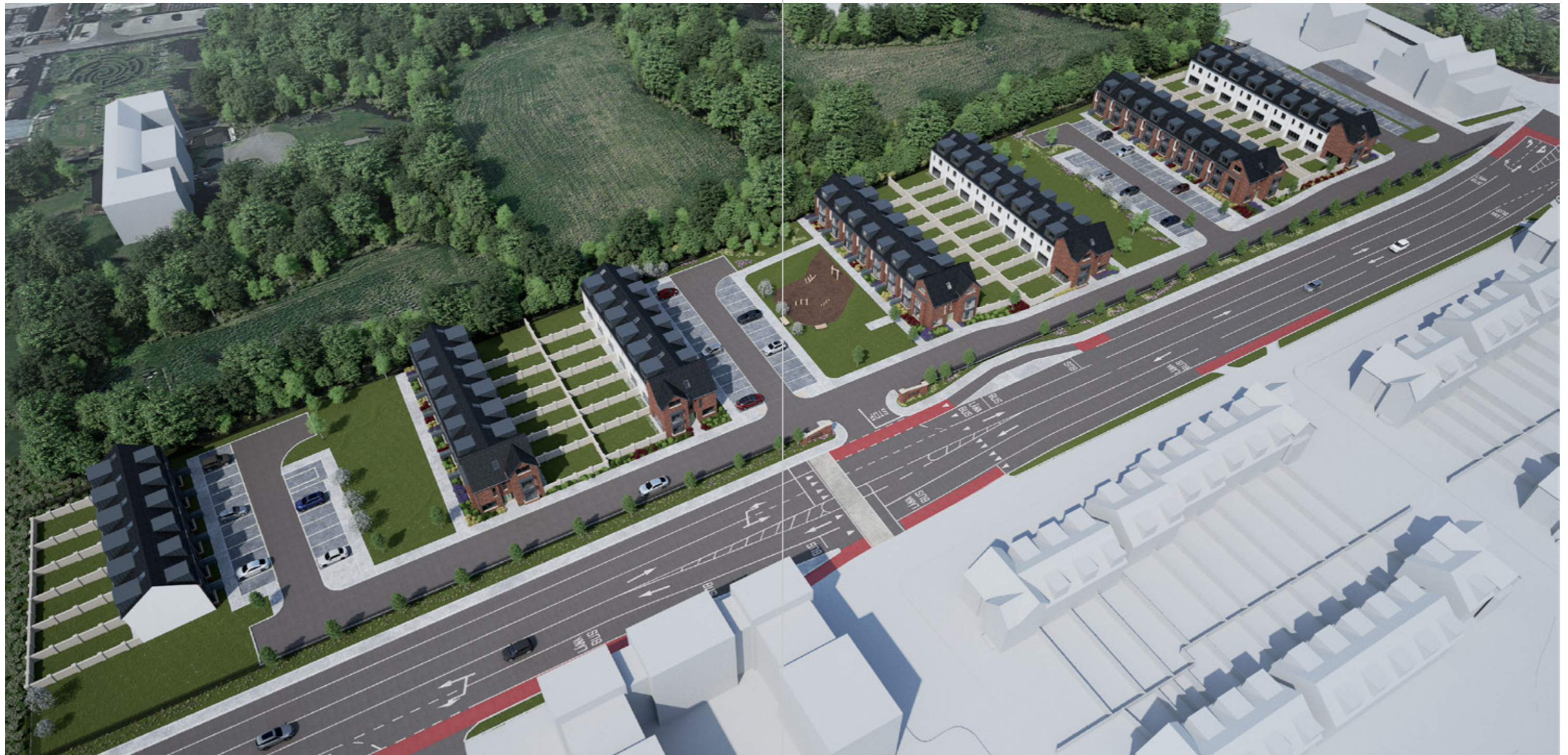
RETAIL

21. Malahide Road Industrial Park
22. Donaghmede SC (Dunnes Stores)
23. Powercity, Burger King, Odeon Cinemax Multiplex

MEDICAL

24. The Meridian Clinic



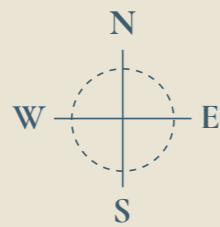


FIND YOUR NEW HOME

Choose your home from a lovely collection of 54 A Rated houses, all thoughtfully organised around courtyards and open space to give this community real character.

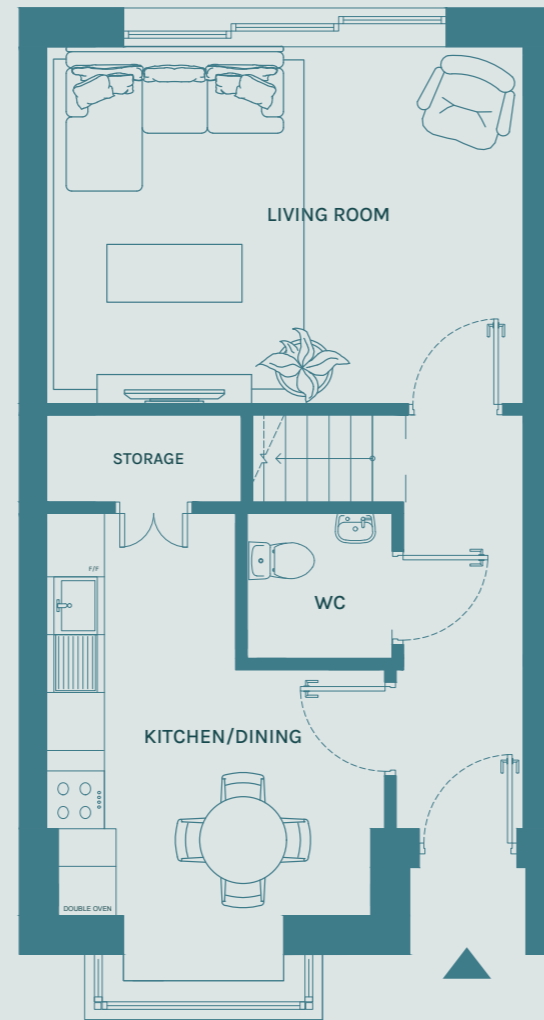
Belcamp Manor provides large open spaces including a purpose built play area with beautiful landscaping throughout.

FIND YOUR NEW HOME



THE BEECHWOOD
 ■ 4 Bedroom

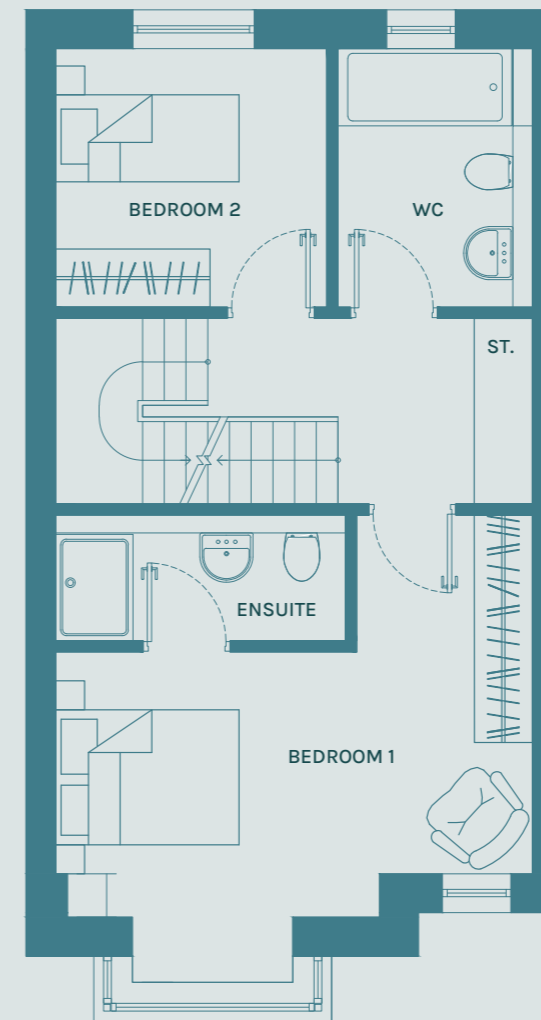
THE BASKIN
 ■ 3 Bedroom + Study



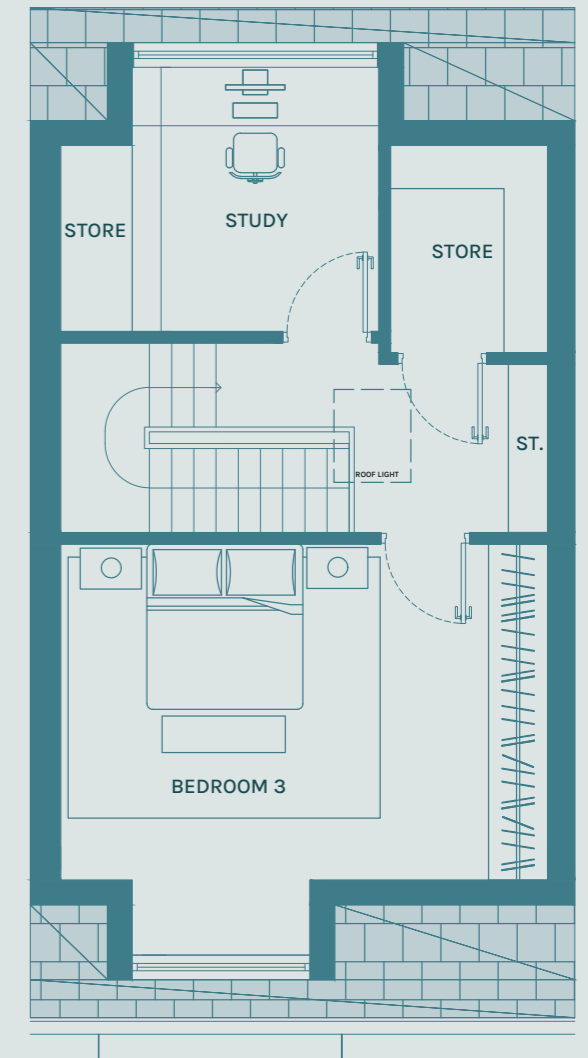
GROUND FLOOR

THE BASKIN

3 Bedroom and Study Homes
131.8 SQM / Sq Ft 1418.7 - Total area



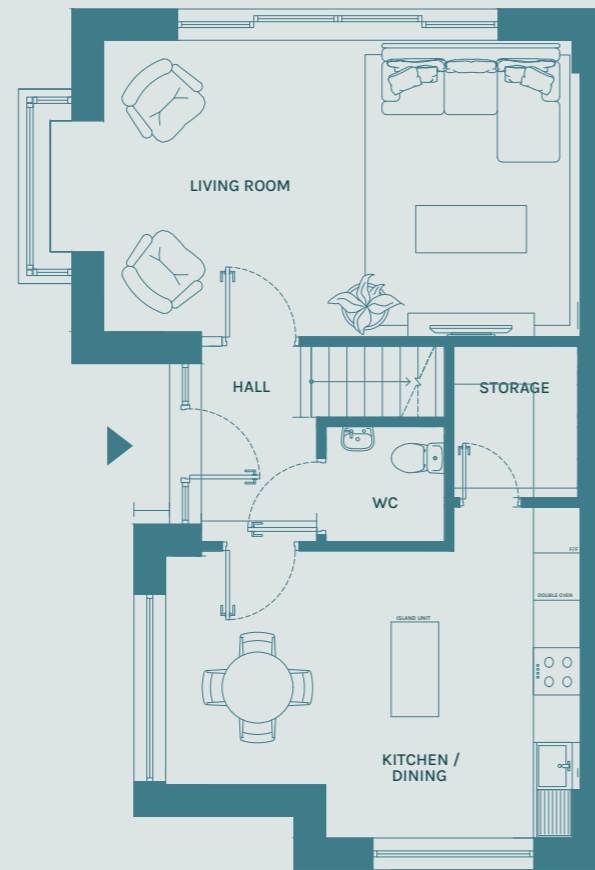
FIRST FLOOR



SECOND FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY. HOUSE SIZES ARE APPROXIMATE AND SUBJECT TO CHANGE.

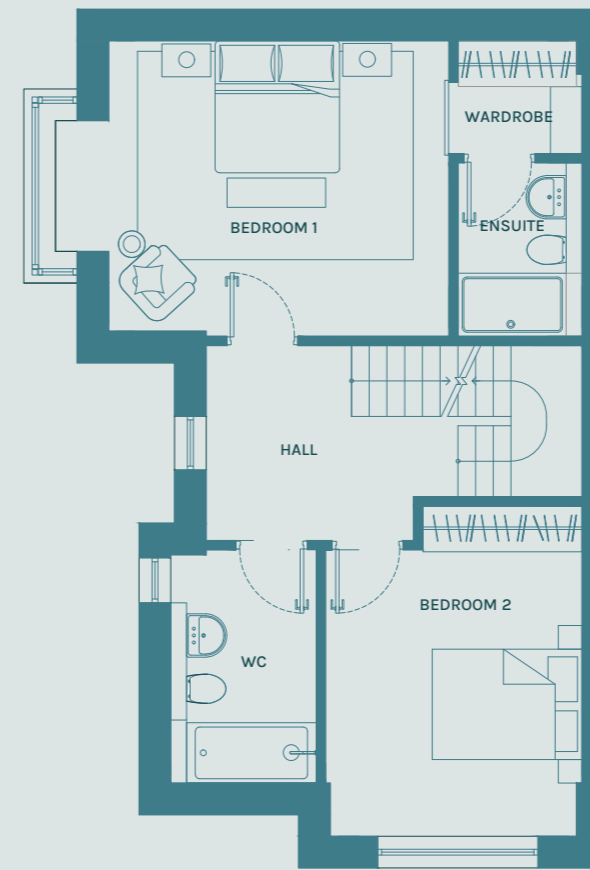
These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure guidance only. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. These particulars and any accompanying documentation and price lists do not form part of any contract and are for measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



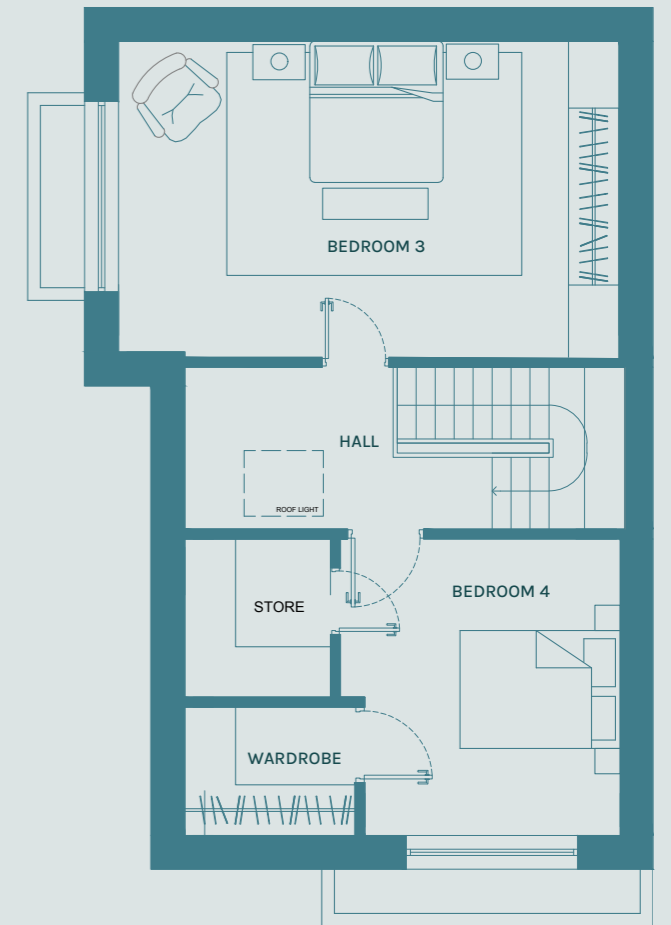
GROUND FLOOR

THE BEECHWOOD

4 BEDROOM HOMES
168.2 SQM / SQ Ft 1810.4 – Total area



FIRST FLOOR



SECOND FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY. HOUSE SIZES ARE APPROXIMATE AND SUBJECT TO CHANGE.

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure guidance only. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. These particulars and any accompanying documentation and price lists do not form part of any contract and are for measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

SPECIFICATIONS

EXTERNAL FINISHES

- Elegant elevations to incorporate a mixture of brick, render with Reconstituted Granite Sills
- uPVC fascia, soffits and gutters
- Front Porch wall light
- Rear Wall light to patio area

INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in neutral colours
- Contemporary skirting and architraves
- Recessed lighting on ground floor, Bathrooms and Ensuites
- 2.7mtr High Ceilings

DOORS AND IRONMONGERY

- Modern style internal doors
- Combined chrome lever door handles, locks and hinges

WINDOWS

- uPVC double glazed windows supplied by Munster Joinery, with multi point locking.
- Front Door - Composite timber door with multi point locking system

KITCHEN

- Contemporary Shaker Style Kitchens.
- Kitchens are fitted with electrical appliances as standard to include: double oven, built in microwave, ceramic hob, intergraded fridge freezer and dishwasher (subject to signing of contracts within 21 days)
- Floor tiles
- Carrara Quartz worktops

UTILITY ROOM

- The utility room comes complete with provisions for washing machine / dryer
- Floor tiles

GARDENS & DRIVEWAY

- Parking with permeable paving
- Rear gardens will be seeded
- Concrete post and timber fencing provided between each garden
- Outside Rear Socket

ELECTRICAL

- Generous and well-designed electrical and lighting specification
- LED down-lighters to kitchen
- Pendant lighting in all bedrooms
- Smoke/Heat and Carbon Monoxide detectors fitted as standard
- Low level thread lighting integrated in stairwell

HEATING AND VENTILATION

- The house boasts a minimum A2 energy rating
- High Efficiency heat pump
- Radiators to all rooms and excellent levels of insulation to the walls, roof and floors

BATHROOMS / EN-SUITES & WC

- Stylish and contemporary sanitary ware in all bathrooms, en-suites and downstairs WC
- Bathroom and en-suite floors are tiled with partly tiled walls and vanity units with large mirror and LED strip lighting
- Heated towel rails are provided in bathrooms and en-suites

WARDROBES

- Luxurious modern fitted wardrobes in all bedrooms

GENERAL

- Timber construction

BUILDING GUARANTEE

- 10 year Homebond Structural Guarantee



PROFESSIONAL TEAM



SELLING AGENT

Knight Frank Dublin
Estate Agents
20-21 Pembroke Street Upper,
Dublin 2
01-2374500
www.knightfrank.ie
PSRA Licence No. 001880



ENGINEERS

OCSC
9 Prussia Street
Dublin 7
www.ocsc.ie



SOLICITOR

RDJ Solicitors
The Exchange, George's
Dock, International Financial
Services Centre, Dublin 1
www.rdj.ie



ENGINEERS

RM Breen & Associates
M&E Engineers
Unit F2 Centrepoint
Rosemount Business Park
Dublin 11, Co. Dublin
www.rmbreen.ie

DOWNEY

ARCHITECTS

Downey
29 Merrion Square N
Dublin 2
D02 RW64
www.dwny.ie

BEAKONSHAW

DEVELOPER

Beakonshaw
25a Shaws Lane
Bath Avenue
Dublin 4
www.beakonshaw.com

BEAKONSHAW

ABOUT BEAKONSHAW

Beakonshaw is a new forward-thinking developer committed to making positive changes to the Irish housing market.

We are building fantastic homes in great commuter locations around Dublin, Wicklow and Kildare.

Our experienced team has decades of home building experience. Together we are rethinking home building and buying from the customer's point of view, to offer more options and much more opportunity.

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure guidance only. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. These particulars and any accompanying documentation and price lists do not form part of any contract and are for measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.