

BALMOSTON

Donabate

*Love where
you live*



Comhairle Contae
Fhine Gall
Fingal County
Council



Glenveagh
Home of the new.





BALMOSTON IN DONABATE

Glenveagh is pleased to introduce Balmoston, a striking new collection of beautifully designed family homes in Donabate.

Balmoston perfectly combines modern, stylish living with a wide range of excellent amenities and all the convenient transport links of northeast county Dublin, in a welcoming, well-established community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where
you live*

LOVE
A PLACE OF
YOUR OWN
LIVE
CONNECTED TO
YOUR COMMUNITY



BALMOSTON IN DONABATE

BER A1 A2

LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Balmoston home is built with you in mind. Whatever you want — space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will 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 in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



For illustrative purposes only.



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A-Rated Specs and Standards

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



For illustrative purposes only.

LOVE COASTAL COMFORTS LIVE MAKE MEMORIES

Balmoston offers a wealth of family-friendly activities close by.

One of the most welcome aspects of living in a small coastal community is the careful consideration and focus that has been given to green spaces and beautifully landscaped areas. It's an environment perfect for starting a new routine of daily or weekend walks with the kids such as Donabate or Portrane beach, the Donabate Cliff Walk, Newbridge House & Farm or a visit to Turvey Nature Reserve.



BALMOSTON IN DONABATE

ALL INTERESTS, ALL COVERED, **ALL NEARBY.**

Conveniently located close to Donabate, Balmoston offers quick access to extensive amenities, from shopping to dining out and from sport to social activities for all ages.

Balmoston is a short spin from the Swords Pavilions Shopping Centre, one of Dublin's premier shopping destinations. With over 100 global and national retailers to choose from, the Pavilions' world-class stores offer an unrivalled destination for the best shopping, dining and entertainment, along with an extraordinary program of services. So, whether you're strolling the sandy beaches of northeast Dublin or taking in some weekend retail therapy nearby, virtually everything you need is on your doorstep.



A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Donabate and the surrounding area offers plenty by way of education, with schools available for children of all ages close to Balmoston. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, and Montessori choices in the locality.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Donabate. In fact, you're spoiled for choice with a selection of football and GAA clubs to line out for! Balmoston is also well located for golfing enthusiasts with Donabate Golf Club, a 27-hole golf club, right in the heart of the area.

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

- Rush National School
- St. Joseph's Secondary School
- Lusk Senior National School
- St. Finian's Community College
- Donabate Community College
- Scoil Phadraic Cailíní National School
- Donabate Portrane Educate Together National School
- St. Patrick's Boys National School
- Gaelscoil Na Mara

BALLYMASTONE RECREATIONAL HUB

Balmoston is conveniently located a short stroll from the soon to be, Ballymastone Recreational Hub. Fingal County Council have commenced the development of the hub that will serve the community and surrounding areas for generations to come. The multi-sport recreational hub will offer world-class sports and fitness facilities and will cater to a wide spectrum of interests and age groups across the community.

Ballymastone Recreational Hub features:

- All-weather 8 lane 400m Athletic Track
- Floodlit Grass Sports Pitch (100m x 64m)
- All-weather Pitch (1 GAA/2 Soccer) (150m x 106m)
- Combined Public Skatepark and Playground Facility
- Car Park (191 No. Spaces incl. 20 No. Universally Accessible Spaces)
- Bicycle Parking: 300
- Bleacher seating
- Dedicated Walking and Cycling infrastructure



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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.





BALMOSTON IN DONABATE

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

The tranquil surroundings and second-to-none transport links of Donabate make for a popular and ideal spot to put down roots. Balmoston is just a few minutes away from Donabate, a popular and well-established commuter town in northeast Dublin.

Residents in Balmoston are connected to it all with its convenient location. The train station is conveniently located just a 10-minute walk from the development so you can sit back and enjoy the option of a stress-free commute into the city via fast and frequent bus and train routes. For commuters, the M50 (link to M1) and R132 road links are minutes away. A short drive via the motorway will have you in Dublin City Centre. What's more, a relatively short spin will bring you to the idyllic Newbridge House & Farm, Ireland's best intact Georgian mansion.



Donabate Station - Connolly Station	25 mins
Donabate Station - Pearse Station	35 mins



Dublin Airport	13 mins
Swords Pavilions Shopping Centre	10 mins
Dublin City Centre	35 mins
Donabate Beach	3 mins



Bus Routes via Donabate

- 33B Swords Pavilions to Portrane
- 33T Donabate to Lusk
- 33D Portrane to St. Stephens Green/
Custom House Quay
- 33E Skerries to Dublin Abbey Street





LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

Glenveagh are proud to support the Local Authority Affordable Purchase Scheme in partnership with Fingal County Council.

The Local Authority Affordable Purchase Scheme helps buyers purchase a newly built home at a reduced price. The scheme is aimed at households or individuals who need to bridge the gap between their deposit, their approved maximum mortgage and the market value of the property they would like to purchase.

If you qualify and avail of the equity, the local authority may be able provide up to a maximum of 40% of the market value of your new home in this scheme, in return for the same percentage equity share in the property. This means that if you buy the home at a 20% discount, for example, the local authority will own a 20% stake in your property.

Please note First Time Buyers may be eligible to claim Help-to-Buy which can be used to help you with the deposit you need to purchase a Local Authority Affordable Home.

If a loan is required to fund the purchase of the property it must be taken out with an approved lender. You have the option to redeem or 'buy out' the equity share either partially or fully at any time, but you are not required to do so. However, certain events will prompt the local authority to request repayment of their equity share including a breach of the agreement, the sale of the property or the reaching of the 40 year equity share period.

The minimum amount of redemption payment is €10,000.

To find out about the Local Authority Affordable Purchase Scheme and how you can make your new Glenveagh home more achievable, please visit <https://www.fingal.ie/AffordableHousing>

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Council



How the Local Authority Affordable Purchase Scheme works

Here's how the Local Authority Affordable Purchase Scheme can help you get the keys to your new Glenveagh home. Let's look at two new Glenveagh Homes with different price points as examples of how the scheme could work for you.

Example 1 - (Based on a house with open market value of €425,000)

Minimum sale price:	€325,000
*Typical gross house income:	€73,125
Mortgage amount	€292,000
Deposit:	€32,500
*Claim up to €30,000 of this with Help To Buy	
Monthly Mortgage Repayments:	€1,209
*Based on a 3.5% interest rate	

Example 2 - (Based on a house with open market value of €485,000)

Minimum sale price:	€365,000
*Typical gross house income:	€82,125
Mortgage amount:	€328,500
Deposit:	€36,500
*Claim up to €30,000 of this with Help To Buy	
Monthly Mortgage Repayments:	€1,358
*Based on a 3.5% interest rate	

All figures are for illustrative purposes only.

*T&Cs apply when using the Help to Buy scheme. Find out more at <https://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx>

*Income to be assessed by the Council and exceptions apply. For more information on the affordable purchase scheme, please visit <https://www.fingal.ie/AffordableHousing>

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 homes 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.

Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

How a heat pump works for your home

A heat pump costs a lot less to run than gas or oil, and is a far more efficient way to heat a home.

A heat pump system draws heat from different sources: air, water, or the ground. The heat generated is then distributed throughout the home, and because your home is airtight and uses better insulation it takes less energy to create a comfortable space.

Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.





For illustrative purposes only.

BALMOSTON IN DONABATE

BUILT TO A STANDARD YOU CAN TRUST

Home specifications may vary depending on house type.

External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and / or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

Gardens

- Seeded gardens.

Internal Finishes

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

Electrical & Heating

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point where applicable.

Kitchen

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hardwearing worktops, full hob backsplash & matching upstand.

Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads and bath fittings.

Windows & Doors

- Double glazed windows.
- French two-tone double doors to back garden where applicable.

Wardrobes

- Modern fitted wardrobes in the master bedroom.

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 houses are constructed to provide a high level of airtightness in order to retain heat.

Guarantee

- Each Balmoston home is covered by a 10 year structural guarantee.



For illustrative purposes only.

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REST EASY, YOU'RE HOME.

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





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 each Glenveagh development and are responsible for planting, pruning, cutting, and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability to our doorstep.

Schools

- 1 Rush National School
- 2 St. Joseph's Secondary School
- 3 Lusk Senior National School
- 4 St. Finian's Community College
- 5 Donabate Community College
- 6 Scoil Phadraic Cailini National School
- 7 Donabate Portrane Educate Together National School
- 8 St Patricks' Boys National School
- 9 Gaelscoil Na Mara

Sports Clubs

- 1 Portrane Hockey Club
- 2 Swords Cricket Club
- 3 St. Patrick's Donabate GAA Club
- 4 St. Ita's AFC
- 5 Portrane AFC
- 6 Donabate Golf Club
- 7 Donabate Portrane Tennis Club

Cafes and Restaurants

- 1 Cates Cafe
- 2 Cuppacabana
- 3 An Bacus Beag
- 4 Pasta Castello
- 5 Chungs Chinese Restaurant
- 6 Keelings
- 7 Shoreline Bar & Bistro

Supermarkets

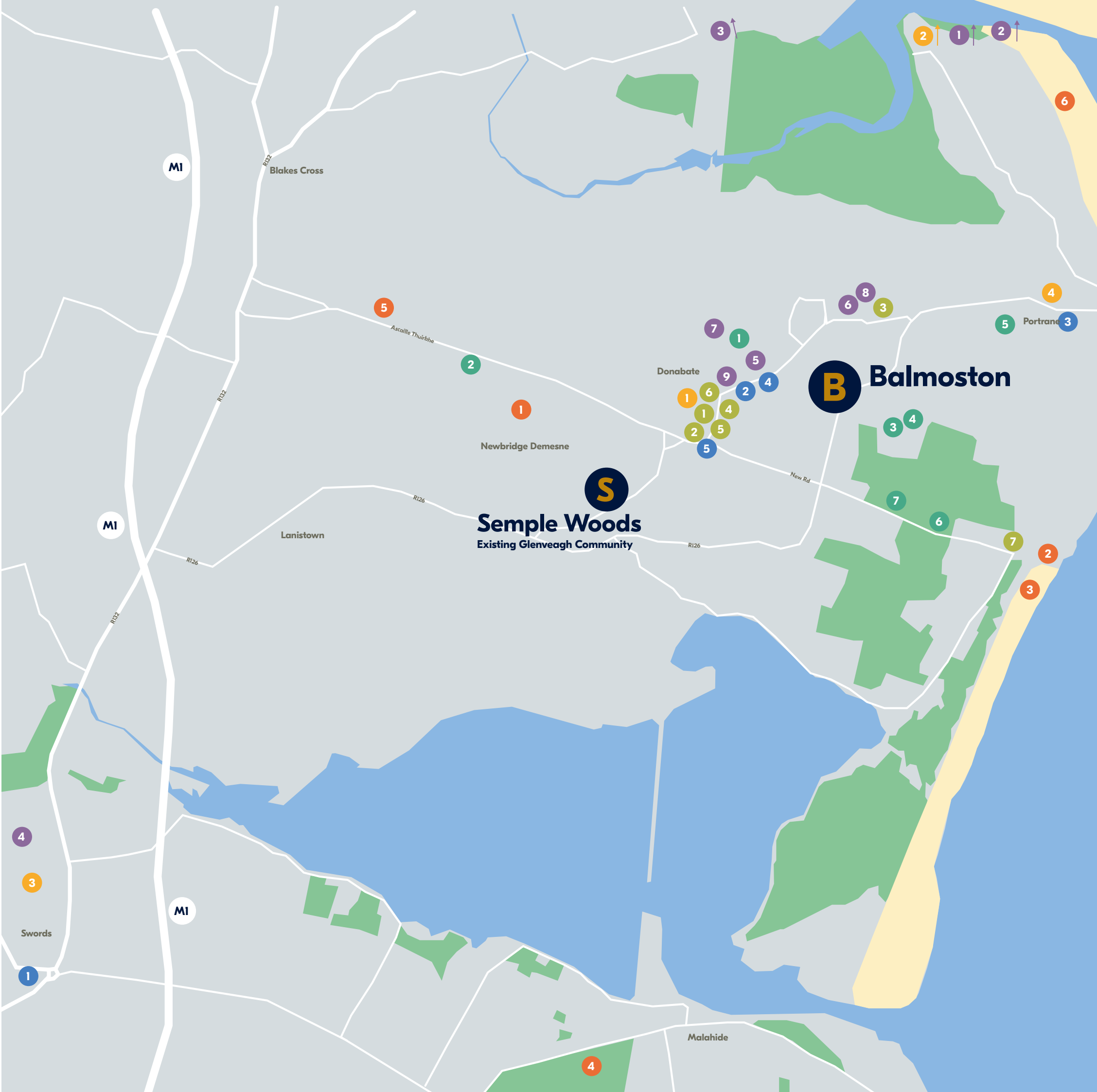
- 1 SuperValu Donabate
- 2 Tesco Superstore
- 3 Aldi
- 4 Grogan's

Places of Interest

- 1 Newbridge House & Farm
- 2 Donabate Portrane Cliff Walk
- 3 Donabate Beach
- 4 Malahide Castle & Gardens
- 5 Turvey Nature Reserve
- 6 Portrane Beach

Transport

- Bus Routes via Donabate
- 1 33B - Swords Pavilions to Portrane
 - 2 33T - Donabate to Lusk
 - 3 33D - Portrane to St. Stephens Green/Custom House Quay
 - 4 33E - Skerries to Dublin Abbey Street
 - 5 Train Station



HOUSE STYLES

Duplexes

- The Cherry**
1 Bed Duplex Apartment |
Second Floor
52 - 76 sqm | 556 - 813 sqft
- The Bramble**
2 Bed Duplex Apartment |
Ground or Second Floor
81 - 108 sqm | 877 - 1,166 sqft
- The Apple**
2 Bed Duplex |
Ground + First Floor
86 - 92 sqm | 925 - 989 sqft
- The Buckthorn**
3 Bed Duplex Apartment |
Second Floor
95 - 108 sqm | 1,019 - 1,162 sqft
- The Laurel**
3 Bed Duplex | Ground + First
Floor/ First + Second Floor
106 - 123 sqm | 1,142 - 1,329 sqft

2 Bed Homes

- The Hazel**
2 Bed Mid Terrace
81 sqm | 871 sqft
- The Maple**
2 Bed Mid Terrace
87 sqm | 936 sqft

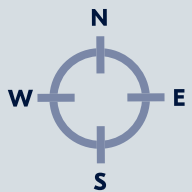
3 Bed Homes

- The Poplar**
3 Bed End Terrace
97 sqm | 1,045 sqft
- The Cedar**
3 Bed End Terrace
105 - 107 sqm | 1,128 - 1,142 sqft
- The Holly**
3 Bed Mid Terrace
108 - 109 sqm | 1,159 sqft
- The Beech**
3 Bed Semi Detached | Detached
117 - 122 sqm | 1,258 - 1,305 sqft

- The Birch**
3 Bed End Terrace
119 sqm | 1,278 sqft

4 Bed Homes

- The Elm**
4 Bed Semi Detached
149 sqm | 1,601 sqft
- The Fir**
4 Bed Detached
164 sqm | 1,770 sqft



BALMOSTON



FUTURE DEVELOPMENT

EXISTING DEVELOPMENT

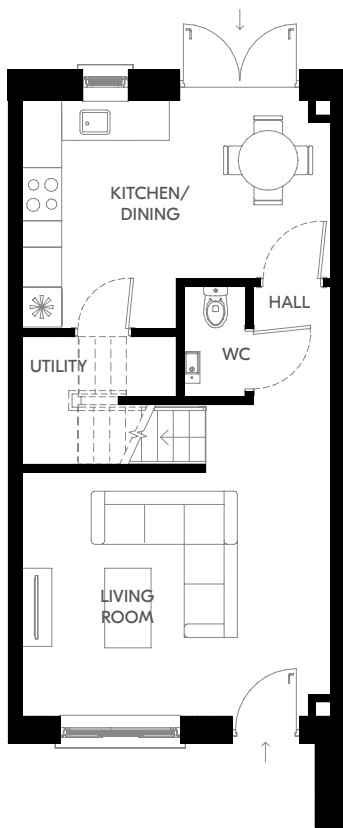
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EXISTING DEVELOPMENT

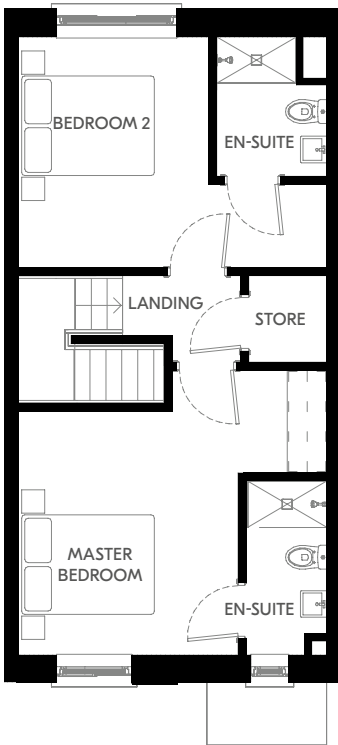
Love where you live

THE MAPLE

2 Bed Mid Terrace
87 sqm | 936 sqft



Ground Floor



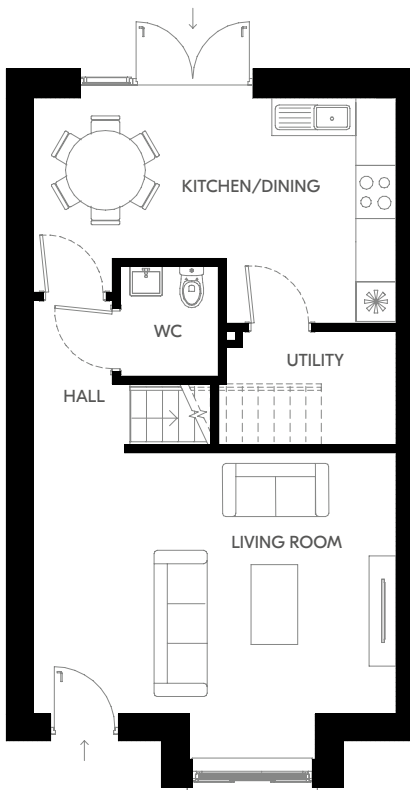
First Floor

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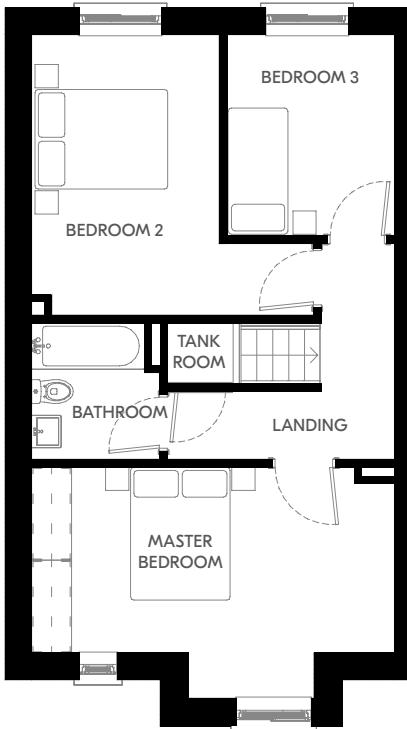
For illustrative purposes.

THE CEDAR

3 Bed End Terrace
105 - 107 sqm | 1,128 - 1,142 sqft



Ground Floor



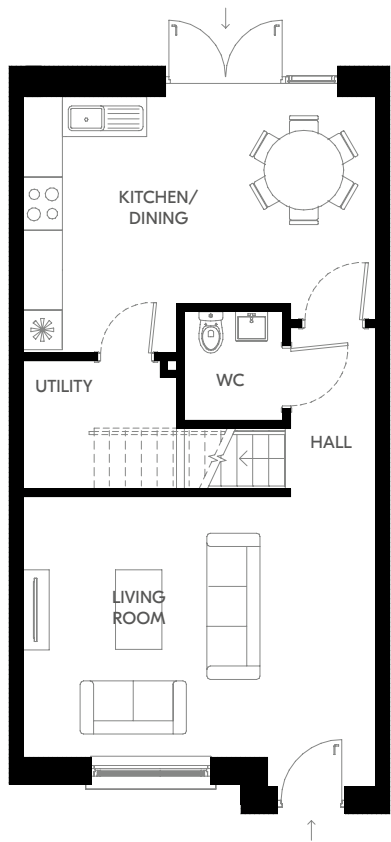
First Floor

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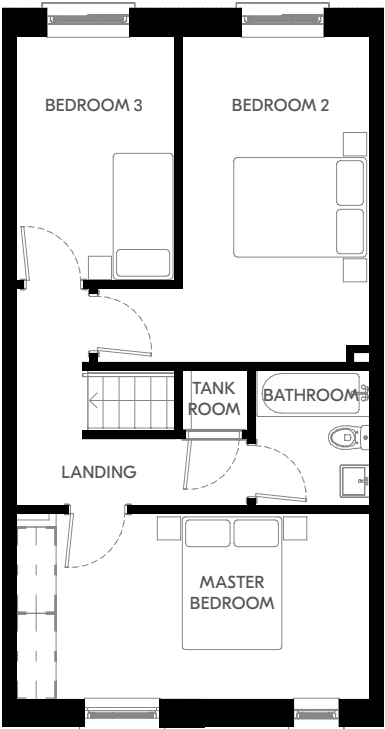
For illustrative purposes.

THE HOLLY

3 Bed Mid Terrace
108 - 109 sqm | 1,159 sqft



Ground Floor



First Floor

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Selling agent



01 634 2466

PSRA Licence: 001880

Developer: **Glenveagh Homes**

Architect: **Doran Cray Architects**

Solicitor: **Mason Hayes Curran**

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