

AUBURN WOODS

LITTLE AUBURN

MALAHIDE

PLANS BROCHURE



Close to the historic tree-lined avenue that forms the entrance to Auburn Woods, Little Auburn is a defined enclave of family houses and duplex apartments situated adjacent to the large shared open space of the east paddock, with a backdrop of mature trees.

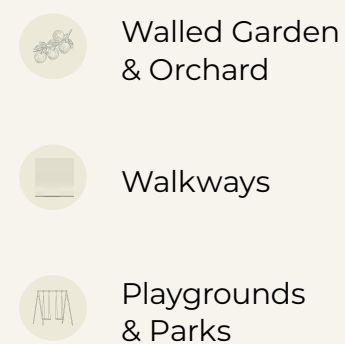
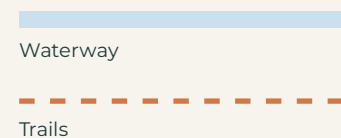
The houses in Little Auburn are two or three storeys, arranged in short mews-style streets with open plan front gardens with parking spaces and private rear gardens. The apartments are located in a three-storey block, and all have private gardens or balconies.

Next to the apartment is the Auburn Woods creche. Catering for 44 children, this is housed in a separate building and has its own outdoor play area.

WELCOME TO YOUR SERENE SANCTUARY



LITTLE
AUBURN



VIRTUAL
TOUR



WOODLAND

AUBURN HOUSE

LITTLE AUBURN

MAIN
ENTRANCE



- 2 bedroom
- 3 bedroom
- 4 bedroom
- Apartments
- Duplex & Lofts



VIRTUAL
TOUR



The site plan is indicative
only and subject to change

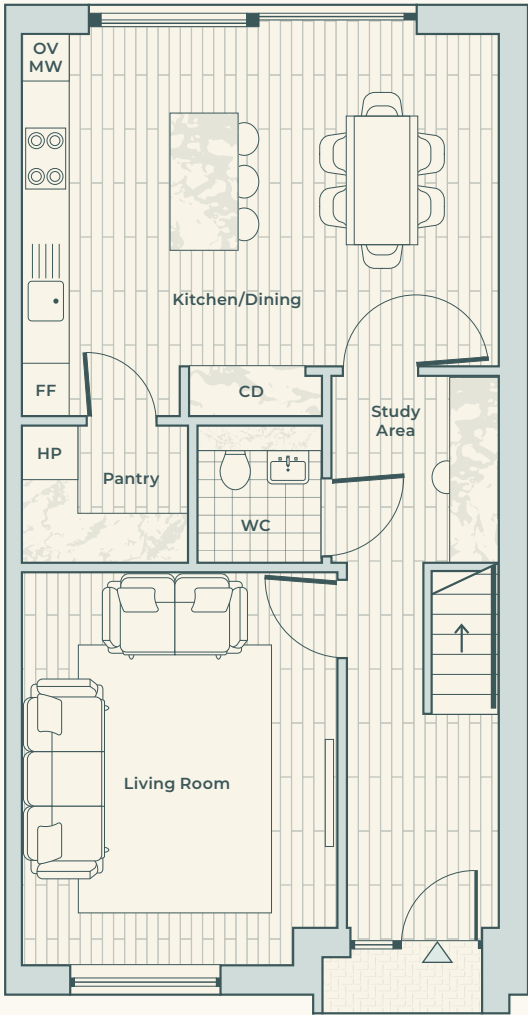
DUBLIN ROAD

C 2

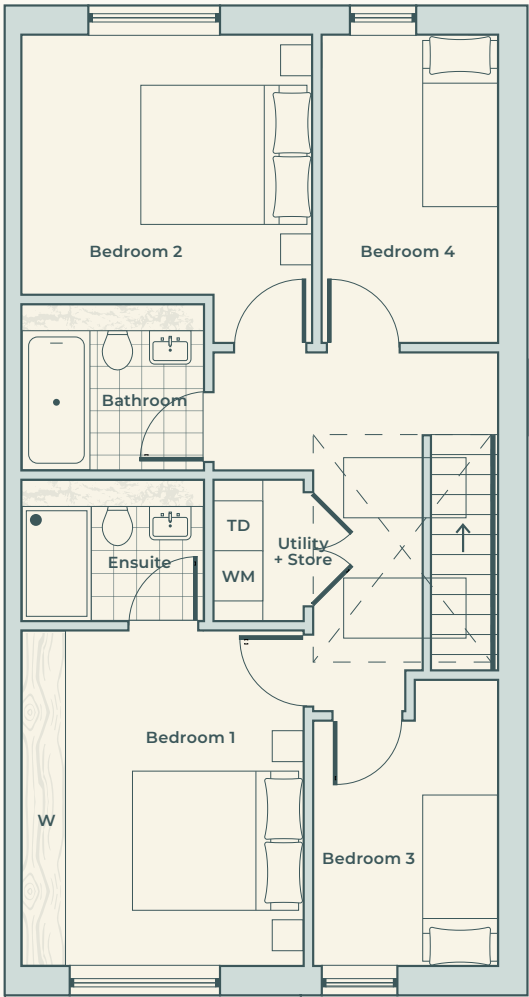
FOUR BEDROOM
TWO STOREY HOME

126 sq.m - 127 sq.m

GROUND FLOOR



FIRST FLOOR



KEY

- FF

WM

TD

HP

CD

W

OV

MW

△
- Fridge Freezer

Washing Machine

Tumble Dryer

Heat Pump

Coffee Dock

Wardrobe

Oven

Microwave

Entrance
- ⊠
- Roof lights

Void



VIRTUAL
TOUR

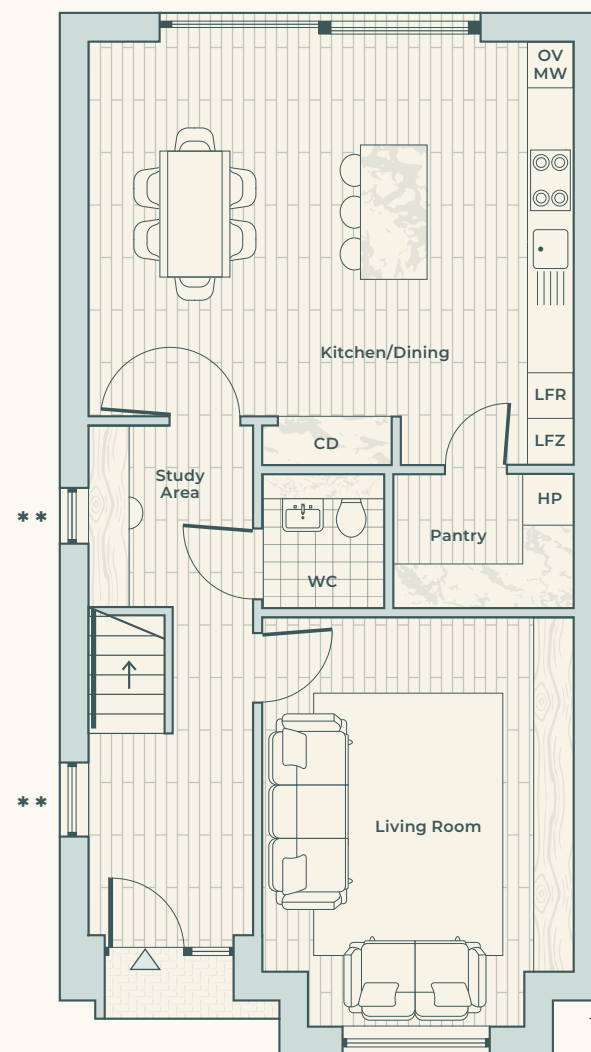


$$E/E_1/E_2$$

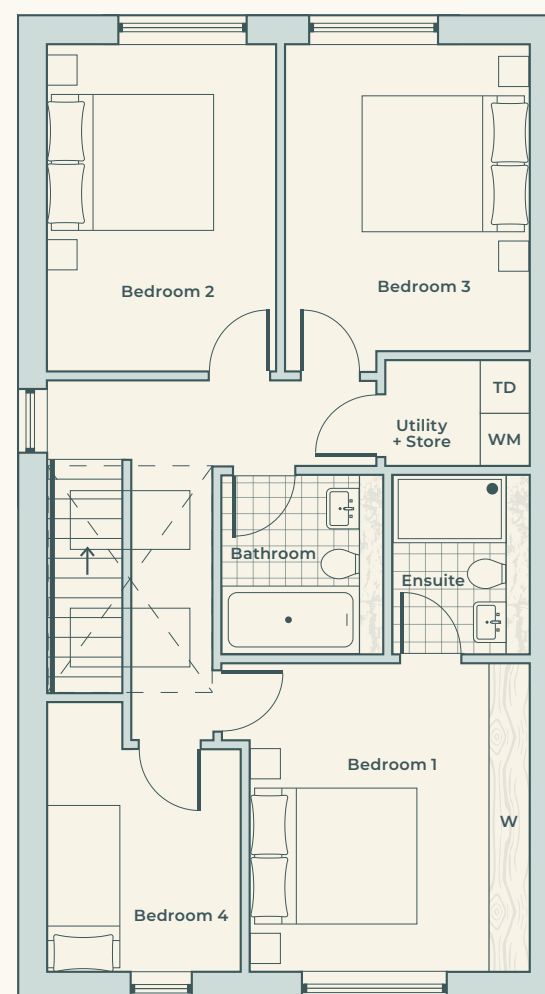
FOUR BEDROOM
TWO STOREY HOME

136 sq.m - 137 sq.m

GROUND FLOOR



FIRST FLOOR



KEY

LFR	Larder Fridge
LFZ	Larder Freezer
WM	Washing Machine
TD	Tumble Dryer
HP	Heat Pump
CD	Coffee Dock
W	Wardrobe
OV	Oven
MW	Microwave

△ Entrance

Roof lights

Void

- ** E/E2 type do not feature windows



Computer-generated images are indicative only.

VIRTUAL
TOUR



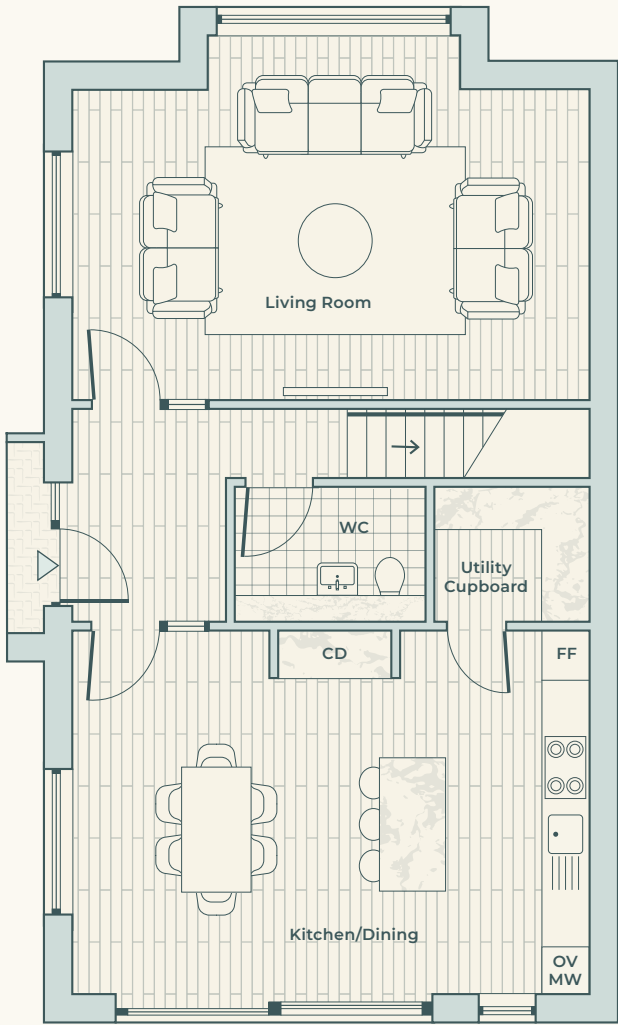
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FOUR BEDROOM

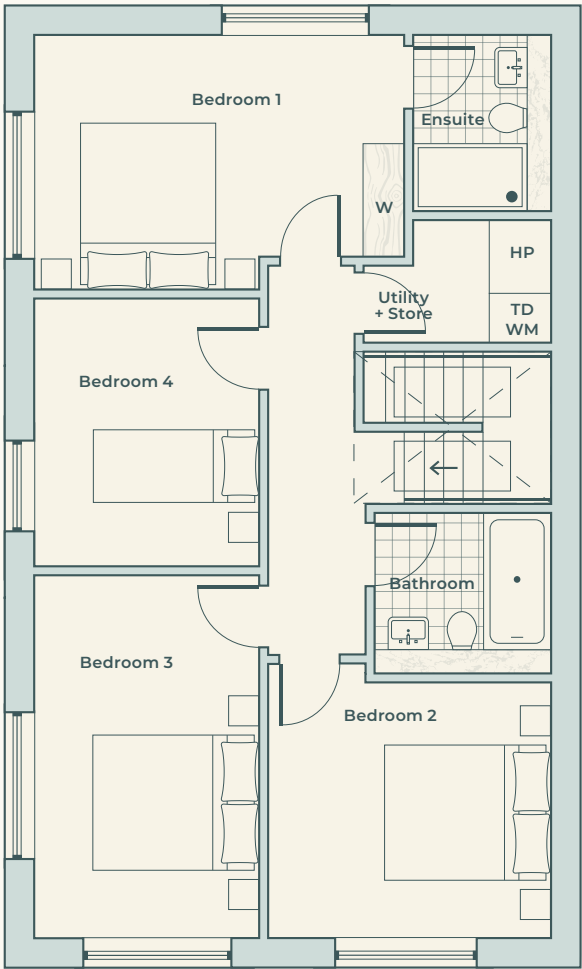
TWO STOREY HOME

145 sq.m - 148 sq.m

GROUND FLOOR



FIRST FLOOR



KEY

- FF

Fridge Freezer

WM

Washing Machine

TD

Tumble Dryer

HP

Heat Pump

CD

Coffee Dock

W

Wardrobe

OV

Oven

MW

Microwave

△

Entrance
- Roof lights

⊗

Void



Computer-generated images are indicative only.

VIRTUAL
TOUR



G/G 1
G 2/G 3

FOUR BEDROOM
TWO STOREY HOME

156 sq.m

KEY

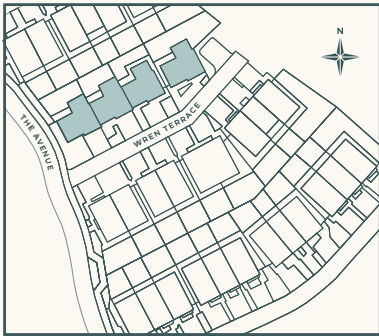
- LFR Larder Fridge
- LFZ Larder Freezer
- WM Washing Machine
- TD Tumble Dryer
- HP Heat Pump
- CD Coffee Dock
- W Wardrobe

△ Entrance

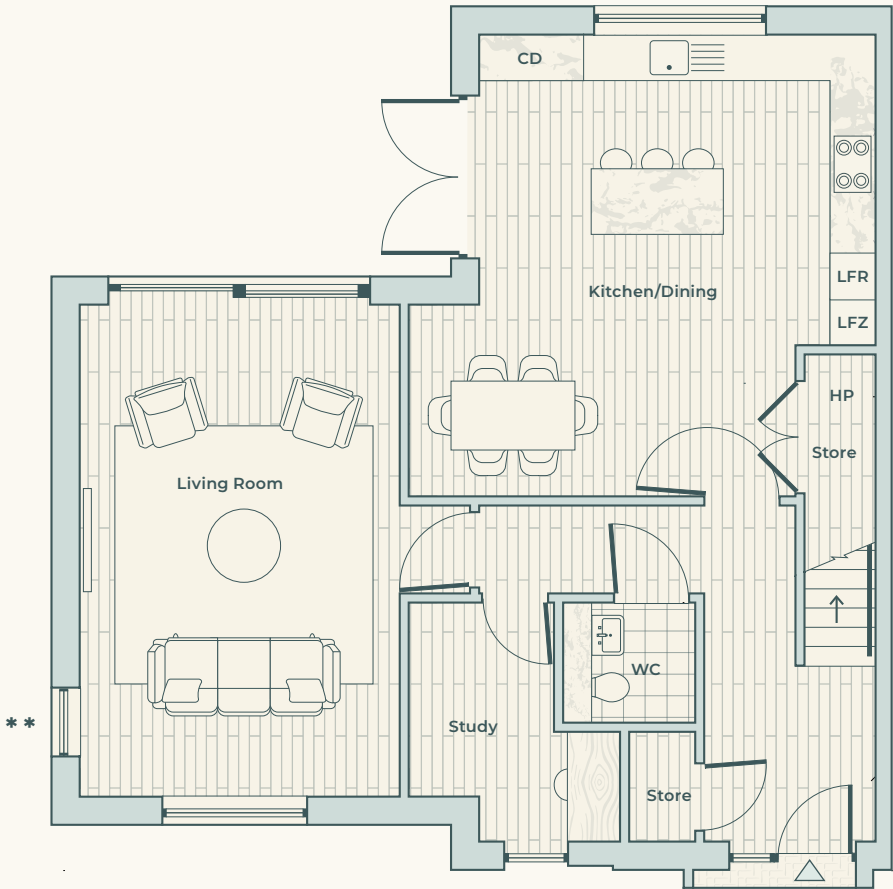
□ Roof lights

⊠ Void

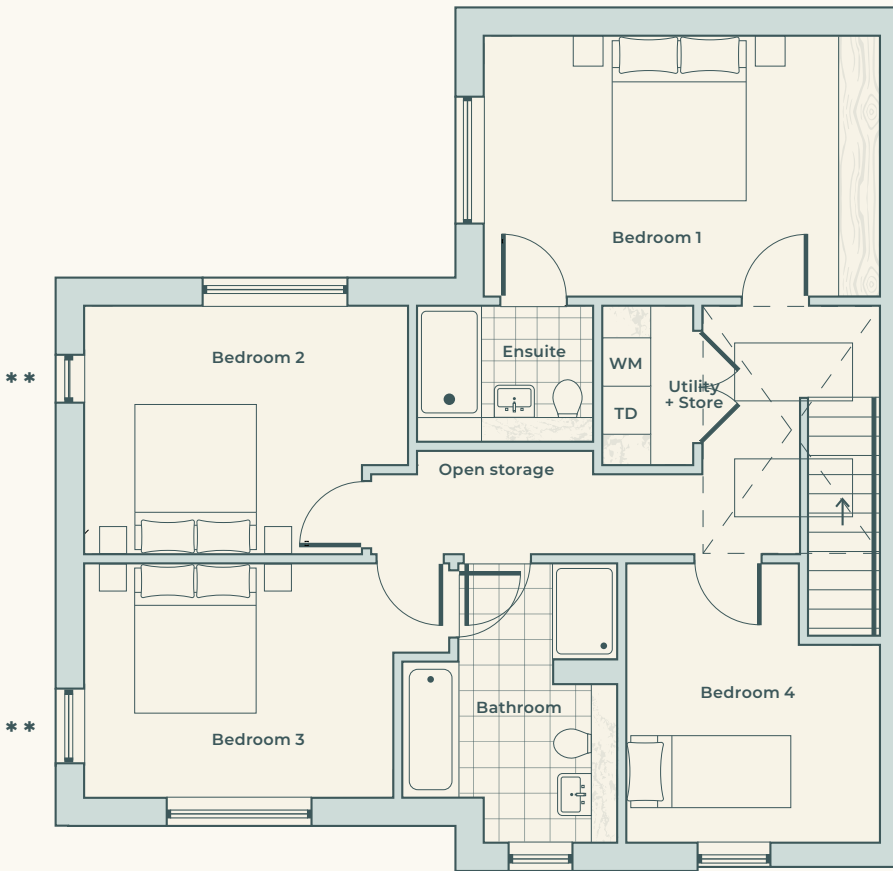
** G/G2/G3 type
do not feature windows



GROUND FLOOR



FIRST FLOOR



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VIRTUAL
TOUR

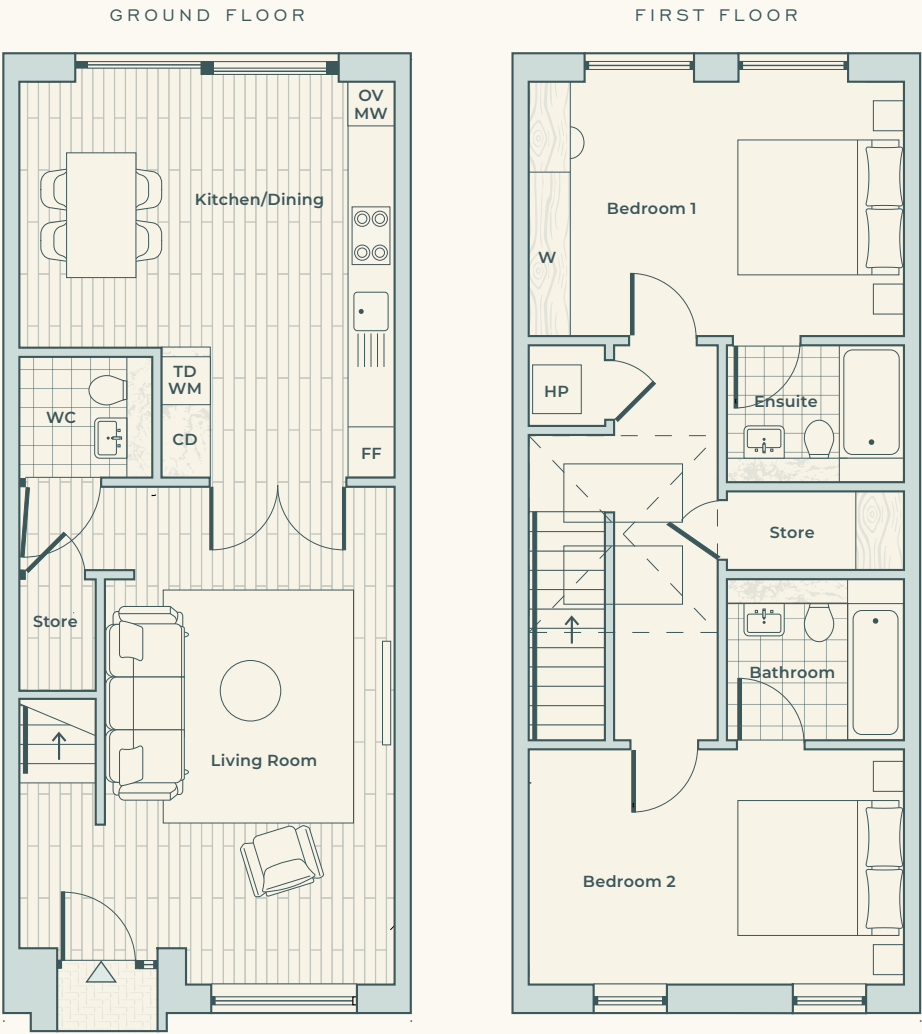


H

TWO BEDROOM

TWO STOREY HOME

103 sq.m



KEY		
FF	Fridge Freezer	
WM	Washing Machine	
TD	Tumble Dryer	
HP	Heat Pump	
CD	Coffee Dock	
W	Wardrobe	
OV	Oven	
MW	Microwave	
△	Entrance	
		Roof lights
		Void



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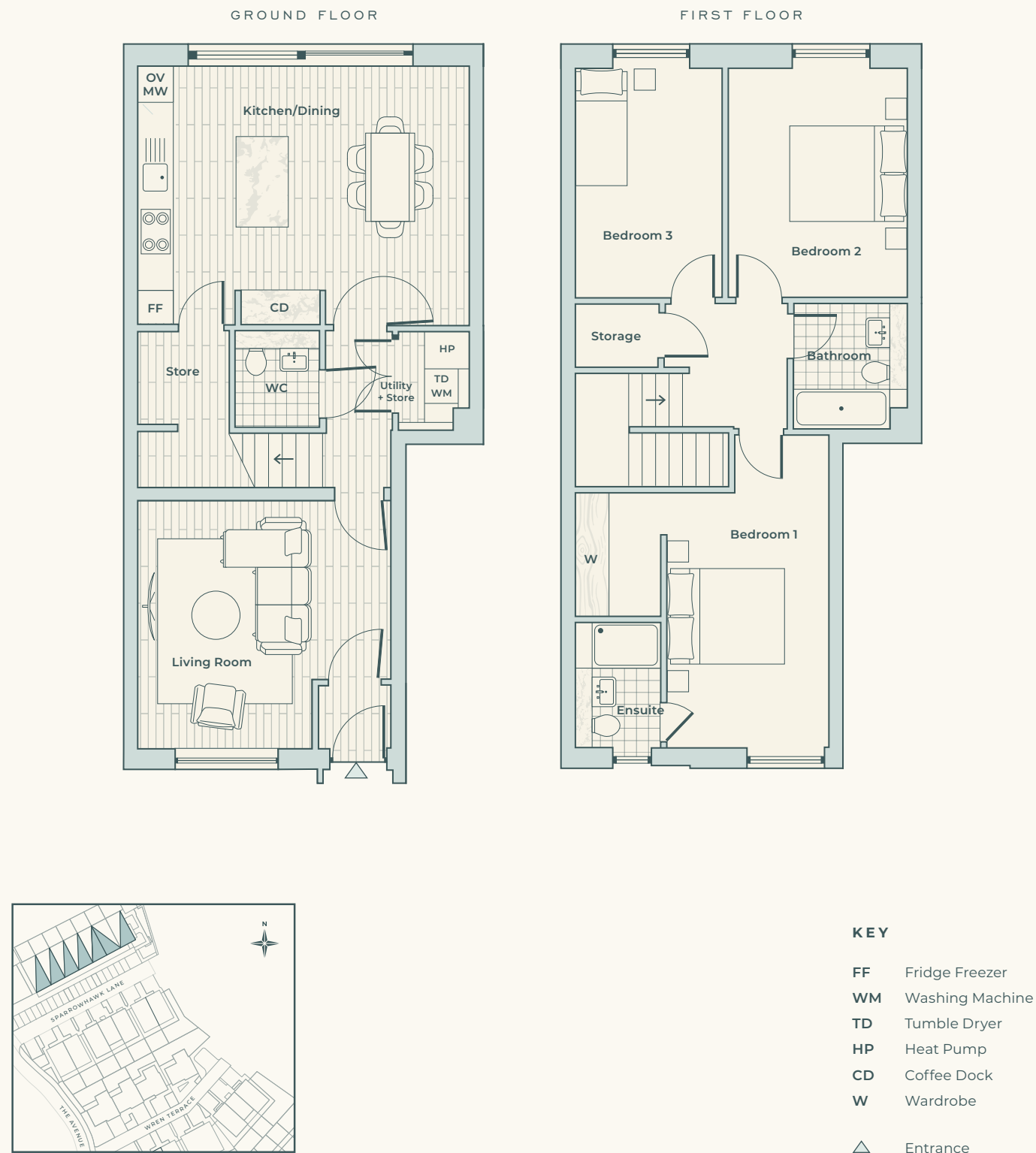
VIRTUAL
TOUR



MEWS

THREE BEDROOM
TWO STOREY HOME
121 sq.m - 132 sq.m

MEWS HAVE A PRIVATE GARDEN



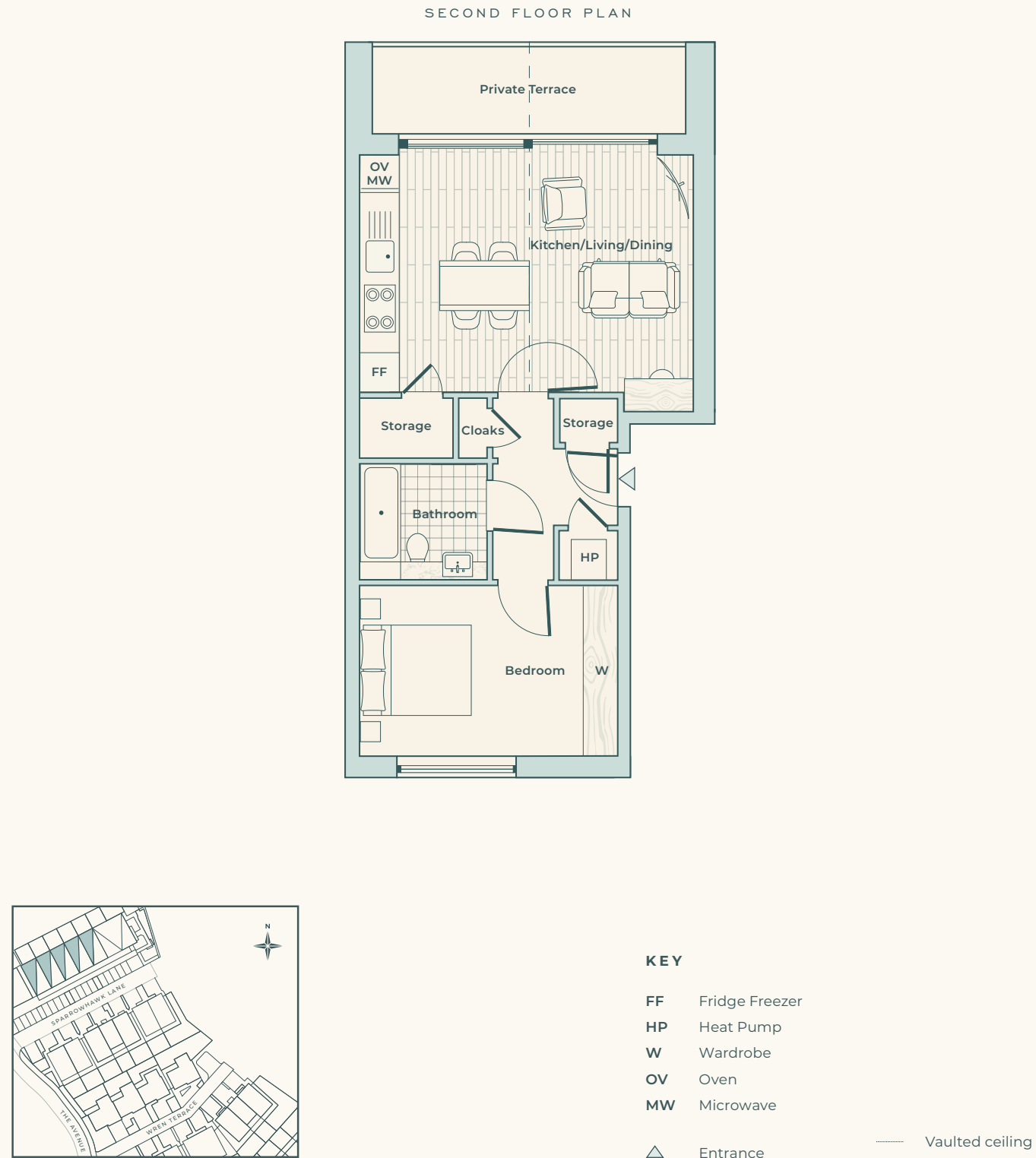
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LOFTS

ONE BEDROOM
LOFT APARTMENT
53 sq.m

LOFTS HAVE A PRIVATE TERRACE



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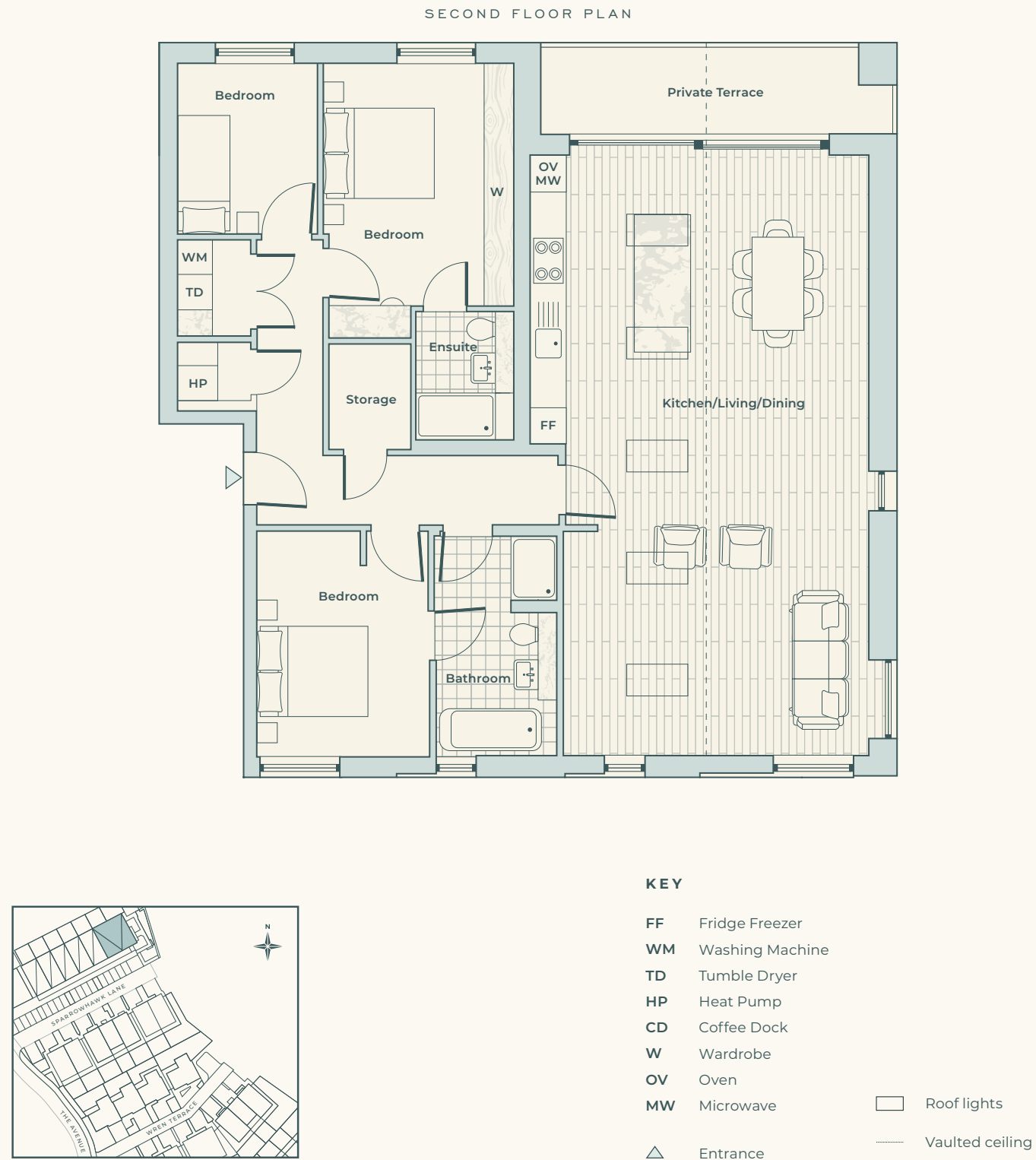
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LOFTS

THREE BEDROOM
LOFT APARTMENT
126 sq.m

LOFTS HAVE A PRIVATE TERRACE



VIRTUAL
TOUR



SPECIFICATION

THE ‘HOLLYBROOK FINISH’

Setting ourselves apart from others, all Hollybrook homes come with:

- Each home has been carefully architecturally designed for modern family living
- Integrated bosch branded appliance pack within luxurious kitchen including:
 - Oven
 - Microwave
 - 800mm wide hob
 - Extractor
 - Fridge Freezer
 - Dishwasher

— 20mm thick Quartz worktop with 100mm high upstand and full height upstand behind hob

- Fully fitted floor finishes:
 - High quality Oak effect wood flooring to ground floor
 - Luxury carpet to bedrooms, stairs and landings
 - High quality porcelain tiling to WC, Bathroom and Ensuites

- Conversion* friendly attics
 - Open walk around storage
 - Floors boarded
 - Drop down ladder
 - Velux style glazed roof windows to provide natural light
 - Power, lighting and data supply

— Feature vaulted ceilings and glazed roof lights over staircases to houses

BUILDING WARRANTY

Each Hollybrook home is covered with a 10-Year HomeBond Warranty



SUSTAINABILITY AND ENERGY EFFICIENCY

- BER A-Rated Homes incorporating renewable technology to lower energy costs
- Energy efficient air source heat pumps for heating and hot water
- Sustainable timber frame construction
- Energy saving LED light fittings throughout
- Centralised Mechanical Extract Ventilation for control of the homes ventilation requirements
- High performance external walls with a U-Value of 0.18W/m2K
- All homes constructed to provide high level of air tightness to a standard that exceeds building regulations

— Power and pre-wired for EV car charging

MEWS HOUSES

EXTERNAL FEATURES

- Combination of high-quality brick and render finishes
- High performance double glazed stylish black uPVC windows
- Feature high performance multi locking entrance door and hardwood screen
- Tall Aluminium sliding screen to private rear gardens

KITCHENS

- Bespoke designed contemporary Micro Shaker kitchens
- Coffee dock with reeded glass units and integrated LED lighting
- Large kitchen island with feature fluted finish
- Quartz worktop
- Soft close doors and drawers
- Integrated appliances
- Large undermount stainless steel sink
- Matt black monobloc mixer tap
- LED undercabinet lighting

FIRST FLOOR LAUNDRY AREA

- Additional countertop
- Services for washing machine and tumble dryer

WALK IN PANTRY (TO SELECTED HOME STYLES)

- Feature reeded ‘Crittall’ style door
- Large walk-in pantry with open shelving and feature lighting

BATHROOM & ENSUITES

- Luxurious and contemporary designed bathrooms and ensuites providing
 - High quality single lever matt black wash hand basin taps with matching bath and shower fittings
 - Showers over all baths with glazed screen
 - Contemporary Porcelanosa porcelain stone effect wall tiling to selected walls
 - Contemporary Porcelanosa porcelain stone effect floor tiling with tiled skirting
 - Large mirrored cabinet with integrated tooth brush/shaver socket
 - Single ended bath with wall mounted taps and shower fitting (to bathrooms)
 - Extra large low-profile shower tray
 - WC with concealed cistern, Eco-friendly dual flush plate and soft close seat
 - Semi recessed wash hand basin
 - Luxury matt black ladder towel rail
 - Illuminated storage niche under sink



WARDROBES

- Contemporary Micro Shaker wardrobes provided to master bedroom with interior lighting

INTERIOR FINISHES

- 2650mm high ceilings to ground floor
- 2550mm high ceilings to first floor
- Fully fitted floor finishes
- Smooth finish to all walls and ceilings, painted in white emulsion
- All joinery painted in white satin wood
- Square edge with feature shadow gap skirting board painted in white satinwood
- Square with feature shadow gap architrave painted in white satinwood
- Shaker style painted internal doors with contemporary matte black ironmongery
- Shaker style glazed painted internal door to kitchen/dining room

HEATING

- Heating and hot water by energy efficient air source heat pumps
- Heating zones provided to each floor
- Radiator panel heating with individual thermostatic valve controls

ELECTRICAL & MEDIA

- Lighting
 - Energy efficient warm white LED downlights to kitchen, bathroom and ensuites
 - Pendants to living rooms, dining areas, hallways and bedrooms
 - Energy efficient external lights

- Power and switches
 - Multi gang switch for appliances
 - Power and pre-wired for EV car charging
 - USB Sockets provided in kitchen
 - USB Sockets provided to either side of the master bed

- TV
 - TV system installed to allow free to air digital TV and allow for future installation of Satellite TV by purchaser.*
 - TV point to all Bedrooms
 - TV point to Living Room
 - TV point to Kitchen/Dining Room
 - TV supply in attic

- Data
 - Homes CAT 6 wired from utility cupboard to provide data to designated points around house.*
 - Data point to main TV in living room
 - Data point to study area
 - Data point to hall
 - Data point to all bedrooms
 - Data supply in attic

SECURITY & SAFETY

- Mains powered smoke detectors to hallways, kitchen, living room and bedrooms.
- Heat detector to kitchen

FRONT & REAR GARDENS & LANDSCAPING

- All homes with private gardens
- 1800mm high timber fencing between gardens with rear access to gardens.
- External rear water tap
- Topsoil and seeded rear garden
- Power and pre-wired for electrical point for car charging

CAR PARKING

- Two allocated private car parking spaces to 3 & 4 bedroom homes
- One allocated private car parking to 1 & 2 bedroom homes

COMPLETION & HANDOVER

- Comprehensive handover pack will be included with the sale of each house

LANDSCAPING & EXTERNAL AMENITY SPACE

- The exterior and public spaces of the neighbourhood have been designed by award winning Landscape Architects and include the following features:
 - Historic walled garden
 - Almost 1000 new trees planted throughout the neighbourhood
 - Natural wild flower and native species of planting
 - Two playgrounds with play equipment in the centre of the neighbourhood
 - 12.5 acres of open space in centre of historic estate
 - Woodland walk
 - Ecological zone with Bug and Insect Hotels
 - Bird boxes around the neighbourhood to encourage biodiversity

**Professional advice from architect and engineer prior to any conversion is required*



CONTACT US

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BER Certificates will be supplied at contracts stage.

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