



DOLMEN LANE

BRENNANSTOWN

A HOME FOR TODAY IN A
TIMELESS SETTING

WELCOME TO DOLMEN LANE

Dolmen Lane is a thoughtfully designed neighbourhood of 2, 3 & 4-bedroom houses and duplexes located in Brennanstown, South County Dublin.

Where architecture, nature and connectivity come together to create homes that work for today and stand the test of time. A place made for people, shaped to grow with its community.





MADE FOR YOUR EVERY DAY

Where your day starts well

From school runs to fresh coffee and everyday essentials, Dolmen Lane makes the simple things easier. With childcare, cafés and shops just minutes from your front door, everything you need is always close by.



ROOM TO LIVE, SPACE TO GROW



Space to explore

Dolmen Lane offers more than just open space. It's a place for connection, play and everyday moments that make life feel better. With green parks, trail walks, landscaped communal areas and places to unwind, there's always room to move.

Beckett Park: A vibrant local park with a playground and all-weather sports pitches. Perfect for everyday adventures.

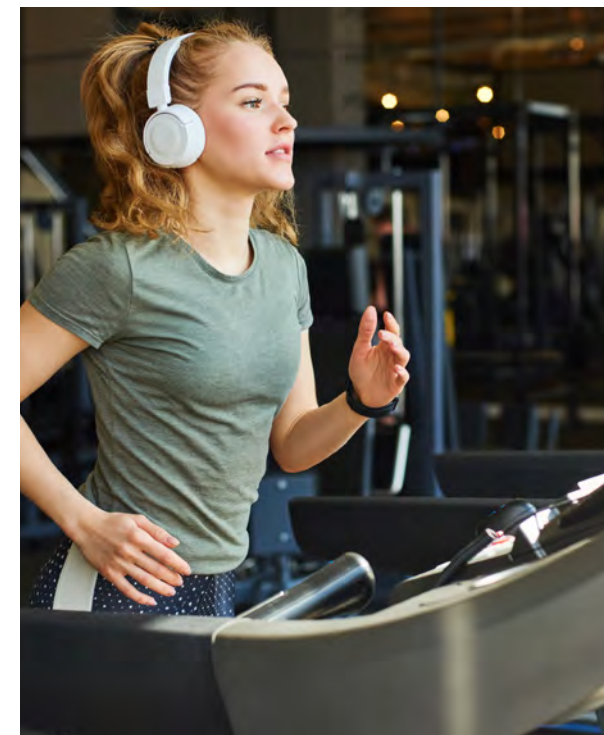
Tully Park: A place to wander, explore and play, with heritage trails, natural green space and a café coming soon.

Ticknick Park: Spacious pitches, child-friendly cycleways and open areas for kids to roam and families to relax.





DOLMEN LANE



Whether it's a morning run, a mountain hike or a weekend swim, staying active comes naturally at Dolmen Lane.

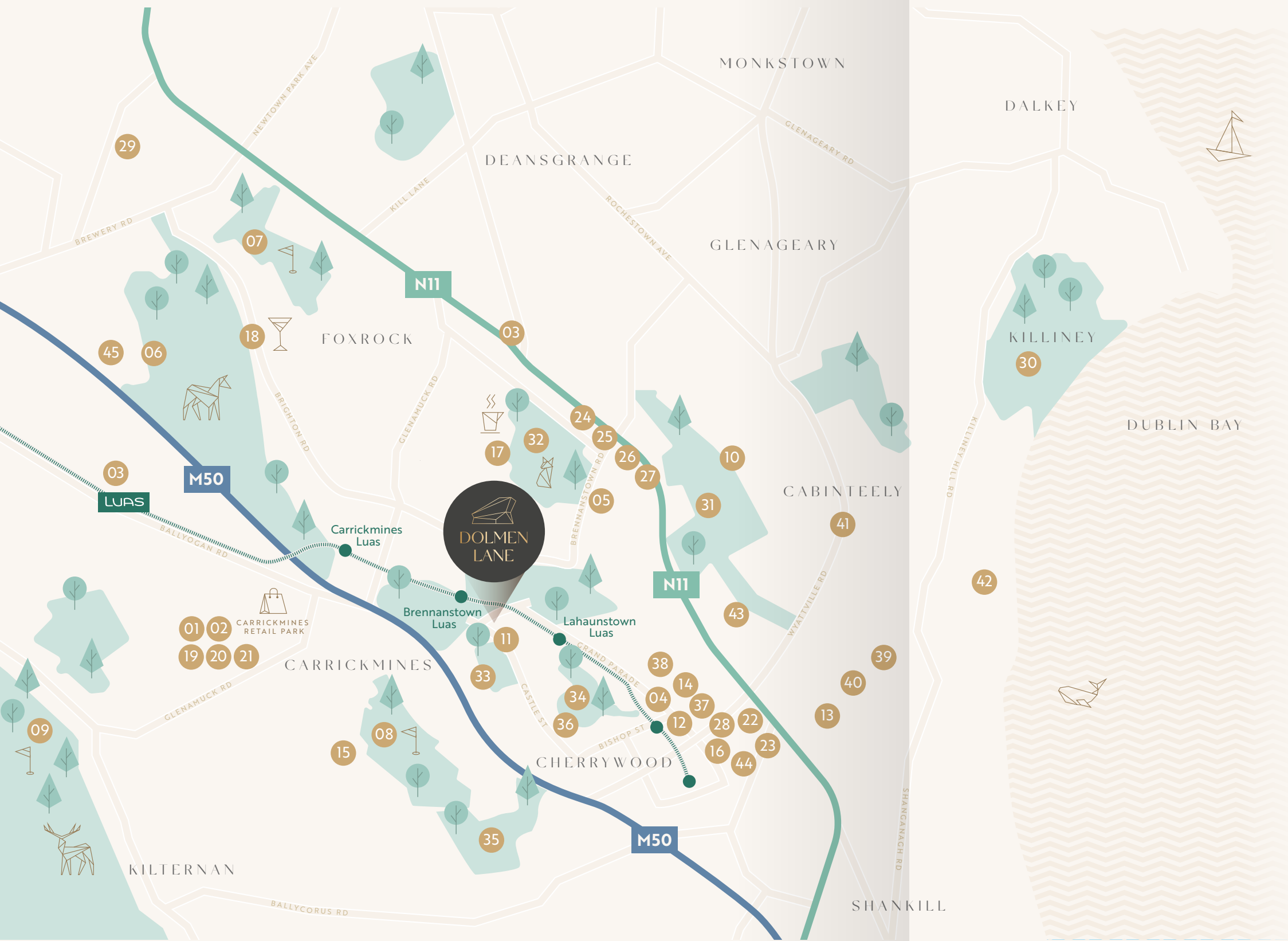
STAY
ACTIVE,
STAY
INSPIRED



The Dublin Mountains and Ticknock Forest offer miles of trails, sweeping views and space to move. For a change of pace, Killiney Beach and the 40 foot are just a short drive away. These scenic coastal spots offer a refreshing balance to busy city life.

Closer to home; gyms, pools and running clubs make it easy to stay active. With walkable routes, greenways and nearby sporting hubs like Leopardstown Racecourse and Golf Club and Westwood gym, everything is within reach.

A NEIGHBOURHOOD THAT HAS IT ALL



Retail

- 1. Carrickmines Retail Park
- 2. Boots Pharmacy
- 3. Dunnes Stores
- 4. Tesco Express
- 5. Doyle's Nursery & Garden Centre

Sports & Leisure

- 6. Leopardstown Racecourse
- 7. Foxrock Golf Club
- 8. Carrickmines Golf Club
- 9. Stepside Golf Centre
- 10. Cabinteely GAA
- 11. Cherrywood Tennis Club
- 12. TRIB3
- 13. DLR Leisure
- 14. PILAT3S
- 15. Carrickmines Equestrian Centre
- 16. Ben Dunne Gym

Food & Drink

- 17. The Stableyard Cafe
- 18. The Gables
- 19. Vanilla Pod Eatery
- 20. McDonalds
- 21. Costa Coffee
- 22. Starbucks
- 23. Rustic Honey Cafe
- 24. Bread 41
- 25. The Horse and Hound
- 26. Golden Brown Cafe
- 27. Sea & Stone Restaurant
- 28. Zambrero
- 29. The Leopardstown Inn

Parks

- 30. Killiney Hill Park
- 31. Kilbogget Park
- 32. Cabinteely Park
- 33. Beckett Park
- 34. Tully Park
- 35. Ticknick Park

Schools

- 36. Cherrywood Educate Together
- 37. Once Upon a Time Crèche
- 38. Park Academy Childcare
- 39. Gaelscoil Phádraig
- 40. St. Columbanus NS
- 41. St. John's NS
- 42. Holy Child Secondary School
- 43. St. Laurence College
- 44. Giraffe Childcare
- 45. Nord Anglia International School

The Location

WELL
CONNECTED,
WHEREVER
YOU'RE HEADED

Dolmen Lane offers quick access to the city, coast, and mountains, with excellent transport links by road, cycleway and public transport. Laughanstown and Brennanstown Luas stops are nearby, while the N11 and M50 are just minutes away. Dublin City Centre is around 30 minutes by car, with cycle paths, walkways, DART, and bus routes all making getting around simple whether for work or weekend escapes.

Drive Times

- Bray **16 mins**
- Blackrock **16 mins**
- Dún Laoghaire **18 mins**
- Greystones **22 mins**
- City Centre **34 mins**
- Dublin Airport **35 mins**

Luas

- Sandyford **22 mins**
- Dundrum **30 mins**
- Stephen's Green **45 mins**

Bike

- Cabinteely Park **10 mins**
- Shankill **13 mins**
- Dalkey **27 mins**





The Homes

SOLID
FOUNDATIONS
FOR EVERYDAY
LIFE



*Every detail at Dolmen Lane
has been carefully considered.
From the clean lines of the
architecture to the comfort of
the interiors, these are spaces
that welcome you home, every
single day.*



*Light-filled spaces, generous storage,
and energy-efficient features combine to create homes
that are both beautiful and functional.*

SPECIFICATIONS

Exterior Finishes

- › High-quality, low-maintenance external finishes of brick and render
- › Low-maintenance fascia, soffits, gutters, and downpipes
- › Double-glazed windows and doors by Munster Joinery

Interior Finishes

- › All walls and ceilings plaster skimmed and painted in a neutral colour
- › Generous floor-to-ceiling heights
- › Contemporary internal doors with satin finish handles

Building Energy Efficiency

- › BER A-rated homes
- › High levels of roof, wall, and floor insulation

Kitchen & Utility

- › Superior quality contemporary kitchens supplied by Bespace with quartz countertops
- › Fully-fitted appliances including*:
 - › Integrated fridge freezer
 - › Electric oven
 - › Induction hob
 - › Integrated dishwasher
 - › Extractor fan

*(Subject to signing contracts within 28 days)

Bathrooms/En-suite

- › Stylish, contemporary sanitary ware in all bathrooms and en-suites
- › High-quality tiling to wet areas and floors
- › Shower doors fitted to all en-suites
- › Bath screens fitted to main bathrooms
- › Thermostatically controlled showers to all bathrooms
- › Chrome heated towel rails fitted in main bathroom and en-suite

Wardrobes

- › Luxurious fitted wardrobes by Bespace
- › Ample storage with a combination of hanging and shelved space

Electrical

- › Smoke and heat detectors fitted as standard
- › High-efficiency air-to-water heat pump system for heating and hot water
 - › Operates at lower temperatures for enhanced efficiency and energy savings
- › Under-counter lighting included in the kitchen
- › All homes wired for telephone and internet services

Warranty

- › 10-year structural guarantee on each home in Dolmen Lane

SITE PLAN

DUPLEXES

- THE OAK
2 Bed Duplex Ground Floor
End of Terrace - Side Entry
78 SQ M / 839 SQ FT
- THE BIRCH
2 Bed Duplex Ground Floor
Mid Terrace
79 SQ M / 854 SQ FT
- THE PINE
2 Bed Duplex Ground Floor
End of Terrace - Front Entry
78 SQ M / 839 SQ FT
- THE ROWAN
3 Bed Duplex 1st & 2nd Floor
End of Terrace - Front Entry
105 SQ M / 1,135 SQ FT
- THE ASPEN
3 Bed Duplex 1st & 2nd Floor
End of Terrace
105 SQ M / 1,135 SQ FT
- THE HOLLY
3 Bed Duplex 1st & 2nd Floor
Mid Terrace
106 SQ M / 1,136 SQ FT

HOUSES

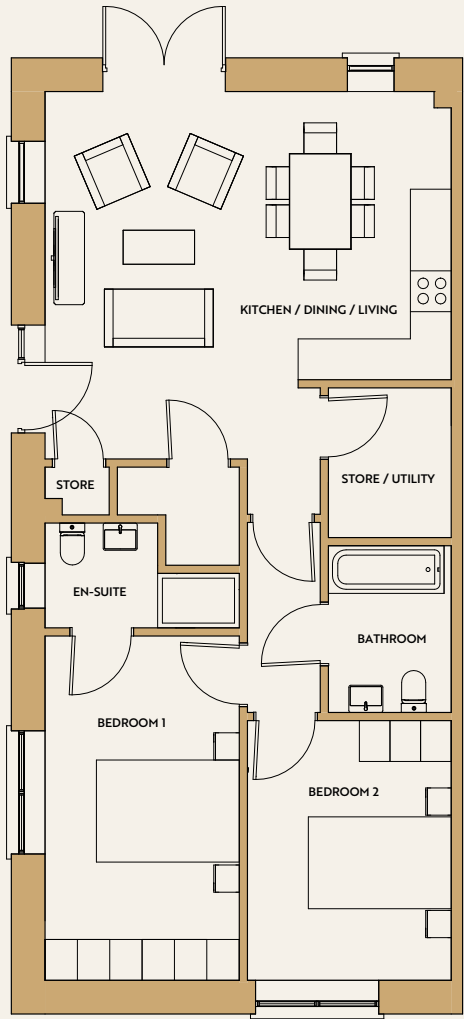
- THE ALDER
3 Bed House
End of Terrace - Side Entry
134 SQ M / 1,446 SQ FT
- THE ASH
3 Bed House
End of Terrace - Front Entry
132 SQ M / 1,422 SQ FT
- THE WILLOW
3 Bed House
Mid Terrace
131 SQ M / 1,411 SQ FT
- THE HAWTHORN
4 Bed House
End of Terrace - Side Entry
158 SQ M / 1,698 SQ FT
- THE POPLAR
4 Bed House
End of Terrace - Front Entry
155 SQ M / 1,671 SQ FT
- THE ELM
4 Bed House
Mid Terrace
154 SQ M / 1,662 SQ FT



FLOOR PLANS

3 & 4 BEDROOM

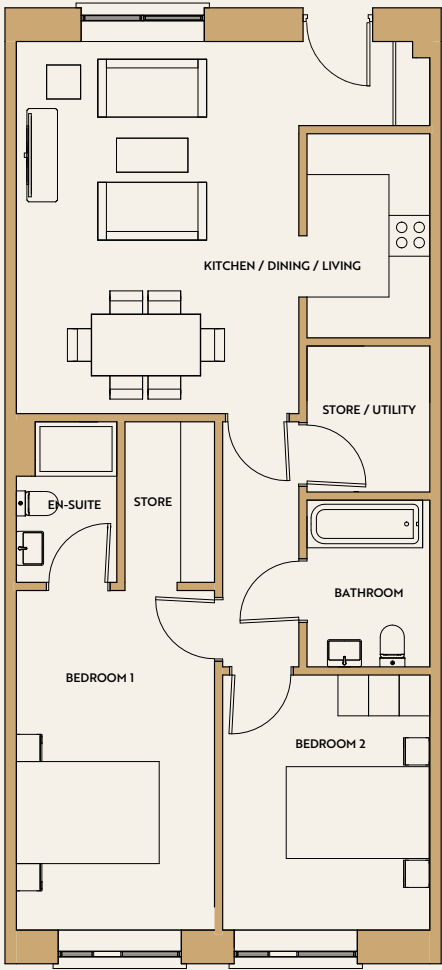
GROUND FLOOR C1.1



 *The Oak*
Type C1.1

2 Bed Duplex - End of Terrace - Side Entry
78 SQ M / 839 SQ FT

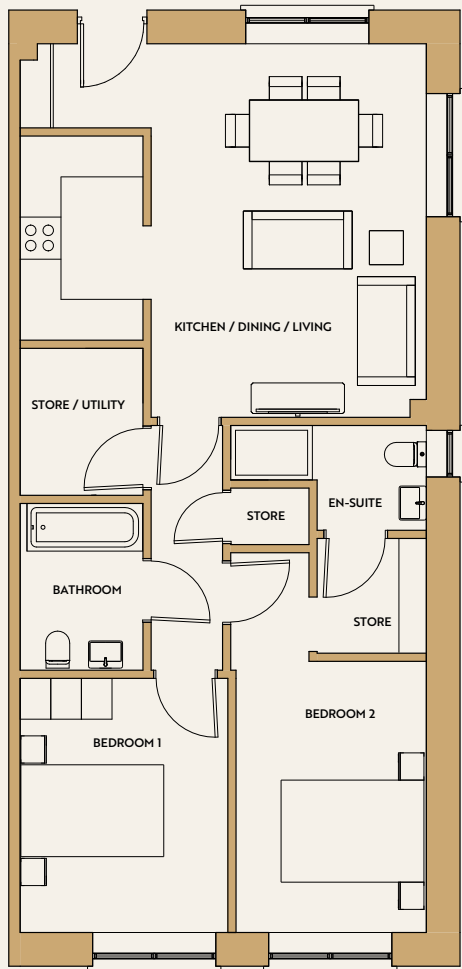
GROUND FLOOR C2.1



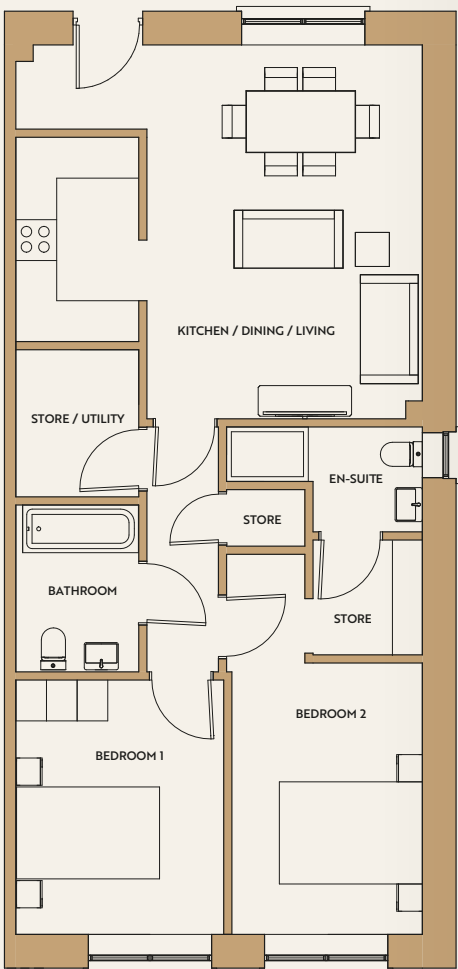
 *The Birch*
Type C2.1

2 Bed Duplex - Mid Terrace
79 SQ M / 854 SQ FT

GROUND FLOOR C3.1



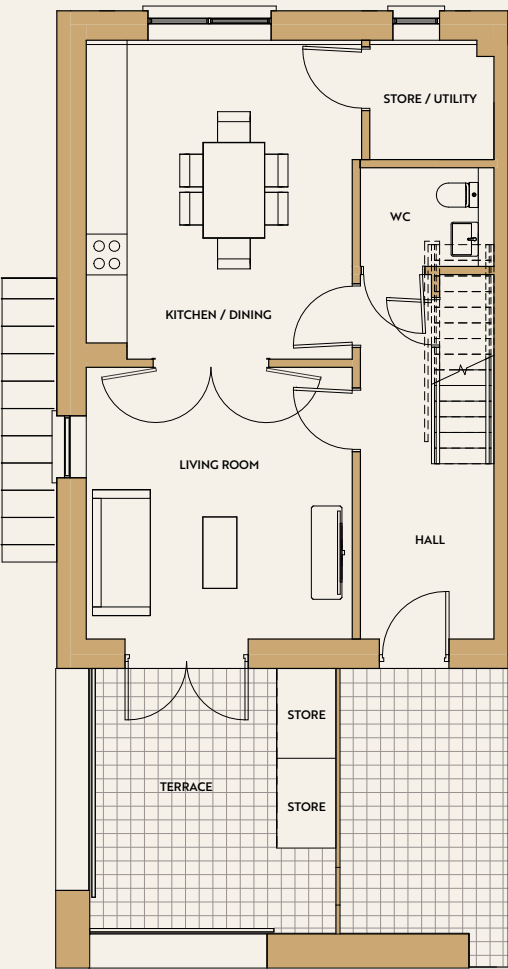
GROUND FLOOR C4.1



● *The Pine*
Type C3.1 / C4.1

2 Bed Duplex - End of Terrace - Front Entry
78 SQ M / 839 SQ FT

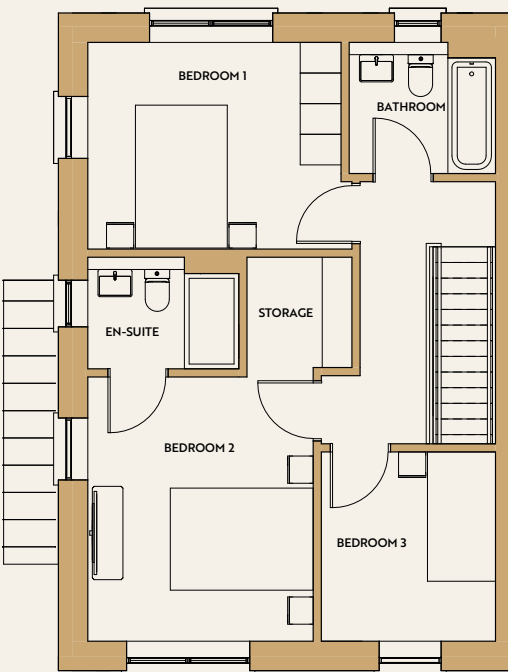
FIRST FLOOR C1.2 / C3.2



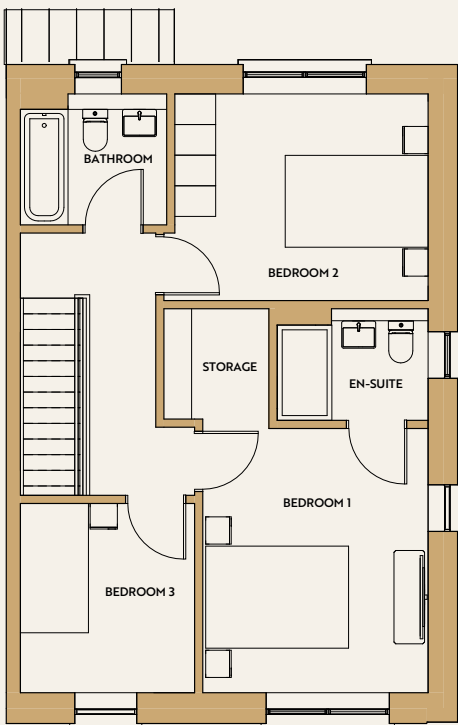
● *The Rowan*
Type C1.2 / C3.2

3 Bed Duplex - End of Terrace - Front Entry
105 SQ M / 1,135 SQ FT

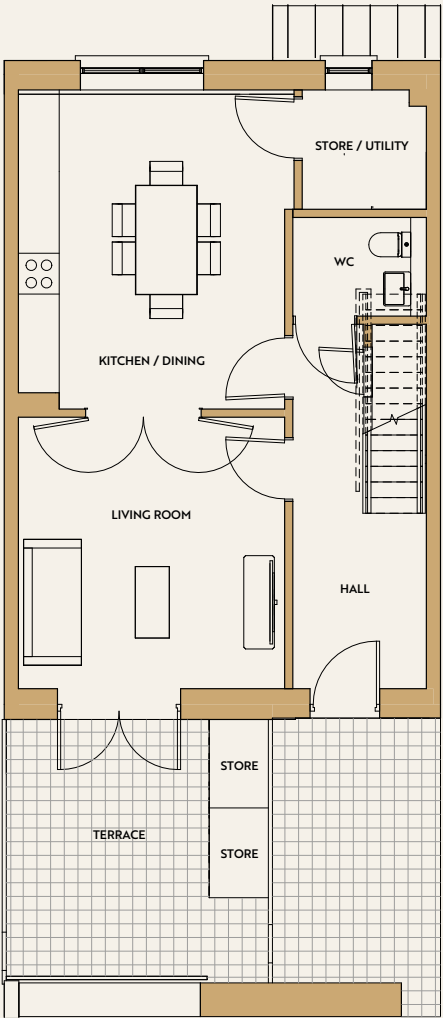
SECOND FLOOR C1.2



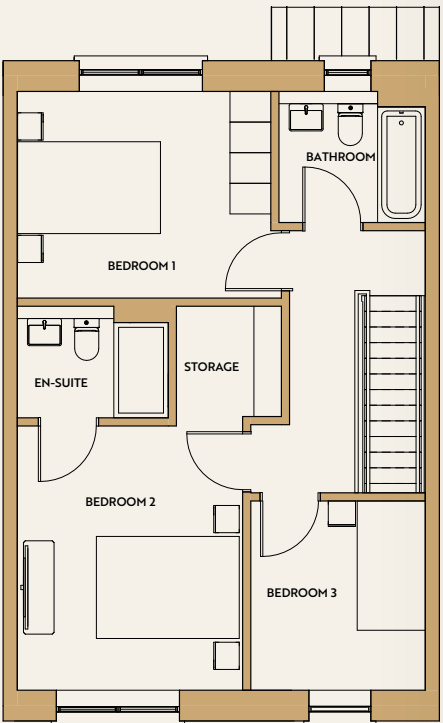
SECOND FLOOR C3.2



FIRST FLOOR C2.2



SECOND FLOOR C2.2

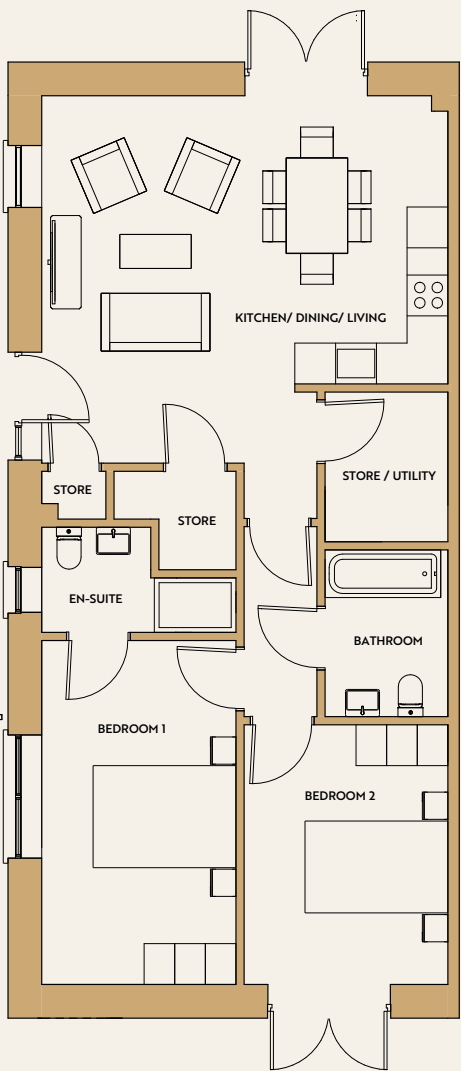


● *The Holly*
Type C2.2

3 Bed Duplex - Mid Terrace
106 SQ M / 1,136 SQ FT

GARDEN LODGE DUPLEXES

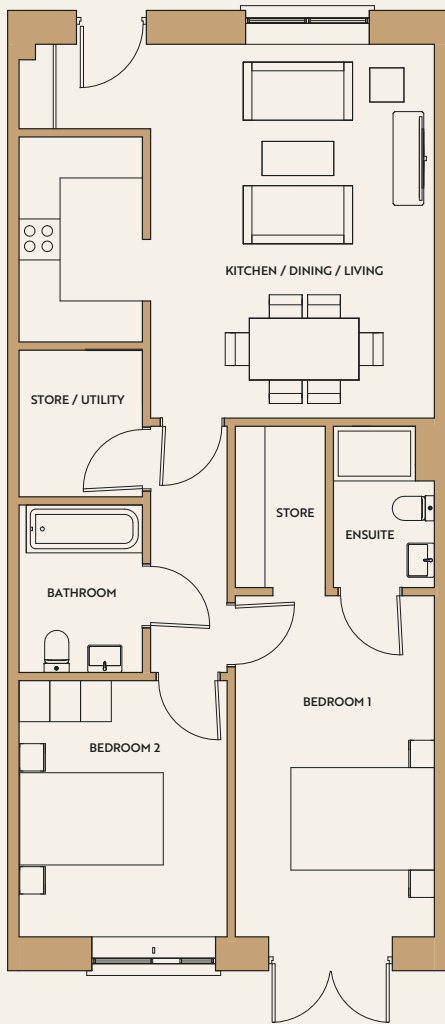
GROUND FLOOR D1.1



● *The Oak*
Type D1.1

2 Bed Duplex - End of Terrace - Side Entry
78 SQ M / 839 SQ FT

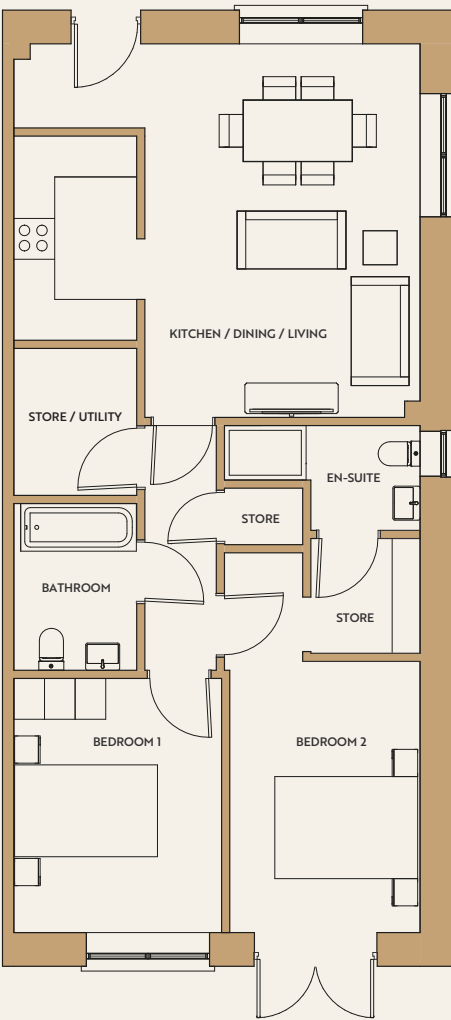
GROUND FLOOR D2.1



● *The Birch*
Type D2.1

2 Bed Duplex - Mid Terrace
79 SQ M / 854 SQ FT

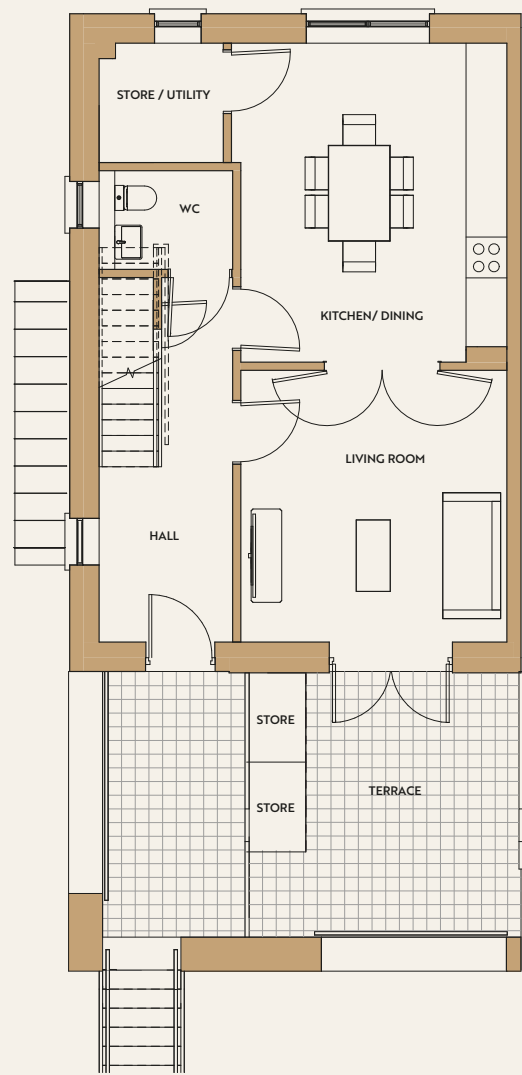
GROUND FLOOR D3.1



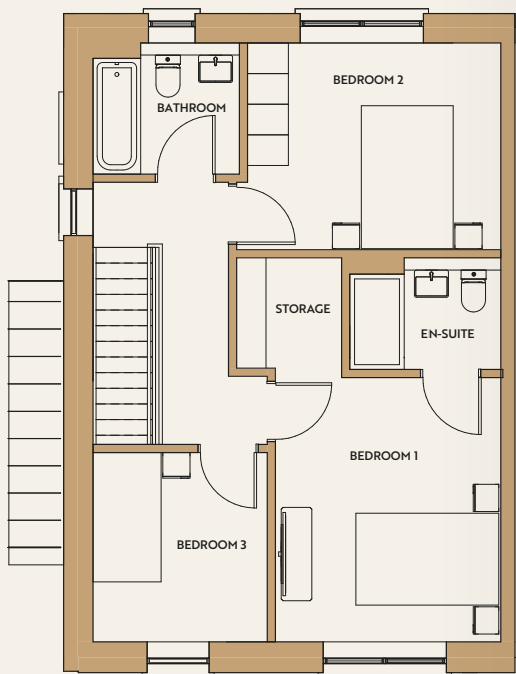
● *The Pine*
Type D3.1

2 Bed Duplex - End of Terrace - Front Entry
78 SQ M / 839 SQ FT

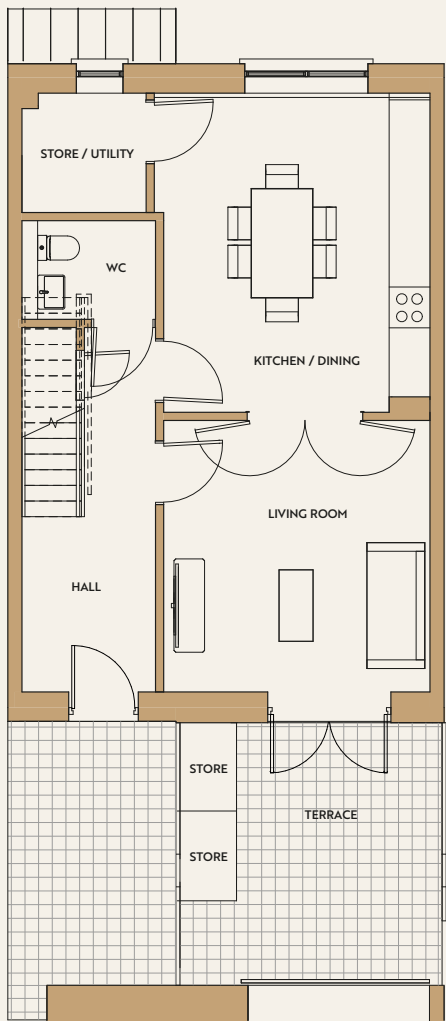
FIRST FLOOR D1.2



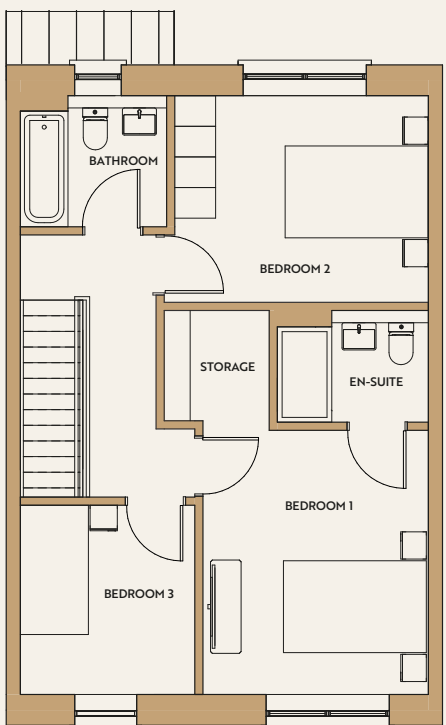
SECOND FLOOR D1.2



FIRST FLOOR D2.2



SECOND FLOOR D2.2



 The Aspen
Type D1.2

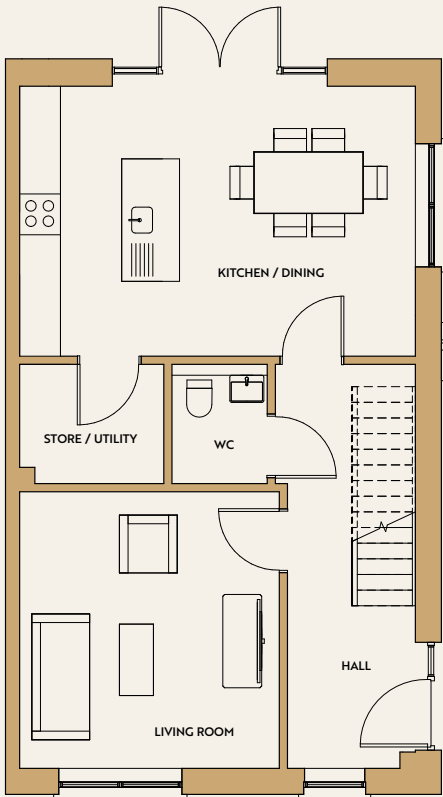
3 Bed Duplex - End of Terrace - Side Entry - Sole Stair Use
106 SQ M / 1,135 SQ FT

 The Holly
Type D2.2

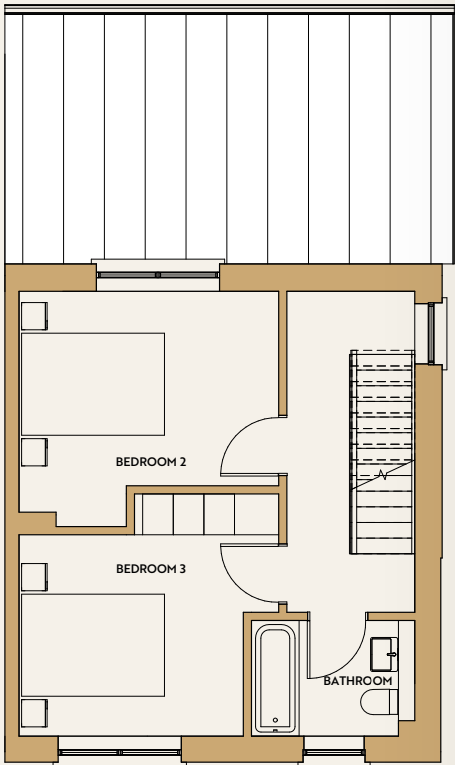
3 Bed Duplex - Mid Terrace
106 SQ M / 1,136 SQ FT

HOUSES

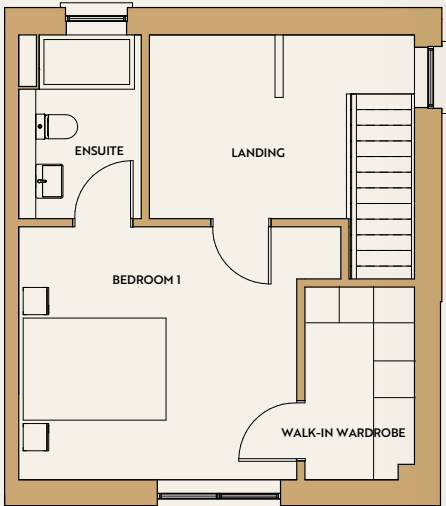
GROUND FLOOR



FIRST FLOOR



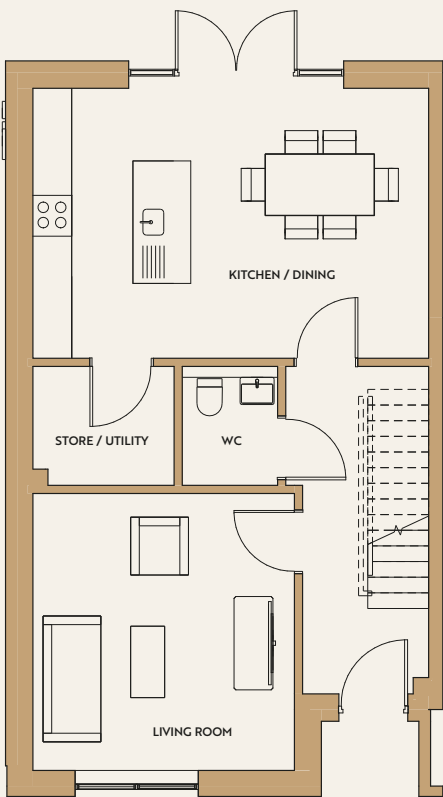
SECOND FLOOR



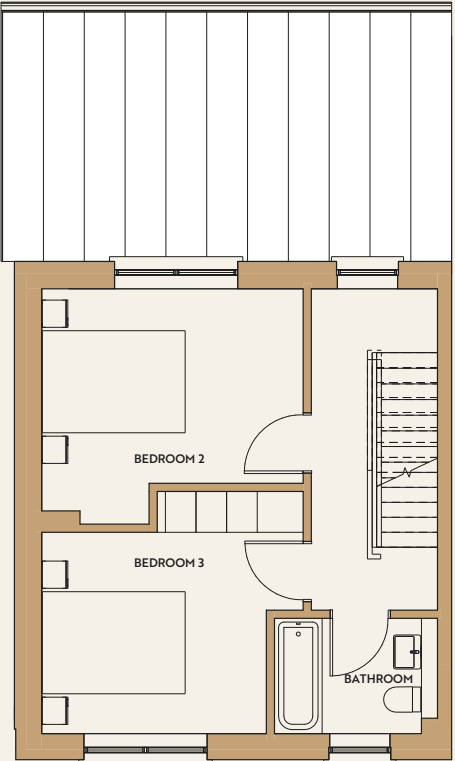
The Alder
Type B1

3 Bed House - End of Terrace - Side Entry
From 134 SQM / 1,446 SQFT

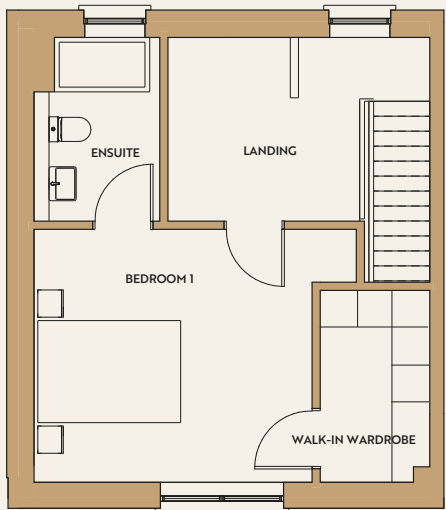
GROUND FLOOR



FIRST FLOOR



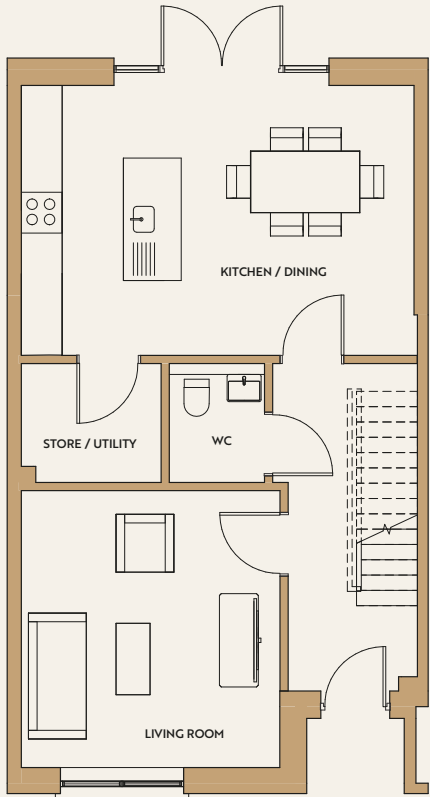
SECOND FLOOR



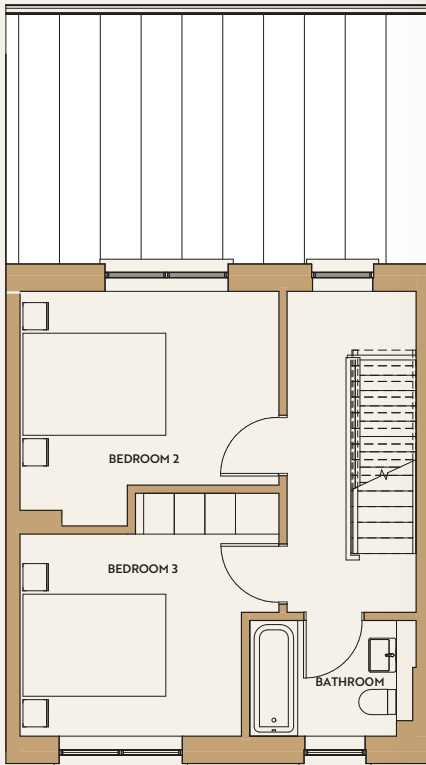
The Ash
Type B3

3 Bed House - End of Terrace - Front Entry
132 SQ M / 1,422 SQ FT

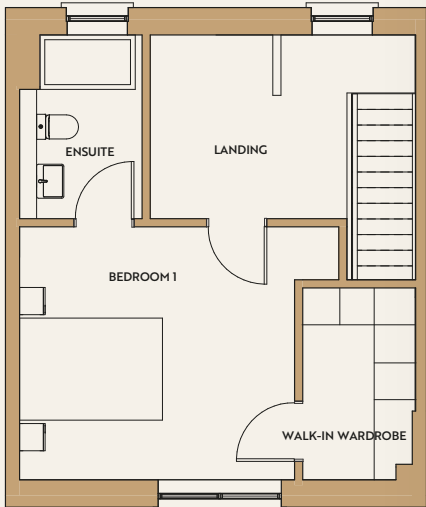
GROUND FLOOR



FIRST FLOOR



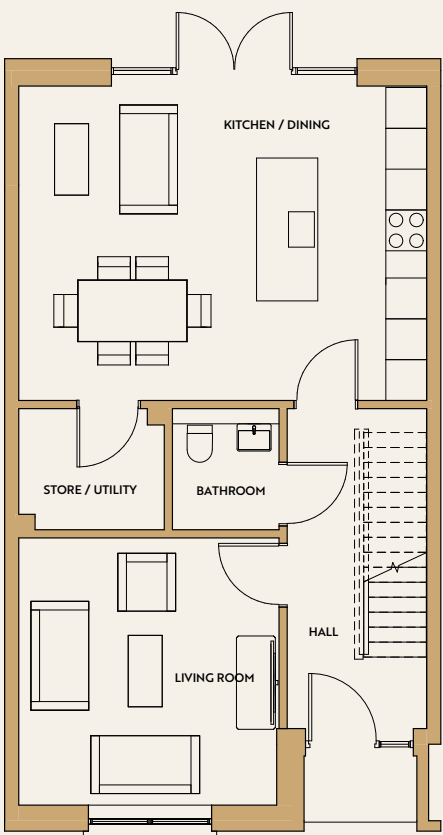
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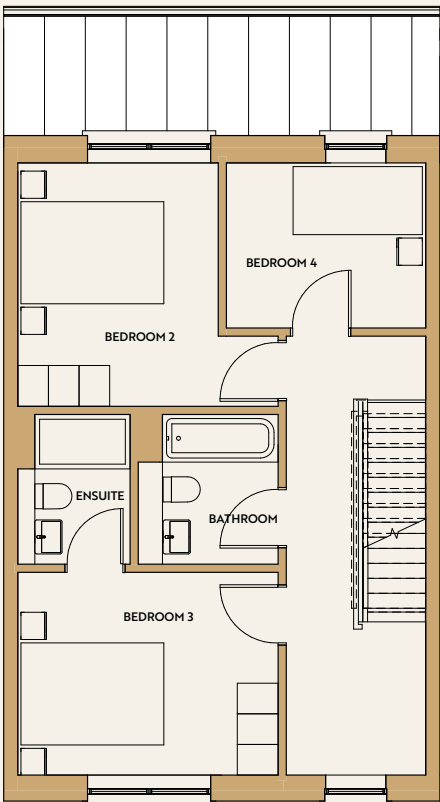
 *The Willow*
Type B2

3 Bed House - Mid Terrace
131 SQ M / 1,411 SQ FT

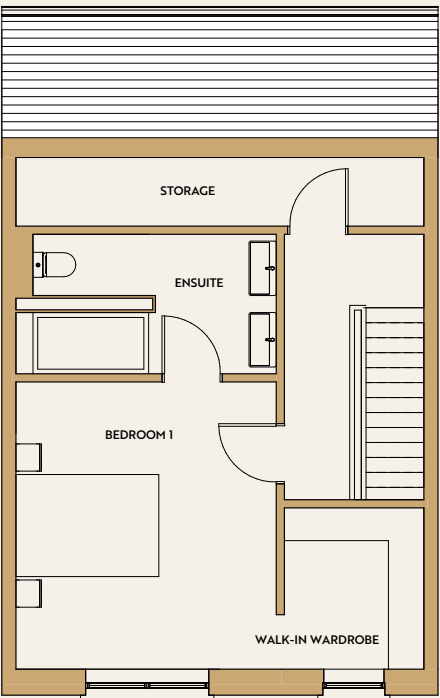
GROUND FLOOR



FIRST FLOOR



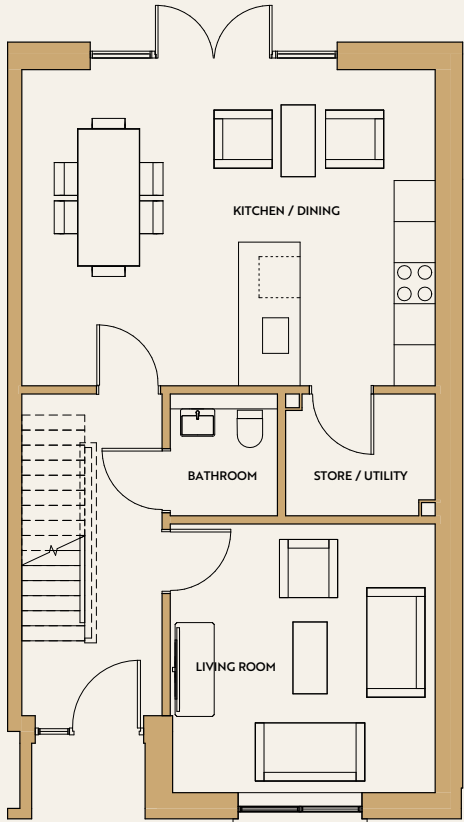
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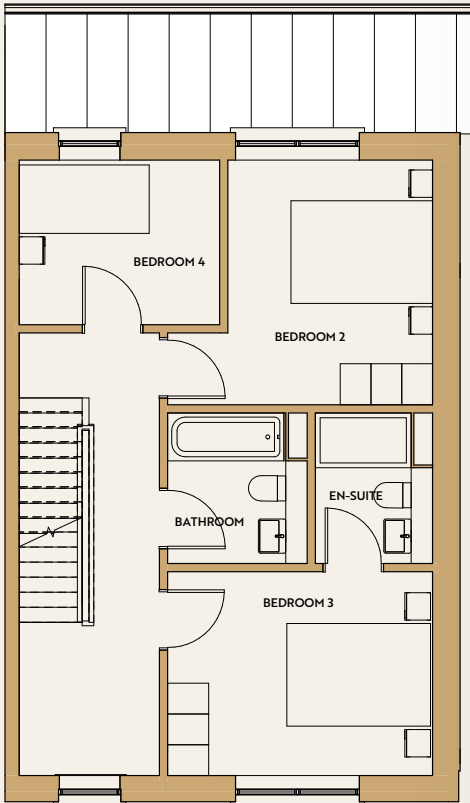
 *The Elm*
Type A2

4 Bed House - Mid Terrace
From 154 SQ M / 1,662 SQ FT

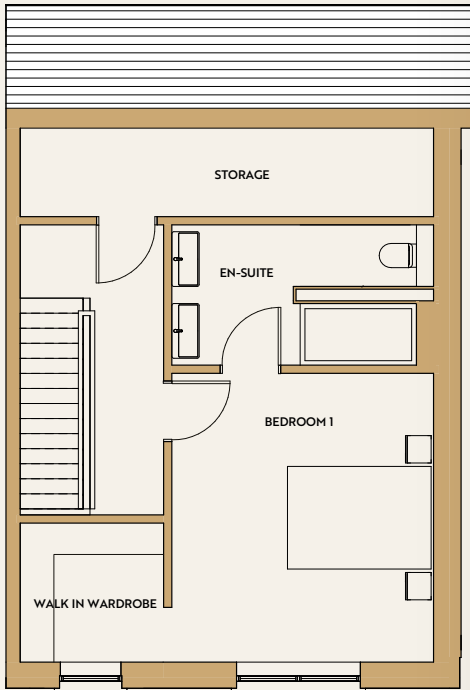
GROUND FLOOR



FIRST FLOOR



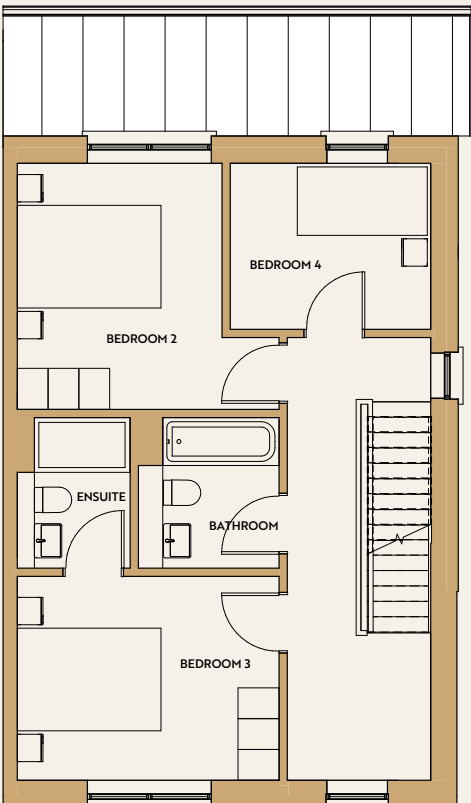
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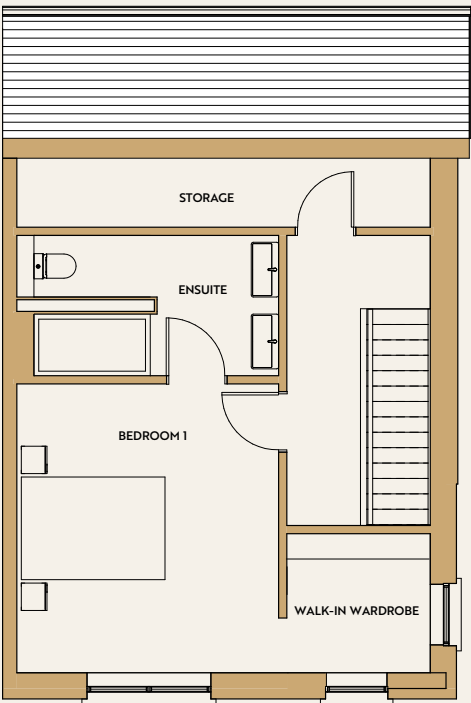
The Poplar
Type A3

4 Bed House - End of Terrace - Front Entry
155 SQ M / 1,671 SQ FT

FIRST FLOOR



SECOND FLOOR



The Hawthorn
Type A1

4 Bed House - End of Terrace - Side Entry
158 SQ M / 1,698 SQ FT

PASSIONATE ABOUT OUR COMMUNITIES

Community engagement is one of Evara’s core values. We have worked with various voluntary groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were also very proud to be an annual cornerstone sponsor of Dragons at the Docks, which in 2023 raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.



- 1 Dragons at the Docks
- 2 Lucan Sarsfields UI5 Girls
- 3 Adamstown Cricket Club Women’s Team
- 4 Malahide United Under 8s
- 5 Adamstown Community College Under 17/19s Soccer Team
- 6 Adamstown Community College GAA team



Selling Agents



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Architects



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Solicitor



McCann Fitzgerald
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Sir John Rogerson's Quay
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D02 X576

Disclaimer

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. 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 may occur.

