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GRAYMOUNT

GARDENS

HOWTH - DUBLIN

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ABOVE THE BAY



AMONG THE TREES



A VIEW KNOWN ONLY TO THE FEW

GRAYMOUNT GARDENS

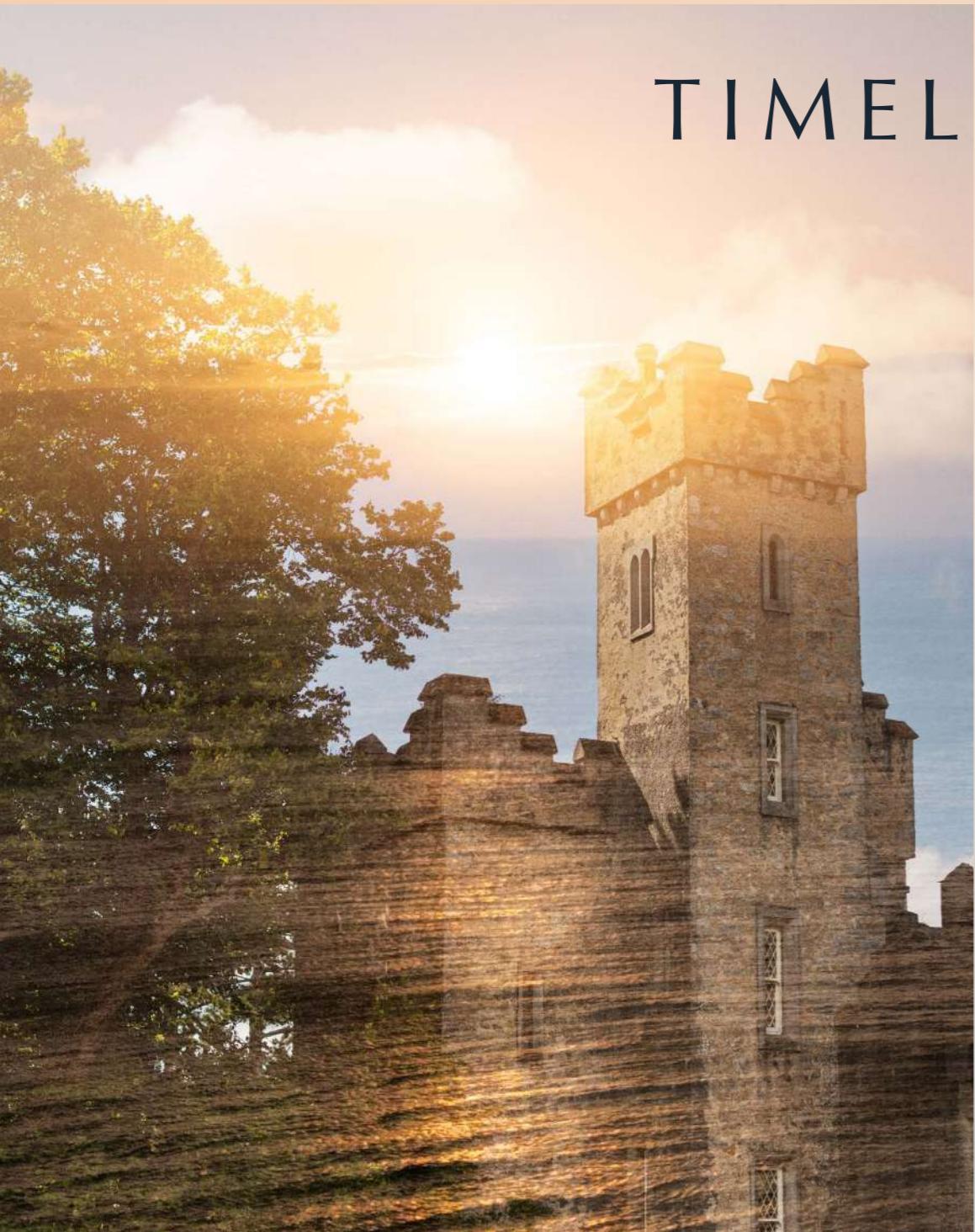
Nestled in the heart of Howth, ideally situated between the stunning coastline and rolling hills, Graymount Gardens offers the perfect balance of natural beauty and luxurious living.

Each home is thoughtfully designed to maximise its outlook, with sweeping views across Howth Bay on one side and peaceful, tree-lined hills on the other. This new collection of apartments celebrates the harmony of contrasts, light and shadow, stillness and movement, nature and community.

Set above it all yet effortlessly connected, this exclusive hillside retreat is the perfect place to relax and unwind, while remaining just moments from the vibrant energy of central Dublin and beyond.



HOWTH'S TIMELESS



Howth Castle and Gardens

HERITAGE



Howth Harbour

HISTORY & LOCATION

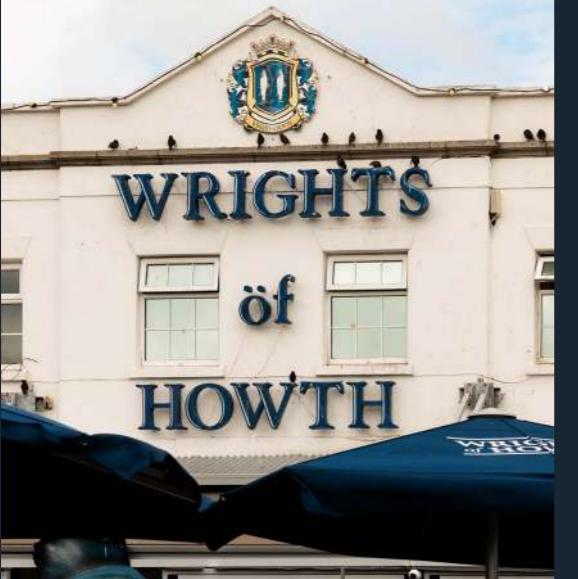
Perched on Dublin's north peninsula, Howth is a place shaped by land, sea, and story. Steeped in maritime history and Viking lore, this once-remote fishing village has evolved into one of the city's most sought-after coastal destinations. Cliff-lined shores, forested trails, and panoramic sea views provide a striking backdrop to everyday life.

History is richly woven into the landscape and preserved through iconic landmarks throughout the village. The grandeur of Howth Castle and Gardens, a historic estate with roots dating back over 800 years, stands proudly nearby. Close by, the Martello Tower serves as a reminder of Howth's strategic coastal defence, now repurposed as a fascinating cultural site.

Howth's heritage remains a vital part of its identity, creating a village full of character and timeless charm.

Baily Lighthouse





Wrights of Howth

A VILLAGE BY THE SEA

Wrights Findlater Howth



LOCAL AREA

Howth is a place that lives and breathes the coast. A working harbour and historic fishing village, it carries the rhythm of the tide in everything it does, from seafood straight off the boats to the ever-changing light along the cliffs. Start your day with a peaceful stroll to the harbour, savour a coffee at Il Panorama Café and spend leisurely afternoons discovering the charming pubs and markets that bring Howth's village spirit to life.

For food lovers, Howth is a true destination, whether savouring fresh seafood with harbour views at Crabby Jo's or experiencing the modern, seasonally driven cuisine of Mamó, a refined local favourite recognised in the Michelin Guide.

With its rich history, natural beauty, and vibrant community, Howth is a village with soul, layered with stories, rich in nature, and full of places to return to again and again.

McNeills of Howth



The Abbey Tavern

RESTAURANTS & CAFÉS

- 1 Octopussy's Tapas
- 2 Mamo
- 3 Aqua
- 4 King Sitric Seafood Bar
- 5 Crabby Jo's
- 6 30 Church Street

PUBS & BARS

- 7 The Abbey Tavern
- 8 The Bloody Stream
- 9 O'Connell's
- 10 McNeills of Howth
- 11 The Summit Inn
- 12 Wrights Findlater Howth
- 13 The Harbour Bar

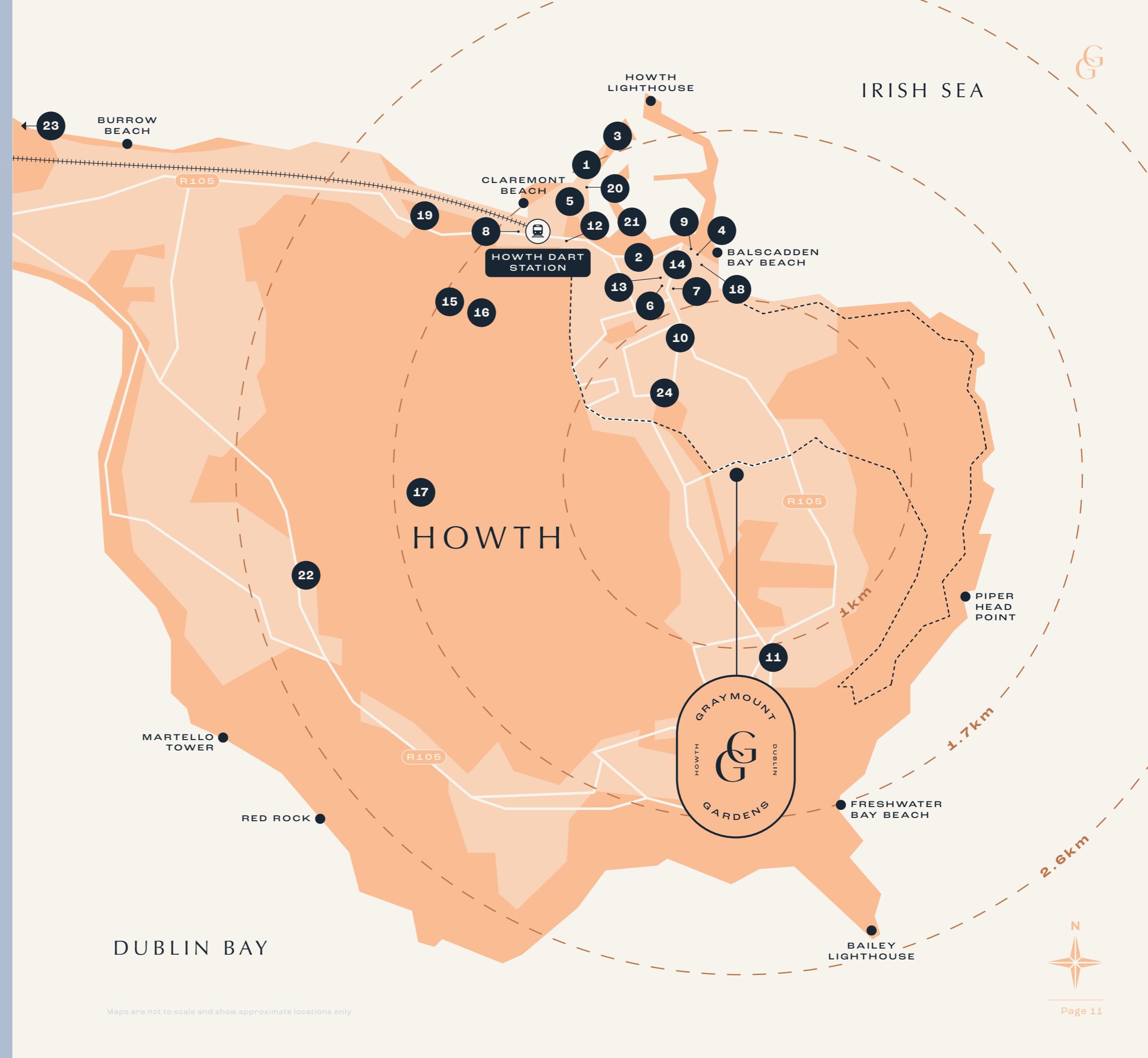
HISTORICAL ATTRACTIONS

- 14 St Mary's Abbey
- 15 National Transport Museum
- 16 Howth Castle & Gardens
- 17 Aideen's Grave
- 18 Martello Tower

SPORTS & LEISURE

- 19 Baltray Tennis Courts
- 20 Howth Cliff Cruises
- 21 Shearwater Sea Kayaking
- 22 Howth Golf Club
- 23 Sutton Golf Club
- 24 Electric Bike Tours

----- Howth Cliff Walk (Cliff Path Loop)



SHAPED BY THE ELEMENTS

Howth Lighthouse



WELLNESS & RECREATION

Howth's landscape invites exploration. Whether it's an early morning swim in Balscadden Bay, a walk along the clifftops, or a weekend sail from the marina, sport and scenery come together seamlessly here.

With golf courses boasting sweeping sea views and tennis courts nestled into the hillside, there's no shortage of ways to stay active. From everyday exercise to adventurous outings, Howth offers an outdoor lifestyle that's energising, natural, and always inspiring.



Howth Golf Club



Maps are not to scale and show approximate locations only.

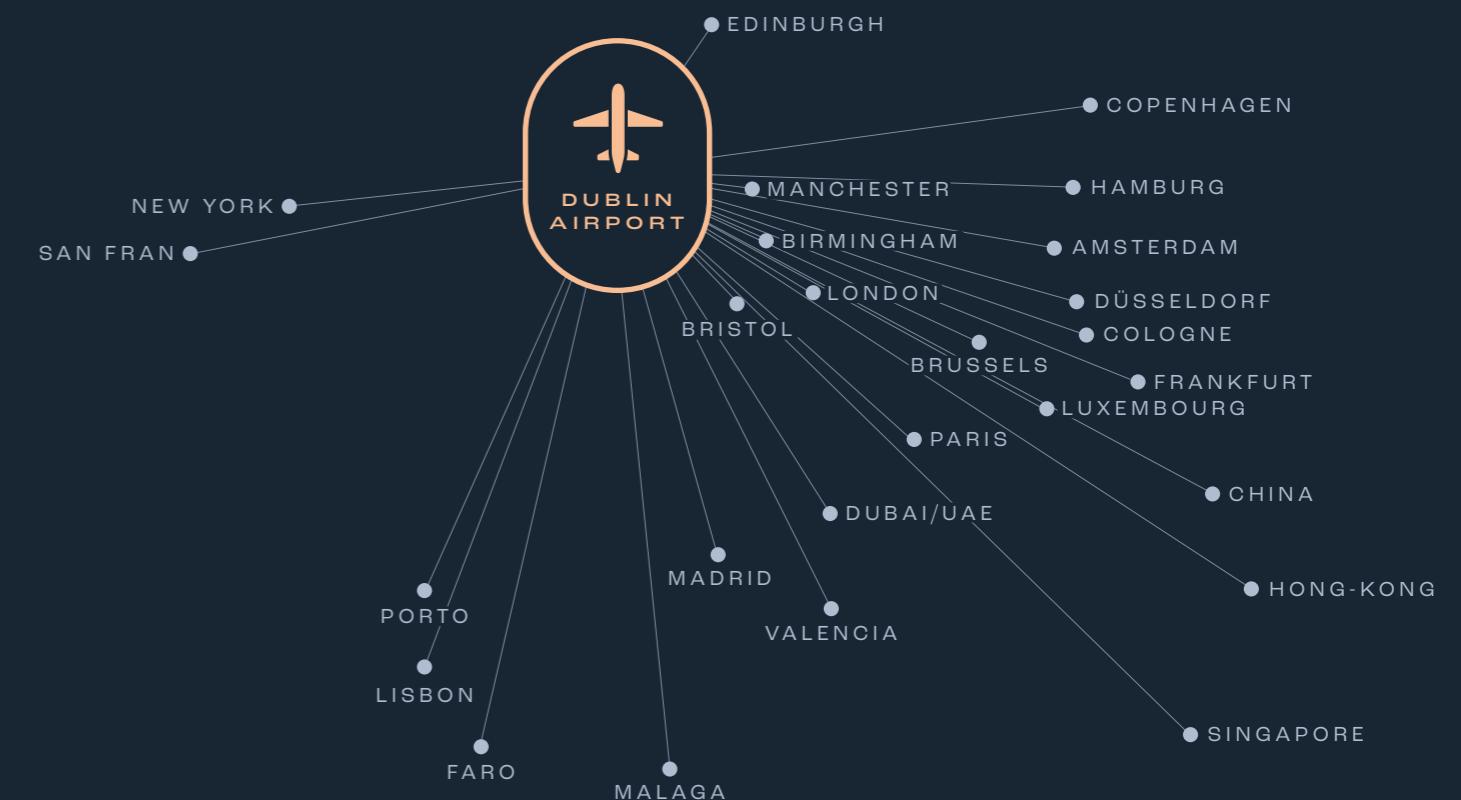


Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk





COASTAL CHARM GLOBAL ACCESS



CONNECTIVITY

Despite its tranquil setting, Howth is exceptionally well connected. Frequent DART services link the village directly to the heart of Dublin, making city life easily accessible, whether for work, culture, or a night out.

For international travel, Dublin Airport is just a short drive away, offering direct flights to major cities across Europe, North America, and beyond. Whether you're commuting or exploring, Howth places the world within reach, without ever losing its sense of retreat.

EDUCATION

Howth is home to a close-knit community with access to a strong network of schools and educational opportunities, from primary through secondary and college level. For those pursuing further education, Dublin's world-class universities, including Trinity College Dublin, University College Dublin, and Dublin City University, are all within easy reach, offering a broad spectrum of academic and professional pathways.

Whether starting out or preparing for the next step in life, Graymount Gardens offers a supportive environment where learning and growth go hand in hand.



WHERE INNOVATION MEETS TRANQUILITY



PayPal

Adobe



Deloitte.



J.P.Morgan

Google



Microsoft

BUSINESS

Howth offers the rare luxury of balance, peaceful village life just moments from one of Europe's most dynamic business hubs. With Dublin's thriving tech, finance, and creative sectors within easy reach, professionals can embrace a lifestyle that combines tranquility with opportunity.

Many of America's tech giants, including Google, Meta, and Microsoft, have made Dublin the centre of their European operations, reinforcing the city's global reputation for innovation and growth.

DEVELOPMENT

Graymount Gardens is a development shaped by its environment, where the clifftops, woodlands, and shifting sea light of Howth guide every design decision. Homes here are thoughtfully positioned to preserve the existing woodland, allowing the development to blend harmoniously with its surroundings.

Every residence is thoughtfully designed to showcase views and invite natural light from every angle. Architecture and nature blend seamlessly, with covered balconies that serve as private retreats nestled among the trees. Each home features private parking, spacious layouts, and a fluid connection between indoor and outdoor living, creating a space that is both grounded and elevated.

**AN ELEVATED ESCAPE,
GROUNDED IN NATURE**



SENSORY GARDENS, SEAMLESS LIVING



LANDSCAPING

Woven throughout the development, landscaped sensory gardens and planted walkways add richness and rhythm to daily life. Seasonal planting and biodiversity lie at the heart of the design, with landscaping thoughtfully integrated among native trees, wild grasses, and flowering shrubs.

Designed to engage the senses, touch, scent, sound, and sight, whether soaking up the morning sun or taking a quiet evening stroll, these gardens invite moments of stillness and connection.





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OCEAN
AIR
WOODLAND
LIGHT





EVERY DETAIL, EXPERTLY CRAFTED

INTERIOR DESIGN

Inside, the interiors are brought to life by renowned interior designer Geri O'Toole, whose portfolio spans high-end residential, hospitality, and bespoke private commissions across Ireland and beyond.

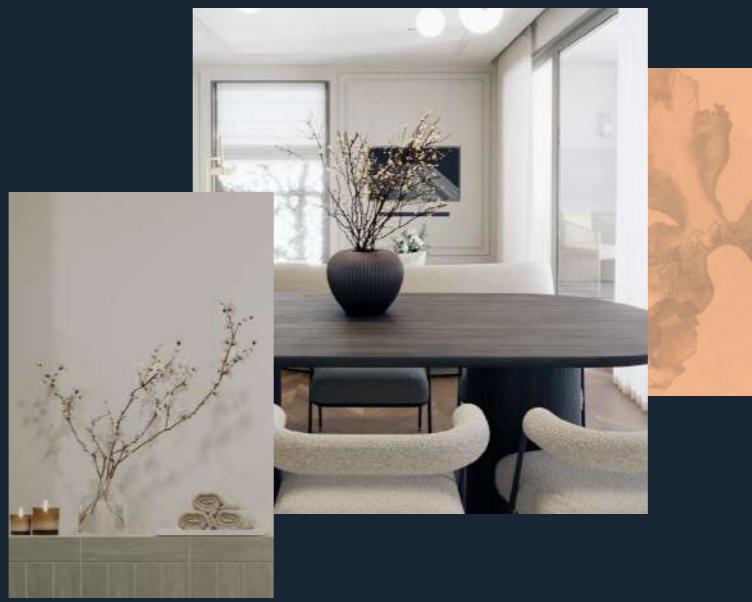
Known for her refined, contemporary aesthetic, she brings a deeply considered approach to every home, drawing on the tones and textures of the landscape to create calm, characterful interiors.

Natural materials, layered lighting, and a palette of soft coastal hues provide a timeless backdrop, elevated by thoughtful detailing throughout. From open-plan living spaces to tranquil bedrooms, the design is both practical and elegant, with a focus on flow, light, and a sense of retreat.



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OUR VISION FOR THESE HOMES
WAS TO CREATE A SERENE,
CONTEMPORARY RETREAT, SPACES
THAT FEEL CONSIDERED, WARM,
AND INVITING WHILE HOLDING
THE CRAFTSMANSHIP AND LUXURY
OF BESPOKE DESIGN.

“
GERI O'TOOLE
Interior Design

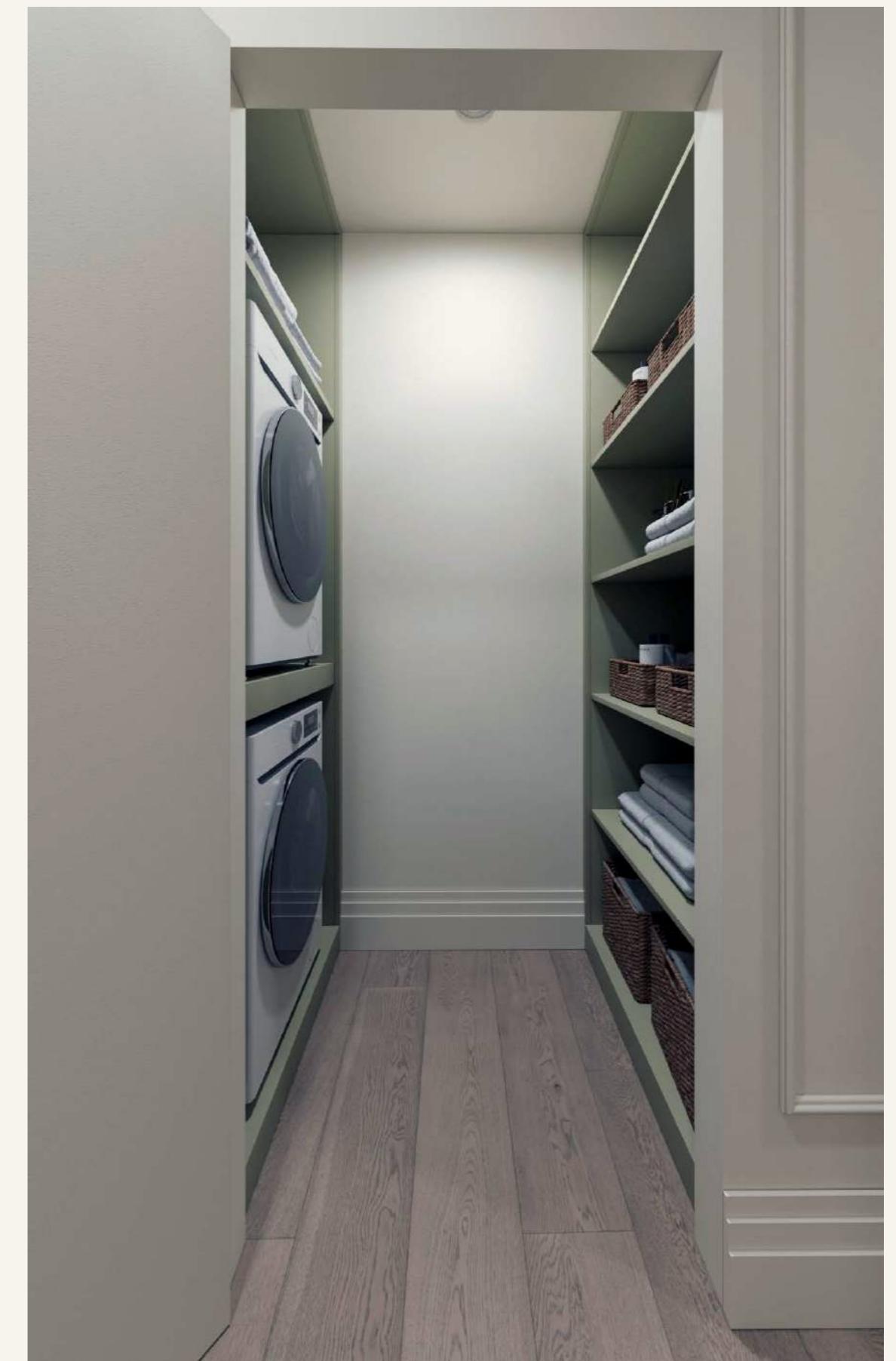














SPECIFICATION

Architecturally designed by Wilson Hill Architects to capture natural light and sea air, with generous windows and open-plan layouts that frame Howth's beauty. Every apartment boasts its own private outdoor space, either a balcony or terrace with uninterrupted views.

THE GRAYMOUNT FINISH

KITCHENS

The heart of every home, designed for both cooking and entertaining:

- Bespoke cabinetry in a choice of contemporary finishes.
- Soft-close doors and drawers, the little details that make the difference.
- 20mm stone worktops and matching full-height splashbacks for a sleek, seamless finish.
- Integrated high-performance appliances, oven, induction hob with extractor, fridge freezer, and dishwasher.
- Feature kitchen islands in selected apartments.

BATHROOM & ENSUITES

Every bathroom is a retreat, finished to spa-like standards:

- Wall-hung sanitaryware with concealed cisterns for a clean, uncluttered look.
- Modern fittings for a contemporary edge.
- Walk-in showers with frameless glass screens and low-profile trays.
- Selected wall tiling to wet areas.
- Soft ambient lighting and Modern mirrors for everyday elegance.

SUSTAINABILITY & ENERGY EFFICIENCY

Your home, your planet, your savings. Graymount is built with a future minimum A3 BER target:

- BER A-Rated Homes incorporating renewable technology to lower energy costs.
- Energy efficient exhaust air heat pumps for heating and hot water.
- Energy saving LED light fittings throughout.
- All homes constructed to provide high level of air tightness to a standard that exceeds building regulations.
- Allocated EV charging locations and future proof containment to other spaces.

ELECTRICAL & MEDIA

Lighting

- Energy efficient warm white LED lighting throughout.
- Wall mounted light and downlights to kitchen.
- Pendants, downlights and floor lamps to dining and living rooms.
- Pendants, downlights and table lamps to bedrooms.
- IP rated downlight and mirror light to bathrooms.
- Downlights to hallways.

Power and switches

- Multi gang switch for appliances.
- Allocated EV charging locations and future proof containment to other spaces.
- USB Sockets provided at kitchen island.
- Sockets provided to bedsidés.
- Sockets provided in hallways, dining and living rooms.

TV

- TV point to Living Room.
- TV point to bedroom.

Data

- Homes CAT 6 wired from utility cupboard to provide data to designated points.
- Data point to main TV in living room.

INTERIOR FINISHES

Every touchpoint feels premium:

- Generous 2.7m ceiling heights for a sense of space.
- Smooth-painted walls in soft, neutral shades to suit any décor.
- High-quality doors and brushed brass hardware.
- Fitted wardrobes in all bedrooms.
- Sound insulation beyond Building Regulation standards for extra peace and quiet.
- Engineered timber floors in living spaces and bedrooms.

COMPLETION & HANDOVER

Your move-in made easy:

- Comprehensive handover pack with all manuals, warranties, and local information.
- Dedicated developer support team to make your first weeks seamless.

LANDSCAPING & COMMUNAL SPACES

Graymount doesn't just give you an apartment, it gives you a neighbourhood:

- Professionally landscaped gardens with coastal planting for year-round colour.
- Children's play area within the grounds.
- Residents' courtyard spaces for socialising or relaxing.
- Easy pedestrian access to Howth's shops, cafes, and cliff walks.

SECURITY & SAFETY

Safe, secure, and protected:

- Integrated intercom for peace of mind.
- Mains-powered smoke and heat detectors.
- Secure basement and surface parking with fob access.
- CCTV coverage in key communal areas.

HEATING

Warmth you can count on:

- Zoned underfloor heating throughout.
- Individual thermostats in each room for personalised comfort.
- Powered by an air-source heat pump for efficiency.

PARKING & STORAGE

Everything in its place:

- 41 car parking spaces (surface and basement).
- 81 secure bicycle spaces.
- Lockable basement storage spaces available subject to separate negotiation and availability.

BUILDING WARRANTY

- Peace of mind built in. Every home comes with a 10-Year HomeBond structural warranty, so you can focus on living, not worrying.

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GRAYMOUNTGARDENS.IE



Trafalgar Capital is a Dublin-based developer delivering high-quality, design-led residential and mixed-use schemes across Ireland and the UK.

Since 2016, they've built a strong track record, from bespoke refurbishments in London to large-scale developments in Dublin, with standout projects including Crofton Hall, Sundrive Park, and luxury homes in Monkstown and Ballsbridge. Every project reflects their unwavering commitment to considered design, quality craftsmanship, and lasting value.



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