

# BELCAMP

Balgriffin



love where  
you live

Glenveagh  
Home of the new.





## BELCAMP

Glenveagh is pleased to introduce Belcamp, a striking new collection of beautifully designed family homes ideally located in the charming North Dublin area of Balgriffin, County Dublin.

Belcamp embodies modern, stylish living in the friendly surroundings of Balgriffin - a warm, welcoming and well-established area famed for its sense of community and long local history.

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





## BELCAMP

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

Belcamp connects you to it all, conveniently located just a short drive from the villages of Swords and Malahide, on a main thoroughfare to Dublin City Centre, and with the M1 and M50 motorways both just a matter of minutes away. For those who choose public transport, regular buses serve Dublin City Centre and beyond, so you can enjoy stress-free daily commutes.



Clarehall Shopping Centre	3 minutes
Malahide Castle & Gardens	7 minutes
Portmarnock Beach	10 minutes
Dublin Airport	12 minutes
Swords Town Centre	13 minutes
Dublin City Centre	22 minutes



#### Nearby Bus Routes

Clongriffin → Ballycullen Road	15
	(24 hour service)
Portmarnock → Talbot Street	42
Swords Business Park → Talbot Street	43
Balgriffin → Sutton	102c



#### Nearby Train Routes

Malahide DART Station	12 min drive
Clongriffin DART Station	8 min drive

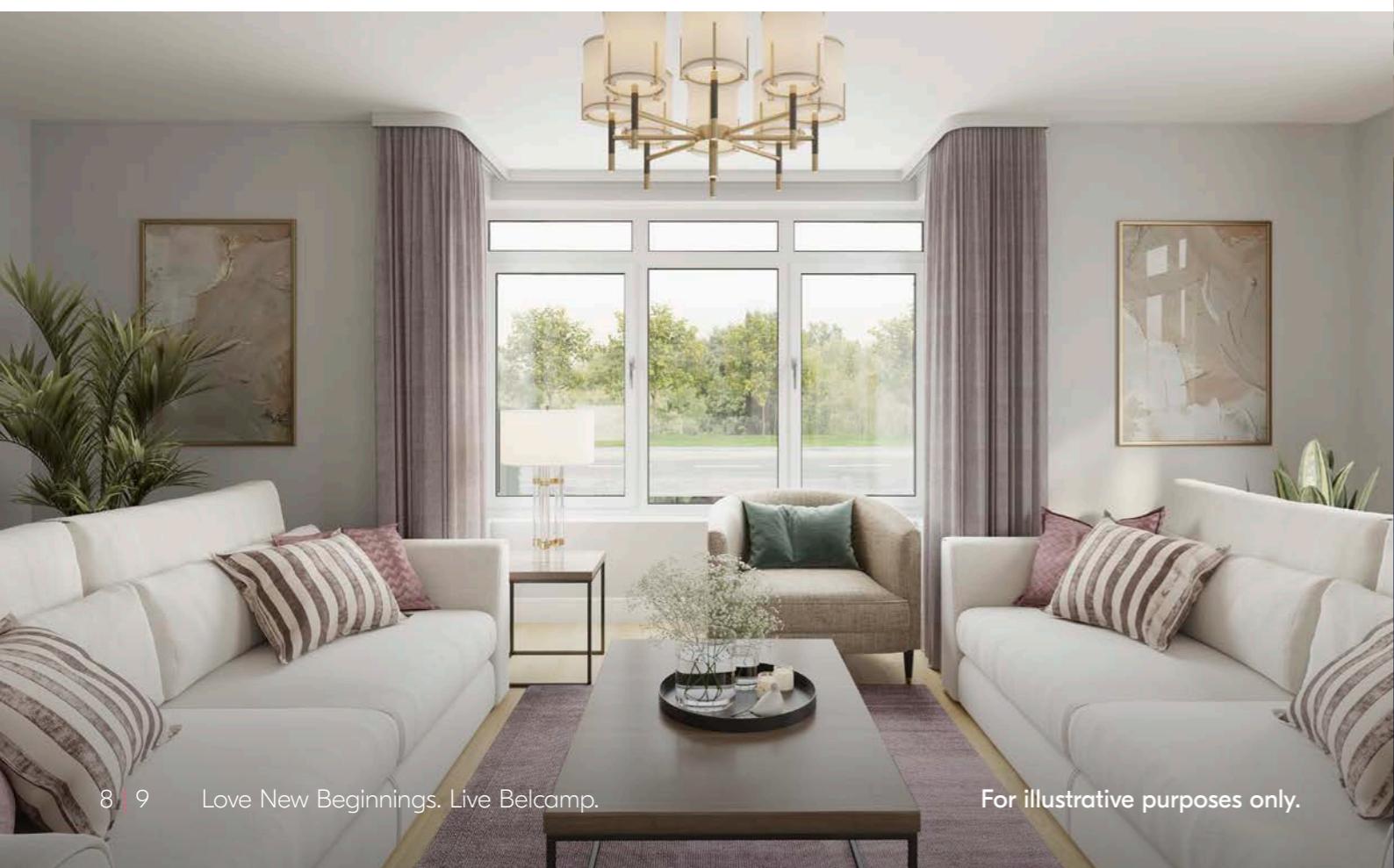


# LOVE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Belcamp 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 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.

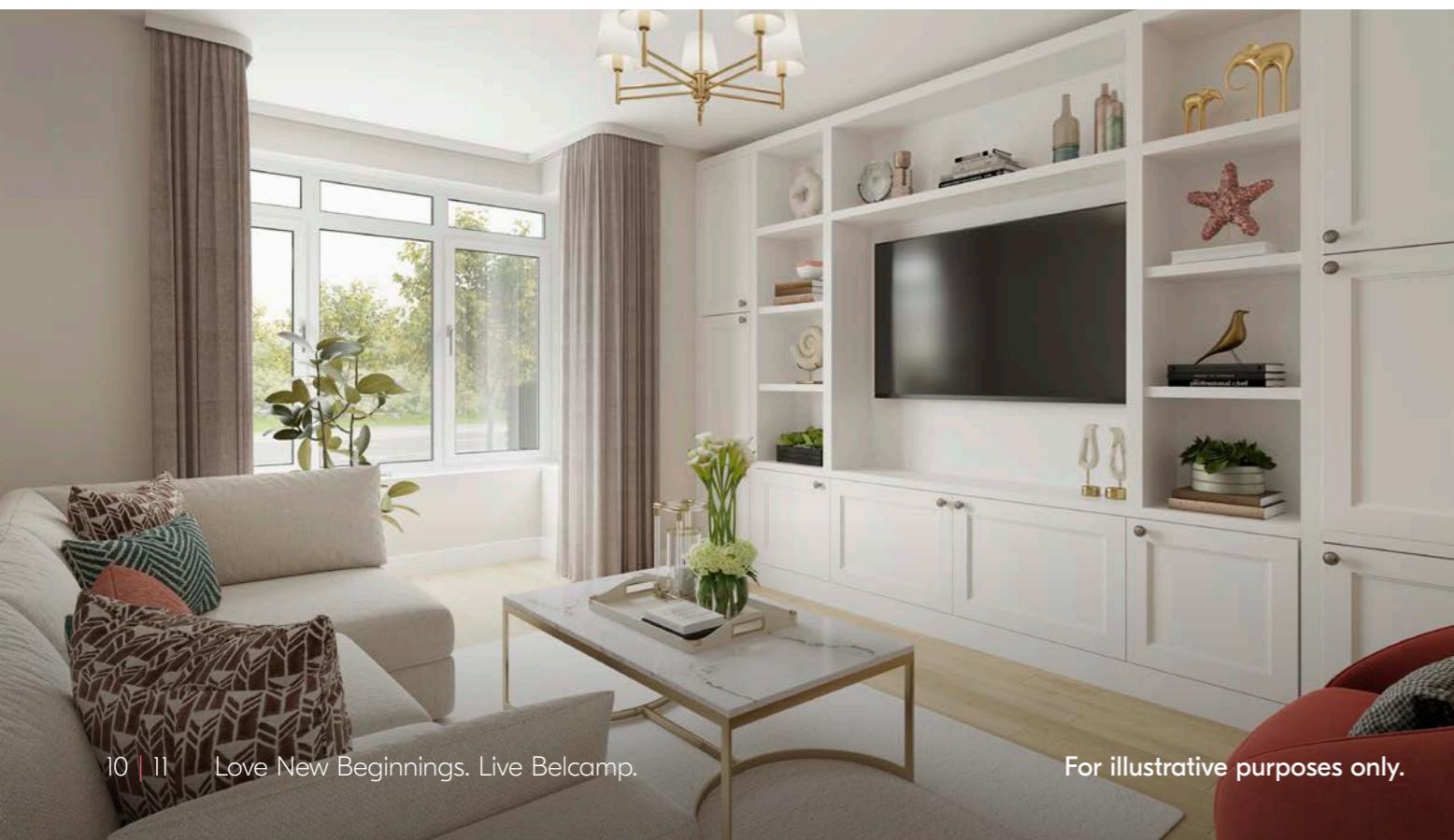


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# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

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 with a minimum A rating on the BER scale with the highest standards of insulation and airtightness in all our properties.



For illustrative purposes only.



## 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.

**LOVE**  
**ADVENTURE AT EVERY TURN**  
**LIVE**  
**TO MAKE LASTING  
MEMORIES**

**Belcamp offers a wealth  
of family-friendly activities close by.**

Forest walks or sea breezes are just a short spin from your new Belcamp home. Enjoy fun filled summer days or rejuvenating winter sea swims with Portmarnock Beach or Burrow beach both minutes away, their shallow, gradual waters make for an ideal spot for children to play. There's also a choice of gentle strolls close by, whether it's through the grounds of Malahide Castle or to the playground and skatepark in Father Collins Park.





BELCAMP

## ALL INTERESTS, ALL COVERED, ALL NEARBY.

Conveniently located in Balgriffin, Belcamp offers easy access to an extensive range of amenities, from shopping and dining out to sports and social activities for all ages.

Belcamp is within easy driving distance from Airside Retail Park, the Pavilions Shopping Centre and Swords village, for a full range of local shopping and leisure choices. You'll find wonderful coffee shops, restaurants, bars, and local interest points including The Balgriffin Inn, The Garden House and The Velvet Cafe to enjoy.

So, whether it's a day out exploring Malahide Castle & Gardens, an afternoon of excitement for the little ones in Funky Monkeys at Clarehall, or a blockbuster night out at Movies @ Swords, virtually everything you need is within reach.



# 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 clubs and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports such as the local Tidy Towns group that makes a difference in our wider communities.





## 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.



## A COMMUNITY READY FOR SCHOOL WORK AND PLAY TIME

Balgriffin and the surrounding area offers plenty by way of education, with schools available for children of all ages.

There's a wide range of school types nearby, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, Montessori choices in the locality.

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

- St Nicholas of Myra National School
- St Francis of Assisi Primary School
- Belmayne Educate Together National School
- Belmayne Educate Together Secondary School
- Gaelscoil Ghráinne Mhaol
- Gaelcholáiste Reachrann
- Holy Trinity Primary Catholic School

For Third Level education, commuter connections to all the Dublin choices are right on your doorstep. Dublin City University have also announced plans to build a state-of-the-art further education campus in the area.

As you'd expect, there are many ways to enjoy the sporting and outdoor side of life in Balgriffin. In fact, you're spoiled for choice with the selection of athletics, football and GAA clubs close by. Belcamp is also well located for golfing enthusiasts with several great courses in the vicinity.

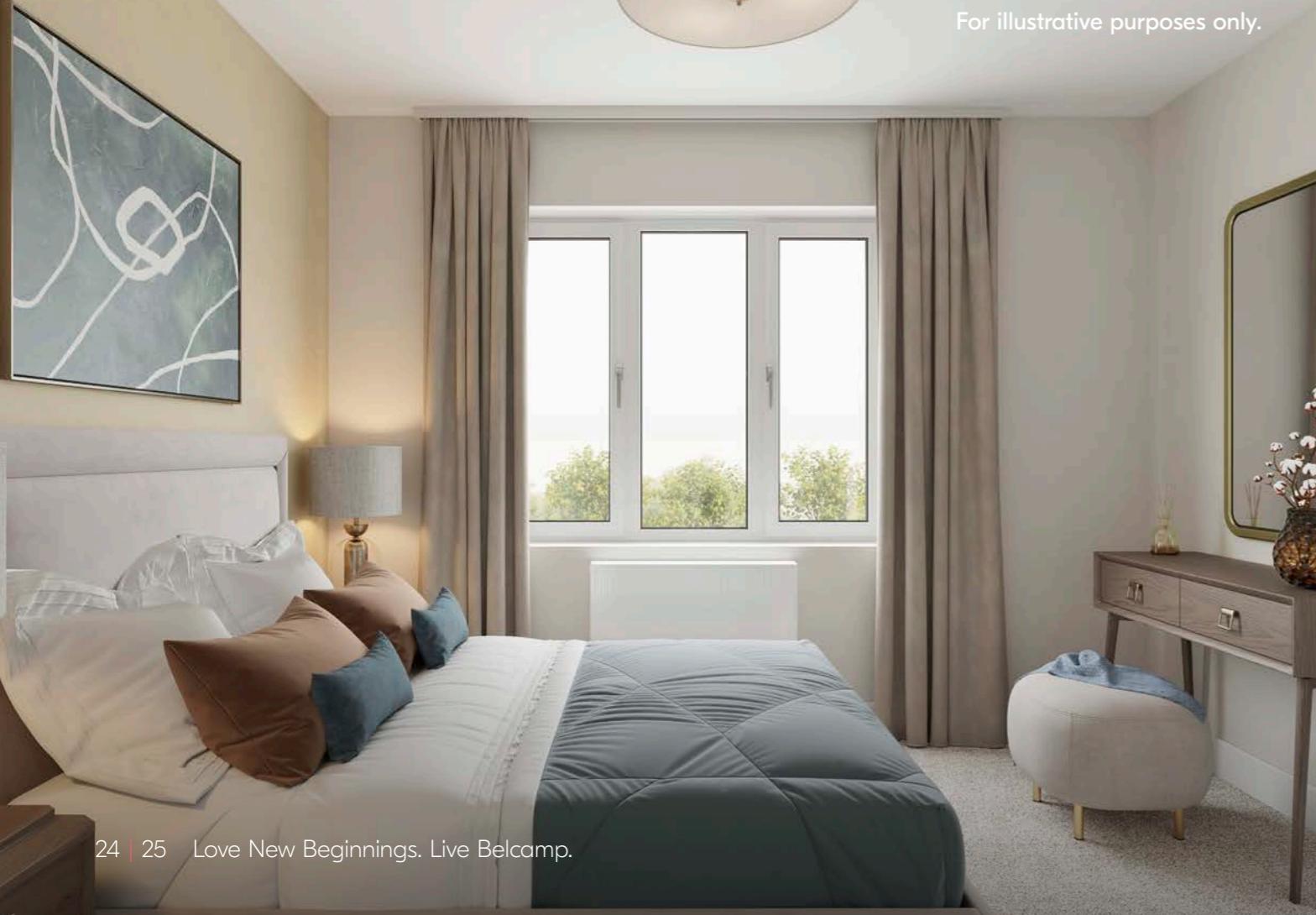


**REST EASY,  
YOU'RE  
HOME.**

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



For illustrative purposes only.



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**BELCAMP**

# 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 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.
- Condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Provisions for the installation of a car charging point.

## Kitchen

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

## Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & 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 to retain heat.

## Guarantee

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

## Schools

- 1 St Nicholas of Myra National School
- 2 St Francis of Assisi Primary School
- 3 Belmayne Educate Together National School
- 4 Belmayne Educate Together Secondary School
- 5 Gaelscoil Ghráinne Mhaol
- 6 Gaelcholáiste Reachrann
- 7 Holy Trinity Primary Catholic School

## Sports Clubs

- 1 St. Columbans FC
- 2 Innisfails GAA Club
- 3 O'Toole's GAA
- 4 Trinity Donaghmede FC
- 5 Clongriffin Athletics Club
- 6 Balgriffin Table Tennis Club
- 7 Innisfails Bowls Club
- 8 Ayrfield Boxercise Club
- 9 Swords Rugby Club
- 10 Portmarnock Golf Club

## Cafes and Restaurants

- 1 The Balgriffin Inn
- 2 Adobo Mexican
- 3 Begorah Coffee
- 4 Camile
- 5 Thindi
- 6 Velvet Cafe
- 7 Burnells
- 8 The Indian Grill

## Supermarkets

- 1 Fresh
- 2 Clarehall Tesco Extra & Shopping Centre
- 3 Dunnes Stores & Shopping Centre
- 4 Lidl & Malahide Road Retail Park

## Health

- 1 Northern Cross Medical Centre
- 2 Clongriffin Medical Centre
- 3 Ardara Family Practice

## Hotels

- 1 Hilton Dublin Airport
- 2 Pebble Mill Bed and Breakfast

## Parks

- 1 Belmayne Park
- 2 Father Collins Park
- 3 Darndale Park

## Attractions

- 1 Washington Monument
- 2 Malahide Castle



## HOUSE STYLES

### Apartments/ Duplexes/ Triples

- **The Wren**  
1 Bed Apartment  
47.8-51.8 sqm | 513-559 sqft
- **The Finch**  
2 Bed Apartment  
78.8 sqm | 847 sqft
- **The Canary**  
2 Bed Duplex  
86.1 sqm | 921-924 sqft
- **The Hummingbird**  
3 Bed Duplex  
101.8-102.1 sqm | 1,093-1,097 sqft
- **The Goldcrest**  
2 Bed Triplex  
118.9 sqm | 1,277 sqft
- **3 Bed Homes**
- **The Quail**  
3 Bed Mid Terrace  
106.7 sqm | 1,150 sqft
- **The Sparrow**  
3 Bed Mid Terrace  
110.6 sqm | 1,190 sqft
- **The Cuckoo**  
3 Bed Mid & End Terrace | Semi Detached  
111.8-113.1 sqm | 1,203 - 1,217 sqft
- **The Jay**  
3 Bed Mid & End Terrace  
111.4 - 114.1 sqm | 1,199 - 1,228 sqft
- **The Dove**  
3 Bed Semi Detached  
115.2 sqm | 1,240 sqft
- **The Starling**  
3 Bed Semi Detached | Side Entry  
121.5 sqm | 1,308 sqft

### 4 Bed Homes

- **The Skylark**  
4 Bed End Terrace | Semi Detached  
125.2 sqm | 1,348 sqft
- **The Raven**  
4 Bed End Terrace | Semi Detached | Side Entry  
137.4 sqm | 1,479 sqft
- **The Wagtail**  
4 Bed End Terrace  
145.8 sqm | 1,569 sqft
- **The Sandpiper**  
4 Bed End Terrace  
156.8 sqm | 1,688 sqft

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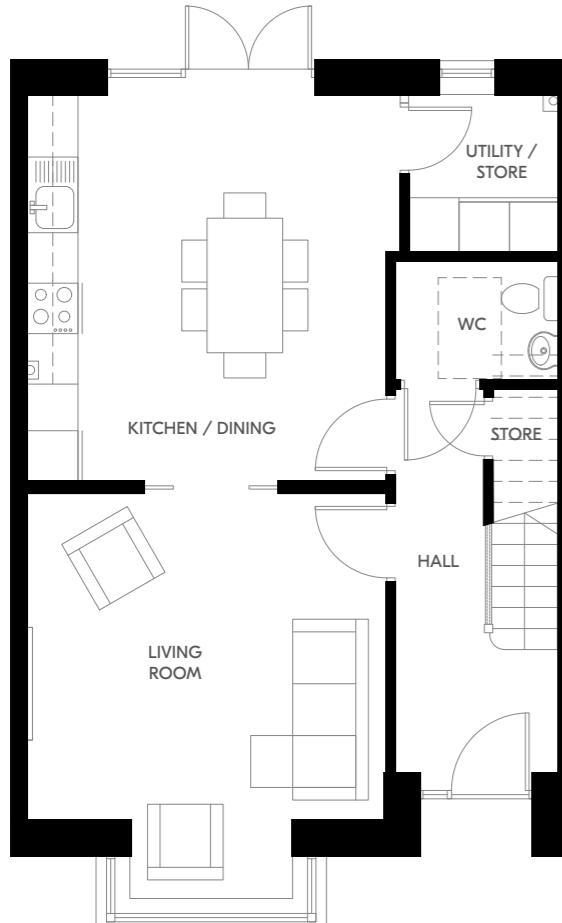
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For Illustrative Purposes

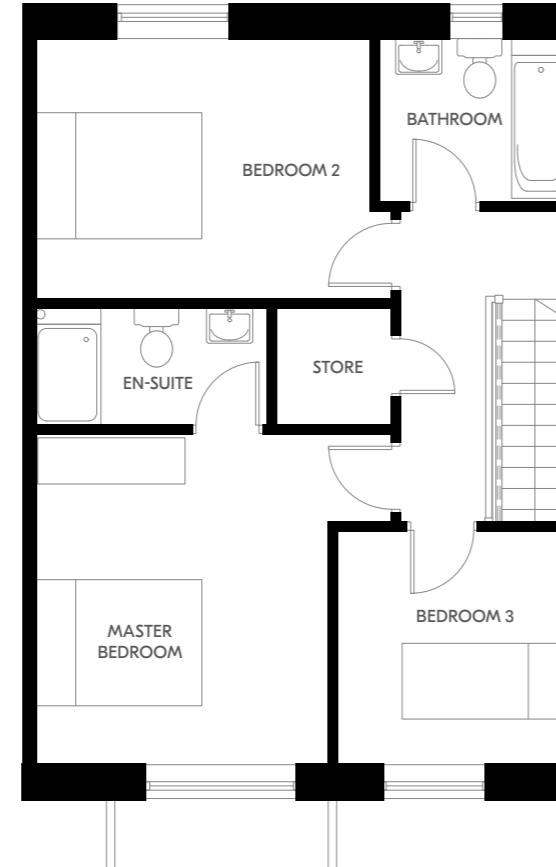
## THE SPARROW

3 Bed Mid Terrace

110.6 sqm | 1,190 sqft



Ground Floor

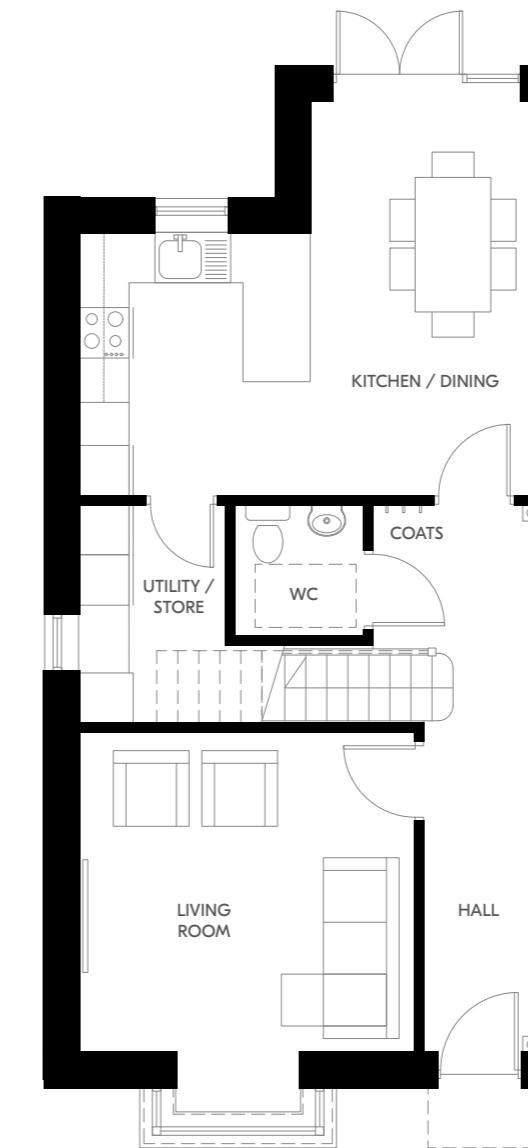


First Floor

## THE CUCKOO

3 Bed Mid & End Terrace | Semi Detached

111.8-113.1 sq.m | 1,203 - 1,217 sqft



Ground Floor



First Floor

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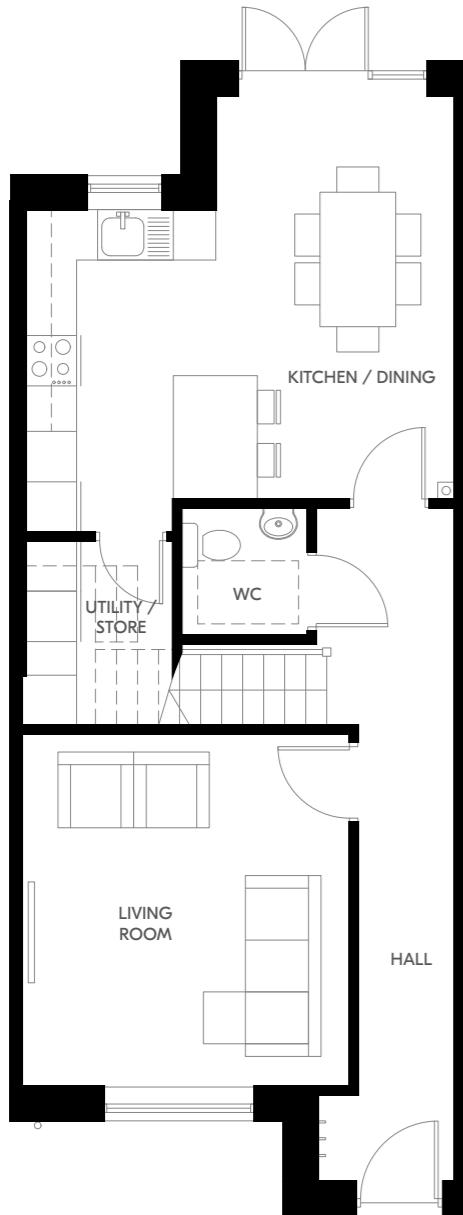
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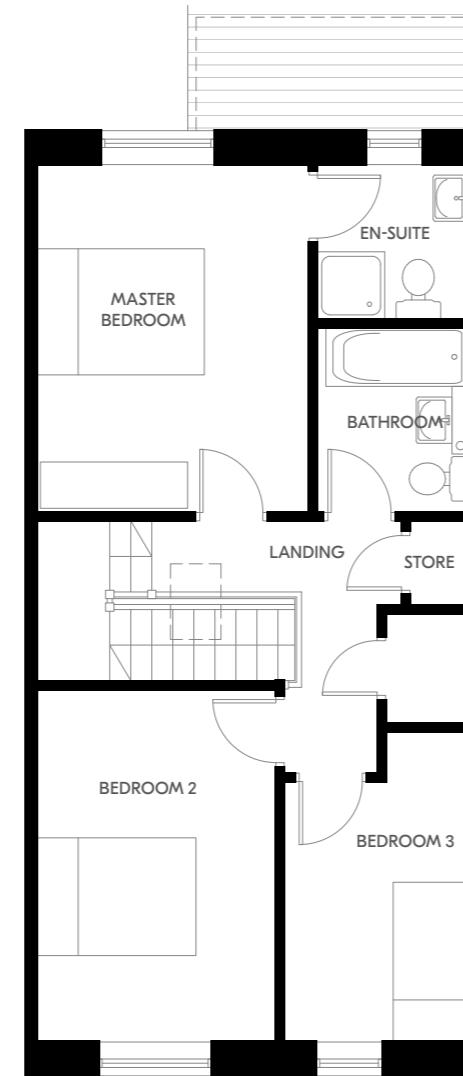
## THE JAY

3 Bed Mid & End Terrace

111.4 - 114.1 sqm | 1,199 - 1,228 sqft



Ground Floor

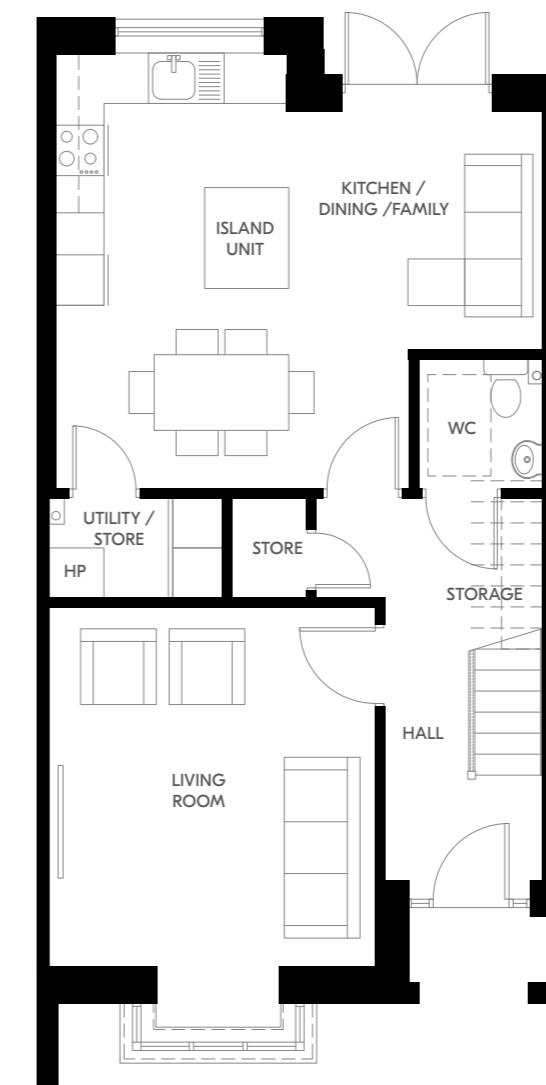


First Floor

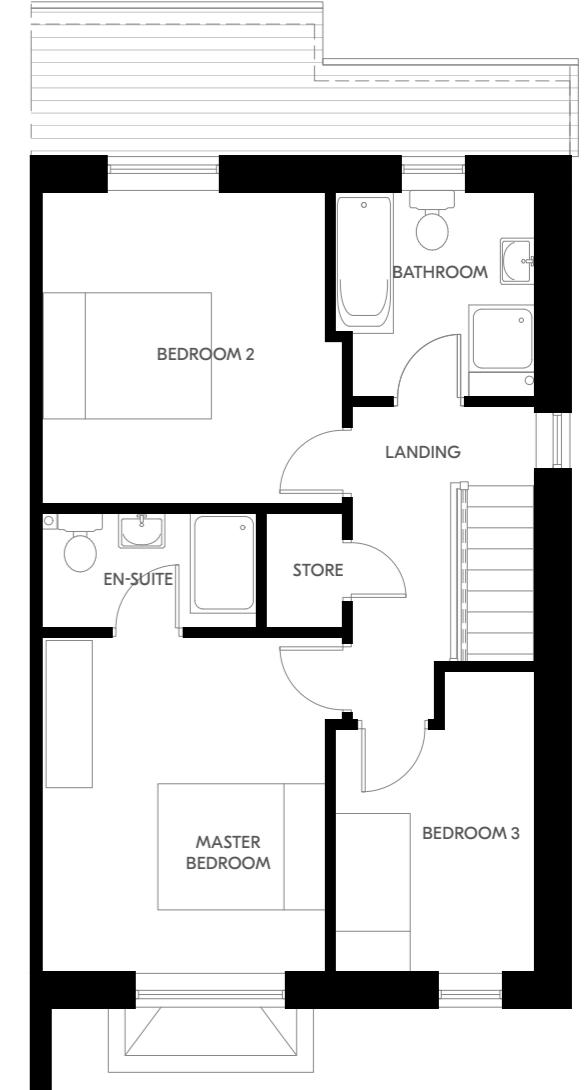
## THE DOVE

3 Bed Semi Detached

115.2 sqm | 1,240 sqft



Ground Floor



First Floor

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# THE STARLING

3 Bed Semi Detached | Side Entry  
121.5 sqm | 1,308 sqft



Ground Floor

First Floor

# THE SKYLARK

4 Bed End Terrace | Semi Detached  
125.2 sqm | 1,348 sqft



Ground Floor

First Floor

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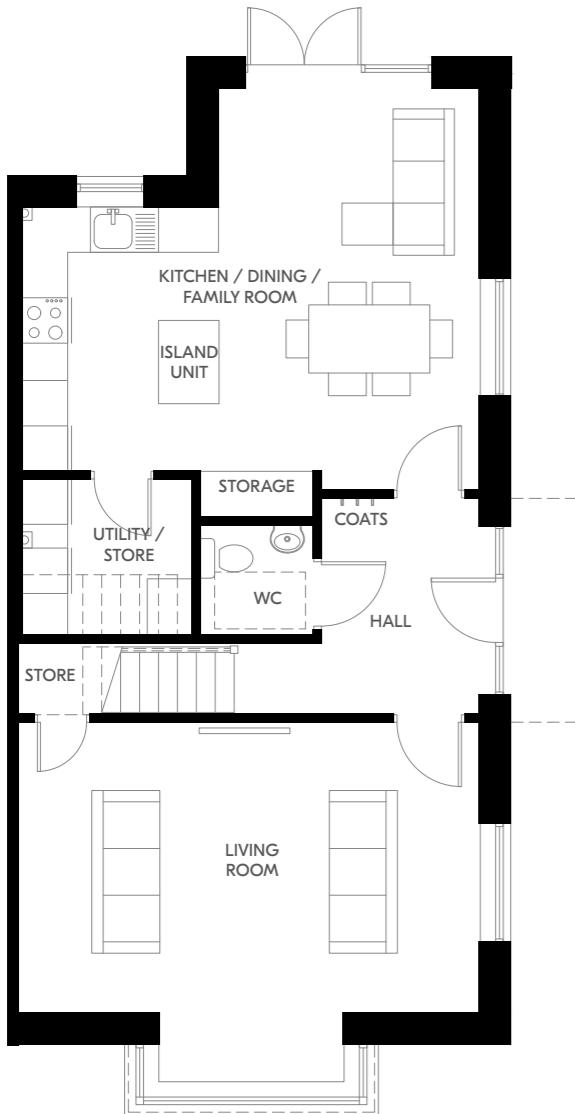
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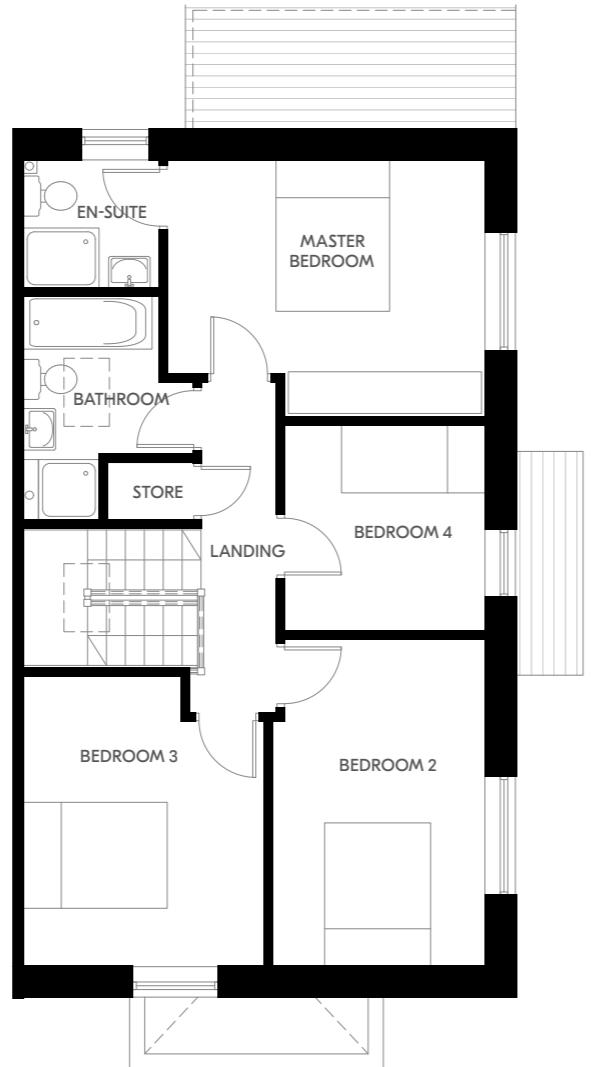
For illustrative purposes.

# THE RAVEN

4 Bed End Terrace | Semi Detached | Side Entry  
137.4 sqm | 1,479 sqft



Ground Floor



First Floor

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For illustrative purposes.





# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in a Glenveagh development, visit [glenveagh.ie](http://glenveagh.ie)

DISCOVER  
OUR FULL  
RANGE OF  
COMMUNITIES  
**GLENVEAGH.IE**



**Balmston**  
Donabate, Dublin



**Hereford Park**  
Leixlip, Kildare



**Rath Rua**  
Portlaoise, Laois



**Greville Park**  
Mullingar, Westmeath



**Kilmartin Grove**  
Kilmartin, Dublin



**Maple Woods**  
Midleton, Co. Cork



**Effernock**  
Trim, Co. Meath



Love where  
you live



Selling agent

**SMART**

**01 828 5024**

PSRA Licence: 003506

Developer: **Glenveagh Homes**

Architect: **Conroy Crowe Kelly**

Solicitor: **Mason Hayes Curran**



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**BER > A2 > A3**



# Glenveagh

Home of the new.

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full range of  
communities at:  
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