



# StoneHaven



ballymore.

Plant New  
Roots.





# A Message from Sean Mulryan

At Ballymore, we believe a home derives greater value from a strong sense of community and shared identity than from physical structures alone. Naas, a flourishing and well-established community comprising families, professionals, craftspeople and nature enthusiasts, immediately caught my attention. Boasting exceptional schools and sports clubs in close proximity, it offers a vibrant setting. Stonehaven seamlessly complements and enriches these existing facets, benefiting the local community. It presents an exhilarating opportunity to unlock Naas' utmost potential as the crowning achievement in the town's historical development. Stonehaven represents a fresh residential concept that paves the way for a sustainable, 21st-century lifestyle. It caters to the longing for improved housing and enhanced access to outdoor spaces while fostering a thriving community.

Sean Mulryan  
Chairman and CEO, Ballymore Group

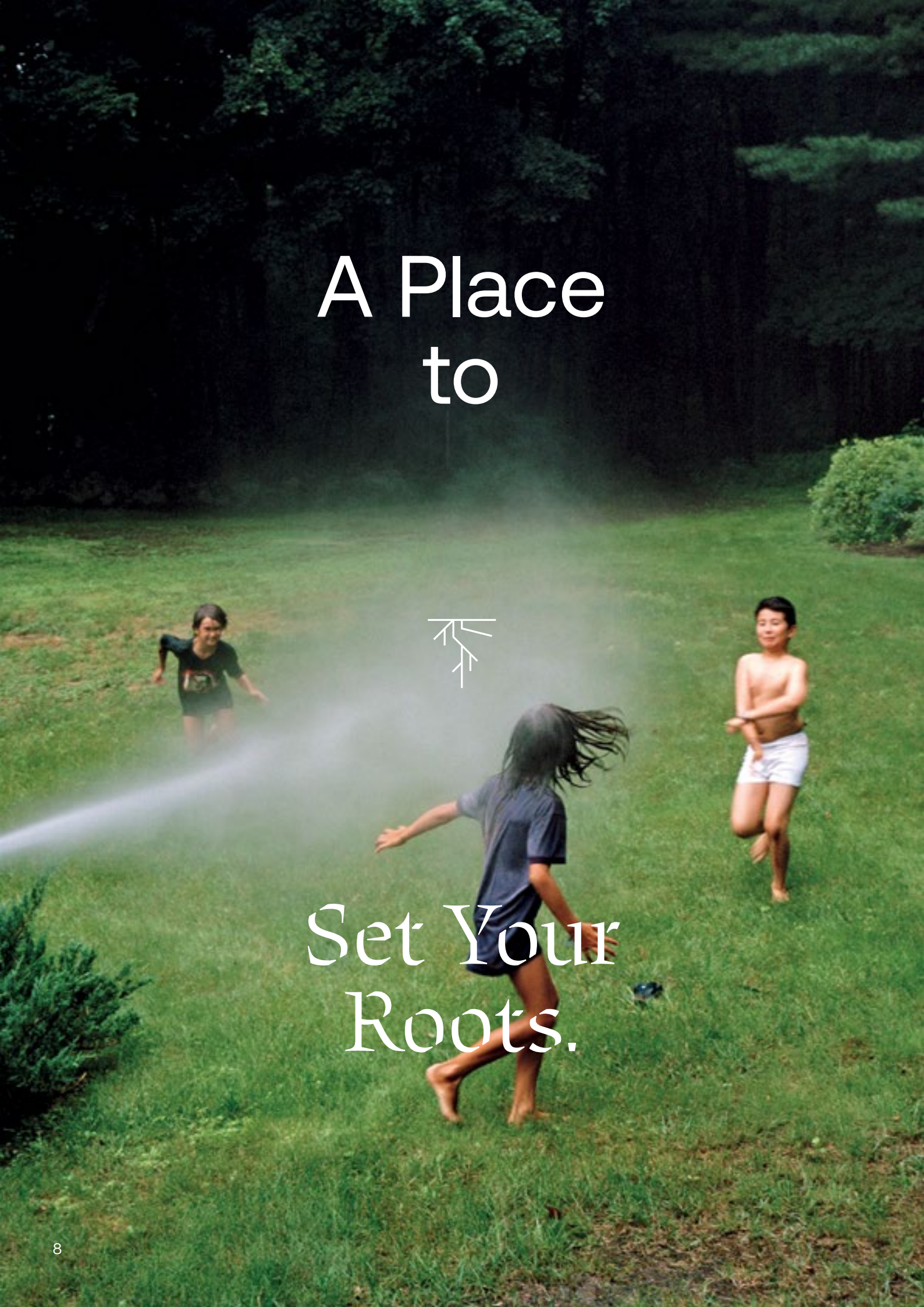


# Welcome to Naas. Welcome to Stonehaven.

Combining the vibrancy of city life with unparalleled tranquility, Stonehaven is a striking new offering from Ballymore. Situated in prosperous, historic Naas, these spacious, elegant homes are for those who want to set roots, to grow and to breathe.







# A Place to

# Set Your Roots.



## VISION

Welcome to a place where the beauty of nature and the richness of culture meet. Here, families thrive, bonds are strengthened and memories are cherished for a lifetime. Here, you'll find a deep sense of belonging in a thriving community that embodies a life well-lived.

Explore the tranquility of parks, indulge in leisurely strolls and enjoy thrilling sports, all while being captivated by exceptional cuisine and locally crafted treasures. This is where you can set your roots while staying connected to the world.

Welcome to your home. Welcome to Stonehaven.





A home to



Explore  
Move  
Create  
Play  
Breathe  
Think  
Connect  
Disconnect  
Share  
Experiment  
Grow  
Live

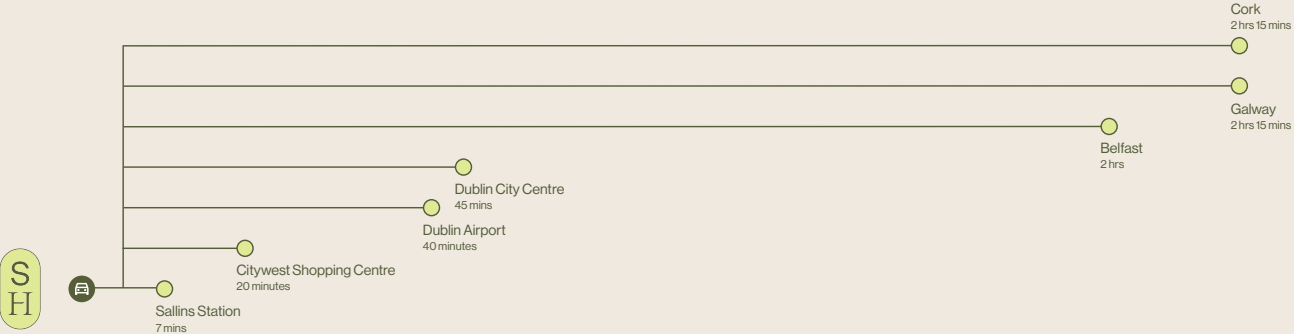


# Stay Connected to Dublin and Beyond

Nestled in picturesque surroundings, Stonehaven offers easy access to the bustling energy of Dublin. With excellent road and transport connections, you can effortlessly travel from the tranquility of home and unlock a world of opportunities. But it's not just Dublin at your door. Also within reach destinations such as Cork, Galway and Belfast are within reach. Stonehaven is where excitement and convenience are always at your fingertips.

From Sallins and Naas station, Heuston, Connolly, Pearse and Grand Canal Dock are less than 45 minutes by rail. The Dublin Coach bus connection also brings you to the city centre and the airport in under an hour. By car, Dublin Airport takes just 40 minutes, and the city centre 45 minutes. Welcome to a thriving hub that ensures you don't have to sacrifice what you love. You can truly go anywhere from here.

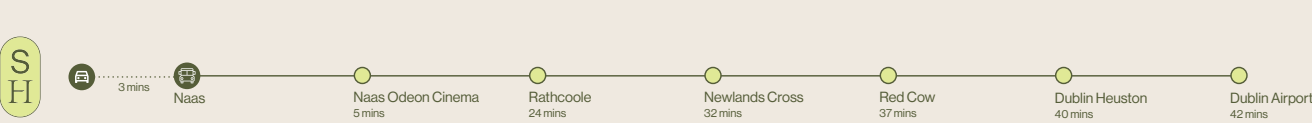
### Car Travel Times



### Train to Dublin City Centre and Beyond

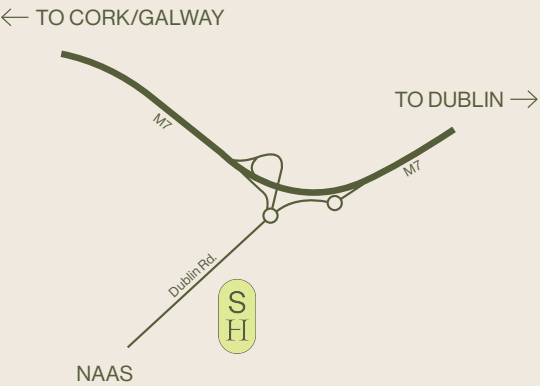


### Bus to Dublin City Centre and Airport



## Live on the "Right Side of Town"

Situated near the M7, Stonehaven offers residents easy access to Dublin, the airport and beyond. The nearby motorway ensures a seamless journey, as well as convenient exploration of other destinations in Ireland. Enjoy the benefits of a well-connected hub.







THE K CLUB



KILDARE VILLAGE



NATIONAL STUD & JAPANESE GARDENS



AVON



AIMSIR RESTAURANT



WICKLOW MOUNTAINS PARK



NAAS GOLF CLUB



PUNCHESTOWN RACECOURSE



RUSSBOROUGH HOUSE & PARK



NAAS RUGBY CLUB



NAAS RACECOURSE



NAAS GAA CLUB

# A Region, Teeming with Activities.

Stonehaven is at the centre of a world teeming with activities. Food, fashion, sport and culture are always nearby. Within minutes of your doorstep, you'll find vibrant restaurants and cafes, two bustling racecourses, refined clothes boutiques and resplendent period houses. It's yours for the taking.

- Culture & Music
- Food & Agriculture
- Travel & Stay
- Sport & Racing
- Heritage & Tradition
- Local Activities









# A Day at the Races



Nestled in the idyllic Kildare countryside, just 4.6km from Stonehaven, Punchestown is a world-renowned destination for all things equestrian. With a storied history dating back to 1875, it is long-established as one of Europe’s premier venues for horse racing.



Closer to home, the beautiful Naas Racecourse offers a diverse range of family activities, including thrilling horse racing events, engaging children’s entertainment, interactive workshops and delicious food options.

Each year at Punchestown, the iconic Punchestown Festival draws top jockeys and trainers from all over the globe, while the spectacular Winter Festival showcases some of the toughest and most competitive races of the season. Punchestown is also known for its refined dining, adding to a vibrant atmosphere that buzzes throughout the year.











# Endless Adventures Await.





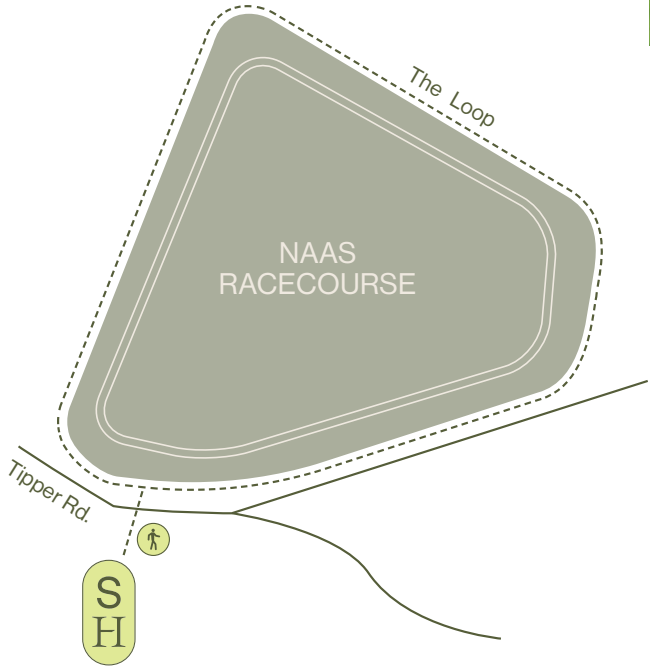
# Race Day Is Just the Start

Punchestown offers more than just exceptional racing; it's home to community events, charity fundraisers and renowned concerts featuring artists like Beyoncé and Lionel Richie. Nearby, the Naas Racecourse boasts a history dating back to the 1920s and offers outstanding facilities, which are used for a myriad of community activities throughout the year.



The loop surrounding Naas Racecourse sets the perfect stage for invigorating bike rides, leisurely dog walks, or simply immersing oneself in the serene natural surroundings.

Enjoy direct access to the excitement and energy that radiate from the course. Bring the family along to the Summer Family Fun Day or head to the weekly park run. Witness the thundering hooves and adrenaline-pumping races, or explore the neighbouring trails and parks for an invigorating outdoor experience.



The spirit of equestrianism weaves seamlessly into the fabric of life in Naas, creating a vibrant community that extends far beyond the world of horses. The renowned racecourse offers exhilaration and excitement but it also serves as a gathering place to forge bonds and create memories.

Saddle up and traverse the tracks on horseback, or introduce your children to the joy of pony rides. Immerse yourself in the lively atmosphere of concerts and witness the impressive displays at dog shows. Don't forget to embark on a captivating journey to the nearby National Stud.





# Schools with a Tradition of Excellence.

Naas's schools have deep, long-lasting connections with the local community and with the town's sports clubs. They are renowned for their tradition of excellence and for the positive influence they've had across all sections of society. With seven primary schools and five secondary schools, the town offers unrivalled choice. Maynooth University, one of Ireland's top colleges, is within driving distance, while the Dublin colleges and Universities are just a train or bus trip away.



# Join a Sporting Tradition.

Naas is renowned throughout the country for its active, engaged sports communities that span generations. Families often get deeply involved in activities, fostering lasting friendships as parents socialise while their children play football, rugby or GAA. Local clubs thrive on this support and involvement, creating a tight-knit network that extends beyond the playing fields.



# A Day in the Life

At Stonehaven, food, wellness and a huge range of retail options are not just a lifestyle, but a way of life. Immerse yourself in a blend of culinary refinement and healthy living with farm-to-table dining experiences, elegant cafes, an unrivalled weekend market and top-quality shopping.



Uncover the culinary treasures of Naas, where exquisite flavours are just moments from your door. Start your day at the bustling Naas Food Market or Grá coffee, indulging in fresh local produce and artisanal foods.



Naas has a rich history steeped in craftsmanship and artisanship. Here, you can discover one-of-a-kind ceramics and intricately designed leather goods. Whether you're a collector or are just searching for a special gift, there's always something new to discover.



# Shopping in Naas

From boutiques like Emporium Kalu and Gallery 9, Naas offers a diverse range of shopping options to cater to your tastes. Step into carefully curated experiences, where you'll discover unique, handpicked collections showcasing the latest trends and timeless classics.



Naas is renowned for its commitment to quality, and the boutiques in this vibrant town exemplify exceptional craftsmanship, attention to detail, and personalised customer service. Indulge in luxurious fabrics, sophisticated designs, and carefully selected pieces that will elevate your style.





# A Tradition of Excellence

Known by its grand entrance and oxidized copper roof, Lawlor’s Hotel is a staple for locals and visitors. The property started out as a tea-room in 1913 and progressed to a famous hotel catering for all the large racecourses in Ireland. Lawlor’s quickly became the largest outdoor catering organisation in Ireland, attracting passing traffic, especially on Croke Park match days. The hotel was a landmark for travellers leaving Dublin heading south or west. The business traditionally employed staff from the town and area, a proud tradition that continues today.



A typical evening at Lawlor’s Hotel is a delight for the senses. Indulge in delectable cuisine from the Bistro or Vi’s Restaurant and savor drinks from the iconic Vi’s bar, the Random Inn, or the original bar. As the night unfolds, the atmosphere comes alive with lively music, creating a vibrant ambiance to complement your dining experience.

Throughout the years, Lawlor’s Hotel has played host to numerous memorable guests and events. The old sales books still hold the names of local dignitaries such as De Burg, Lord Palmerston, De Roberts, Moores, and many more, showcasing the rich history and importance of the hotel in the community.





# Savour the Best Food and Drink.

Naas is an unrivalled haven for food and drink enthusiasts. Find an array of fresh, seasonal produce at Swans on the Green, a local family-run greengrocers, delicatessen and coffee shop. When evening falls, quench your thirst at Haydens Bar where craft beer enthusiasts can savor a range of artisanal brews or retreat to the charming Neighbourhood pub, where intimate ambiance creates a truly unequalled experience. At Fletchers, you can immerse yourself in the culture of a famous weekly trad night. Embrace a life where culinary excellence and community spirit intertwine with the comforts of home.



# Immerse Yourself in a Cultured Community.

At Stonehaven, it's easy to immerse yourself in culture. This is a place that attracts national attention. From the energy of the Moat Theatre, where youth plays and mystery nights abound to the crafts of the Tuckmill Gallery and family friendly days out at the nearby art-focussed Imagination Station, there's something for your every interest.



# Join an Active Community.

Naas is famous for its rich golf, cycling and racing culture and the history of the sports clubs locally stretches back years. Naas Golf Club, founded in 1896 and designed by renowned architect James Braid, is one of the oldest and most prestigious in the country. Just across the road, Craddockstown Golf Club offers members and visitors alike the chance to enjoy its picturesque, rolling parkland. An abundance of cycling and racing clubs means you'll never need something to do. But these are more than just places to get active: they are vibrant anchors that bind the community together and create ties that last.



# Discover Peaceful Living.

From the peaceful surrounds of the Town Walk, a beautiful stroll that takes you through the heart of Naas, to the Grand Canal Way, a long-distance walk that runs from Dublin to the River Shannon, Naas offers wellbeing like nowhere else. Enjoy a yoga retreat at Ananta Yoga Studio or indulge in ultimate spa relaxation at he Osorey or The Residence. This is a place where you can nourish your mind, body and soul.









# A Local Guide to Naas

- CAFES**

  - 01. Siblings Cafe
  - 02. Hey Darling
  - 03. La Pause Cafe
  - 04. Sprinkle Delights
  - 05. PS Coffee Roasters
  - 06. The Soda Bread Shop and Tea Rooms
  - 07. Urban Kitchen & Coffee

**RESTAURANTS**

  - 08. Plur Wood Fired Pizza
  - 09. Bouchon
  - 10. Vie De Chateaux
  - 11. Lemongrass Fusion Naas
  - 12. Les Olives Farm and Food
  - 13. Neighbourhood Naas

**SPORTS & FITNESS**

  - 14. Naas Lawn Tennis Club
  - 15. Gym Plus Naas
  - 16. Naas Hockey Club
  - 17. Naas GAA Club
  - 18. Naas Rugby Club
- EDUCATION**

  - 19. Naas Community National School
  - 20. Holy Child Catholic National School
  - 21. Naas Community College
  - 22. St. Laurence's Catholic National School
  - 23. Scoil Bhride
  - 24. Mercy Convent Catholic Primary School
  - 25. St. Mary's Catholic College Naa
  - 26. St. Corban's Catholic Boys National School
  - 27. Gael Choláiste Chill Dara
  - 28. Meánscoil Iognáid Ris

**RETAIL**

  - 29. Gallery 9
  - 30. Aria Boutique
  - 31. Diamonds & Pearls Naas
  - 32. Kalu Boutique

**HEALTH**

  - 33. Naas General Hospital
  - 34. Vista Family Practice
- SOCIAL**

  - 35. ODEON Cinema
  - 36. Craddockstown Golf Club
  - 37. Naas Golf Club
  - 38. K Leisure Naas
  - 39. Moat Theatre
  - 40. Naas Farmers Market (Potato Market)

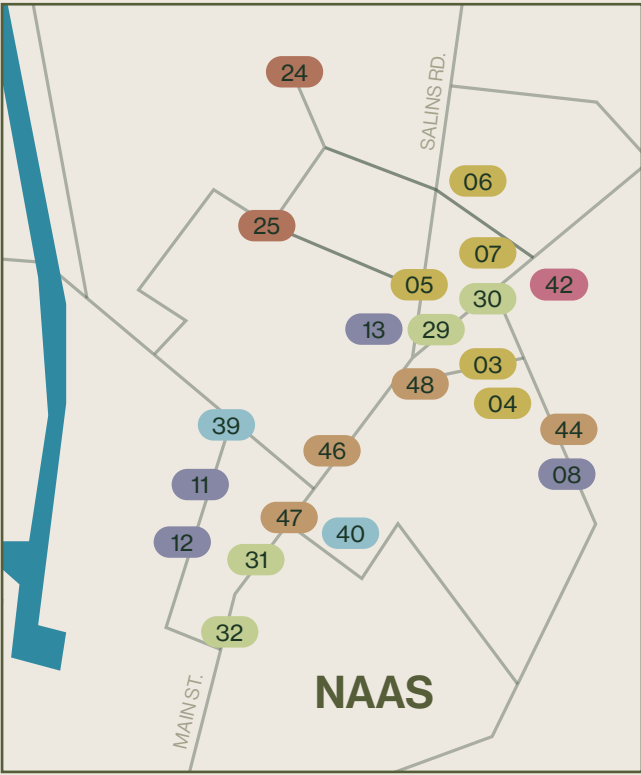
**HOTEL**

  - 41. Osprey Hotel
  - 42. Lawlor's of Naas
  - 43. Kilashee Hotel

**OTHER**

  - 44. East Coast Seafood
  - 45. Swans on the Green
  - 46. Alan Keville For Hair
  - 47. Blanc Quigley Hair Salon
  - 48. Barker & Jones
  - 49. Kerdiffstown Park

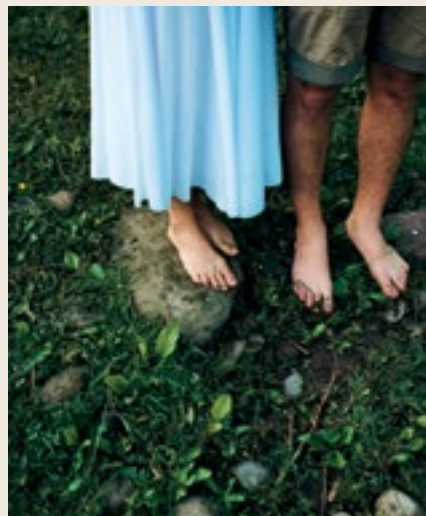
 Sallins Train Station  
a 5-minute drive from StoneHaven







# A Place to Set Down



# New Roots

Become part of a vibrant community. Here, you'll find those who love the world and want it at their doorstep. You'll find those who embrace excitement and tranquillity in equal measure. You'll find people who love history and but are looking to the future. This is a space to set down roots.



A home to



Cook  
Stretch  
Work  
Read  
Sleep  
Host  
Work Out  
Meditate  
Eat  
Build  
Garden  
Live



Your Home,  
Your Haven.



# Your Place to Create Memories

Stonehaven is a development rich in amenities, offering a myriad of wellness focused experiences. Take a moment to unwind and take your dog for a walk. Afterwards, take the kids to the playground or meet a friend for an invigorating jog or bike ride along the scenic trail of Stonehaven Loop. Embrace a lifestyle that effortlessly combines wellness, community and the comforts of home.





# Development Map

Embrace a lifestyle that effortlessly combines wellness, community and the comforts of home.













For those who seek...

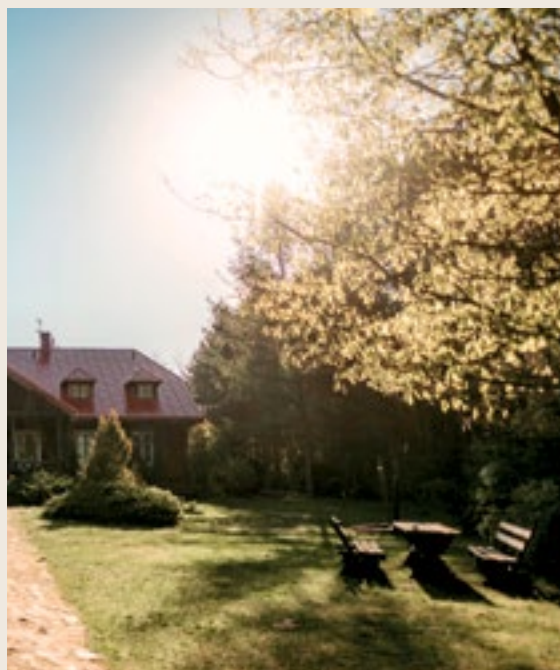
A stable  
foundation for  
life's changes



A house where  
kids can grow  
into teens



Somewhere  
to build a life  
and legacy



S  
H

A moment's  
peace after  
a busy day



A place vibrant  
enough to pursue  
their passions





# Siteplan

## Duplexes



FERN

2 Bedroom  
90 sq.m | 969 sq.ft



HEATHER

3 Bedroom  
131 sq.m | 1,406 sq.ft

## Houses



OAK

3 Bedroom  
125 sq.m | 1,347 sq.ft



MAPLE

4 Bedroom  
146 sq.m | 1,572 sq.ft



ELM

4 Bedroom  
153 sq.m | 1,647 sq.ft







A place to set your roots.

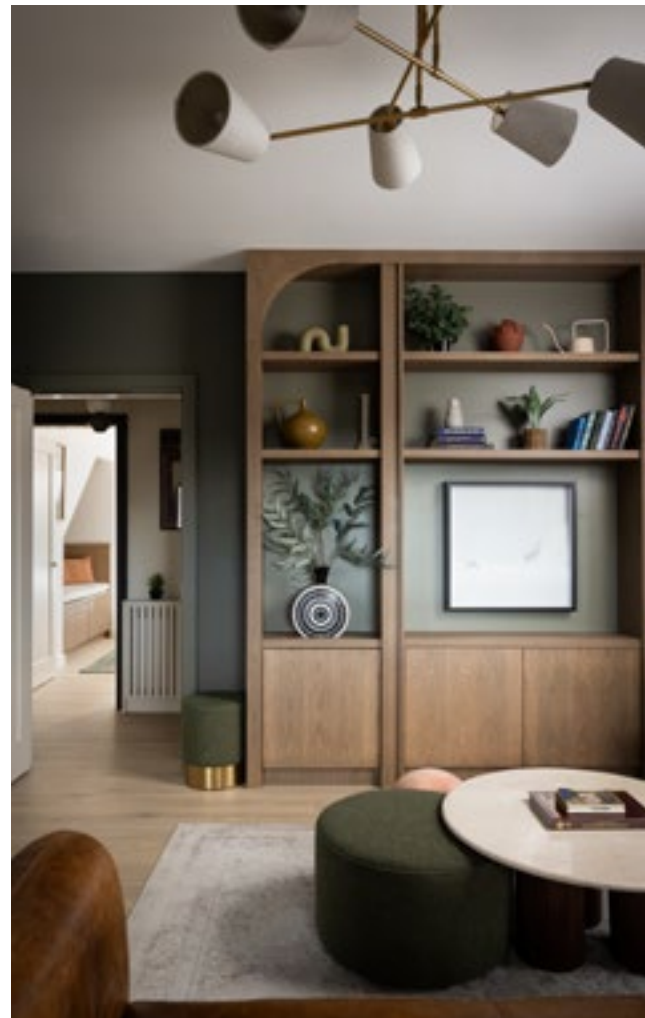
S  
H







# Interior Spaces



Step into Stonehaven, where exquisitely finished modern interiors await. Each residence is thoughtfully designed to create a harmonious blend of style and functionality. Large, airy kitchens are the heart of these homes, boasting sleek countertops, state-of-the-art appliances and ample storage space. Tiled bathrooms are a sanctuary of luxury, featuring elegant fixtures and pristine finishes. The spacious bedrooms provide a haven of tranquility, offering generous proportions, abundant natural light and well-designed wardrobes. Every detail has been meticulously considered to ensure a comfortable and contemporary living experience. At Stonehaven, you can indulge in refined living, where exceptional design and exceptional comfort meet.



























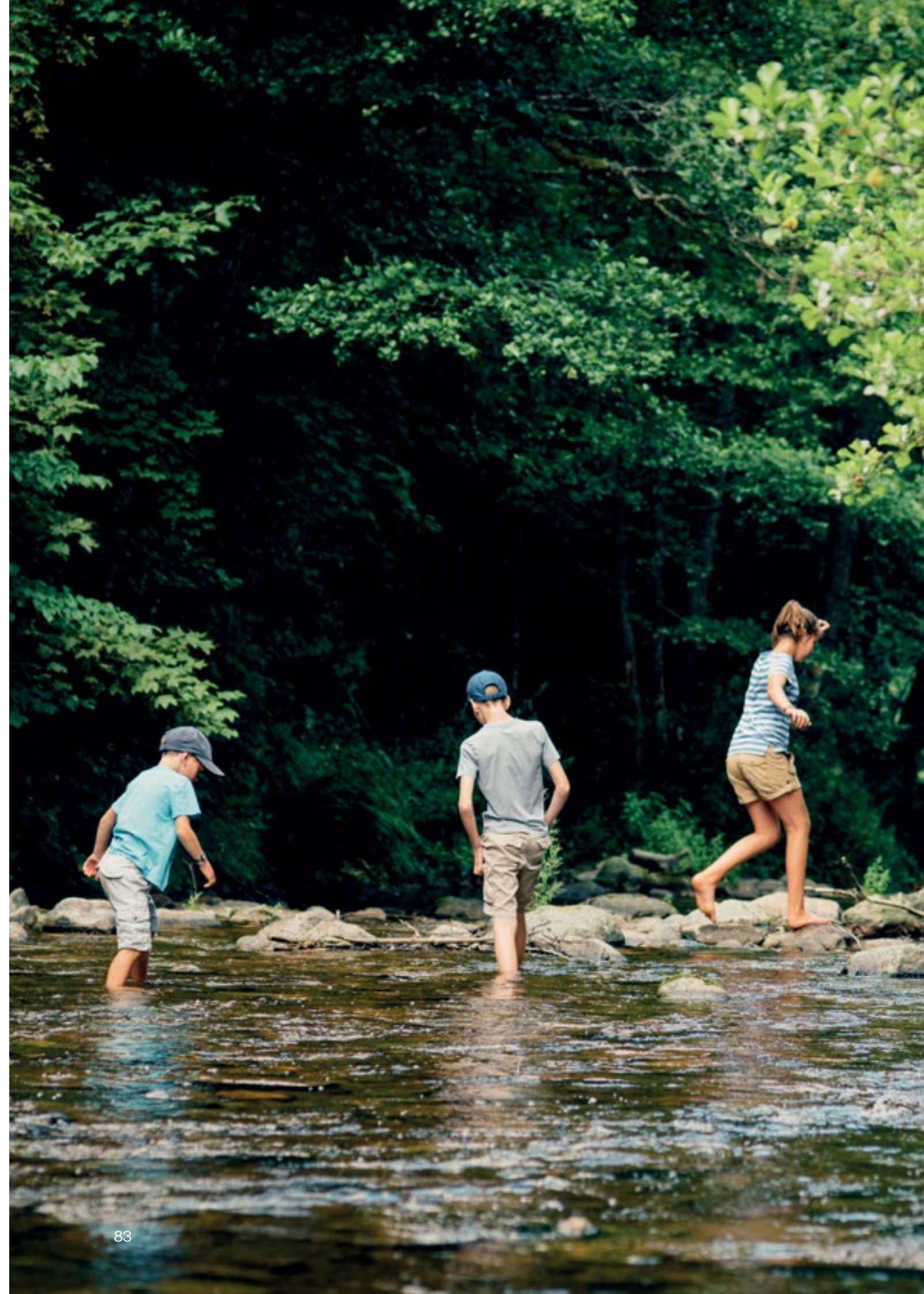




“I grew up playing in  
these fields, heading  
off on adventures and  
falling into the stream

— Margaret Scott, Bestselling Author, Naas Resident

and I love that my  
children are getting  
up to the same  
mischief we did.









# Specifications and Floor Plans



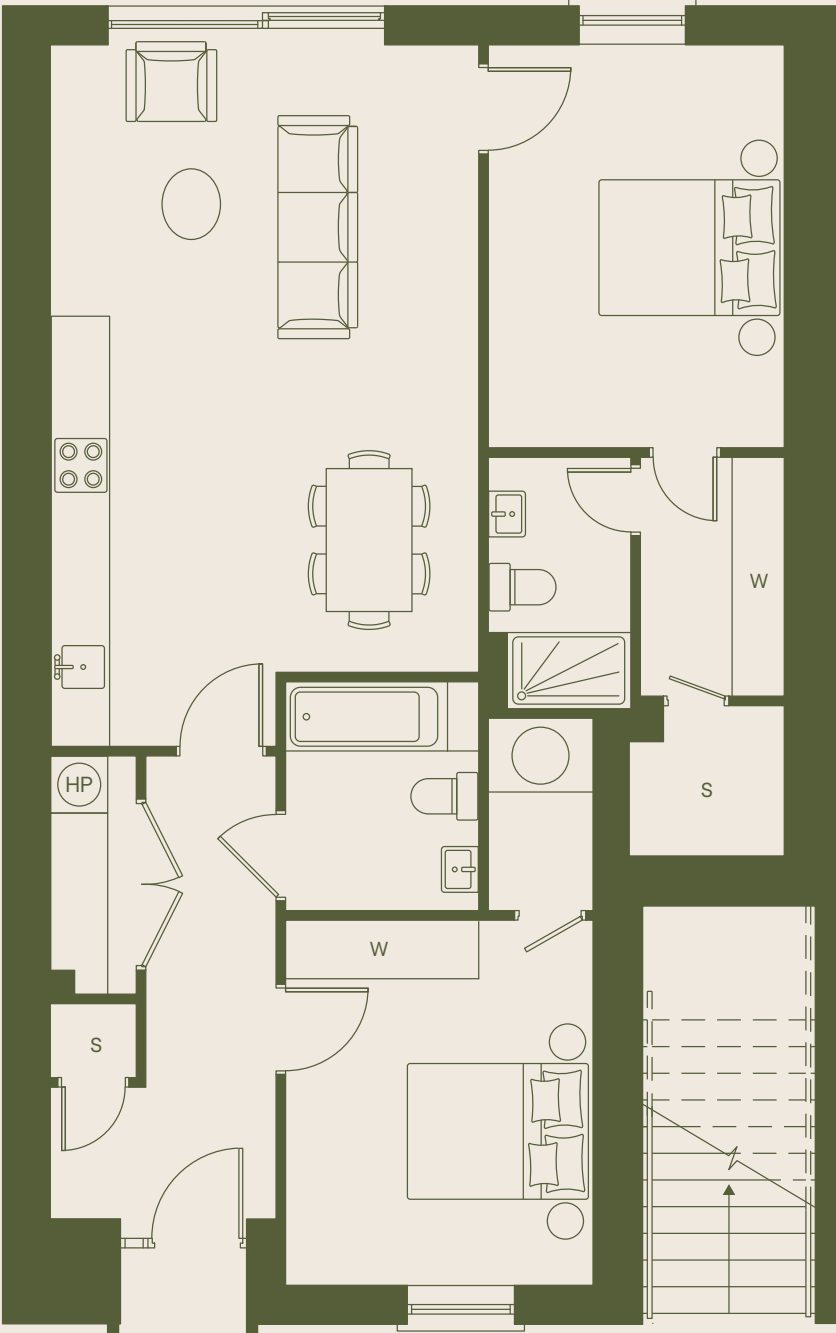
Fern

2 Bedroom | Ground Floor Duplex

AREA

90 sq.m

969 sq.ft

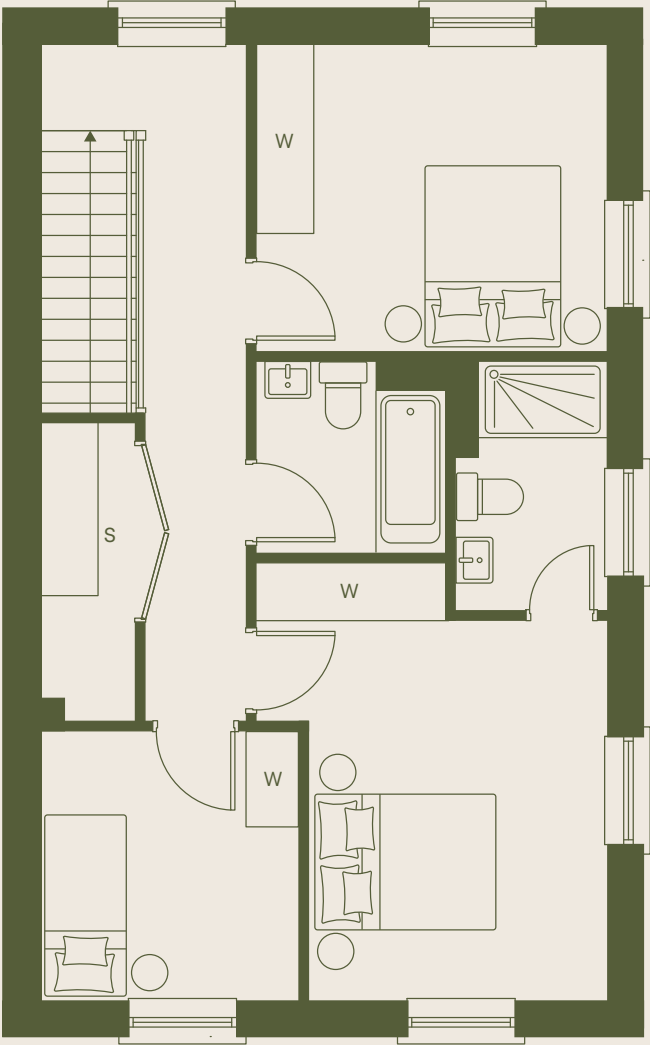
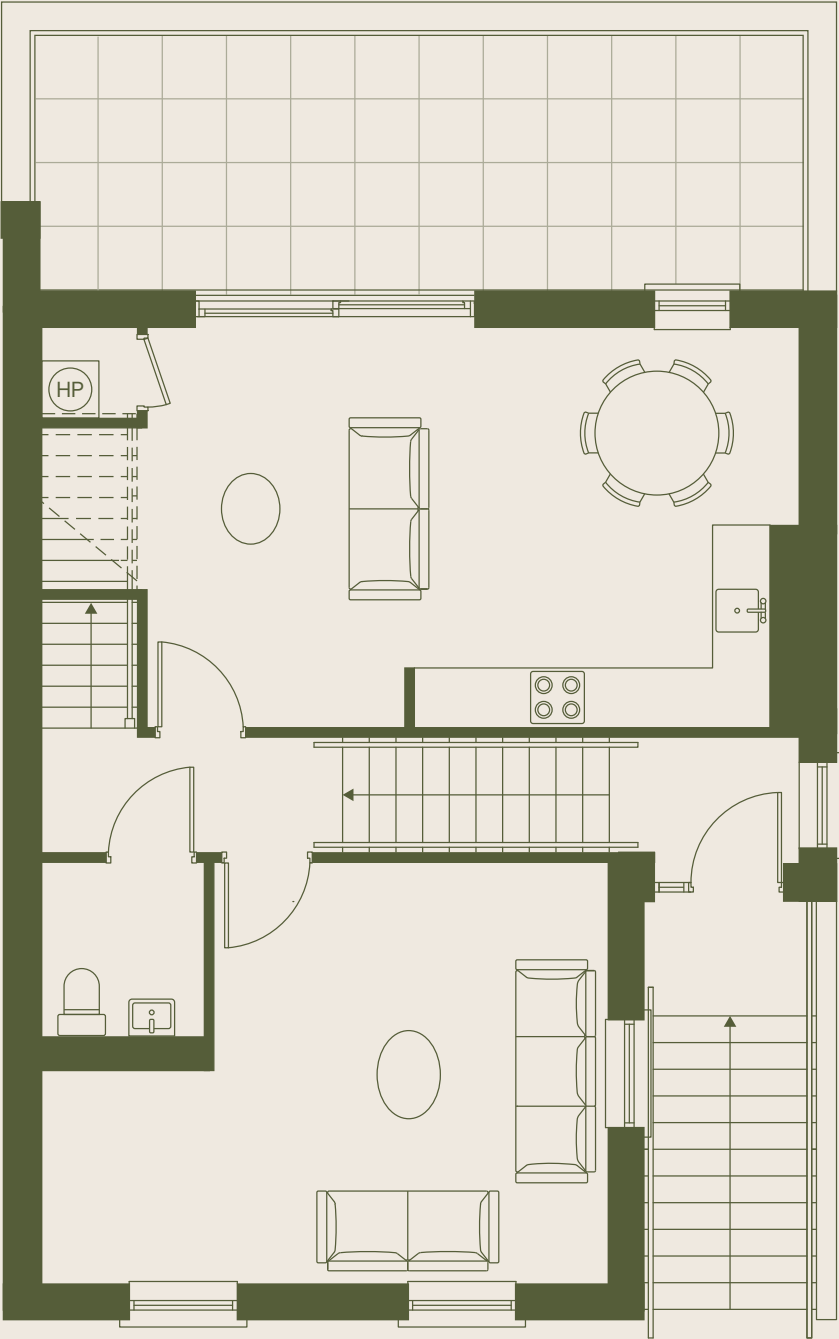




# Heather

3 Bedroom | 2 Storey Duplex

AREA  
131 SQ.M  
1,406 SQ.FT

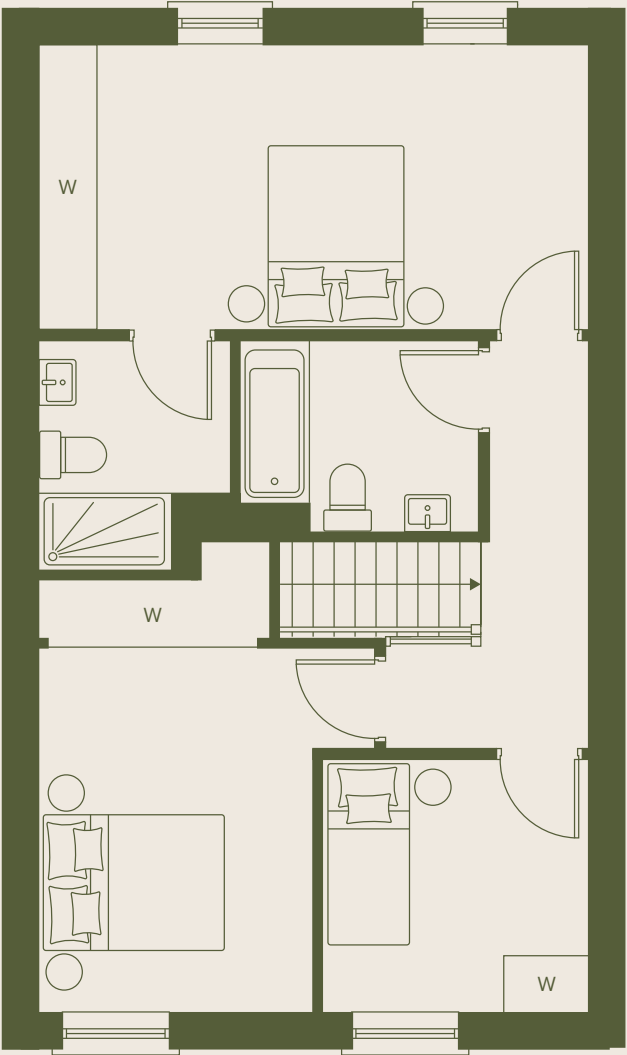
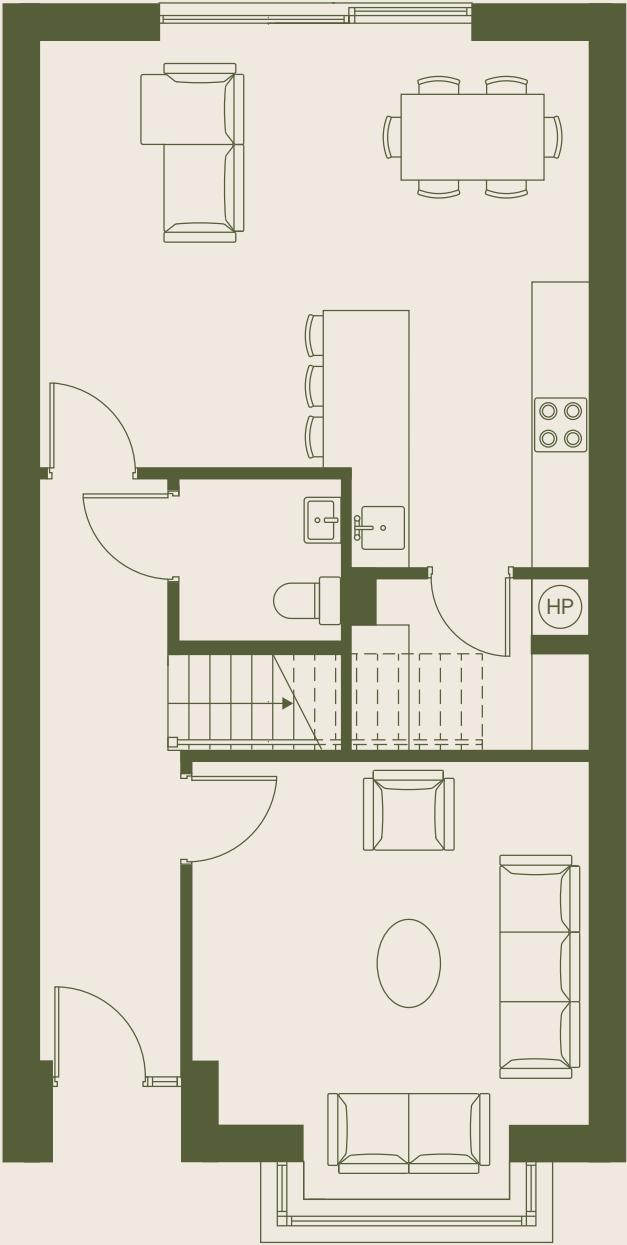




# Oak

3 Bedroom | 2 Storey House

AREA  
125 SQ.M  
1,347 SQ.FT

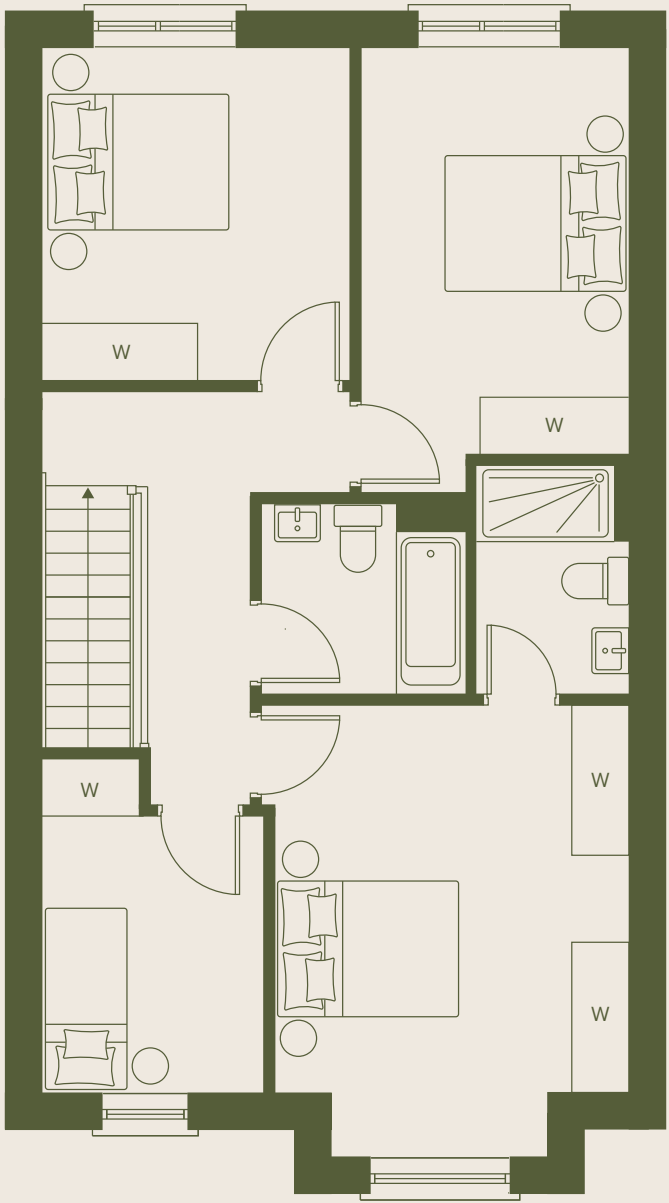
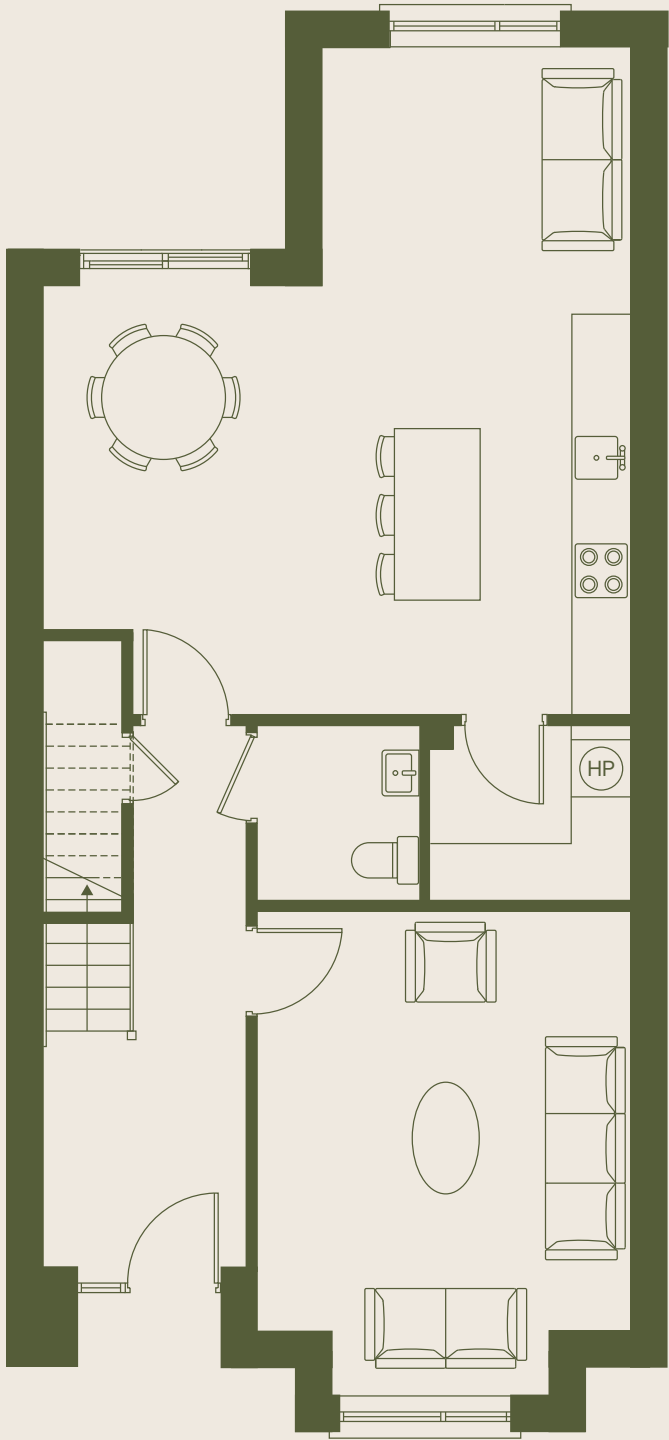




# Maple

4 Bedroom | 2 Storey House

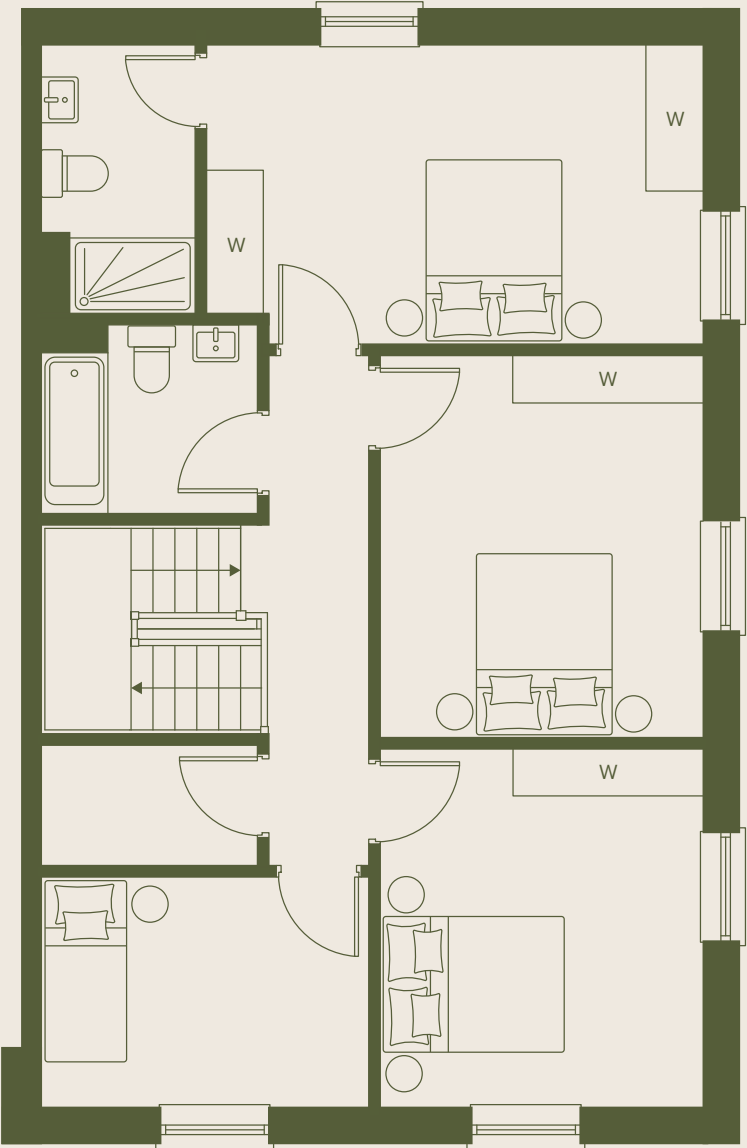
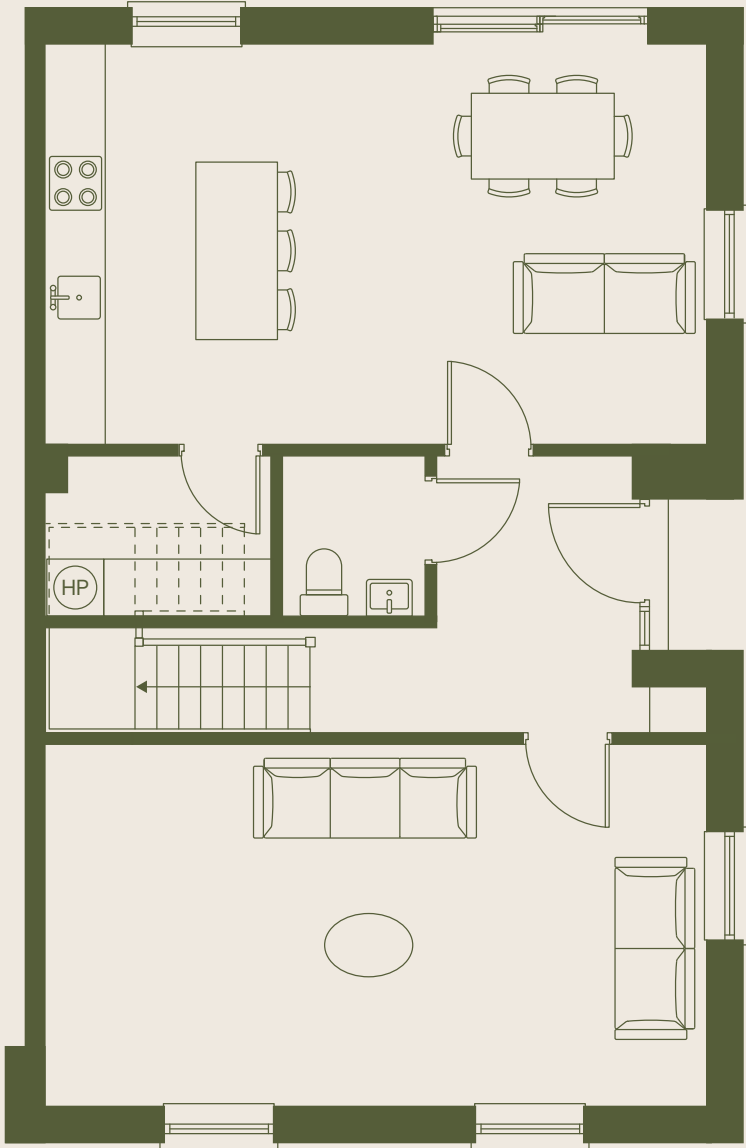
AREA  
146 SQ.M  
1,572 SQ.FT





Elm  
4 Bedroom | 2 Storey House

AREA  
153 SQ.M  
1,647 SQ.FT











# Specifications

## Heating, Ventilation & Hot Water

- Experience comfort and efficiency year-round with a thermostatic central heating system with heat pump and a mechanically controlled ventilation system.
- Reliable pressurised hot and cold-water systems provide modern convenience and functionality.

## Kitchens

- Make a statement with full-height micro shaker ash timber grain / painted barrel ribbed effect kitchen units. Available in vibrant green for duplexes and spiced carrot for houses.
- Calcutta gold quartz worktops add elegance and practicality, complemented by a 100mm upstand.
- Custom cabinetry with a hickory oak finish and satin brass handles brings timeless sophistication to your cooking space.
- Fully integrated NEFF appliances (oven, microwave, and hob), extractor, dishwasher, and fridge freezer provided. (when the contract is signed within 28 days).
- Ambient LED counter lighting sets the perfect tone for casual meals or entertaining guests.

## Utility Room

- Designed for ultimate convenience, with a heat pump system and plumbing in place for both a washing machine and dryer.

## Bathrooms and En suites

- Indulge in style and functionality with contemporary bathroom designs featuring Terrazzo and Marble effect large format tiles.
- Patterned WC tile flooring enhances the character of these spaces, while high-quality sanitaryware ensures lasting comfort.
- Pressurised shower systems with thermostatic valves promise an invigorating experience every day.
- Wall-mounted heated towel rails keep your towels cozy and your bathroom warm.
- Custom-designed vanity cabinets provide ample storage with a sleek finish.
- WC areas are pre-wired for modern lighting fixtures.

## Media & Communications

- Stay connected and entertained with digital TV points installed in both the living room and main bedroom.

## Management & Security

- Safety and peace of mind are built-in, with mains-connected smoke, heat, and carbon monoxide detectors.
- All homes are wired for security alarms.

## Electrical

- Recessed spotlights in bathrooms and kitchens add a touch of elegance, complemented by pendant fittings elsewhere.
- Generous light and power points are thoughtfully placed throughout, using contemporary switches and sockets for ease of use and style.

## Interiors Finishes & Features

- Plastered and painted walls and ceilings.
- High-performance, energy-efficient windows combine functionality with elegance.
- Enjoy elevated 2.7m ground floor ceilings, creating a sense of space and grandeur.
- Modern square-edge architraves and skirting, paired with inset-frame solid doors, deliver a refined and contemporary aesthetic.
- Full-height wardrobes with sleek, supermatt finishes and an Oyster oak style interior design add functional luxury to your storage solutions.

## Outdoor Amenities

- Immerse yourself in over 7 acres of beautifully landscaped public parkland.
- Enjoy amenities designed to enrich your lifestyle, including a playground, exercise areas with fitness equipment, a multi-use games area, a dog park, and walking routes through natural landscapes.
- The masterplan features a neighbourhood centre with a creche including a local grocery and coffee shop.

## Outside Space

- Each home is thoughtfully designed with a private paved front garden and off-street parking for two cars.
- Secluded rear gardens provide a tranquil extension of your living space, perfect for relaxation or entertaining.
- Landscaped open spaces and painted timber side gates add to the quality and charm of the development.
- Homes feature a stunning full brick or coloured render front façades, enhancing their timeless appeal.

## Energy Efficiency

- Built for the future, homes at Stonehaven achieve an impressive A2 BER rating.
- High-quality insulation in walls, floors, and roofs ensures a cosy, energy-efficient living environment year-round.
- Each home is pre-wired for electric vehicle charging, keeping you ready for tomorrow's needs.

## Guarantee

- Invest with confidence in a home protected by a 10-year structural guarantee scheme.











# The Team



# We Are Ballymore

Ballymore Group is committed to delivering high-quality homes and has been for four decades. The family-owned business was started by CEO Sean Mulryan and his wife Bernardine in Ballymore Eustace in 1982. Since then, the group has overseen thousands of homes in urban developments in Ireland and the UK. Ballymore's projects are renowned for best-in-class design and innovation, winning 40 top industry awards in the last three years.



RiverWalk



Royal Canal Park



College Square



Station Walk



Embassy Gardens



City Island



# Get in Touch

These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors (and associated companies) shall not be held responsible for any inaccuracies. The developer reserves the right to make alterations to design and finish. HT Meagher O'Reilly trading as Knight Frank and CME New Homes issue these particulars on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly trading as Knight Frank, CME New Homes or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted Inclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on the transaction. The Vendor does not make or give, and neither CME New Homes or HT Meagher O'Reilly trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. BER Nos available from selling agents



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