

BERWICK PINES

A Different Perspective on Dublin Living

Set within a mature, leafy landscape in Leopardstown, Berwick Pines brings together contemporary architecture, thoughtfully designed interiors and the convenience of an established South Dublin location.

A collection of 107 one, two and three-bedroom apartments, offering a considered balance of comfort, connectivity and everyday living.

From established neighbourhoods and coastal destinations to major employment centres and everyday amenities, South Dublin offers a distinctive balance of urban convenience and residential character.







Berwick Pines places residents within easy reach of this wider landscape, with connections to the city and surrounding areas.



The Best of South Dublin



Driving Times

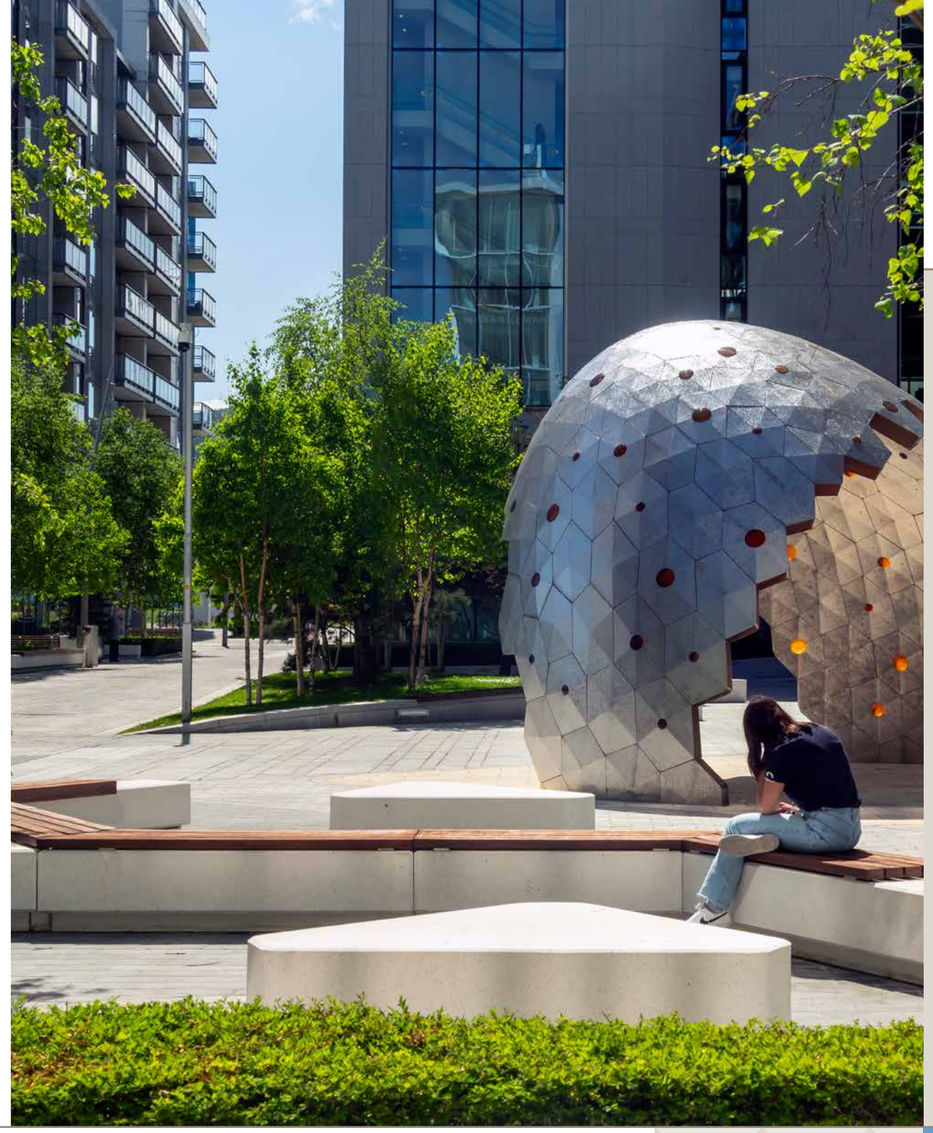
Sandyford Business District	5 mins	—	1.8 km
Dundrum Town Centre	15 mins	—	6.0 km
Stillorgan	5 mins	—	2.0 km
Blackrock	10 mins	—	4.0 km
Dún Laoghaire	15 mins	—	6.0 km
Dublin City Centre	30 mins	—	10.0 km

Well Connected, Perfectly Positioned

With access to the Luas network, the N11 and M50, Berwick Pines is well placed for journeys across Dublin and beyond.

From the business district of Sandyford to the shopping destinations of Dundrum and Stillorgan, the surrounding area brings together employment, transport and everyday convenience.

With Sandyford Business District nearby and the established communities of Foxrock, Stillorgan and Dundrum within easy reach, Berwick Pines offers convenient access to work, leisure and everyday essentials.





Schools, shopping destinations, cafés, restaurants and recreational facilities contribute to a neighbourhood with plenty to offer.

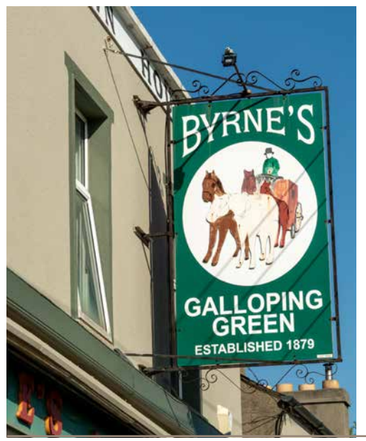
Connected to What Matters



Morning coffee, an evening workout, a round of golf or dinner close to home. The surrounding neighbourhood offers a wide choice of places to enjoy and make part of your routine.

More to Everyday Life















From local cafés and restaurants to sports clubs, shopping destinations and green spaces, everyday life comes with plenty of possibilities.

Everything Within Reach

From schools and shopping to fitness, dining and leisure, Berwick Pines is surrounded by amenities that make everyday life more convenient.

Discover the places that matter, with travel times to key destinations from your new home.

1. The Leopardstown Inn
   WALKING — 5 mins
2. Giraffe Childcare Stillorgan
   DRIVING — 4 mins
3. Byrnes of Galloping Green
   WALKING — 12 mins
4. Foxrock Golf Club
   WALKING — 15 mins
5. Leopardstown Racecourse
   WALKING — 20 mins
6. West Wood Club
   WALKING — 20 mins
7. Raw Gyms
   WALKING — 12 mins
8. Elephant & Castle
   WALKING — 20 mins
9. Dunnes Stores - Beacon Court
   WALKING — 20 mins
10. St. Raphaela's Primary School
    WALKING — 20 mins
11. St. Raphaela's Secondary School
    WALKING — 20 mins
12. Stillorgan Village Shopping Centre
    DRIVING — 5 mins
13. Sandyford House
    WALKING — 30 mins
14. Explorium - National Sport & Science Centre
    DRIVING — 10 mins
15. Dundrum Town Centre
    DRIVING — 15 mins



A Closer Look at the Neighbourhood

An established residential setting, mature greenery and convenient access to nearby amenities come together at Berwick Pines.

The surrounding neighbourhood offers a balance of residential character and connectivity, with local destinations and transport links within easy reach.



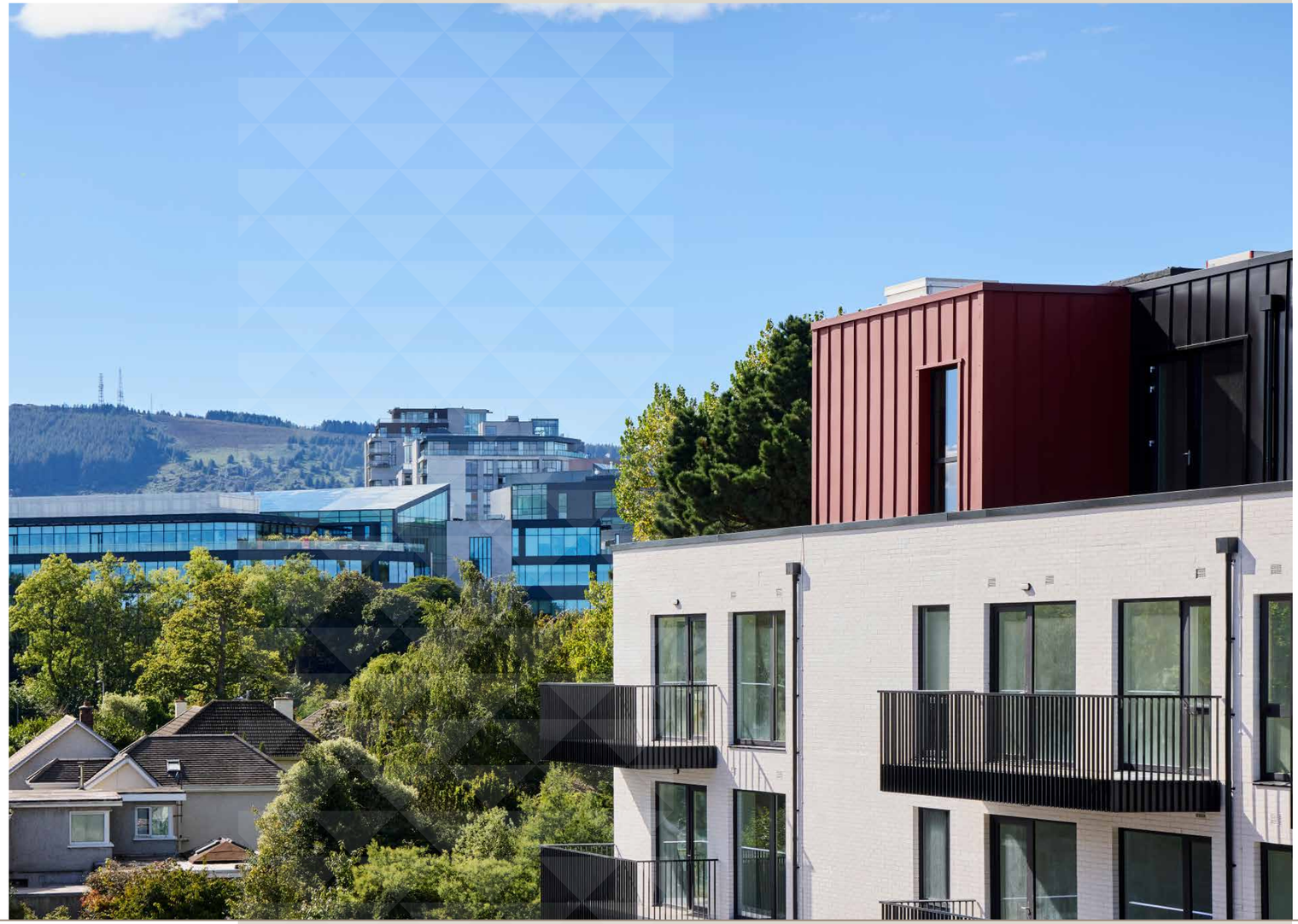
Contemporary architecture meets an established green setting at Berwick Pines.

Thoughtfully arranged buildings, landscaped communal areas and retained mature trees help create a residential environment with a sense of openness and character.

Each apartment has been designed with comfort, natural light and practical everyday living in mind.

Designed for a Sense of Place





Discover Berwick Pines

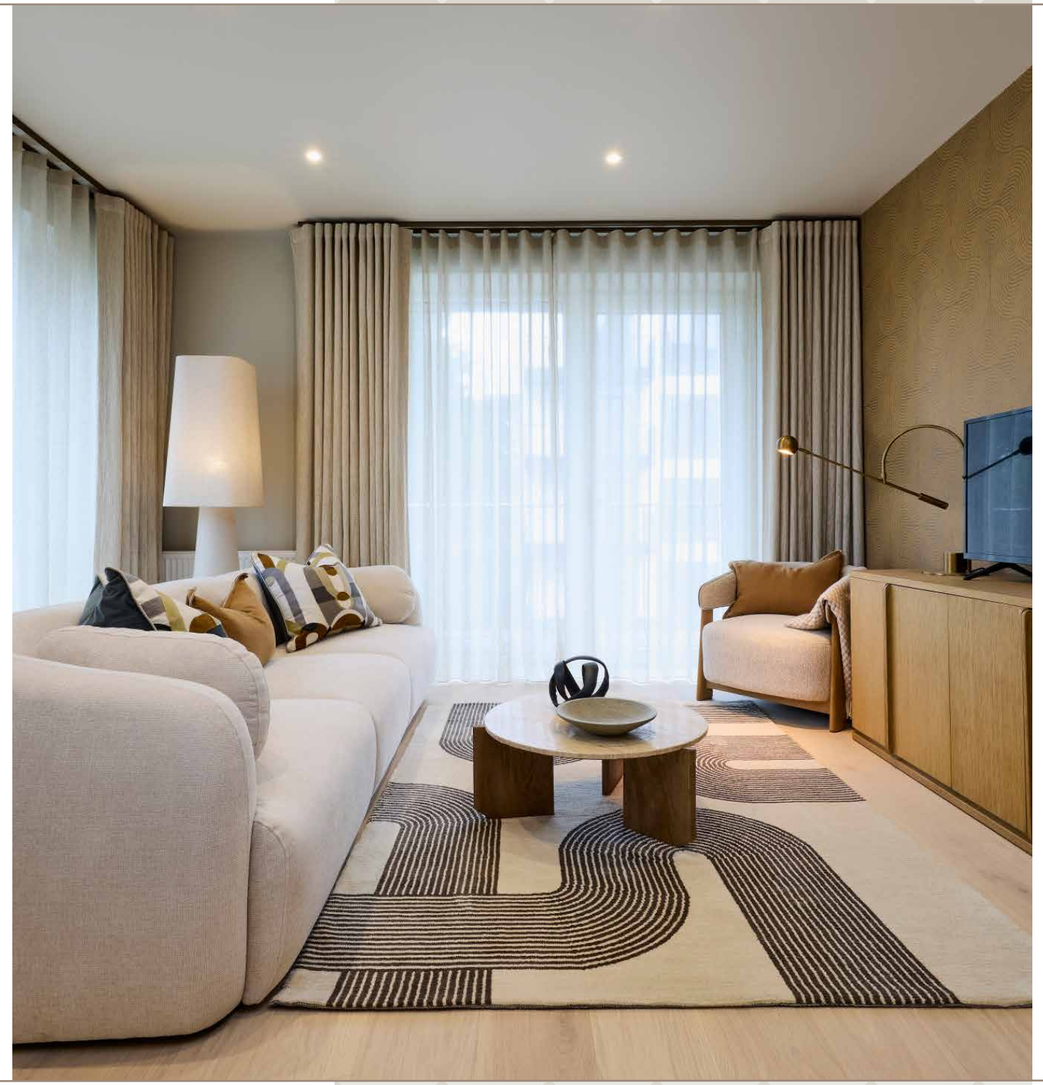
Explore the layout of Berwick Pines, within the landscaped development setting.



Room to Live Beautifully







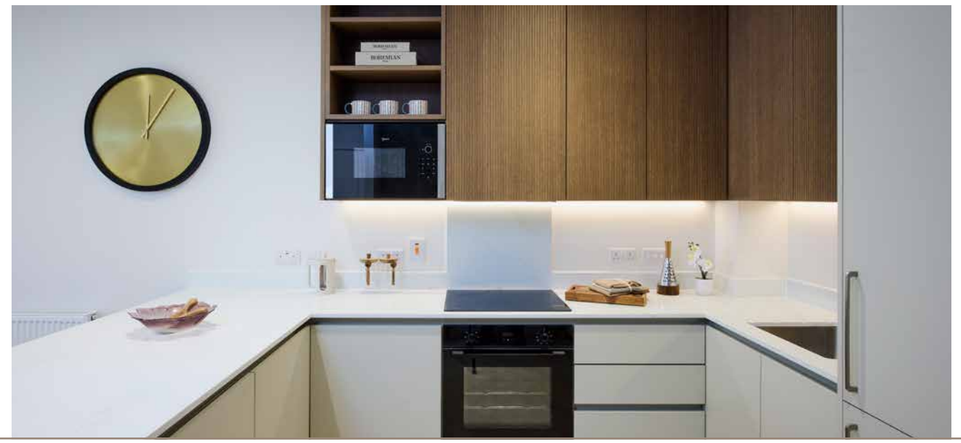


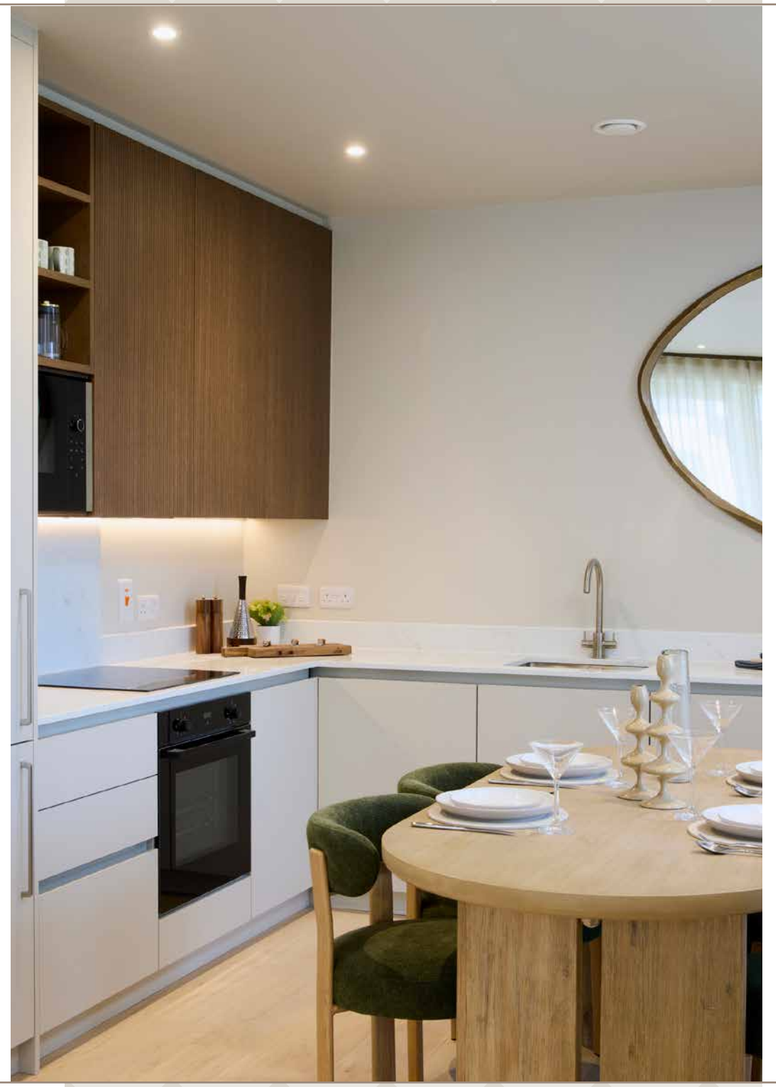
Light-filled living spaces, contemporary finishes and open-plan layouts create a welcoming setting for everyday life.

Designed to bring comfort and practicality together, these are spaces to relax, entertain and make your own.

Made for Everyday Moments









Contemporary kitchens combine considered design with everyday functionality.

Custom-designed cabinetry, quartz countertops and integrated appliances create practical spaces for cooking, dining and spending time together.

Comfort in Every Detail



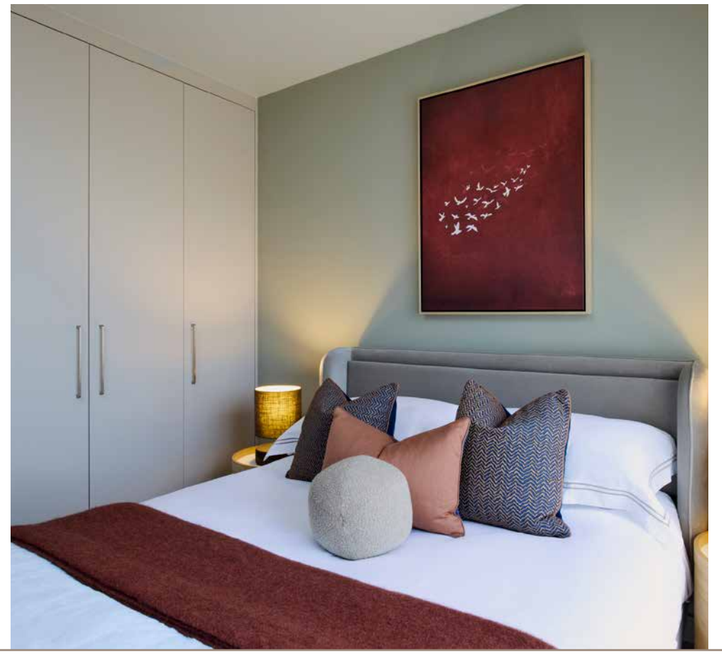




Calm, comfortable bedrooms and contemporary bathrooms bring a sense of ease to everyday routines.

Built-in wardrobes, carefully selected finishes and modern fittings combine practical convenience with understated style.







Thoughtfully Designed. Carefully Finished.



EXTERNAL FEATURES & LANDSCAPING

- Contemporary façades feature smooth white facing brickwork to the principal elevations, with black standing seam metal cladding to the upper storeys, delivering a striking and refined architectural character.
- Every apartment benefits from a private balcony or terrace, offering meaningful outdoor space for everyday enjoyment.
- Secure, landscaped communal grounds are thoughtfully designed with specimen tree planting and soft landscaping to create an attractive and welcoming environment.
- High-performance thermally broken window and door systems are fitted with double-glazed units, providing excellent thermal efficiency, acoustic attenuation and a refined contemporary appearance.
- Flat roofs are finished with a fully warm deck construction, comprehensively insulated to exceed current regulatory requirements.
- Airtightness measures are incorporated throughout the building envelope to minimise heat loss and reduce energy consumption.
- All communal areas and cores are finished to a high standard, with quality floor finishes, feature lighting and carefully considered detailing throughout.
- Generous landscaped communal open space is provided within the development, offering residents attractive shared outdoor areas for relaxation and recreation.
- The development benefits from a mature and well-established green setting, with retained specimen trees providing natural amenity and privacy.
- The development is conveniently situated within easy reach of local amenities, public transport connections and established parks and open spaces.

INTERIOR FINISHES

- Generous ceiling heights throughout create an enhanced sense of space and light.
- Open-plan kitchen, dining and living arrangements form a naturally flowing hub ideal for both everyday living and entertaining.
- Smooth plastered walls are finished with a high-quality matt paint throughout, providing a refined and contemporary backdrop.
- Solid-core internal doors are fitted with a stylish range of high-quality ironmongery.
- Built-in wardrobes in all bedrooms provide versatile and well-considered storage solutions.

KITCHENS & UTILITY

- Custom-designed kitchens feature generous and varied storage, carefully tailored to maximise functionality and aesthetic appeal.
- Quartz stone countertops and matching splashbacks and upstands provide durable, elegant working surfaces.
- A fully fitted suite of integrated appliances is supplied with every kitchen, including induction hob, oven, extractor, fridge-freezer and dishwasher.
- Utilities are fully plumbed for washing machine and tumble dryer or combi unit in specific apartments.

BATHROOMS & EN-SUITES

- Stylish bathrooms are finished with large-format floor and wall tiles in warm, neutral tones, creating a natural and calming aesthetic.
- Luxury contemporary sanitaryware and fittings are specified throughout, reflecting an uncompromising commitment to quality.
- Pressurised showers with thermostatic valves are provided as standard in all bathrooms and en-suites.
- Heated towel rails are fitted in all bathrooms and en-suites as standard.

HEATING, VENTILATION & ENERGY EFFICIENCY

- A Joule exhaust air heat pump system provides integrated space heating, hot water and whole-dwelling mechanical ventilation, drawing heat from outgoing exhaust air to deliver energy-efficient heating and a continuous supply of fresh filtered air to each apartment.
- The system extracts stale, moisture-laden air from kitchens and bathrooms at a controlled rate, improving indoor air quality, reducing energy consumption and eliminating cold draughts.
- A thermostatically controlled radiator heating system with individual thermostatic radiator valves is provided throughout, ensuring consistent and responsive comfort in every room.
- A dedicated hot water cylinder provides a thermostatically controlled, continuous pressurised hot water supply to each apartment.
- The heating system incorporates fully integrated controls and performance monitoring, with manufacturer maintenance service plans available for comprehensive peace of mind.
- All apartments at Berwick Pines are designed and constructed to be A-rated homes, reflecting the development's commitment to sustainable, low-energy living.
- The combination of high levels of fabric insulation, airtight construction, whole-dwelling mechanical ventilation and the Joule exhaust air heat pump system delivers excellent energy performance and meaningfully reduced running costs.

ELECTRICAL & CONNECTIVITY

- Audio-visual access control system installed at all entry points for enhanced security and convenience.
- A generous, energy-efficient electrical installation is provided throughout, incorporating modern, aesthetically considered and ergonomically designed fittings.
- Each apartment is enabled for connection to an ultra-fast, 100% fibre broadband network, delivering high-speed internet, voice and television services.

BUILDING CONSTRUCTION & FIRE SAFETY

- The buildings are constructed using a robust precast concrete twin panel system with high-specification masonry façades, delivering exceptional structural performance and longevity.
- External walls are designed to exceed current thermal performance requirements, incorporating flame-retardant insulation.
- Floor construction throughout comprises prefabricated hollow core concrete panels, providing high levels of acoustic and thermal insulation and ensuring a quiet and comfortable home environment.
- A fully designed and installed automatic fire sprinkler system is provided throughout every apartment and communal area, delivering a high standard of life safety protection in accordance with current regulations.
- All apartments are hard-wired with an addressable fire detection and alarm system, providing rapid detection and alert across all rooms and communal circulation areas.
- Fire-rated compartmentation is incorporated throughout the structure, with fire-resisting doors, walls and floors designed to contain the spread of fire and smoke and protect means of escape.
- Emergency lighting is installed throughout all communal areas and escape routes, ensuring safe evacuation in all conditions.

PARKING & BICYCLE STORAGE

- Both surface and basement car parking is provided within the development, including electric-vehicle-enabled spaces.
- Dedicated secure bicycle storage is provided at basement level, supplemented by bicycle stands at surface level, to encourage and support sustainable travel.

MANAGEMENT & STRUCTURAL INSURANCE

- Every homeowner will become an automatic member of the residents' management company. Annual service charges are structured to be minimal, covering only the essential maintenance and upkeep of communal areas and shared services.
- Each apartment at Berwick Pines benefits from a 10-year Latent Defects Insurance policy underwritten by SCOR Europe SE, one of Europe's leading specialist insurers.
- The policy provides comprehensive structural cover for 10 years from the date of practical completion, protecting purchasers against the cost of repairing or replacing any part of the building that suffers physical damage arising from an inherent defect in design, workmanship or materials.
- Water ingress cover is included for 9 years from the first anniversary of practical completion, providing protection against defects in the external envelope that allow water to penetrate the building.
- The policy is fully transferable to subsequent owners of the property, providing important reassurance to future purchasers and supporting mortgage lendability throughout the term of the policy.





This specification is provided for guidance purposes and is subject to change without notice. All details, dimensions and specifications should be verified by the purchaser's solicitor prior to exchange of contracts. Photographs and imagery used in associated marketing materials are indicative only.

Floor Plates

Find Your Space

Explore the one, two and three-bedroom apartments at Berwick Pines.

Use the floor plates to locate apartments within each building and the individual floorplans to discover their layouts, dimensions and features.

THE PIM

Ground Floor



1 Bedroom

2 Bedroom

3 Bedroom

Floor plates shown are for indicative purposes only.
Exact layouts and sizes may vary.

Floor Plates

THE PIM

First Floor

1 Bedroom

2 Bedroom

3 Bedroom



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Floor Plates

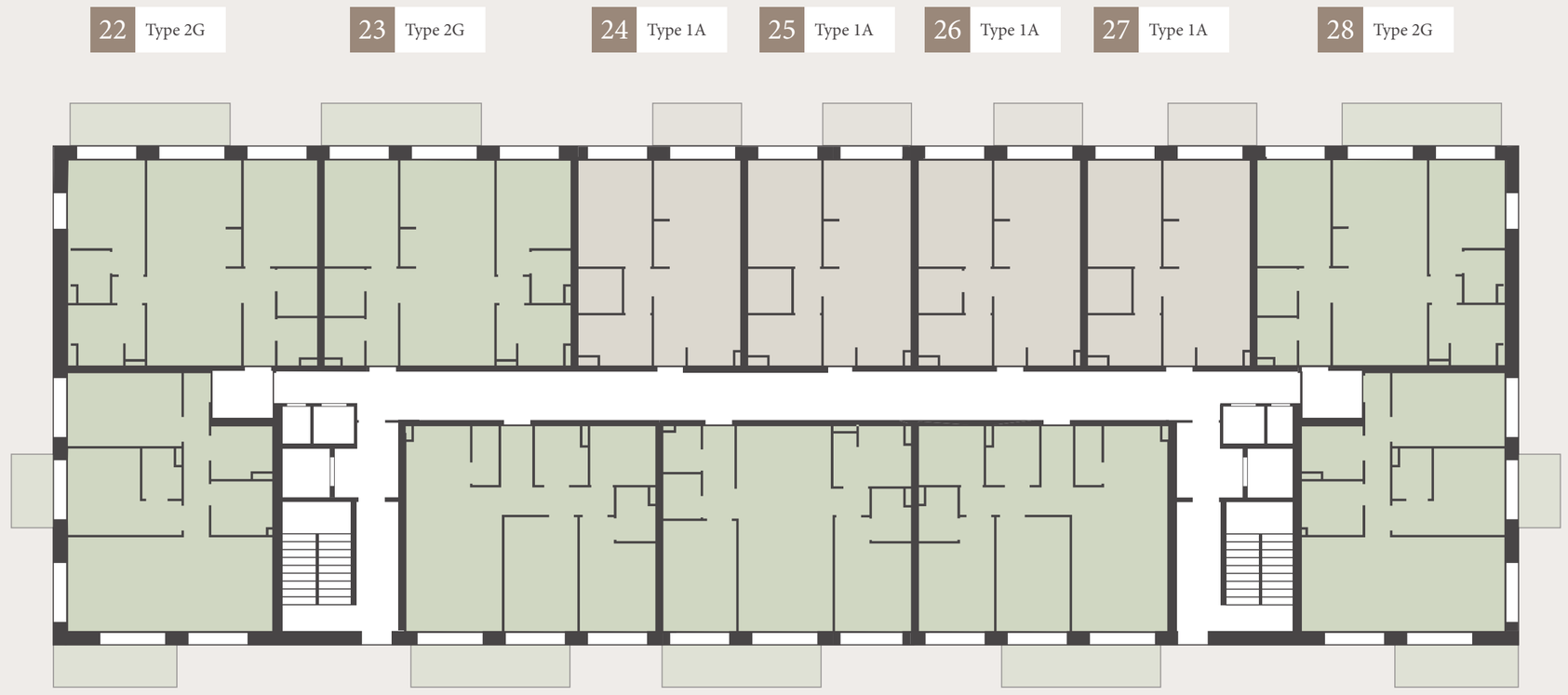
THE PIM

Second Floor

1 Bedroom

2 Bedroom

3 Bedroom



BERWICK PINES

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Floor Plates

THE PIM

Third Floor

1 Bedroom

2 Bedroom

3 Bedroom



BERWICK PINES

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Floor Plates

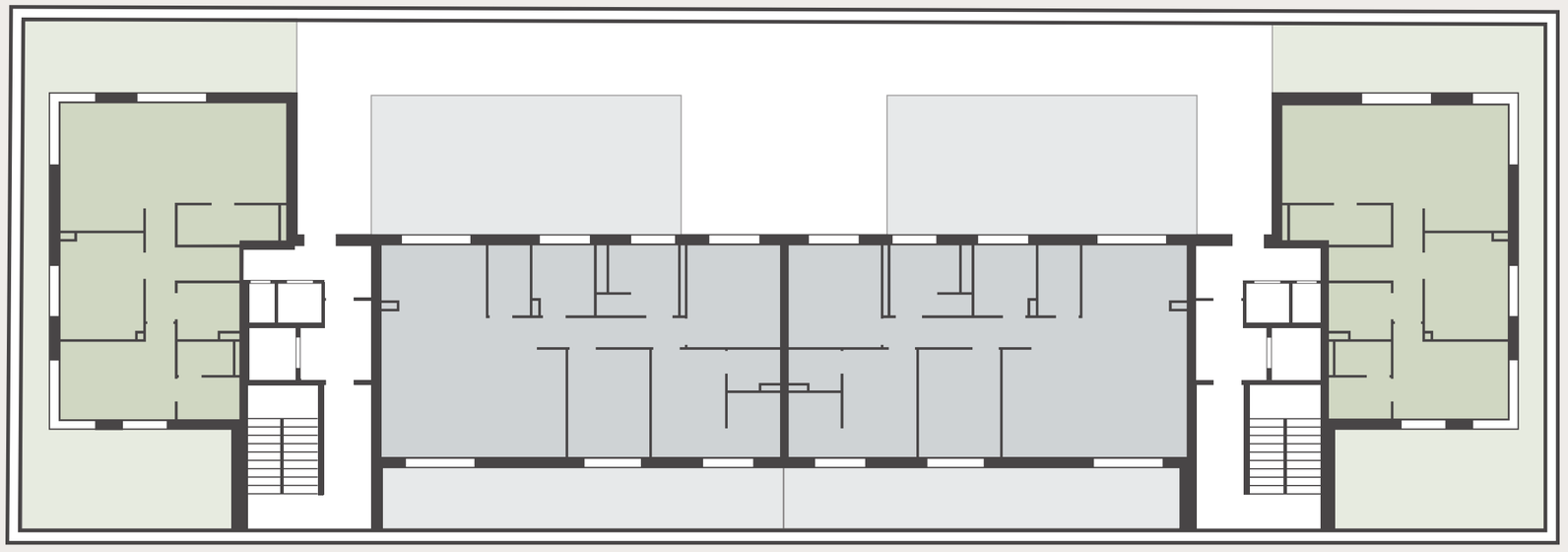
THE PIM

Fourth Floor

1 Bedroom

2 Bedroom

3 Bedroom



46 Type 2F	47 Type 3B	48 Type 3B	49 Type 2F

BERWICK PINES

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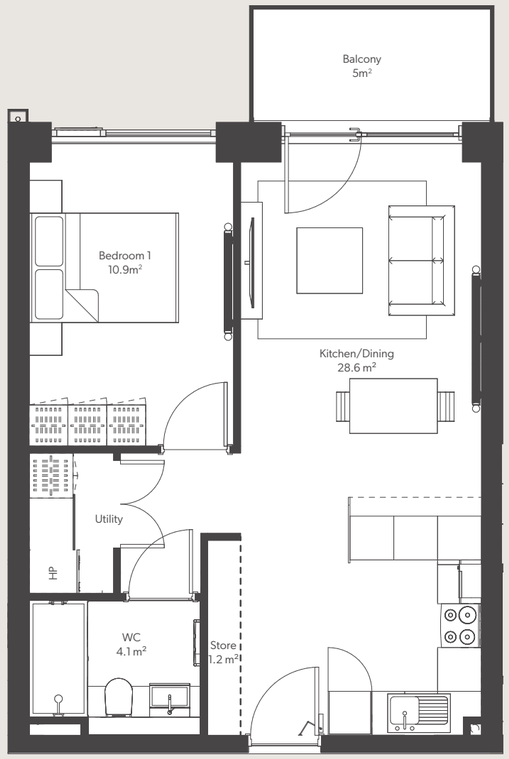
Floorplans

THE PIM

1 Bedroom

Type 1A
48.7m² approx

Units:
4, 5
14, 15, 19
24, 25, 26, 27
36, 37, 38, 39

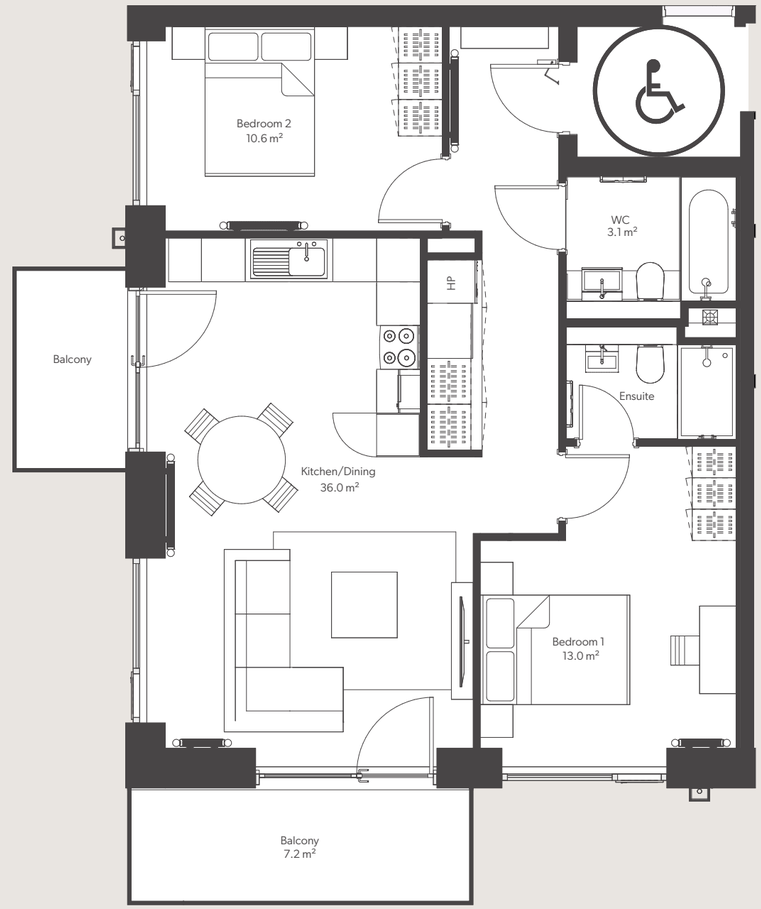


THE PIM

2 Bedroom

Type 2B
73.0m² approx

Units:
7, 10
17, 21
29, 33
41, 45



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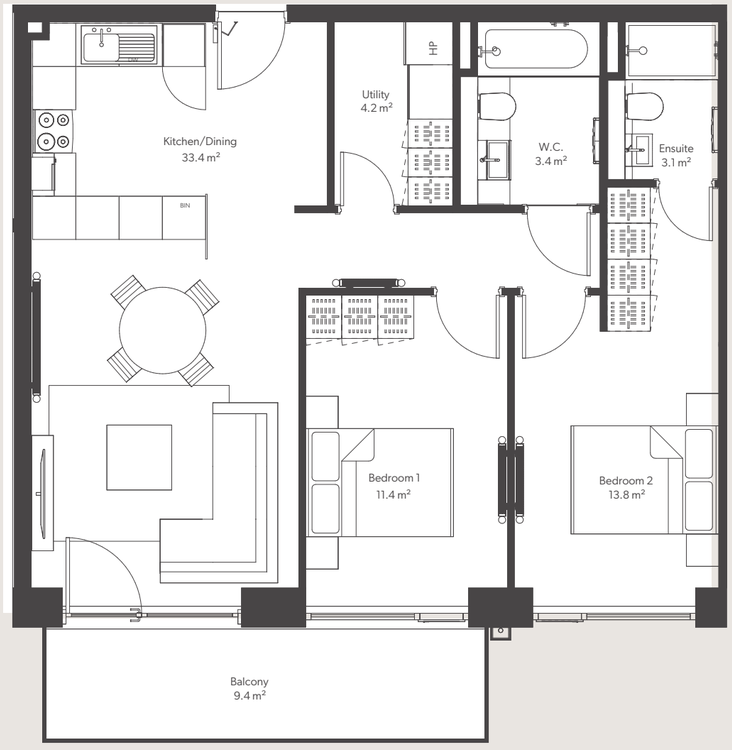
Floorplans

THE PIM

2 Bedroom

Type 2D
75.2m² approx

Units:
8, 9
18, 20
30, 32
42, 44

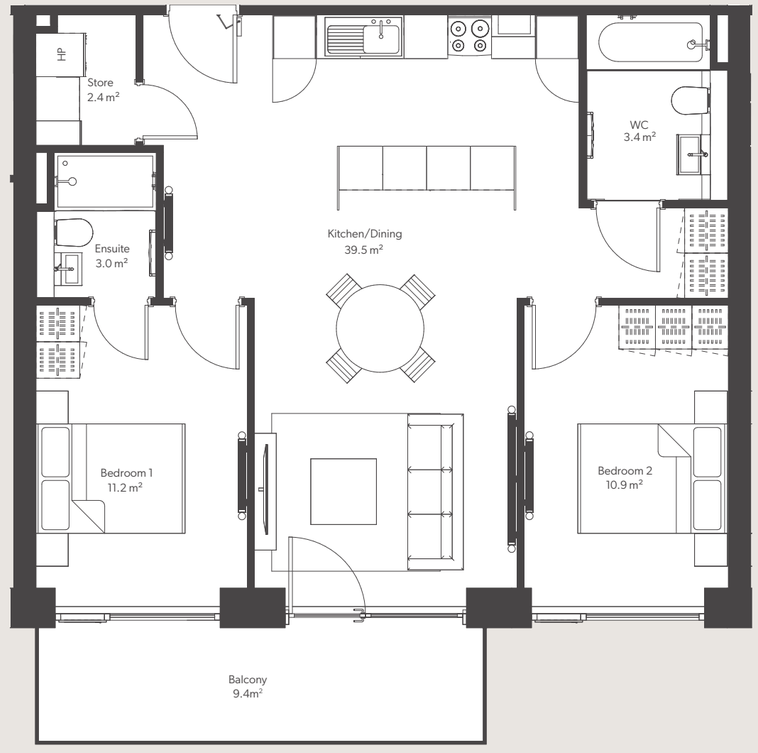


THE PIM

2 Bedroom

Type 2E
74.7m² approx

Units:
31, 43



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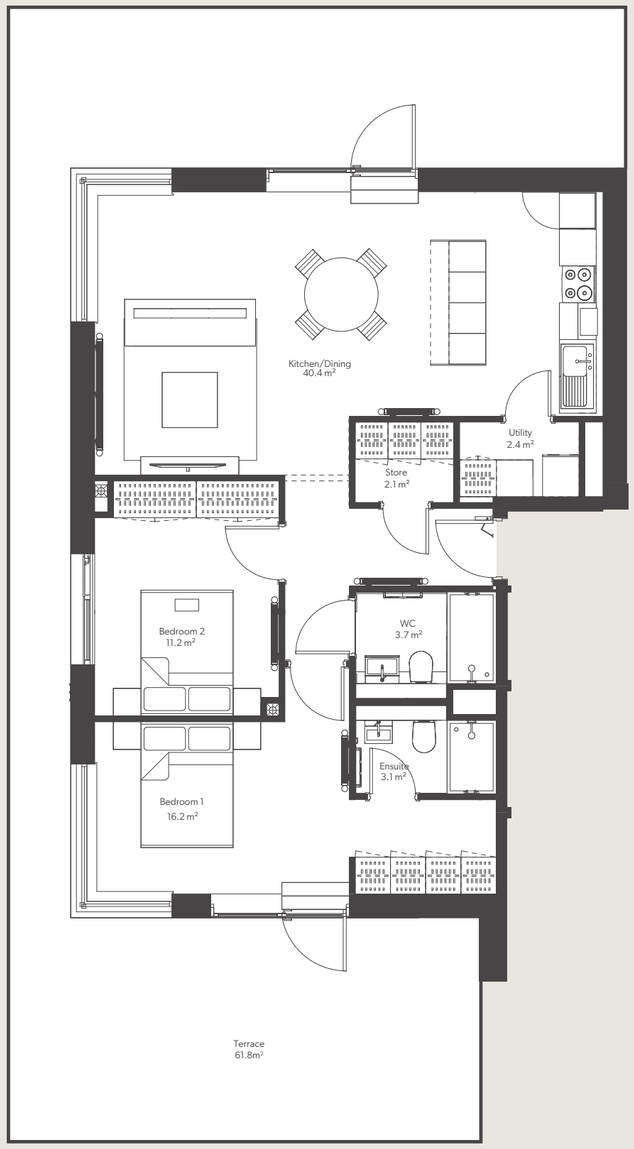
Floorplans

THE PIM

2 Bedroom

Type 2F
82.4m² approx

Units:
46, 49

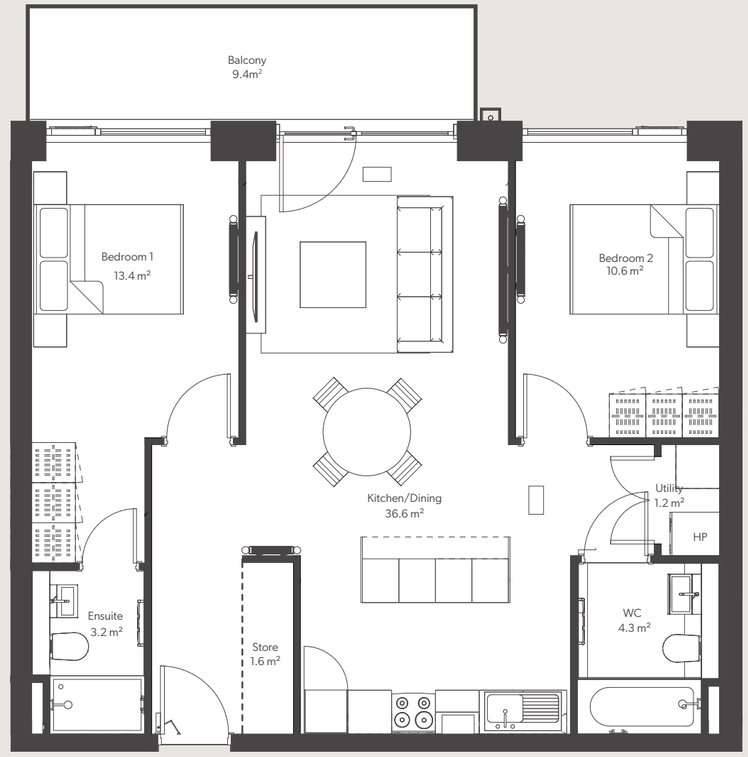


THE PIM

2 Bedroom

Type 2G
75.0m² approx

Units:
1, 2, 6
11, 12, 13, 16
22, 23, 28
34, 35, 40



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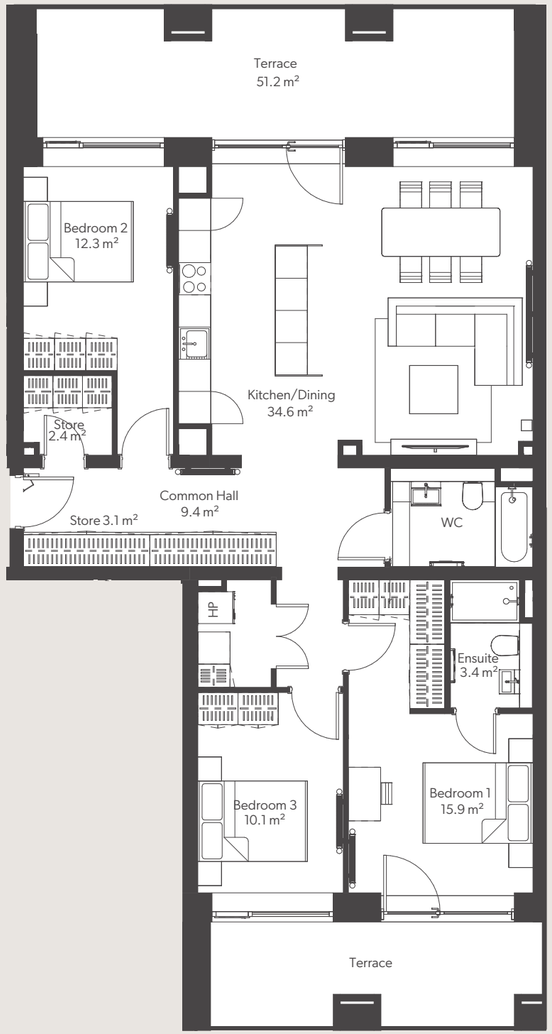
Floorplans

THE PIM

3 Bedroom

Type 3A
108m² approx

Units:
3

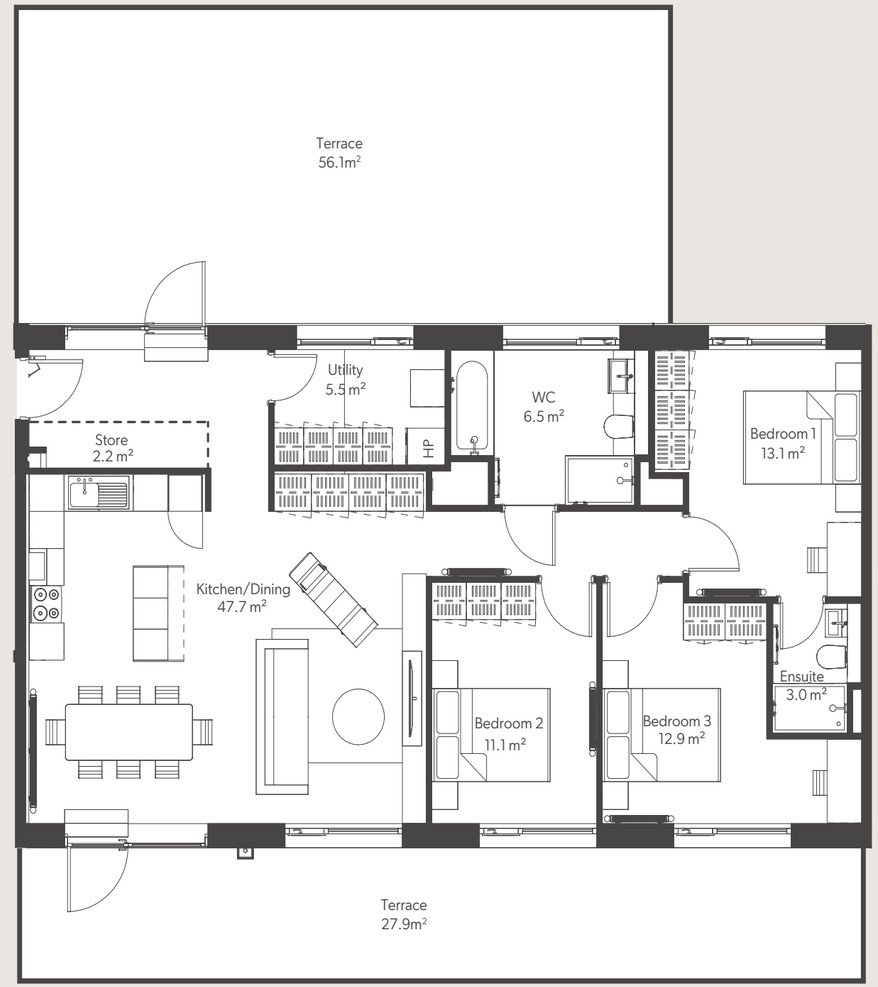


THE PIM

3 Bedroom

Type 3B
110.5m² approx

Units:
47, 48



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Floor Plates

THE PARKER

Ground Floor

1 Bedroom

2 Bedroom



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Floor Plates

THE PARKER

First Floor

1 Bedroom

2 Bedroom



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Floor Plates

THE PARKER

Second Floor



1 Bedroom

2 Bedroom

BERWICK PINES

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Floor Plates

THE PARKER

Third Floor

1 Bedroom

2 Bedroom



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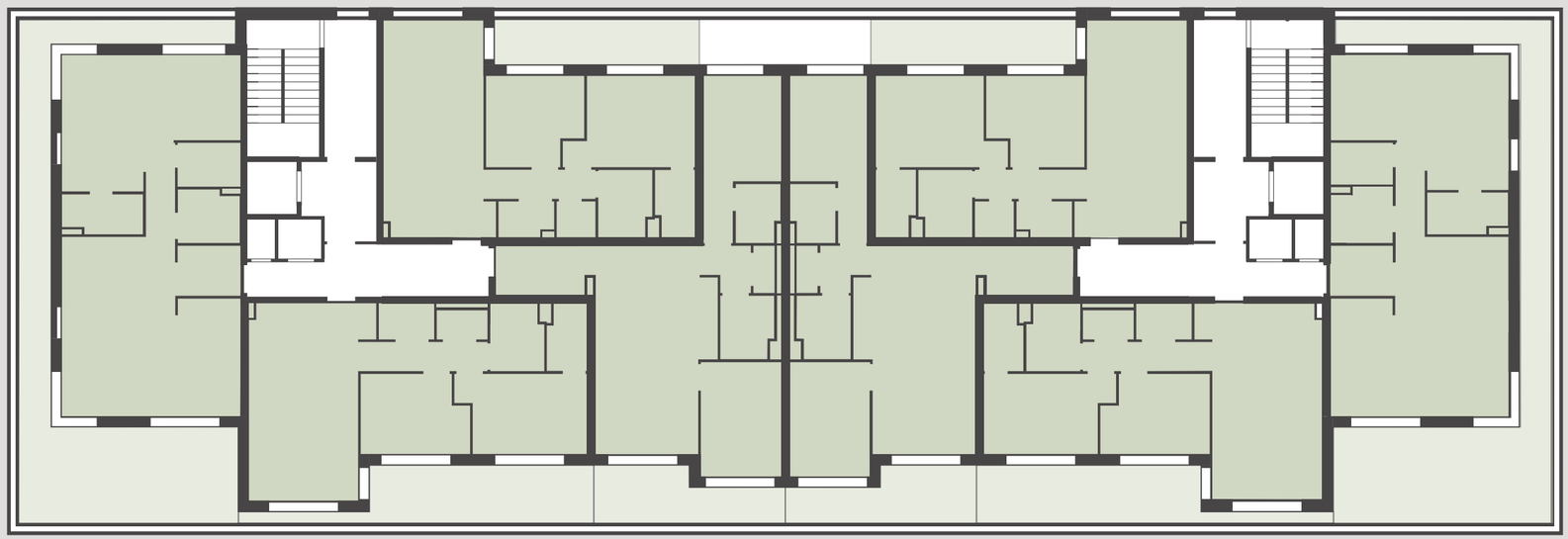
Floor Plates

THE PARKER

Fourth Floor

1 Bedroom

2 Bedroom



58 Type 2O

57 Type 2O

51 Type 2N

56 Type 2N

52 Type 2P

53 Type 2Q

54 Type 2Q

55 Type 2P

BERWICK PINES

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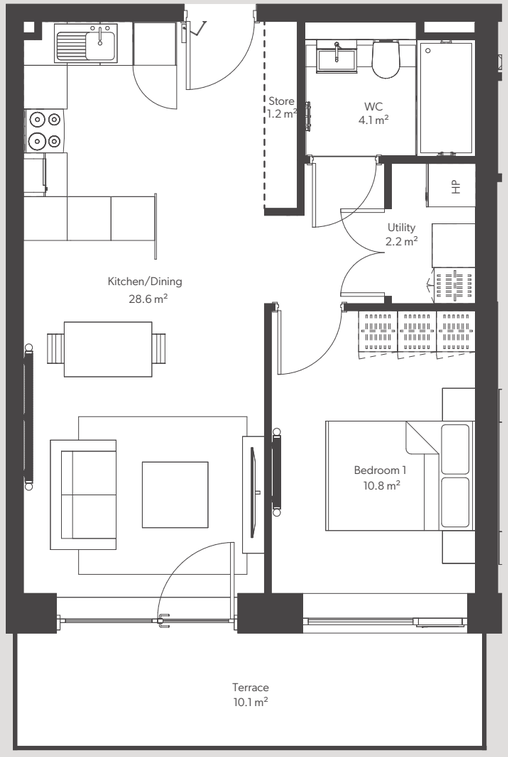
Floorplans

THE PARKER

1 Bedroom

Type 1A
48.6m² approx

Units:
12
25
38
49

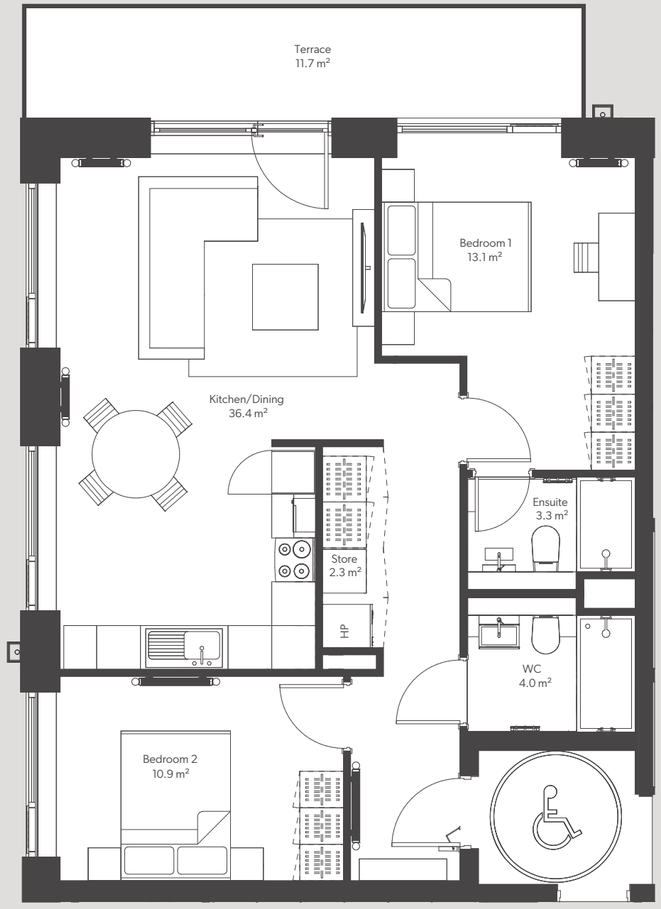


THE PARKER

2 Bedroom

Type 2B
78.2m² approx

Units:
1, 5
14, 18
27, 31
40, 44



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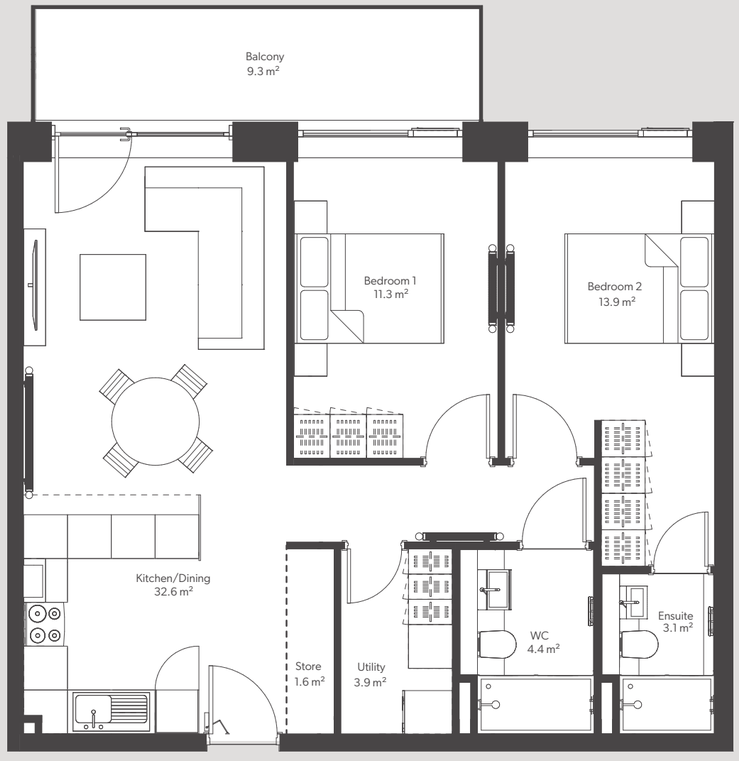
Floorplans

THE PARKER

2 Bedroom

Type 2D
74.3m² approx

Units:
2, 4
15, 17, 22
28, 30, 35
41, 43, 46

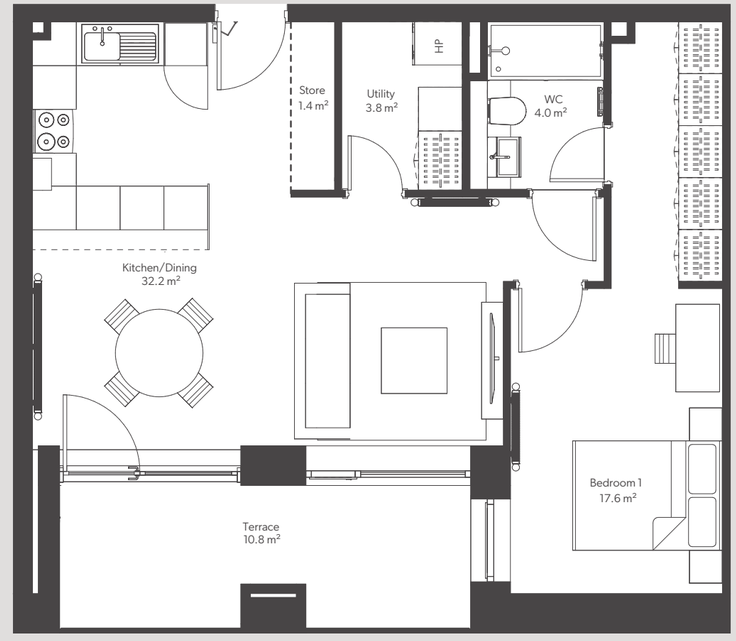


THE PARKER

1 Bedroom

Type 1E
61.0m² approx

Units:
9



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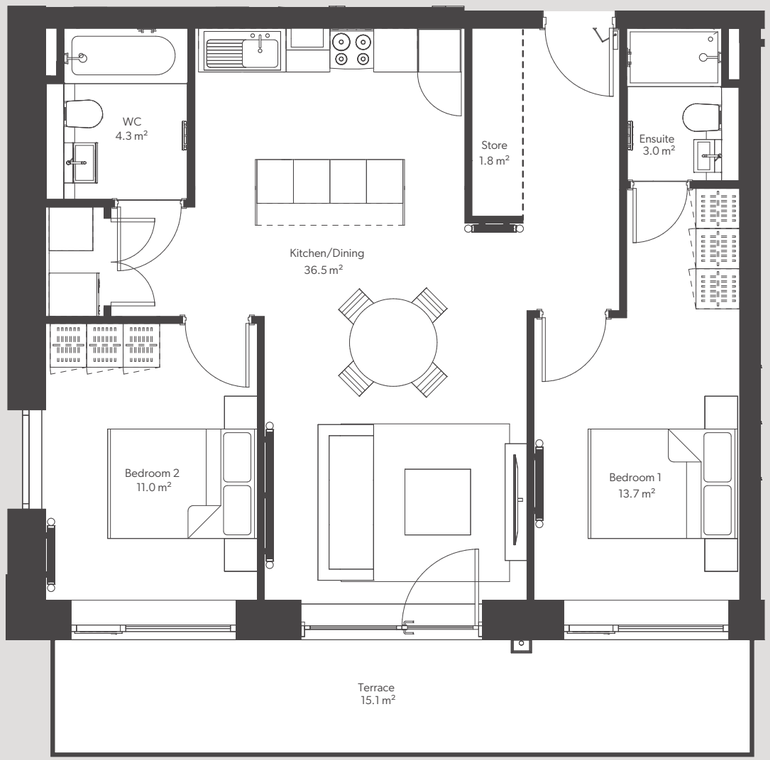
Floorplans

THE PARKER

2 Bedroom

Type 2G
74.6m² approx

Units:
3, 10, 11, 13
16, 23, 24, 26
29, 36, 37, 39
42, 45, 47, 48, 50

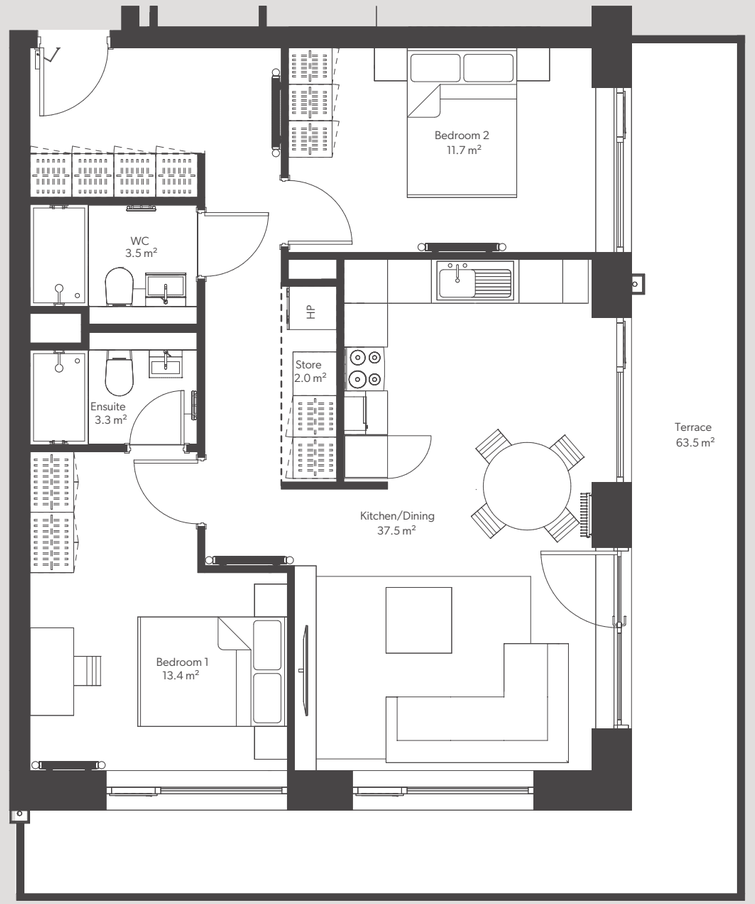


THE PARKER

2 Bedroom

Type 2I
75.3m² approx

Units:
7, 8
20, 21
33, 34



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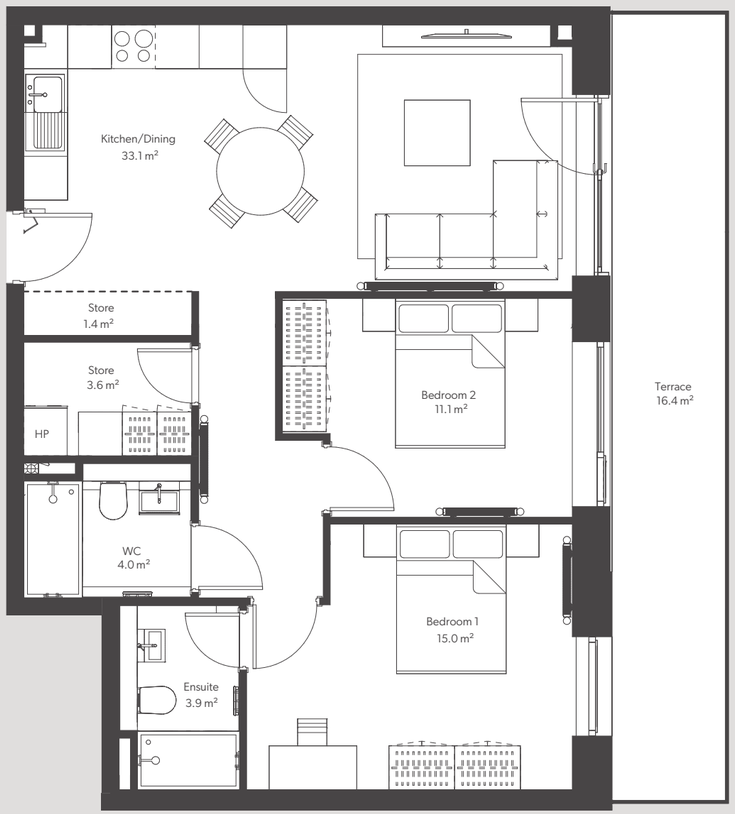
Floorplans

THE PARKER

2 Bedroom

Type 2L
75.3m² approx

Units:
6
19
32

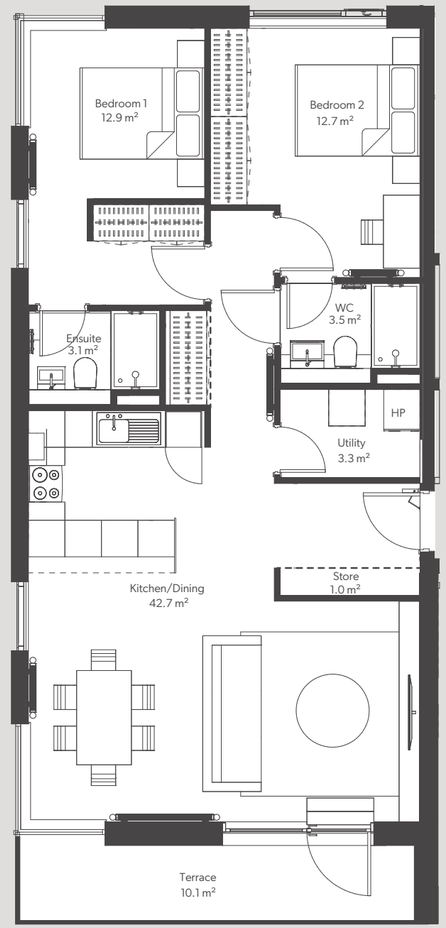


THE PARKER

2 Bedroom

Type 2N
83.9m² approx

Units:
51, 56



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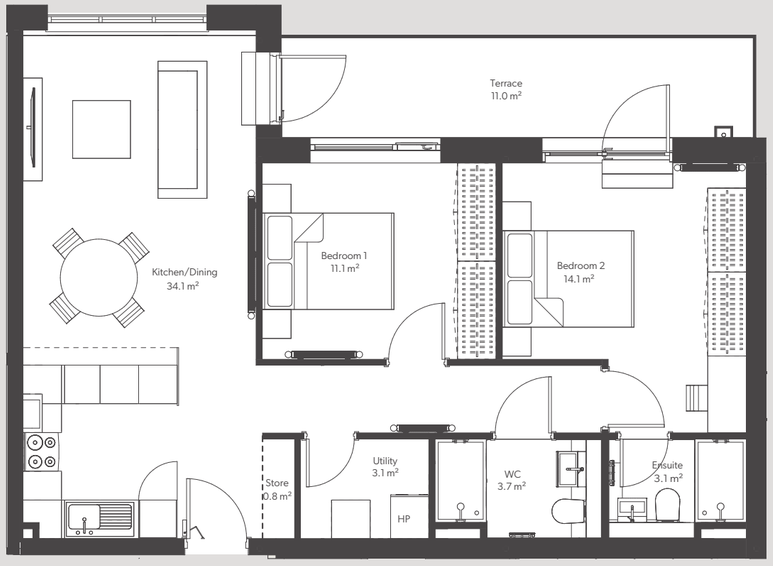
Floorplans

THE PARKER

2 Bedroom

Type 2O
73.3m² approx

Units:
57, 58

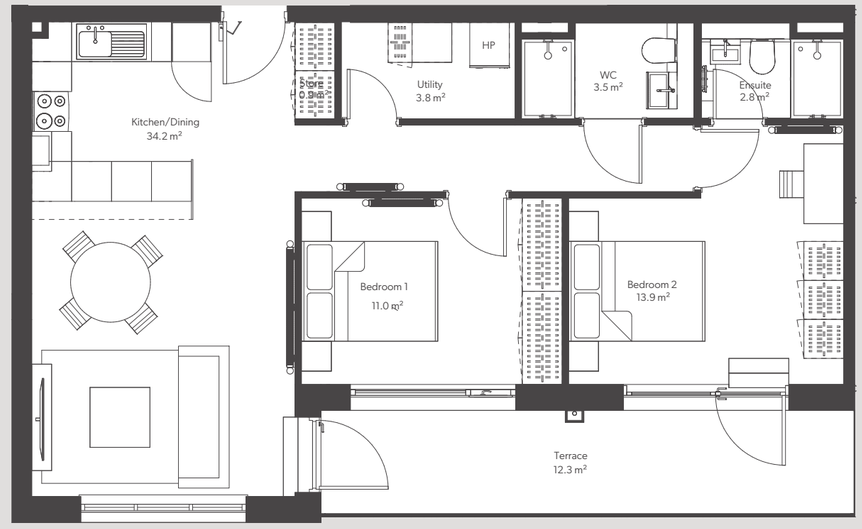


THE PARKER

2 Bedroom

Type 2P
72.9m² approx

Units:
52, 55



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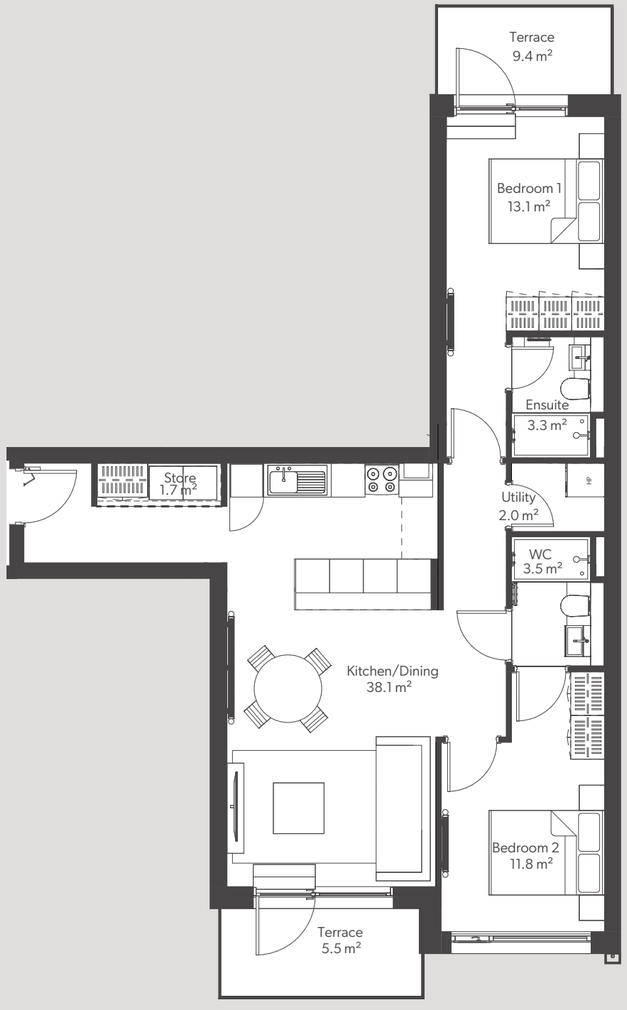
Floorplans

THE PARKER

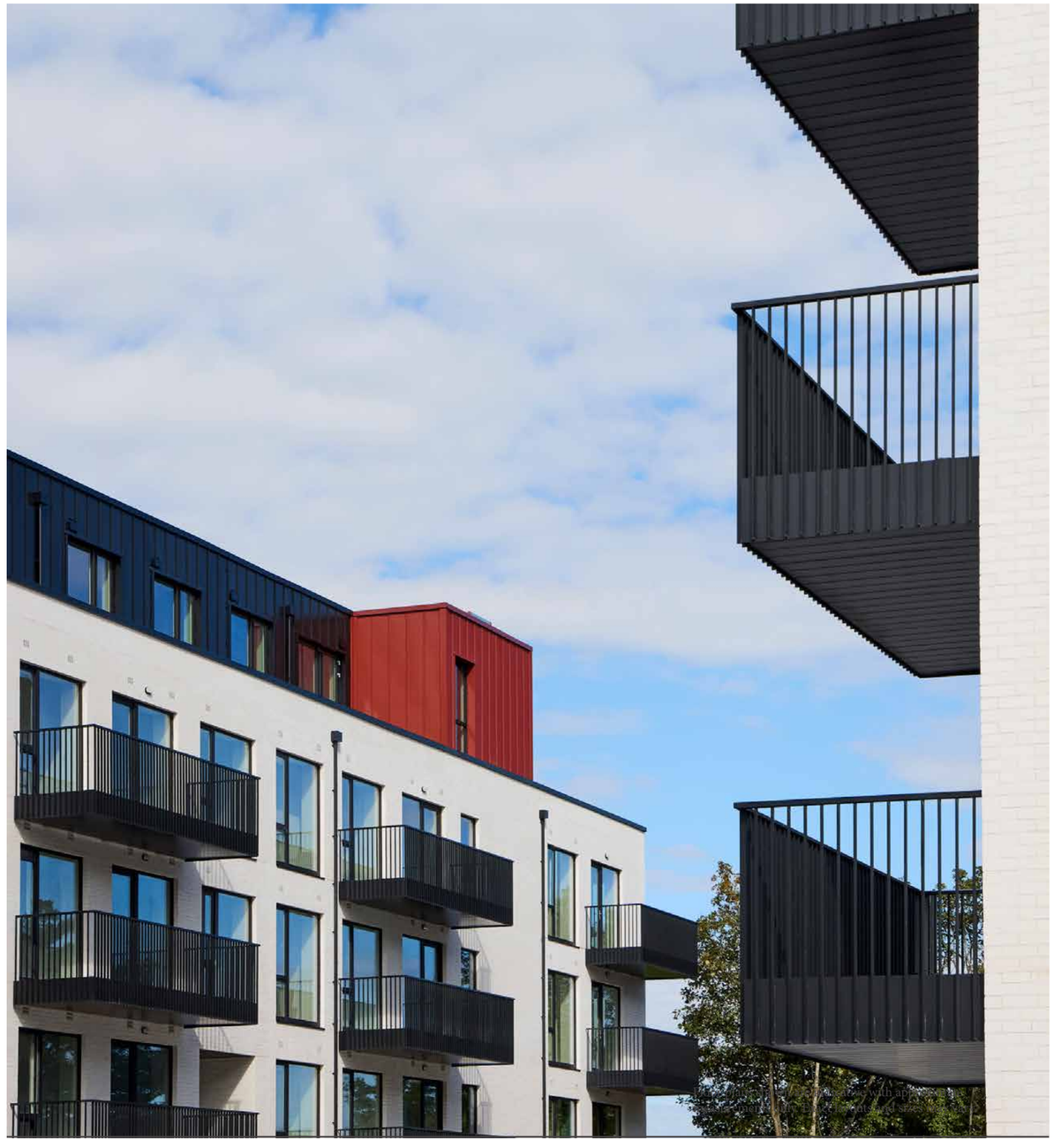
2 Bedroom

Type 2Q
76.3m² approx

Units:
53, 54



Floor plans shown are indicative with approximate measurements only. Exact layouts and sizes may vary.



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About Homeland

Homeland is a 100% Irish-owned, family-run property developer creating thoughtfully designed homes across Ireland.

Combining experienced craftsmanship, contemporary building methods and carefully selected materials, we focus on delivering quality homes designed for modern living.

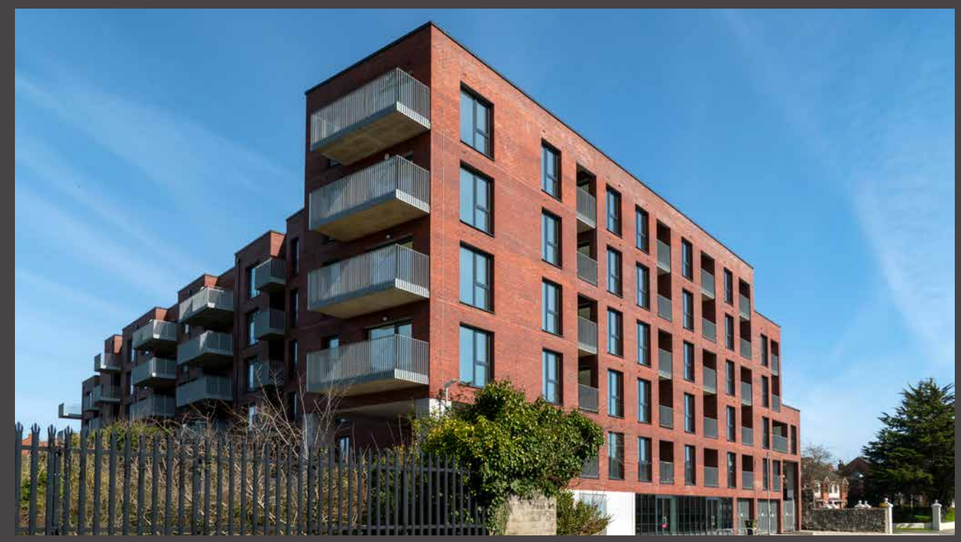
From architectural design to the finishing details, our approach is guided by a commitment to quality, comfort and lasting value.

See more at: **www.homelandgroup.ie**

Instagram: **@homelandprojects.ireland**

Homeland
Where You Belong






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