

The background features a dark teal color with silhouettes of a dog's head in profile on the left and a flower on the right. The text is centered in a light pink color.

Tinakilly Park

County Wicklow

A scenic mountain landscape. In the foreground, a dark green forested ridge slopes down from the left. To the right, a golden meadow with tall grasses rises. In the background, a series of misty, layered mountain ranges stretch across the horizon under a soft, hazy sky. The overall atmosphere is peaceful and natural.

A sense of home
A home for your senses



This is a home with a sense
of purpose and balance,
a home where you can reside,
connect and grow...

This is remarkable living

Left: Tinakilly Park and
exterior of houses

Previous: Wicklow
mountains landscape

A new way of living

There's something welcoming about Tinakilly Park. It could be the idyllic setting on the threshold of the historically scenic grounds of Tinakilly Country House. Maybe it's the passive nature of these stylish future-proofed 3, 4 and 5 bedroom detached & semi-detached A2 rated homes that instill a sense of peace. Designed for sustainable living, this new address neighbours charming Wicklow town with easy access to the all area's cultural curiosities and conveniences.

At Tinakilly Park we'd like to invite you to make your mark without leaving a trace.





Styled by nature

Tinakilly Park's elegantly designed interiors and thoughtful green spaces give you an immediate sense of home. Spaces are inspired by mature woodland, earthy tones and biophilic living.

The interiors are a fusion of old and new inspired by the neighbouring Tinakilly Country House Hotel and the contemporary needs of the next generation.



















Live a sustainable life in Tinakilly Park

Right: Tinakilly Park

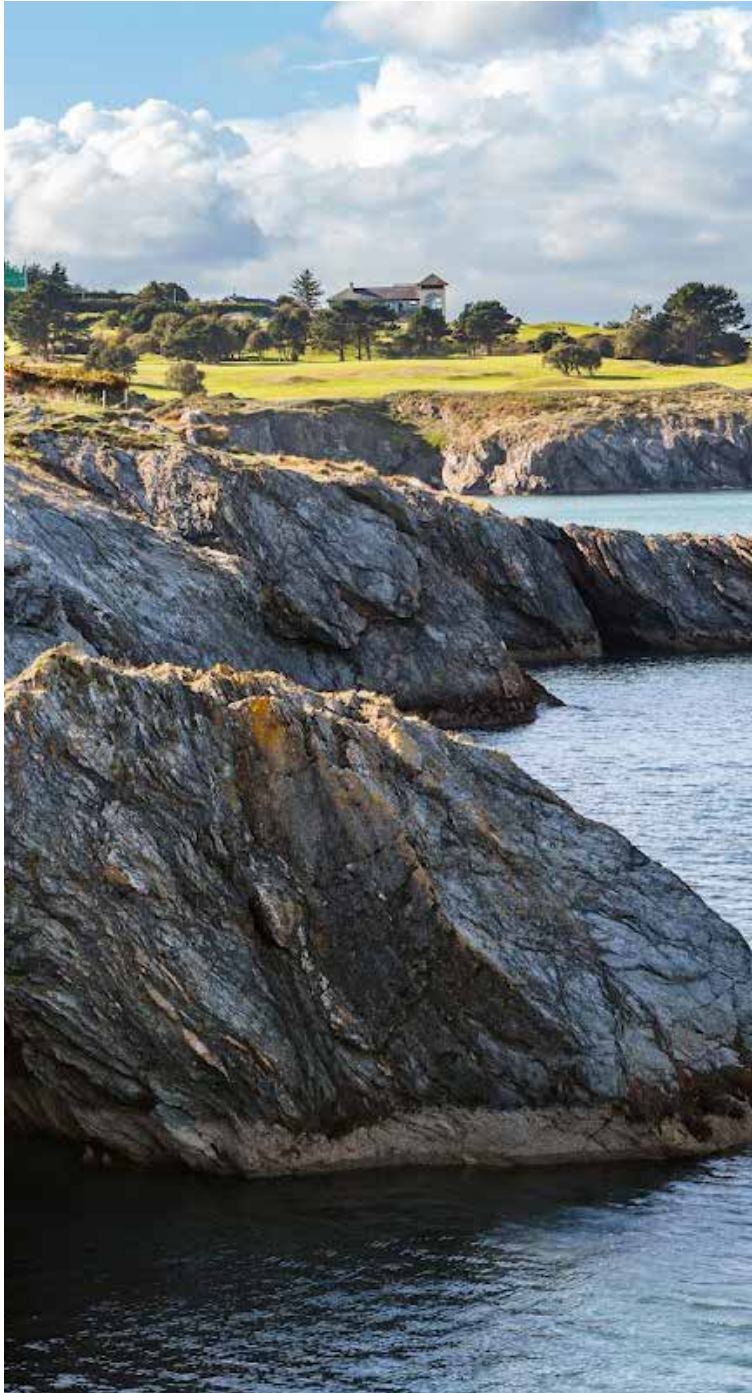
Our philosophy at D/RES is based on the understanding that humans need a connection to nature in order to thrive. We achieve this by incorporating the use of natural elements and innovative processes in our designs to improve well-being, comfort, and create a wholly positive living experience.

By prioritising natural light, open access to nature and energy efficiency, we create sustainable, inclusive and empowered communities.

Natural elements within our designs create a timeless beauty. Through the combination of nature and modern designs, a contemporary and unique style emerges. Materials and textures that reflect the natural environment bring comfort, warmth and a sense of pride for the homeowner.

Good design future proofs a home, provides low energy costs, minimises environmental impact and supports biodiversity for new communities to thrive.





Left: White butterflies on purple lupin by the sea

Right: Wildflower meadows and native woodland areas

Between the hills
and the sea

Between the wild
and the human



Nature at your doorstep

Our people-centric design of Tinakilly Park seamlessly connects all the homes with the vibrant natural elements of our diverse 8 hectare landscaped surroundings. We have increased the ecological value of Tinakilly Park through the installation of native woodland, wildflower meadows and integrating natural water features to create a haven for both residents and wildlife.

Your habitat

Top Right: Cakes and sweet treats from Avoca Mount Usher

Bottom Right: Fresh produce from Wicklow farmers market

Far Right: Weekend dinners and lunches dining out with friends

Next Page: Wicklow port and landscape

Your new locals

There is a wealth of culinary opportunities in your new locality. Wicklow Town, Rathnew and the surrounding hinterland offer a wide variety of eateries, cafes and country pubs. From fine dining on your doorstep at the award winning Brunel Restaurant at Tinakilly House Hotel to brunch in the Brass Fox, 5 minutes away. Why not try Sorrel & Eve for a spot of lunch or relax in the gardens of Hunter's Hotel as you enjoy Afternoon Tea.

The Firehouse Bakery (Wicklow Town), Avoca (Mount Ushers Gardens, Ashford), Alaska Bakes (Rathnew) and Nicks Coffee (Wicklow Town) are among the local artisan bakeries that will entice you with the aroma of warm breads, baked treats and freshly roasted coffee.



A marine haven





Indulge your senses and embrace a new way of living



Left: Dereck Dunne local butcher, Wicklow Town



Top Right: Glendalough lake-side walkways



Bottom Right: View of Wicklow Mountains

Far Right: Strawbridge Country Furnishings

A sense of home

Situated on Tinakilly Country House, a graceful Victorian home constructed in the mid 1800s and steeped in local history, Tinakilly Park is ideally located for the perfect balance between nature and the comforts of contemporary living. Tinakilly Park provides a world for your senses at your doorstep; from the scent of the soft forest floor to the splash of wellies in the tide, or the panoramic hilltop view, made more beautiful by being hard won in an afternoon's hike. There are other reasons to make your home here, but none better.



Amenities



Cafés, Restaurants & Shops:

1. The Bridge Tavern
2. The Brass Fox
3. Blue Seafood Restaurant
4. Shay Doyle's pub
5. Alaska Bakes
6. The Mariner
7. Avoca Mount Usher
8. Philip Healy's
9. Sorrel & Eve
10. Retail Centre (upcoming)
11. Nick's Coffee
12. Tesco
13. Lidl
14. Aldi
15. Supervalu



Schools:

16. Wicklow Educate Together NS (P/S)
17. Gaelscoil Chill Mhantáin (P)
18. St. Coen's National School (P)
19. Coláiste Chill Mhantáin (S)
20. Clermont Campus



Hotels:

21. Hunter's Hotel
22. Tinakilly House Hotel



Sports Clubs & Parks:

23. Wicklow Rovers
24. Rathnew GAA
25. St. Patrick GAA
26. Wicklow Rugby Club
27. Rathnew AFC
28. Wicklow Tennis Club
29. Wicklow Sailing Club
30. Murrough Skate Park
31. Murrough Playground
32. Ballynerrin Playground



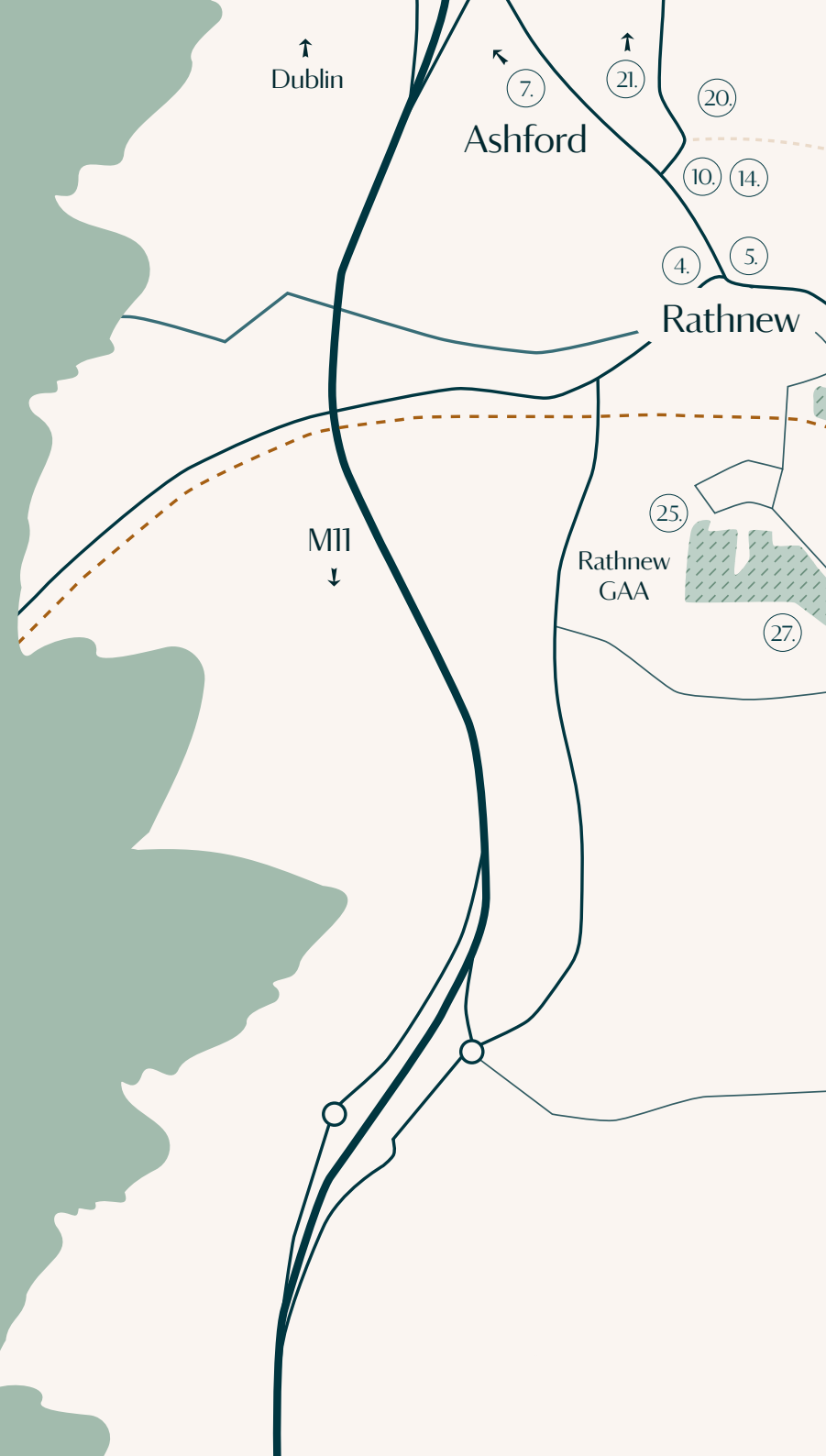
Crèches:

33. Ashvale Crèche
34. Smarties Pre-School
35. Safari Childcare (upcoming)



Home:

36. Tinakilly Park



Future relief road link

Tinakilly Park



Tinakilly Lane
22.

Tinakilly Lane

36.

Wicklow Primary Healthcare Centre

+

35.

18.

17.

19.

R750

13.

Wicklow Train Station

24.

28.

12.

1.

2.

Wicklow Harbour

29.

23.

16.

Wicklow Rugby Club

Hawkstown Road

Wicklow

34.

8.

15.

11.

6.

9.

3.

Wicklow Golf Club

26.

32.

33.

27



Irish Sea



Top: Wicklow Harbour



Right: Wicklow Town
train station



Middle: Hunters Hotel



Out and About: A sense of your surroundings

Wicklow's windswept coastline within walking distance. A short stroll to the shops. A brief trek and you're watching the waters of Broad Lough as it rolls gently seaward.

Tinakilly Park residents can thrive as they embrace the work/life balance on offer. There are, of course, regular commuting services to Dublin city centre. And you can connect to both south and north of the country with convenient access to the M11, linking to the M50 and onto the major destinations around Ireland.

However, you can also find yourself sipping warm, freshly ground coffee in Rathnew, a brisk ten minute promenade from your front door.

Travel times

BY FOOT

Main Street Rathnew	10 mins
Aldi	10 mins
The beach	20 mins
Wicklow Train Station	22 mins
Broad Lough	25 mins

BY TRAIN

To Greystones	13 mins
To Dún Laoghaire	41 mins
To Grand Canal Dock	1 hr 2 mins
To Pearse	1 hr 4 mins
To Connolly	1 hr 12 mins

BY CAR

To N11	6 mins
To M50	20 mins
To St. Stephen's Green	60 mins
To Dublin Airport	55 mins

A Sense of place



Tinakilly is situated for the perfect balance between nature and the comforts of contemporary living.





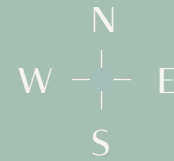
Above: Wicklow National Park

Site map

- Phase 1 - Sold
- Phase 2
- Subject to planning permission

House Types:

M1	<u>The Chaffinch</u> HOUSE TYPE M1	3 BEDROOM, SEMI-DETACHED C. 108.4 SQ.M / 1,166.8 SQ.FT
N1	<u>The Guillemot</u> HOUSE TYPE N1	3 BEDROOM, SEMI-DETACHED C. 109.4 SQ.M / 1,177.5 SQ.FT
N1a	<u>The Warbler</u> HOUSE TYPE N1a	3 BEDROOM, SEMI-DETACHED C. 111.1 SQ.M / 1,195.8 SQ.FT
O1	<u>The Sand Piper</u> HOUSE TYPE O1	4 BEDROOM, SEMI-DETACHED C. 131 SQ.M / 1,410 SQ.FT
O1a	<u>The Wren</u> HOUSE TYPE O1a	4 BEDROOM, SEMI-DETACHED C. 132.6 SQ.M / 1,427.2 SQ.FT
P1	<u>The Sand Martin</u> HOUSE TYPE P1	4 BEDROOM, SEMI-DETACHED C. 146 SQ.M / 1,571.5 SQ.FT
P1a	<u>The Kingfisher</u> HOUSE TYPE P1a	4 BEDROOM, SEMI-DETACHED C. 147 SQ.M / 1,582.3 SQ.FT
P1b	<u>The Peregrine</u> HOUSE TYPE P1b	3 BEDROOM, SEMI-DETACHED C. 111.1 SQ.M / 1,195.8 SQ.FT
Z1	<u>The Merlin</u> HOUSE TYPE Z1	5 BEDROOM, SEMI-DETACHED C. 207.6 SQ.M / 2,234.6 SQ.FT
Z1a	<u>The Redwing</u> HOUSE TYPE Z1a	5 BEDROOM, SEMI-DETACHED C. 208.2 SQ.M / 2,241 SQ.FT
Z1b	<u>The Skylark</u> HOUSE TYPE Z1b	5 BEDROOM, DETACHED C. 211.8 SQ.M / 2,279.8 SQ.FT



Find your new home



ESB sub-station

Please note that all mid terrace house types will have their own private bin stores to the front of their house. Please speak to a sales agent for any queries.

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. D/RES Properties reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

Tinakilly Country House

Rathnew
↖

FUTURE DEVELOPMENT

TINAKILLY LANE

TINAKILLY LANE

VARTRY GROVE

VARTRY AVENUE

VARTRY AVENUE

VARTRY CLOSE

VARTRY CLOSE

VARTRY GROVE

VARTRY AVENUE

VARTRY AVENUE

Wicklow Town
↘



The Chaffinch - M1

M1

3 BEDROOM, SEMI-DETACHED,
C. 108.4 SQ.M / 1,166.8 SQ.FT

N1

N1a

O1

O1a

P1

P1a

P1b

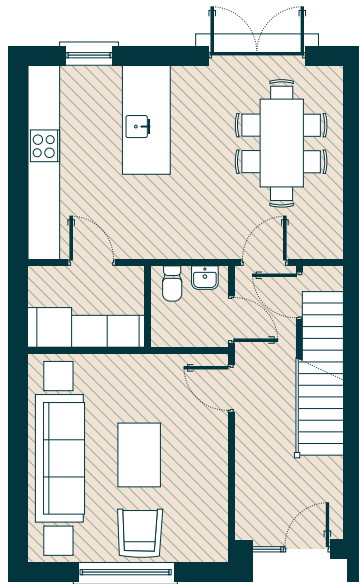
Z1

Z1a

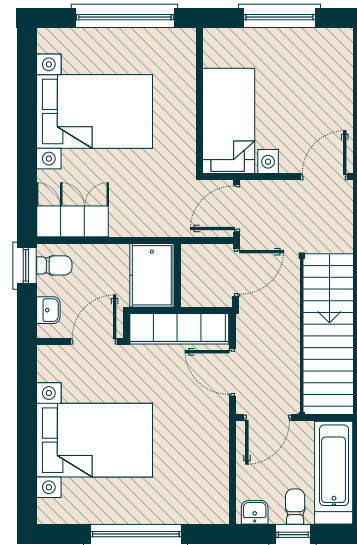
Z1b



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

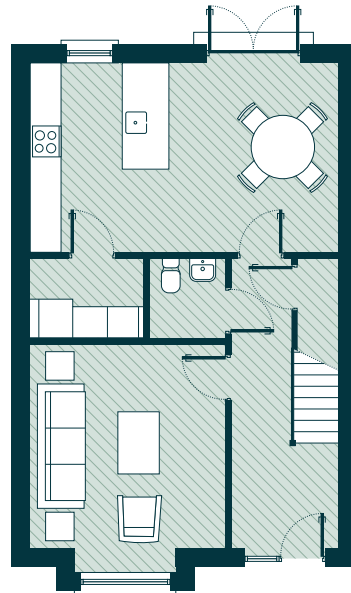
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The Guillemot - N1

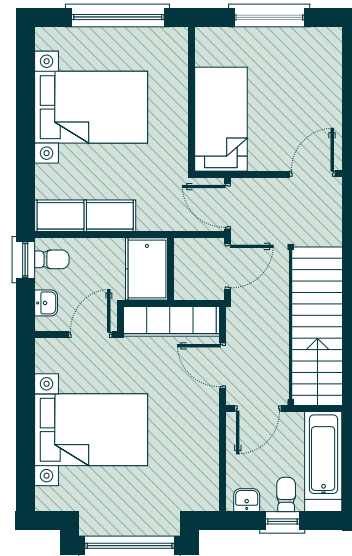
3 BEDROOM, SEMI-DETACHED,
C. 109.4 SQ.M / 1,177.5 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

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The Warbler - N1a

3 BEDROOM, SEMI-DETACHED,
C. 111.1 SQ.M / 1,195.8 SQ.FT

M1

N1

N1a

O1

O1a

P1

P1a

P1b

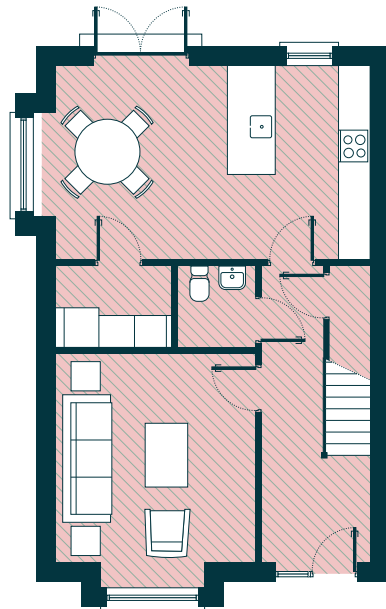
Z1

Z1a

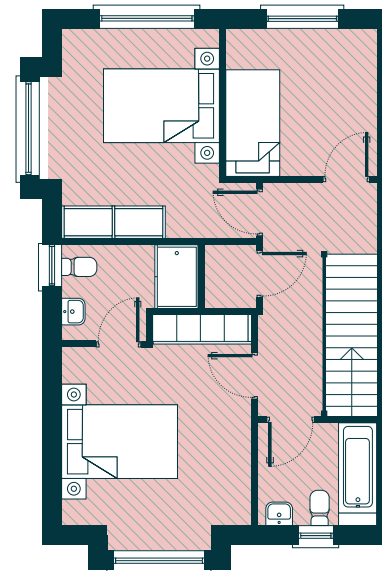
Z1b



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

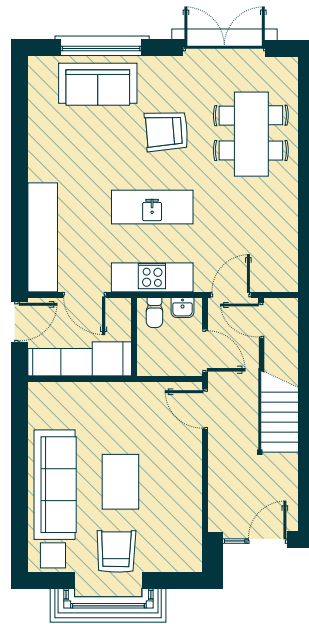
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The Sand Piper - O1

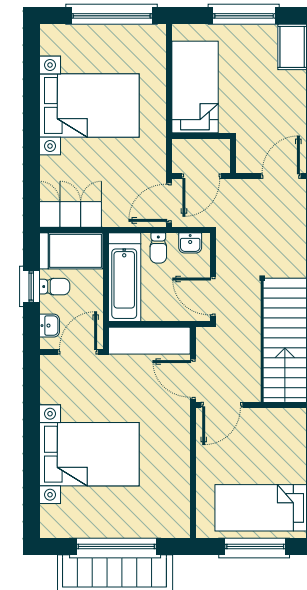
4 BEDROOM, SEMI-DETACHED,
C. 131 SQ.M / 1,410 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

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The Wren - O1a

4 BEDROOM, SEMI-DETACHED,
C. 132.6 SQ.M / 1,427.2 SQ.FT

M1

N1

N1a

O1

O1a

P1

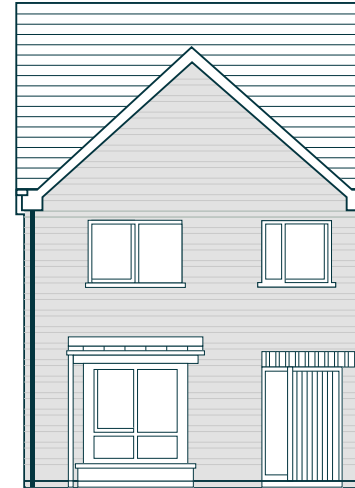
P1a

P1b

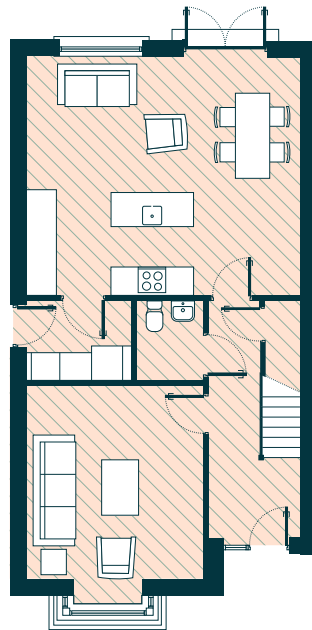
Z1

Z1a

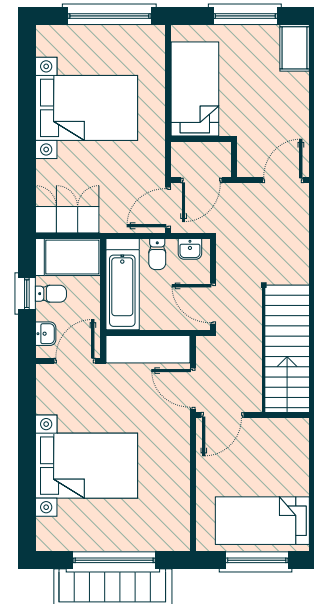
Z1b



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

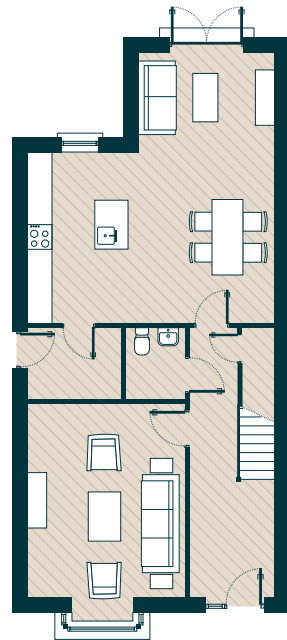
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The Sand Martin - P1

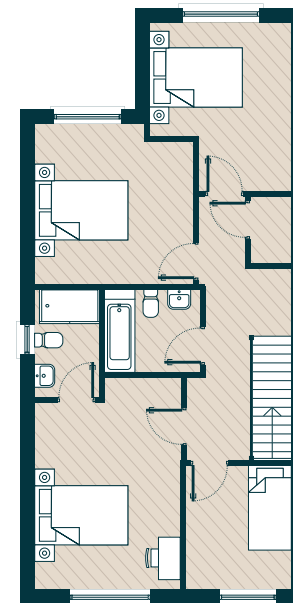
4 BEDROOM, SEMI-DETACHED,
C. 146 SQ.M / 1,571.5 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

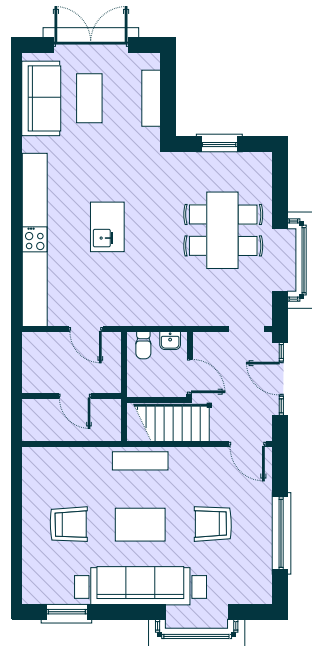
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The Kingfisher - P1a

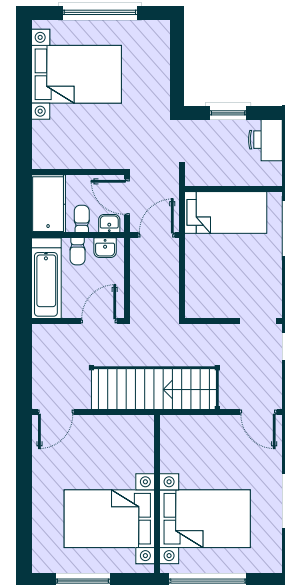
4 BEDROOM, SEMI-DETACHED,
C. 147 SQ.M / 1, 582.3 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

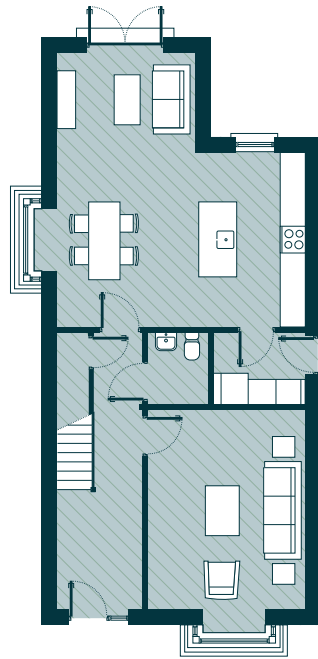
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The Peregrine - P1b

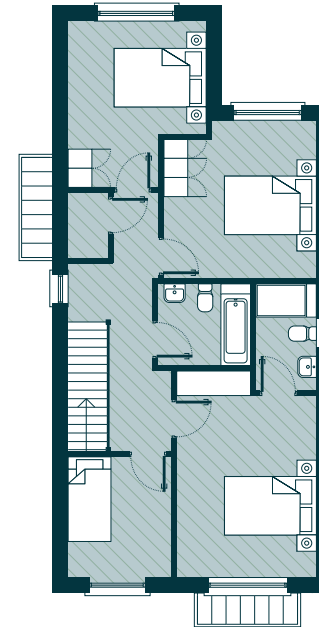
4 BEDROOM, DETACHED,
C. 145.7 SQ.M / 1,568.3 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

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The Merlin - Z1

5 BEDROOM, SEMI-DETACHED,
C. 207.6 SQ.M / 2,234.6 SQ.FT

M1

N1

N1a

O1

O1a

P1

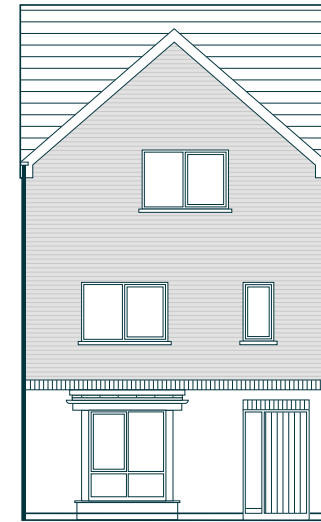
P1a

P1b

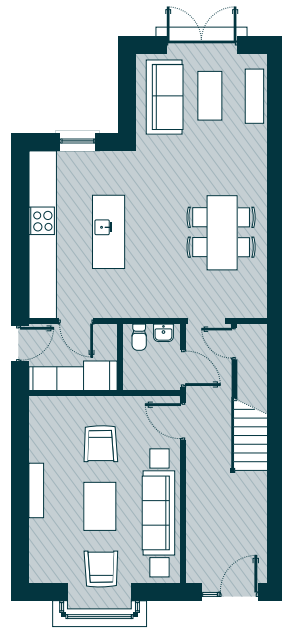
Z1

Z1a

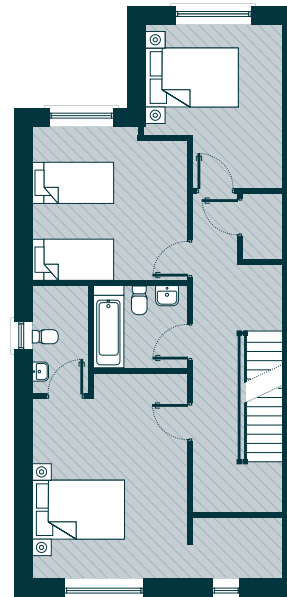
Z1b



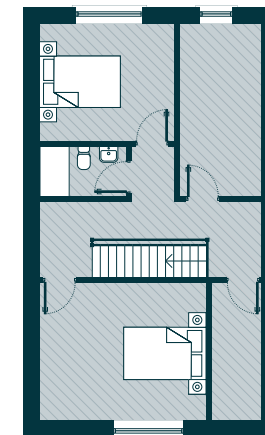
FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

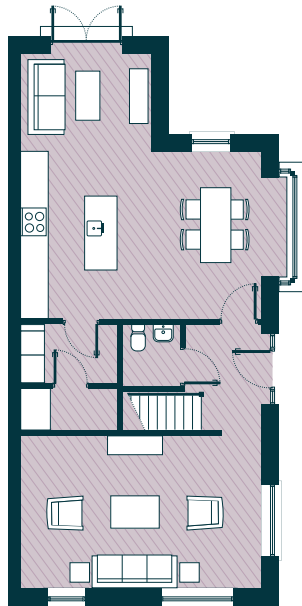
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The Redwing - Z1a

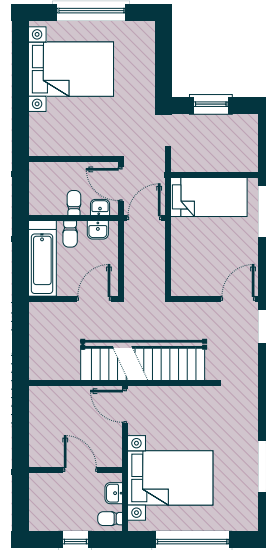
5 BEDROOM, DETACHED,
C. 208.2 SQ.M / 2,241 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

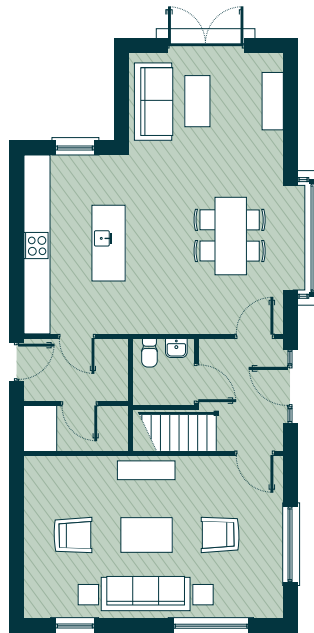
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The Skylark - Z1b

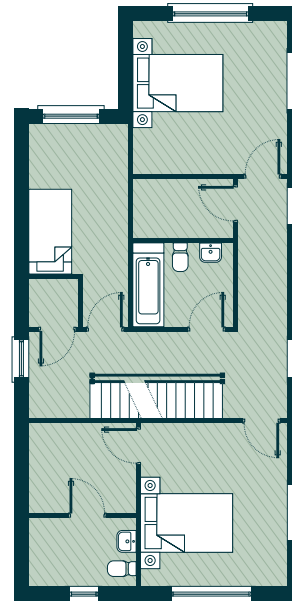
5 BEDROOM, DETACHED,
C. 211.8 SQ.M / 2,279.8 SQ.FT



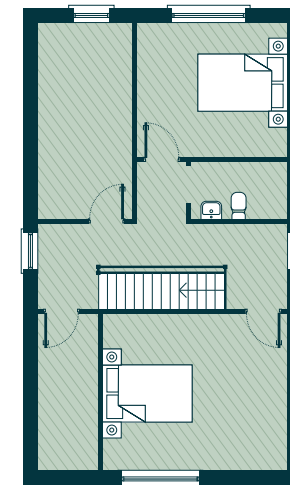
FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

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House specifications



EXTERNAL FEATURES

- High quality brick and self coloured render facades
- UPVC high performance double glazed windows with low U-value for energy efficiency
- Large glazed patio doors to private rear gardens
- Side passage gate (where applicable)
- Paved patio area to rear garden with external wall light
- Seeded gardens with secure post and panel fencing to rear gardens
- Quality paved front driveways to accommodate parking (where applicable)
- External tap to the rear
- External weatherproof electrical point to rear

INTERNAL FINISHES

- Shaker timber painted doors
- Satin chrome finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery

KITCHENS & UTILITY ROOMS

- Contemporary designed shaker style kitchens with soft-close doors and drawers
- Fully integrated oven, hob, dishwasher and fridge/freezer appliances*
- Separate utility room with below counter top space provided for washing machine and dryer

BATHROOMS & ENSUITES

- Ideal Standard sanitary ware to all bathrooms
- Tiling supplied to all floors in downstairs WC, main bathroom, and ensuite
- Tiling supplied to wet area walls in main bathroom, and ensuite
- Contemporary shower enclosure complete with pressurised water supply
- Heated towel rails to all bathrooms

SECURITY & SAFETY

- Ultra Tech hardwood Munster Joinery front door with multi point locking system
- Smoke detectors fitted throughout (mains powered with battery backup)
- Carbon monoxide detection
- Hard wired for future intruder alarm system
- Safety restrictors provided on upper floor windows

WARDROBES

- Contemporary fitted wardrobes to selected bedrooms

BUILDING ENERGY EFFICIENCY

Our homes are A-rated and have been constructed to achieve a minimum of an A2 Building Energy Rating. A range of passive and active energy management measures have been incorporated to include, Daikin Heat Pump & Mechanical Heat Recovery ventilation system, uPVC windows with double glazing, high levels of thermal insulation and airtightness to improve the buildings energy efficiency. Keeping the heat in and your energy bills down.

Optional Extra's to reach A1 energy rating:

Solar PV Panels **

Solar panels will generate electricity for your home reducing your carbon footprint, energy bills and demands on the national grid

Battery Storage **

A Smart Battery collects the electricity from the solar panels during the day to be used in the evening. The battery can also charge at night from the grid when electricity is cheaper

** Future-proof PV and Battery storage not included in the standard specification please speak with our agents

HEATING

- Daikin air-to-water heat pump to provide all hot water needs
- Zone controlled heating to each floor
- Boosted water supply to ensure ample water pressure in showers
- Mechanical Heat Recovery ventilation system ensuring good air quality

MEDIA & COMMUNICATIONS

- Wired for high speed broadband (Cat 6)
- Telephone & data points in all living areas and master bedrooms
- USB charging point in main living room, kitchen and master bedroom
- Main infrastructure installed to accommodate Virgin Media/Eir/Siro

ELECTRICAL

- Generous lighting and power points
- Satin chrome sockets and light switches in kitchen worktop area
- Future proofing for electrical car charging point on curtilage spaces only

Future proofing

- Future proofing for solar PV **
- Future proofing battery storage **

WARRANTY

- 10-year HomeBond Warranties cover provided
- * Subject to contracts being signed within 21 days.
- ** Future-proof PV and Battery storage as optional please speak with our agents





D/RES Properties is an established building company which is at the forefront of innovation and ingrained in almost 50 years of Durkan house building history. The Durkan family has become one of the best-known house builders in the Irish market and the name is synonymous with the delivery of quality family homes.

The company is run by Patrick Durkan who continues his father's tradition of good customer service and high quality that tradespeople are proud to deliver.

We have a long history of constructing quality assured homes across the Greater Dublin and Wicklow area including developments locally in Eastmount, Delgany and Ballinahinch Wood, Ashford.

Our team delivers award winning homes in healthy living environments to Ireland's homeowners. Key to the success of our developments is our engagement with surrounding communities, being a responsible neighbour and handling our day-to-day operations in an environmentally efficient and sensitive way.

Top Left:
Eastmount

Top Right:
Ballinahinch Wood

Bottom Left:
Eastmount

Bottom Right:
Dun Sí

We are customer focused, which is at the heart of our business. Our commitment is to cater for the homeowner's requirement of a high-quality home and our intrinsic understanding of the Irish market makes us ideally placed to create Ireland's next generation communities.

To find out more about our other developments please visit www.dres.ie



Ardale Property Group

Ardale is an established Irish development and strategic land investment company.

At our core, we are focused on crafting strategic lands into new communities to be proud of with new homes and employment centres with supporting infrastructure such as cycleways, parks, and playgrounds as well as childcare and nearby neighbourhood retail.

We use our expertise and knowledge to create a strong masterplan that all stakeholders in a project from the local authority to the local community can get behind.

Early-stage delivery of infrastructure such as new roads, retail, community, and sports facilities are a key component of our approach, which helps us to quickly bring new communities to life.

Ardale currently have developments and land under management valued in excess of €300 million with the ability to deliver over 3,000 top quality residential units as part of a number of new communities.

Ardale shareholders have been at the forefront of land planning and development for over 20 years, having owned and developed some of the most high-profile developments in the country.

More information on Ardale can be found at their website at www.ardaleproperty.com



Express your interest and contact our agents today

DEVELOPER

D/RES Properties

Third Floor,
Donnybrook House,
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Dublin 4

DISCLAIMER

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale.

LAND PROMOTER

Ardale Property Group

Unit B4,
Oakfield Industrial Estate,
Ninth Lock Rd, Clondalkin,
Dublin 22

Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that D/RES Properties may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald & REA FORKIN has the authority to bind D/RES Properties in any way or to make or give any representation or warranty in relation to this development or any part of it.

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CONSTRUCTION ARCHITECT

BBA Architects

ENGINEERING CONSULTANT

CSC

MECHANICAL & ELECTRICAL

ENGINEER

PMEP

INTERIOR DESIGNER

CA Design

LANDSCAPE ARCHITECT

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