



Tinakilly Park

County Wicklow

A sense of home
A home for your senses



Images are for illustration purposes only



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

This is remarkable living

Launched in 2022 by D/RES Properties, Tinakilly Park is a thriving community of families and individuals who have already discovered the joys of its beautiful Co Wicklow setting - nature, coast, bustling town life, great amenities and more.

We now invite you to experience this wonderful lifestyle for yourself, with the launch of Phase 2 of this exciting development.

Previous: Tinakilly Park
and exterior of houses

Discover a New Way of Living

Comprising a mix of 2, 3 and 4 bedroom apartments, duplexes and houses, with something to suit every buyer, this new phase builds upon the success of Tinakilly Park, a development now known for its sensitive and sustainable approach to living.

Tinakilly Park perfectly reflects the gentle nature of the beautiful Wicklow countryside, as well as offering easy access to neighbouring Wicklow Town, with its unique mix of cultural curiosities and conveniences.

Your new home - all in perfect harmony

Mindfully designed, our elegant homes are superb examples of when aspiration meeting reality, creating the perfect sanctuary for you to enjoy.







Styled by nature

Tinakilly Park's elegantly designed interiors and thoughtful green spaces give you an immediate sense of home. The interiors 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.





A Sustainable Design Vision

Sustainability is a key driver in every part of the design and construction of D/RES homes in Tinakilly Park. From exceptional energy efficiency (minimum A2 BER) to the environmental impact of the materials we select, combine to deliver premium quality, sustainable homes in Tinakilly Park. The homes in Tinakilly Park are fossil fuel free, with top quality heat pumps and heat recovery ventilation, providing optimum thermal comfort and indoor air quality.



To support homeowners who would like to maximise the sustainability potential of their new home we have developed a Positive Living offering with our energy partner Pinergy Solar Electric.

Positive Living is a bespoke renewable energy offering which can be tailored to your individual home and energy profile. Positive Living includes solar PV panels to selfgenerate renewable energy, with the option of electric battery storage and smart energy management to put the power back in your hands and control how you use energy in your home. Electric vehicle charging points can also be included in the system if required.

Positive Living is an optional upgrade on homes and will be facilitated by Pinergy Solar Electric.

All Positive Living homes can be connected as a community microgrid, allowing neighbours to share excess energy* and feed back into the national grid.

* The peer to peer sharing of excess energy in the community microgrid is dependent on upcoming changes to Irish tax regulations. National Grid feed-in tariffs are currently available and set by the energy market.

Discover the outdoor playground on your doorstep

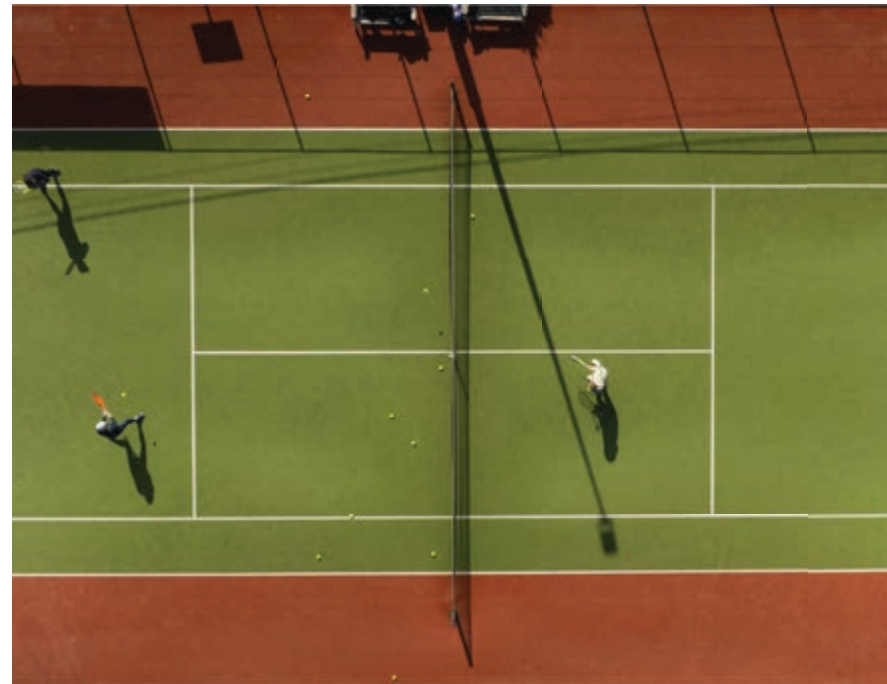


Left: Powerscourt Waterfall

Top Right: Wicklow Golf Club

Bottom Right: Wicklow Tennis Club

Far Right: Wicklow Sea View



The magnificent natural surroundings offer far more than just breath-taking scenery. A location that makes it easy to keep fit and stay healthy, Tinakilly Park residents are spoilt for choice when it comes to sport and leisure options. GAA, rugby, soccer and tennis clubs are all within easy reach, while the beautiful Wicklow coastline offers watersports aplenty, from rowing to sailing. Alternatively, make it your mission to discover the best that the local countryside has to offer – from trails and cycle tracks to waterfalls and woodlands, you'll never be short of a place to go.



Your habitat



Top Left: Nick's coffee

Top Right: Fields Florist

Opposite Page

Top Left: Dereck Dunne local butcher, Wicklow Town

Bottom Left: Strawbridge Country Furnishings

Top Right: Cakes and sweet treats from Avoca Mount Usher

Bottom Right: Fresh produce from Wicklow farmers market

Your new locals

Enjoy the very best of culinary delights in your new home. From fine dining on your doorstep at the award-winning Brunel Restaurant at Tinakilly House Hotel to brunch in the Brass Fox, just five minutes away, there's something for every occasion and every taste. Why not try Sorrel & Eve for a spot of lunch or relax in the gardens of Hunter's Hotel as you enjoy Afternoon Tea.

Or, indulge in some warm breads, baked treats and freshly roasted coffee at one of the many artisan cafés and bakeries in the local area, including The Firehouse Bakery (Wicklow Town), Avoca (Mount Ushers Gardens, Ashford), Alaska Bakes (Rathnew) and Nick's Coffee (Wicklow Town).



Amenities



Cafés, Restaurants & Shops:

- 1. The Bridge Tavern
- 2. The Brass Fox
- 3. Blue Seafood Restaurant
- 4. Shay Doyle's pub
- 5. The Blackcastle
- 6. Avoca Mount Usher
- 7. Philip Healy's
- 8. Nick's Coffee
- 9. Pizza This
- 10. O'Sheas Corner
- 11. Costa
- 12. Opera
- 13. The Good Life
- 14. Inspired Wicklow
- 15. The Firehouse
- 16. Tesco
- 17. Centra
- 18. Lidl
- 19. Aldi
- 20. Supervalu



Hotels:

- 21. Hunter's Hotel
- 22. Tinakilly House Hotel



Sports Clubs & Parks:

- 23. Wicklow Rovers F.C
- 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
- 33. Wicklow Golf Club
- 34. Wicklow Rowing Club
- 35. Glenealy Hurling & Camogie Club



Crèches:

- 36. Ashvale Crèche
- 37. Smarties Pre-School
- 38. Safari Childcare (upcoming)
- 39. Little Harvard Creche (coming soon)



Schools:

- 40. Wicklow Educate Together NS (P/S)
- 41. Gaelscoil Chill Mhantáin (P)
- 42. St. Coen's National School (P)
- 43. Coláiste Chill Mhantáin (S)
- 44. Clermont Campus



Health & Fitness

- 45. S&C Collective
- 46. Coral Leisure
- 47. Kula Balance
- 48. Ananta Yoga
- 49. Myfitt Rathnew
- 50. Wicklow Strength & Fitness



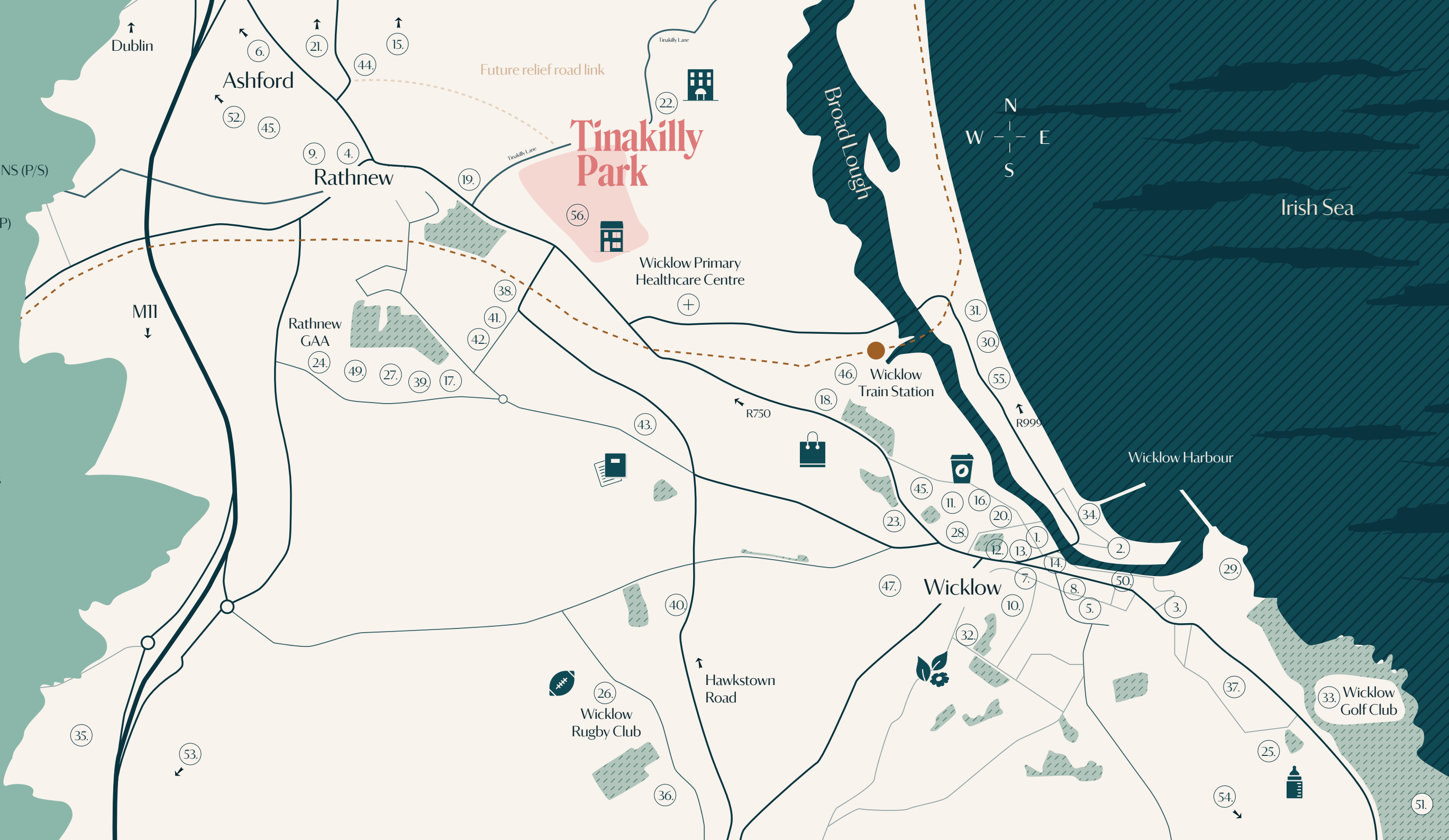
Family Outings

- 51. Glen Beach Cliff Walk
- 52. Mount Usher Gardens
- 53. Beyond the Trees Avondale
- 54. Brittas Bay Beach
- 55. Wicklow Kayak



Home:

- 56. Tinakilly Park





Top: M50
Top Right: Wicklow Pier
Right: Dart
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

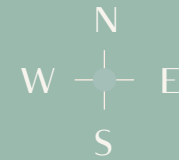
Main Street Rathnew	10 mins
Aldi	10 mins
The beach	20 mins
Wicklow Train Station	22 mins
Broad Lough	25 mins

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



Rathnew

FUTURE
DEVELOPMENT

Show House
Entry

Entrance

Wicklow Town

Find your new home

- Sold
- Future Phase
- Subject to planning permission

ESB sub-station

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.

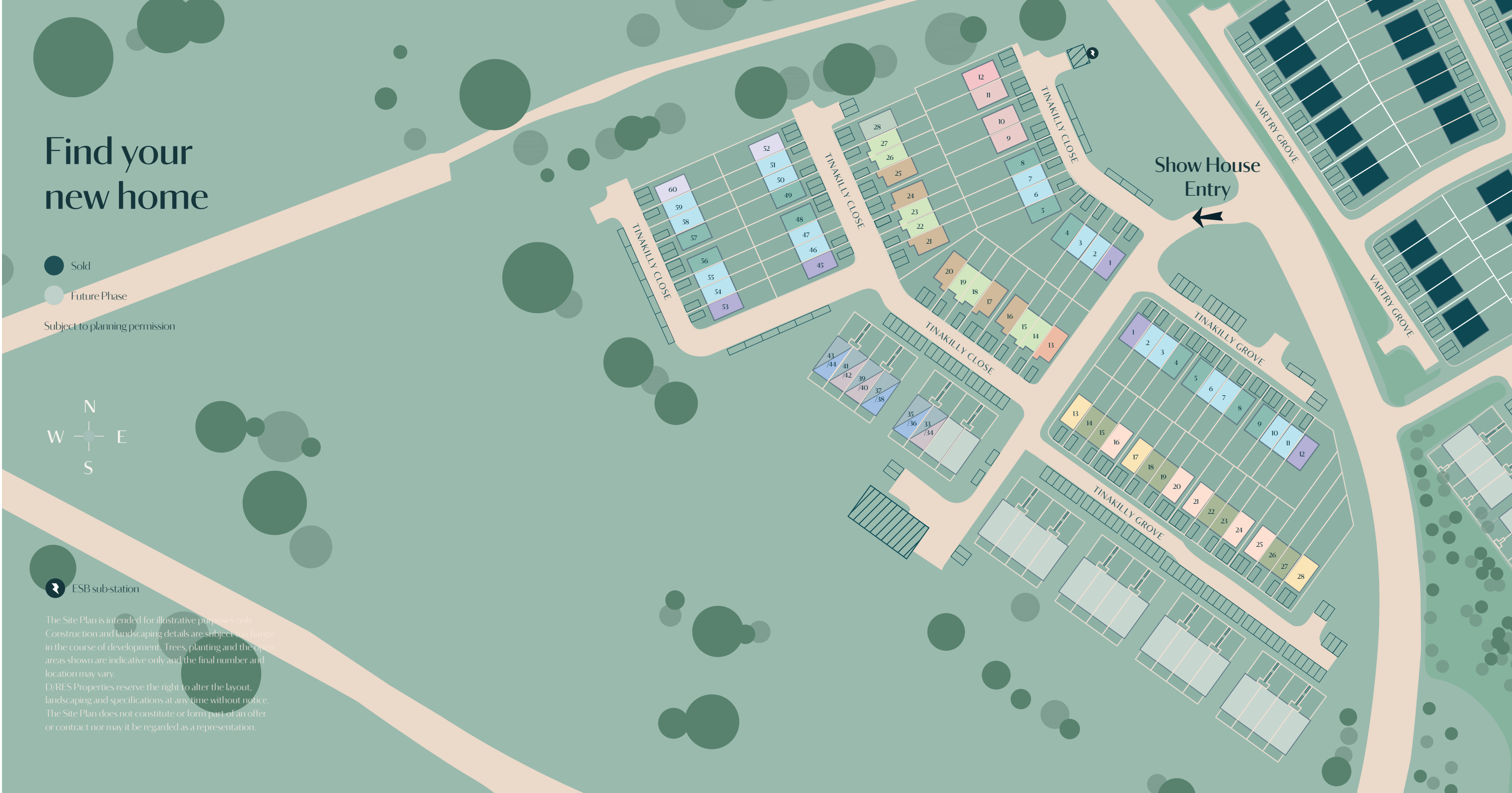
Tinakilly Park

County Wicklow

Site map

House Types:

Q1c	The Alder	2 BEDROOM, MID TERRACE
R1a	The Ash	3 BEDROOM, END OF TERRACE
R1d	The Aspen	3 BEDROOM, END OF TERRACE
R2a	The Birch	3 BEDROOM, END OF TERRACE
R2c	The Blackthorn	3 BEDROOM, MID TERRACE
R2d	The Cherry	3 BEDROOM, END OF TERRACE
R3a	The Willow	3 BEDROOM, END OF TERRACE
R4a	The Elder	3 BEDROOM, END OF TERRACE
T1c	The Hawthorn	2 BEDROOM, MID TERRACE
U1a	The Hazel	3 BEDROOM, END OF TERRACE
U1d	The Holly	3 BEDROOM, END OF TERRACE
X1	The Fern	4 BEDROOM, SEMI DETACHED
X1a	The Clary	4 BEDROOM, SEMI DETACHED
Y1a	The Juniper	2 BEDROOM APARTMENT, END OF TERRACE
Y1c	The Oak	3 BEDROOM DUPLEX, MID TERRACE
Y1d	The Pine	3 BEDROOM DUPLEX, END OF TERRACE



Q1c

R1a

R1d

R2a

R2c

R2d

R3a

R4a

T1c

U1a

U1d

X1

X1a

Y1a

Y1c

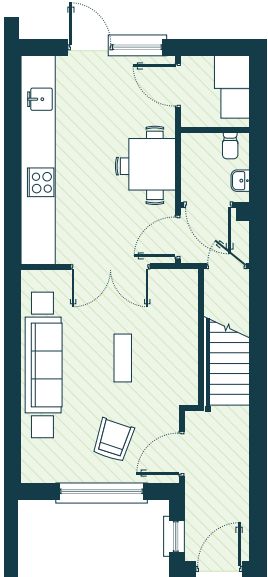
Y1d

The Alder - Q1c

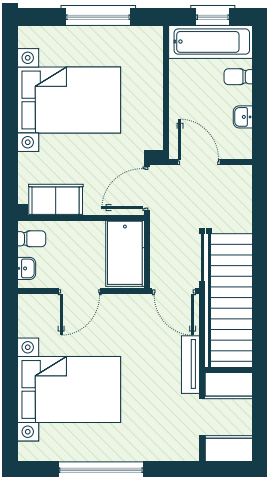
2 BEDROOM, MID TERRACE
C. 87 SQ.M / 941 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

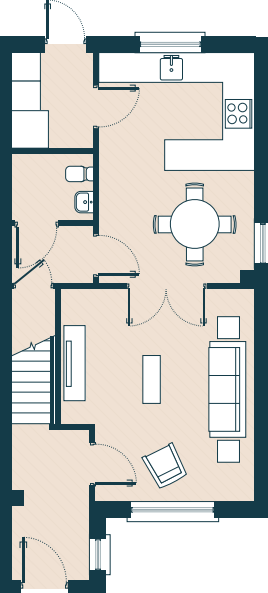
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The Ash - R1a

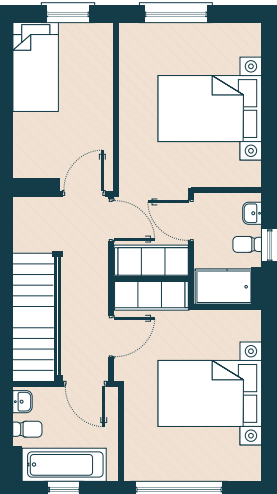
3 BEDROOM, END OF TERRACE
C. 99 SQ.M / 1066 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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Q1c

R1a

R1d

R2a

R2c

R2d

R3a

R4a

T1c

U1a

U1d

X1

X1a

Y1a

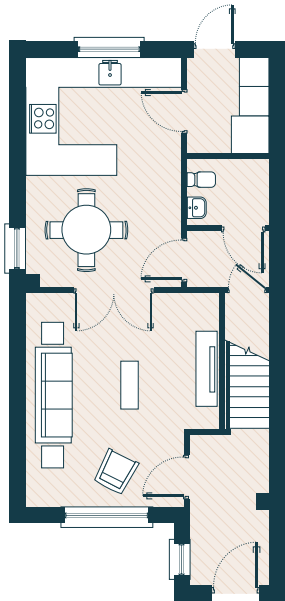
Y1c

Y1d

- Q1c
- R1a
- R1d**
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

The Aspen - R1d

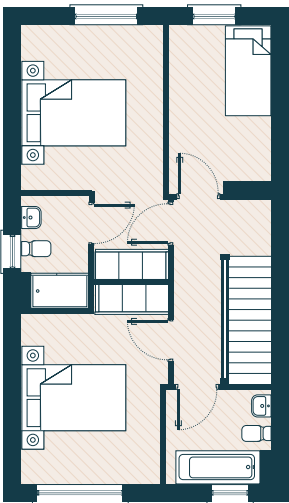
3 BEDROOM, END OF TERRACE
C. 99 SQ.M / 1066 SQ.FT



GROUND FLOOR



FRONT ELEVATION

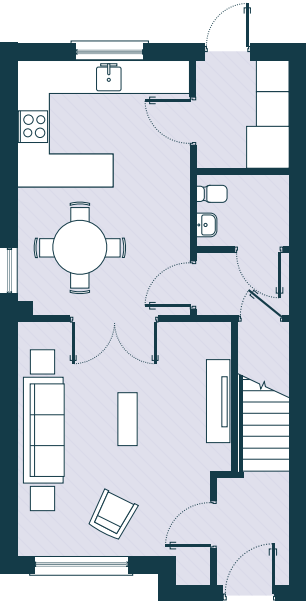


FIRST FLOOR

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The Birch - R2a

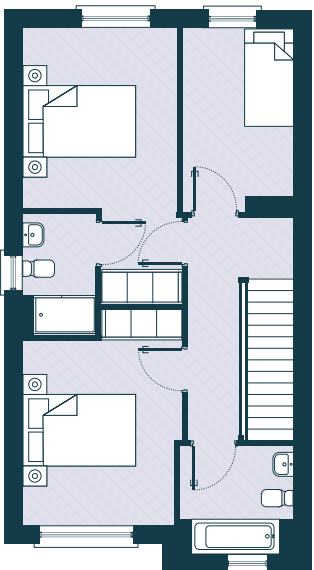
3 BEDROOM, END OF TERRACE
C. 98 SQ.M / 1054 SQ.FT



GROUND FLOOR



FRONT ELEVATION



FIRST FLOOR

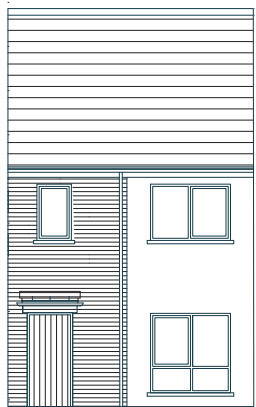
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- Q1c
- R1a
- R1d
- R2a**
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

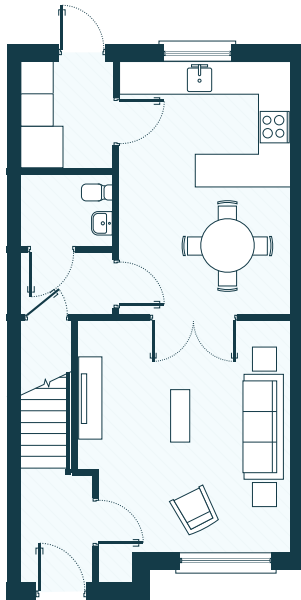
- Q1c
- R1a
- R1d
- R2a
- R2c**
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

The Blackthorn - R2c

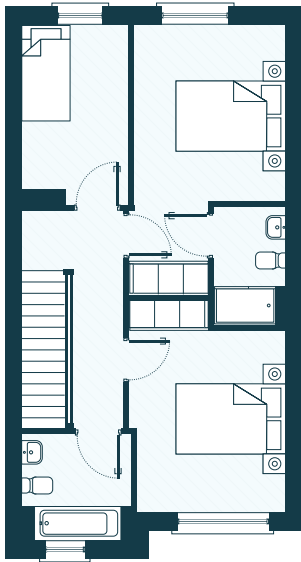
3 BEDROOM, MID TERRACE
C. 98 SQ.M / 1053 SQ.FT



FRONT ELEVATION



GROUND FLOOR

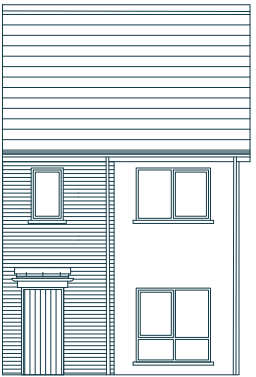


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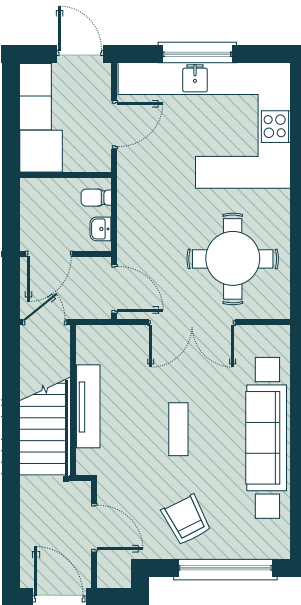
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The Cherry - R2d

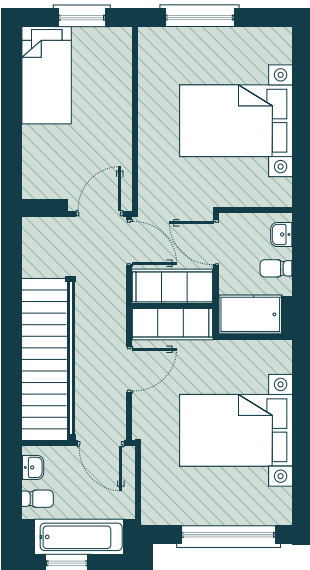
3 BEDROOM, END OF TERRACE
C. 98 SQ.M / 1053 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

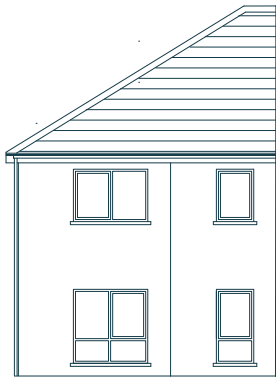
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- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d**
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

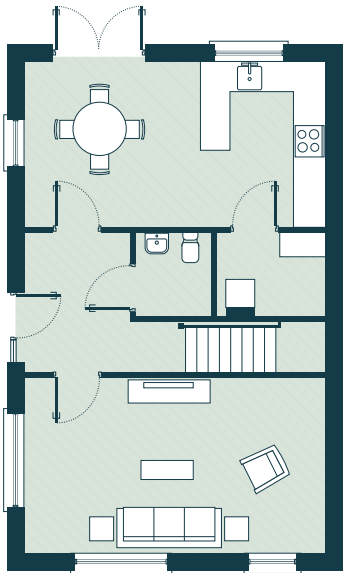
- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

The Willow - R3a

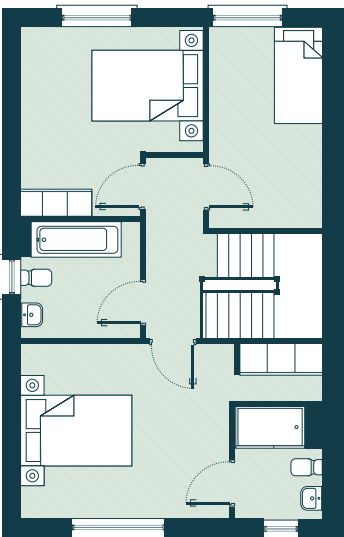
3 BEDROOM, END OF TERRACE
C. 110 SQ.M / 1180 SQ.FT



FRONT ELEVATION



GROUND FLOOR

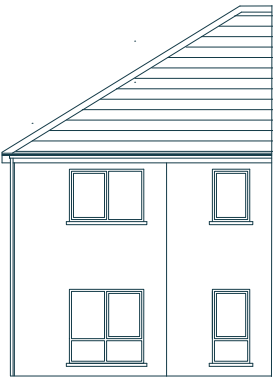


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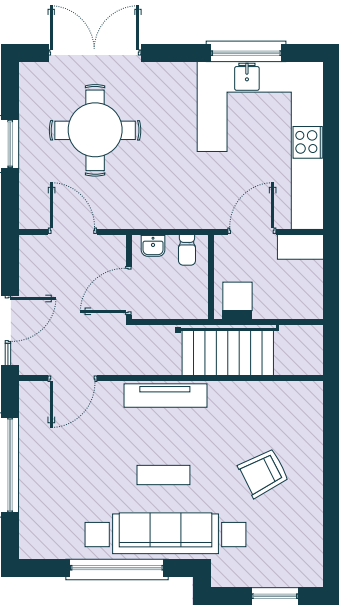
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The Elder - R4a

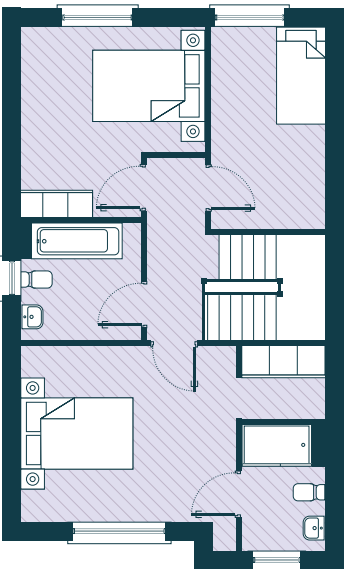
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C. 110 SQ.M / 1180 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

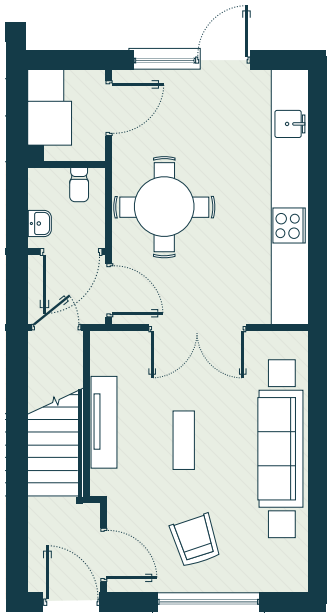
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- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

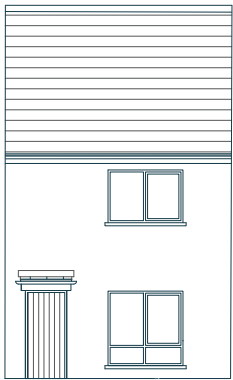
- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

The Hawthorn - T1c

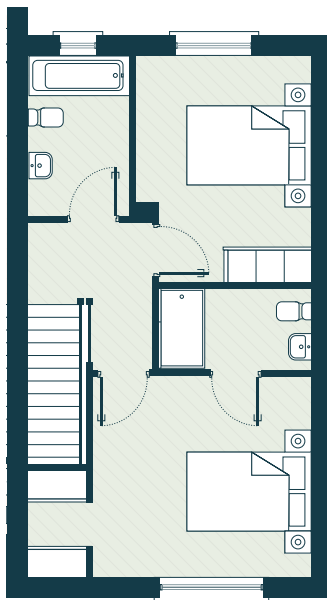
2 BEDROOM, MID TERRACE
C. 85 SQ.M / 914 SQ.FT



GROUND FLOOR



FRONT ELEVATION

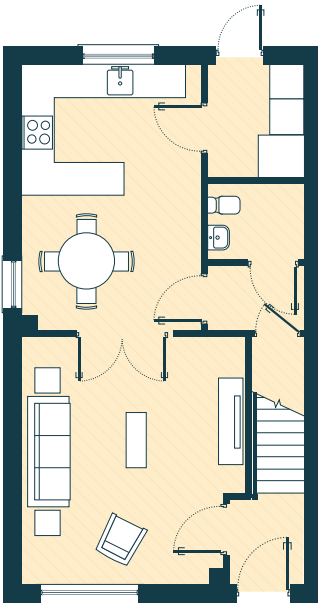


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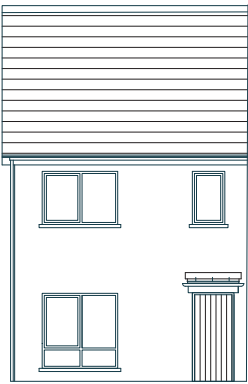
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The Hazel - U1a

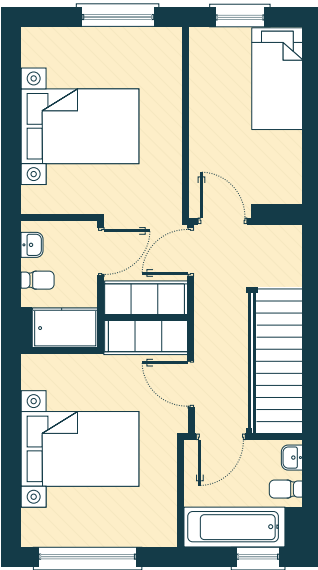
3 BEDROOM, - END OF TERRACE
C. 96 SQ.M / 1033 SQ.FT



GROUND FLOOR



FRONT ELEVATION



FIRST FLOOR

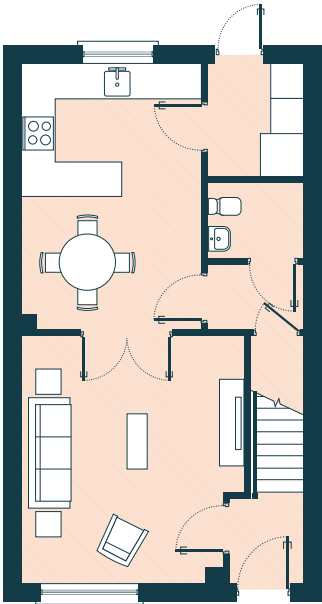
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- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

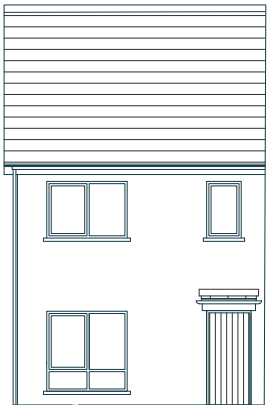
- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- **U1d**
- X1
- X1a
- Y1a
- Y1c
- Y1d

The Holly - U1d

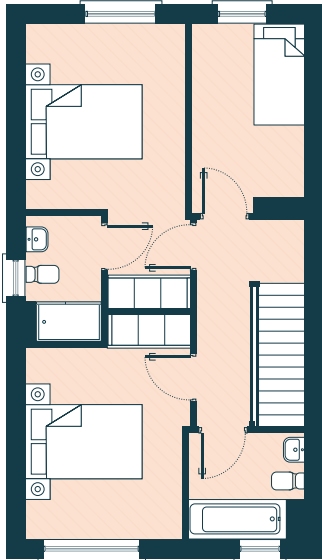
3 BEDROOM, - END OF TERRACE
C. 96 SQ.M / 1033 SQ.FT



GROUND FLOOR



FRONT ELEVATION

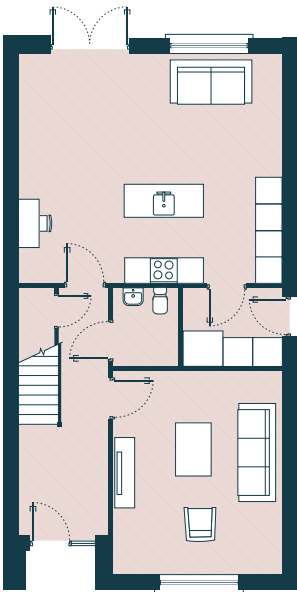


FIRST FLOOR

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The Fern - X1

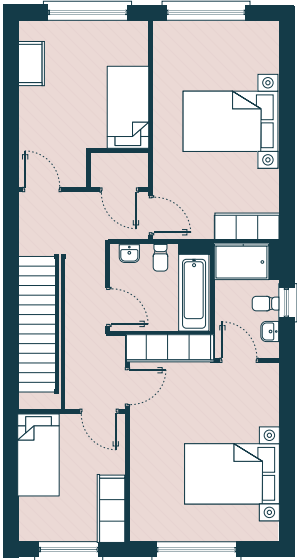
4 BEDROOM, SEMI DETACHED,
C. 135 SQ.M / 1452 SQ.FT



GROUND FLOOR



FRONT ELEVATION



FIRST FLOOR

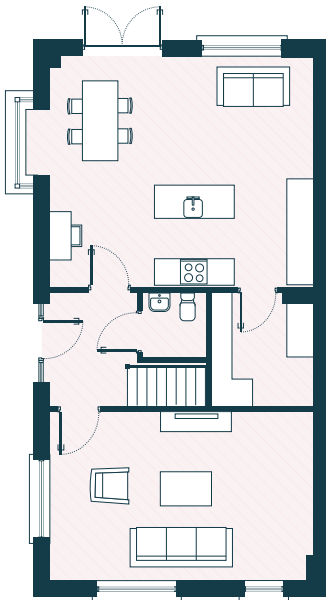
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- Q1c —
- R1a —
- R1d —
- R2a —
- R2c —
- R2d —
- R3a —
- R4a —
- T1c —
- U1a —
- U1d —
- **X1**
- X1a —
- Y1a —
- Y1c —
- Y1d —

- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- **X1a**
- Y1a
- Y1c
- Y1d

The Clary - X1a

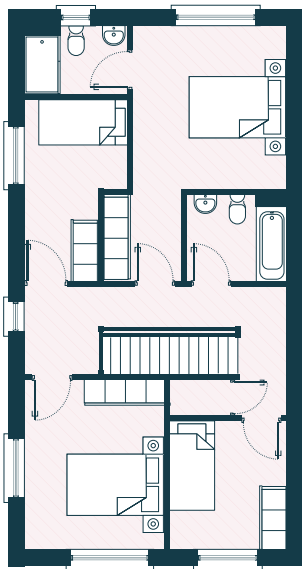
4 BEDROOM, SEMI DETACHED,
C. 138 SQ.M / 1452 SQ.FT



GROUND FLOOR



FRONT ELEVATION

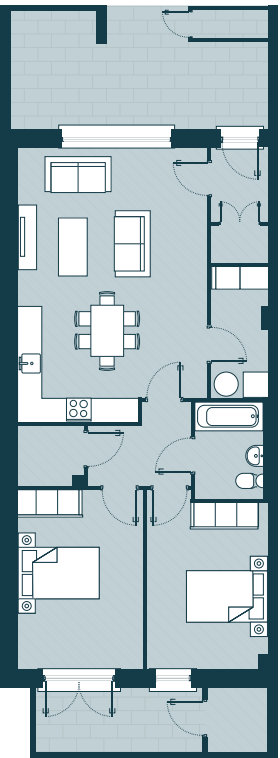


FIRST FLOOR

Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

The Juniper - Y1a

2 BEDROOM APARTMENT
C. 80 SQ.M / 858 SQ.FT



GROUND FLOOR



FRONT ELEVATION

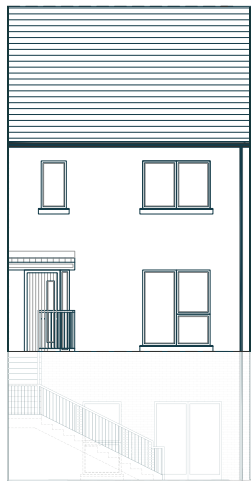
- Q1c —
- R1a —
- R1d —
- R2a —
- R2c —
- R2d —
- R3a —
- R4a —
- T1c —
- U1a —
- U1d —
- X1 —
- X1a —
- **Y1a** —
- Y1c —
- Y1d —

Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

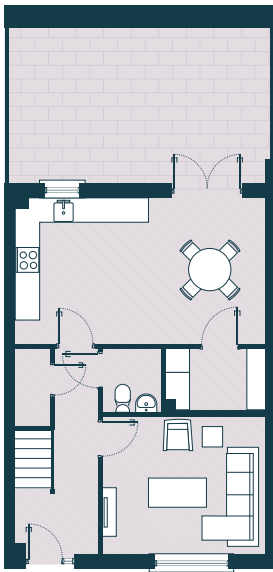
- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

The Oak - Y1c

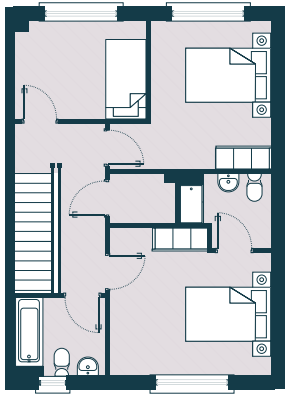
3 BEDROOM DUPLEX, MID TERRACE
C. 107 SQ.M / 1153 SQ.FT



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

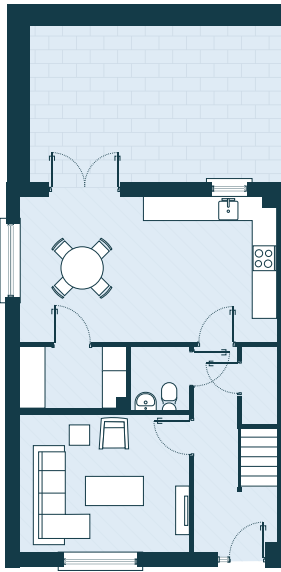
Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

The Pine - Y1d

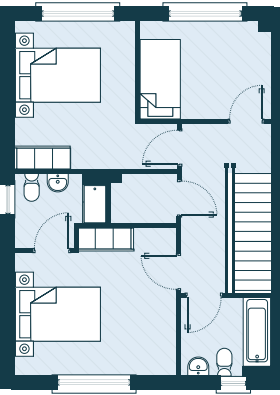
3 BEDROOM DUPLEX, END OF TERRACE
C. 110 SQ.M / 1186 SQ.FT



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

- Q1c
- R1a
- R1d
- R2a
- R2c
- R2d
- R3a
- R4a
- T1c
- U1a
- U1d
- X1
- X1a
- Y1a
- Y1c
- Y1d

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 (where applicable)
- 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
- 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.

INTERNAL FINISHES

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

KITCHENS & UTILITY ROOMS

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

BATHROOMS & ENSUITES

- 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 completed with pressurised water supply
- Heated towel rails to all bathrooms

SECURITY & SAFETY

- Ultra Tech hardwood front door with multi point locking system
- Smoke detectors fitted throughout (mains powered with battery backup)
- Carbon monoxide detection

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
- 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
- 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 P nd Battery





Making life remarkable

Our Developments

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 Tinakilly Park, Eastmount, Delgany, Ballinahinch Wood, Ashford, Willow Way and Merepark, Newtownmountkennedy.

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.

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

We are creating sustainable, inclusive and empowered communities





Express your interest and contact our agents today



DEVELOPER

D/RES Properties
Third Floor,
Donnybrook House,
36-42 Donnybrook Road,
Dublin 4

www.dres.ie

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.

Any measurements/areas are based on approximate gross internal areas (from internal blockwork 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 & 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.

SELLING AGENTS

Hooke & MacDonald
+353 (0) 1 631 8402
PSRA No: 00 1651
sales@hmd.ie

Forkin Property
+353 (0404) 61933
PSRA no: 002719
info@forkin.ie

SOLICITOR

Eversheds Sutherland
Earlsfort Center,
Earlsfort Terrace,
Dublin 2

+353 (0) 1 664 4200

tinakillypark.ie

DESIGN TEAM

ARCHITECT
Scott Tallon Walker Architects

CONSTRUCTION ARCHITECT
BBA Architects

ENGINEERING CONSULTANT
CSC

MECHANICAL & ELECTRICAL ENGINEER
PMEP

INTERIOR DESIGNER
D/RES Creative

LANDSCAPE ARCHITECT
Murray & Associates

Tinakilly Park

County Wicklow
tinakillypark.ie

