# Tinakily Dark County Wicklow



# 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

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.







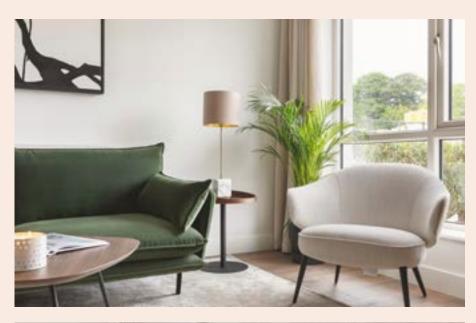




### Styled by nature

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.

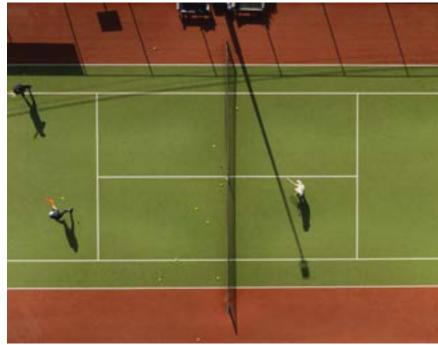
Positive Living is a bespoke renewable energy offering which can be tailored to your individual home and energy profile. Positive Living includes solar PV panels to selfgenerate renewable energy, with the option of electric battery storage and smart energy management to put the power back in your hands 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<sup>\*</sup> and feed back into the national grid.

<sup>\*</sup> 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





short of a place to go.



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

### 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).



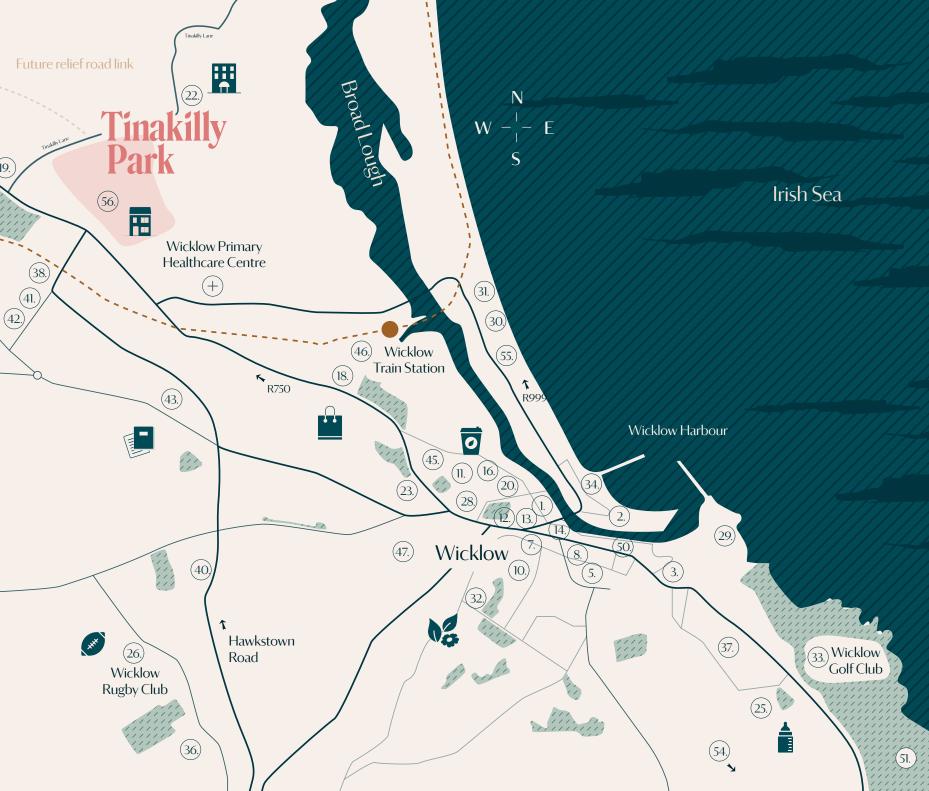








#### (15.) (21.) Dublin (6.) Amenities (44.) Ashford ĸ (52.) (45.) Cafés, Restaurants & Shops: Hotels: Schools: 9.) 4 The Bridge Tavern 21. Hunter's Hotel 40. Wicklow Educate Together NS (P/S) Rathnew Tinakilly House Hotel Gaelscoil Chill Mhantáin (P) The Brass Fox 22. Blue Seafood Restaurant St. Coen's National School (P) 42. Sports Clubs & Parks: 43. Coláiste Chill Mhantáin (S) Shay Doyle's pub Wicklow Rovers F.C 23. The Blackcastle 44. Clermont Campus Rathnew GAA 24. Avoca Mount Usher Health & Fitness M11 St. Patrick GAA 25. Rathnew Philip Healy's GAA Wicklow Rugby Club 45. S&C Collective 26. Nick's Coffee (24.) (49) (27.) (39) (17.) × Rathnew AFC 46. Coral Leisure 27. Pizza This 9. Wicklow Tennis Club 28. 47. Kula Balance O'Sheas Corner 10. Wicklow Sailing Club 29. 48. Ananta Yoga Costa Murrough Skate Park 49. Myfitt Rathnew 30. 12. Opera Murrough Playground 50 Wicklow Strength & Fitness 31. The Good Life 13. Ballynerrin Playground 32. Inspired Wicklow 14. Family Outings 22.33 Wicklow Golf Club 33. The Firehouse 51. Glen Beach Cliff Walk Wicklow Rowing Club 34. 16. Tesco 52. Mount Usher Gardens 35 Glenealy Hurling & Camogie Club 17. Centra 53. Beyond the Trees Avondale 18. Lidl Crèches: 54. Brittas Bay Beach 19. Aldi Ashvale Crèche 55. Wicklow Kayak 36. 20. Supervalu Smarties Pre-School 37. Home: 38. Safari Childcare (upcoming) 56. Tinakilly Park <sup>39</sup> Little Harvard Creche (coming soon) 35.) (53.) 18





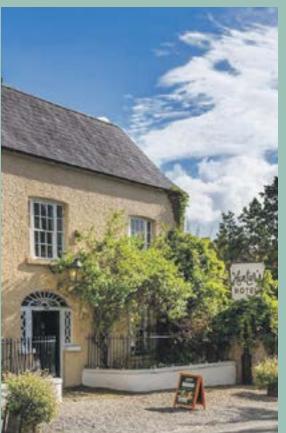




Wicklow's windswept coastline within walking distance. A short stroll to the shops. A brief trek and you're watching the waters of Broad Lough as it rolls gently seaward.

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

**Top:** M50 Top Right: Wicklow Pier Right: Dart Middle: Hunters Hotel



## Out and About: A sense of your surroundings

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.

### 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	1hr 2mins
To Pearse	1 hr 4 mins
To Connolly	1 hr 12 mins

#### BY CAR

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



## Find your new home

Future Phase

Subject to planning permission

# Site map House Types:

Olc.

R4a

Uld

The Alder	2 BEDROOM, MID TERRACE
HOUSE TYPE Q1c	C. 87 SQ.M / 941 SQ.FT
The Ash	3 BEDROOM, END OF TERRACE
HOUSE TYPE RIa	C. 99 SQ.M / 1066 SQ.FT
The Aspen	3 BEDROOM, END OF TERRACE
HOUSE TYPE R1d	C. 99 SQ.M / 1066 SQ.FT
<b>The Birch</b>	3 BEDROOM, END OF TERRACE
HOUSE TYPE R2a	C. 98 SQ.M / 1054 SQ.FT
The Blackthorn	3 BEDROOM, MID TERRACE
HOUSE TYPE R2c	C. 98 SQ.M / 1053 SQ.FT
The Cherry	3 BEDROOM, END OF TERRACE
HOUSE TYPE R2d	C. 98 SQ.M / 1053 SQ.FT
The Willow	3 BEDROOM, END OF TERRACE
HOUSE TYPE R3a	C. 110 SQ.M / 1180 SQ.FT
<b>The Elder</b>	3 BEDROOM, END OF TERRACE
HOUSE TYPE R4a	C. 110 SQ.M / 1180 SQ.FT
The Hawthorn	2 BEDROOM, MID TERRACE C. 85 SQ.M / 914 SQ.FT
The Hazel	3 BEDROOM, END OF TERRACE
HOUSE TYPE UIa	C. 96 SQ.M / 1033 SQ.FT
The Holly	3 BEDROOM, END OF TERRACE
HOUSE TYPE UId	C. 96 SQ.M / 1033 SQ.FT
The Fern	4 BEDROOM, SEMI DETACHED
HOUSE TYPE X1	C. 135 SQ.M / 1452 SQ.FT
The Clary	4 BEDROOM, SEMI DETACHED
HOUSE TYPE X1a	C. 138 SQ.M / 1452 SQ.FT
The Juniper	2 BEDROOM APARTMENT, END OF TERRACE
APARTMENT TYPE Y1a	C.80 SQ.M / 858 SQ.FT
The Oak	3 BEDROOM DUPLEX, MID TERRACE
DUPLEX TYPE Y1c	C. 107 SQ.M / 1153 SQ.FT
The Pine	3 BEDROOM DUPLEX, END OF TERRACE
DUPLEX TYPE Y1d	C. 110.24 SQ.M / 1186 SQ.FT

# 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 ch in the course of development. Trees, planting and the areas shown are indicative only and the final number ar location may vary.

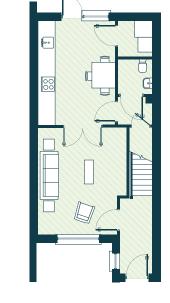
D/RES Properties reserve the right to alter the layout, landscaping and specifications at any time without notic The Site Plan does not constitute or form part of an offe or contract nor may it be regarded as a representation.



— Q1c — R1a — R1d — R2a — R2c — R2d — R3a — R4a — T1c — Ula — U1d — X1 — X1a — Y1a

— Y1c

— Y1d



The Alder - Q1c

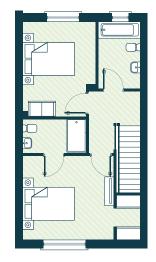
2 BEDROOM, MID TERRACE

C. 87 SQ.M / 941 SQ.FT

**GROUND FLOOR** 



FRONT ELEVATION



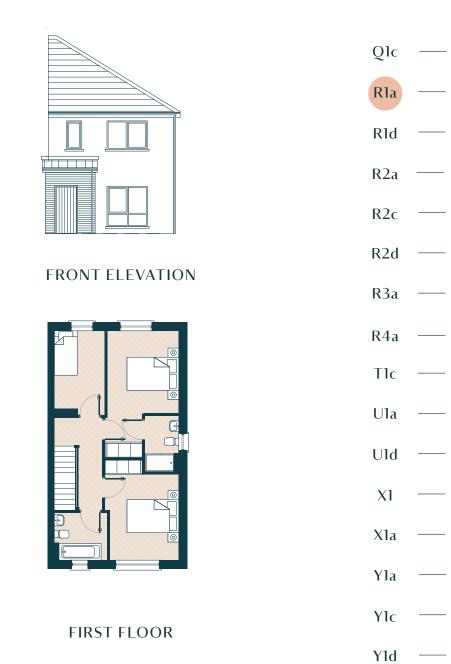
#### FIRST FLOOR

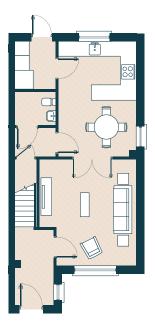
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### The Ash - R1a

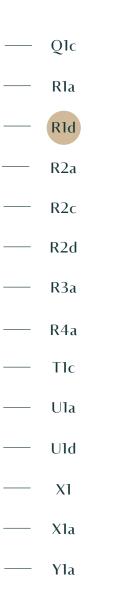
<u>3 BEDROOM, END OF TERRACE</u> C. 99 SQ.M / 1066 SQ.FT







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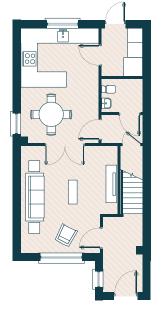


### — Y1c

----- Y1d

### The Aspen - R1d

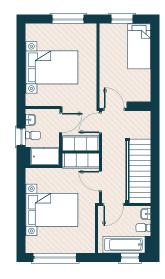
<u>3 BEDROOM, END OF TERRACE</u> C. 99 SQ.M / 1066 SQ.FT



**GROUND FLOOR** 



FRONT ELEVATION



#### FIRST FLOOR

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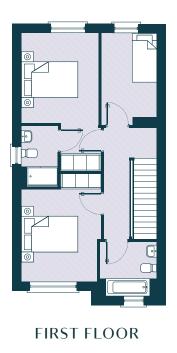
- 28

### The Birch - R2a

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

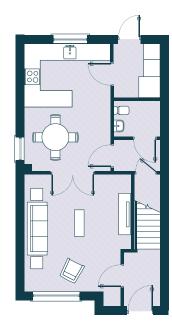


FRONT ELEVATION





Q1c —



**GROUND FLOOR** 

Y1d —

Y1c —

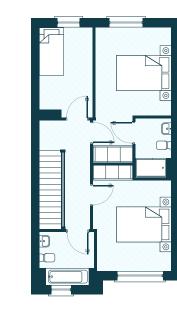
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# The Blackthorn - R2c

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

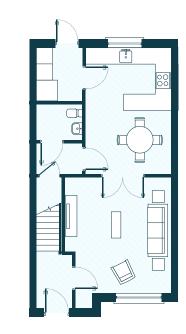


#### FRONT ELEVATION



#### FIRST FLOOR

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**GROUND FLOOR** 

- 30

— Q1c

— R1a

— R1d

— R2a

— R2c

— R2d

— R3a

— R4a

— T1c

— Ula

— U1d

— X1

— X1a

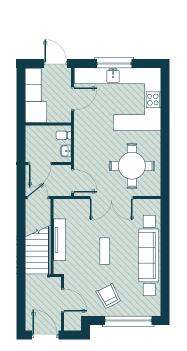
— Y1a

— Y1c

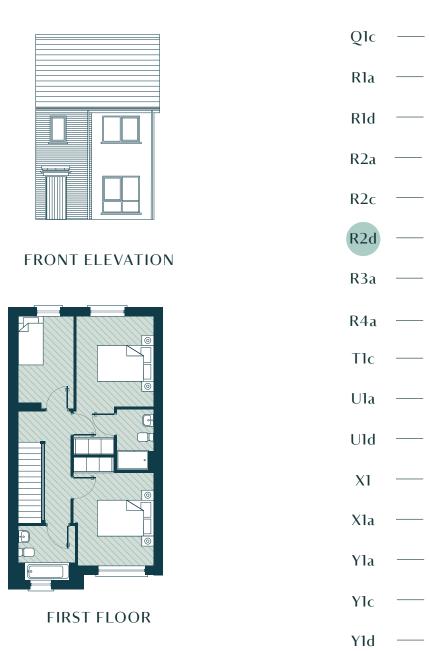
— Y1d

### The Cherry - R2d

#### <u>3 BEDROOM, END OF TERRACE</u> C. 98 SQ.M / 1053 SQ.FT



**GROUND FLOOR** 



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### — Q1c — R1a — R1d — R2a — R2c — R2d — R3a — R4a — T1c — Ula — U1d

— X1

— X1a

— Y1c

— Y1a

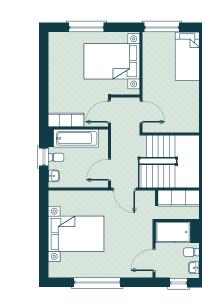
— Y1d

### The Willow - R3a

#### <u>3 BEDROOM, END OF TERRACE</u> C. 110 SQ.M / 1180 SQ.FT

**GROUND FLOOR** 

#### FRONT ELEVATION



#### FIRST FLOOR

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### The Elder - R4a

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



FRONT ELEVATION

FIRST FLOOR

R1a —

Q1c —

R1d —

R2a —

R2c —

R2d —

R3a —

R4a —

T1c —

Ula —

U1d —

X1 —

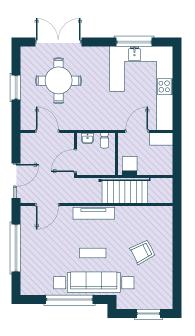
X1a —

Yla —

Y1c —

Y1d —

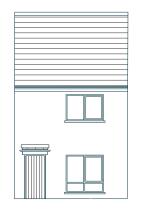
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GROUND FLOOR

## The Hawthorn - T1c

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

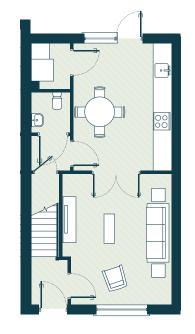


FRONT ELEVATION



#### FIRST FLOOR

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**GROUND FLOOR** 

— Y1d

\_\_\_\_\_ 34

— Q1c

— R1a

— R1d

— R2a

— R2c

— R2d

— R3a

— R4a

— T1c

— U1a

— U1d

— X1

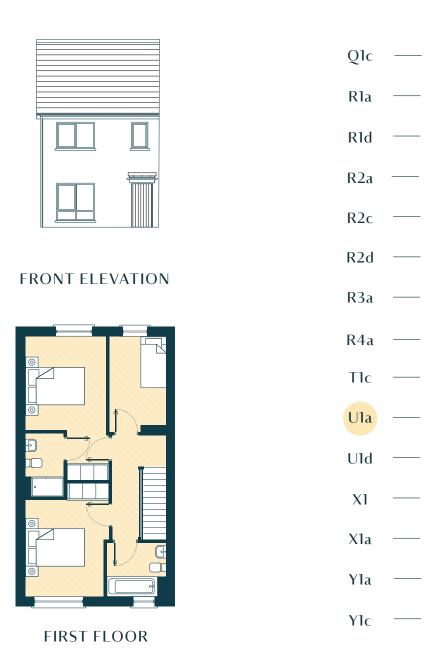
— X1a

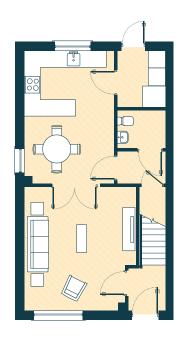
— Y1a

----- Y1c

### The Hazel - Ula

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





**GROUND FLOOR** 

Y1d —

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### — Q1c — R1a — R1d — R2a — R2c — R2d — R3a — R4a — T1c — Ula — U1d ---- X1

— X1a

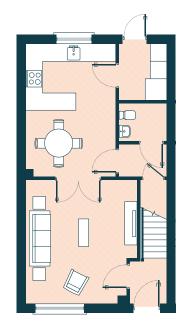
— Y1a

----- Y1c

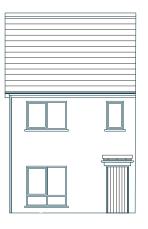
— Y1d

### The Holly - U1d

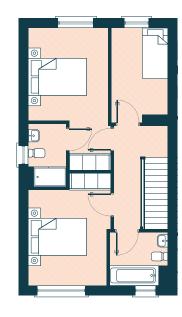
3 BEDROOM, · END OF TERRACE C. 96 SQ.M / 1033 SQ.FT



**GROUND FLOOR** 



FRONT ELEVATION



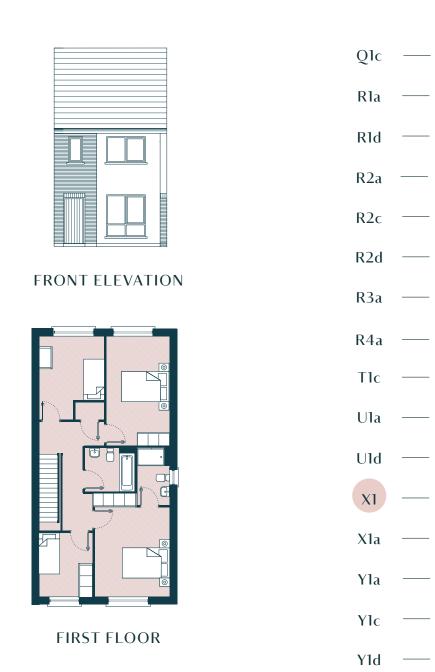
#### FIRST FLOOR

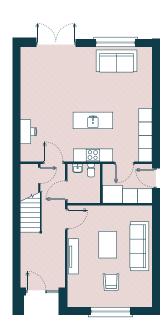
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### The Fern - X1

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





**GROUND FLOOR** 

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

### The Clary - X1a

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

**GROUND FLOOR** 



FRONT ELEVATION



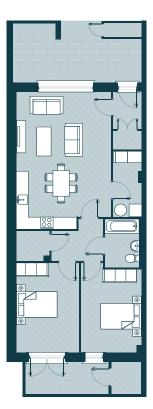
#### FIRST FLOOR

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### The Juniper - Y1a

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



#### **GROUND FLOOR**

	Q1c	
	R1a	
	R1d	
	R2a	
	R2c	_
	R2d	_
FRONT ELEVATION	R3a	
	R4a	
	T1c	
	Ula	
	U1d	_
	X1	
	X1a	
	Yla	
	Y1c	

E

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Y1d —

 Qlc	
 R1a	
 R1d	
 R2a	
 R2c	
 R2d	
 R3a	
 R4a	
 T1c	
 Ula	
 U1d	
 X1	
 Xla	
 Yla	
 Ylc	
 Y1d	

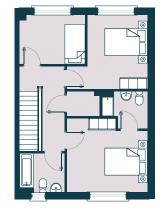
# The Oak – Y1c 3 bedroom duplex, mid terrace c. 107 sq.m / 1153 sq.ft



FIRST FLOOR



FRONT ELEVATION



### SECOND FLOOR

Please note: A handed version may apply depending on location within the scheme please speak to your sales agent for charlication. 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.

- 40

## The Pine - Y1d

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



SECOND FLOOR

Y1d

Q1c —

R1a —

R1d -----

R2c —

R2d —

R3a —

R4a —

T1c —

Ula —

U1d —

X1 —

X1a —

Yla —

Y1c —

R2a

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FIRST FLOOR

### House specifications



#### EXTERNAL FEATURES

- High quality brick and self-coloured render facades
- UPVC high-performance double-glazed windows with
   Tiling supplied to all floors in downstairs WC, main low U-value for energy efficiency
- 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
- Ouality 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 guality 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 drver

#### **BATHROOMS & ENSUITES**

- Sanitary ware to all bathrooms
- bathroom, and ensuite
- Large, glazed patio doors to private rear gardens (where · 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.

### Solar PV Panels \*\*

#### Battery Storage \*\*

electricity is cheaper

#### HEATING

- needs
- Zone controlled heating to each floor
- in showers
- good air quality

#### Optional Extra's to reach Al energy rating:

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

#### • Daikin air-to-water heat pump to provide all hot water

- Boosted water supply to ensure ample water pressure
- Mechanical Heat Recovery ventilation system ensuring

#### 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

BER)A2

- 10-year HomeBond Warranties cover provided
- \*\* Future-proof PV and Battery storage not included in the \* Subject to contracts being signed within 21 days. \*\* Future-proof P nd Battery



D/RES 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-today 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

























## Express your interest and contact our agents today



#### DISCLAIMER

Any plans given are not to scale.

#### **D/RES Properties**

Third Floor, Donnybrook House, 36-42 Donnybrook Road, Dublin 4

#### www. dres.ie

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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 & FORKIN has or to make or give any representation or warranty in relation to this development or any part of it.

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### **BBA** Architects

CSC

**PMEP** 

D/RES Creative

Murray & Associates

# Tinakilly Park

County Wicklow tinakillypark.ie