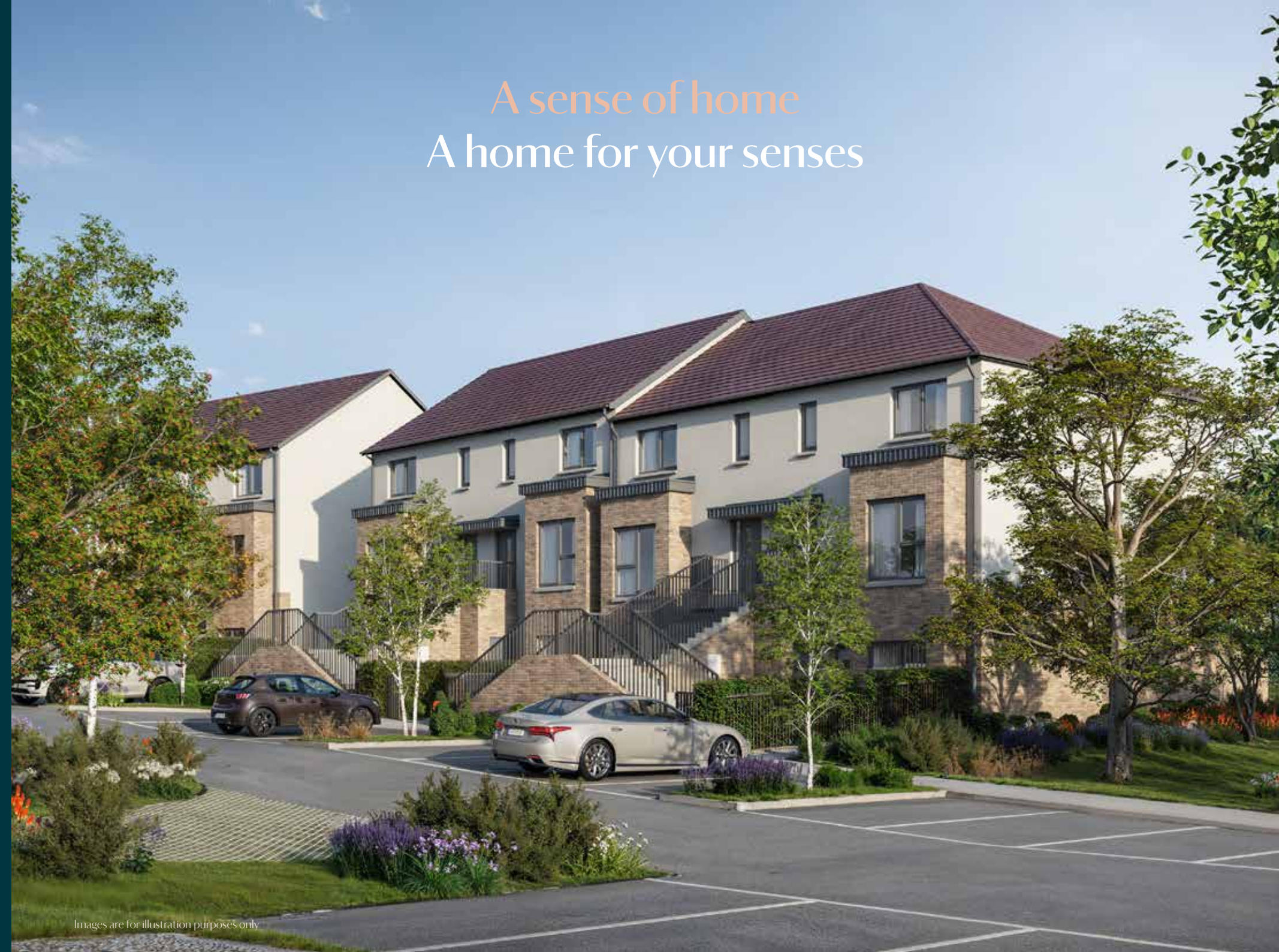




Tinakilly Park

County Wicklow

A sense of home
A home for your senses



Images are for illustration purposes only



Images are for illustration purposes only

This is a home with purpose—a place where thoughtful design meets natural beauty, creating the perfect environment to live, connect, and thrive.

This is remarkable living

Nestled in the heart of County Wicklow, Tinakilly Park offers an exceptional lifestyle surrounded by stunning landscapes, the nearby coastline, and the charm of Wicklow Town. From vibrant community life and excellent amenities to seamless access to nature, every moment here is designed to feel balanced and fulfilling.

Previous: Tinakilly Park and exterior of houses

Discover a New Way of Living

Discover an exceptional collection of 2, 3 and 4 bedroom homes at Tinakilly Park, featuring beautifully designed 2-bedroom ground-floor apartments and spacious 3-bedroom duplexes. With a range of options, these homes cater to those starting fresh, seeking room to grow, or embracing a simpler lifestyle. Step into a home that's more than just a place to live—this is where your journey begins.



Your new home - all in perfect harmony

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





Styled by nature

Tinakilly Park seamlessly blends elegantly designed interiors with thoughtfully planned green spaces, creating an immediate sense of home. Drawing inspiration from the surrounding mature woodlands, earthy tones, and biophilic principles, the interiors are a harmonious fusion of old and new.

Influenced by the charm of the neighbouring Tinakilly Country House Hotel and tailored to meet the contemporary needs of the next generation, every detail reflects timeless style and modern living.



Discover the outdoor playground on your doorstep

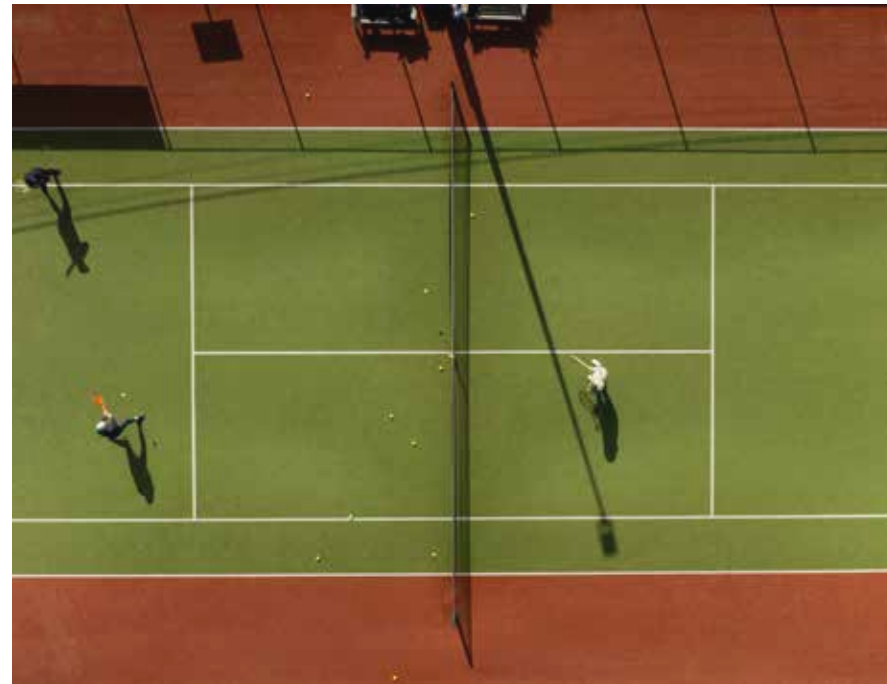


Left: Powerscourt Waterfall

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 water sports 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



Your new locals

Indulge in the very best of culinary delights from your new home. Enjoy fine dining at the award-winning Brunel Restaurant at Tinakilly House Hotel, or head just five minutes away to the Brass Fox for a delicious brunch. For a casual lunch, try Sorrel & Eve, or unwind with Afternoon Tea in the charming gardens of Hunter’s Hotel.

Tinakilly Park residents are spoiled for choice when it comes to artisan cafés and bakeries in the local area. Whether you’re in the mood for warm breads and delectable treats from The Firehouse Bakery in Wicklow Town or a freshly brewed coffee from Nick’s Coffee, there’s something to satisfy every craving. Other local favourites include Avoca at Mount Usher Gardens in Ashford, known for its gourmet offerings, and Alaska Bakes in Rathnew, a great spot to enjoy freshly roasted coffee or a sweet treat.

Top Left: Nick’s coffee

Top Right: Fields Florist

Opposite Page

Top Left: Derek 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



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



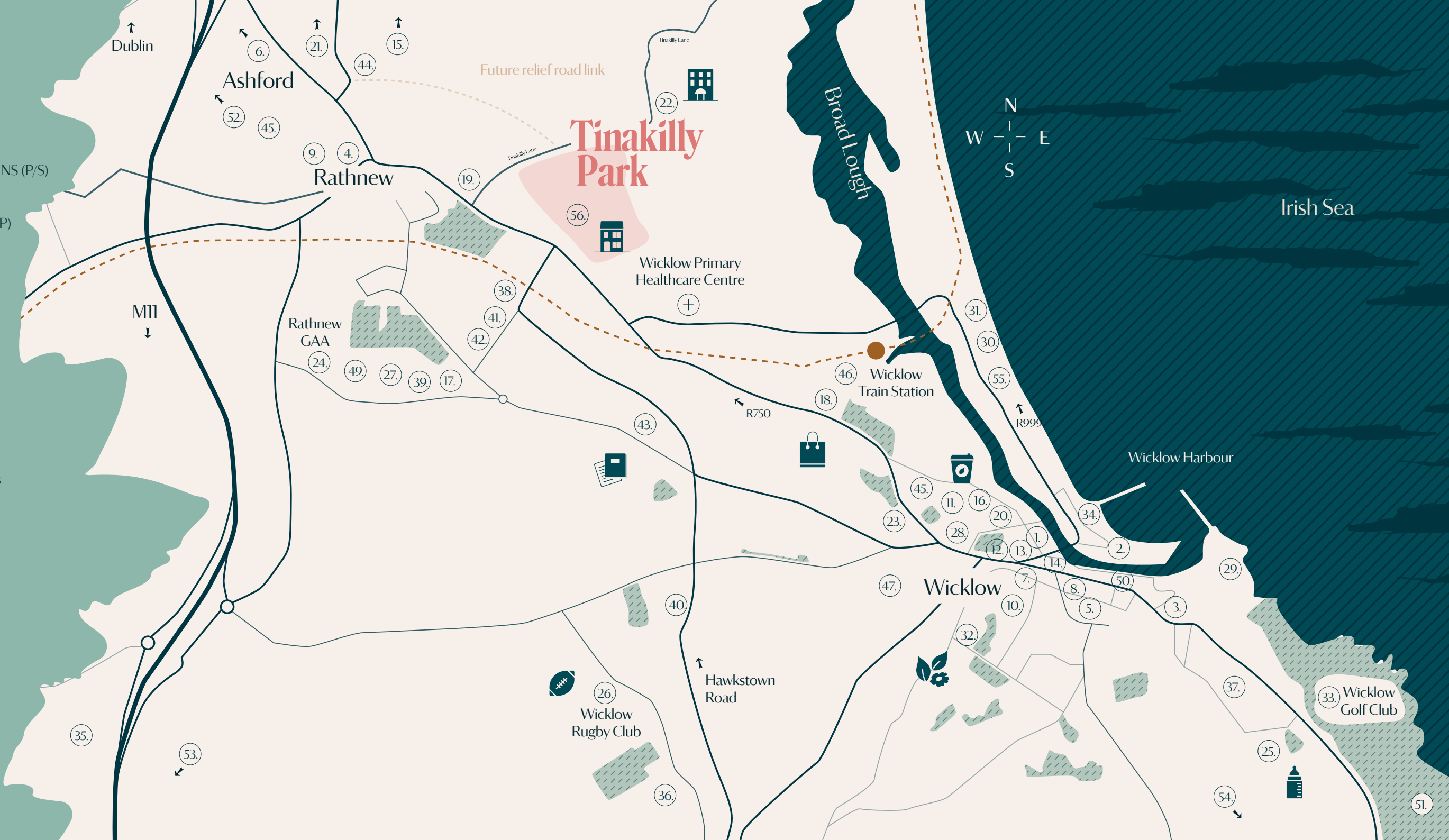
Family Outings

- 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 is just a short walk away, offering breathtaking views and a sense of tranquillity. A quick stroll brings you to local shops, while a brief trek leads you to the peaceful waters of Broad Lough as it rolls gently seaward.

At Tinakilly Park, residents can truly embrace the perfect work/life balance. With regular commuter services to Dublin city centre and easy access to the M11, connecting to the M50 and major destinations across Ireland, convenience is key. Yet, you can also find yourself enjoying a warm, freshly brewed coffee in Rathnew, just a brisk ten-minute walk 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

Site map

Property Type:

S1a	The Maple APARTMENT TYPE S1a	2 Bedroom end of terrace own door apartment c. 82.9 sq.m / 892.3 sq.ft
S1a	The Sycamore DUPLEX TYPE S1a	3 Bedroom end of terrace duplex c. 126.5 sq.m / 1,361.6 sq.ft
S1c	The Cypress APARTMENT TYPE S1c	2 Bedroom mid terrace own door apartment c. 82.7 sq.m / 890.1 sq.ft
S1c	The Rowan DUPLEX TYPE S1c	3 Bedroom mid terrace duplex c. 121.8 sq.m / 1,311 sq.ft
S1d	The Ivy APARTMENT TYPE S1d	2 Bedroom end of terrace own door apartment c. 82.9 sq.m / 892.3 sq.ft
S1d	The Laurel DUPLEX TYPE S1d	3 Bedroom end of terrace duplex c. 126.5 sq.m / 1,361.6 sq.ft
Y1a	The Juniper APARTMENT TYPE Y1a	2 Bedroom end of terrace own door apartment c.80 sq.m / 858 sq.ft
Y1c	The Oak DUPLEX TYPE Y1c	3 Bedroom mid terrace duplex c. 107 sq.m / 1153 sq.ft
Y1d	The Pine DUPLEX TYPE Y1d	3 Bedroom end of terrace duplex c. 110.24 sq.m / 1186 sq.ft

Tinakilly
Park
County Wicklow

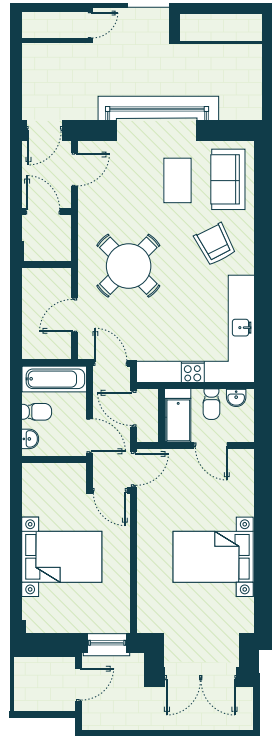


The Maple - S1a

2 BEDROOM END OF TERRACE OWN DOOR APARTMENT
C. 82.9 SQ.M / 892.3 SQ.FT



FRONT ELEVATION



GROUND FLOOR

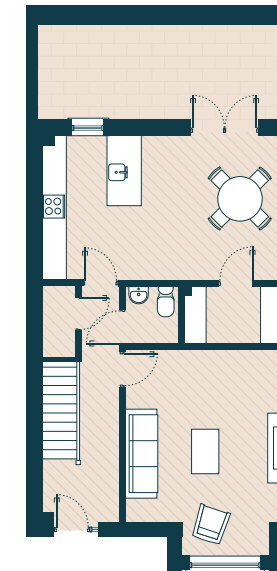
Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout,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

The Sycamore - S1a

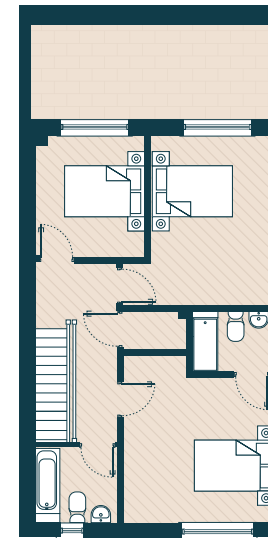
3 BEDROOM END OF TERRACE DUPLEX
C. 126.5 SQ.M / 1,361.6 SQ.FT



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

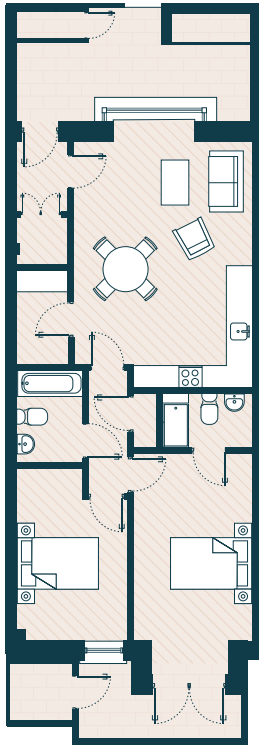
Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout,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

The Cypress - S1c

2 BEDROOM MID TERRACE OWN DOOR APARTMENT
C. 82.7 SQ.M / 890.1 SQ.FT



FRONT ELEVATION



GROUND FLOOR

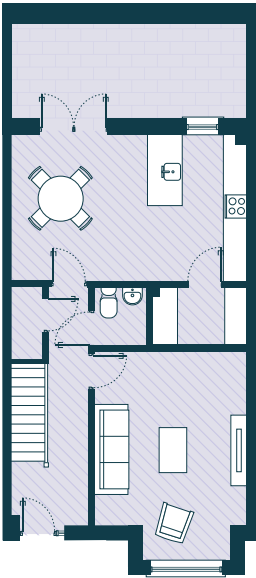
Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout,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

The Rowan - S1c

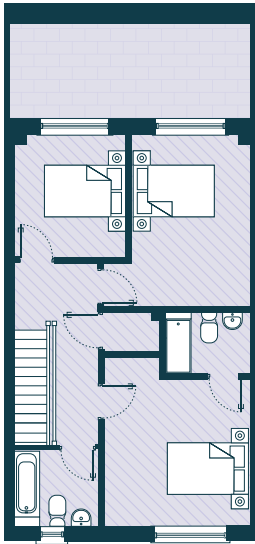
3 BEDROOM MID TERRACE DUPLEX
C. 121.8 SQ.M / 1,311 SQ.FT



FRONT ELEVATION



FIRST FLOOR

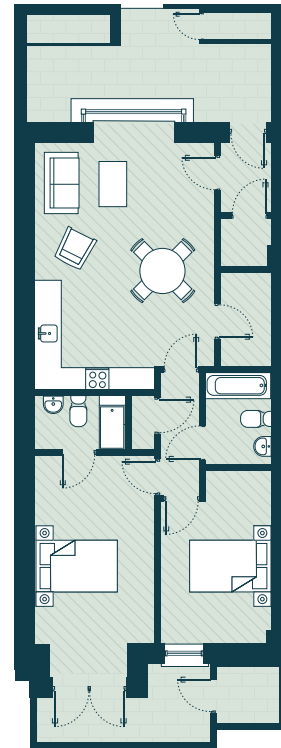


SECOND FLOOR

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 Ivy - S1d

2 BEDROOM END OF TERRACE OWN DOOR APARTMENT
C. 82.9 SQ.M / 892.3 SQ.FT



GROUND FLOOR



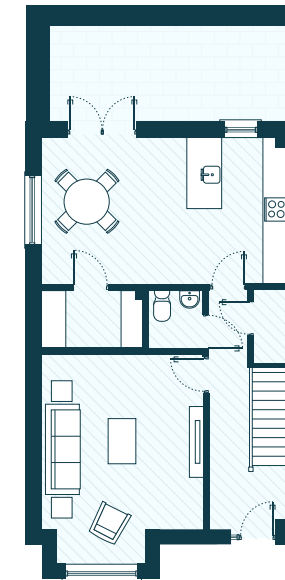
FRONT ELEVATION

The Laurel - S1d

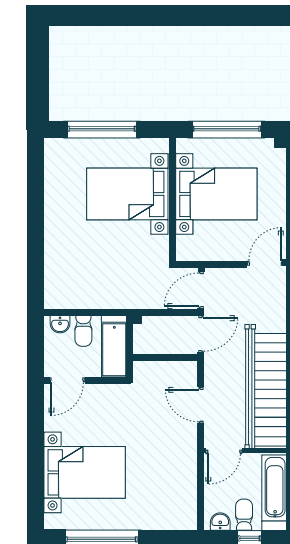
3 BEDROOM END OF TERRACE DUPLEX
C. 126.5 SQ.M / 1,361.6 SQ.FT



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.

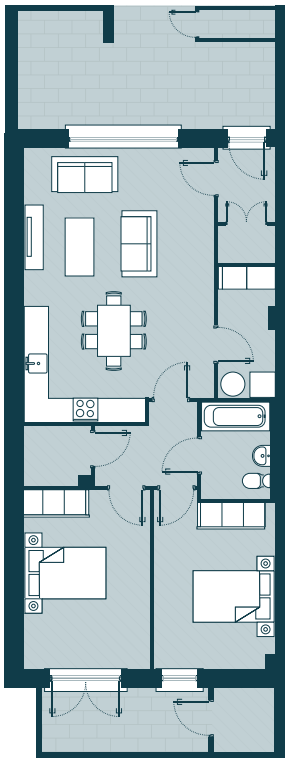
Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout,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

The Juniper - Y1a

2 BEDROOM END OF TERRACE OWN DOOR APARTMENT
C. 80 SQ.M / 858 SQ.FT



FRONT ELEVATION



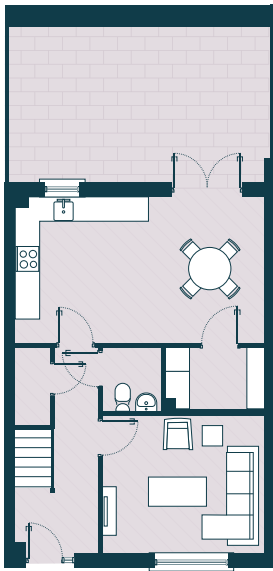
GROUND FLOOR

The Oak - Y1c

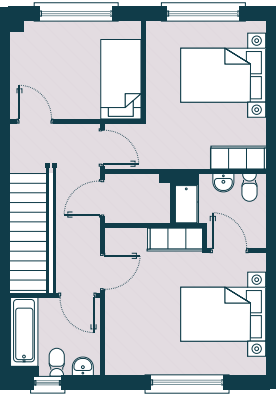
3 BEDROOM MID TERRACE DUPLEX
C. 107 SQ.M / 1153 SQ.FT



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.

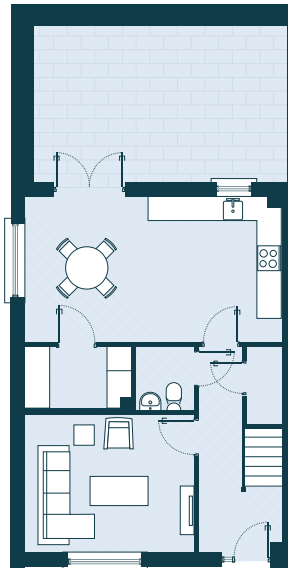
Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout,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

The Pine - Y1d

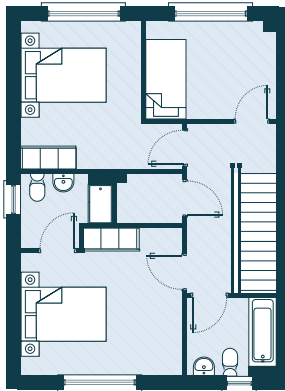
3 BEDROOM END OF TERRACE DUPLEX
C. 110 SQ.M / 1186 SQ.FT



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR



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 paved terraces
- External Tap to the rear (where applicable)
- External weatherproof electrical point to rear
- Bike & Bin Storage for both apartments and duplex homes

INTERNAL FINISHES

- Timber painted doors
- Satin chrome finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery
- Contemporary fitted wardrobes to selected bedrooms

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

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.

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

WARRANTY

- 10-year HomeBond Warranties cover provided
- * Subject to contracts being signed within 21 days.





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](http://www.dres.ie)

DISCLAIMER

The information in this document including any images, 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 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 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

DESIGN TEAM

ARCHITECT
Scott Tallon Walker Architects

CONSTRUCTION ARCHITECT
BBA Architects

ENGINEERING CONSULTANT
CSC

MECHANICAL & ELECTRICAL ENGINEER
PMEP

LANDSCAPE ARCHITECT
Murray & Associates

tinakillypark.ie

Tinakilly Park

County Wicklow
tinakillypark.ie

