



# Tinakilly Park

County Wicklow



*A sense of home*  
A home for your senses







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.







## 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.



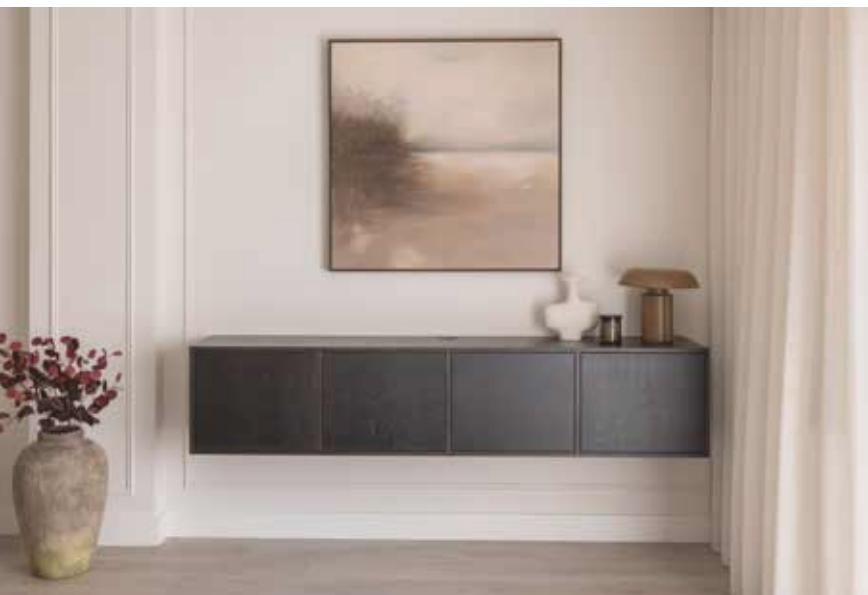




Carefully crafted to create truly  
exceptional homes



## Stylish living in spacious homes



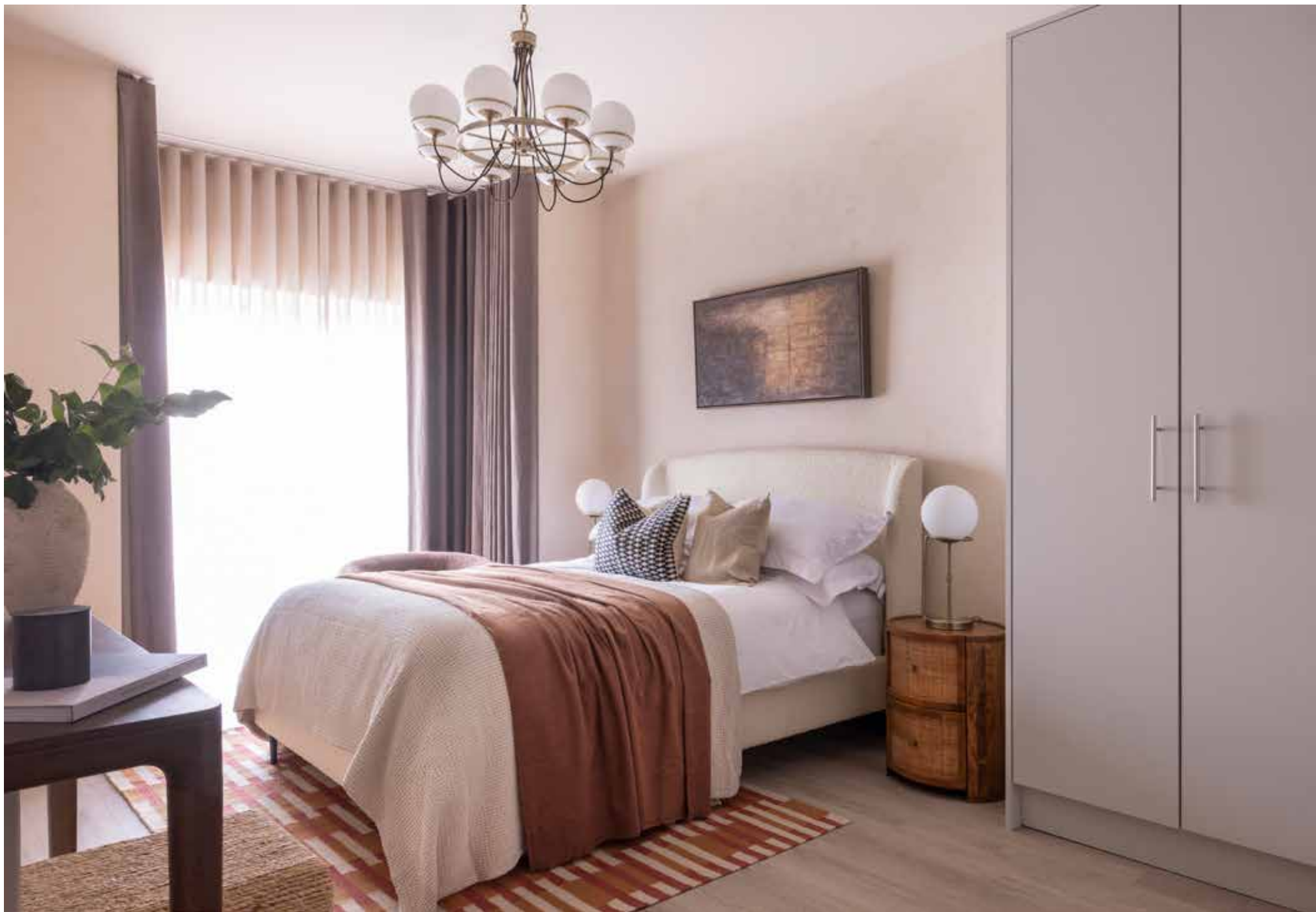




## Natural light interiors

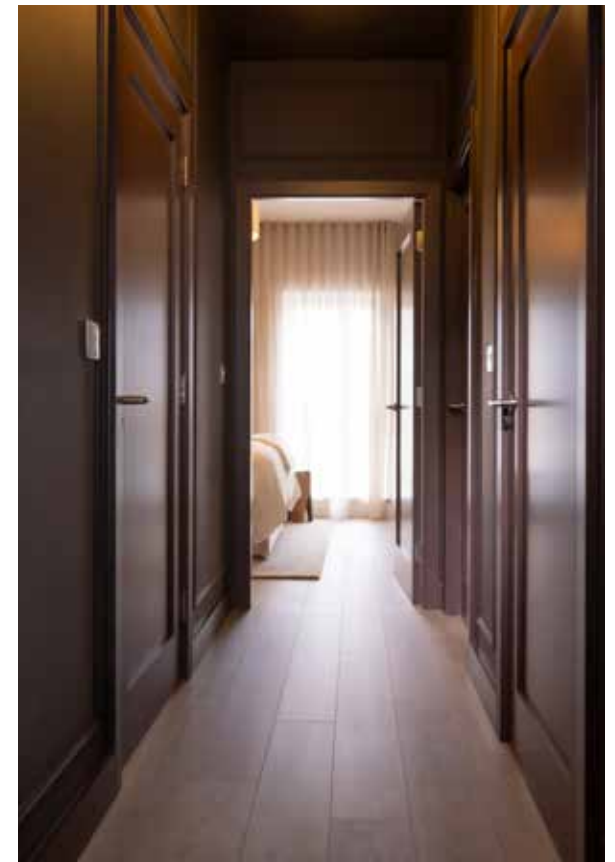


The homes at Tinakilly are exceptionally finished with high quality features throughout. Large kitchens with modern integrated appliances are ideal for family gatherings, while large bedrooms and the bathrooms are serene spaces for perfect relaxation.





Our commitment to detail and our careful selection of materials guarantee the best quality, design and innovation.









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.





## Exceptional Living





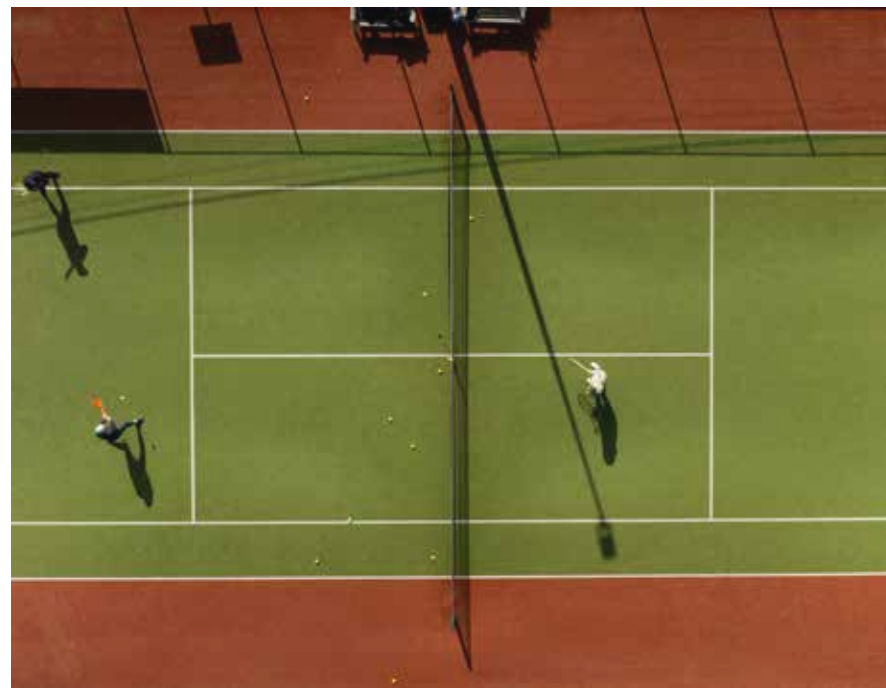
# Discover the outdoor playground on your doorstep



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

**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

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.







# 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

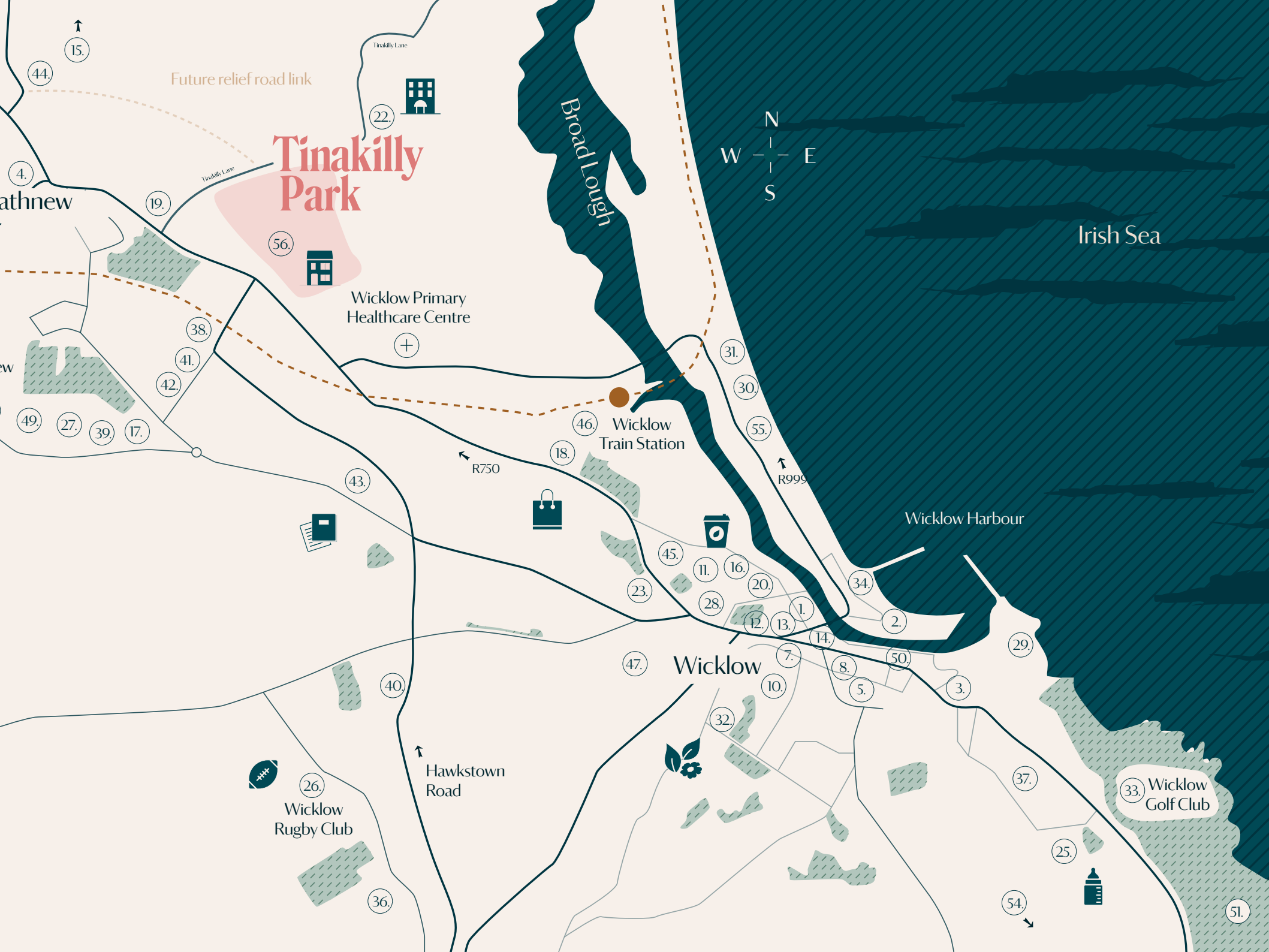
51. Glen Beach Cliff Walk
52. Mount Usher Gardens
53. Beyond the Trees Avondale
54. Brittas Bay Beach
55. Wicklow Kayak



## Home:

56. Tinakilly Park





Future relief road link

Tinakilly  
Park

Wicklow Primary  
Healthcare Centre

Broadlough

N  
W — E  
S

Irish Sea

Wicklow  
Train Station

Wicklow Harbour

Wicklow

Wicklow  
Golf Club

Wicklow  
Rugby Club

Hawkstown  
Road

R750

R999



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

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

### BY TRAIN

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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

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

# Site map

Property Type:

—  S1c	The Maple <u>APARTMENT TYPE S1c</u>	2 Bedroom c. 83 sq.m / 893 sq.ft
—  S1a	The Rowan <u>DUPLEX TYPE S1a</u>	3 Bedroom c. 122 sq.m / 1,311 sq.ft
—  S1d	The Sycamore <u>DUPLEX TYPE S1d</u>	3 Bedroom c. 126.5 sq.m / 1,361.5 sq.ft

Tinakilly  
Park  
County Wicklow



Find your  
new home



Sold



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.



VARTRY AVENUE

VARTRY AVENUE

VARTRY CLOSE

TINAKILLY GROVE

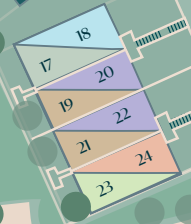
HALPIN DRIVE

HALPIN PARK

HALPIN PARK

HALPIN DRIVE

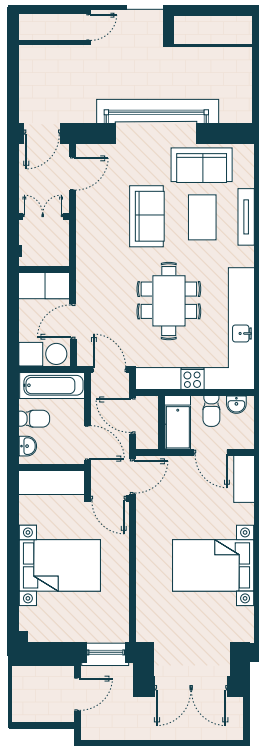
HALPIN DRIVE





# The Maple - S1c

2 BEDROOM  
C. 83 SQ.M / 893 SQ.FT



GROUND FLOOR



FRONT ELEVATION

S1c

S1a

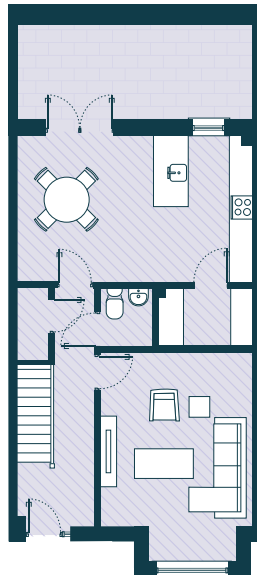
S1d

# The Rowan – S1a

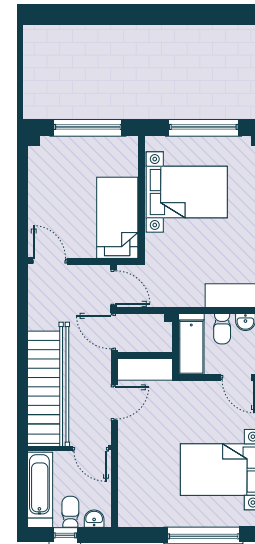
3 BEDROOM  
C. 122 SQ.M / 1,311 SQ.FT



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

S1c —  
S1a —  
S1d —

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 any time without notice.

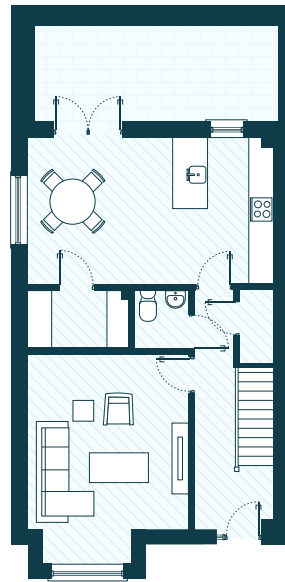
# The Sycamore – S1d

3 BEDROOM END OF TERRACE DUPLEX

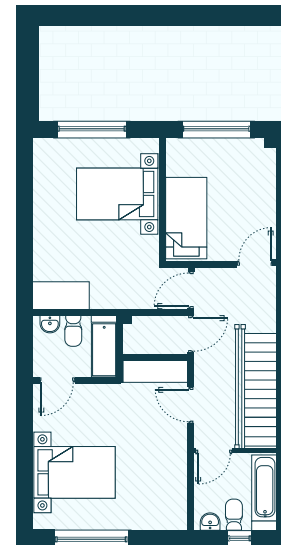
C. 126.5 SQ.M / 1,361.5 SQ.FT



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

S1c

S1a

S1d





# 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, EAHP Exhaust Air Heat Pump, 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

- EAHP Exhaust Air Heat Pump to provide all hot water needs
- Zone controlled heating to each floor
- Boosted water supply to ensure ample water pressure in showers

## 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

## 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](http://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)

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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 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](mailto:sales@hmd.ie)

### Forkin Property

+353 (0404) 61933  
PSRA no: 002719  
[info@forkin.ie](mailto: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

### LANDSCAPE ARCHITECT

Murray & Associates

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[tinakillypark.ie](http://tinakillypark.ie)

