



MEREPARK

ALTIDORE GARDENS

NEWTOWNMOUNTKENNEDY



ALTIDORE — — GARDENS

Welcome

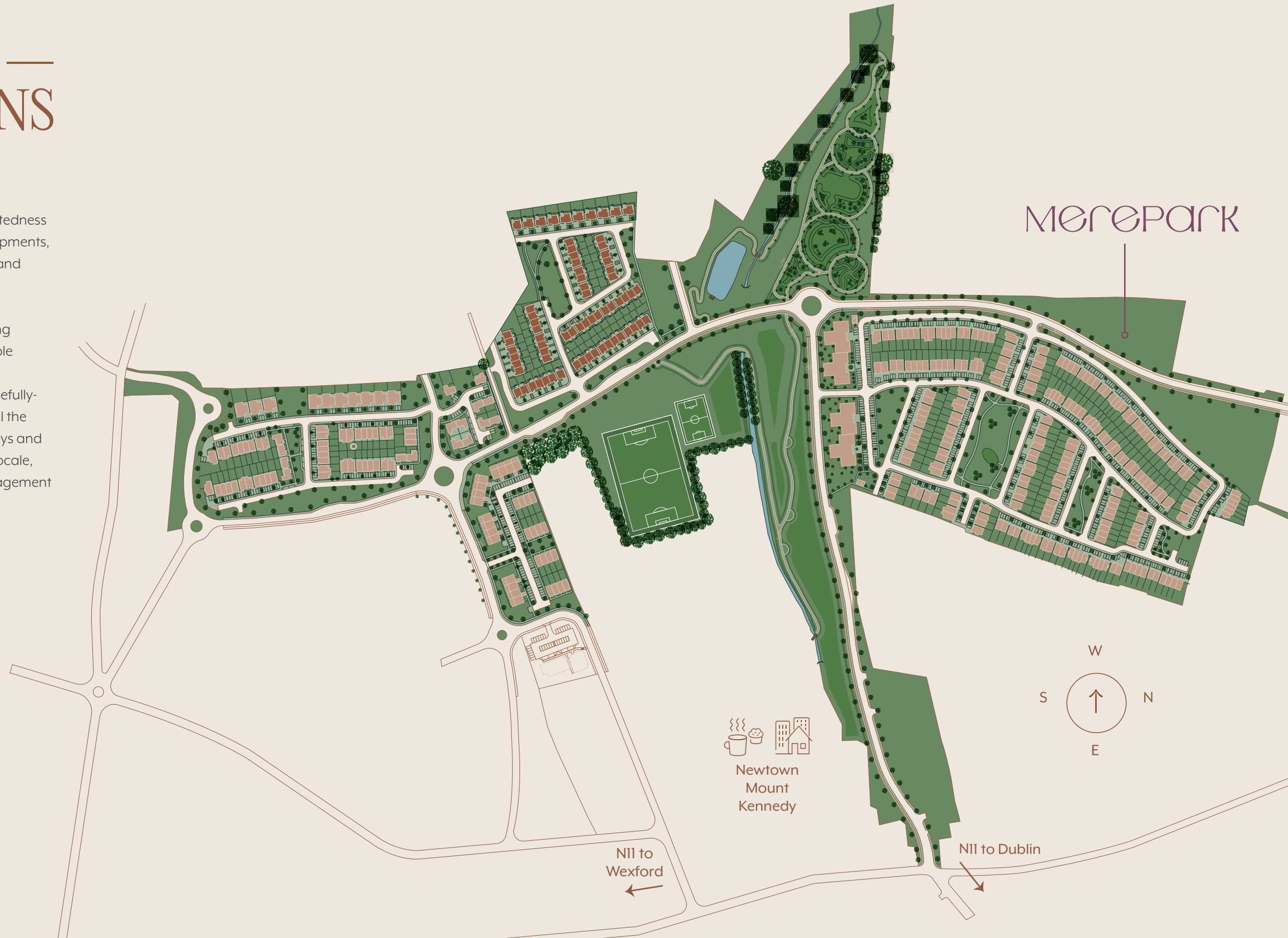
Imagined by nature and purpose built for tomorrow, Altidore Gardens is a place designed for all seasons and senses, for all interests and individuals. Newtownmountkennedy's proudest new address offers the perfect balance between rustic country life and a refined urban experience. Encircled by peaceful glens and native woodland, with the village bustle of Newtownmountkennedy just a stone's throw away. Altidore Gardens perfectly mirrors its natural surrounds.



ALTIDORE — — GARDENS

At Altidore Gardens, the principles of sustainability, innovation and connectedness are to the fore in the 5 housing developments, featuring a thoughtfully landscaped and biodiverse linear park at its heart.

This welcoming parkland, while serving Altidore Gardens, will also be accessible to residents in the wider area of Newtownmountkennedy. As a purposefully-designed shared amenity, not only will the park's walking trails, bespoke cycleways and outdoor exercise areas enhance the locale, but it will encourage community engagement and interconnectedness.



Nature is at the Heart of ALTIDORE — — GARDENS



At the heart of Altidore Gardens and connecting all the homes, is the imaginatively designed and thoughtfully landscaped linear park. Home to a diversity of native woodland and wildflower meadows, the parkland forms a green and spacious recreational area for residents and a biodiverse oasis for local wildlife.

Together with cycle lanes that bring you right into the village, there's winding pathways, running tracks and outdoor exercise facilities. In fact, all elements of this unique green space have been purposefully designed to pull you outdoors for a walk, a run, a meet-up, or just to breathe in and enjoy the sights and sounds of nature on your doorstep.



A New Calibre of Home

WELCOME TO MEREPARK, AN EXCEPTIONAL COLLECTION OF 2, 3 AND 4-BEDROOM FAMILY HOMES IN THE HISTORIC AND PICTURESQUE SETTING OF NEWTOWNMOUNTKENNEDY, CO WICKLOW.

Nestled among ancient trees and beautiful countryside, Merepark offers families a unique mix of city, coast and country – the perfect setting for remarkable living. The future-proofed homes at Merepark are sensitively designed and arranged to make the most of its beautiful setting and to give the site's native trees, flora and fauna space to shine.





Carefully crafted to create truly exceptional homes



Stylish Living in Spacious Homes

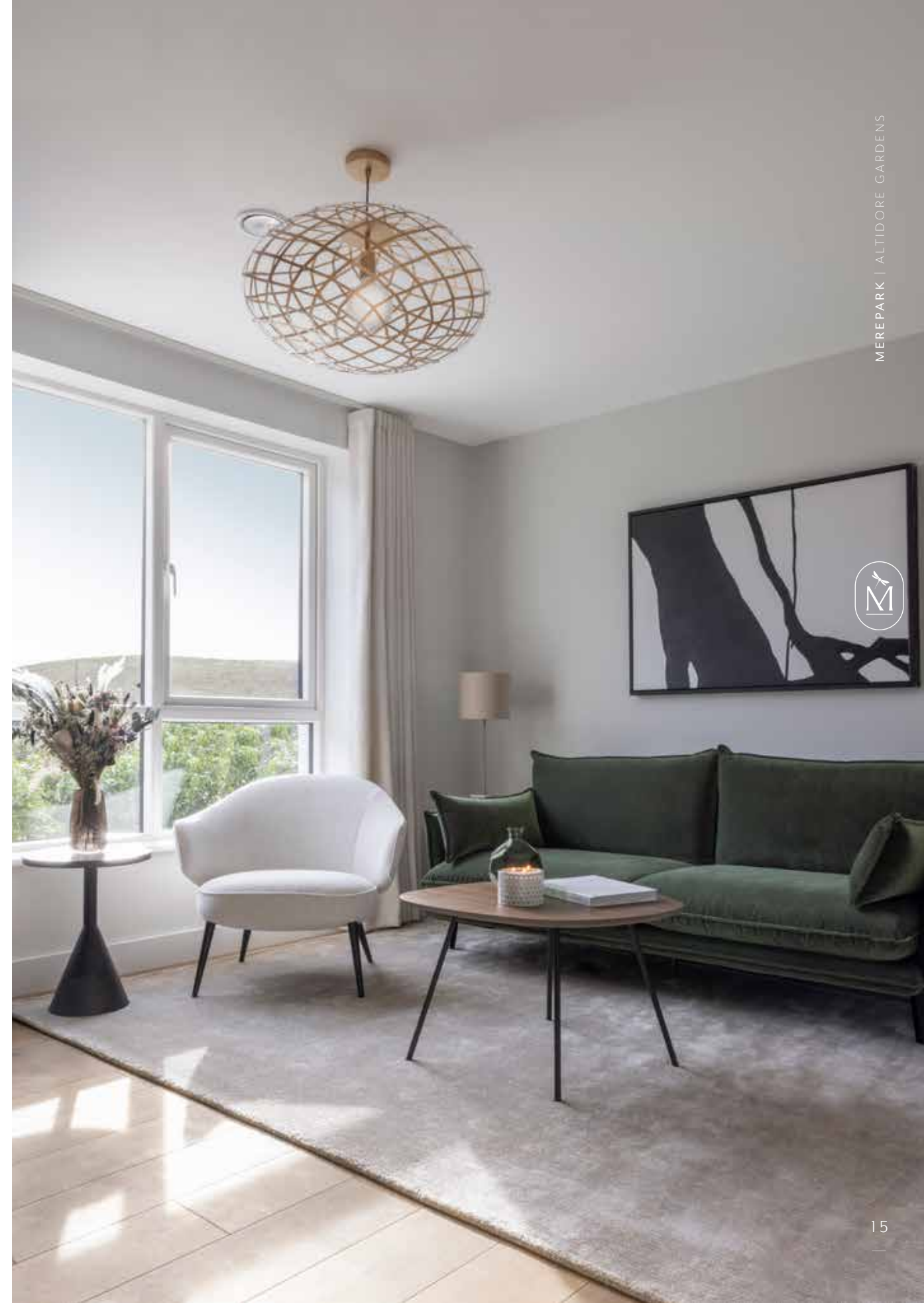


Our commitment to detail and our careful selection of materials guarantee the best quality, design and innovation.





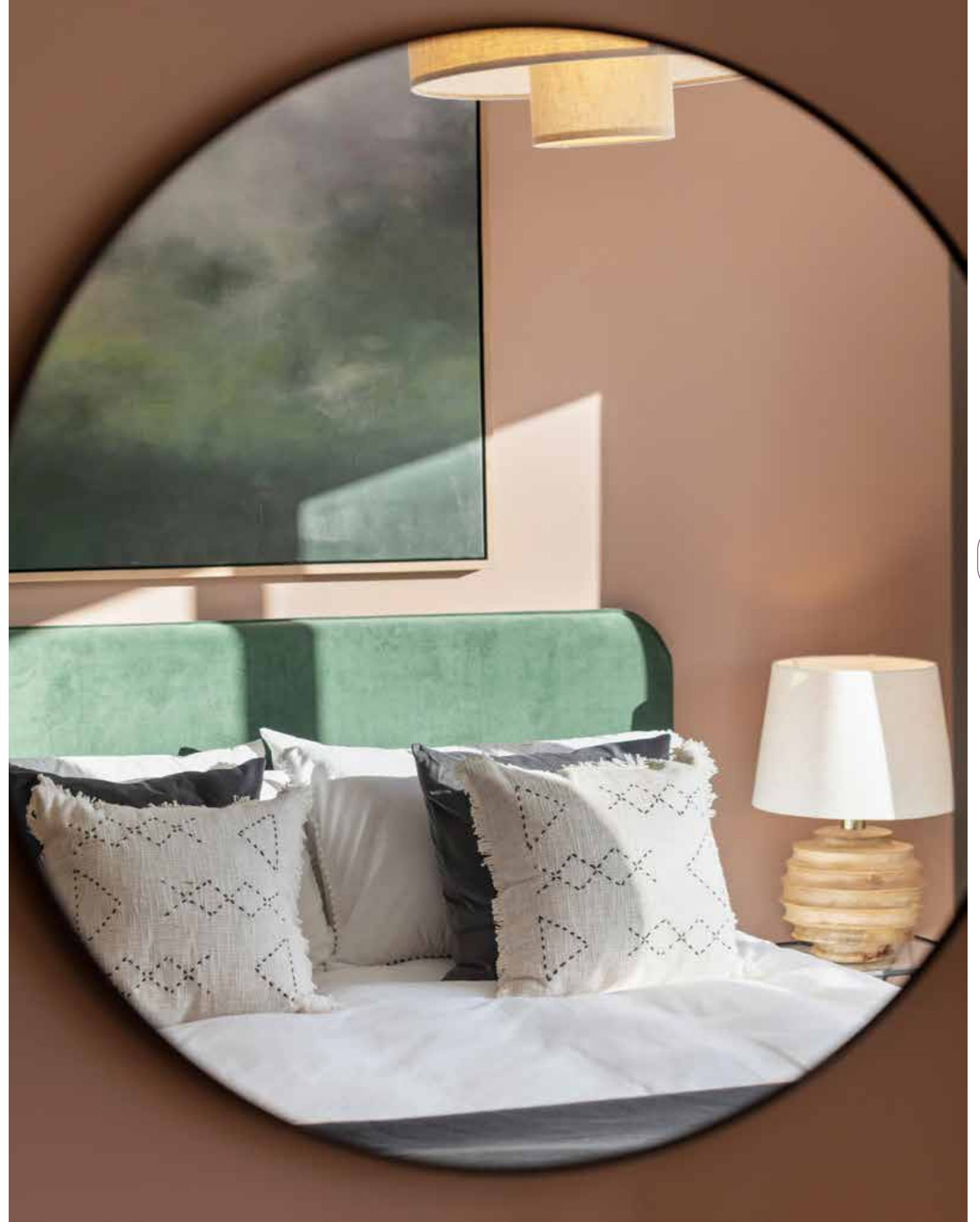
*Exceptional
Living*



Natural Light Interiors



MINDFULLY DESIGNED, OUR ELEGANT HOMES ARE SUPERB EXAMPLES OF WHEN ASPIRATION MEETS REALITY, CREATING THE PERFECT SANCTUARY FOR YOU TO ENJOY.





The homes at Merepark 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.



Your New Home - all in Perfect Harmony

OUR DESIGN PHILOSOPHY AT D/RES IS BASED ON THE UNDERSTANDING THAT HUMANS NEED A CONNECTION TO NATURE IN ORDER TO THRIVE.



THE USE OF NATURAL ELEMENTS AND INNOVATIVE PROCESSES IN OUR DESIGN IMPROVES WELL-BEING, COMFORT, AND CREATES A WHOLLY POSITIVE LIVING EXPERIENCE.



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.



A Sustainable Design Vision

Sustainability is a key driver in every part of the design and construction of D/RES homes in Merepark. From exceptional energy efficiency (minimum A2 BER) to the environmental impact of the materials we select, combine to deliver premium quality, sustainable homes in Merepark. The homes in Merepark 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 Pinery 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 self-generate 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 Pinery 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.

About the Town



MEREPARK IN COUNTY WICKLOW IS UNIQUELY POSITIONED TO PUT RESIDENTS AT THE CENTRE OF A WIDE RANGE OF LOCAL DELIGHTS AGAINST THE BACKDROP OF SOME OF THE COUNTRY'S MOST EXTRAORDINARY SCENERY.

Newtownmountkenedy itself is a picturesque haven set into woodlands and glens and lies about 15km north of Wicklow town. There is a great deal to do and discover here – services and amenities offered up with great pride and a true sense of community.

Dining options include Food At Fishers Cafe, The Garden Rooms & Bar, Margo's Restaurant, Wicklow Wolf Brewery & Taproom, Druid's Brasserie and the MountKennedy Inn, to name a few. The town also boasts a number of high-end retail options including Fishers Boutique Department Store, Wicklow Way Wines & Winery, Italicatessen, the delicious McCabe's Artisan Coffee Roasters and the equally delicious Firehouse Bakery.



From Sea shores to Forest Floors

DISCOVER THE OUTDOOR PLAYGROUND
ON YOUR DOORSTEP

Indeed, Merepark offers residents so much more than its magnificent natural setting; The surrounding area boasts some wonderful places of interest and things to not only see and do but to experience and marvel at. Hidden in the mountains and countryside, you'll find countless examples of what can only be described as nature's finest work. Trails, walks, cycle tracks and swimming spots that must be seen to be believed as well as woodlands, waterfalls and lakes that are literally breathtaking from every angle.

The neighbouring villages of Delgany and Greystones lie to the north of Newtownmountkennedy – both charming, both steeped in history and both less than ten minutes' drive from Merepark.



Your work/life balance

ALTIDORE GARDENS IS CONVENIENTLY LOCATED TO ACCESS BOTH LOCAL AND NEIGHBOURING TRANSPORT CONNECTIONS.

Merepark residents can easily reach anywhere they need to be via a variety of travel options, including Dublin Bus from the village, DART and Irish Rail services from Greystones, and a fifteen minute drive to the Cherrywood Park and Ride LUAS Green Line. Newtownmountkenny is also situated just off the main N11/M11 road, offering a fast route through to the M50 and Dublin City Centre.

Travel times



By Car		By Dart (From Greystones)	
To N11	5 mins	To Dun Laoghaire	30 mins
To M50	15 mins	To Grand Canal Dock	45 mins
To St Stephen's Green	45 mins	To Pearse	50 mins
To Dublin Airport	45 mins	To Connolly	55 mins



Amenities



Cafe's, Restaurants & Shops

- 1 Dunnes Stores
- 2 Centra
- 3 Tesco Express
- 4 Aldi
- 5 SuperValu
- 6 The Coffee Place
- 7 Bunters Coffee Shop
- 8 Kava Coffee
- 9 Fishers
- 10 The Mount Kennedy Inn
- 11 Druids Brasserie
- 12 Grove Bar
- 13 The Pigeon House Restaurant
- 14 The Belleview Restaurant
- 15 The Fat Fox



Schools

- 16 Newtownmountkennedy PS
- 17 Woodstock Educate Together NS
- 18 Colaiste Chraobh Abhann
- 19 Kilcoole Primary School
- 20 St Catherines Special School



Sports Clubs and Parks

- 21 Druids Glen Golf Club
- 22 Glen Mill Golf Club
- 23 Roundwood Golf Club
- 24 Newtownmountkennedy Woods
- 25 Shoreline Sports Park
- 26 Newtown GAA club
- 27 Kilcoole GAA club
- 28 Kilcoole Camogie Club
- 29 Greystones Rugby Club
- 30 Zoom Adventure Play



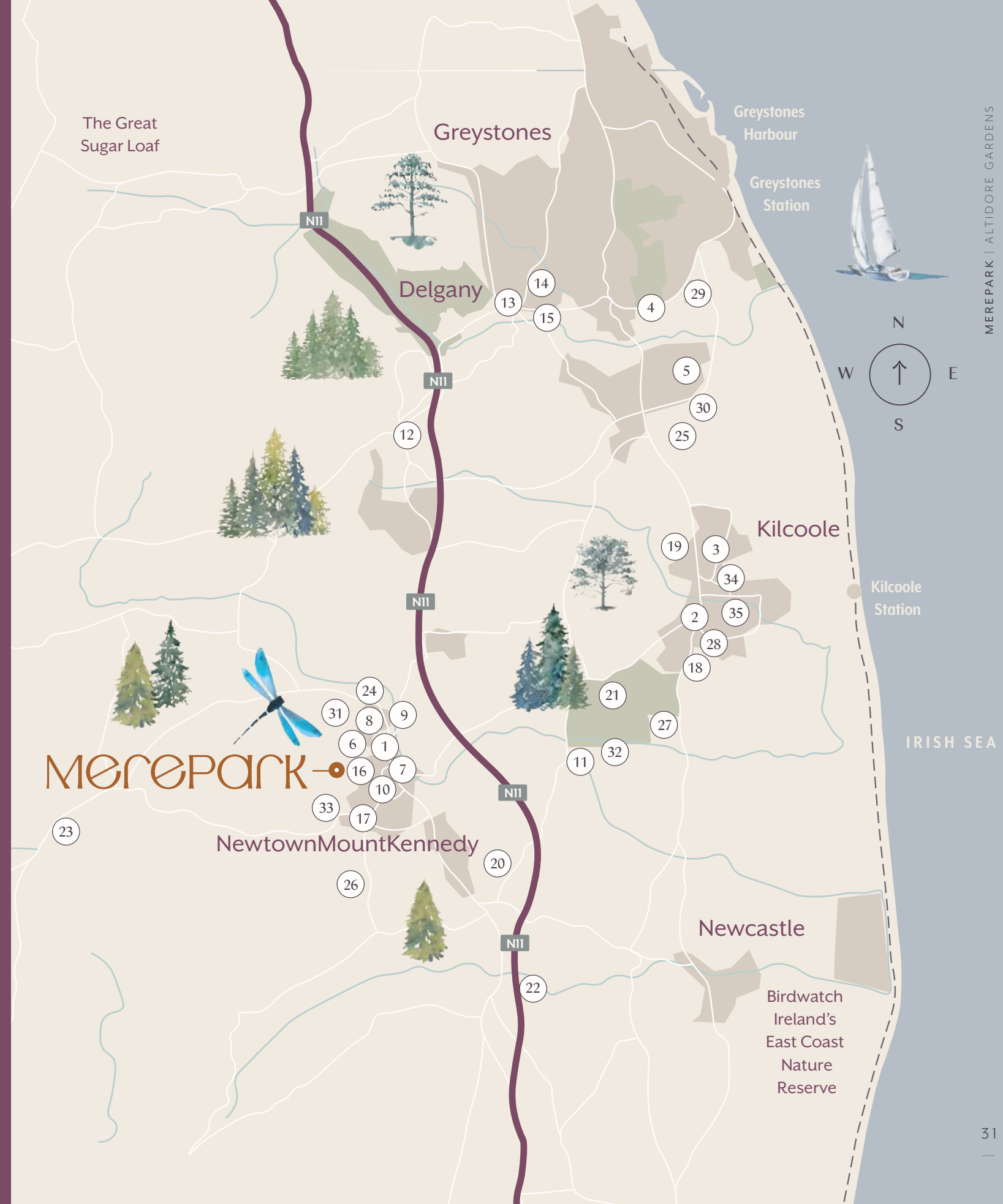
Hotels

- 31 Park View Hotel
- 32 Druids Glen Hotel & Golf Resort



Creches

- 33 Little Explorers Childcare
- 34 Little Green Giants Kilcoole
- 35 Little Poppets Kilcoole



House types

- 3A Iris**
4 Bedroom Detached
Approx 154.4 SQ.M / 1662 SQ.FT
- 3B Waterlily**
4 Bedroom Detached
Approx 129.9 SQ.M / 1398.2 SQ.FT
- 3C Avena**
4 Bedroom Semi-Detached
Approx 126.8 SQ.M / 1364.9 SQ.FT
- 3D Elymus**
3 Bedroom Semi-Detached
Approx 104.2 SQ.M / 1121.6 SQ.FT
- 3E Pampas**
3 Bedroom End-Terrace
Approx 101.2 SQ.M / 1089.3 SQ.FT
- 3E1 Carex**
3 Bedroom Mid-Terrace
Approx 101.2 SQ.M / 1089.3 SQ.FT
- 3F Foxtail**
2 Bedroom End-Terrace
Approx 82.6 SQ.M / 889.1 SQ.FT
- 3F1 Meadow**
2 Bedroom Mid-Terrace
Approx 81.4 SQ.M / 876.2 SQ.FT

MEREPARK Site plan



For identification purposes only. Not to scale. Floor plans 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.



IRIS

4 BEDROOM DETACHED
 APPROX 154.4 SQ.M / 1661.9 SQ.FT
 TYPE 3A



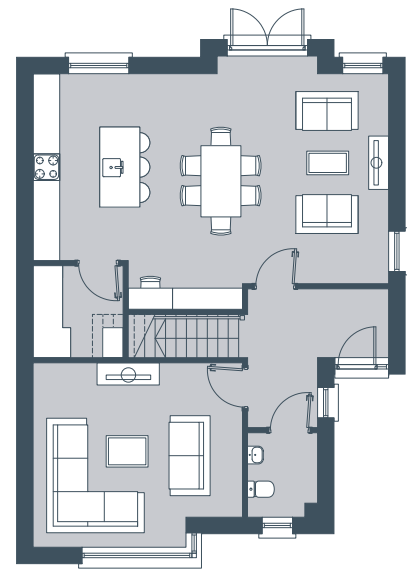
ELEVATION



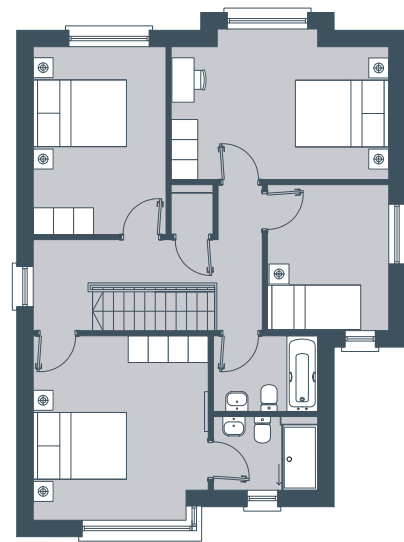
ELEVATION

WATERLILY

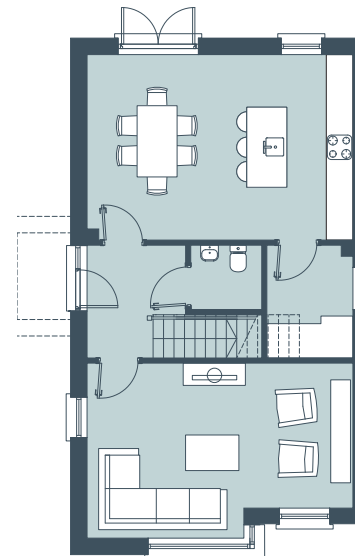
4 BEDROOM DETACHED
 APPROX 129.9 SQ.M / 1398.2 SQ.FT
 TYPE 3B



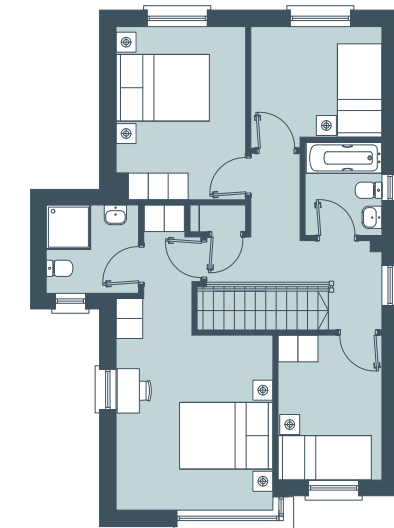
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

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3A

3B

3C

3D

3E

3E1

3F

3F1

3A

3B

3C

3D

3E

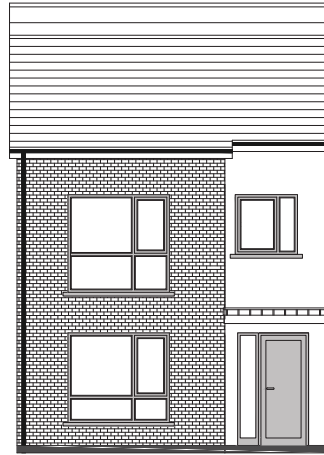
3E1

3F

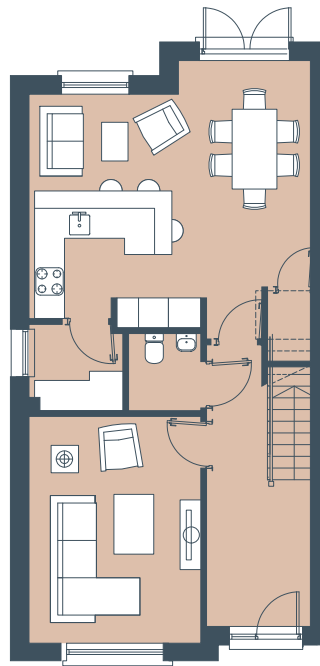
3F1

AVENA

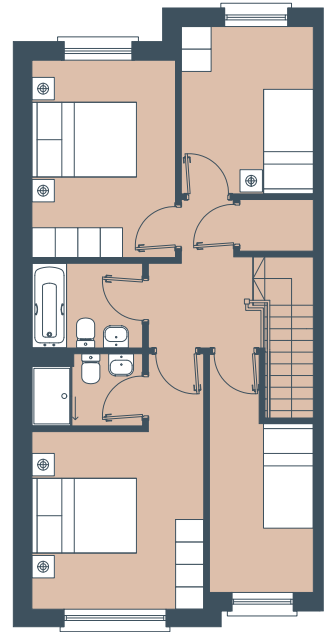
4 BEDROOM SEMI-DETACHED
 APPROX 126.8 SQ.M / 1364.9 SQ.FT
 TYPE 3C



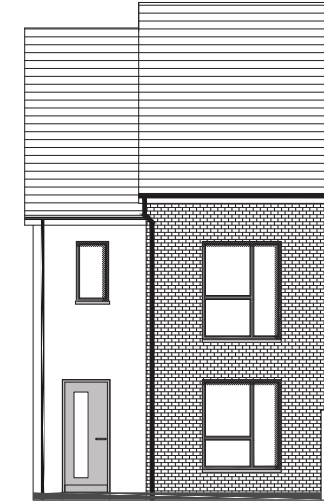
ELEVATION



GROUND FLOOR



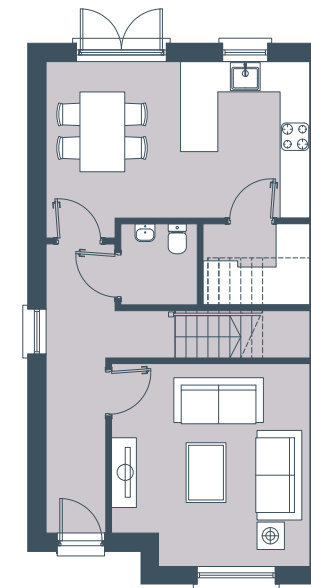
FIRST FLOOR



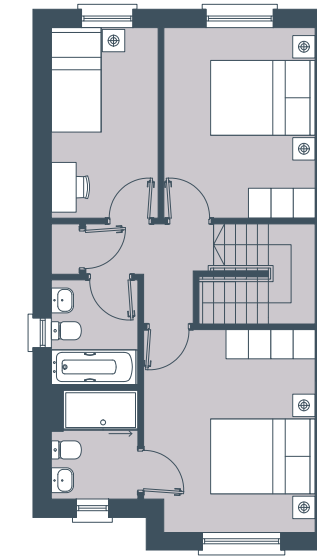
ELEVATION

ELYMUS

3 BEDROOM SEMI-DETACHED
 APPROX 104.2 SQ.M / 1121.6 SQ.FT
 TYPE 3D



GROUND FLOOR



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- 3A
- 3B
- 3C
- 3D
- 3E
- 3E1
- 3F
- 3F1

- 3A
- 3B
- 3C
- 3D
- 3E
- 3E1
- 3F
- 3F1

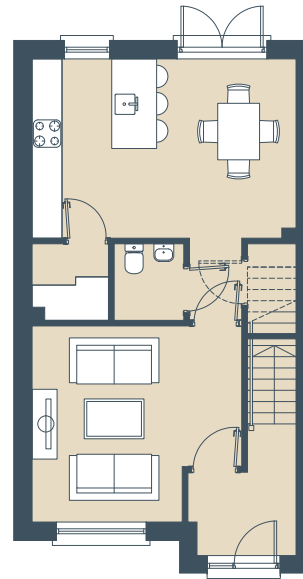
PAMPAS

3 BEDROOM END-TERRACE
APPROX 101.2 SQ M / 1,089.3 SQ FT

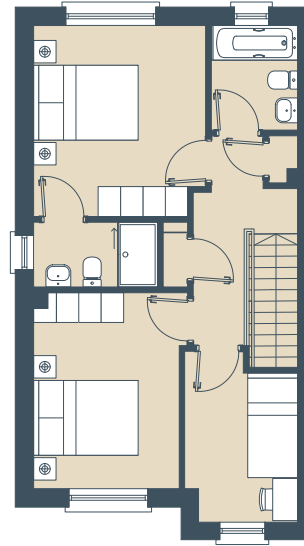
TYPE 3E



ELEVATION



GROUND FLOOR



FIRST FLOOR

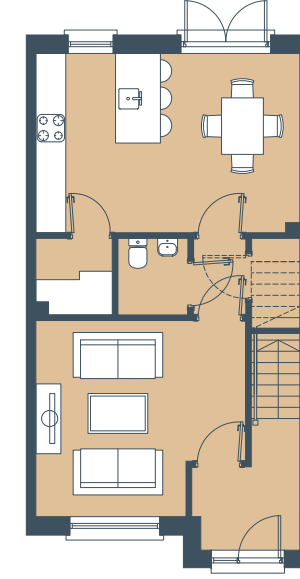


ELEVATION

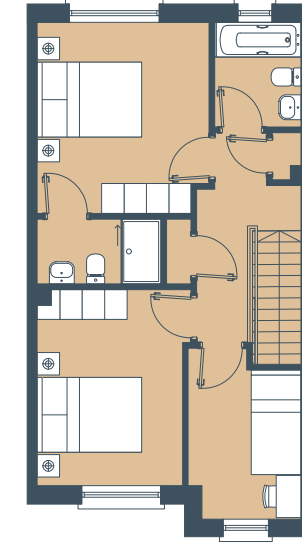
CAREX

3 BEDROOM MID-TERRACE
APPROX 101.2 SQ.M / 1089.3 SQ.FT

TYPE 3E1



GROUND FLOOR



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3A

3B

3C

3D

3E

3E1

3F

3F1

3A

3B

3C

3D

3E

3E1

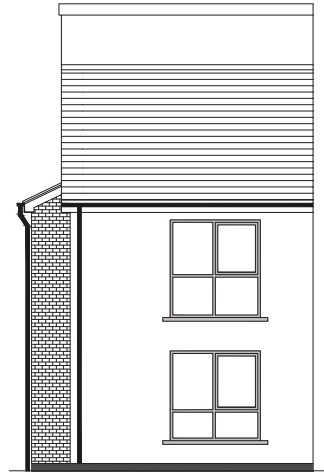
3F

3F1

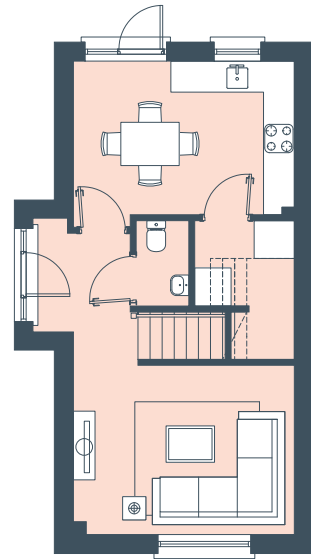
FOXTAIL

2 BEDROOM END-TERRACE
APPROX 82.6 SQ.M / 889.1 SQ.FT

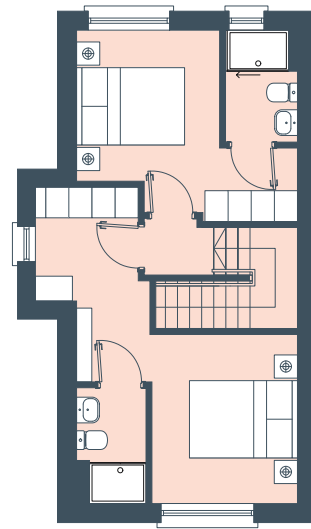
TYPE 3F



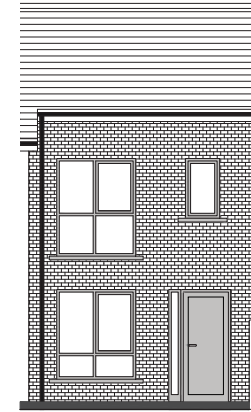
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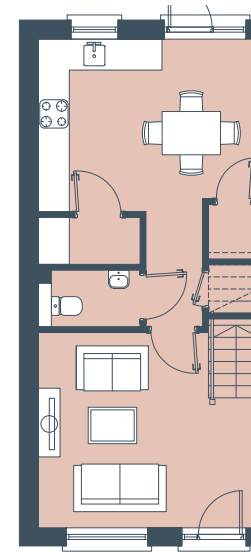
GROUND FLOOR



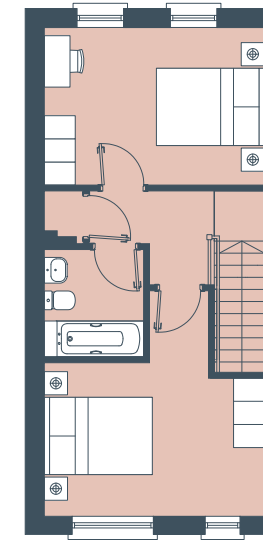
FIRST FLOOR



ELEVATION



GROUND FLOOR



FIRST FLOOR

MEADOW

2 BEDROOM MID-TERRACE
APPROX 81.4 SQ.M / 876.2 SQ.FT

TYPE 3F1

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3A

3B

3C

3D

3E

3E1

3F

3F1

3A

3B

3C

3D

3E

3E1

3F

3F1

HOUSE

Specifications



EXTERNAL SPECIFICATION

- Anthracite UPVC high-performance double glazed windows with low U-value for energy efficiency
- High quality, self coloured render and brick façade to achieve a contemporary & minimalist aesthetic
- Quality Acheson & Glover paved front driveways to accommodate parking
- Large, glazed patio doors to private rear garden to maximise natural light in the heart of the home
- Side passage gate (where applicable)
- Seeded gardens with secure post and panel fencing to rear gardens
- Quality Acheson & Glover paved patio area to the rear garden with external wall light



INTERNAL SPECIFICATION

- High quality painted, contemporary timber doors
- Satin chrome finish ironmongery
- Smooth finish painting throughout
- Superior quality internal joinery throughout

BATHROOM AND EN-SUITES

- Modern high quality sanitary ware to all bathrooms
- Tiling supplied to wet area walls in main bathroom, and ensuite
- Contemporary shower enclosure, complete with pressurised water supply
- Heated towel rails to all bathrooms
- LED touch mirror in all bathrooms



SECURITY AND SAFETY

- Ultra Tech hardwood front door with multi-point locking system
- Smoke detectors fitted throughout
- Safety restrictors provided on upper floor windows



HOUSE

Specifications



KITCHENS

- Contemporary designed kitchen featuring Halifax oak ribbed doors on wall units, matt white-grey flat doors on base units and white-grey ribbed doors and gables on island
- Soft close on all doors and drawers
- Brushed brass handle slim line handles
- Quartz stone worktop and splash-back
- Fully integrated oven, hob, dishwasher, and fridge/freezer appliances. Integrated microwaves included in 4 beds only. (subject to signing contracts in 21 days)
- Separate utility room with space provided for a washing machine and dryer
- Undermount Stainless Steel Sink
- Eye level built in oven
- Integrated charcoal extractor fan



HEATING AND ELECTRICAL

- Air-to-water heat pump to provide all hot water needs
- Boosted water supply to ensure ample water pressure in showers with leak detection
- TV connection points in master bedroom and living room
- USB charging points to master bedroom, kitchen and living
- Zone Controlled Heating on each floor
- Generous lighting and power points
- Satin chrome sockets and light switches in kitchen worktop area
- Electrical car charging point on curtilage spaces only
- Solar and battery storage
- Mechanical Heat Recovery ventilation system ensuring good air quality



MEDIA AND COMMUNICATIONS

- Wired for high-speed broadband
- Telephone & data points in all living areas and master bedroom
- Main infrastructure installed to accommodate Virgin Media / Eir / Siro

BUILDING AND 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, 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.

Optional Extra's to reach A1 energy rating

Solar PV Panels **

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

Battery Storage **

A smart battery can collect 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.

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



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 and Ballinahinch Wood, Ashford.

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



HOUSE BUILDER



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

SELLING AGENTS



PSRA: 002183

Sherry FitzGerald
176 Pembroke Road, Ballsbridge,
Dublin 4.D04 EN80

Katie.nolan@sherryfitz.ie
T: 01 667 1888

DESIGN TEAM

CONSTRUCTION ARCHITECT
BBA Architects

LANDSCAPE ARCHITECT
RMDA Landscaping

ENGINEERING CONSULTANT
MECHANICAL & ELECTRICAL
ENGINEER
Waterman Moylan

SOLICITOR
Amoss LLP
Warrington House,
Mount St Cres,
Dublin 2
(01) 212 0400



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. Express your interest and 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 Sherry Fitzgerald has the authority to bind D/RES Properties in any way or to make or give any representation or warranty in relation to this development or any part of it.



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