

Life blooming here



ROSEBAY

ALTIDORE GARDENS



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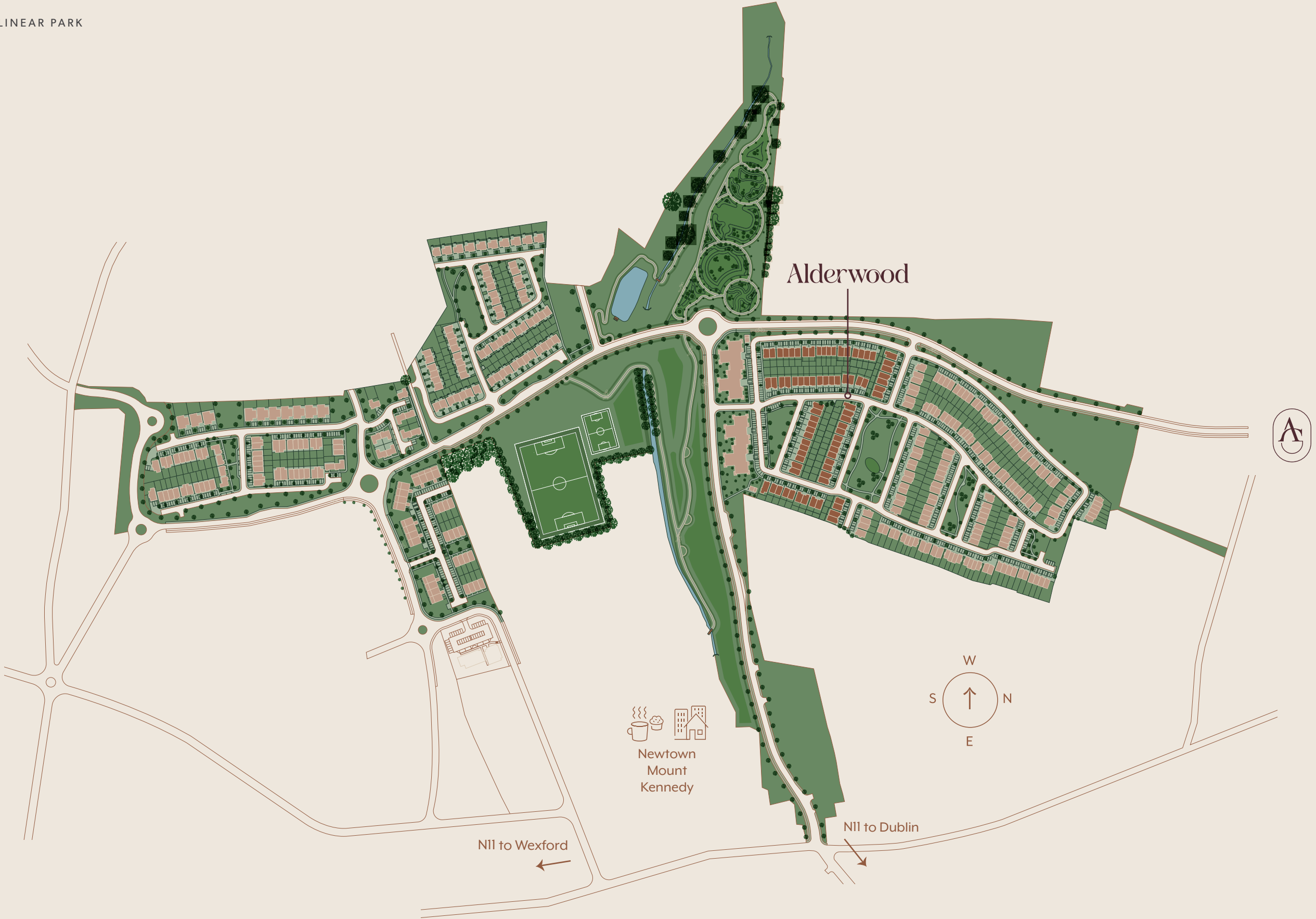
Welcome

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.



Welcome to Rosebay

Welcome to Rosebay, an exceptional collection of 3 bedroom family homes in the historic and picturesque setting of Newtownmountkennedy, Co Wicklow.

Nestled among ancient trees and beautiful countryside, Rosebay offers families a unique mix of city, coast and country – the perfect setting for remarkable living. The future-proofed homes at Rosebay 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.



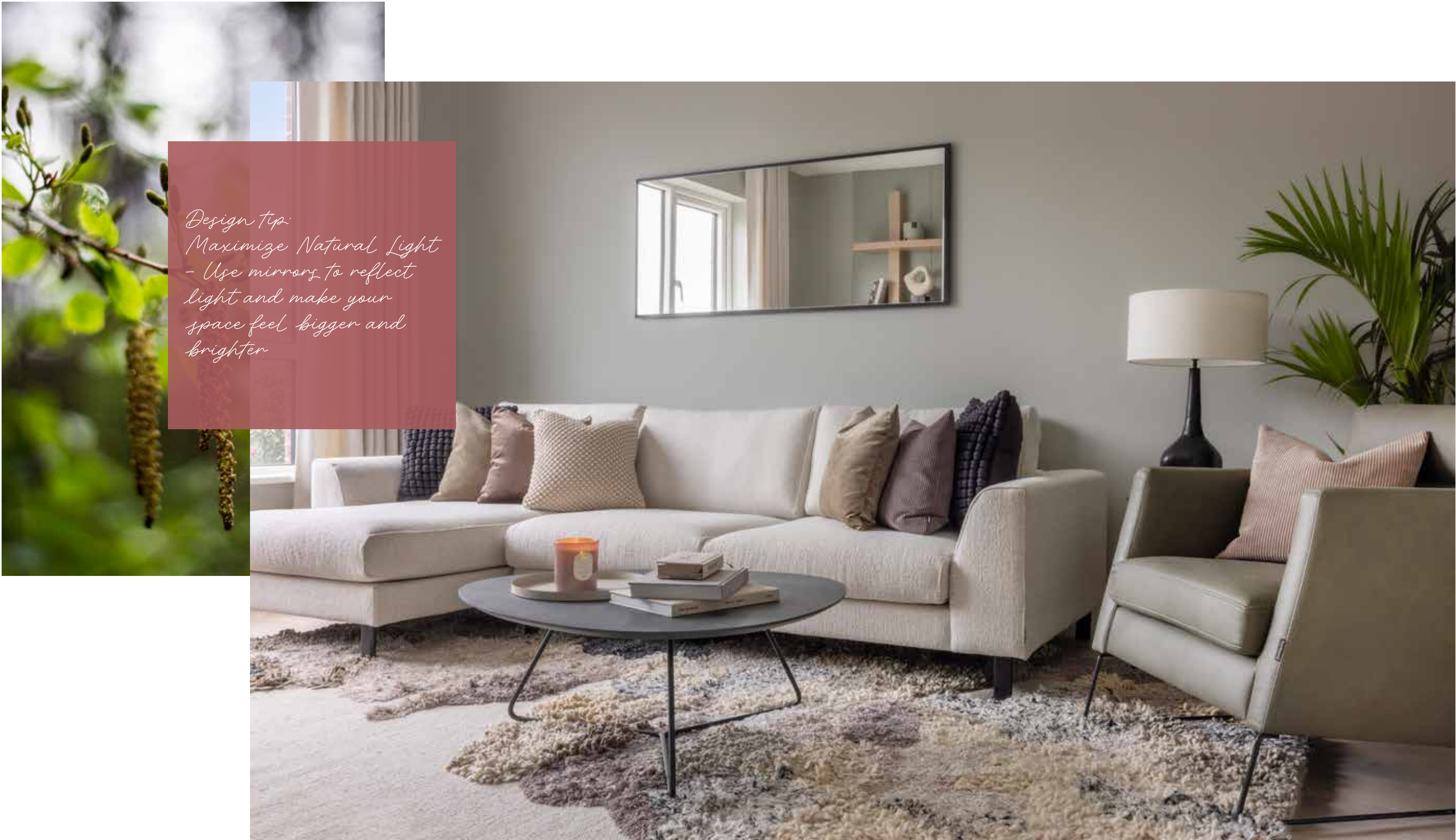
Carefully crafted to create truly exceptional homes



*Design tip:
Mix Textures for Depth -
Blend wood, metal, glass,
and fabrics to create a
rich, balanced look.*



Attention
to detail



*Design tip:
Maximize Natural Light
- Use mirrors to reflect
light and make your
space feel bigger and
brighter*

Light filled
space

Stylish Living in Spacious Homes



OUR COMMITMENT TO DETAIL
AND OUR CAREFUL SELECTION
OF MATERIALS GUARANTEE THE
BEST QUALITY, DESIGN AND
INNOVATION.



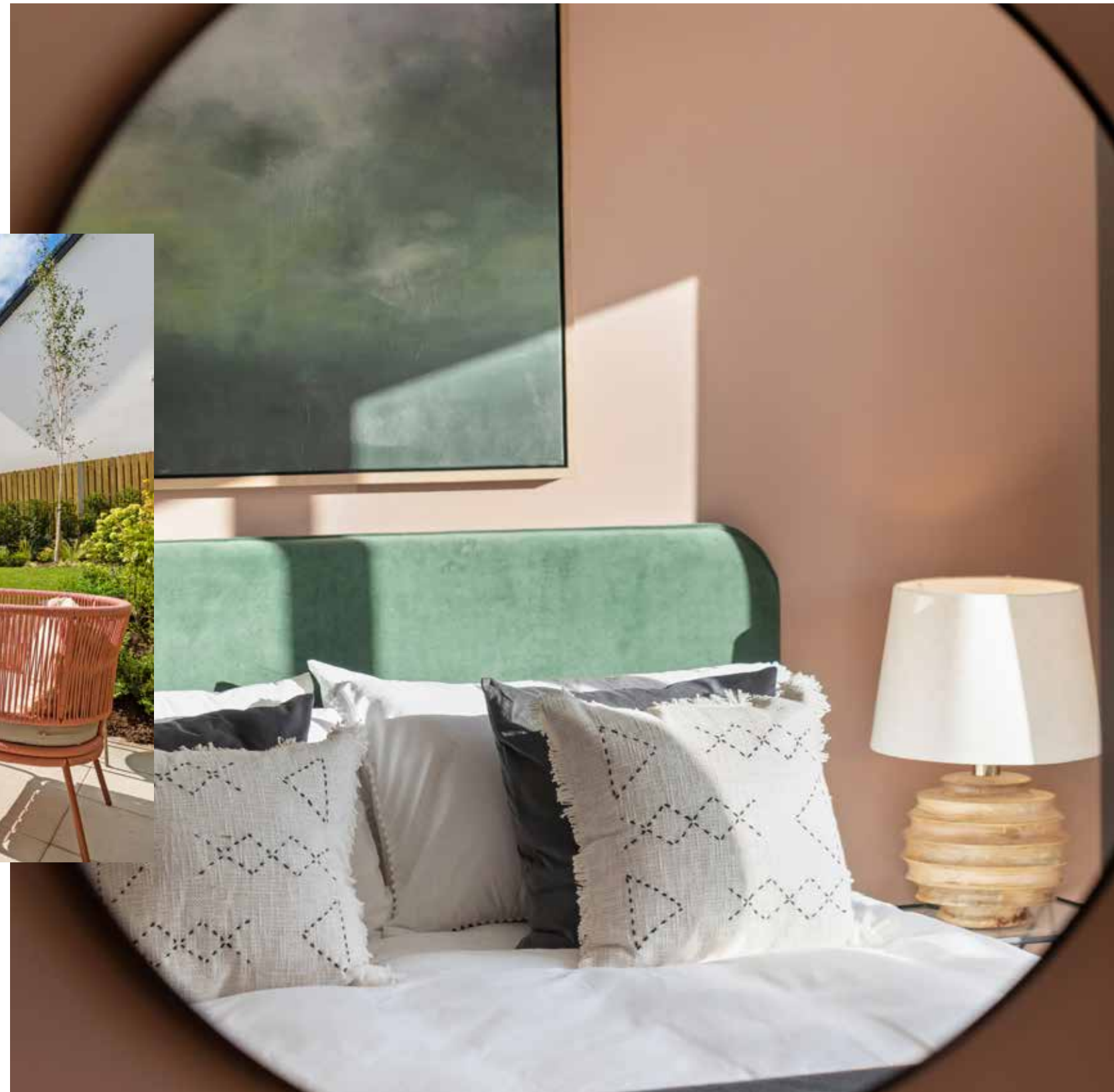
*Design tip:
Bring Nature Indoors -
Houseplants add life,
purify air, and enhance
well-being.*

Considered
design

Natural Light Interiors & bright open spaces



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



Considered
design

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 bio-diversity for new communities to thrive.

Considered
design

A true sense of community around the Town

Rosebay 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, Rosebay 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 Rosebay.



Your work life balance

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

Rosebay 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. Newtownmountkennedy 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 Newtownmountkenedy 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 Newtownmountkenedy 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



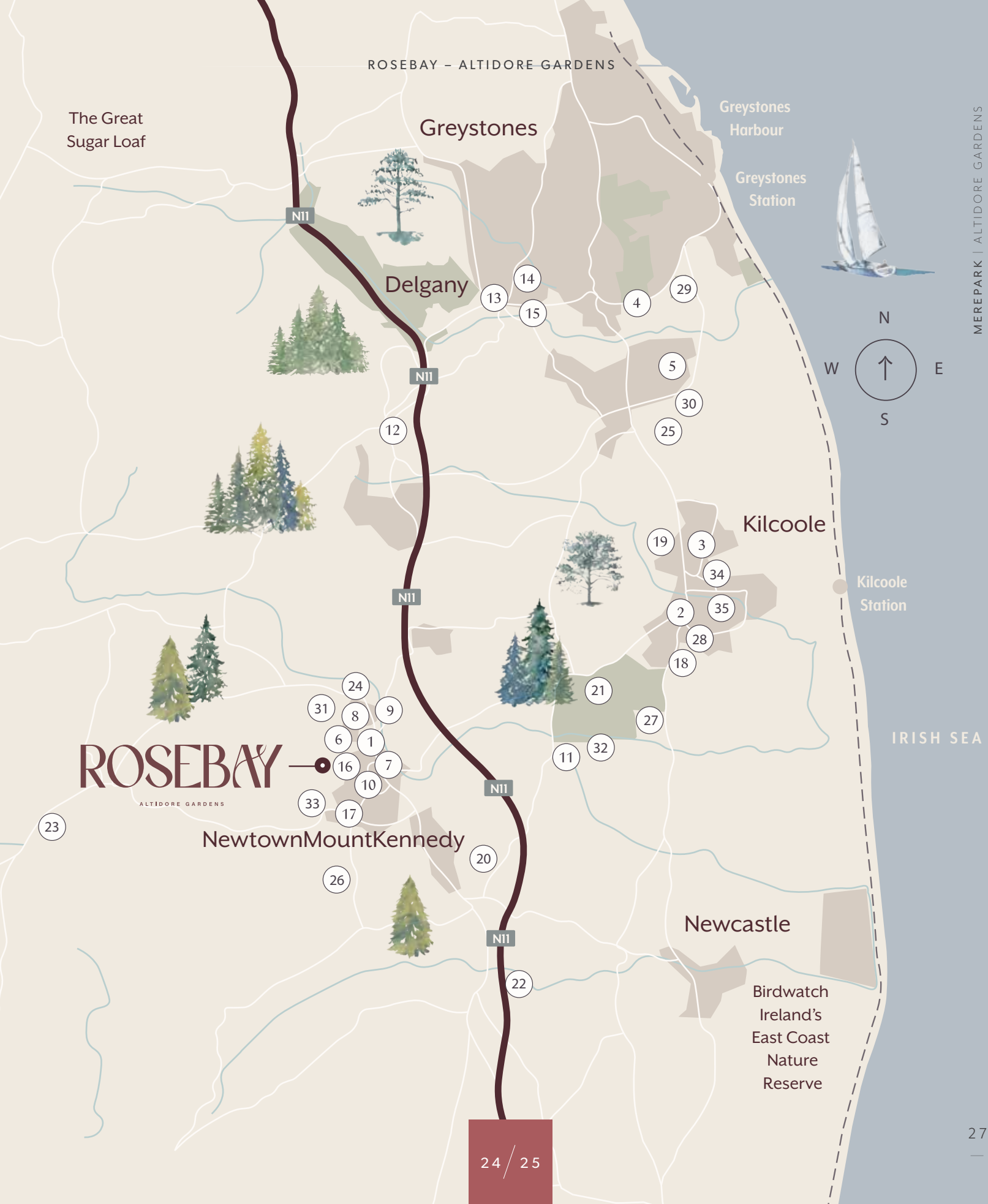
Hotels

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



Creches

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



Site Plan
ROSEBAY
ALTIDORE GARDENS

- C1** **THE ELORA**
3 BEDROOM END-TERRACE
1162 SQFT / 108 SQM
- C2** **THE EDEN**
3 BEDROOM MID-TERRACE
1162 SQFT / 108 SQM



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.

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Floor Plans

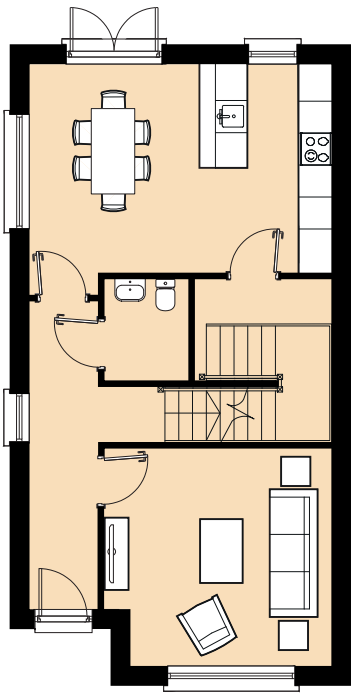


ELEVATION

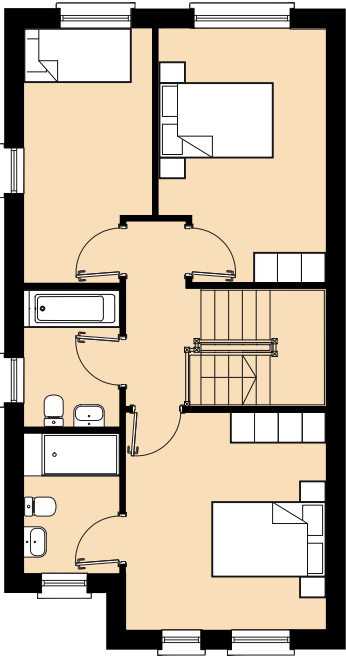
THE ELORA

3 BEDROOM END-TERRACE
1162 SQFT / 108 SQM

TYPE C1



GROUND FLOOR



FIRST FLOOR

C1

C2

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THE EDEN

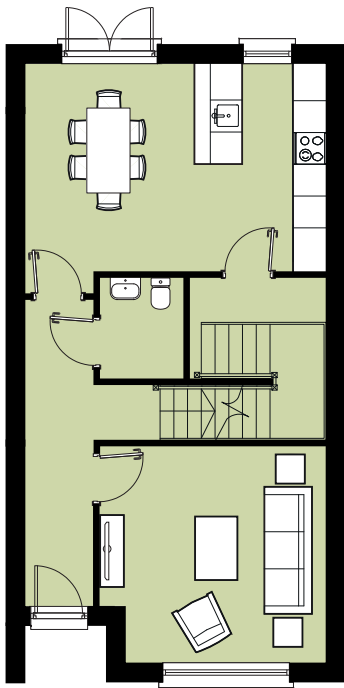
3 BEDROOM MID-TERRACE
1162 SQFT / 108 SQM

TYPE C2

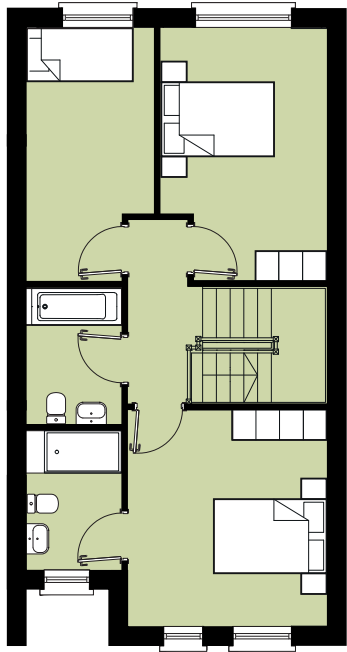


C1

C2



GROUND FLOOR



FIRST FLOOR

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Rosebay – ALTIDORE GARDENS



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

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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 / freeze appliances (subject to signing contracts in 21 days)
- Separate utility room with space provided for a washing machine and dryer
- Undermount Stainless Steel Sink
- 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 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.





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



Merepark, Newtownmountkennedy



Ashford, Ballinahinch



Bellevue, Delgany



Eastmount, Delgany



Dun Si, Portmarnock



Tinakilly Park, Rathnew

THE TEAM

HOUSE BUILDER



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

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LANDSCAPE ARCHITECT
RMDA Landscaping

ENGINEERING CONSULTANT
POGA

**MECHANICAL & ELECTRICAL
CONSULTANT**
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DISCLAIMER

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www.altidoregardens.ie/Rosebay

