



# PARKLANDS

AT CITYWEST

Well Connected Living



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## Welcome to Parklands

Your new address for value, comfort, and style with a fine selection of large three and four-bedroom family homes.

Parklands is an imaginatively designed development of two, three and four bedroom 'A'-rated houses at a prime Citywest location beside a multitude of amenities that will appeal to discerning owners seeking high-quality family homes that enjoy the benefits of country living and city life.

These spacious houses offer generous and practical living accommodation and come complete with fully-fitted kitchens and stylish bathrooms.

Passive building principles were applied throughout the design, specification and construction process. The buildings have high levels of insulation, air-tightness and a heat recovery system resulting in NZEB Rating - 'Nearly Zero Energy Buildings' means a building that has a very high energy performance.

Well Connected Living



PHASE 1 AND PHASE 2

# Parklands at a Glance



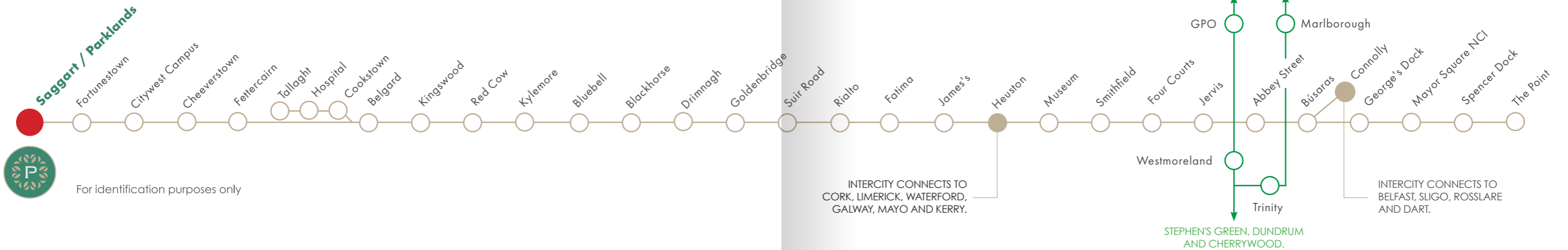
# Conveniently Located

Conveniently located in West Dublin City next to Citywest Business Park, residents of Parklands enjoy an outstanding array of amenities and transport options. The adjacent Saggart Luas stop brings the city centre within swift reach as do several local bus routes.

The N7 and M50 provide easy access to all other locations plus numerous outdoor activities with the rolling Wicklow Mountains and beautiful Blessington Lakes just a short distance away.



# The LUAS Line on your doorstep



# Travel Times

4 mins drive to the N7\*

12 mins drive to the M50\*

47 mins LUAS to Abbey St.

\*Source Google Maps, travel times may vary



## Shopping

A fantastic selection of shops in the area range from the award-winning Avoca Rathcoole food and retail market to the boutiques of Saggart Village.

Citywest Shopping Centre is only a short stroll away and offers a Dunnes Stores, pharmacy, dry-cleaners, newsagents, post office, barbers, medical centre and other essential amenities on your local doorstep.



## Hotels and Restaurants

There are a number of hotels and restaurants nearby. Citywest Hotel, the largest in the country, is a well-established and popular complex with a championship golf course, spa, gym, swimming pool and several restaurants.

Saggart Village offers further places to dine and Citywest Shopping Centre provides fast food options from Eddie Rockets to Romayos.





## Schools

Located at the heart of Parklands is the newly-built Citywest & Saggart Community National School - a multi-belief facility for children aged 4 to 12. Three more primary schools Gaelscoil Lir, Scoil Aoife and Coláiste Pobail Fóla are located a short distance away on Fortunestown Lane.



## Citywest Business Park

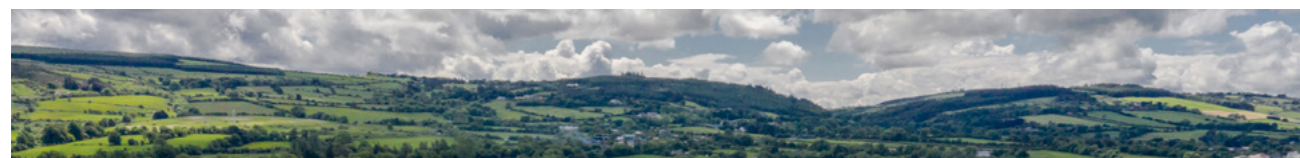
Citywest is one of the most extensive business parks in the country providing employment for thousands of people. The campus was established in the early 1990s and contains many leading Irish and international companies such as Adobe, Eir, Glanbia, Pfizer, SAP and Unilever.

Citywest has 140 companies from nine different countries and offers a further range of on-site amenities with additional restaurants, shops and a modern crèche. Additional public and private transport services to the city centre are available from within the campus.

## Sports, Leisure and Open Spaces

Leisure and sports amenities abound in the area with beautiful parks, golf clubs, equestrian centres, football, tennis, bowling, gym and swimming facilities presenting activities for every age and interest. An extra large residents parks and children's play area are planned for the centre of Parklands.

Numerous outdoor activities, country walks and leisure pursuits are nearby with the rolling Wicklow Mountains and beautiful Blessington Lakes nearby. Neighbouring Citywest Leisure Centre offers a 20m swimming pool, gym and fitness classes, while Citywest Golf Club offers terrific views and challenging play for golfers of every skill level.



# Specifications



## Building Fabric

Passive principles have been applied to the building fabric with a high-level of insulation, improved air-tightness, and reduced thermal bridges which result in a reduced energy demand and increased levels of comfort.



## External Walls

Solid brick on front elevations & precoloured render on gable and rear walls and feature granite style window heads and cills provide a high-quality, low-maintenance finish.



## External Door

The front door is a heavy-duty engineered multi-point locking door giving the aesthetic appeal of a traditional timber door while providing exceptional strength, security and thermal performance characteristics.



## Windows

High-quality uPVC windows with soft-coat, low-emissivity glass and warm edge spacer bars combine to significantly reduce heat loss. The windows are ivory in colour with a wood effect.



## Interior Finishes

Spacious ceiling heights create rooms that feel open and inviting. Superior-quality internal joinery is present throughout and includes feature handrail to stairs. Contemporary built-in wardrobes are provided in most bedrooms.



## Internal Doors

High-quality oak finish doors are fitted with satin chrome-finished handles, hinges and locks.



## Kitchen

Elegantly designed kitchens come fully-fitted with appliances, painted solid wood cabinetry with soft-close doors and drawers, and composite stone laminate counter top surfaces. Supplied and fitted appliances include electric hob, electric oven, fridge freezer, washer-dryer, cooker hood, dishwasher, stainless steel sink and mixer taps. Cabling provided for LED under cupboard lighting to illuminate the countertop.



## Bathrooms and En-suites

All bathrooms and en-suites come fully-fitted with high-quality, contemporary sanitaryware and heated towel rails. Floors and walls are tiled and bath screens and shower doors are provided. A high-pressure water supply is pumped to all showers.

Super energy efficient 'A'-rated houses, built to NZEB Standards ('Nearly Zero Energy Buildings' means a building that has a very high energy performance.)



## 10-Year HomeBond Guarantee

Each home is covered by a 10-year Structural Defects HomeBond insurance warranty and a 5-year Mechanical & Electrical Inherent Defects warranty offering unrivalled insurance protection for your home.



## Gardens

A patio connects the living-area to the garden. All gardens come with seeded lawns surrounded by a secure 1.8 m timber fence with concrete posts providing privacy on each side of the garden. An external water supply and weather-proof power point are provided to the rear of the house.



## Media and Communications

High-speed data points in all living rooms with Cat-5 cabling throughout the house. The development is wired for super-fast broadband and cable TV.



## Electric Vehicle Charging Infrastructure

EVC ducting to facilitate electrical vehicle charging points.



## Security and Safety

Mains-powered smoke detectors are fitted throughout the house and a carbon monoxide detector is present in the kitchen. All windows and doors come with multi-point locking systems and houses are hard-wired for security alarms. Data points are provided at the front and rear doors to facilitate the installation of security alarm systems.



## Heating

An 'A'-class renewable technology air source heat pump combined with intelligent automated controller allows precise control over the three heating zones – living, sleeping and water. In addition to the separate heating zones, radiators are fitted with thermostatically controlled valves providing additional room-by-room control. All heating and water pipes are enclosed with high performance insulation to reduce heat loss.



## Demand Driven Ventilation

This system provides a healthier living environment while significantly reducing the heating demand. Humidity sensors in the fresh air inlets and extract units automatically adjust fresh air to each room. The system automatically adjusts ventilation volume according to the room humidity so the building can breathe. This ensures a comfortable building climate is maintained while minimising energy usage.



# Elegantly-designed fitted kitchens









# PARKLANDS

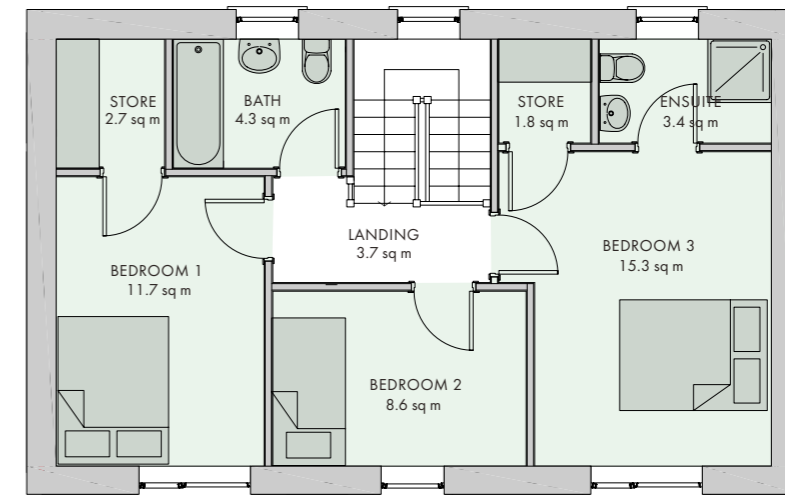
AT CITYWEST

## Floor Layouts

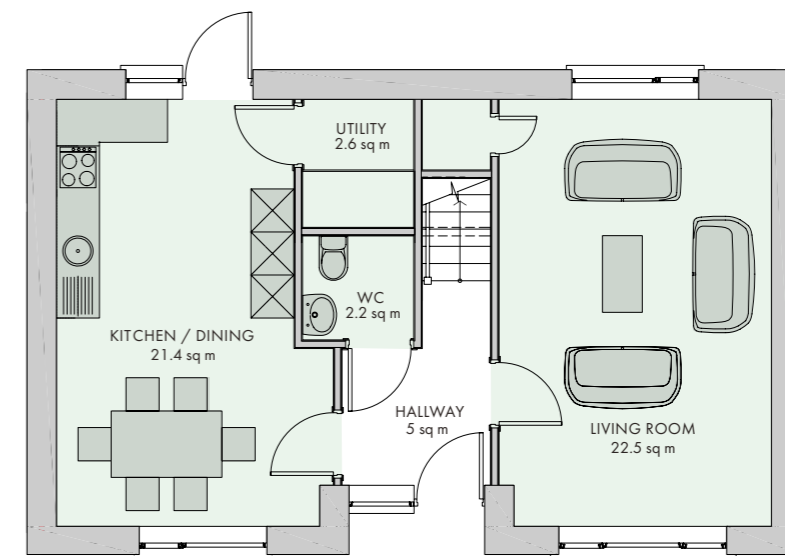
### House Type 1

3 Bedroom 2 Storey Mid / End Terrace

Approx. 115 sq.m.



FIRST FLOOR



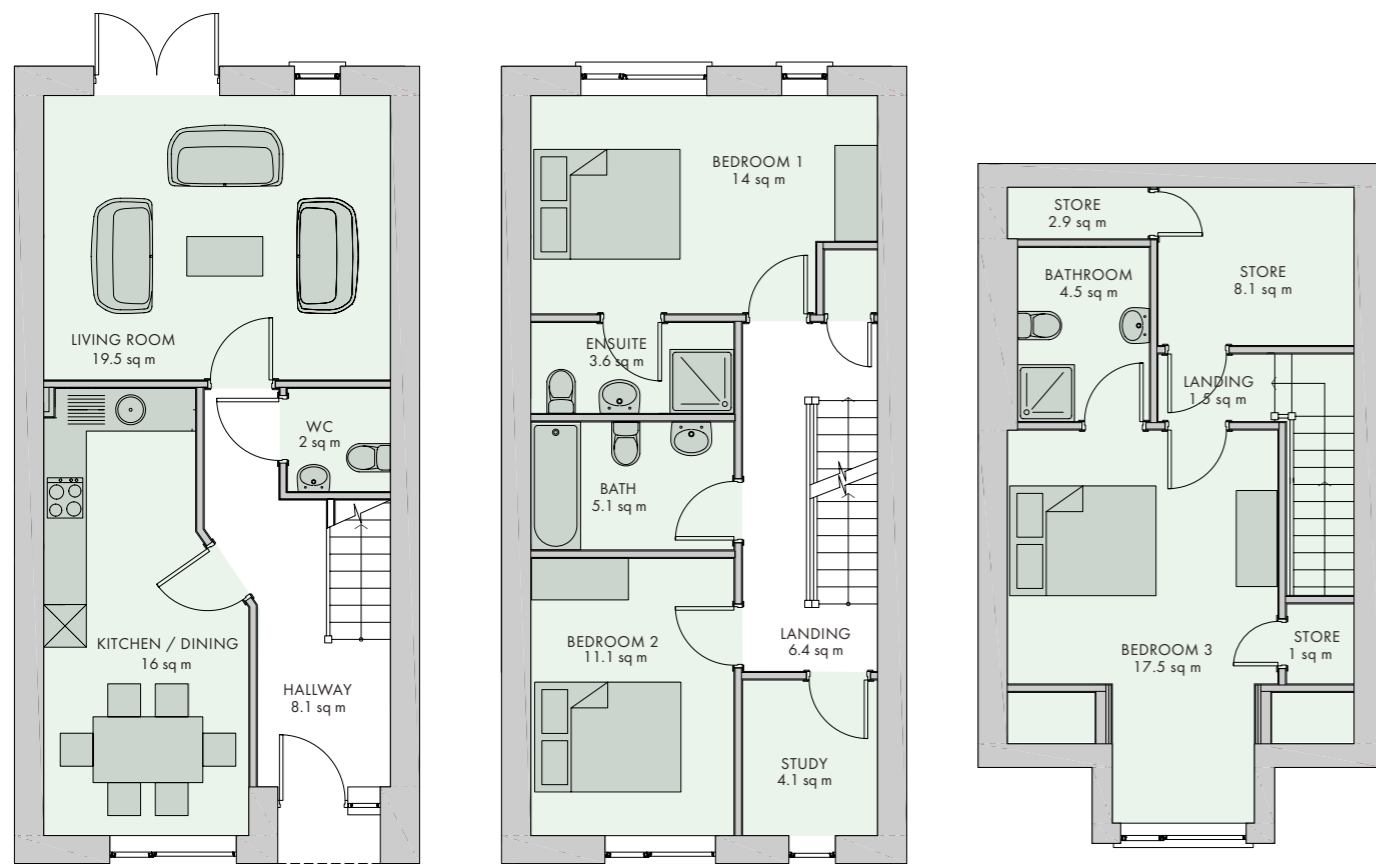
GROUND FLOOR

Not to scale. For illustrative purposes only.

# House Type 4

3 Bedroom 3 Storey Mid / End Terrace

Approx. 132 sq.m.



GROUND FLOOR

FIRST FLOOR

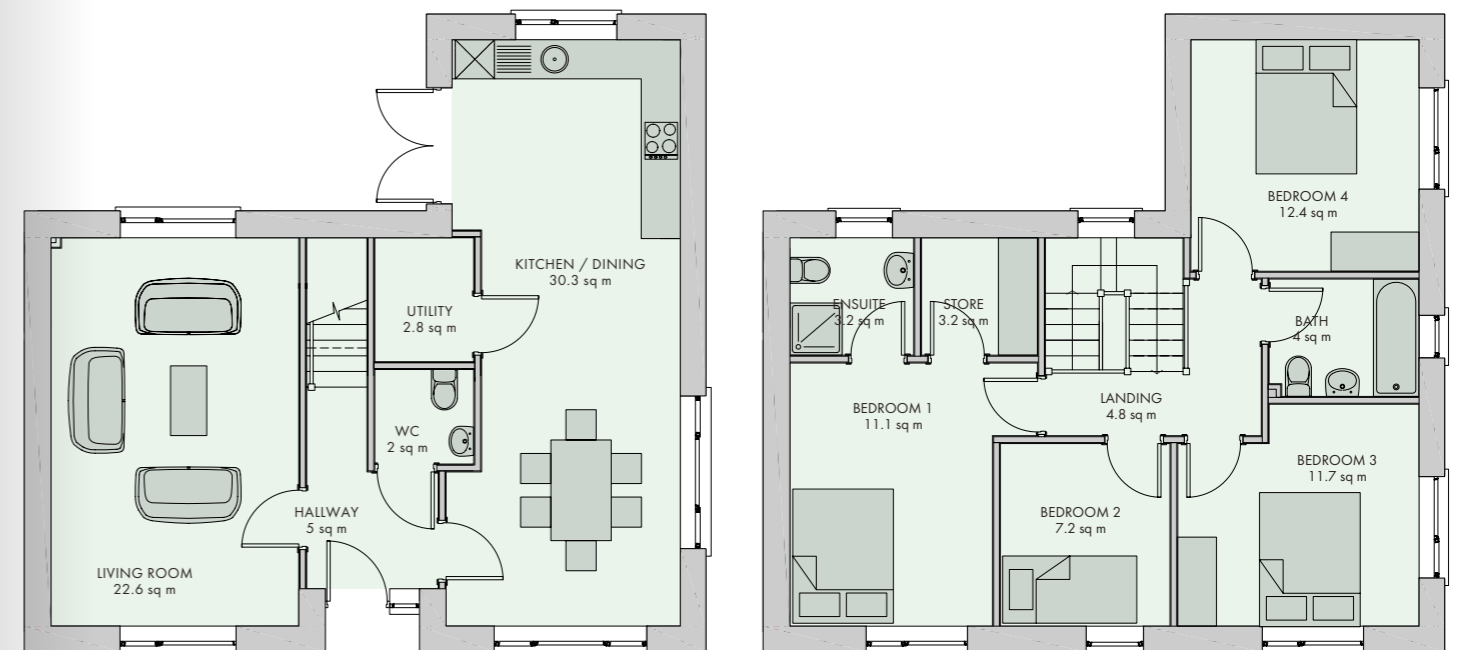
SECOND FLOOR

Not to scale. For illustrative purposes only.

# House Type 5

4 Bedroom 2 Storey End Terrace / Semi Detached

Approx. 131 sq.m.



GROUND FLOOR

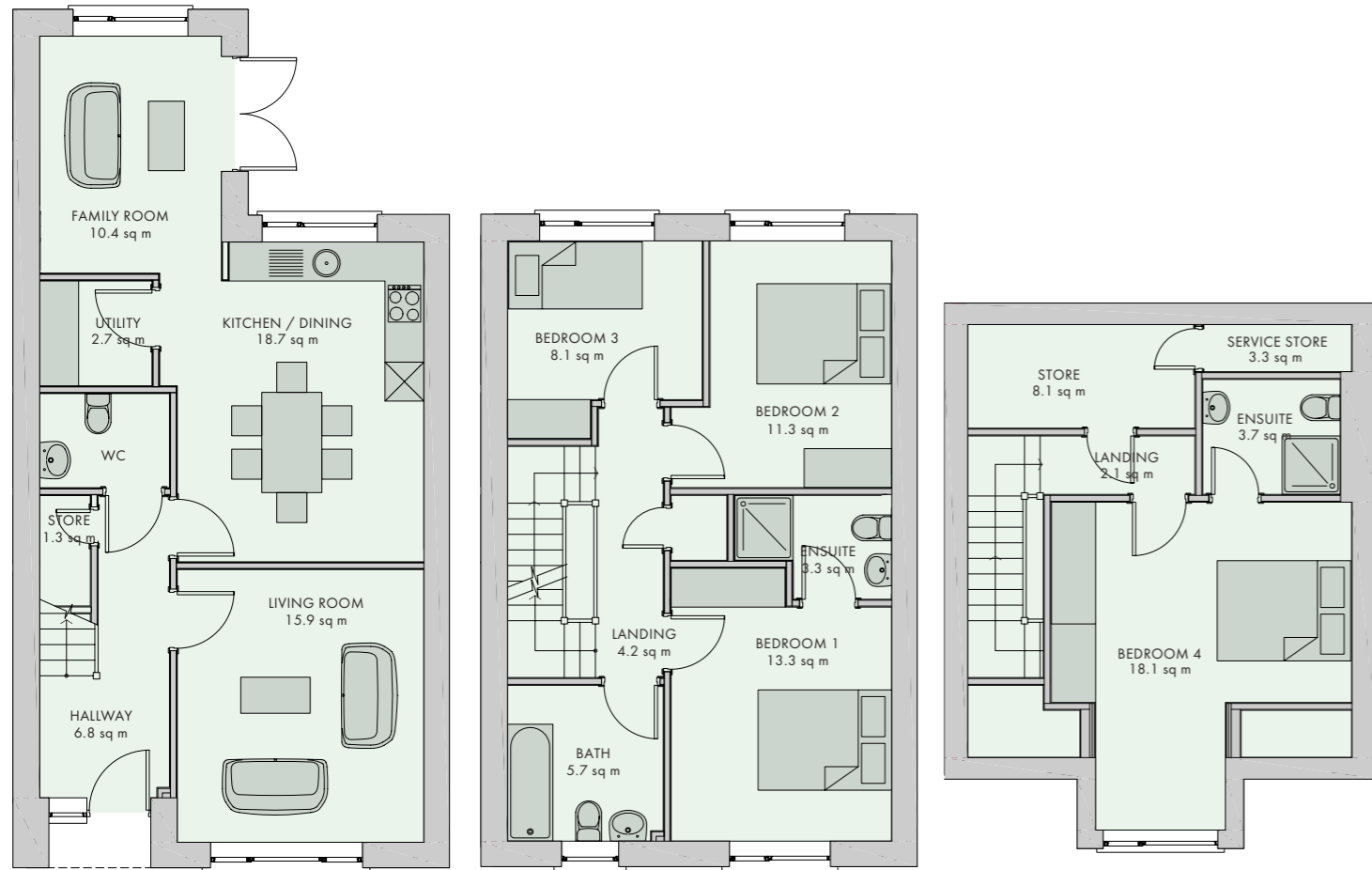
FIRST FLOOR

Not to scale. For illustrative purposes only.

# House Type 6

4 Bedroom 3 Storey Mid / End Terrace

Approx. 150 sq.m.



GROUND FLOOR

FIRST FLOOR

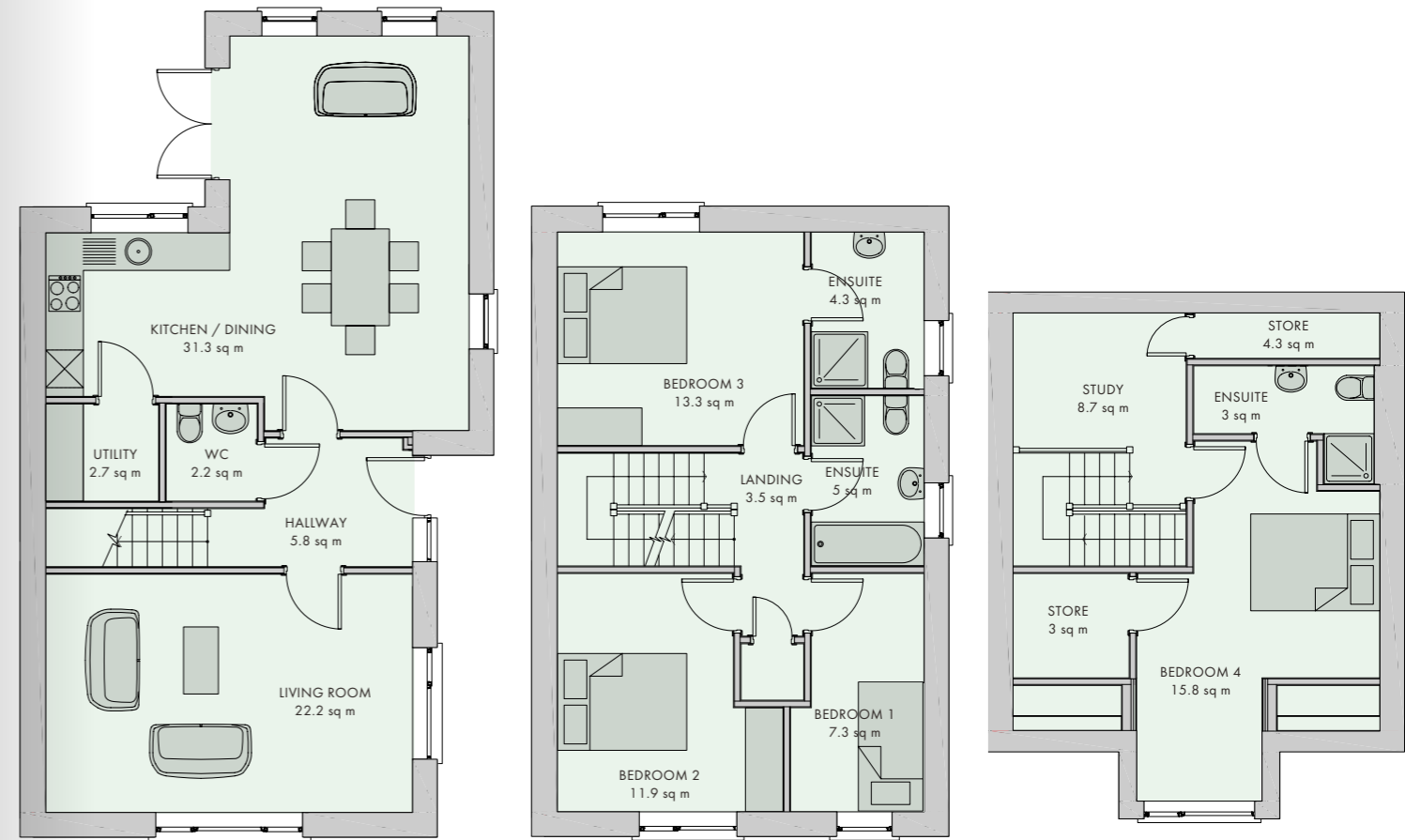
SECOND FLOOR

Not to scale. For illustrative purposes only.

# House Type 8

4 Bedroom 3 Storey End Terrace

Approx. 156 sq.m.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to scale. For illustrative purposes only.

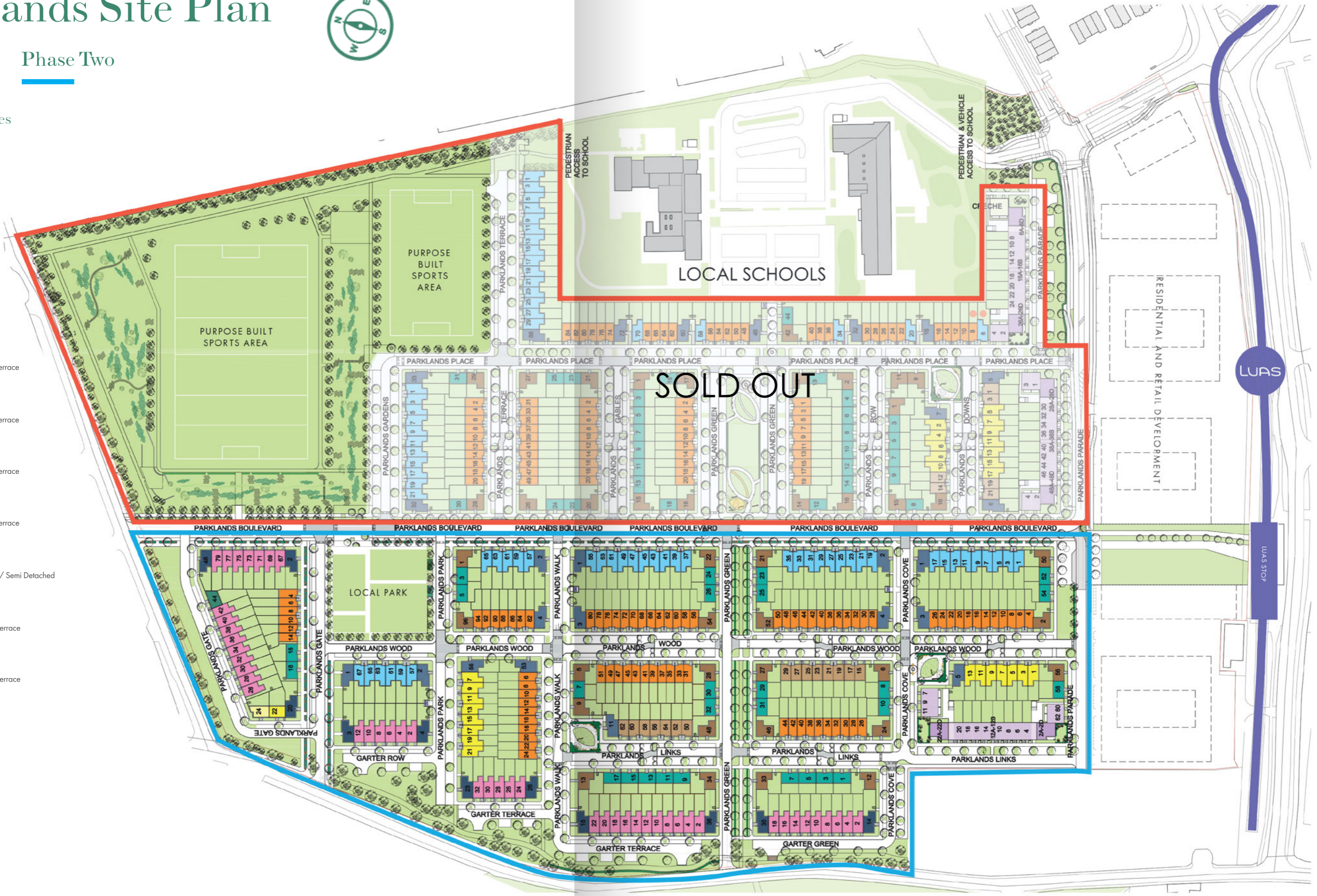
# Parklands Site Plan



Phase One Phase Two

● Show Houses

- **House Type 1**  
3 Bedroom 2 Storey Mid / End Terrace  
Approx. 115 sq.m.
- **House Type 2**  
3 Bedroom 2 Storey Mid / End Terrace  
Approx. 107 sq.m.
- **House Type 3**  
3 Bedroom 2 Storey Mid / End Terrace  
Approx. 115 sq.m.
- **House Type 4**  
3 Bedroom 3 Storey Mid / End Terrace  
Approx. 132 sq.m.
- **House Type 5**  
4 Bedroom 2 Storey End Terrace / Semi Detached  
Approx. 131 sq.m.
- **House Type 6**  
4 Bedroom 3 Storey Mid / End Terrace  
Approx. 150 sq.m.
- **House Type 7**  
4 Bedroom 3 Storey Mid / End Terrace  
Approx. 163 sq.m.
- **House Type 8**  
4 Bedroom 3 Storey End Terrace  
Approx. 156 sq.m.
- **House Type 9**  
4 Bedroom 3 Storey End Terrace  
Approx. 169 sq.m.
- **House Type 10**  
4 Bedroom 3 Storey Mid Terrace  
Approx. 160 sq.m.
- **House Type 11**  
4 Bedroom 3 Storey End Terrace  
Approx. 165 sq.m.
- **House Type 12**  
4 Bedroom 3 Storey End Terrace  
Approx. 165 sq.m.

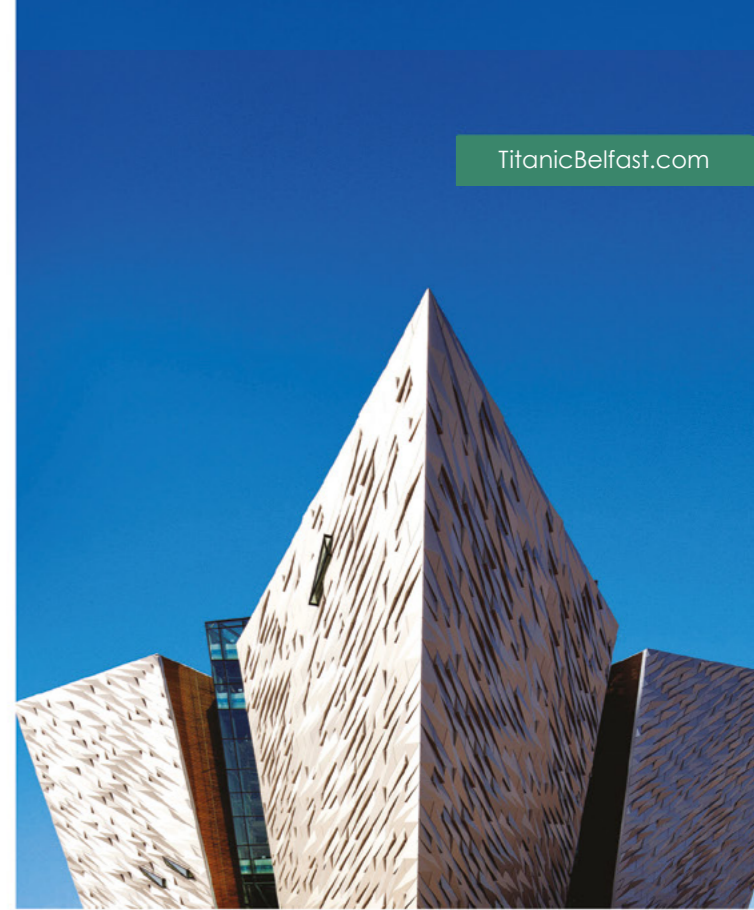




Landmark Projects



Lough Eske Castle Hotel



TitanicBelfast.com

HARCOURT  
DEVELOPMENTS



TitanicQuarter.com

Quality.  
Delivered.  
— 50 Years —  
of Construction Experience



SuffolkCourt.com



ParkWest.ie



Civic art and amenities



tobaccowarehouse.co.uk

## SELLING AGENTS

Hooke & MacDonald  
118 Lower Baggot Street, Dublin 2.  
01-631 8402



## ARCHITECTS

Darmody Architecture

## SOLICITORS

BHSM Solicitors



Nzeb rated houses



[www.parklandscitywest.ie](http://www.parklandscitywest.ie)



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