



SILVERBANKS





SILVERBANKS

ACTUAL VIEW
FROM ROWAN HOUSE







AN EXCLUSIVE

DEVELOPMENT



A stunning new development of
apartments, duplex and houses

Silverbanks is one-of-a-kind, coastal development that offers buyers a wide range of 2 & 4 bed terraced houses, 2 & 3 bed duplex as well as 1, 2 & 3 bed apartments. With many of the apartments benefiting from uninterrupted, sea views across Howth, Sutton, Irelands Eye and Portmarnock, Silverbanks presents a fantastic opportunity to relocate to the seaside. Whether you are a first time buyer or looking to trade down, Silverbanks will have something for you.



PORTMARNOCK STRAND



B R E A T H T A K I N G

LOCATION

Situated on Red Arches Road, Silverbanks is only minutes from Baldoyle village and approximately 3km to both Portmarnock Village and Sutton Cross, where every conceivable convenience awaits. A number of beaches including Portmarnock Strand and the Burrow beach are within minutes. Howth Harbour and its vibrant village is just a 10 minute drive including some very popular bars and restaurants. Those who yearn to live in a truly relaxed and refreshing location will undoubtedly find that Silverbanks ticks these boxes.

SILVERBANKS



PORTMARNOCK GOLF CLUB





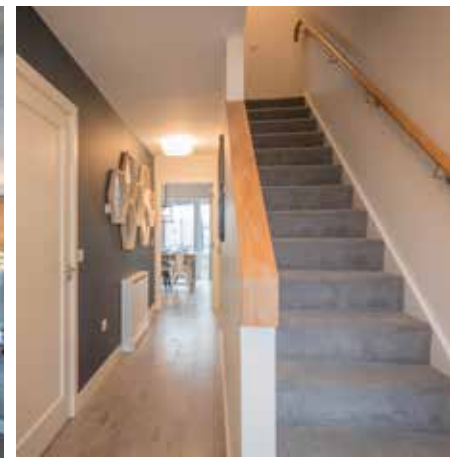
PERFECT LIVING IN EVERY ASPECT



Baldoyle is serviced by frequent Dublin Bus and Irish Rail services. Bus services include the 29A and 32. Clongriffin train station is just a 5 minute walk away where frequent DART services will have you in Dublin City Centre within 20 minutes.



<p>MOTORWAY ACCESS</p> <p>Only 11 minutes away</p>   DUBLIN AIRPORT 20 MINS	 <p>CLONGRIFFIN STATION TO</p> <p>DUBLIN CITY IN 20 MINUTES</p> 	<p>SCENIC COAST ROAD</p>  
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SPECIAL FEATURES

STRUCTURE

Houses and Apartments are concrete-built with a block construction. Facades are finished with an attractive combination of high quality, durable materials including Kingscourt Country Manor brick, Parex moncouche, VM-Zinc cladding and Condron roof tiles.

FLOORING

High-quality floor and wall tiling is standard in the kitchen and all bathroom (as per show units).

INTERNAL FINISHES

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satinwood paint.

WARDROBES

All wardrobes have been supplied by Bedroom Elegance with shaker-style doors and high quality antique-oak linings.

WINDOWS

All windows and doors are high performance, low maintenance timber or aluclad windows, supplied and fixed by NorDan Vinduer. They provide extremely efficient thermal performance, energy saving glazing, excellent airtightness and weather tightness ratings.

KITCHENS

All kitchens are custom designed by Kitchen Elegance with stepped shaker style kitchens in houses and ivory gloss lacquered contemporary style kitchens in apartments. High quality Sillstone or Topplus laminate worktops complement tiled splashbacks. Kitchens include top quality integrated appliances as per the show units. Electrical appliances as standard as per show unit (subject to signing of contracts within 28 days).

ELECTRICAL

Generous light and power points with high-quality switches and socket plates throughout kitchen and living areas. LED downlighters in all kitchens and bathrooms with pendant light fittings elsewhere. Fire alarm and carbon monoxide detectors as standard.

SECURITY

Provision has been made in each home for the installation of an intruder alarm.

PARKING

Parking is distributed in a mixture of above ground and basement with provision for visitor & accessible parking. All unit types

include at least one designated parking space in the basement or at ground level. The four bedroom houses and the three bedroom penthouse apartments include two designated spaces as standard.

HEATING AND HOT WATER

Each of the houses is equipped with a top of the range Sentinel Kinetic Plus Mechanical Ventilation and Heat recovery Unit. This sophisticated MVHR system combined with a high efficiency natural gas boiler will provide optimum heating and ventilation comfort, greatly reducing owner's costs and increasing sustainability. In apartments, a high efficiency natural gas combination boiler will provide optimum heating and hot water on demand.

Thermostatically controlled, highly efficient radiators are installed throughout. All of the heating pipes are insulated to ensure there are no uncontrolled losses.

BATHROOMS AND EN-SUITES

Stylish bathrooms and en-suites, all with recessed downlighters. Fitted with high quality classic sanitary-ware incorporating

storage and comprehensive floor and wall tiling. Heated towel-rail in all main bathrooms, standard as per show units.

GARDENS & BALCONIES

Each house features a stylish private patio and planted area to the rear adjoining the landscaped shared courtyard. Apartments feature at least one generous, private balcony and access to the secure landscaped shared courtyard

LOW ENERGY DESIGN

High levels of insulation in the walls, floors and roof, high levels of airtightness and south facing photovoltaic panels are part of an array of measures which ensure a comfortable living environment and lower energy bills

BER A3

GUARANTEE

Each Silverbanks home is covered by the 10 year Global Home Warranty





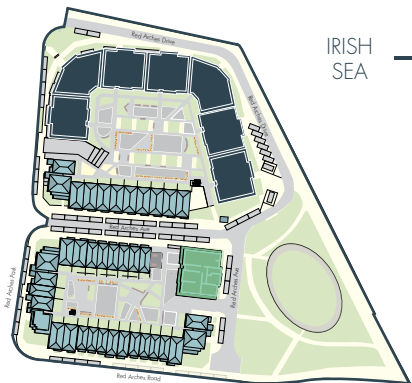
SITE PLAN

- Rowan House
Apartments 1-14
- Type A
1 Bed Apartment
- Type B
1 Bed Apartment
- Type C
3 Bed Duplex
- Type D
3 Bed Duplex
- Type E
2 Bed Apartment
- Type F
3 Bed Duplex
- Type G
2 Bed Apartment
- Type H
2 Bed Terrace
- Type I
4 Bed Terrace



SHOWHOUSE

SALES OFFICE



IRISH
SEA



ROWAN HOUSE

Apartments 1-3



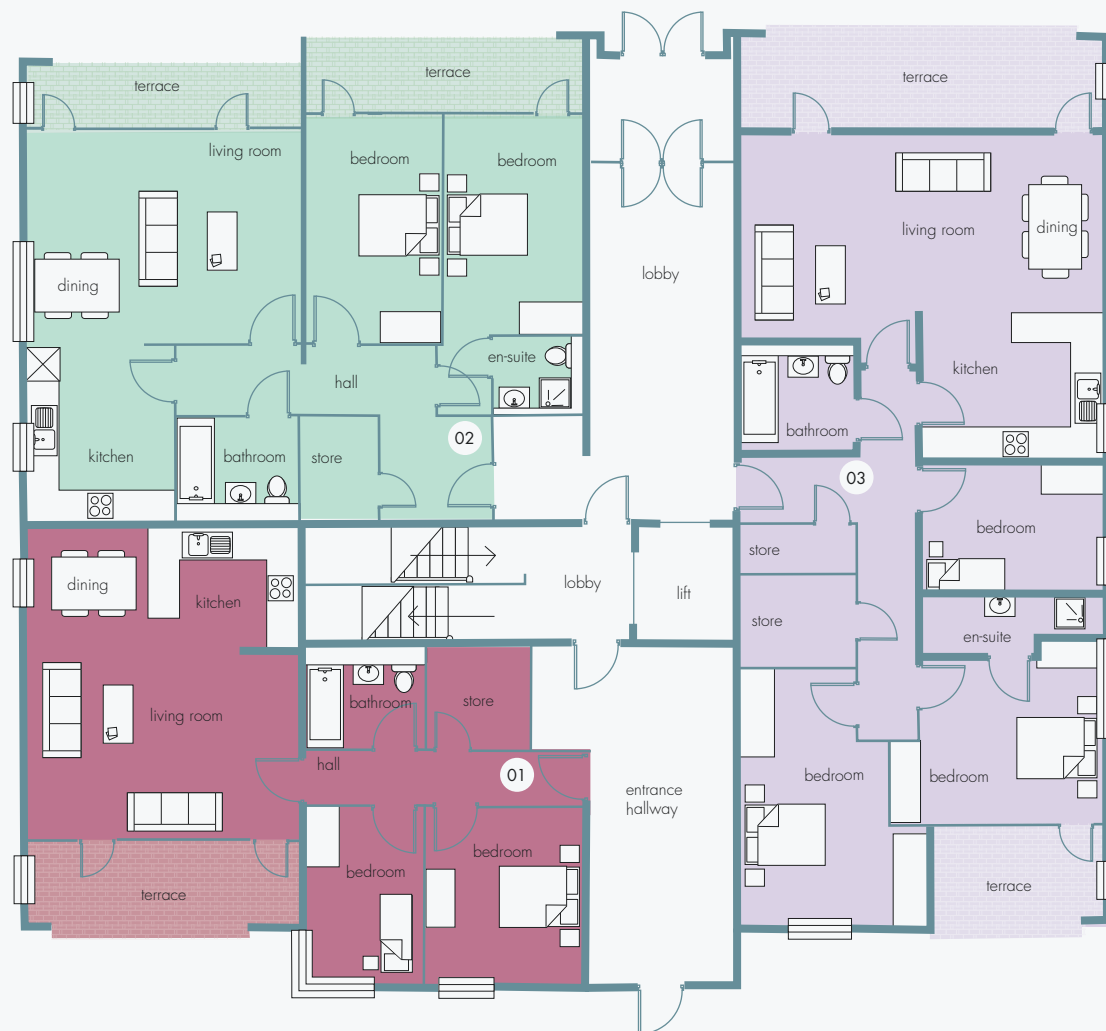
2 Bed Apartment
88 sq m/950 sq ft



2 Bed Apartment
70 sq m 753 sq ft

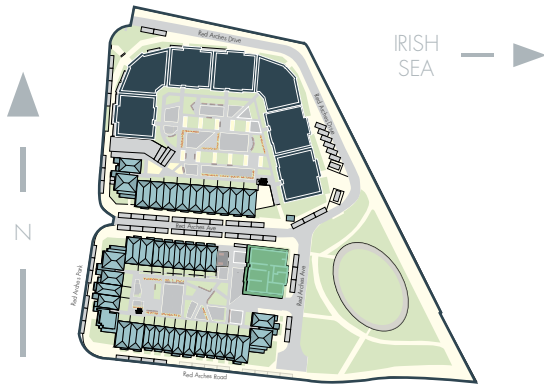


3 Bed Apartment
111 sq m/1194 sq ft



Ground Floor

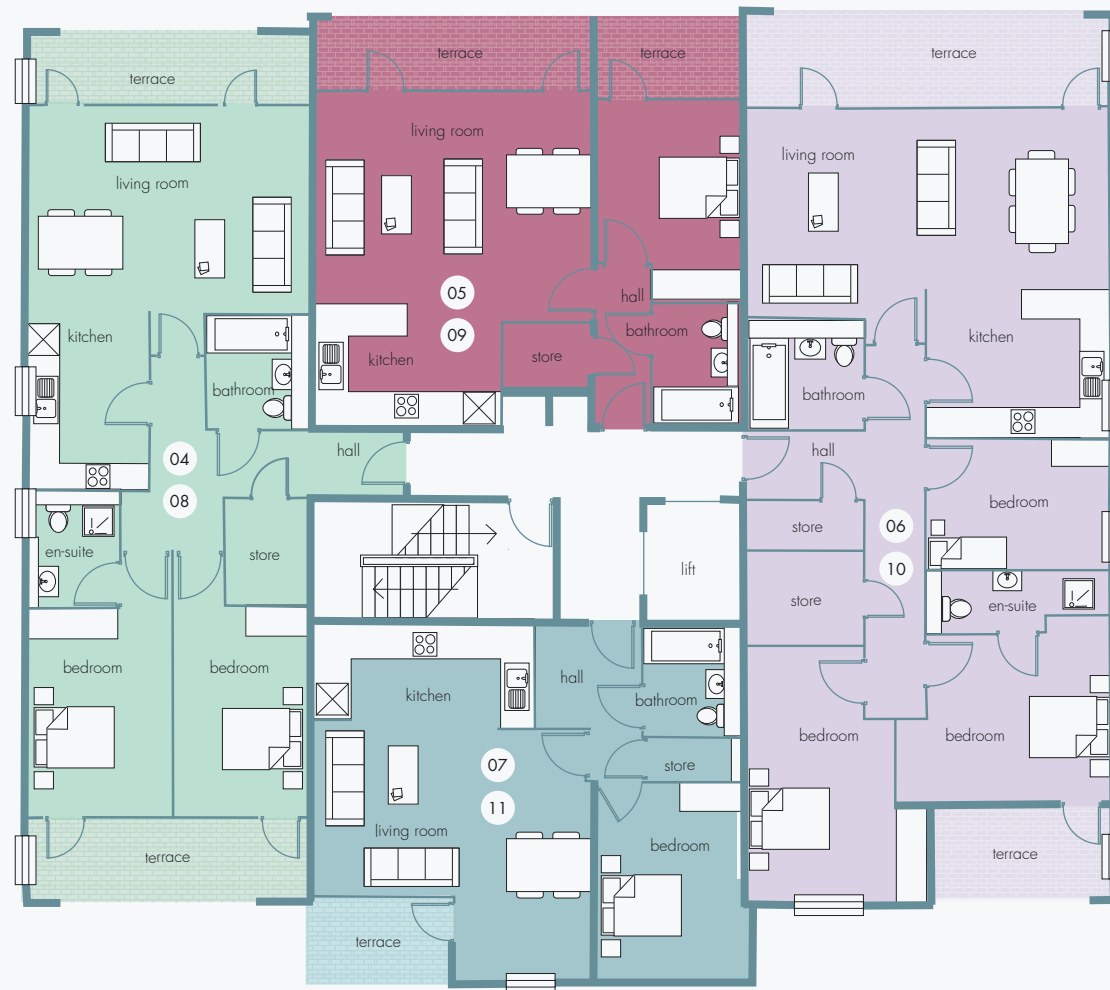
Floor plans are for illustrative purposes only. Layouts may vary.



ROWAN HOUSE

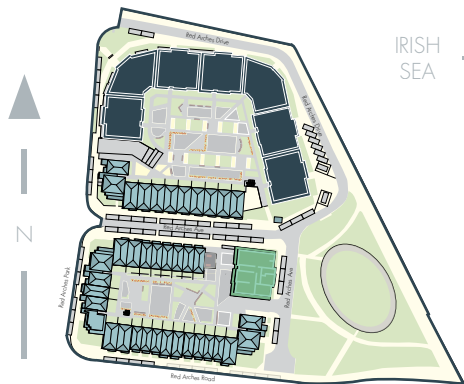
Apartments 4-11

- 1 Bed Apartment
57 sq m/612 sq ft
- 1 Bed Apartment
58 sq m/624 sq ft
- 2 Bed Apartment
82 sq m 887 sq ft
- 3 Bed Apartment
112 sq m/1200 sq ft



First And Second Floors

Floor plans are for illustrative purposes only. Layouts may vary.



IRISH
SEA

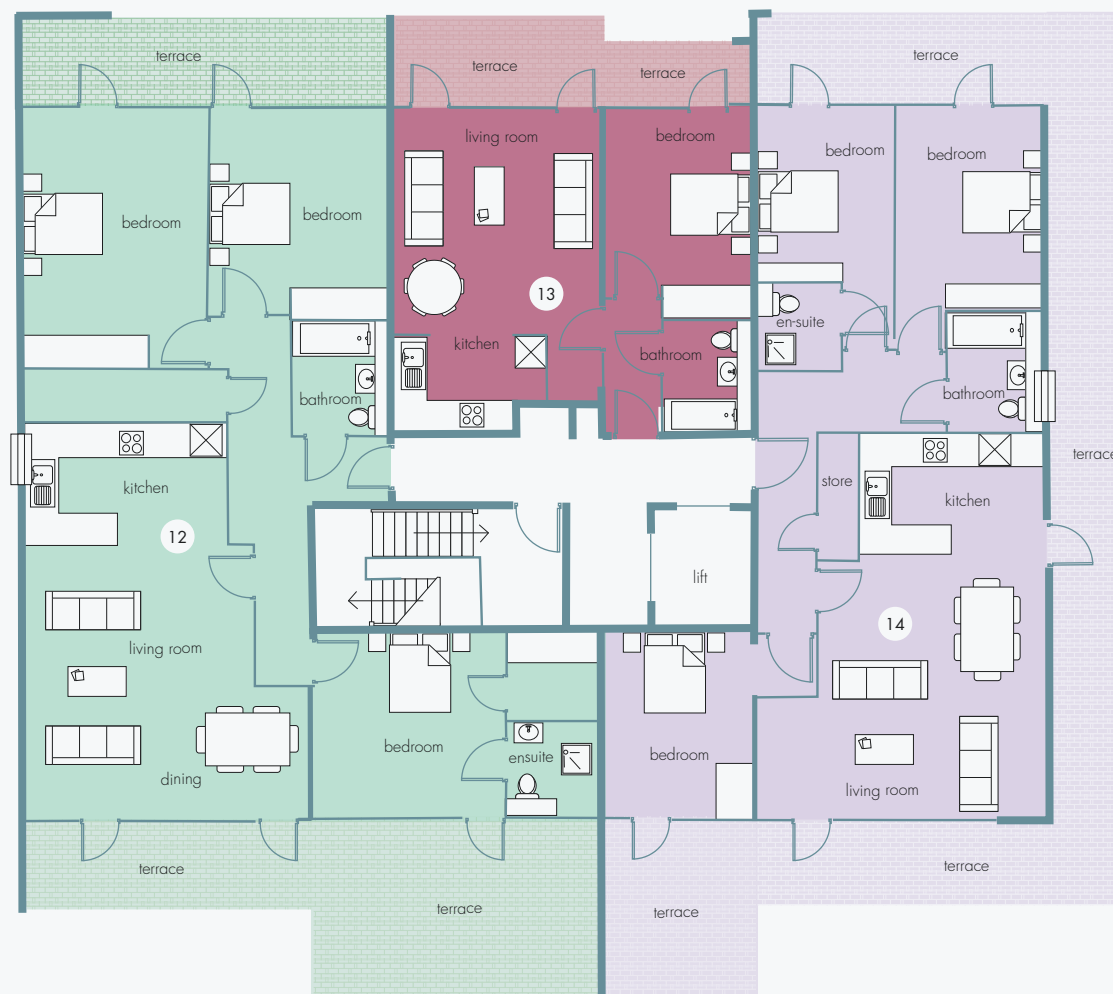
ROWAN HOUSE

Apartments 12-14

● 3 Bed Penthouse 12
112 sq m/1200 sq ft

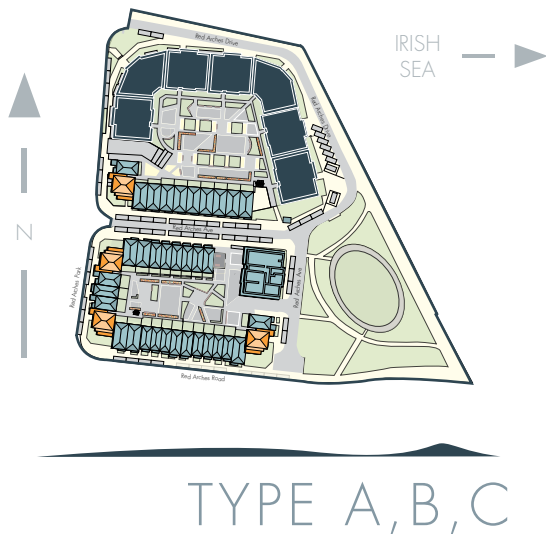
● 1 Bed Penthouse 13
44 sq m/475 sq ft

● 3 Bed Penthouse 14
92 sq m/987 sq ft

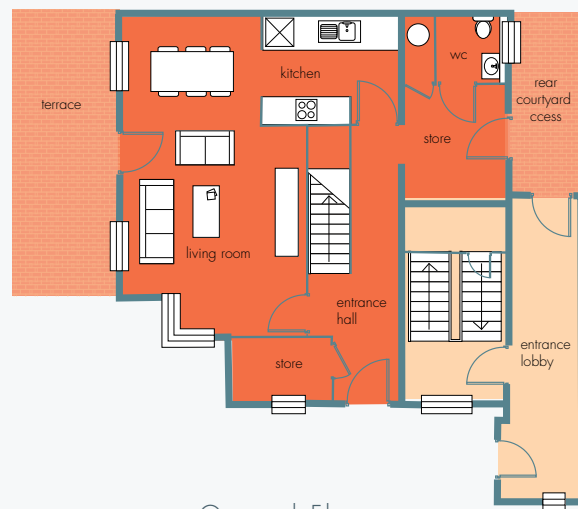


Third Floor

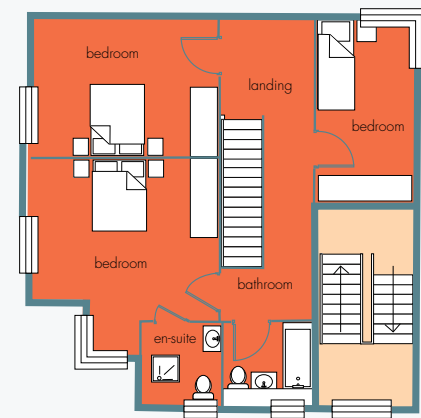
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- 1 Bed Apartment A
50 sq m / 539 sq ft
- 1 Bed Apartment B
48 sq m / 513 sq ft
- 3 Bed Duplex
117 sq m / 1255 sq ft

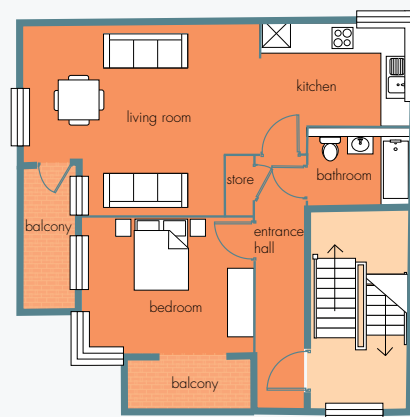


Ground Floor



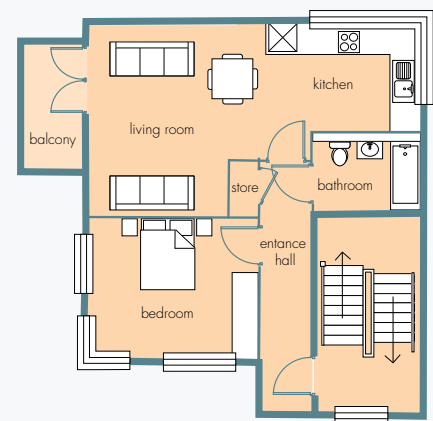
First Floor

3 Bed Duplex C



1 Bed Apartment A

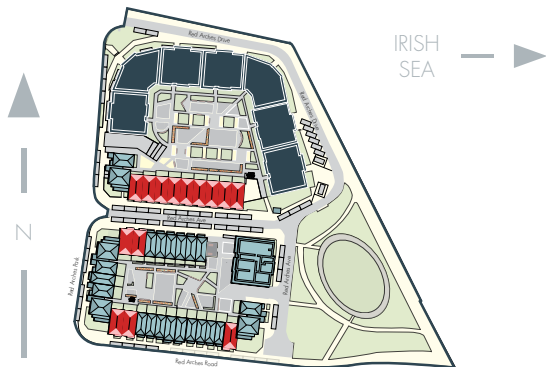
Second Floor



1 Bed Apartment B

Third Floor

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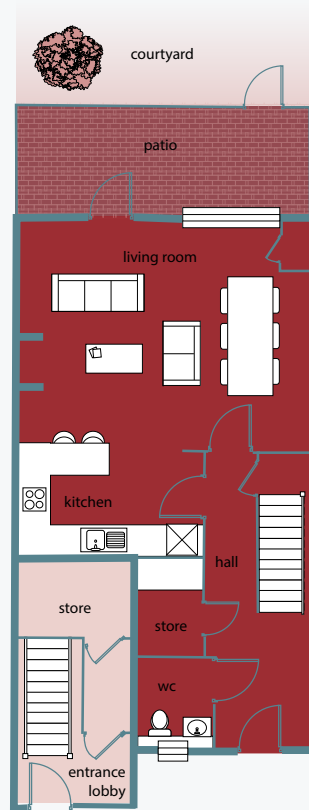
TYPE D,E



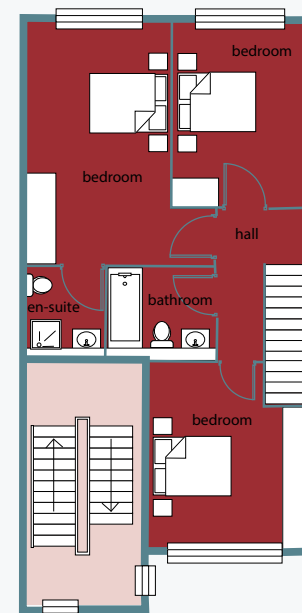
3 Bed Duplex
109 sq m/1168 sq ft



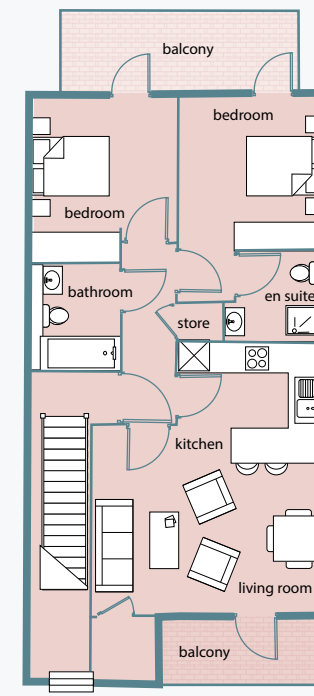
2 Bed Apartment
89 sq m/960 sq ft



3 Bed Duplex D



First Floor

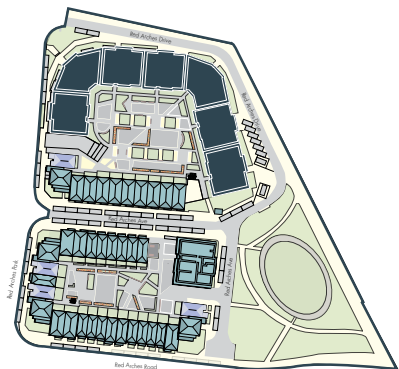


2 Bed Apartment E

Second Floor

Ground Floor

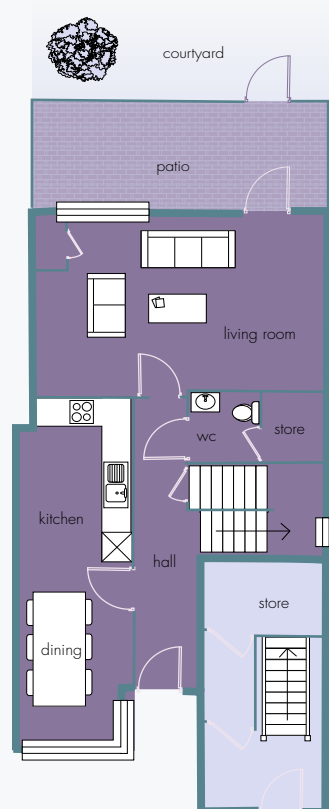
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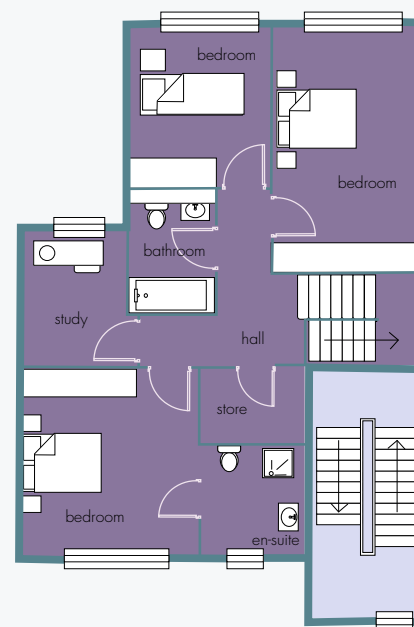
TYPE F,G

3 Bed & Study Duplex
119 sq m/1281 sq ft

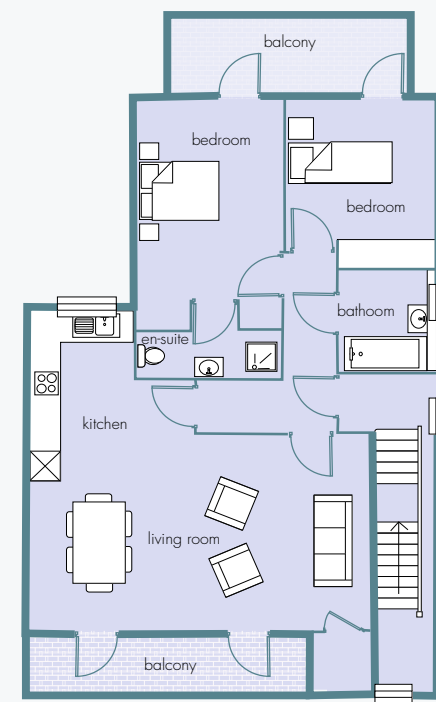
2 Bed Apartment
103 sq m/1109 sq ft



3 Bed Duplex F



First Floor

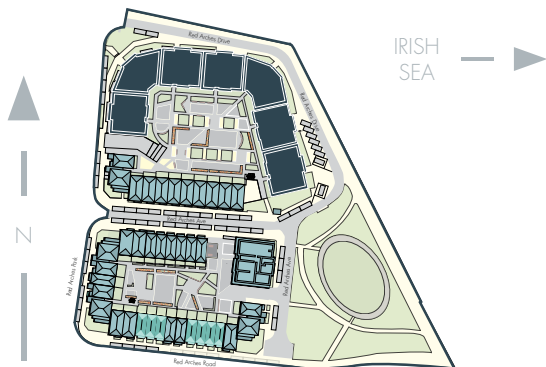


2 Bed Duplex G

Ground Floor

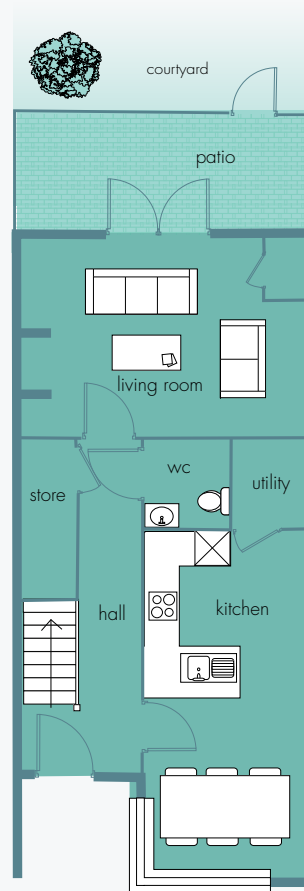
Second Floor

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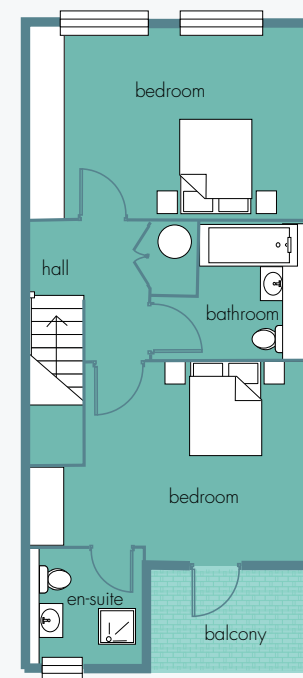


TYPE H

2 Bed Townhouse
93 sq m/1005 sq ft

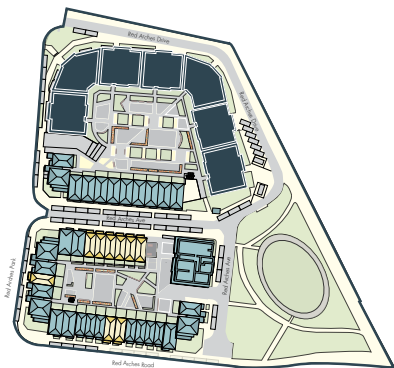


Ground Floor



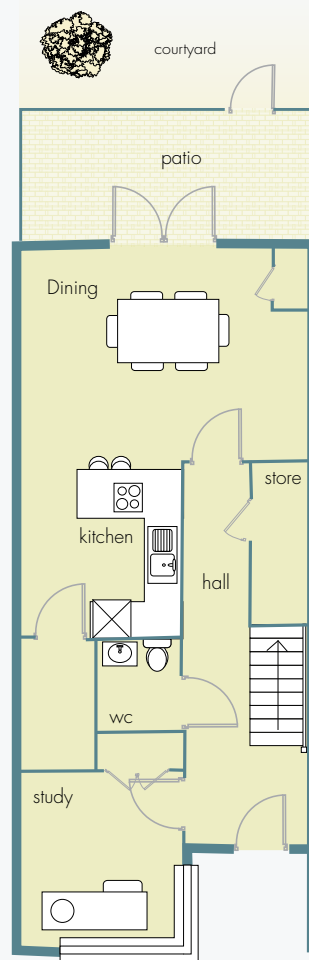
First Floor

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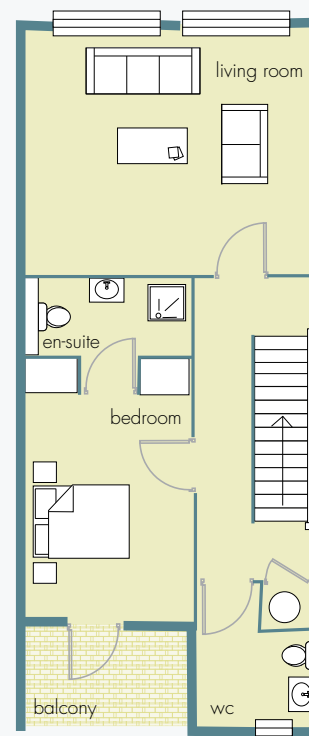


TYPE I

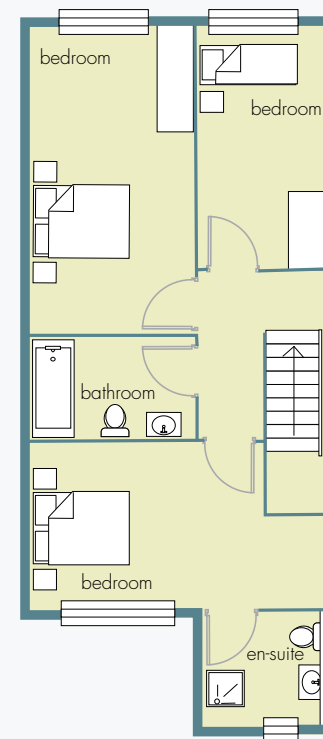
4 Bed Townhouse
155 sq m/1663 sq ft



Ground Floor



First Floor



Second Floor

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LOCATION MAP



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