HOLLYBROOK

















A PERFECT PLACE TO LIVE, YOUR LIFE YOUR WAY

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Malahide is hard to beat if you enjoy walking, golf, sailing, horse riding or simply the fresh air and relaxing in a clean environment.

A village steeped in history, Malahide has plenty to offer including specialist shops, restaurants, national and secondary schools and the beautiful Malahide Marina. Public transport is within easy reach and the village has an array of colourful shops whose owners will quickly come to know you by name (and how you like your coffee). Call into the local butcher for a leg of organic lamb, hand pick your fresh fruit and veg. Take your choice from homemade ice creams and farmer's

markets to takeaways and gourmet fine dining.

Malahide provides all the everyday services and amenities which one would expect in a modern community, offering something for everyone with their high class boutiques, restaurants, excellent schools, DART and bus service. The harbour and seafront are also close by and without doubt the Marina and the famed five mile velvet strand further enhance the many pleasures on offer in this distinctive corner of the county surrounded by beautiful parks and breathtaking coastal scenery. The nearby Malahide Castle Demesne is one of the oldest and most historic castles in Ireland.

# HOLLYBEOOK AT ROBSWALL PRESENT...



# LUXURY 4 BEDROOM HOMES, APARTMENTS AND PENTHOUSES

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18 x four-bedroom Luxury Family Homes, expanding to a substantial 2,357sq. ft. / 219 sq.m., 28 x 2 bedroom apartment homes and penthouses in the historic village of Malahide, Dublin's premier coastal address – just 10 miles from the City Centre and under 20 minutes from Dublin's International Airport.

The houses are laid out over three floors with a private rear garden and private carport with parking for two cars and automated garage door on the ground floor. Each house and apartment are built to the highest specifications and include branded integrated appliances in the kitchens, stone worktops

and under cabinet lighting. All homes offer a 10-year HomeBond structural warranty. Many of the houses and apartments boast unrivalled sea views.

This gently elevated setting at the edge of the coast in Malahide provides a natural pinnacle for these very special homes from Hollybrook. Panoramic views of the coastline offer a different picture from every window, extensive outside spaces extend the impressive living spaces, a high-spec luxurious finish provides a new level of luxury living. The homes from Hollybrook at Robswall are special.



SPECTACULAR SETTING BY THE SEA ...ON THE EDGE OF THE CITY

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Much of Malahide's allure comes from the spectacular setting by the sea, but the transport connections from the village, to both Dublin City and elsewhere, are what 'make' it. Linked by the DART (journey time to Dublin under 20 minutes), the M1 and Dublin Bus services, you will find yourself away from the hectic bustle of the city, yet never isolated.

Dublin City Centre is just 16 kilometres from your new home. From the M1, the M50 brings you directly to all the country's main routes and the airport. (Dublin International Airport is within 10 kilometres).





- 2. COASTRD
- **3.** HOWTH
- 4. MALAHIDE FC
- **5.** VELVET STRAND

- **6.** PORTMARNOCK GOLF LINKS
- **7.** GANNON PARK
- 8. SUTTON CROSS
- 9. PORTMARNOCK
- 10. CLONTARF

- **11.** TO MALAHIDE VILLAGE, MARINA, CASTLE & DART
  - 12. PORTMARNOCK FC
  - **13.** TO CITY CENTRE, AIRPORT, M50 & M1









#### TO CITY CENTRE

44 mins / 32 bus

#### **TO AIRPORT**

35 mins / 102 bus

#### **TO CLONTARF**

24 mins / 32 bus

#### TO HOWTH

26 mins / 32 and 31 bus

#### TO PORTMARNOCK

6 mins - 32 bus / 102 bus

#### TO MALAHIDE CASTLE

19 mins / 42 11 mins / 32X



## TO CITY CENTRE (O'Connell Street)

Via R107 - 38 mins - 17km Via R106 - 36 mins - 19km

#### **TO AIRPORT**

Via R106 / R132 / M1 16 - 22 mins vvv- 10km

#### TO CLONTARF

Via R106 26 mins - 14km

#### TO HOWTH

Via R106 and R105 *17 mins - 10km* 

#### TO PORTMARNOCK

Via R106 6 mins – 3km

#### TO MALAHIDE CASTLE

Via R106 *7 mins -3km* 



#### **DART**

19 mins Commuter Train



### THE HOUSES

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Family homes that work for you, your lifestyle and your family.

Built with continued excellence in design and construction from Hollybrook, each home is a perfect blend of careful craftsmanship, considered design, excellent styling and the finest build quality to be found. The design concept at Robswall was to produce a luxurious modern living environment in a traditional home.

From couples looking to set up their first home together to young families looking for more space, from sophisticated first time buyers to those looking for a brand new build now that their families have grown, everyone will find a warm welcome in this distinctive setting.

Trust in experience and enjoy the warmth of your own energy efficient home.



BUILDING WARRANTY

HomeBond 10 year structural warranty

KITCHENS

Individually designed and installed to include:

- Soft close doors and drawers
- Under cabinet lighting
- Branded integrated appliances:
 Dishwasher, Fridge/freezer, Multi function oven, Microwave, Ceramic
 Hob & Extractor hood
- Stone worktop and upstand with mgrooved drainer and under mount sink
- Brushed stainless steel sockets above worktops
- Stainless steel sink and mixer tap

UTILITY ROOM

- To match kitchen units and worktops
- Stainless steel sink with mixer tap
- Space with services for washing machine / tumble dryer



BATHROOM/EN-SUITE

- Polished chrome brassware
- Porcelain tiles to bath panel, floors and selected walls
- Polished chrome heated towel rail
- Stainless steel two pin power outlet "Shaver socket"
- Mirrored vanity cupboards to bathroom and ensuite

INTERIOR FINISHES

- Smooth finish to all walls and ceilings, painted in white emulsion
- All joinery painted in white satin wood
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting and architrave
- Porcelain tiling laid to kitchen and utility room

HEATING & VENTILATION SYSTEMS

Pressurised hot & cold water supplies

- to bathrooms & ensuites
- Gas fired central heating system to radiators
- Continious mechanical extract ventilation system with humidity control

ELECTRICAL FITTINGS

- Recessed LED down lighters to kitchen, bathroom / en-suite, WC and utility room
- Pendant fitting for feature light fitting (by purchaser) to hallway, landing, bedrooms and living / dining rooms
- External power socket to rear garden
- TV points (for Virgin Media) to living room, kitchen and bedrooms
- Data cabling (for internet/broadband) to living room, family room and bedrooms
- Telephone points to family room and master bedroom
- Roof mounted photovoltaic panels serving each house

SECURITY & SAFETY

Hard wired for security alarm installation

- Mains powered smoke detectors to hallways, sitting room, family room, bedrooms and heat detector to kitchen
- Carbon monoxide detector adjacent to gas boiler

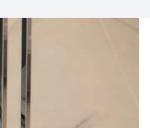
EXTERIOR

- Private carport with parking for 2 cars
- Private rear garden with access from carport
- Garden tap
- Glazed patio doors
- High performance UPVC double glazed windows
- Hardwood front entrance door with multi point locking

COMPLETION & HANDOVER

 Comprehensive handover pack will be included with the sale of each house

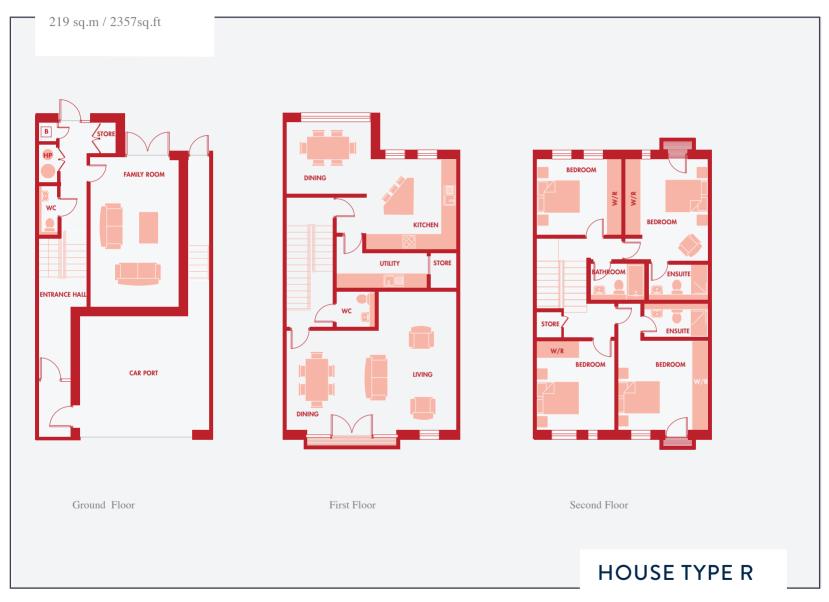
THE HOUSES SPECIFICATIONS





4 BEDROOM

Mid Terrace House



4 BEDROOM

End of Terrace House



















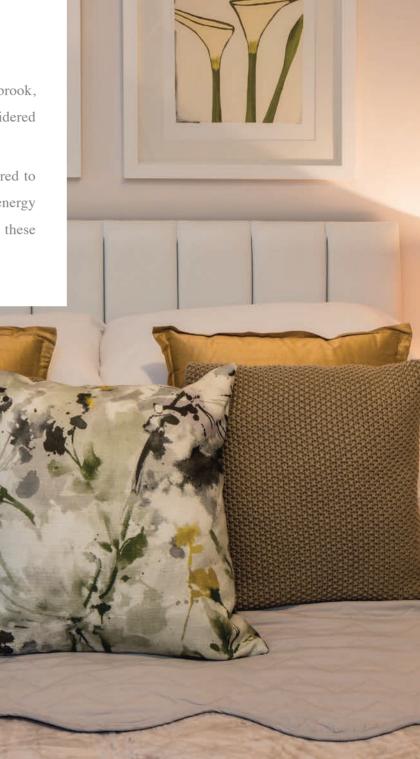
THE APARTMENTS

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#### Designed not just to stand out but to be outstanding.

Built with continued excellence in design and construction from Hollybrook, each apartment home is a perfect blend of careful craftsmanship, considered design, excellent styling and the finest build quality to be found.

The design of these apartment homes have been meticulously considered to ensure space, light and practicality are all to the fore. Modern highly energy efficient construction with the very latest technology will ensure these apartment homes set new standards for Robswall residents.











# THE APARTMENTS SPECIFICATIONS

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Designed and finished to the highest specification the Hollybrook apartment homes at Robswall don't just look the part, they function flawlessly as well. Care and detailed attention is paid to the design and specification, a Hollybrook home is built to last.



Homebond 10 year structural warranty.

KITCHENS

- Individually designed and installed to include:
- Soft close doors and drawers
- Under cabinet lighting
- Branded integrated appliances:
 Dishwasher, Fridge/freezer, Multi function oven,
 Microwave, Ceramic Hob & Extractor hood
- Stone Worktop and upstand with grooved drainer and under mount sink
- Brushed stainless steel sockets above worktops
- Stainless steel sink and mixer tap

UTILITY ROOM

Space with services for Washer/Dryer

BATHROOM/EN-SUITE

Polished chrome brassware



- Porcelain tiles to bath panel, floors and selected walls
- Polished chrome heated towel rail
- Large wall mirror over basin and WC
- Stainless steel two pin power outlet "Shaver socket"

INTERIOR FINISHES

- Smooth finish to all walls and ceilings, painted in white emulsion
- All joinery painted in white satin wood
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting and architrave
- Laminate flooring laid in Hall, Kitchen and Living room
- Carpets fitted to all bedrooms

HEATING & VENTILATION SYSTEMS

- Pressurised hot & cold water supplies to bathrooms and en-suites
- Gas fired central heating system to radiators with individual boilers for each apartment









 Continuous mechanical extract ventilation system with humidity control

ELECTRICAL FITTINGS

- Low Energy recessed LED down lighters to kitchen, bathroom/en-suite, WC and utility room
- Pendant fitting for feature light fitting (by purchaser) to bedrooms, living room and hallway
- TV points (for Virgin Media) to living room and bedrooms
- Data cabling (for internet/broadband) to living room and bedrooms
- Telephone point to living room and bedrooms
- Roof mounted photovoltaic panels serving each apartment

SECURITY & SAFETY

- Access control system to 10 − 13 The Meadow'
 Exterior 'Aluminium external doors with video entry system to 10 − 13 The Meadow.
- Mains powered smoke detectors to hallways, sitting room, bedrooms and heat detector to kitchen.

• Carbon monoxide detector adjacent to gas boiler

EXTERIOR

- Glazed patio doors to balconies
- High performance UPVC double glazed windows
- Composite entrance door to The Gate Apartments (own door)
- ◆ Aluminium external doors with video entry system to 10 17 The Meadow

COMPLETION & HANDOVER

 Comprehensive handover pack will be included with the sale of each apartment

"HOLLYBROOK ...
PROUD TO MAKE OUR
HOUSE YOUR HOME."

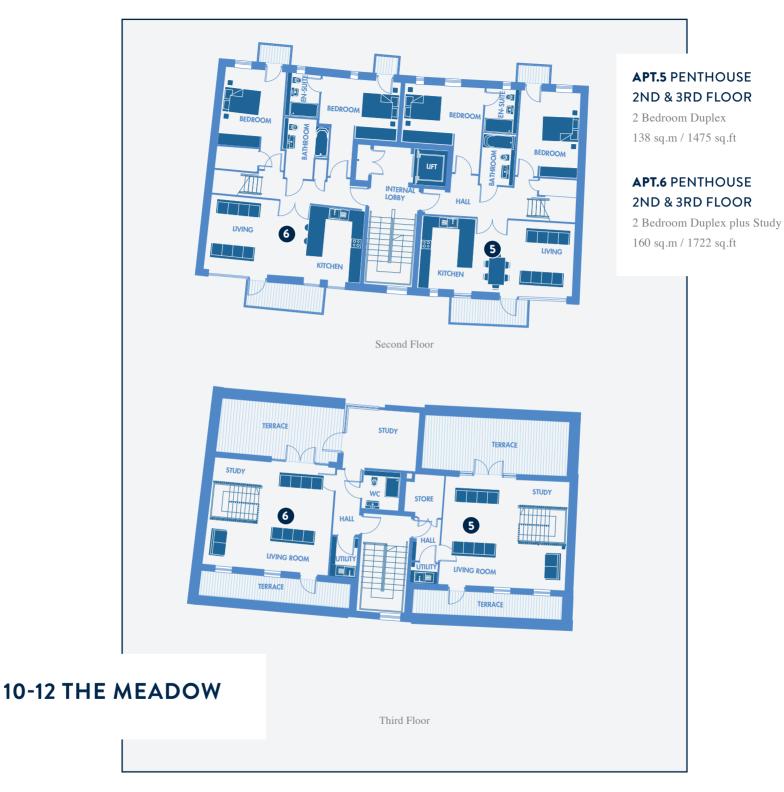


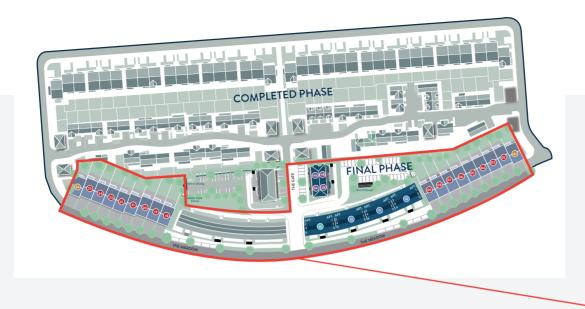


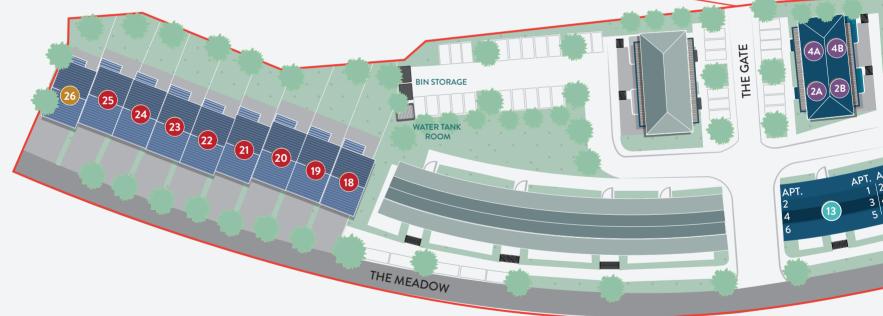


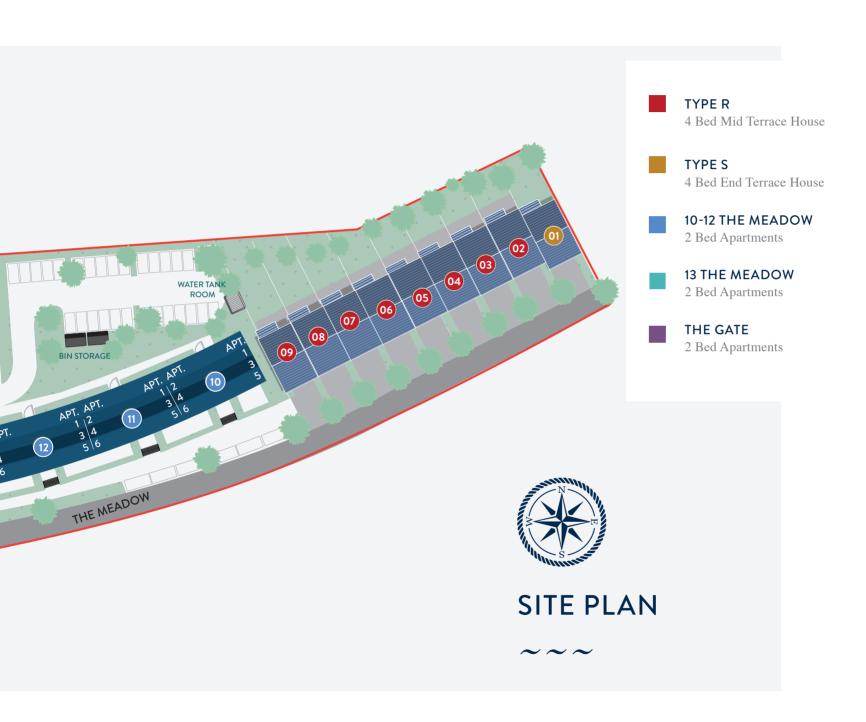














TRACK RECORD

HOLLYBROOK IS A PRIVATE FAMILY OWNED DEVELOPMENT AND CONSTRUCTION COMPANY FOCUSING ON HIGH QUALITY BESPOKE RESIDENTIAL AND COMMERCIAL DEVELOPMENTS.

The business was founded in 1987 and has grown to become a well-established developer in the UK and, more recently, Ireland. We have considerable experience, not just in new-build projects, but also in the restoration and refurbishment sector, having successfully completed many diverse and challenging projects.

Hollybrook builds all its own developments and has a 30 year track record of constructing high quality major residential and mixed-use schemes. The company is passionate about construction and build quality and have been awarded various NHBC Awards over the past 15 years. We have also won the NHBC Seal of Excellence on our last five developments.

HOLLYBROOK HAVE WON THE FOLLOWING IRISH AWARDS:

Irish Construction Awards (Finalist)

Hollybrook @ Robswall, Malahide, Co. Dublin

European Property Awards

Hollybrook @ Robswall, Malahide, Co. Dublin

SELECTION OF PREVIOUS DEVELOPMENTS IN LONDON



SUTTONS WHARF NORTH, E2.

RESIDENTIAL DEVELOPMENTT

This development consists of a total of 480 units comprising 7 separate buildings. The buildings are of contemporary design by award winning Architects Burwell Deakins Architects and range in height from 10 to 18 storeys. The site is well located close to Mile End, Stepney Green and Bethnal Green Tube Stations giving fast links to the City of London. Local landmarks include the Roman Road Market which is just 5 minutes walk away.



BATH HOUSE LOFT, SE1.

RESIDENTIAL DEVELOPMENT

This Grade II Listed building extending to some 45,000 sq ft was formerly Southwark Councils offices until it was acquired by Hollybrook in late 2012. The development is located in the heart of the fashionable Bermondsey area and a short walk from both Bermondsey and London Bridge Underground Stations.



H19 QUEEN ELIZABETH STREET, SE1.

RESIDENTIAL & COMMERCIAL DEVELOPMENT

This former warehouse, originally built in 1904 was granted planning permission to be converted to a mixed-use scheme of office space and 9 luxury apartments.

The property is located next to Tower Bridge and is a short walk from London Bridge and Tower Hill Underground Stations. The restoration works incorporated many of the original features into the development.



NOBLE HOUSE, RH1

MIXED-USE DEVELOPMENT

This development of 126 apartments, 10,650 sq ft of retail space and associated secure car parking

completed in 2012. Of the 126 units, 50 are shared ownership, which were purchased by Raven Housing Trust, and the remaining 76 private units were sold to Delph Properties



UNIVERSITY OF THE ARTS LONDON, SE5.

STUDENT ACCOMMODATION & ACADEMIC SPACE

Hollybrook worked jointly with the University of Arts (the largest Arts University in Europe) on this development of a new Educational Campus in Camberwell, South London. This consists of a 256 room hall of residence and a new courtyard for outside art exhibitions space.

PROFESSIONAL TEAM



AGENT



KnightFrank.ie

+353 1 634 2466

DEVELOPER

HOLLYBROOK

SOLICITOR ARCHITECT

John B. O'Connor & Co. Conroy Crowe Kelly

37 Upper Mount Street, Dublin 2 65 Merrion Square South, Dublin 2

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INTERIOR DESIGN

Natasha Rocca Devine Soraya Tomkins

The Interiors NRD Greenwood Furnishings

www.theinterioursnrd.com www.greenwoodfurnishings.com

PURCHASING PROCEDURE

Following a sale being agreed, subject to contract and upon payment of the €5000 booking deposit, the vendor's solicitor will issue documentation. Unconditional contracts should then be signed and returned within 21 days of receipt of same by the purchaser's solicitor, together with the contract deposit (balance to make 10% of the purchase price). Contracts for sale will issue within 3-5 working days. For further information please contact the sales agent.



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