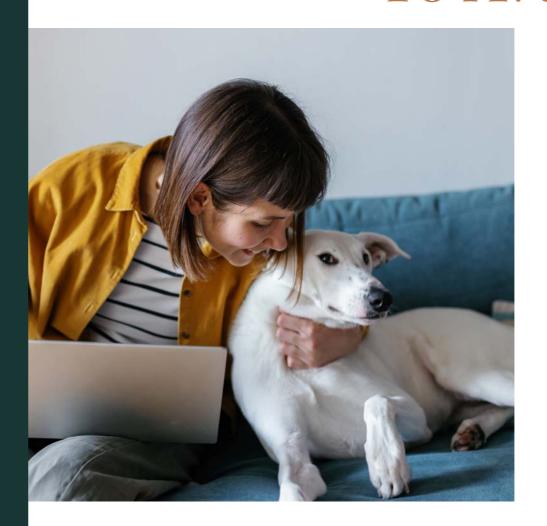






# Welcome To Avenlea

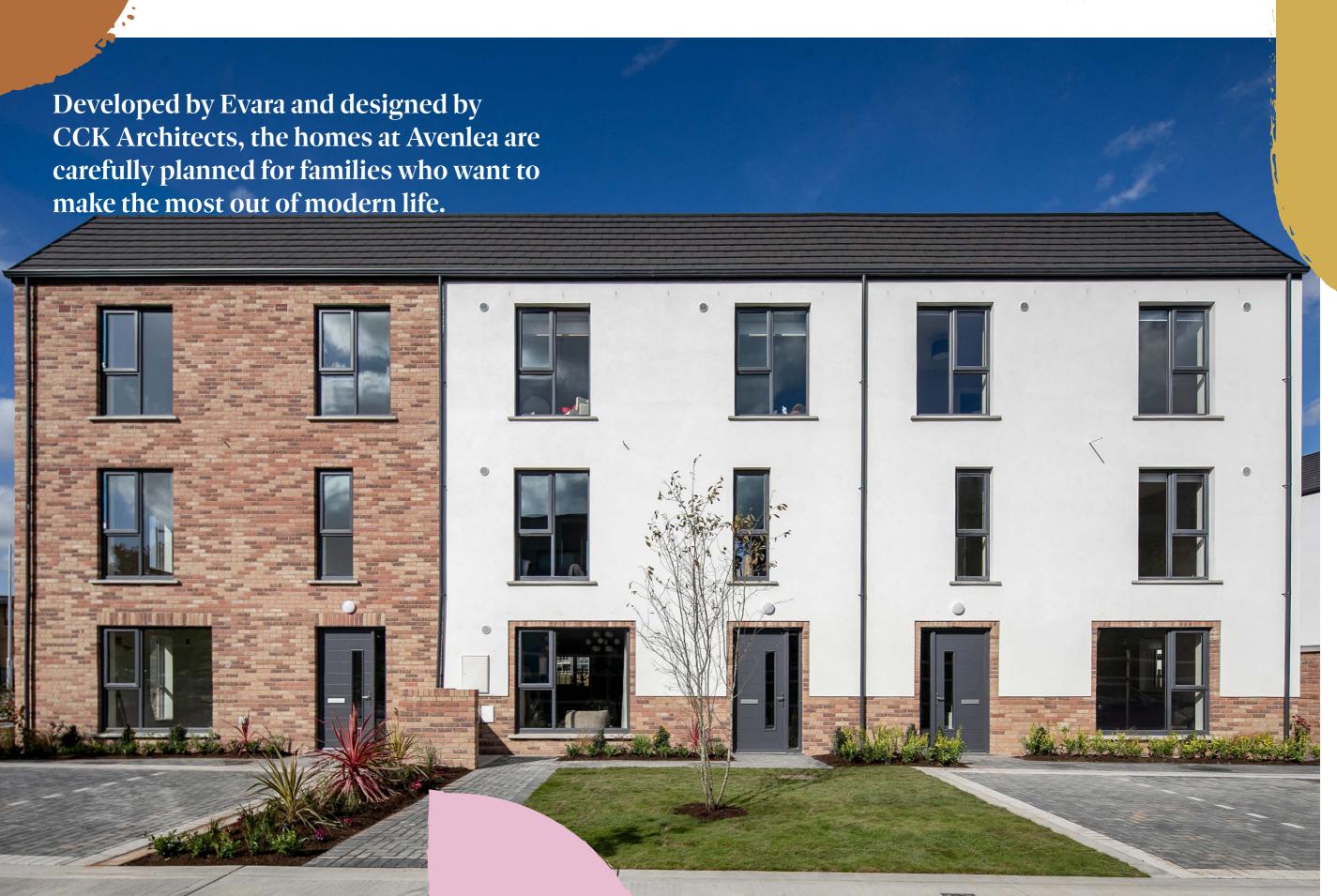






Avenlea is the latest exciting new development by Evara in Adamstown, offering a stunning selection of 1, 2, 3 & 4 bedroom apartments, duplexes, and houses, ideal for first-time buyers, growing families, and those seeking more space in a vibrant and well-connected community.

Just a short stroll from the expansive 19 acre Tandys Lane
Park, with its open green spaces, playgrounds, and walking
trails, this is where city convenience meets the calm of nature.
Enjoy excellent local amenities, top-rated schools, and superb
transport links that put Dublin City within easy reach.





In addition to Tandys Lane Park, residents of Avenlea have the benefit of Airlie Park just a short walk away. At over 27 acres Airlie Park offers residents an incredible range of facilities, including an all-weather pitch, a cricket ground, tennis courts, basketball courts and a teen space.









Meets the calm of nature







When it comes to education, every age group is well catered for at Avenlea. There is a selection of pre-schools and montessori schools that are available in the immediate area. In terms of primary schools, there is a wide variety located in the neighbourhood including Adamstown Castle Educate Together NS and St. John the Exangelist NS. Secondary school pupils are equally spoilt for choice with Adamstown Community College just a short stroll away and with excellent public transport links on your doorstep, no school or college in the Dublin area is too far away.

## **Local Amenities**

### **Schools**

- 1. Adamstown Community College
- 2. St. John the Evangelist NS
- 3. Adamstown Castle Educate Together
- 4. Scoil Mhuire National School
- 5. Scoil Aine Naofa
- 6. Lucan Community College
- 7. Griffeen Valley Educate Together
- 8. Gaelscol Eiscir Riada
- 9. Esker Educate Together
- 10. Colaiste Padraig
- 11. St. Andrews National School
- 12. Lucan East Educate Together
- 13. Lucan Community National School
- 14. Kishoge Community College
- 15. St Peter the Apostle National School
- 16. Collinstown Park Community College
- 17. St. Mary's National School
- 18. The Kings Hospital School

## **Sports**

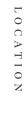
- 19. Lucan Sarsfields GAA
- 20. Lucan Harriers
- 21. Lucan United
- 22. Cricket Grounds
- 23. Esker Football Club

### Retail

- 24. The Crossings Tesco & Aldi
- 25. Lidl
- 26. Lucan Shopping Centre
- 27. Tesco
- 28. Lucan Village
- 29. Fonthill Retail Park
- 30. Liffey Valley Shopping Centre



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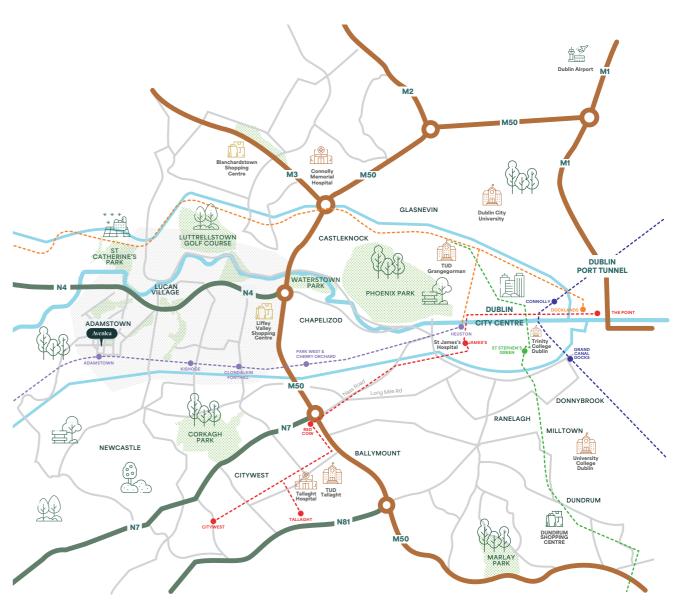
## Stay connected

No matter where you want to go, there's a fast and convenient transport link to help you get there. Avenlea is close to Adamstown train station, which runs a quick and frequent service to Heuston Station in Dublin. Several Dublin Bus routes offer commuters even more choice. For motorists, the road network could not be better. Adamstown is situated on the main N4 road, which links to the M50 and the city centre. Going even further?

Dublin Airport is a fast and easy 25-minute drive away.



## Enjoy superb transport links that put Dublin city within easy reach.

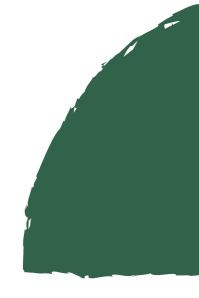


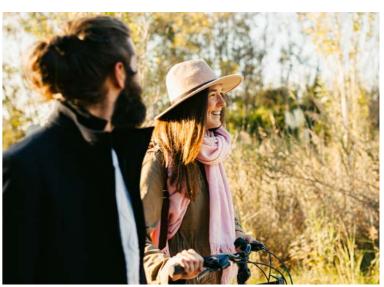






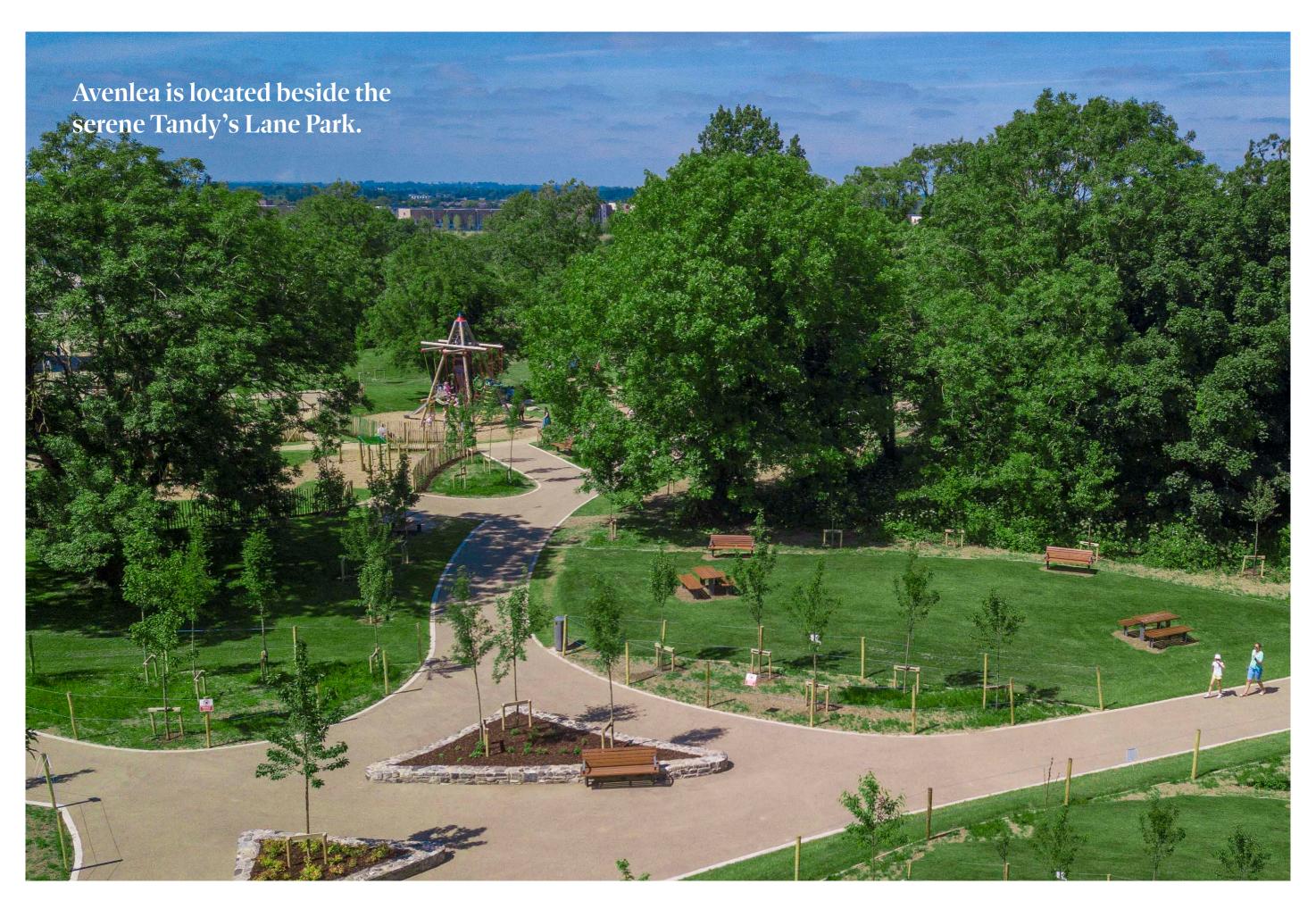








Even closer to home, Avenlea residents can enjoy the wonderful new amenities at The Crossings, Dublin's newest retail offering located in the heart of Adamstown. The Crossings, is located less than a 5 minute walk from Avenlea, and has Tesco and Aldi as its anchor tenants. This new neighbourhood at The Crossings is the perfect place to shop, dine, relax, work out, entertain and live every day. The vibrant central urban plaza, is the ideal location for people to come together, and get to know their new neighbours.



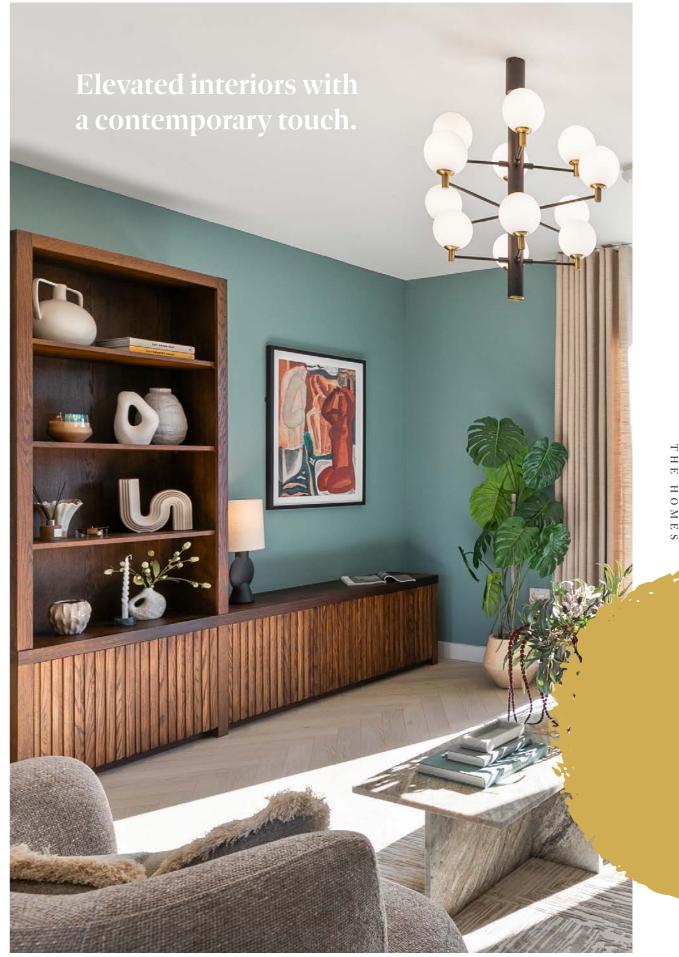






Avenlea interiors boast luxury in every detail.





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## House Types



### Rock Rose I

3 Bed End-Terrace 105 sq.m / 1,130 sq.ft



### Foxglove I

3 Bed End-Terrace 123 sq.m / 1,324 sq.ft



### **Foxglove III**

3 Bed End-Terrace 123 sq.m / 1,324 sq.ft



### **Cornflower I**

4 Bed Semi-Detached 148 sq.m / 1,593 sq.ft



### **Rock Rose II**

3 Bed Mid-Terrace 105 sq.m / 1,130 sq.ft



### Foxglove II

3 Bed Mid-Terrace 123 sq.m / 1,324 sq.ft



### Foxglove IV

3 Bed Semi-Detached 123 sq.m / 1,324 sq.ft



### **Cornflower II**

4 Bed Semi-Detached 148 sq.m / 1,593 sq.ft



## **Rock Rose 1**

3 Bed End-Terrace

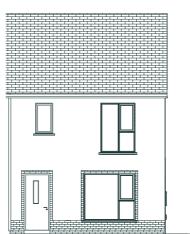
105 sq.m / 1,130 sq.ft



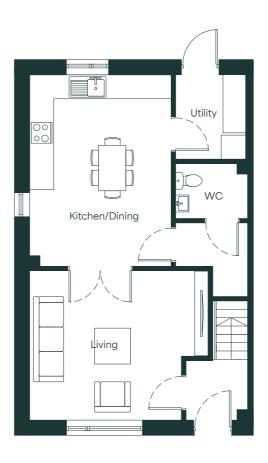




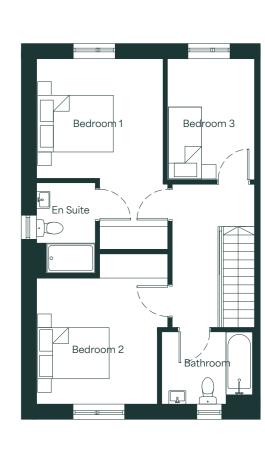
Front Elevation
14 Stratton Row



Front Elevation
4 Stratton Row



First Floor



Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

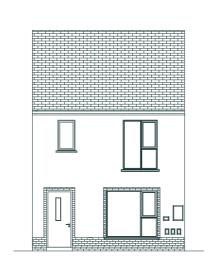
## **Rock Rose II**

3 Bed Mid-Terrace

105 sq.m / 1,130 sq.ft



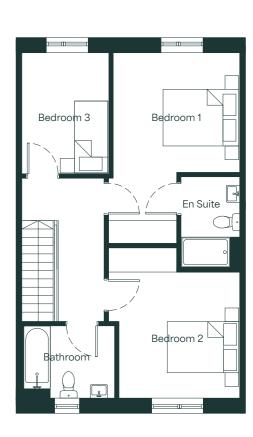




Front Elevation



**Ground Floor** 



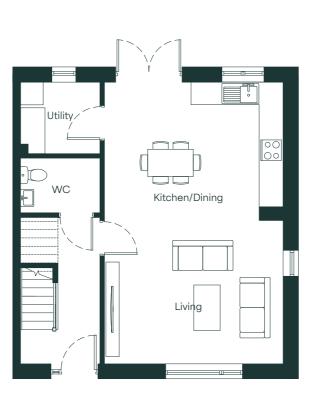
First Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

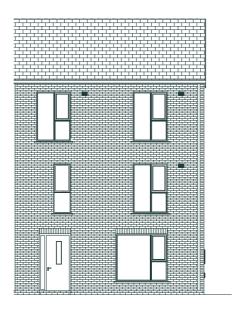
123 sq.m / 1,324 sq.ft



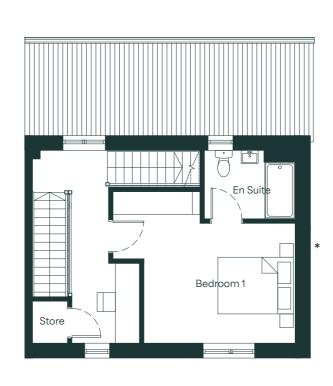




**Ground Floor** 



Front Elevation



First Floor



Second Floor

\* Please note 81 Adamstown Way has an additional window in Bedroom 1.

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

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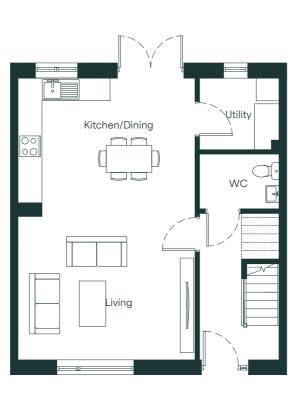
## Foxglove II

3 Bed Mid-Terrace

123 sq.m / 1,324 sq.ft



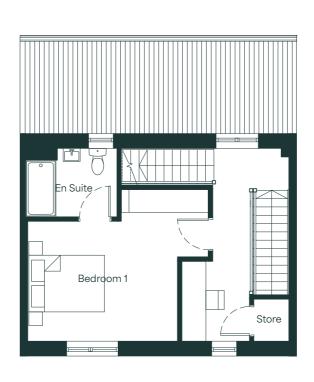




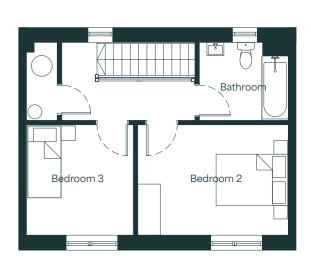
**Ground Floor** 



Front Elevation



First Floor



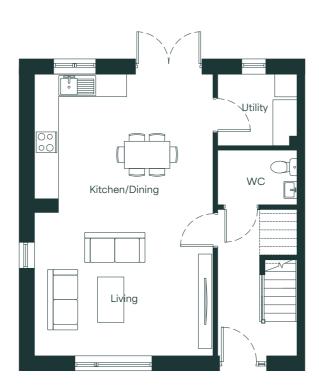
Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

123 sq.m / 1,324 sq.ft



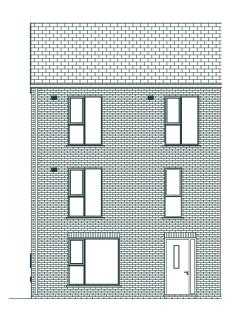




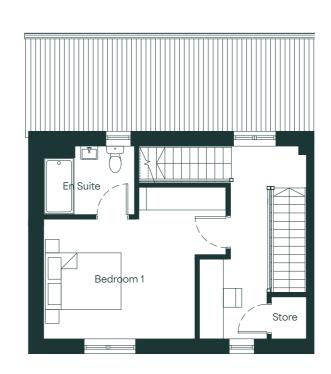
**Ground Floor** 



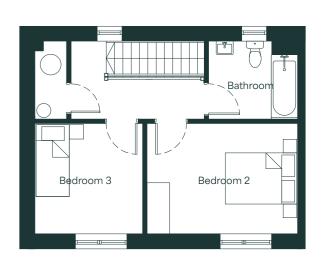
Front Elevation 93 & 95 Adamstown Way



Front Elevation 89 Adamstown Way



First Floor



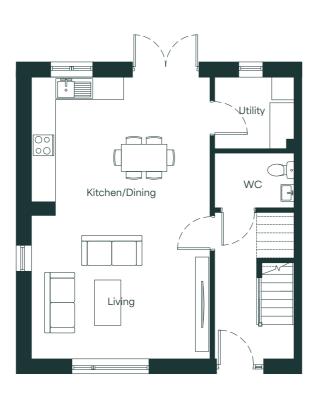
Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

123 sq.m / 1,324 sq.ft



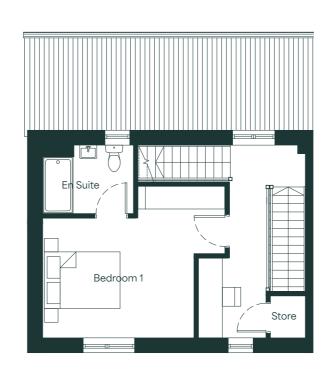




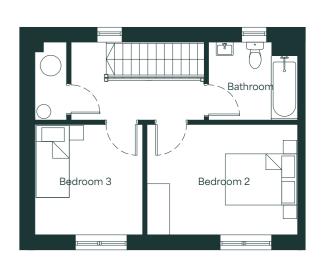
**Ground Floor** 



Front Elevation



First Floor



Second Floor

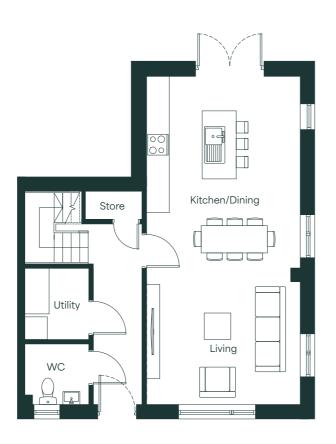
Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

4 Bed Semi-Detached

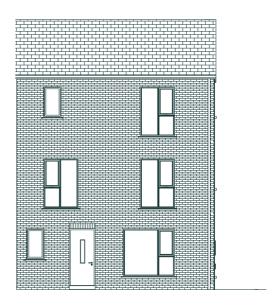
148 sq.m / 1,593 sq.ft



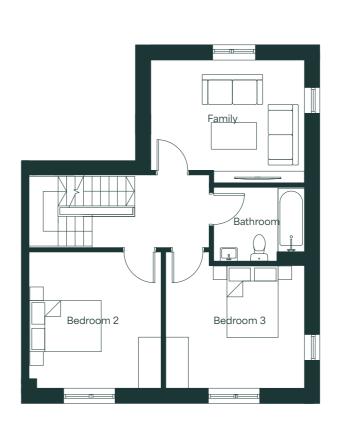




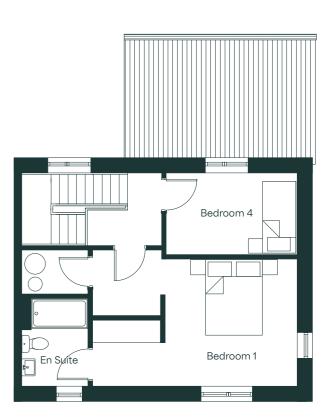
**Ground Floor** 



Front Elevation



First Floor



Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

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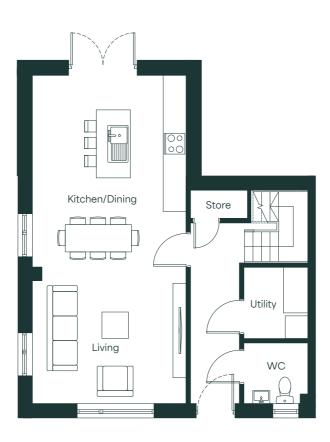
CORNFLOWERI

4 Bed Semi-Detached

148 sq.m / 1,593 sq.ft



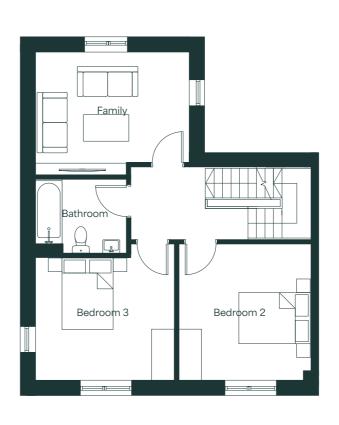




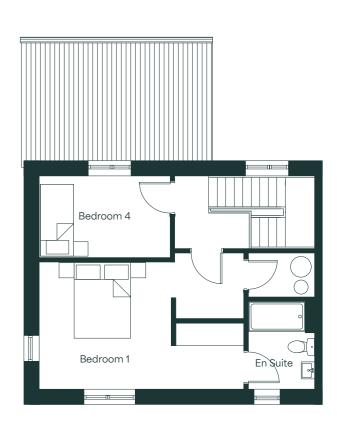
**Ground Floor** 



Front Elevation



First Floor



Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



## Specification

All homes at Avenlea will be A2-A3 rated with high levels of insulation throughout, complimented by air to water heat pumps for heating and hot water, resulting in increased energy efficiency and sustainability.

#### **EXTERNAL FINISHES**

- Low maintenance brick and/or render finishes
- Premium front entrance door with multi point locking
- Paved patio/terrace area as applicable

### **SUSTAINABILITY FEATURES**

- BER A rated homes
- High levels of roof, wall and floor insulation
- Mechanical ventilation system fitted extracting air from wet areas and drawing fresh air in through controllable vents, ensuring good air quality
- High efficiency air source heat pump system to provide all heating and hot water needs
- Zone controlled heating
- High performance uPVC windows

#### **ELECTRICAL**

- Generous power points throughout
- Pre-wired for telephone and internet services
- Mains powered battery backup smoke and heat detectors fitted throughout

#### **BEDROOMS**

- Superior quality built in contemporary wardrobes by Kube
- Ample wardrobe space with a combination of hanging and shelved storage

### **KITCHENS**

- High quality German made contemporary kitchens, supplied and fitted by Kube Kitchens
- All kitchens feature sand matt doors and terra concrete laminate worktops and splashback
- Integrated appliances include fridge freezer, oven, hob, extractor fan and dishwasher.
  Appliances provided subject to signed contracts returned within 28 days

#### BATHROOMS

- Stylish contemporary sanitary ware by Sonas
- High quality tiling fitted to wet areas
- Heated towel rails in main bathroom and en-suite
- Shower doors fitted as standard

### **INTERNAL FINISHES**

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary painted internal doors with satin finish ironmongery

### **WARRANTY**

• 10 year structural warranty cover provided













## **Professional Team**

### Developer



### Architects

CONROY CROWE KELLY Architects & Urban Designers

### **Solicitors**

### McCann FitzGerald

Agent



01 667 1888

#### Disclaimer

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate, and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area - the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations may occur.



