

An  
Móinéar Ard

An exclusive development of 26 houses



HAVEN DEVELOPMENTS



# Welcome to Kinvara

Nestled along the stunning coastline of Galway Bay, Kinvara is a picturesque village that blends rich history, vibrant culture, and breathtaking landscapes. Located along the Wild Atlantic Way, Kinvara is the perfect location being just a short distance to Galway City, close to the motorway with easy access to Limerick, Shannon Airport and a little over two hours to Dublin. Excellent road and bus links ensure that you're always well connected, providing you with access to major centres of employment while maintaining the peaceful vibe of rural life.

Kinvara, is more than just a picturesque village on the Wild Atlantic Way – it's a community brimming with life, culture, and excitement. Whether you're an art lover, music enthusiast, or nature seeker, Kinvara has something for everyone. Enjoy the convenience of a short walk to local shops, cafes, restaurants, and cultural attractions. The village of Kinvara is known for its friendly atmosphere, offering a close-knit community that makes it easy to connect with neighbours and engage in local activities.

Kinvara's safe, family-friendly environment makes it the ideal place to raise children. With a selection of local primary and secondary schools, plus nearby parks and playgrounds, your family will thrive in this vibrant community. Kinvara is also a fantastic place for those looking to enjoy their retirement. Quiet, yet close to essential amenities, it provides the perfect blend of relaxation and convenience.



# What does Kinvara offer?

## **Festivals**

There are two festivals in Kinvara, in May, Fleadh na gCuach (The Cuckoo Festival). It is a hugely enjoyable and successful traditional music and community based arts festival. A well established and a great reputation has ensured that the Cuckoo Fleadh has become a showcase for the best in traditional music, attracting musicians from all over Ireland and beyond. In August, Cruinniú na mBád (The gathering of the boats) takes place. The festival celebrates the living tradition of the sailing of beautiful Galway Hookers, this fabulous regatta hosts the legendary turf boats as the harbour village of Kinvara throws itself into a frenzy of sessions with the cream of Irish traditional musicians and singers.

## **Dunguaire Castle**

One of the most iconic landmarks in the area, Dunguaire Castle is a 16th-century fortress with a fascinating history. Once home to the O'Hynes clan, the castle stands majestically by the water and offers breathtaking views of the surrounding landscape.

## **Coole Park**

Coole Park is a nature reserve that spans over 1,000 acres of beautiful woodlands, meadows, and lakes. It offers visitors a chance to explore tranquil walks, observe local wildlife, and immerse themselves in the natural beauty of County Galway.



# About the development

Welcome to An Móinéar Ard (*The high meadow*), an exclusive development of 26 homes, comprising of 2 spacious detached homes, 10 luxury four bed semi-detached homes, 4 three bed semi-detached homes, 4 three bed terrace homes and 6 two bed homes.

Haven Developments is excited to introduce “An Móinéar Ard” to the picturesque village of Kinvara. The development is perfectly located less than a 2 minute walk from the heart of beautiful Kinvara.

All the homes have been architecturally designed and are block built to the highest standard, offering A2 energy rating with concrete floors on first floor. Designed by Galway based Architects O’Neill O’Malley, each home has been carefully planned to maximise the use of light and space. The development benefits from the use of traditional external stonework while offering a contemporary internal design.

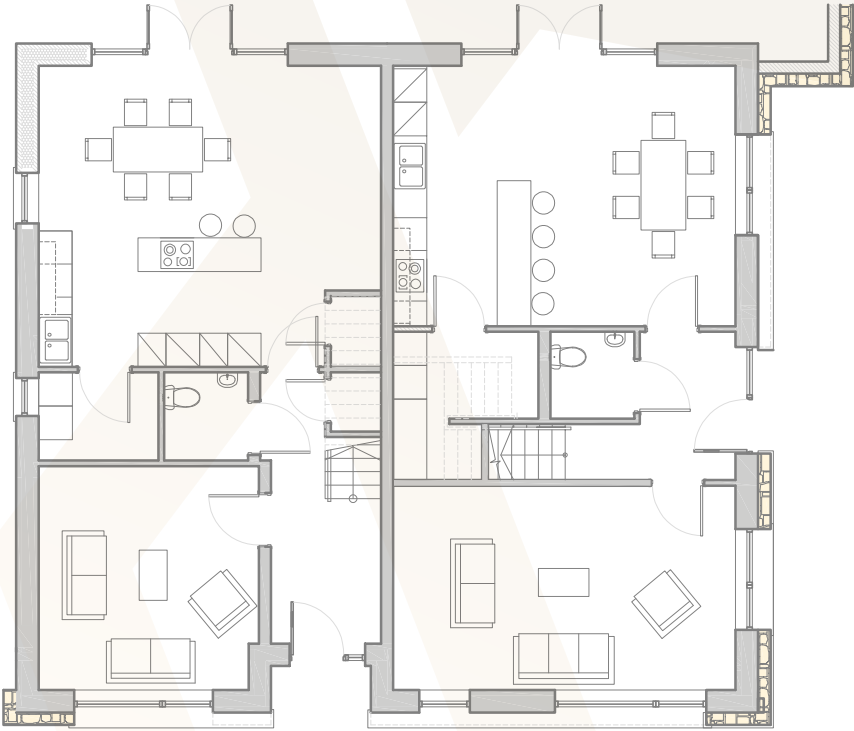
At An Móinéar Ard, you will experience, the perfect blend of serene countryside living with the convenience of urban amenities, all while enjoying the natural beauty and cultural charm that Kinvara has to offer. An Móinéar Ard, offers an ideal opportunity to purchase a new home in one of Galway’s most sought after locations.

# House Type A /A1 /A2

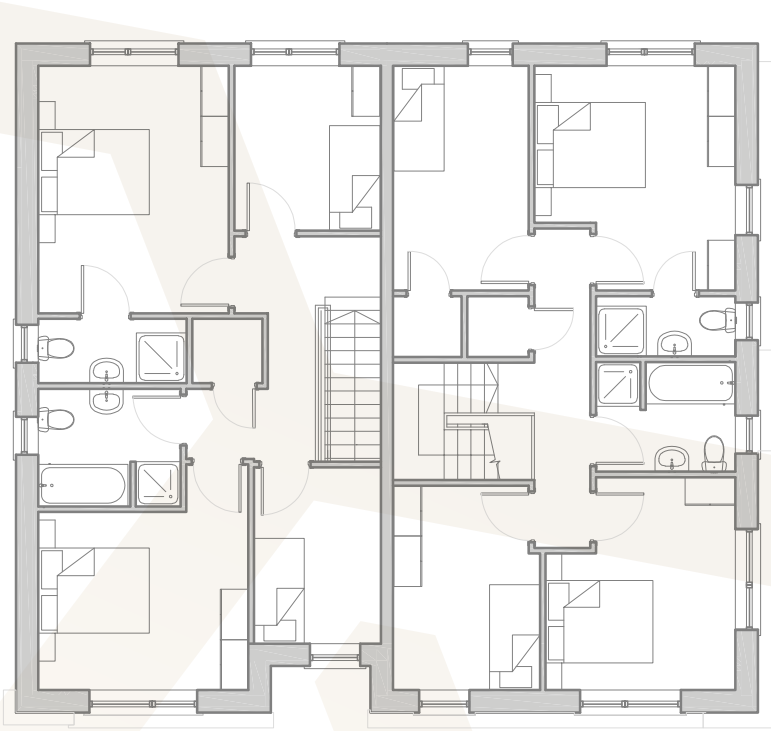




# House Type A / A1 / A2



GROUND FLOOR PLAN

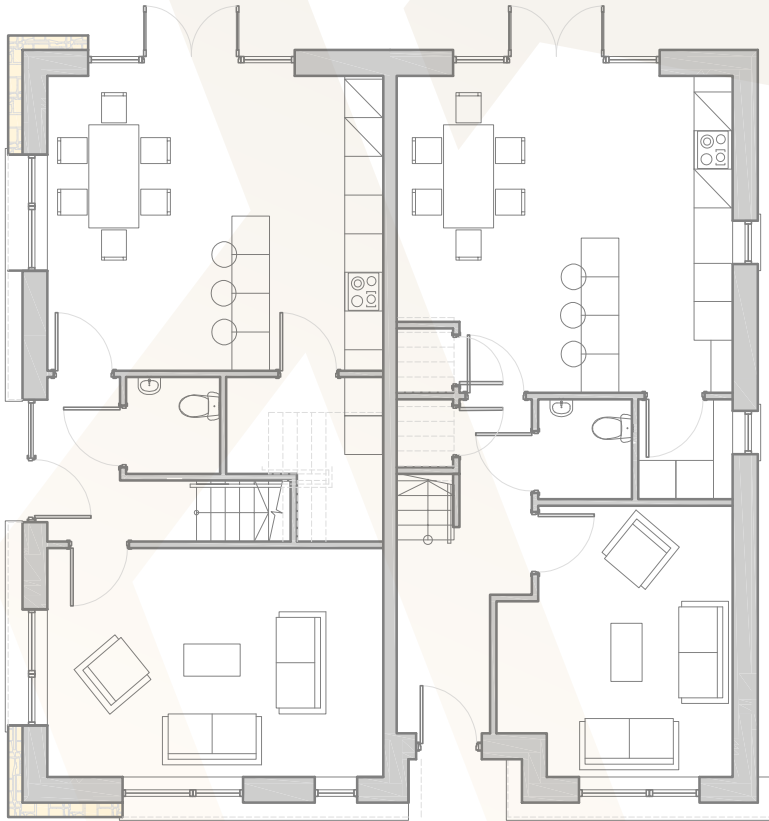


1ST FLOOR PLAN

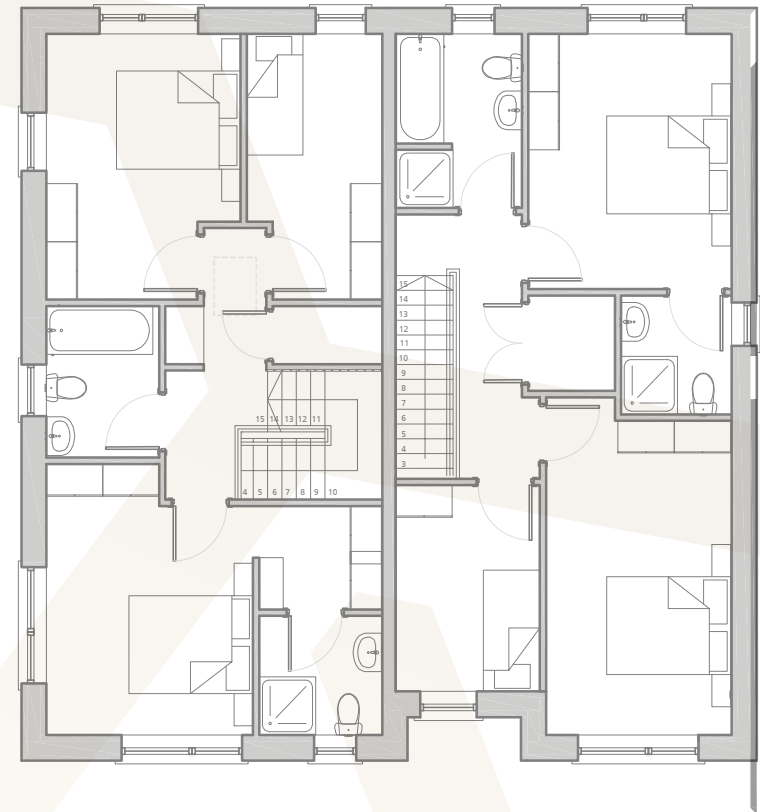
# House Type B/B1



# House Type B/B1



GROUND FLOOR PLAN

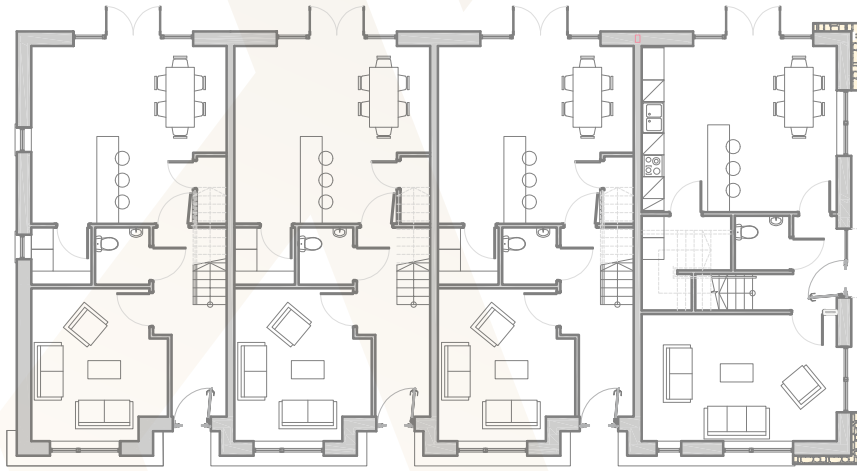


1ST FLOOR PLAN

# House Type C / C1 / C2



# House Type C / C1 / C2



GROUND FLOOR PLAN

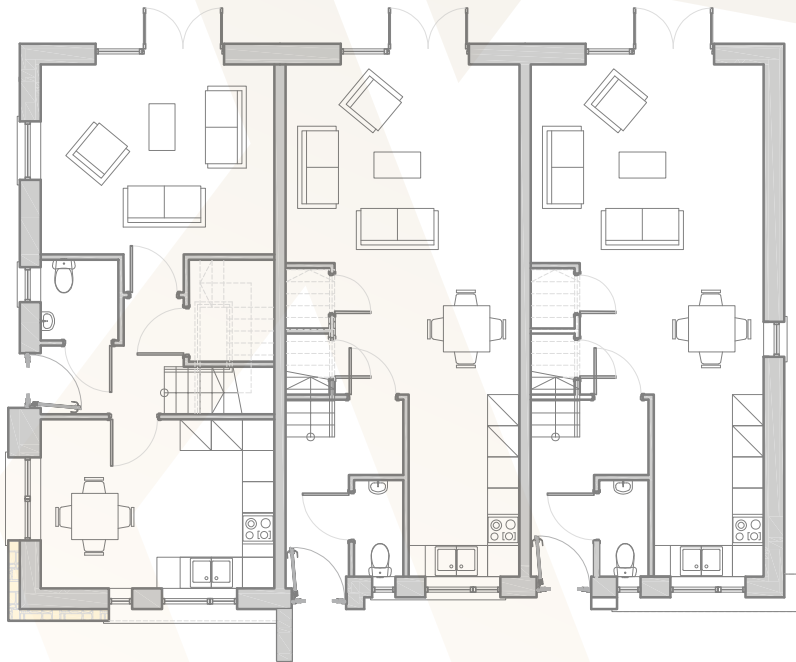


1ST FLOOR PLAN

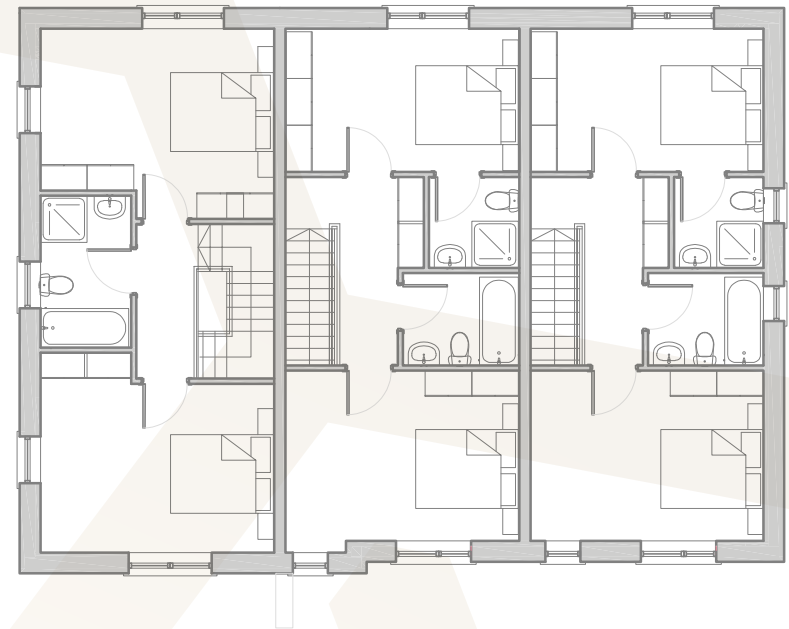
# House Type D/D1/D2



# House Type D / D1 / D2



GROUND FLOOR PLAN



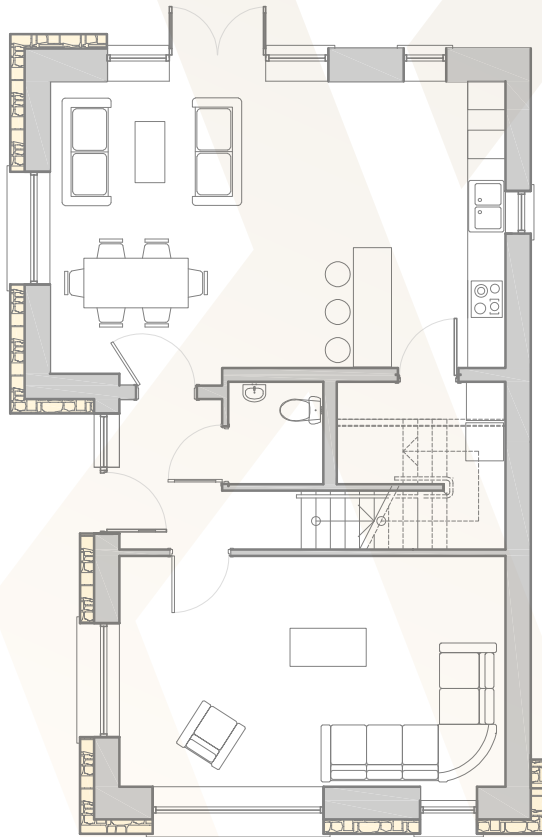
1ST FLOOR PLAN

# House Type E

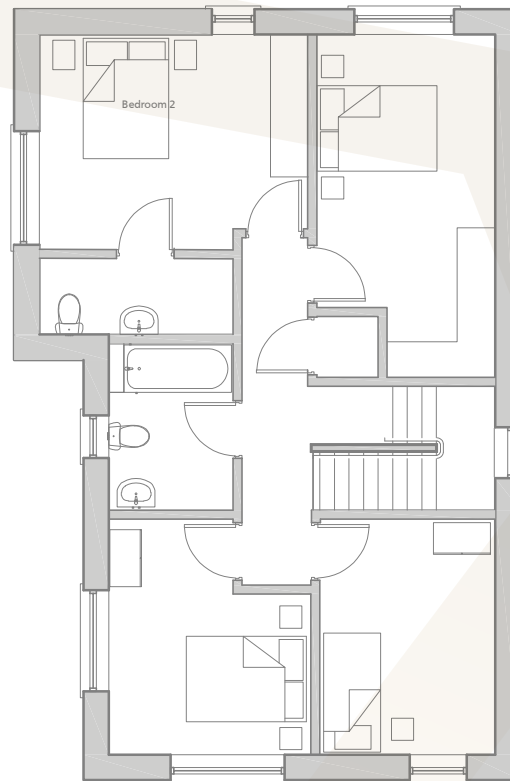




# House Type E



GROUND FLOOR PLAN

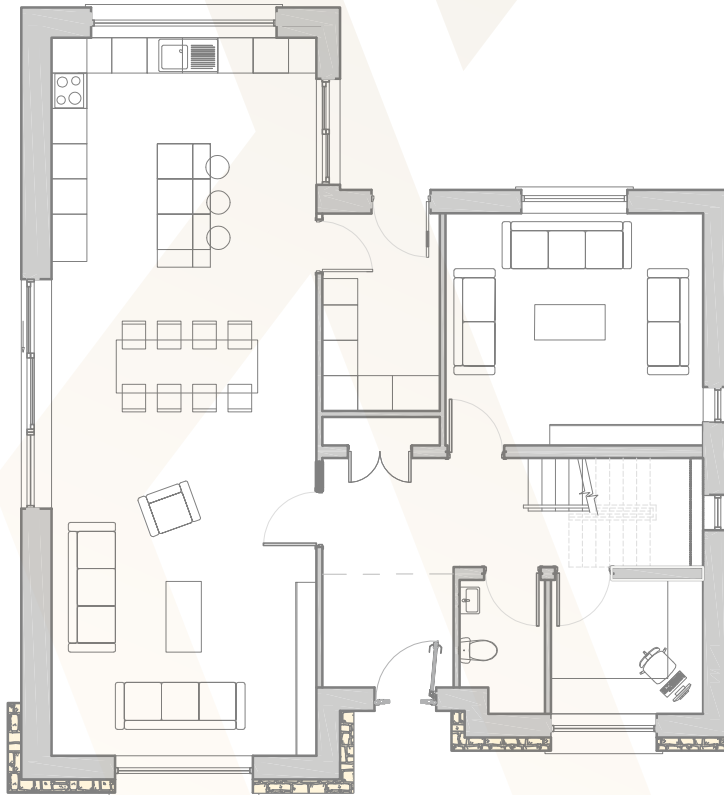


1ST FLOOR PLAN

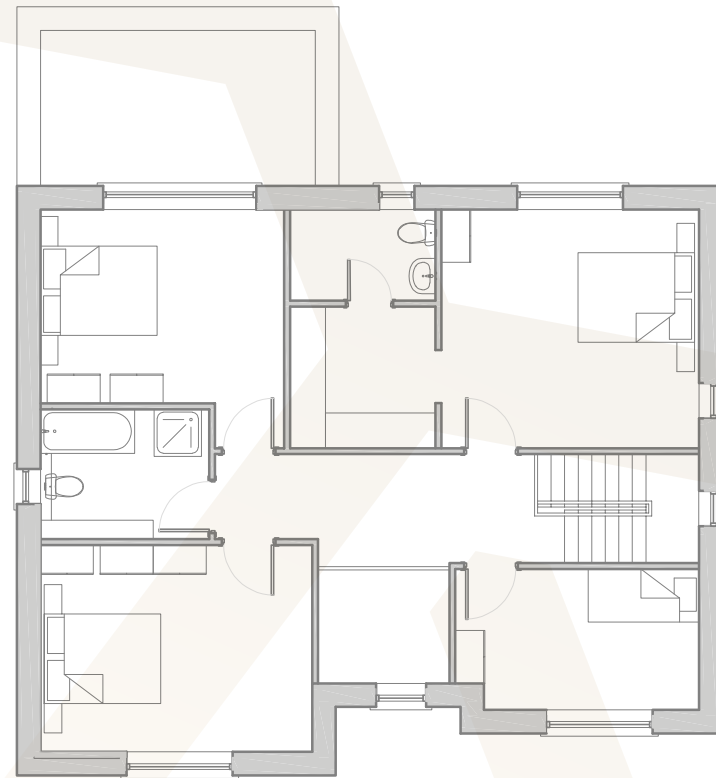
# House Type F



# House Type F



GROUND FLOOR PLAN



1ST FLOOR PLAN

# Site plan



# House details

House No.	House Type	House Description	House Size (m2)	House No.	House Type	House Description	House Size (m2)
1	Type E	4 Bed Detached	146.2	14	Type C	3 Bed End Terrace	113.1
2	Type B	3 Bed Semi Detached	113.1	15	Type C2	3 Bed Mid Terrace	113.1
3	Type B1	3 Bed Semi Detached	113.1	16	Type C2	3 Bed Mid Terrace	113.1
4	Type A	4 Bed Semi Detached	132	17	Type C1	3 Bed End Terrace	116.4
5	Type A2	4 Bed Semi Detached	136	18	Type F	4 Bed Detached	200.1
6	Type D	2 Bed End Terrace	88.38	19	Type A	4 Bed Semi Detached	132
7	Type D2	2 Bed Mid Terrace	88.38	20	Type A1	4 Bed Semi Detached	132
8	Type D	2 Bed End Terrace	88.38	21	Type A	4 Bed Semi Detached	132
9	Type B	3 Bed Semi Detached	113.1	22	Type A1	4 Bed Semi Detached	132
10	Type B2	3 Bed Semi Detached	116.1	23	Type A	4 Bed Semi Detached	132
11	Type D1	2 Bed End Terrace	90.68	24	Type A1	4 Bed Semi Detached	132
12	Type D2	2 Bed Mid Terrace	88.88	25	Type A	4 Bed Semi Detached	132
13	Type D	2 Bed End Terrace	88.38	26	Type A2	4 Bed Semi Detached	136

# Specifications

## **Energy Efficiency:**

- A2 BER Energy Rating.
- Highly insulated air tight design works with HRV system for ventilation control.
- Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A2 Building Energy Rating.

## **External Finishes:**

- Architecturally designed with limestone on selected areas to the front façade along with painted nap plaster finish.
- Aluminium fascia and soffits.
- Paved front driveway.
- Paved patio to rear.
- Seeded lawn to rear and planted areas to the front.
- External power point.

## **Electrical:**

- All homes come with a generous electrical specification to include data and TV points in all bedrooms, kitchen and living room, pre-wiring for an intruder alarm and the provision of an outside electrical socket.
- Electrical specifications designed by Maloney Fox Consulting Engineers.
- Zappi Car Charge point included.
- The development will be serviced by fibre with access to a wide range of service providers including Vodafone, Sky, Virgin Media, Digiweb, Pure Telecom and several others.

## **Internal Finishes:**

- Raised ceilings.
- Walls and ceilings painted throughout and finished with emulsion paint.
- Woodwork and joinery finished with satin oil paint.
- Tile floor to kitchen and dining area.
- Gazco Electric Fire, ereflex installed in all units.

# Specifications

## **Kitchen:**

- Contemporary shaker fitted kitchen, smooth painted.
- Cabinet interior to be white.
- Oak detailing to be natural lacquered oak.
- Cabinetry fitted to ceiling.
- To Include:
  - › Blum soft closing drawers and hinges.
  - › Blum 600 duo bin soft close.
  - › Blum soft closing internal cutlery drawers.
  - › Oak cutlery insert.
  - › Yen gold tap.
  - › Java 1.0 undermounted single bowl stainless steel sink.
  - › Manor gold handles with knurling.
  - › Lift up stays.
  - › Granite / Quartz worktop.

## **Guarantee:**

- An Móinéar Ard homes are covered by HomeBond's 10 year guarantee scheme.
- Digital Homeowner Operation Manual.

## **Bathroom and En-suites:**

- Quality sanitary ware in the main bathroom, en-suites and downstairs WC with coordinated wall tiling.
- Bathrooms and ensuite are fitted with stylish sanitaryware and designed around contemporary fresh lines to offer excellent quality throughout.
- Pressurised hot water system for baths and showers.
- Shower door included.

## **Heating:**

- Underfloor heating on ground floor with zone controls.
- Highly efficient radiators on first floor with TRVs.
- High efficiency electric, Air to Water heat pump.





# Professional Team

Developer & Contractor



Haven Developments

Architect and Assigned Certifier:



O'Neill O'Malley

Civil and Structural Engineers:



Tobin Consulting Engineers

Mechanical, Electrical Engineering  
Consultants and BER assessors:



Maloney Fox

Landscape Architect:



Cooney McDowall Design Studio

Guarantee:



Homebond

# An Móinéar Ard

Further information can be found at [www.havendevelopments.ie](http://www.havendevelopments.ie)



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