



Tuath
Housing

COST RENTAL



MONTPELIER

DUBLIN 7





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ABOUT COST RENTAL





WHAT IS COST RENTAL?

Cost Rental is a not-for-profit form of home rental where the rent you pay covers the cost of the construction, management, and maintenance of your new home. With rents set at a minimum of 25% below the average local market rate, Cost Rental offers a long-term, secure tenancy that is more affordable.

Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

**Please note that all images in this brochure are for illustrative purposes only and may not be representative of finished homes*



WHY CHOOSE COST RENTAL?

- **Long-term, secure tenure:** After a six-month probationary period in your new home, you will have a tenancy of unlimited duration*.
- **Not-for-profit:** Rents are set at a minimum of 25% below the local market average. Rates are set to cover the cost of construction and maintenance in your new home, not to generate profit, resulting in rent that is more affordable.
- **Quality homes in sustainable communities:** Tuath's Cost Rental homes are modern, energy-efficient and comfortable, and are located in vibrant, sustainable communities.
- **Experienced management:** Tuath is a professional housing organisation and experienced Cost Rental provider, offering residents excellent service and peace of mind.



AM I ELIGIBLE FOR A COST RENTAL HOME?

TO APPLY FOR OUR COST RENTAL PROPERTIES, YOU MUST BE ABLE TO PROVE THE FOLLOWING:

- Your net household income is below €66,000 per annum for Dublin or less than €59,000 for elsewhere in the country
- You can afford to pay the rent for the home
- You do not own a property
- You are not in receipt of any social housing supports
- Your household size matches the size of the property advertised
- Your household has only entered one application for a specific Cost Rental property

*Permanent tenancy is dependent on consistent rent payment and fulfilment of tenancy obligations. Terms and conditions for Cost Rental housing in Ireland follow those set out in the Affordable Housing Act, 2021.

MONTPELIER

**TUATH HOUSING IS PLEASED TO INTRODUCE
264 NEW COST RENTAL HOMES AT MONTPELIER,
A LARGE-SCALE, MIXED TENURE, COMMUNITY
LOCATED IN DUBLIN 7 CLOSE TO THE HEART OF THE
CAPITAL.**

ER

Rent

- 1 Bed Apartment - €1,490 per month
- 2 Bed Apartment - €1,695 per month
- 3 Bed Apartment - €1,895 per month

Deposit

- 1 Bed Apartment - €1,440
- 2 Bed Apartment - €1,645
- 3 Bed Apartment - €1,845



BUILDING STANDARDS AND HOME EFFICIENCY

MONTPELIER'S A-RATED HOMES ARE FINISHED TO A HIGH STANDARD WITH COMFORT AND CONVENIENCE IN MIND.

Energy efficiency and sustainability

The homes at Montpelier are designed to be well-insulated and airtight, and all are fitted with solar panels and heat pumps. This high-spec finish has allowed them to achieve an 'A' BER energy rating, the highest possible rating, resulting in a reduced carbon footprint and energy cost savings.



External features

- Façade with a mixture of render, brick, and metal cladding
- Powder coated triple glazed aluclad windows system
- Single pivot aluclad balcony/terrace doors
- Cantilevered, semi recessed balconies with powder coated metal balustrades
- Metal non-slip decking on balconies

Internal finishes

- Flush painted doors throughout with selected ironmongery
- High quality 12mm laminate flooring and blinds throughout
- High grade engineered skirtings and architraves
- Walls and ceilings finished with matt emulsion paint
- Woodwork and joinery finished in satinwood paint
- Fitted wardrobes in bedrooms



Electrical and heating

- Energy efficient electrical fixtures, fittings, and lighting
- Generous lighting, power points, and switches throughout
- Smoke and heat detectors throughout as standard
- TV connections in living room and main bedroom
- Prewired for Eir and SIRO broadband (supports Virgin, Sky, and others)
- Video intercom access control
- Prewired for intruder alarm

Kitchen

- Superb modern kitchen fully fitted with a washer/dryer, fridge/freezer and integrated dishwasher



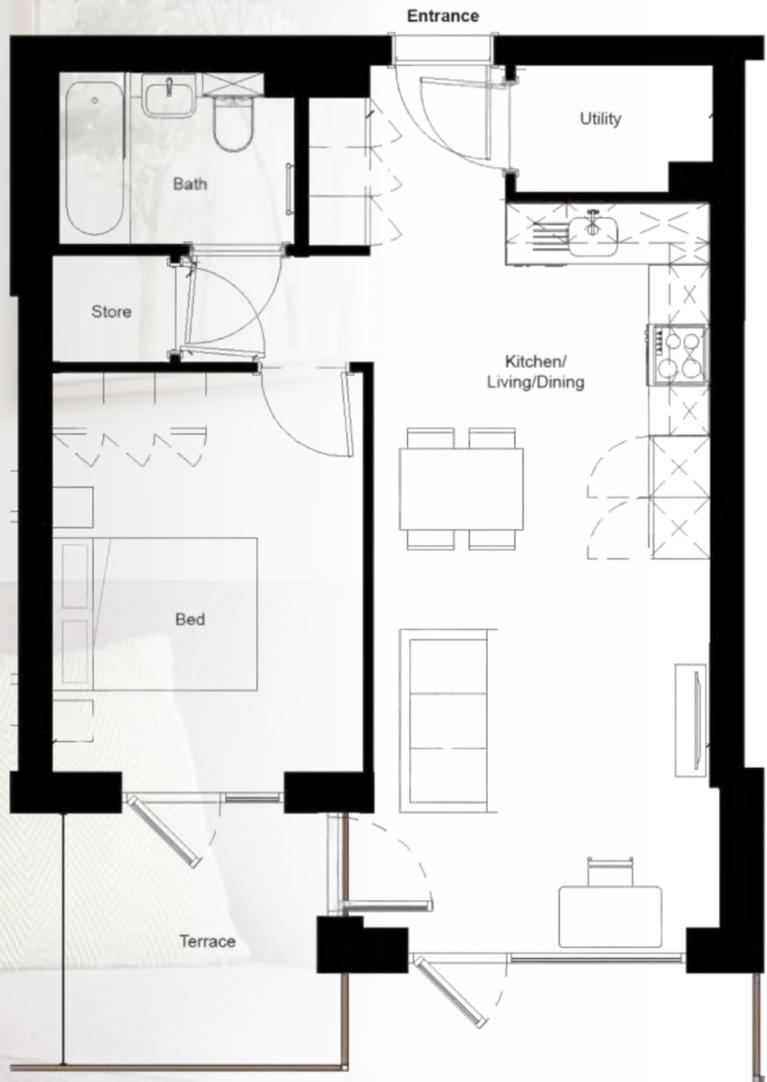
Bathroom and ensuite

- Fully tiled with concealed cistern and wall mounted wash hand basin
- Heated towel rail
- Generously sized bath with wall mounted shower mixer



1 BED APARTMENT

49 sqm | 527.5 sqft



For illustrative purposes.

Plans and dimensions are indicative only and subject to change. Visuals used are for illustrative purposes only and may not be representative of finished homes.

1 BED APARTMENT

54 sqm | 581 sqft



2 BED APARTMENT

75 sqm | 807 sqft



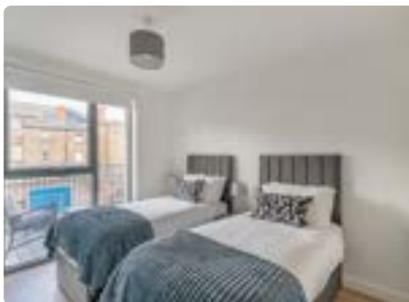
2 BED APARTMENT

78 sqm | 839.5 sqft



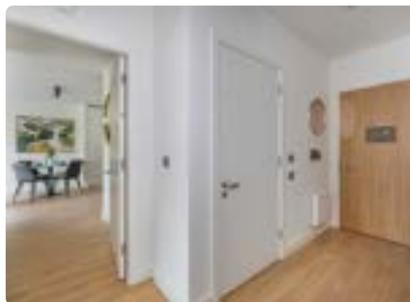
2 BED APARTMENT

85 sqm | 915 sqft



2 BED APARTMENT

66 sqm | 710 sqft



2 BED APARTMENT

77 sqm | 829 sqft



2 BED APARTMENT

80 sqm | 861 sqft



3 BED APARTMENT

90 sqm | 969 sqft



School

- St. Gabriel's National School
- TU Dublin, Grangegorman
- St. Bricin's College
- St. Paul's CBS (Brunner)
- Stanhope Street Secondary School
- Mount Carmel Secondary School

Shopping

- Tesco Express (Prussia Street)
- Lidl (North Circular Road)
- Spar (Prussia Street)
- Centra (Manor Street)
- Smithfield Shopping Centre

Sport

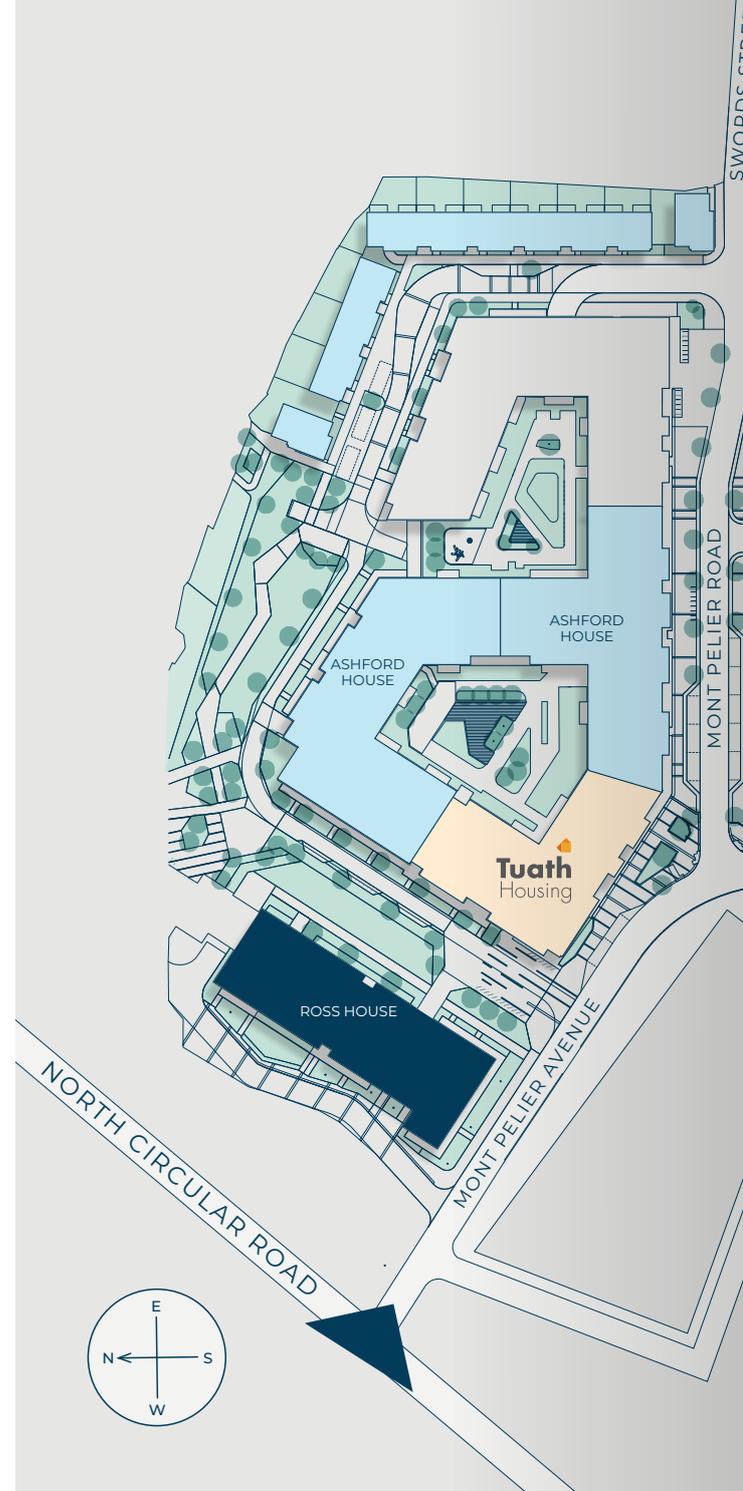
- St Brendan's GAA Club
- Phoenix FC
- Grangegorman Sports Grounds
- Aughrim Street Sports Complex
- FUSE Gym Smithfield
- Inspire Fitness Centre

Transport

- Dublin Bus routes: 37, 39, 39A, 70
- Luas Red Line (Museum Stop)
- Heuston Station
- Dublin Bikes stations: Smithfield, Heuston

Places of Interest

- Phoenix Park
- Dublin Zoo
- Hynes' Bar
- Walsh's Pub
- Royal Hospital Kilmainham
- Collins Barracks (National Museum of Ireland)
- Museum of Modern Art



LOCAL AMENITIES AND ACCESS

Montpelier benefits from a rich network of existing amenities and ongoing regeneration that enhances quality of life for residents. The area is within walking distance of parks, schools, retail options, and cultural landmarks. Planned improvements include green spaces, modern residential units, and enhanced pedestrian access.

Located just outside Dublin City Centre, it enjoys excellent connectivity via bus, Luas, and mainline rail services, making commuting straightforward and efficient. Educational institutions (such as St. Gabriel's National School and St. Bricin's College) and recreational facilities (including Phoenix Park) are all within easy reach.



- Phase 1
Ross House
2026
- Phase 2
Ashford House
2026
- Phase 3
Finn House
Montpelier Avenue
2027
- Cost rental
by Tuath
2026

By car

- Phoenix Park – 3 minutes
- Heuston Station – 5 minutes
- Smithfield Square – 6 minutes
- Dublin City Centre – 8 minutes
- Dublin Airport – 20 minutes
Dublin City – 18 minutes

By public transport

- Museum Luas Stop to City Centre – 10 minutes
- Montpelier to Baggot Street – 39/39A
- Montpelier to Dame Street – 37
- Montpelier to Heuston Station – 145
- Smithfield to Connolly Station – Luas Red Line

To learn more about Cost Rental homes with Tuath,
please visit our website: tuathhousing.ie/cost-rental/

tuathhousing.ie/cost-rental/



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