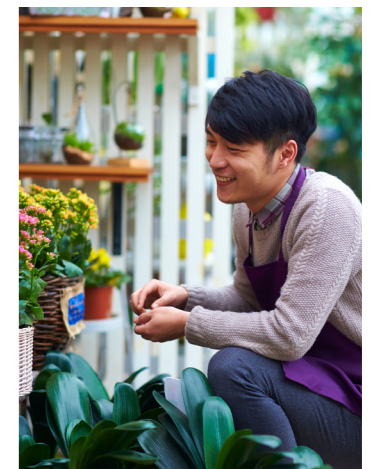




THE DUPLEXES



# 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.

Developed by Evara and designed by CCK Architects, the homes at Avenlea are carefully planned for families who want to make the most out of modern life.



LOCATION



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.





Adamstown is a thriving established community located just 30 minutes west of Dublin's City Centre.



LOCATION



Where city convenience



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

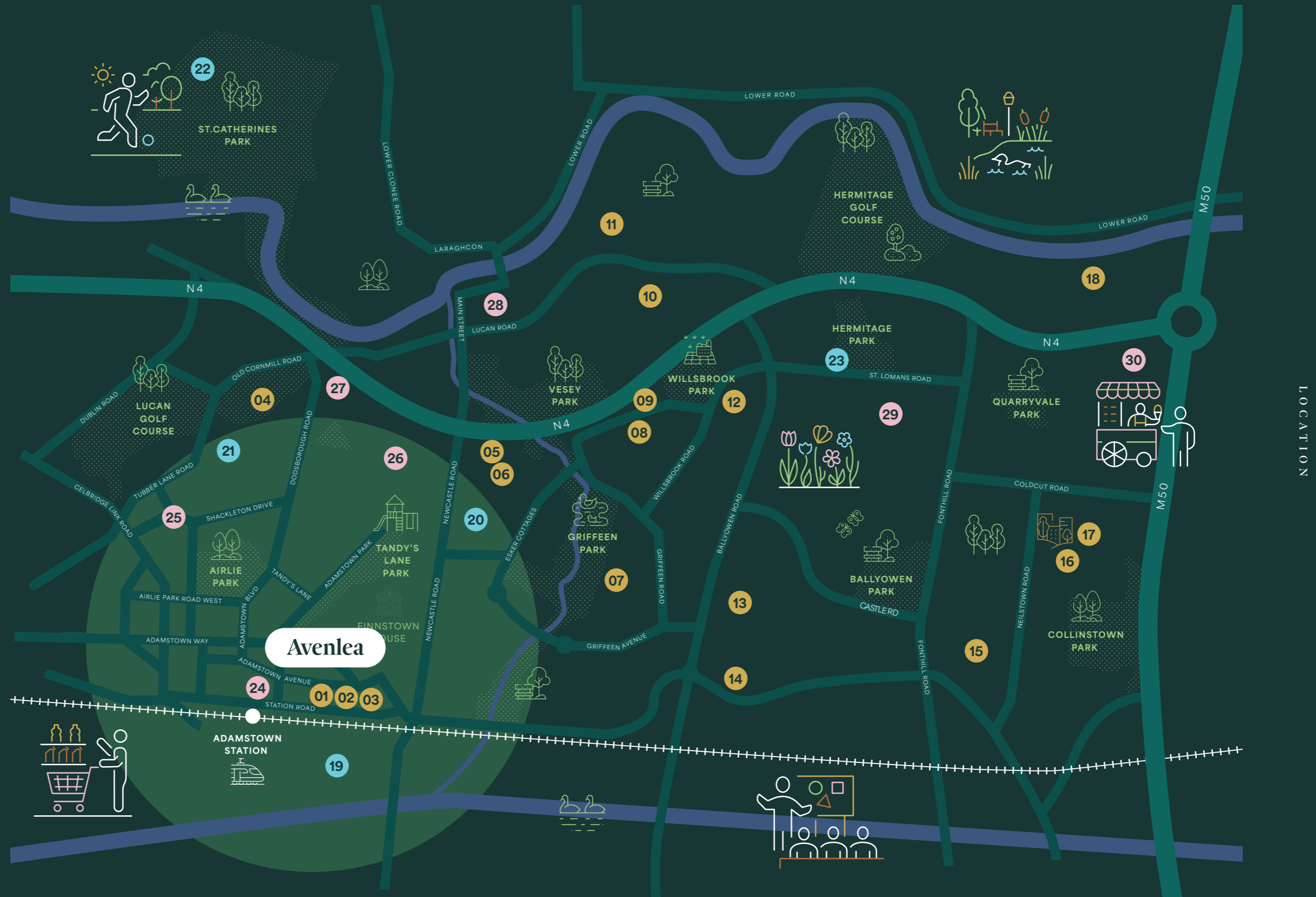
1. Adamstown Community College
2. St. John the Evangelist NS
3. Adamstown Castle Educate Together
4. Scoil Mhuire National School
5. Scoil Aine Naofa
6. Lucan Community College
7. Griffeen Valley Educate Together
8. Gaelscol Eiscir Riada
9. Esker Educate Together
10. Colaiste Pdraig
11. St. Andrews National 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



LOCATION



## 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.

13 mins

By Car

Liffey Valley Shopping Centre



30 mins

By Train

A comfortable commute to Dublin City Centre

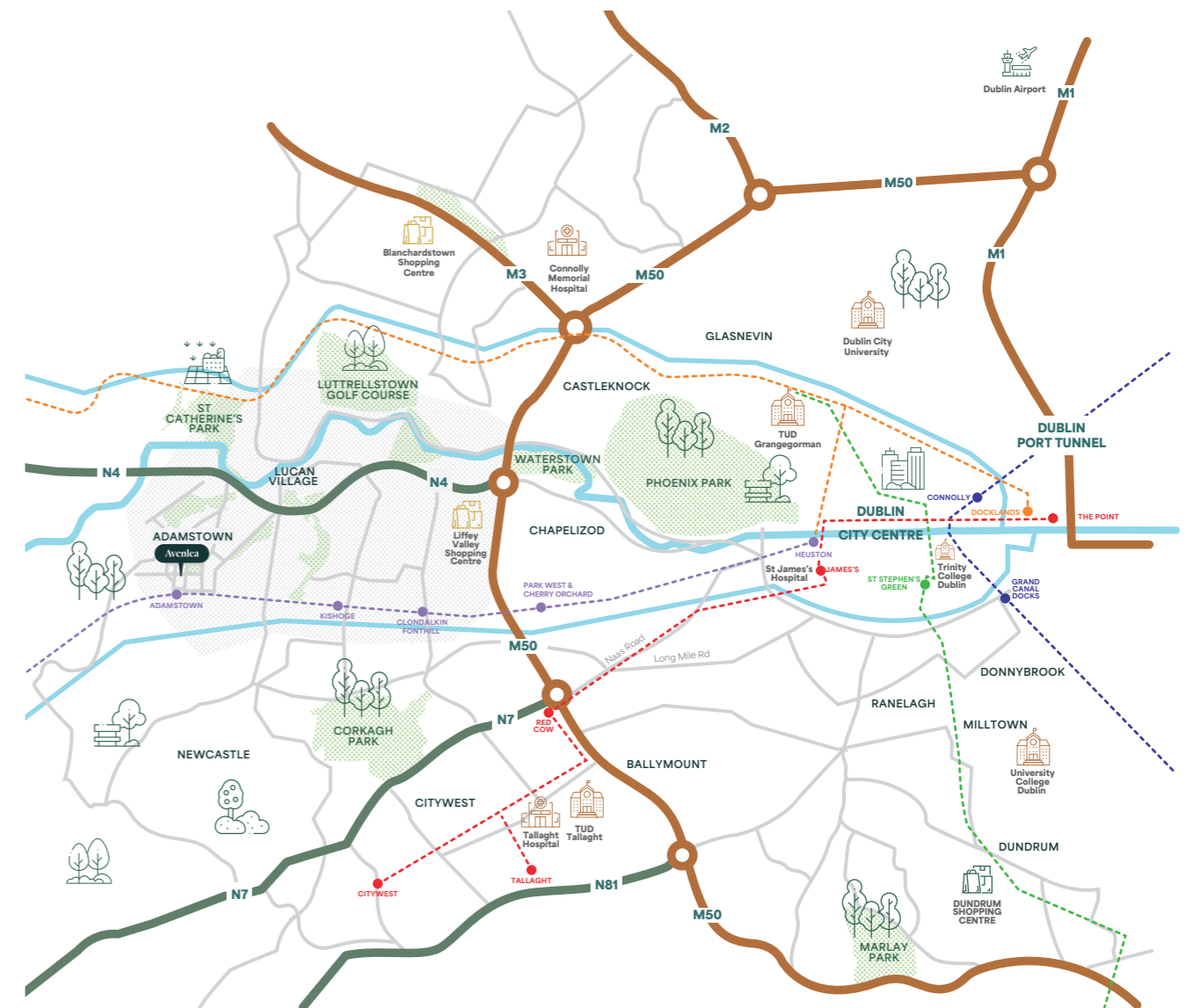
25 mins

By Car

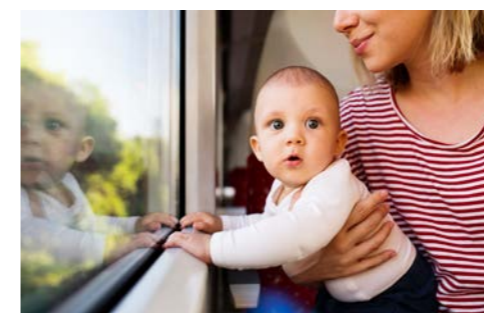
Dublin International Airport



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



LOCATION





LOCATION



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 is located beside the serene Tandy's Lane Park.



LOCATION



THE HOMES

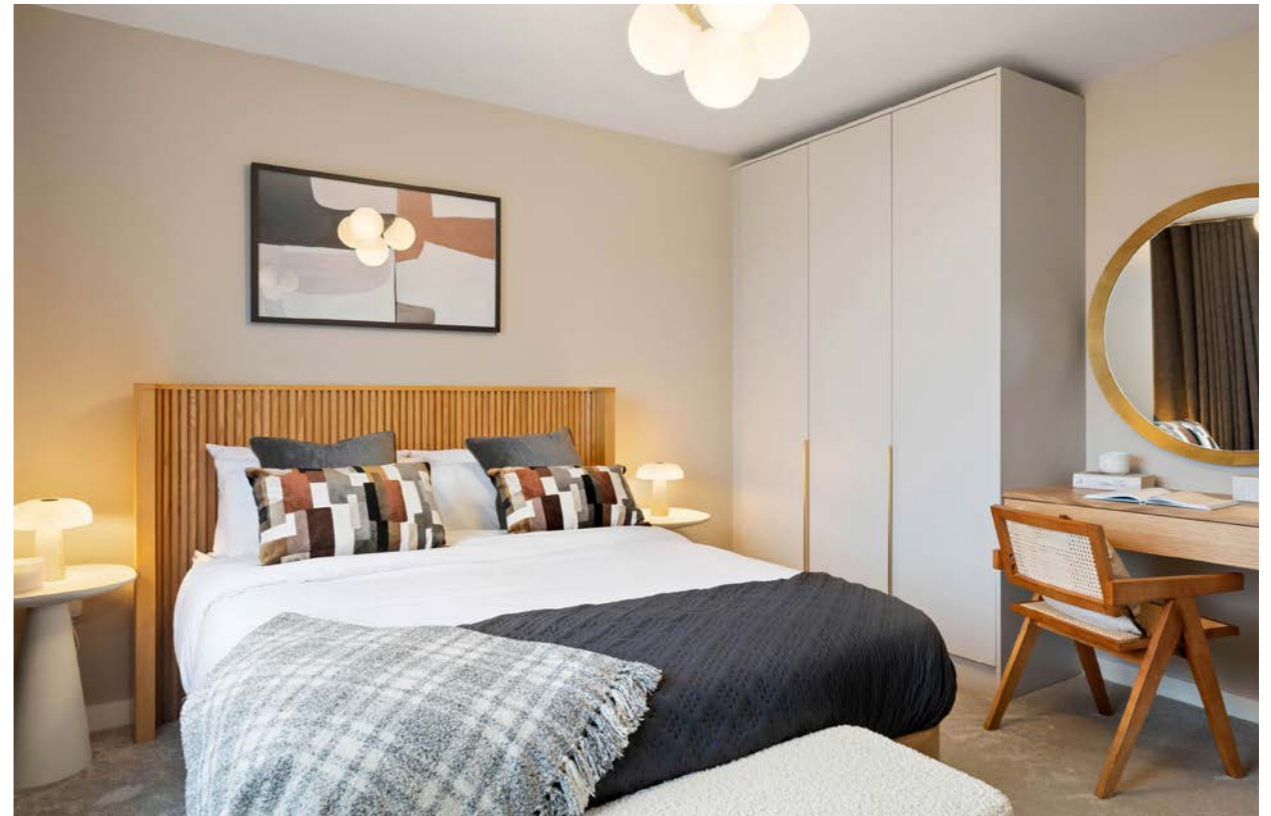
Kitchens in Avenlea are by  
German manufacturer  
Kube Kitchens.





Avenlea interiors  
boast luxury in  
every detail.







Elevated interiors with a contemporary touch







# Avenlea

## Site Plan



### House Types

- |   |  |  |   |
|---|--|--|---|
| <br><b>Snowdrop I</b><br>1 Bed Mid/End-Terrace<br>Ground Floor Apartment<br>c. 52 sq.m / 559 sq.ft | <br><b>Snowdrop II</b><br>1 Bed End-Terrace<br>Ground Floor Apartment<br>c. 52 sq.m / 559 sq.ft | <br><b>Heather I</b><br>2 Bed Mid/End-Terrace<br>Ground Floor Apartment<br>c. 80 sq.m / 861 sq.ft | <br><b>Heather II</b><br>2 Bed End-Terrace<br>Ground Floor Apartment<br>c. 80 sq.m / 861 sq.ft |
| <br><b>Bluebell I</b><br>3 Bed Mid/End-Terrace<br>Walk-Up Duplex<br>c. 118 sq.m / 1,273 sq.ft      | <br><b>Bluebell II</b><br>3 Bed End-Terrace<br>Walk-Up Duplex<br>c. 118 sq.m / 1,273 sq.ft      | <br><b>Laurel I</b><br>3 Bed Mid/End-Terrace<br>Walk-Up Duplex<br>c. 118 sq.m / 1,273 sq.ft       | <br><b>Laurel II</b><br>3 Bed End-Terrace<br>Walk-Up Duplex<br>c. 118 sq.m / 1,273 sq.ft       |

# Snowdrop I

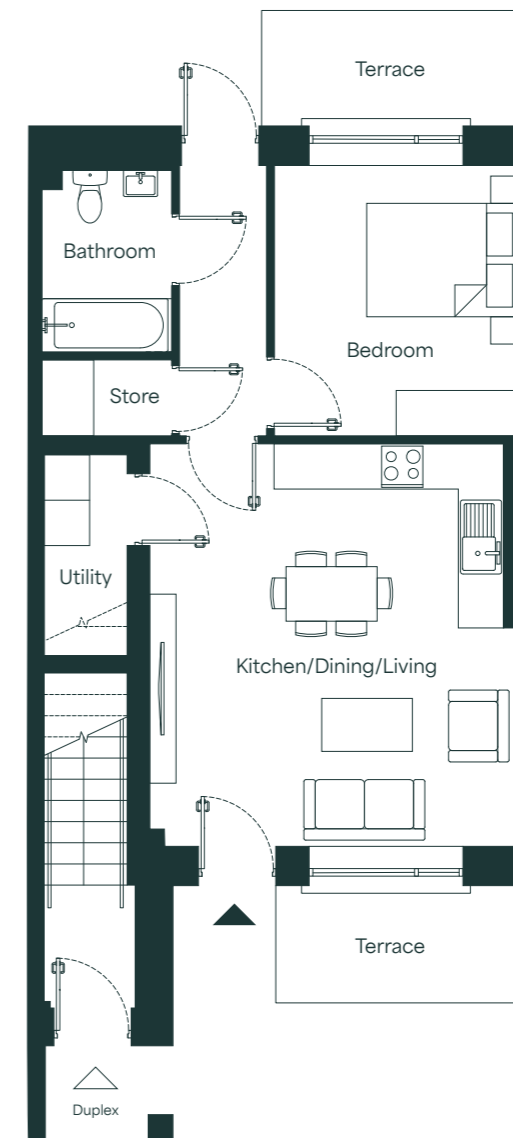
1 Bed  
Mid/End-Terrace  
Ground Floor Apartment

c. 52 sq.m / 559 sq.ft



# Avenlea

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.



Ground Floor

## Snowdrop II

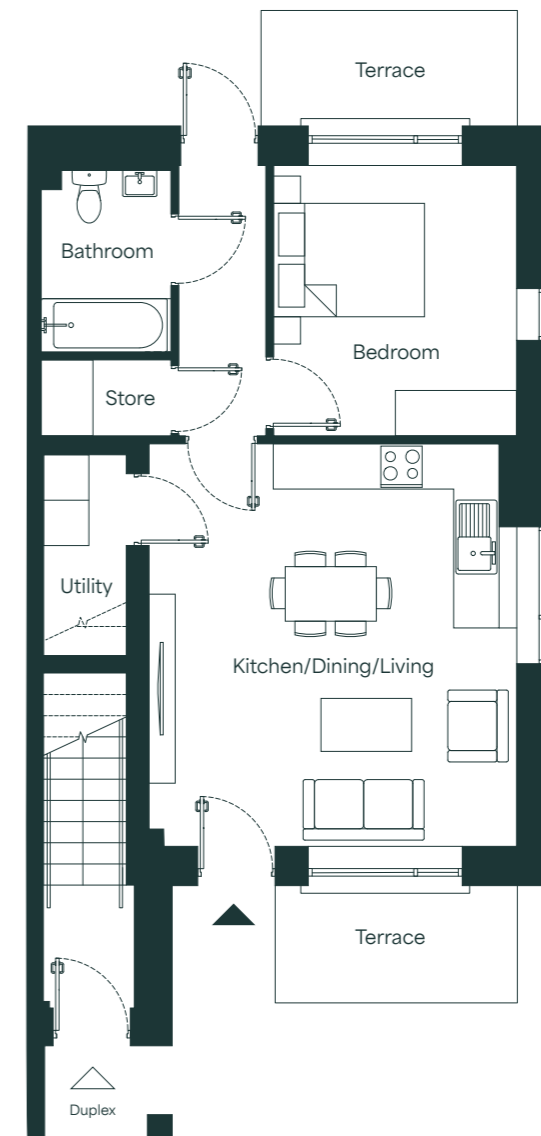
1 Bed  
End-Terrace  
Ground Floor Apartment

c. 52 sq.m / 559 sq.ft



# Avenlea

Floor plans are for illustrative purposes only  
and variations may occur within each house type.  
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Ground Floor

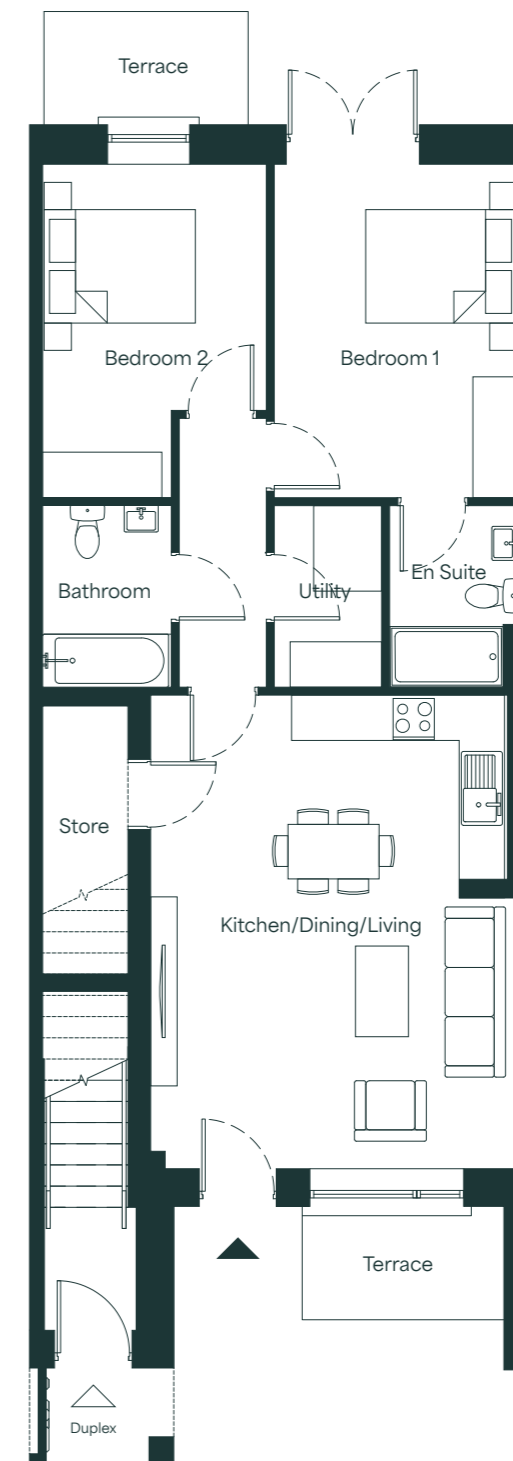
# Heather I

2 Bed  
Mid/End-Terrace  
Ground Floor Apartment

c. 79 sq.m / 850 sq.ft



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.



Ground Floor

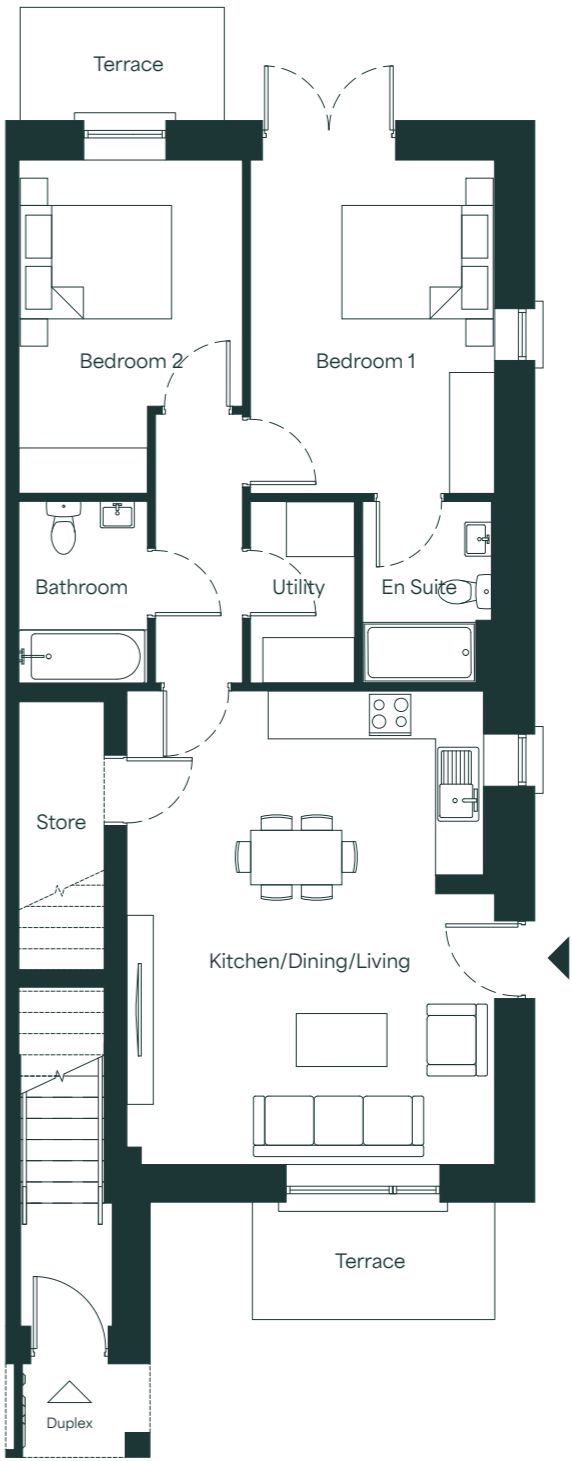
# Heather II

2 Bed  
End-Terrace  
Ground Floor Apartment

c. 79 sq.m / 850 sq.ft



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.

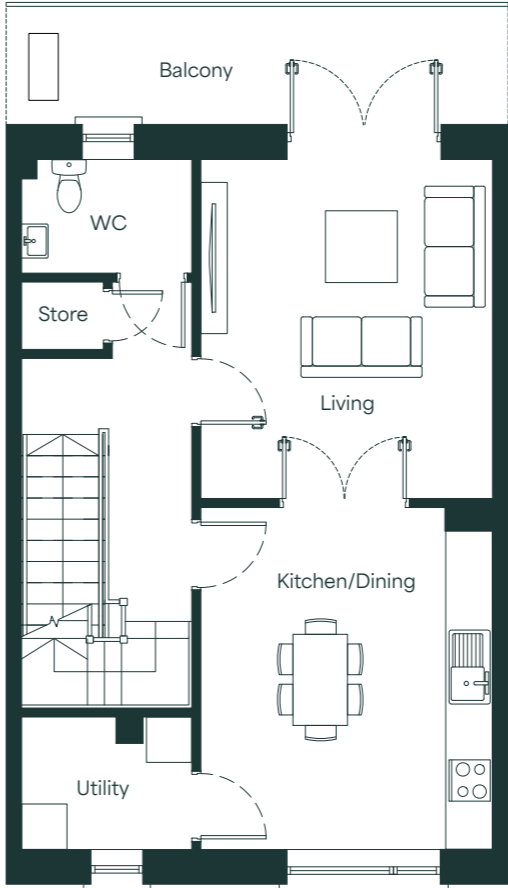


Ground Floor

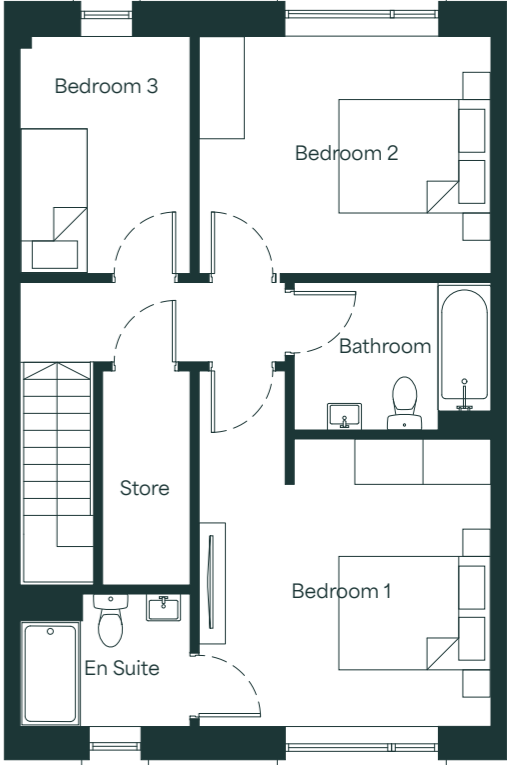
# Bluebell I

3 Bed  
Mid/End-Terrace  
Walk-Up Duplex

c. 118 sq.m / 1,273 sq.ft



First Floor



Second Floor

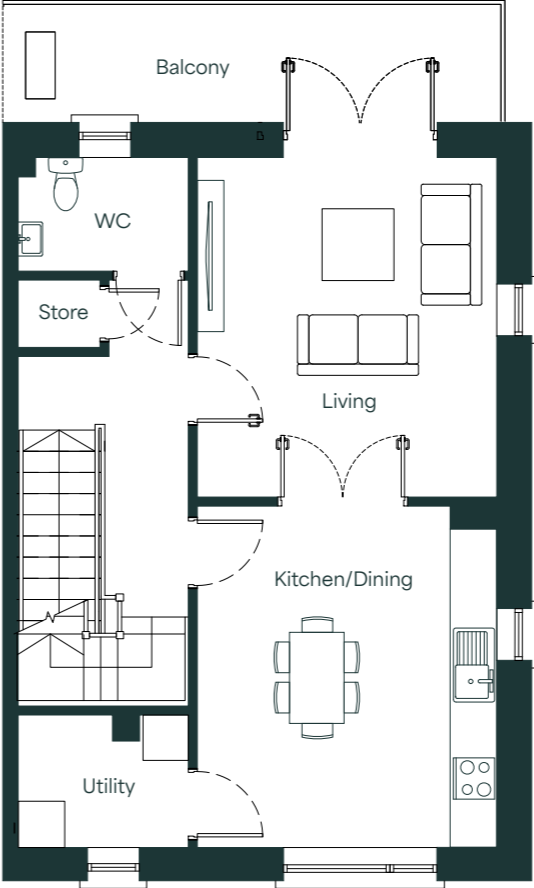
FLOOR PLANS

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.

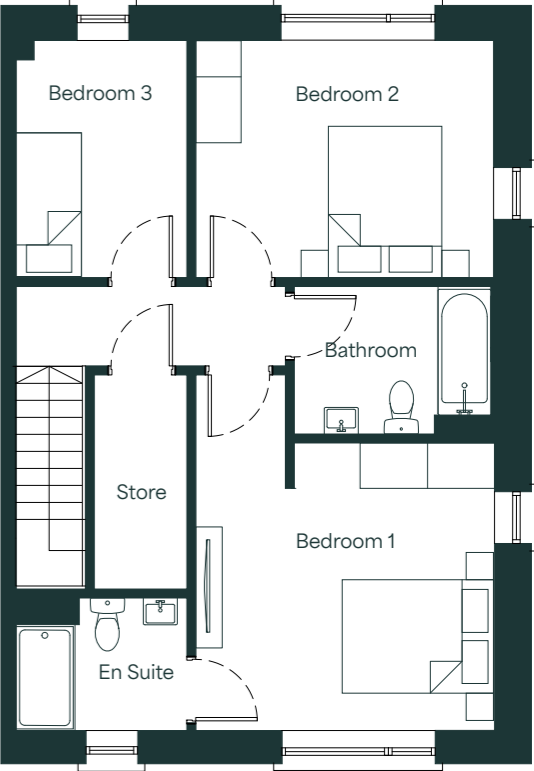
# Bluebell II

3 Bed  
End-Terrace  
Walk-Up Duplex

c. 118 sq.m / 1,273 sq.ft



First Floor



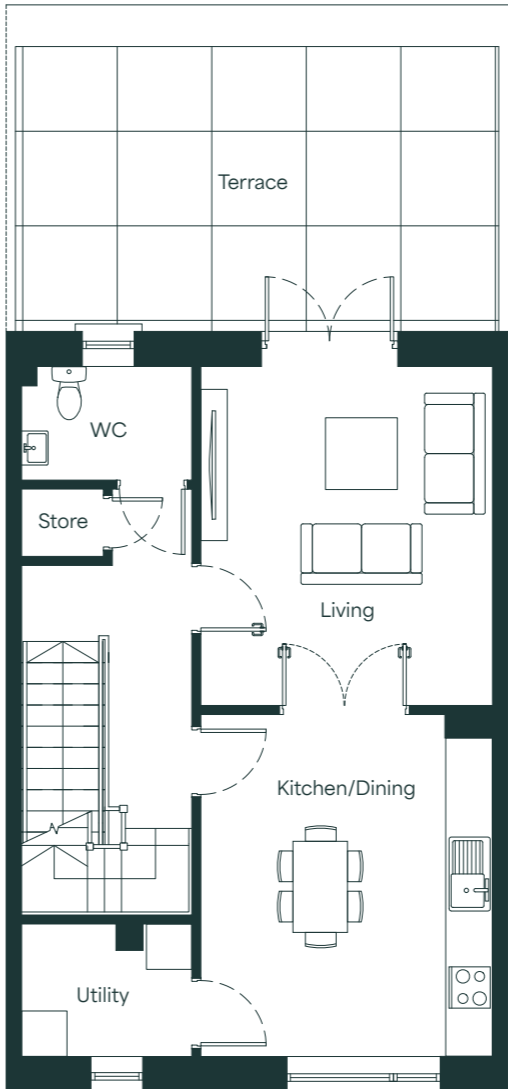
Second Floor

FLOOR PLANS

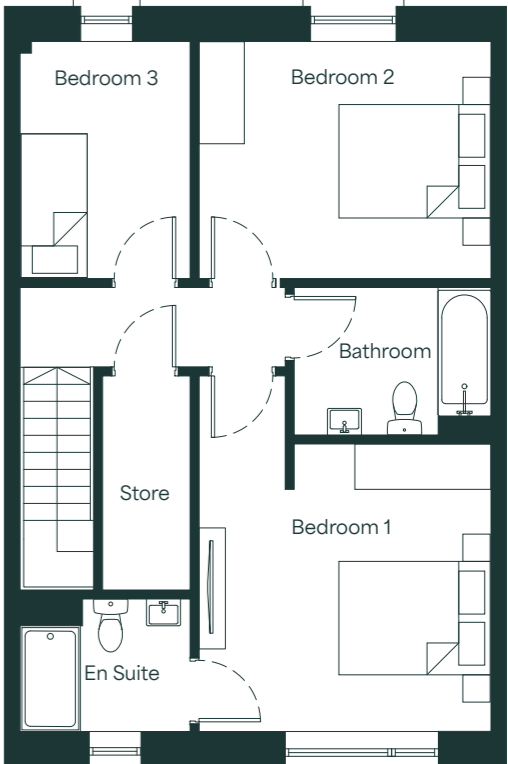
Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

# Laurel I

3 Bed  
Mid/End-Terrace  
Walk-Up Duplex  
c. 118 sq.m / 1,273 sq.ft



First Floor



Second Floor

FLOOR PLANS

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.

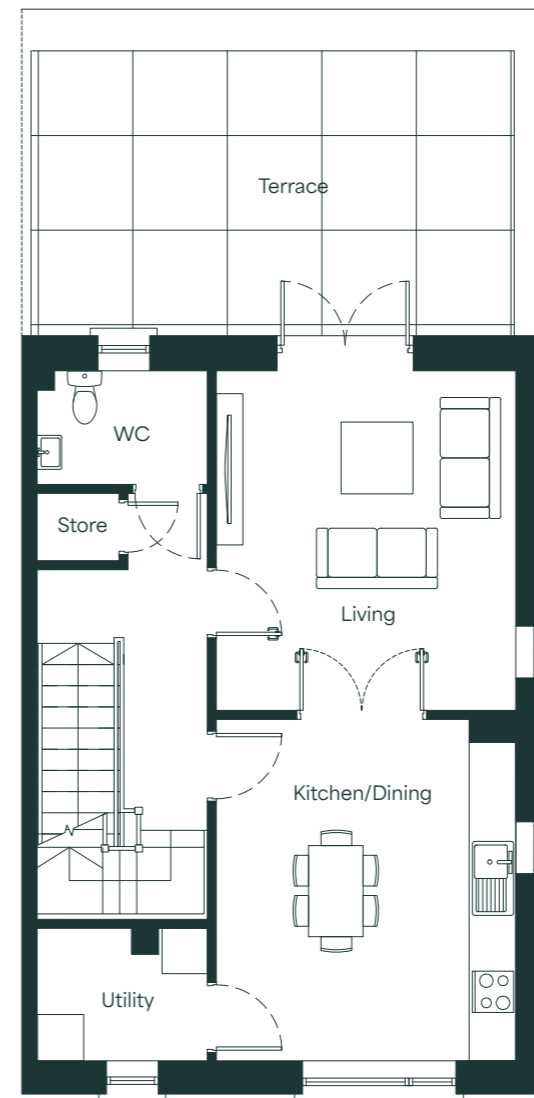
# Laurel II

3 Bed  
End-Terrace  
Walk-Up Duplex

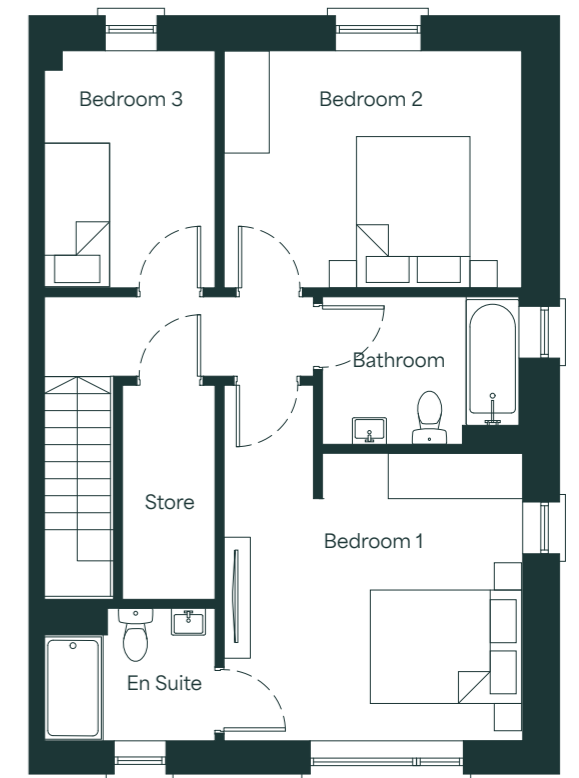
c. 118 sq.m / 1,273 sq.ft



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.



First Floor



Second Floor

FLOOR PLANS

# 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

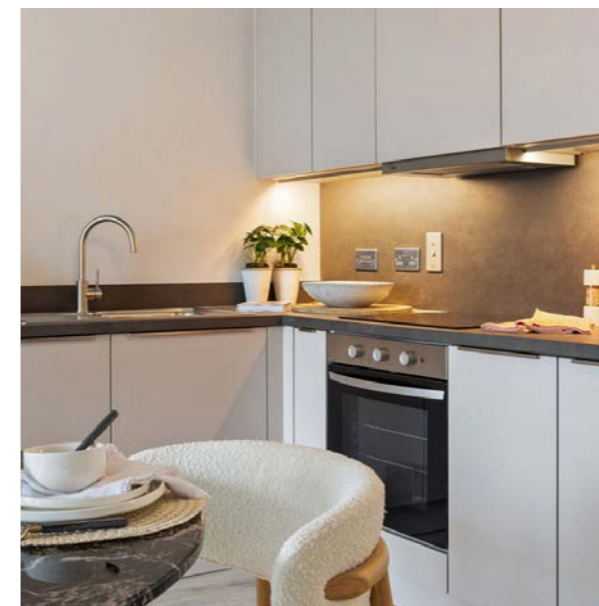
- Stylish contemporary sanitary ware by Sonas
- High quality tiling fitted to wet areas
- Heated towel rails in main bathroom and en-suite
- Shower doors fitted as standard

## 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



SPECIFICATION

All items listed above are subject to variation/change depending on supply/availability



# Professional Team

## Developer



## Architects

CONROY CROWE KELLY  
Architects & Urban Designers

## Solicitors

**MCCANN FITZGERALD**

## Agents



PSRA No: 002183

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.



**Avenlea**

Adamstown