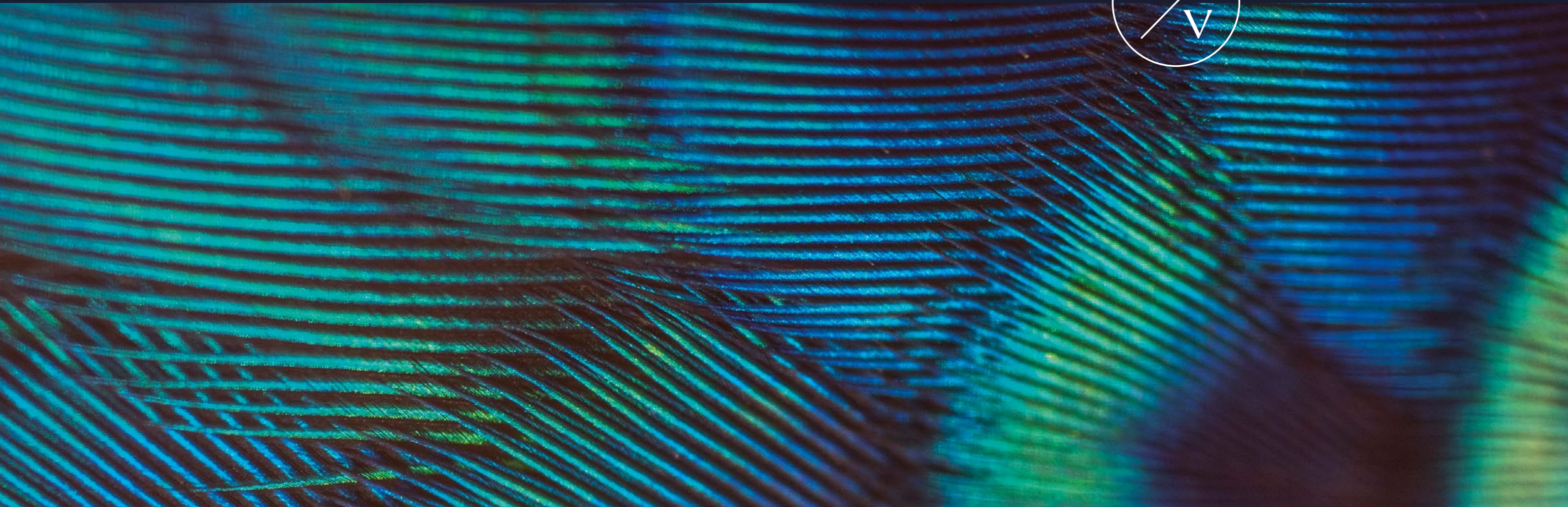


Mercer Vale

CHERRYWOOD, DUBLIN 18







Welcome to Mercer Vale

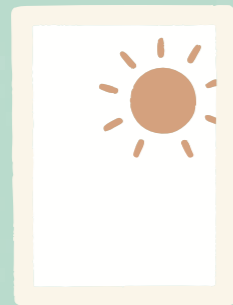
Mercer Vale in Cherrywood, Dublin 18, offers the ideal balance of nature and convenience. This new collection of stylish apartments enriches an already thriving neighbourhood. Within just 15 minutes, you can be at stunning beaches, scenic mountain trails, and countless outdoor adventures.

Fill the next chapter of your life with meaningful experiences, beautiful scenery, and great opportunities when you live at Mercer Vale.

The joys of apartment life

Apartment living at Mercer Vale lets life run smoothly, with minimal upkeep and maximum comfort.

Enjoy your surroundings, connect in shared spaces and landscaped courtyards and experience a home that adapts to your lifestyle, offering convenience, privacy and a true sense of community.



Smart, stylish homes with bright spaces and quality finishes.



Hassle-free living with professional management and no garden upkeep.



Elevated living with village charm, city convenience, and sweeping views.



Green spaces, play areas, and scenic pathways right outside your door.



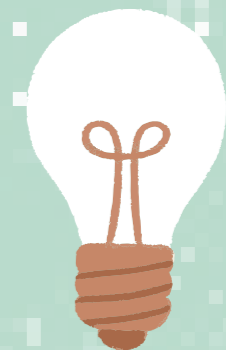
Short walk to shops, cafés, and quick public transport links.



Communal spaces designed to keep you active, social, and well.



Energy-efficient A2 rated homes built to stay warm and airtight.

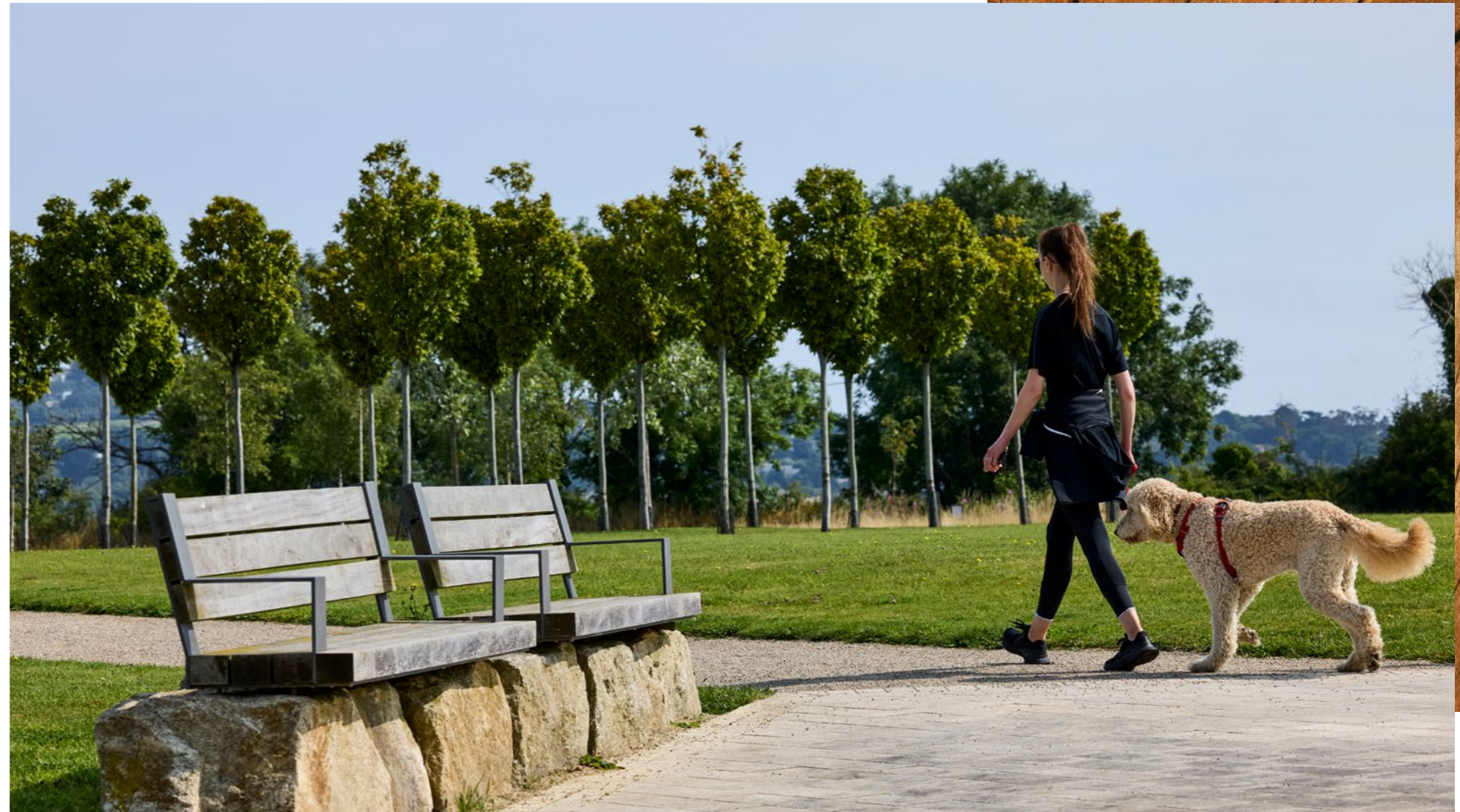


Smarter energy use for lower bills and year-round comfort.

Amenities for all

Living at Mercer Vale gives you the freedom to make better choices. Enjoy more recreational activities, enhanced public transport links to the city and nearby villages, and a lifestyle designed around convenience and ease.

Close to home, Cherrywood Town Centre offers an array of daily essentials, bringing convenience right to your doorstep. And when you want more, Leopardstown Shopping Centre, Carrickmines Park and Cornelscourt Shopping Centre are all just a short drive away.



Nearby Carrickgollogan Forest rewards you with incredible panoramic views once you reach the viewing rock at its summit. Its slopes also reveal the last towering flue chimney of Ballycorus Lead Mines, which closed in 1913.

Get where you need to go, quickly

Public transport services include Luas stops at Cherrywood, Laughanstown and Brennanstown, along with Dublin Bus routes. The L14 bus also connects you directly to Bray Seafront in just 25 minutes, putting both the city and the coast within easy reach.



By Foot



Beckett Park
2 mins



Tully Park
4 mins



Laughanstown Luas
7 mins



Cherrywood Luas
15 mins



By Luas
From Laughanstown
Luas Stop



Dundrum
20 mins



Ranelagh
29 mins



St. Stephen's Green
36 mins



O'Connell Street
46 mins



By Car



M50
3 mins



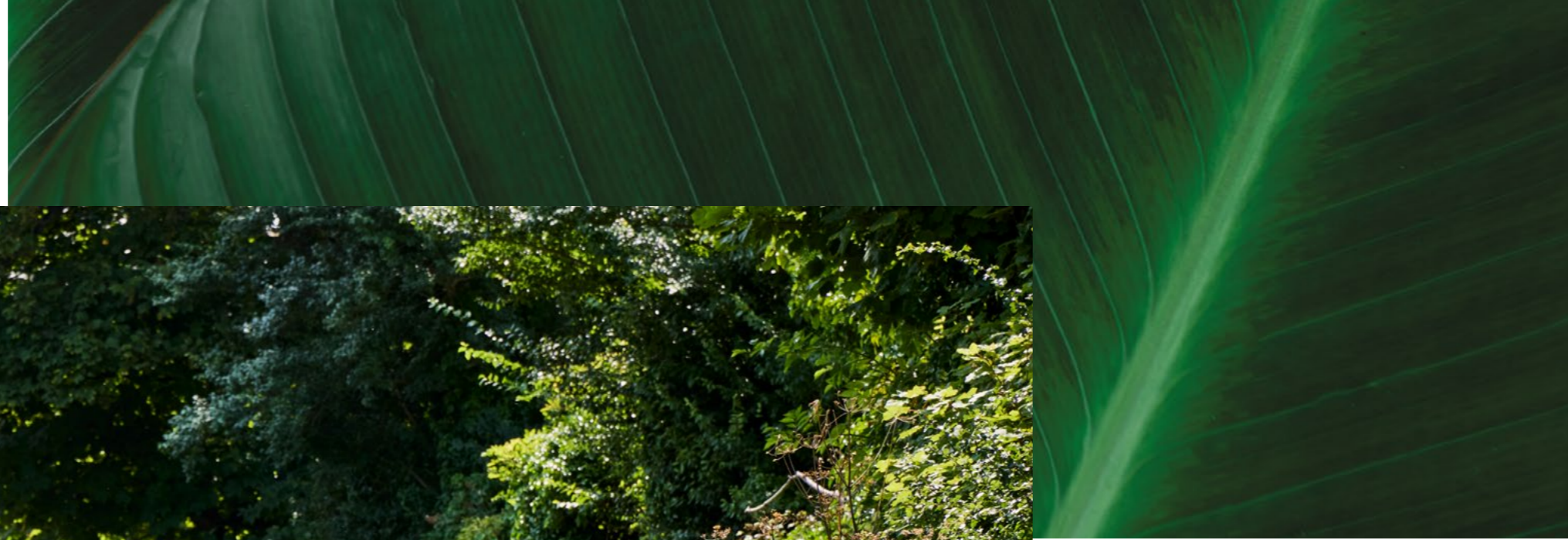
Carrickmines Park
10 mins



St. Stephen's Green
25 mins



Dublin Airport
35 mins



Meaningful living in Cherrywood

Mercer Vale places you in one of the most dynamic neighbourhoods in South Dublin. With the M50 and N11 on your doorstep, you have great transport links to nearby beaches, mountain trails and more, while Cherrywood Town Centre is just minutes away, providing a Tesco Express, cafés and gyms.

Explore the neighbouring villages of Cabinteely, Foxrock, Dalkey and Killiney and taste true gastronomic bliss in upmarket restaurants. You can even work up an appetite with great jogging tracks, tennis courts and sports pitches in the locality.

Lead a healthier lifestyle with Beckett, Tully, Lehaunstown and Ticknick parks nearby.

LOCAL HIGHLIGHTS

10 minutes walk from your door



- 4 Parks**
Tully, Beckett, Ticknick & Lehaunstown
- 6 Schools**
Primary & secondary
- 3 Luas Stops**
Brennanstown, Laughanstown, Cherrywood
- Sports Facilities**
GAA pitches, tennis courts, fitness trails
- Hiking & Walking Tracks**
Carrickgollogan Forest & Rathmichael Woods
- 2 Beaches**
Killiney & Shankill

Carrickgollogan Forest

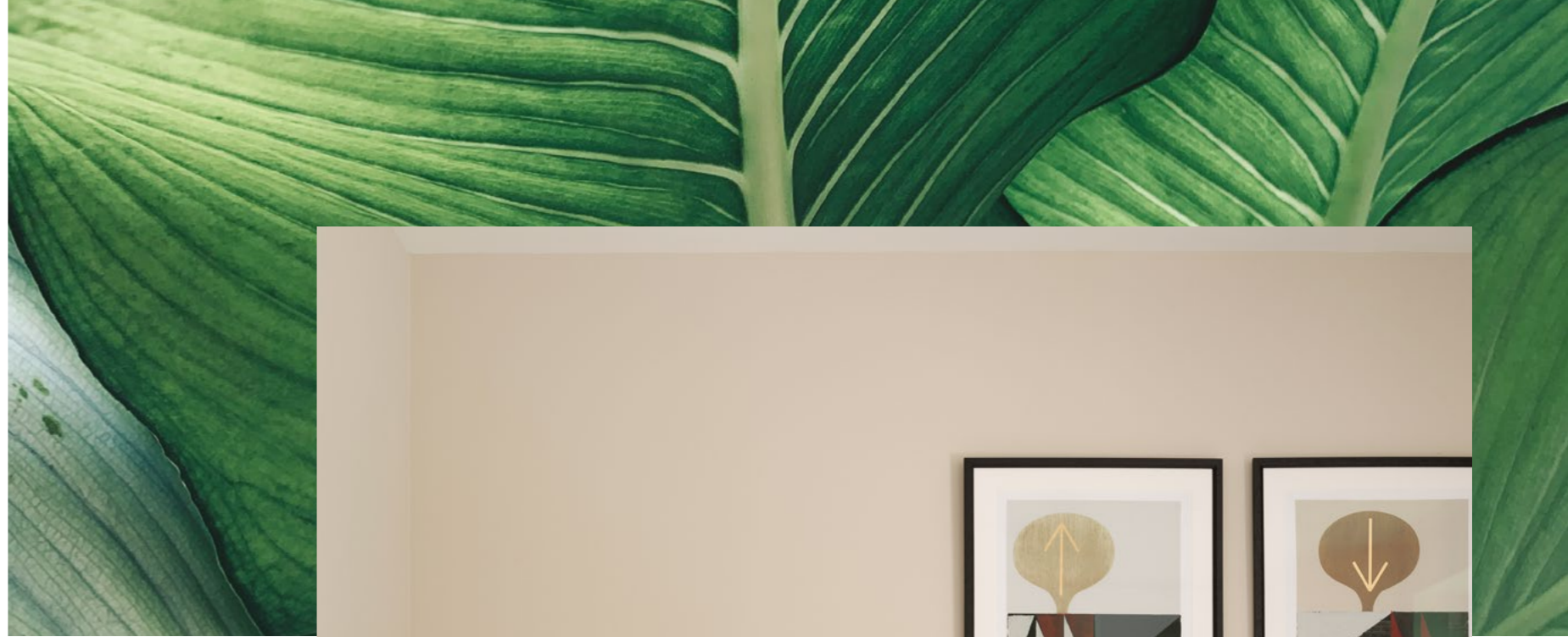
12 Mercer Vale

Killiney & Shankill Beaches

13

Designed for sustainable living

Mercer Vale apartments combine cutting-edge energy technology with sustainable design, featuring individual exhaust air heat pumps and energy-efficient LED lighting. A standout feature is the green roof - also known as a living roof - which provides natural insulation to improve energy efficiency, enhances biodiversity and helps improve air quality in urban environments.



CGI for illustrative purposes.



Interior images for illustrative purposes.

Where style and quality entwine

Enviably in every sense, Mercer Vale offers a striking collection of high-quality 1, 2, and 3 bedroom apartments. Each one is thoughtfully designed to set the scene for modern living, with light-filled interiors that bring comfort, style and ease to everyday life.

Apartment living here means more space to enjoy what matters. With green parks on your doorstep and inviting communal areas, Mercer Vale creates a healthier, more eco-conscious way of life, closer to nature yet seamlessly connected to the city.



CGI for illustrative purposes.



CGI for illustrative purposes.

Modern homes built for enjoyment



Interior images for illustrative purposes.

If your heart is set on a future-proofed apartment, Mercer Vale is the place for you. Designed for remarkable energy efficiency, these spacious homes are kind to your pocket while offering all the benefits of low-maintenance living.

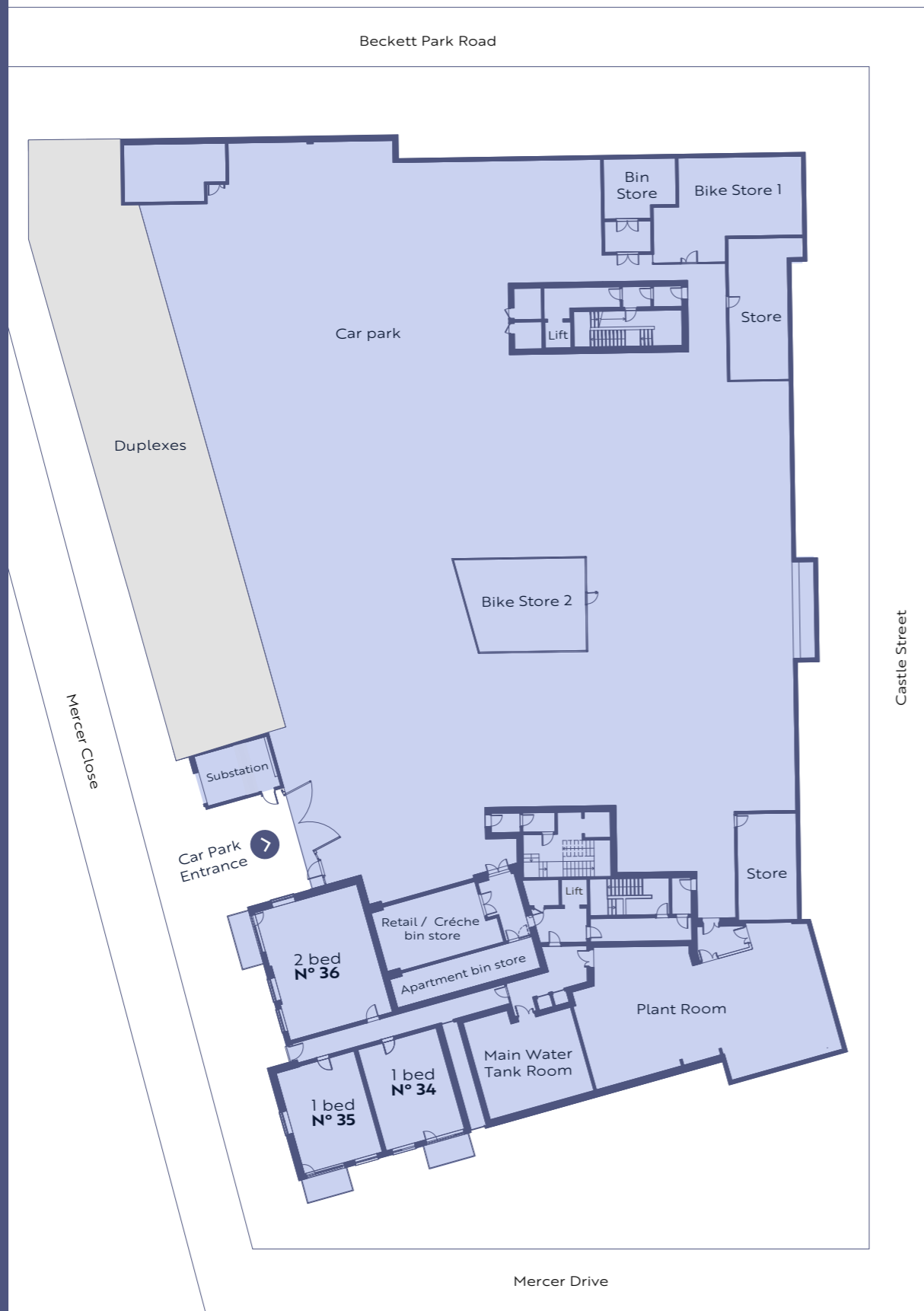
Spacious apartments connected to nature

With generous interiors and private terraces or balconies, these superbly designed apartments are made for modern living. Start your day with breakfast in the sunshine, then unwind in cosy living spaces while taking in views of your new neighbourhood.

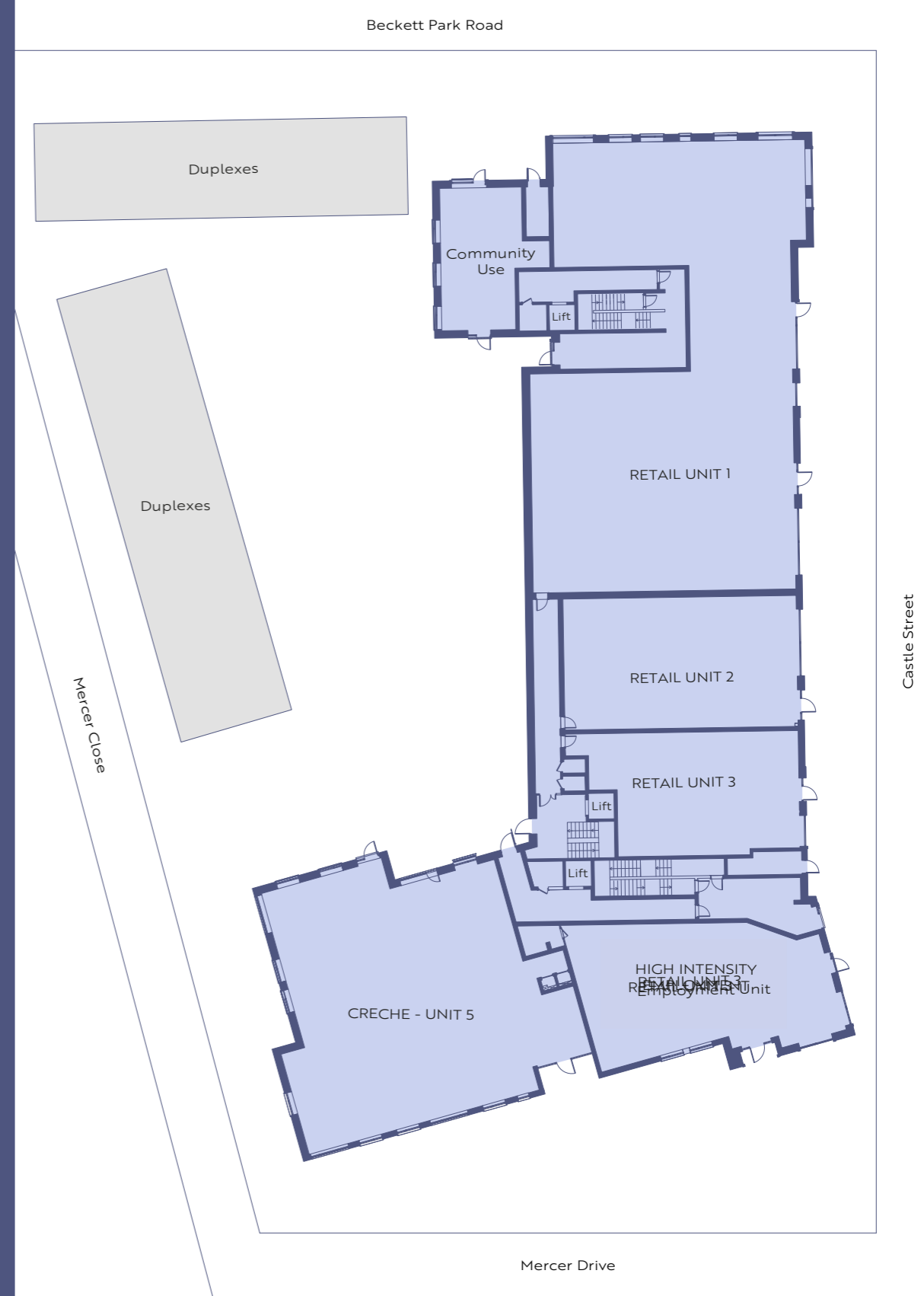




Mercer Manor
Lower
Ground
Floor



Mercer Manor
Upper
Ground
Floor



Floor plates, floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

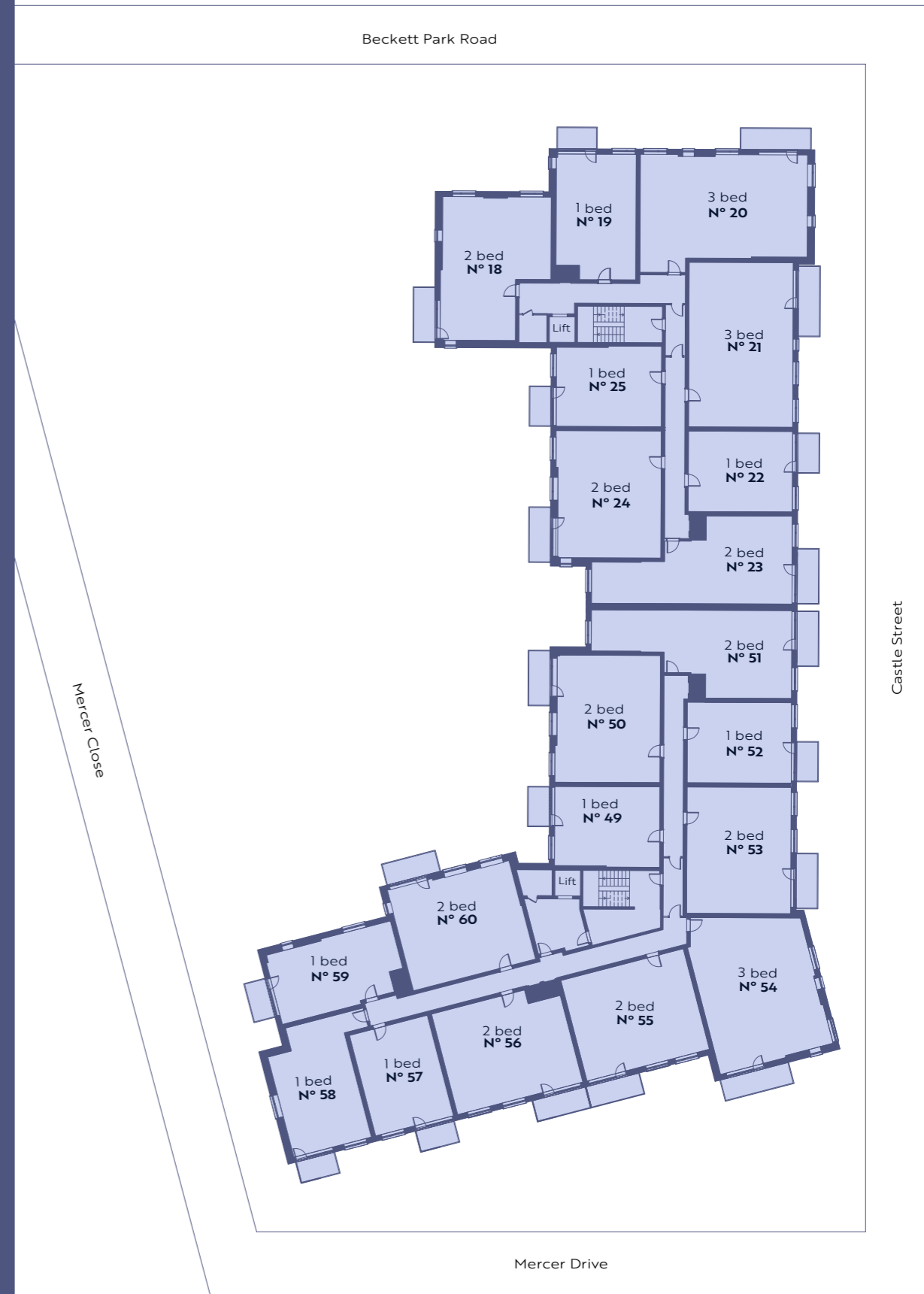




Mercer Manor First Floor

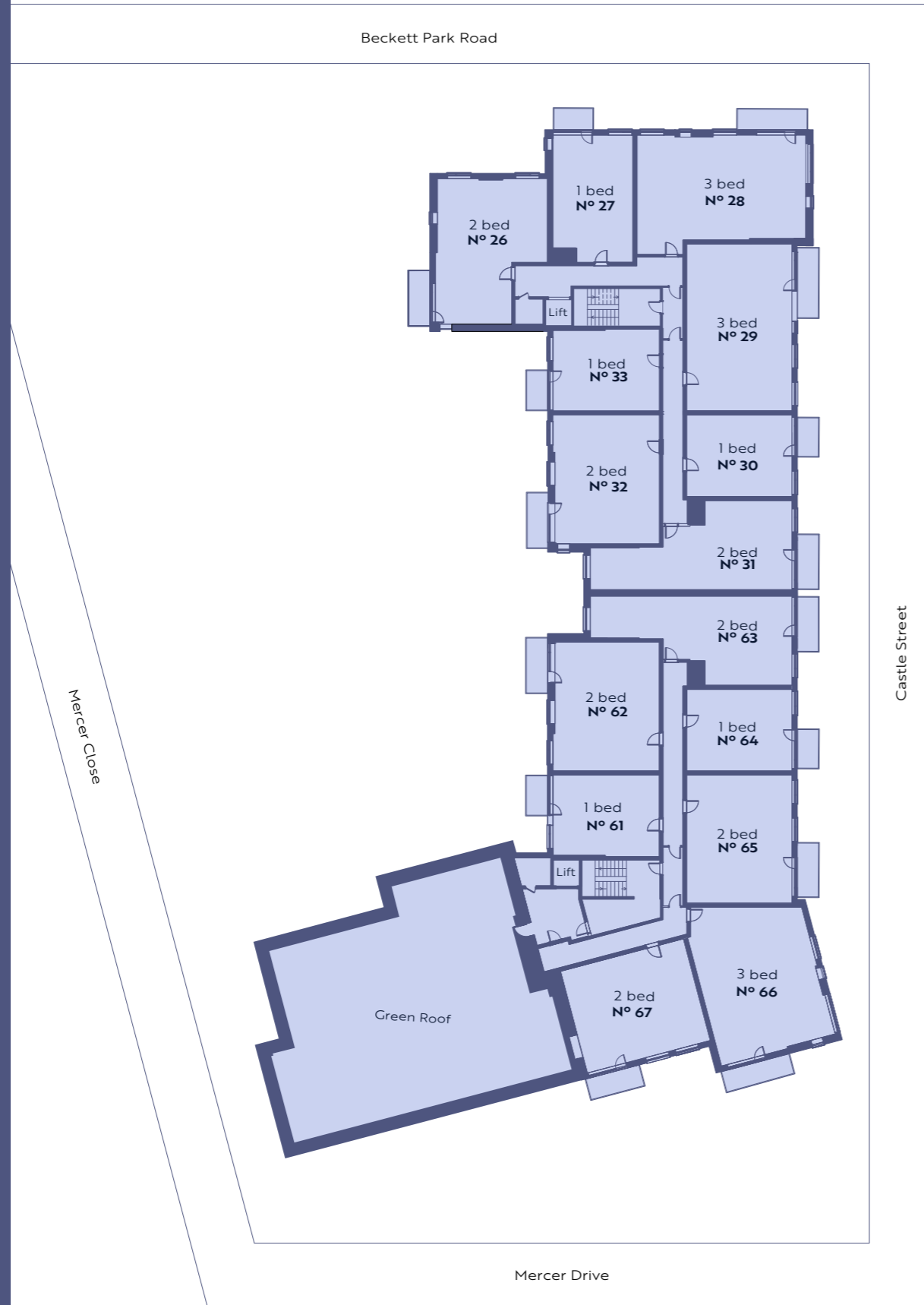


Mercer Manor Second Floor





Mercer Manor
Third Floor



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Interior images for illustrative purposes.



Mercer Manor
1 Bedroom
Apartment

The Hazel

c. 51.1 - 51.5 Sq M /
550 - 554 Sq Ft

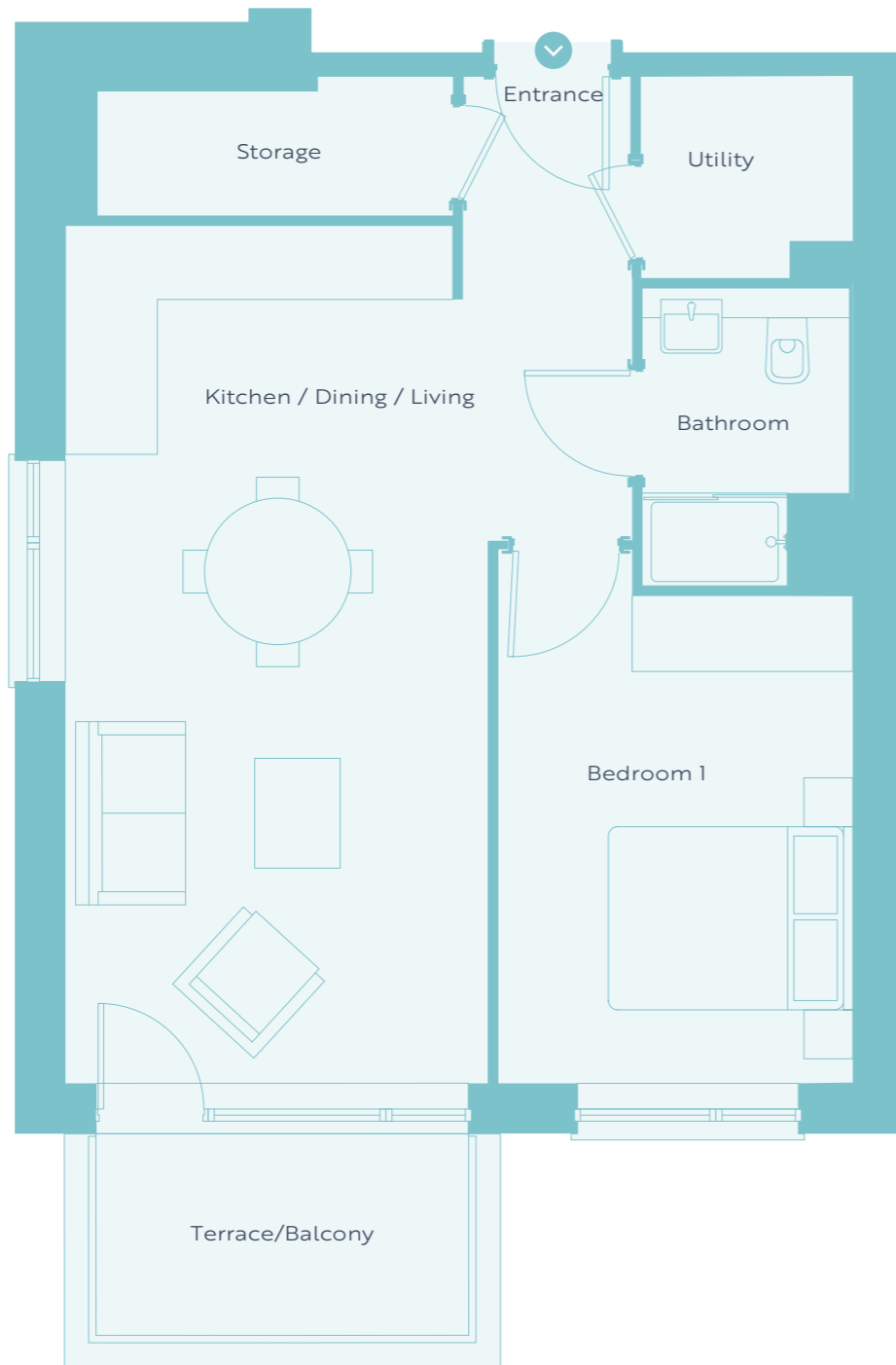
Lower Ground Floor
34, 35*

First Floor
14, 17, 37, 40, 45

Second Floor
22, 25, 49, 52, 57

Third Floor
30, 33, 61, 64

Location



*Window located in No. 35 Mercer Manor only.



Mercer Manor
1 Bedroom
Apartment

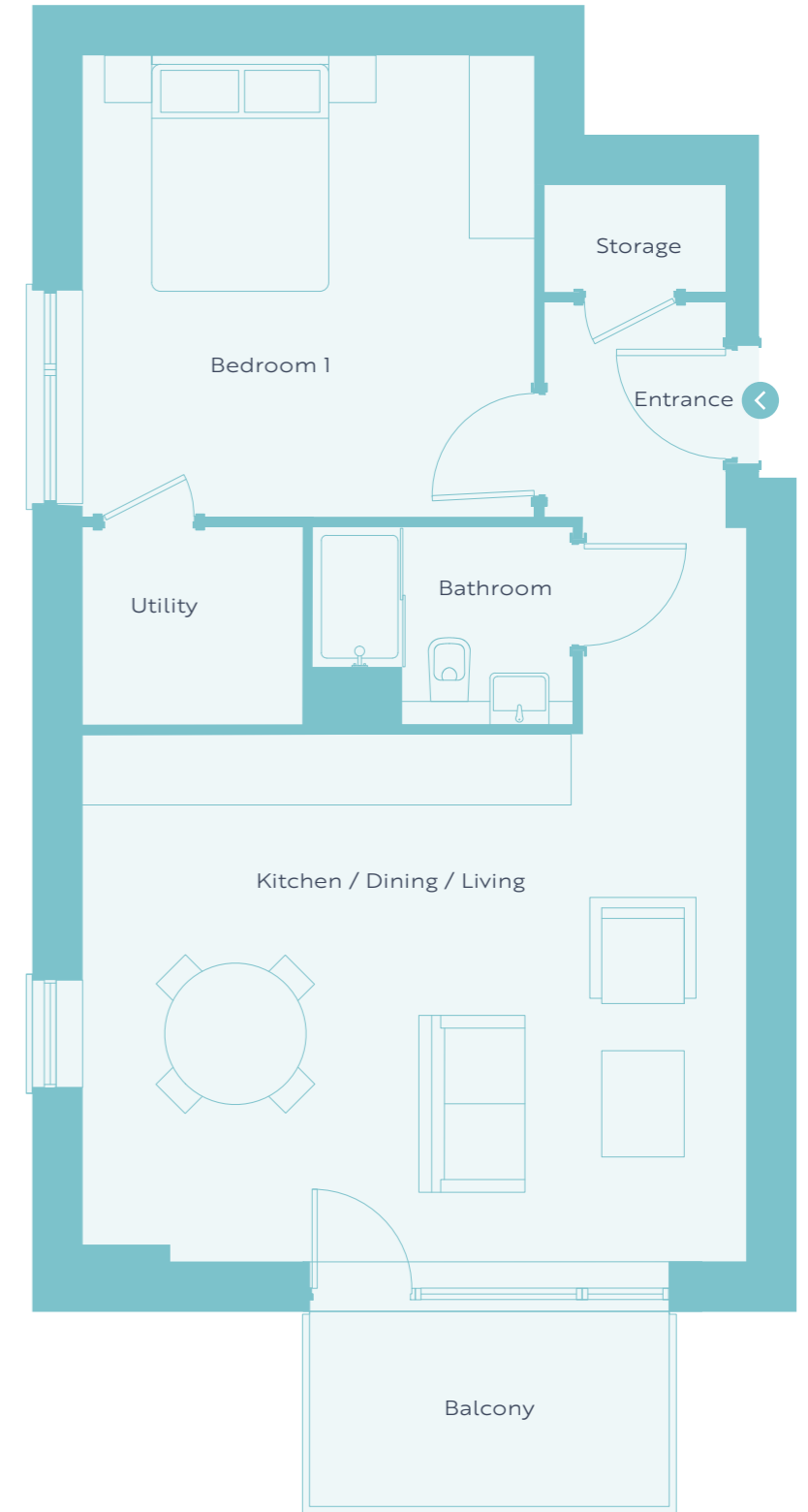
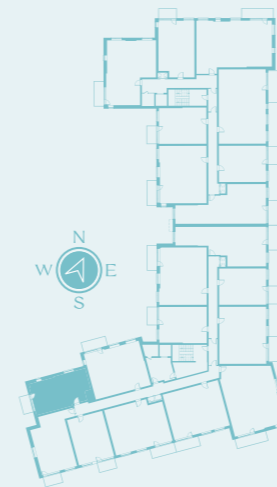
The Willow

c. 55.1 Sq M /
593 Sq Ft

First Floor
47

Second Floor
59

Location



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Mercer Manor
1 Bedroom
Apartment

The Elm

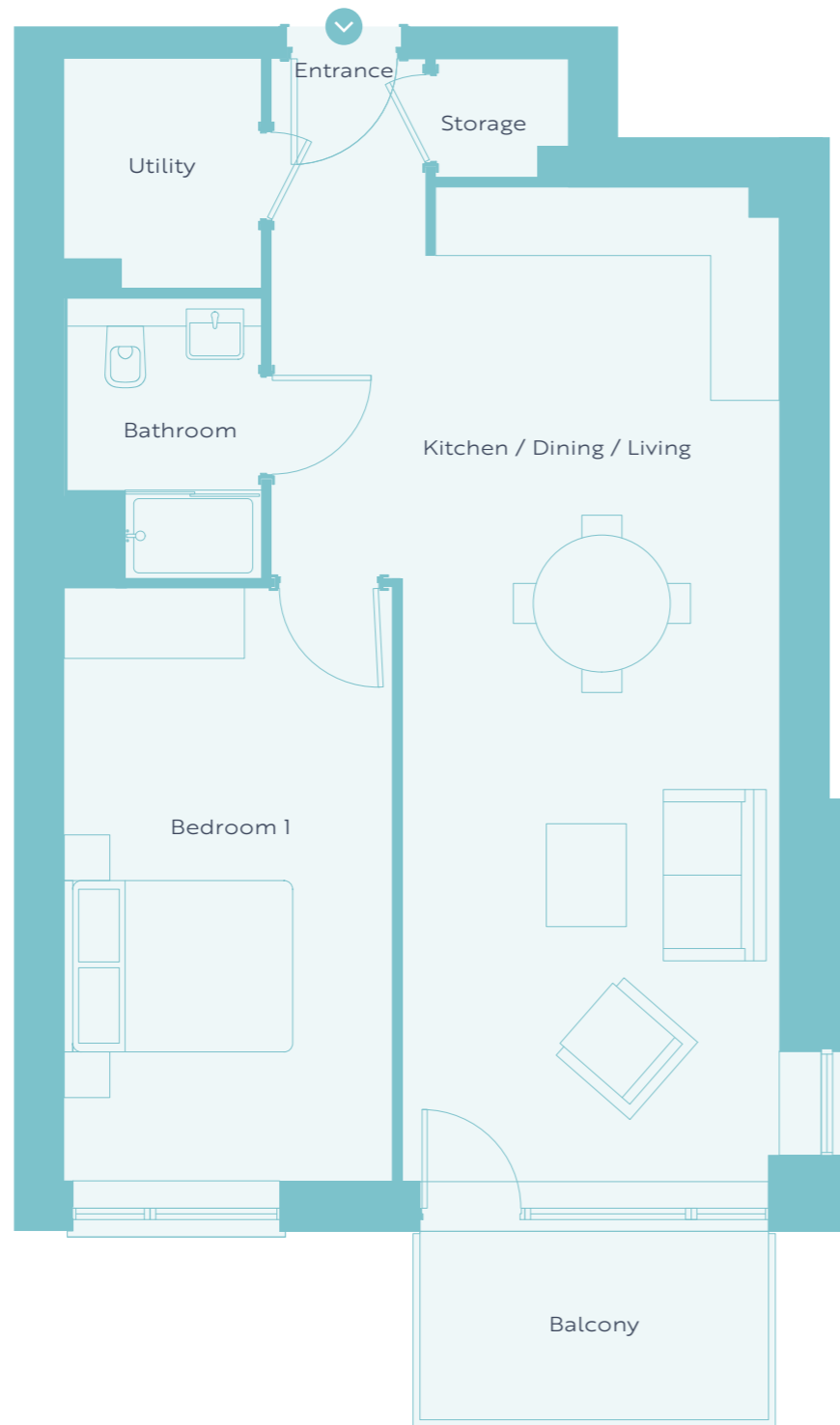
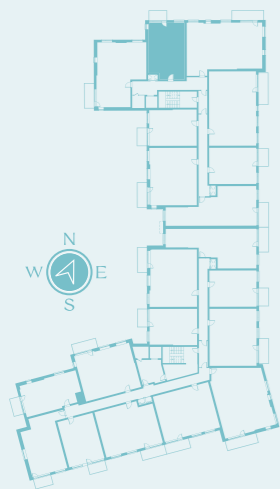
c. 59.5 Sq M /
640 Sq Ft

First Floor
11

Second Floor
19

Third Floor
27

Location



Mercer Manor
1 Bedroom
Apartment

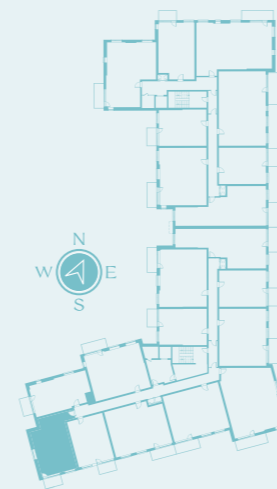
The Yew

c. 62.1 Sq M /
668 Sq Ft

First Floor
46

Second Floor
58

Location



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Mercer Manor

2 Bedroom Apartment

The Holly

c. 79.3 - 80.8 Sq M /
854 - 867 Sq Ft

First Floor

16*, 38, 41, 43, 48*

Second Floor

24*, 50, 53, 55, 60*

Third Floor

32*, 62, 65, 67*

Location



*Window located in these units only. Size and location of window subject to change. Please speak to selling agent.



Mercer Manor

2 Bedroom Apartment

The Oak

c. 79.8 Sq M /
859 Sq Ft

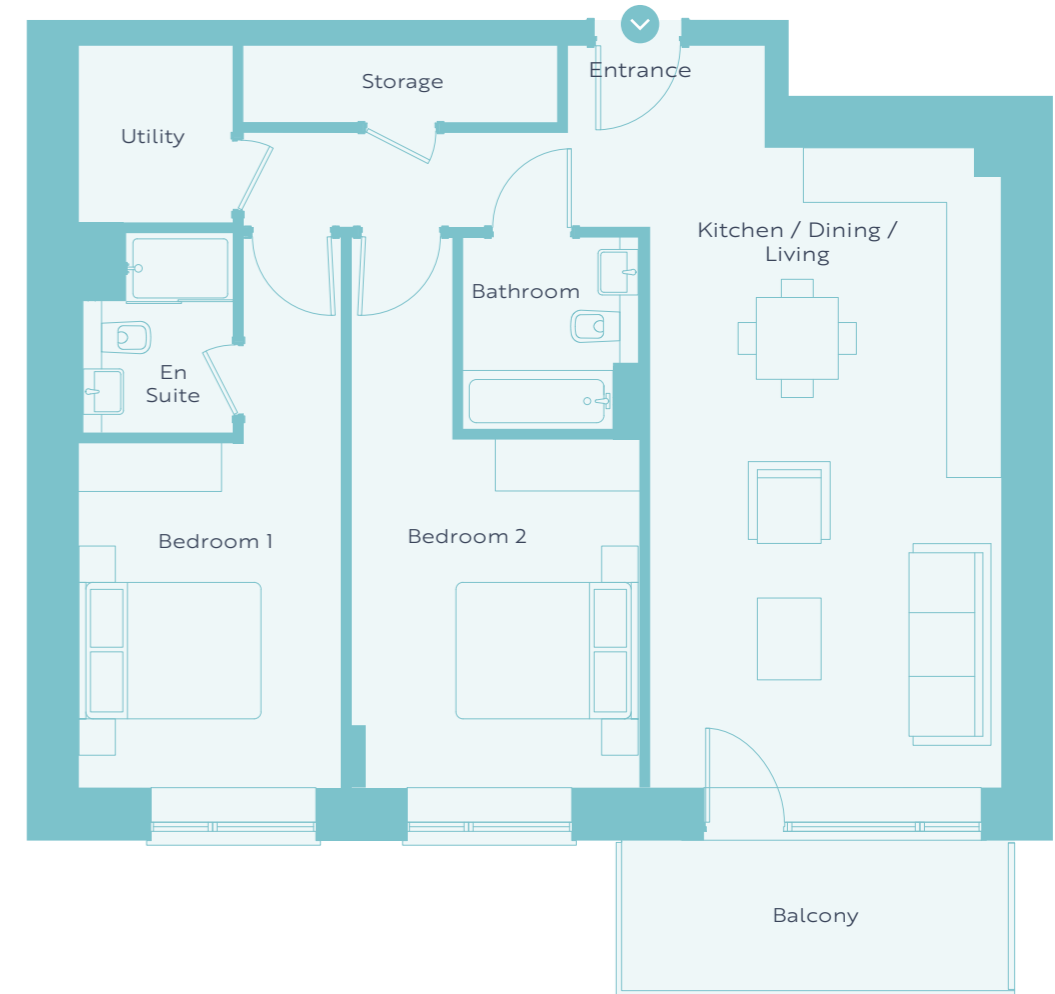
First Floor

44

Second Floor

56

Location



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Mercer Manor
2 Bedroom
Apartment

The
Sycamore

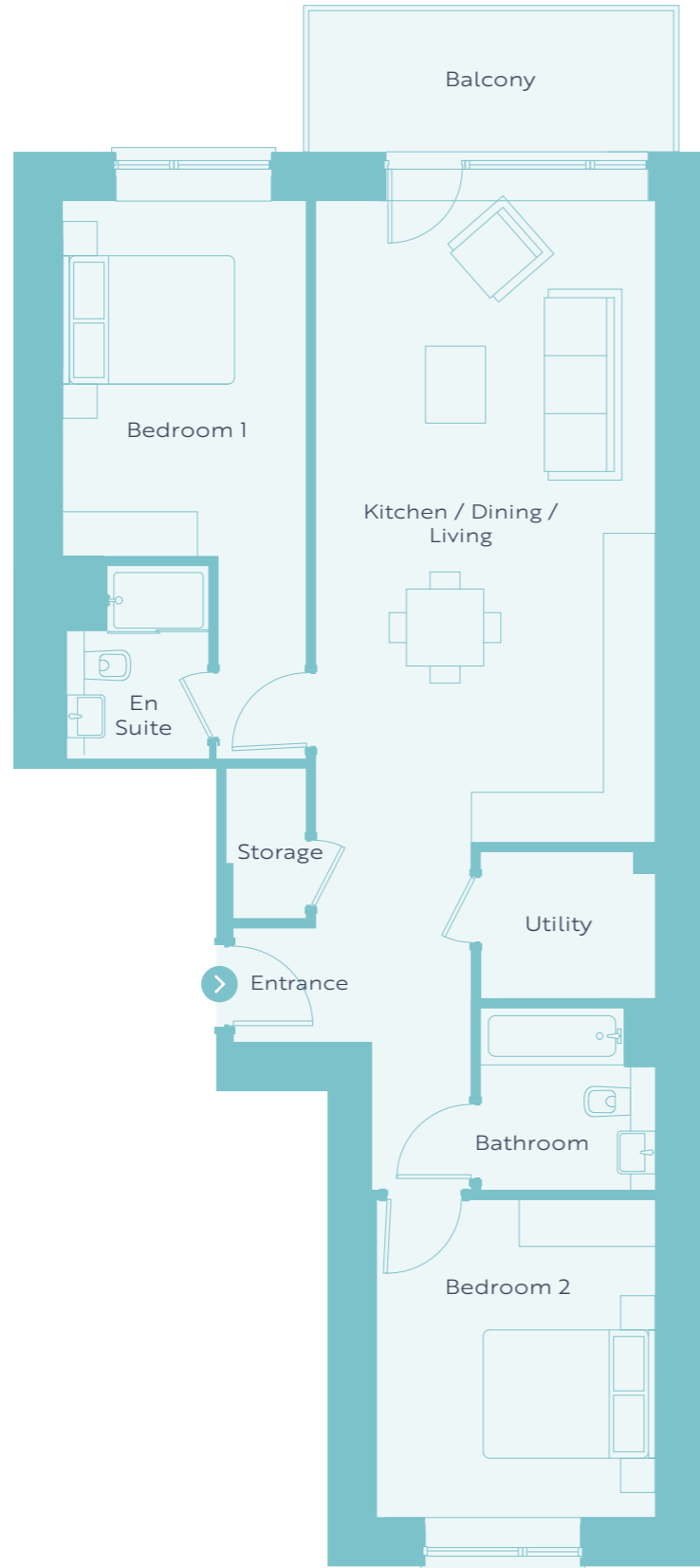
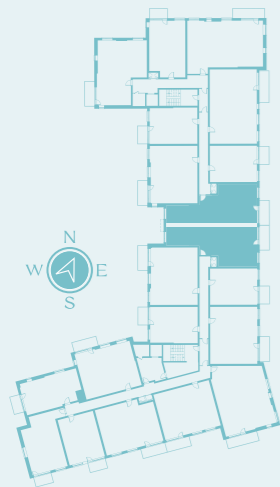
c. 80.9 Sq M /
871 Sq Ft

First Floor
15, 39

Second Floor
23, 51

Third Floor
31, 63

Location



Mercer Manor
2 Bedroom
Apartment

The Birch

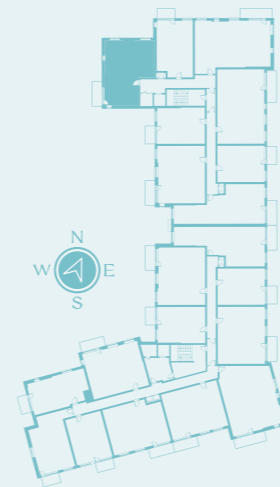
c. 83.2 Sq M /
896 Sq Ft

First Floor
10

Second Floor
18

Third Floor
26

Location



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Mercer Manor
2 Bedroom
Apartment

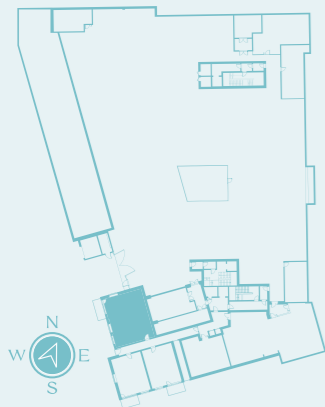
The Ash

c. 84.7 Sq M /
912 Sq Ft

Lower Ground Floor
36



Location



Mercer Manor
3 Bedroom
Apartment

The Ivy

c. 103.2 Sq M /
1,111 Sq Ft

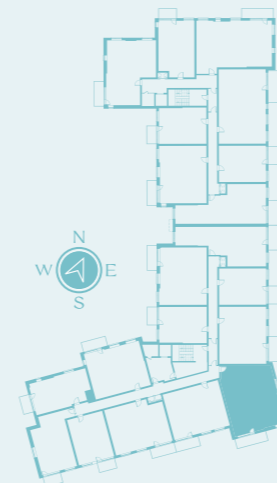
First Floor
42

Second Floor
54

Third Floor
66



Location



* Size and location of window subject to change.

Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



Mercer Manor

3 Bedroom Apartment

The Rowan

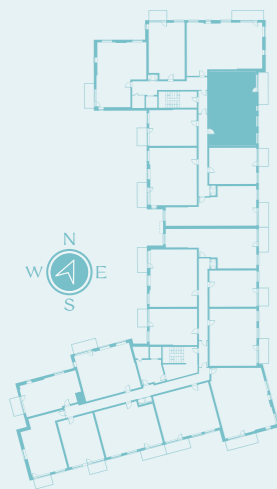
c. 105.3 Sq M /
1,133 Sq Ft

First floor
13

Second Floor
21

Third Floor
29

Location



Mercer Manor

3 Bedroom Apartment

The Alder

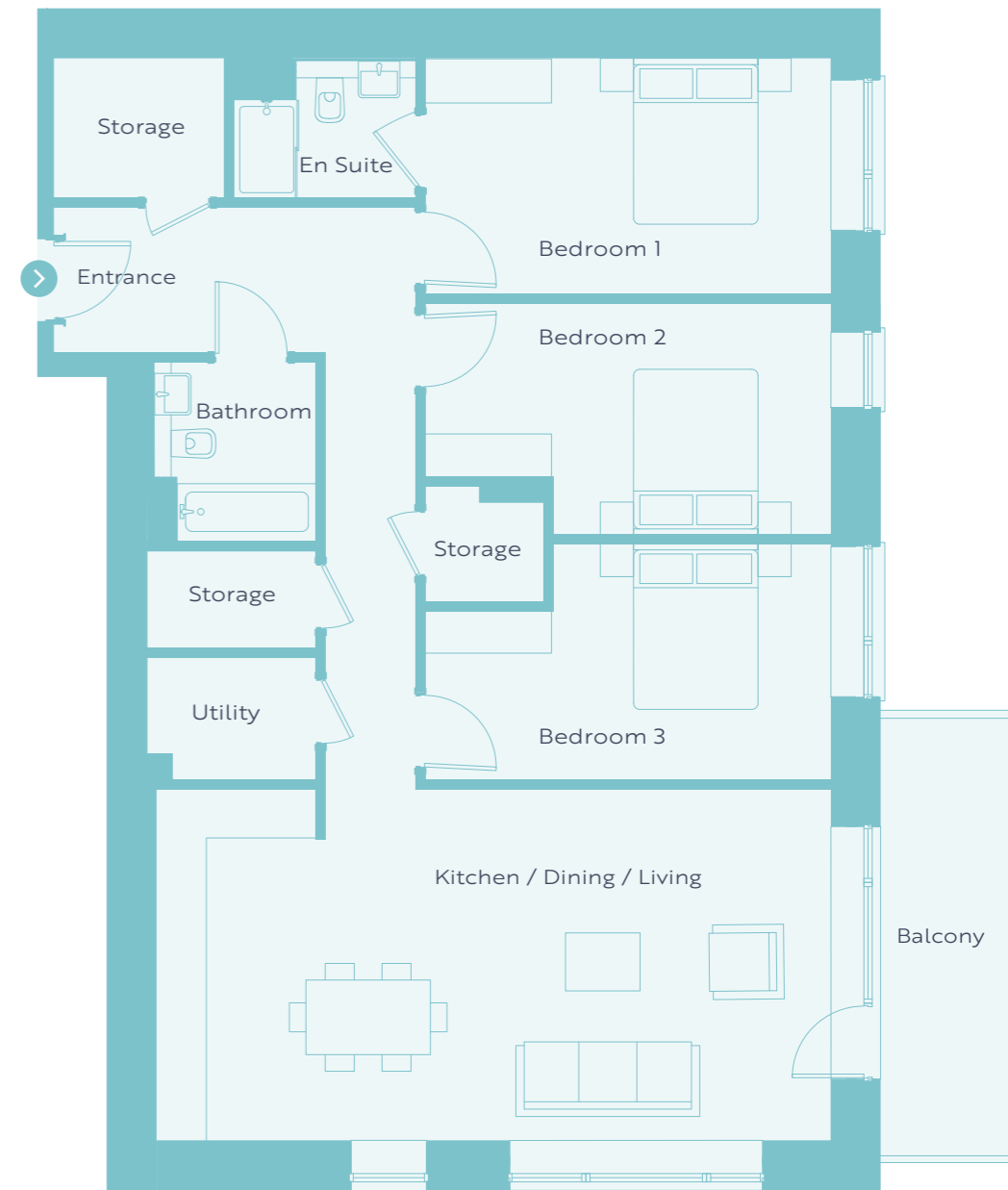
c. 109.2 Sq M /
1,175 Sq Ft

First Floor
12

Second Floor
20

Third Floor
28

Location



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High Quality Fixtures, Fittings and Appliances

APARTMENTS

- Each apartment at Mercer Vale is fitted with laminate flooring throughout

KITCHENS

- Custom designed contemporary kitchen
- Bespoke cabinetry with generous storage
- Quartz worktop and full splashback
- Fully integrated oven, hob, microwave, dishwasher and fridge/freezer
- Integrated extractor fan
- Undercounter LED lighting
- Undermounted stainless steel sink and chrome tap

UTILITY ROOM

- Laminate worktop provided in utility rooms
- Combi washer/dryer provided to one beds
- Separate washer/dryer provided to two and three beds

BEDROOMS

- Custom designed integrated wardrobes to every bedroom

BATHROOMS

- Wall-mounted mirrored cabinets
- Fully tiled with anti-slip tiles to floors and walls
- High quality brassware and sanitary ware
- Concealed WC cisterns
- Semi-recessed sinks with deck mounted chrome mixer taps
- Pressurised shower system with thermostatic valves
- High quality bath and bath screen where applicable
- High quality sliding shower doors where applicable
- Electric heated wall panel with towel rails
- Toilet roll holder and robe hook

HEATING, VENTILATION & HOT WATER

- Heating and water will be supplied via individual exhaust air heat pumps (EAHP) located in each unit
- Ventilation within the apartment is provided by the exhaust air heat pump system
- Wall mounted radiators

ELECTRICAL

- Recessed LED down-lighters to hall, kitchen and bathrooms
- Ample provision of sockets and lighting

THE BUILDING

- Palette of off-white and terracotta brick with off-white smooth render
- High quality Alu-clad windows with low u-value for energy efficiency
- Generous metal balustrade balconies

MEDIA & COMMUNICATIONS

- Entry intercom system in each apartment connected to the main entrance door
- USB charging points in kitchen, living room and main bedroom
- TV/broadband connection to living room for two providers

COMMUNAL AREAS

- Tiled and carpeted stairs and corridors
- Aluminium post-boxes to entrance area
- Large porcelain tiles to entrance lobbies with matwell
- Stainless steel and mirror lifts

THE LANDSCAPE

- Local green spaces with a series of paths for walking
- Play areas with selection of play equipment
- Native tree species with areas of evergreen hedging, ornamental shrubs, spring bulbs and mown grass for informal play

SECURITY

- Entry intercom system in each apartment connected to the main entrance door
- CCTV to ground floor lobbies and key external areas
- Mains-supply smoke and heat detectors

PARKING & SERVICES

- Undercroft parking
- Communal electric car-charging points
- Lift access from car park to all levels
- Secure bicycle storage at undercroft level
- Centralised bin storage facility at undercroft level

ENERGY EFFICIENCY

- A2 BER energy rating
- Highly insulated and airtight construction
- Low-E Alu-clad windows, argon filled with low emissivity coating to reflect heat back into rooms
- High performance internal pipe insulation to reduce heat loss

MANAGEMENT COMPANY

- All homeowners will automatically become a member of the management company



Interior images for illustrative purposes.

Government grant eligible

Buying your first home is an exciting time in anyone's life. Our goal is to make sure the experience is as simple and stress free as possible. If you decide to buy a new home, did you know there are government supports that may be available to help you?

Owning your first home is within reach, and we're here to help you every step of the way.



First Home Scheme

This scheme helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home.



Help to Buy

Did you know you can get up to €30,000 towards your deposit?



Green Morgages

A Green Mortgage offers lower interest rates when buying a more energy efficient home.



Croí Cónaithe

Croí Cónaithe (Cities) Scheme is a government initiative supporting affordable apartment delivery for owner occupiers, which can be used with First Home Scheme and Help to Buy incentives.

For more information visit cairnhomes.com

Customer care portal

Buying a new home is one of life's most exciting and rewarding milestones, and at Cairn, we're committed to making your journey from first viewing to settling in – and beyond – as seamless and enjoyable as possible. To support you every step of the way, our dedicated Customer Care Team is here to guide you through the entire process. But our commitment doesn't end when you move in. We've developed the Cairn Customer Care Portal — a unique digital platform designed to provide a comprehensive and convenient homeowner experience.

This user friendly online portal gives you round-the-clock access to essential information about your new home, all conveniently stored in one place. From operating manuals and appliance warranties to maintenance tips and helpful FAQs, it's designed to give you peace of mind and empower you to feel completely at home. To make things even easier, the portal includes step-by-step video guides to help you get the most out of your home's features, from using your heating system to troubleshooting common issues.



You'll also find a customer feedback survey where you can share your thoughts and help us continue to improve our service. And if you ever need to speak to someone directly, a list of useful contact numbers is just a click away.

The portal continues to support you long after move in day. During your first year, you can log queries or service requests directly through the portal, which will be managed promptly by our experienced Customer Care Team.

Beyond practical support, the portal also helps you feel connected to your new community.

You'll receive updates on local events, neighbourhood news, and important announcements, so you're always in the loop.

At Cairn, we're proud to offer an experience that goes far beyond handing over the keys. With the Cairn Customer Care Portal, you're not just buying a home — you're gaining a smarter, more connected, and more supported way to live.

Built for Good

CAIRN

Built For Good

Since 2015, Cairn has been building a future for good for everyone. Cairn homes are built to exceed expectations. Every home we build is A-rated, energy efficient and set in prime locations, with world class design, planning and innovation central to every development.

Community is central to everything we do.

That spirit is woven throughout Cairn, from our unique aftercare services to the outstanding architecture, design and landscaping of our developments, through to sustainability, partnerships, biodiversity and decarbonisation initiatives and more.



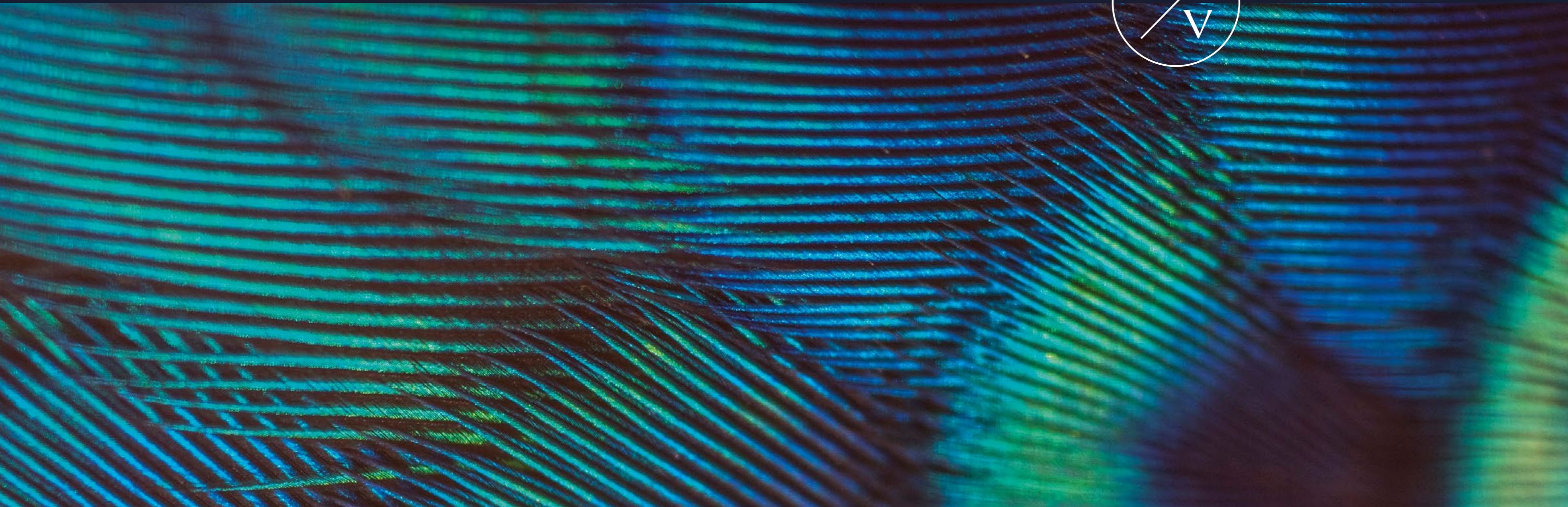
Beyond bricks and mortar



Community building and home building are one and the same for Cairn. We've always known the importance of growing sustainable communities where everyone can thrive. Today, over 30,000 people live in more than 10,000 Cairn homes across Ireland, surrounded by over 90,000 trees we've planted.

Our Cairn Community Games sponsorship and 'We're All In' campaign is a call to young people to become the best version of themselves, however they choose to show up.

This support runs across youth sports, as well as in the arts, music and culture activities. The ambition is to maximise opportunities for children to take part, bringing the thriving volunteer squad with them in community creation for generations to come.



CAIRN

Built For Good



MERCERVALE.IE

PSBA No. 000651



Hooke &
MacDonald

01 631 8402



Rialtas na hÉireann
Government of Ireland

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