



MARKET CLOSE

DUNLAVIN, CO. WICKLOW

Experience contemporary village life in beautifully designed 2, 3, and 4 bedroom family homes,
perfectly located on the scenic border of Wicklow and Kildare.

INTRODUCTION

BEAUTIFULLY DESIGNED 2, 3, AND 4 BEDROOM FAMILY HOMES

Amazon Developments are proud to present Market Close, a beautifully designed and well-presented scheme of family homes in Dunlavin Village, nestled between the beautiful Plains of the Curragh and the exquisite Wicklow Mountains National Park.

Market Close is situated close to the towns of Naas, Kildare and Newbridge with their large array of shops, pubs, restaurants and boutiques, and within easy reach of the N81, M7 & M9 motorways, offering direct access to Dublin City and beyond.

Family Homes in this development include a range of two bedroom bungalows & two, three and four bedroom terraced, semi-detached & detached properties.

Market Close offers high-quality affordable family living in an enviable location.





Dunlavin Annual Arts Festival



Lough Tay, Powerscourt Estate



Market House & Library, Dunlavin

LOCATION 01

THE BEST OF BOTH WORLDS

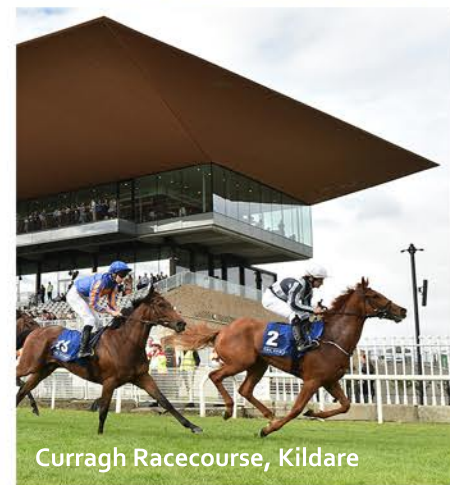
Welcome to Market Close, the perfect blend of village living, urban convenience and natural beauty. Situated in the peaceful village of Dunlavin, straddling the borders of Kildare and Wicklow, this location provides the best of both worlds. Experience the charm of rural living while having quick access to vibrant towns and bustling cities.

Wicklow offers a wide range of pursuits for nature lovers and cultural explorers alike. Highlights include the stunning Powerscourt Estate and Gardens, Glendalough's monastic ruins, and scenic spots like Lough Tay and Brittas Bay. Visitors can also explore historical sites like Wicklow Gaol or enjoy a treetop walk at Beyond the Trees Avondale. With numerous gardens, hiking trails, and local markets, Wicklow is a perfect destination for those seeking outdoor adventures and cultural experiences.

Kildare offers a variety of activities, from exploring the Irish National Stud and Gardens to enjoying the tranquillity of the Japanese Gardens. History enthusiasts can visit St. Brigid's Cathedral and Round Tower, while outdoor lovers can explore Lullymore Heritage and Discovery Park or take barge trips on the Grand Canal. Kildare Village and Whitewater Shopping Centre in Newbridge are perfect for shopping, while adrenaline seekers can head to Ireland's premier motorsport venue Mondello Park for racing events.



Japanese Garden, Kildare Town



Curragh Racecourse, Kildare



Little Brew Cafe, Dunlavin



Rathsallagh House, Dunlavin





LOCATION 02

VILLAGE LIFE IN DUNLAVIN

Dunlavin provides a slower pace of life while still being accessible for work or leisure. The village's picturesque surroundings, with lush fields and rolling hills, contribute to a serene and pastoral atmosphere. The local landscape also offers great opportunities for outdoor activities like hiking, cycling, and nature walks.

One of the key benefits of living in Dunlavin is the strong sense of community. Residents enjoy a friendly, close-knit environment and village events foster social connection. The village has a range of amenities, including shops, pubs, and cafes, as well as essential services like schools, medical facilities, and a post office. Regular community events, such as local markets and festivals, contribute to the vibrant social life, ensuring there's always something happening, especially for families or retirees looking for an active, engaged lifestyle.

Dunlavin also boasts a strong sporting tradition, with the local GAA club playing a central role in village life, offering residents of all ages the opportunity to participate, fostering both pride and camaraderie in the village.

Additionally, Dunlavin strikes a balance between historical charm and modern convenience. The village is steeped in history, with heritage buildings and a well-preserved village square, offering a unique character that is hard to find in more developed areas. At the same time, it benefits from modern infrastructure and is well-connected by public transport routes to nearby towns.

All dwellings in the development are spacious and well-constructed, offering excellent quality and craftsmanship. Whether you're a first-time buyer, looking to downsize, or simply looking for a better standard of home, the generous space and superior build quality of these homes make Market Close an appealing choice for those seeking a comfortable, long-lasting investment in a peaceful, welcoming community.







An Lár, Dunlavin Village



Kildare Village Retail Outlet, Kildare Town

LOCATION 03

FIRST CLASS AMENITY, ALL ON YOUR DOORSTEP

SCHOOLS

1. Scoil Nioclais Naofa, Dunlavin
2. Jonathan Swift National School
3. St Kevins Dunlavin
4. Steiner School
5. Gael Choláiste Chill Dara, Naas
6. Naas Christian Brothers
7. St Mary's College, Naas
8. Dominican College Newbridge
9. Cross & Passion College, Kilcullen

SOCIAL & DINING

22. Café An Lár
23. Little Brew
24. Grangecon Kitchen
25. Fallons
26. Lawlors
27. Los Radas
28. Neighbourhood
29. Firecastle

SPORTS & RECREATION

10. Dunlavin GAA Club
11. Dunlavin AFC
12. Rathsallagh Golf Club
13. Blessington Lakes
14. Royal Curragh Golf Course
15. Curragh Plains
16. Wicklow Mountains
17. Punchestown Racecourse
18. Curragh Racecourse
19. Kildare Village Designer Outlet
20. Whitewater Shopping Centre
21. Naas Shopping Centre

TRANSPORT LINKS

30. M7 (Dublin - Limerick)
31. M9 (Dublin - Waterford)
32. Sallins Train Station
33. Newbridge Train Station
34. Route 892 Enhanced Bus Service





Blessington Lakes, Wicklow



The Fox in the Bunditch Bar, Dunlavin



LOCATION 04

GREATER ACCESS

From the heart of Dunlavin, you're never far from the pulse of Dublin's bustling energy. Though surrounded by stunning countryside, Dunlavin offers seamless access to the capital with excellent road and transport links. Whether for work or leisure, you can easily journey from the peace of home and explore a world of opportunities.

But it's not just Dublin at your doorstep. With connections to destinations such as Cork, Galway, and Belfast, Dunlavin truly places Ireland within your reach. Sallins and Naas train stations are just a short drive away, providing swift access to Heuston, Connolly, Pearse, and Grand Canal Dock in under 45 minutes. The Dublin Coach service also offers a quick route to the city centre and Dublin Airport, both reachable in less than an hour.

By car, you'll be at Dublin Airport in just 50 minutes and in the heart of the city centre in 55 minutes. Dunlavin ensures you stay connected to where life happens, without ever sacrificing the comfort of home.

Dunlavin is a haven for both golf and horse racing enthusiasts, with exceptional courses and race venues just a short drive away. The historic Royal Curragh Golf Club, Ireland's oldest, is 25 minutes from the village, offering a challenging course amidst the stunning Curragh plains. Even closer, at just 10 minutes, is the tranquil Rathsallagh Golf Club, known for its beautiful parkland setting. For racing fans, there is the Curragh Racecourse, home to world-class events like the Irish Derby, while Punchestown Racecourse, renowned for its National Hunt racing and the famous Punchestown Festival, is a quick 20-minute drive.

Whether perfecting your golf swing or enjoying a thrilling day at the races, these premier destinations are easily accessible from your home in Dunlavin.

DESTINATIONS, AMENITY & RECREATION

- 01. Naas Town
- 02. Kildare Town
- 03. Newbridge Town
- 04. Kilcullen
- 05. Sallins Train Station
- 06. Wicklow Mountains National Park
- 07. Curragh Plains
- 08. Punchestown Racecourse
- 09. Curragh Racecourse
- 10. Rathsallagh Golf Course
- 11. Royal Curragh Golf Course
- 12. Blessington Lakes
- 13. Sally Gap
- 14. Glendalough Monastic Village and Lakes
- 15. Lugnaquilla (Leinster's highest mountain)



Sallins Train Station	26 mins
Citywest Park and Ride LUAS	36 mins
Dublin City	55 mins
Dublin Airport	53 mins
Kilkenny City	45 mins



Sallins to Hueston Station	35 mins
Kent Station Cork	2h48mins
Ceannt Station Galway	2h55mins
Belfast	3h20mins



Park & Ride LUAS to Dublin	30 mins
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MARKET
CLOSE
DUNLAVIN, CO. WICKLOW





HOUSE SPECIFICATION 05

HIGH QUALITY FINISH ACROSS ALL HOMES

Front Driveway

- Front driveways are paved with Castlestone or similar paving from Roadstone with ample parking provided for two cars.
- Soft planting to front driveway planter beds
- Parkland metal railings to front boundary of all houses.

Rear Gardens

- All rear gardens have a generous paved area which is completed in Roadstone Paving with lawns seeded throughout. Gardens are enclosed by a combination of post and panel fencing and brick/block walls which are capped.
- Some gardens have split levels with feature timber steps provided.

Windows and Doors

- High-performance double-glazed windows and doors fitted throughout with a U-Value of 1.2W/m²K.
- Each house benefits from a high-performance timber front door with multi-point locking system.

External Finishes

- The houses are completed primarily in an acrylic render finish, providing a long-term, low maintenance solution
- Roofs are constructed using timber trusses with a concrete tile from Condron Concrete as a roof finish, a dry ridge system is used, again, ensuring minimal maintenance in the years to come.

Bathrooms & En Suites

- Bathrooms are superbly finished with Sonas sanitary ware, taps and showers throughout along with high-quality shower doors.
- Luxury chrome effect towel rails in the main bathroom and all en suites.
- High quality porcelain tiles are used on the floors and wet walls with tile splashbacks also provided throughout.
- All showers are pressurised.

Electrical and Heating

- Energy efficient A-rated air source heat pump heating system is provided in all houses. The heating system is easily customised to the individual homeowners needs with multiple heating zones and programmer.
- The heating system provides on demand hot water 24 hours a day.
- The hot water cylinder provides energy efficient central heating and a large capacity of hot water storage.
- Numerous lighting points are provided throughout including low energy LED down lighters and pendant lighting.
- A generous allocation of sockets is provided throughout the house.
- Each house has been pre-wired for an alarm key pad at both the front door and master bedroom, a bell box has also been wired for installation.
- All houses are pre-wired for TV, telephone and broadband.
- Cabling has been provided for Sky/Free to air/Saorview.

Internal Doors

- Shaker style or similar internal painted doors with high quality brushed chrome handles.

Kitchens

- The kitchens are beautifully handcrafted and hand painted units, finished in a combination of colours from Farrow & Ball.
- The kitchens come complete with appliances including hob, oven, dishwasher and extractor.

Wardrobes

- Luxury bespoke wardrobes with oak veneer carcasses are provided in all bedrooms.

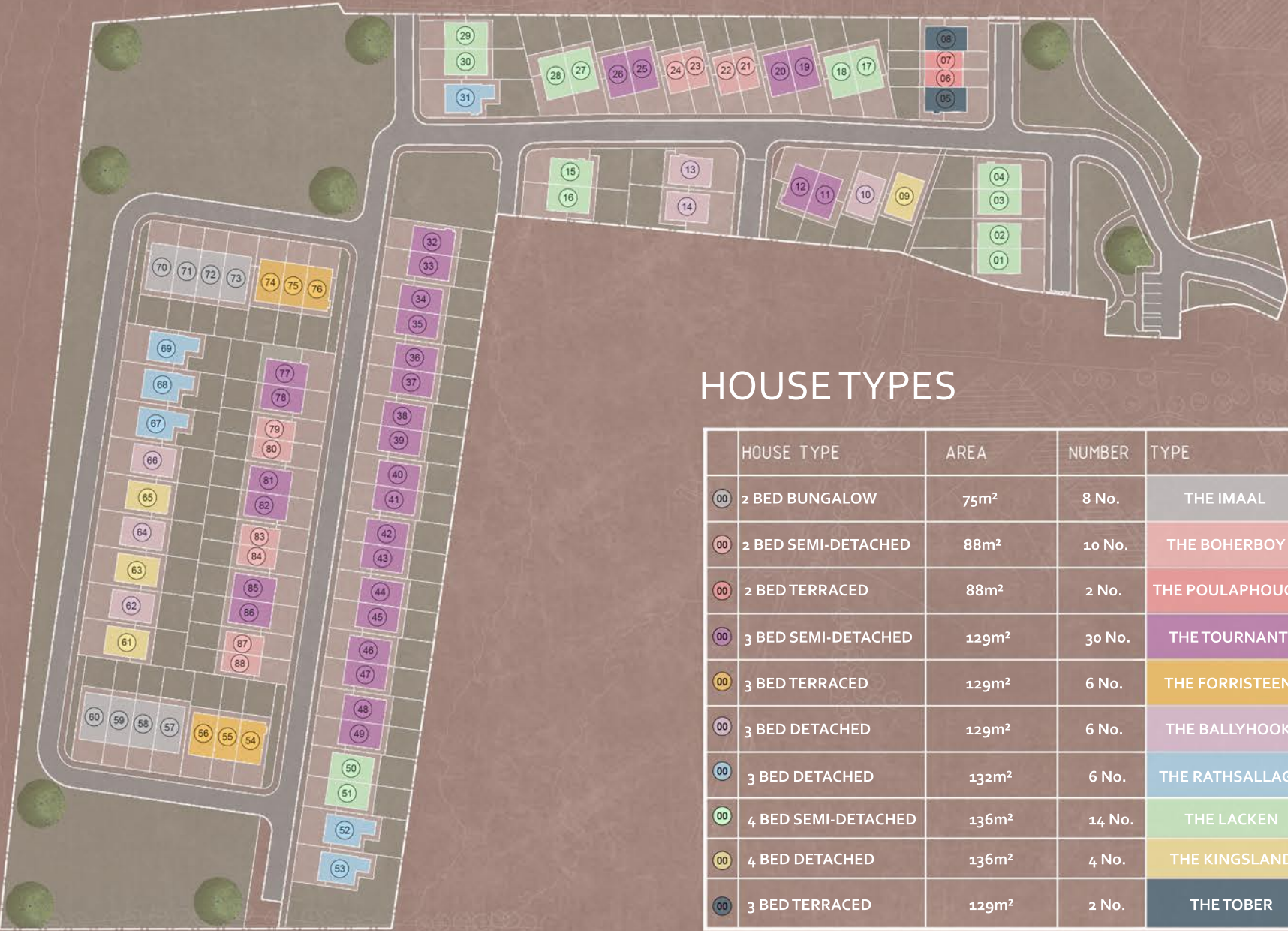
Internal Finishes

- All homes feature a contemporary timber stair.
- High density insulation is provided throughout each home to provide a warm, comfortable, A-rated energy efficient house.
- All homes come fully painted.

Structural Guarantee

- All homes come with a 10 year Homebond structural guarantee.

HOUSE NUMBERING
SITE LAYOUT PLAN

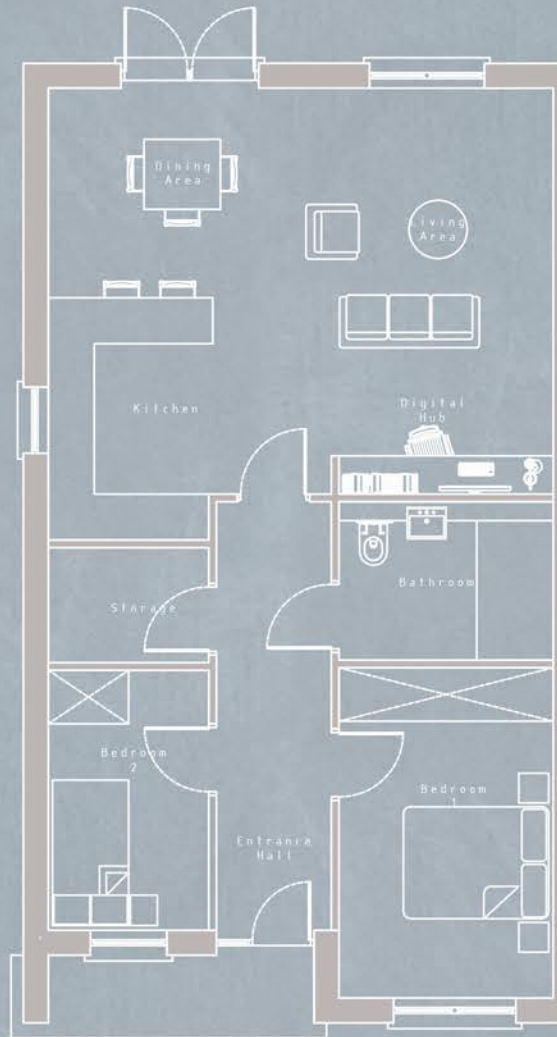


HOUSE TYPES

	HOUSE TYPE	AREA	NUMBER	TYPE
00	2 BED BUNGALOW	75m ²	8 No.	THE IMAAL
00	2 BED SEMI-DETACHED	88m ²	10 No.	THE BOHERBOY
00	2 BED TERRACED	88m ²	2 No.	THE POULAPHOUCA
00	3 BED SEMI-DETACHED	129m ²	30 No.	THE TOURNANT
00	3 BED TERRACED	129m ²	6 No.	THE FORRISTEEN
00	3 BED DETACHED	129m ²	6 No.	THE BALLYHOOK
00	3 BED DETACHED	132m ²	6 No.	THE RATHSALLAGH
00	4 BED SEMI-DETACHED	136m ²	14 No.	THE LACKEN
00	4 BED DETACHED	136m ²	4 No.	THE KINGSLAND
00	3 BED TERRACED	129m ²	2 No.	THE TOBER

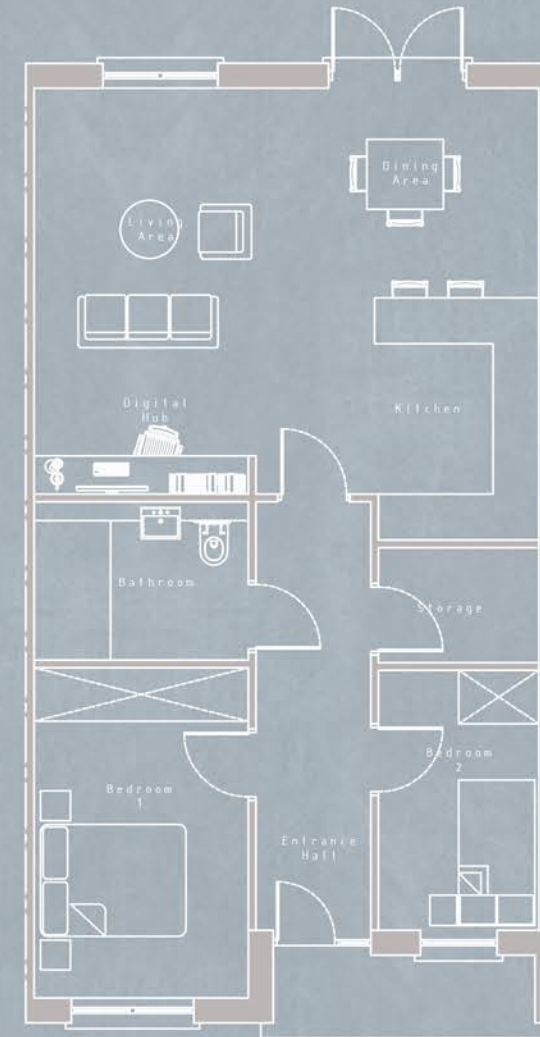


THE IMMAL
2BED BUNGALOW END TERRACE
75_{M2} / 808_{SQ FT}



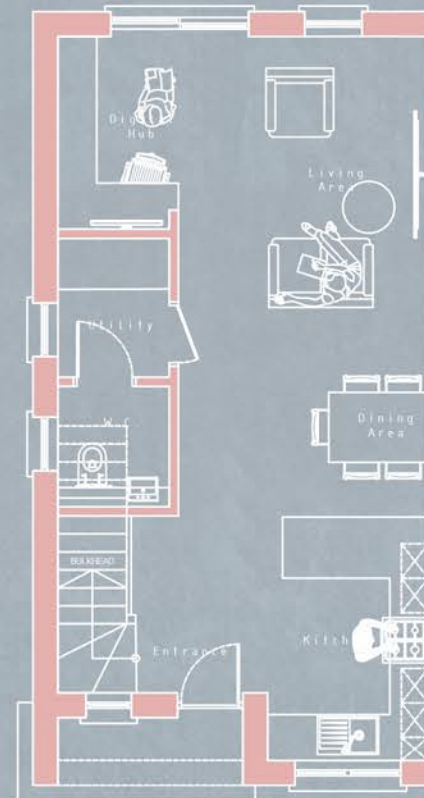
FLOOR PLAN

THE IMMAL
2BED BUNGALOW MID TERRACE
75_{M2} / 808_{SQ FT}

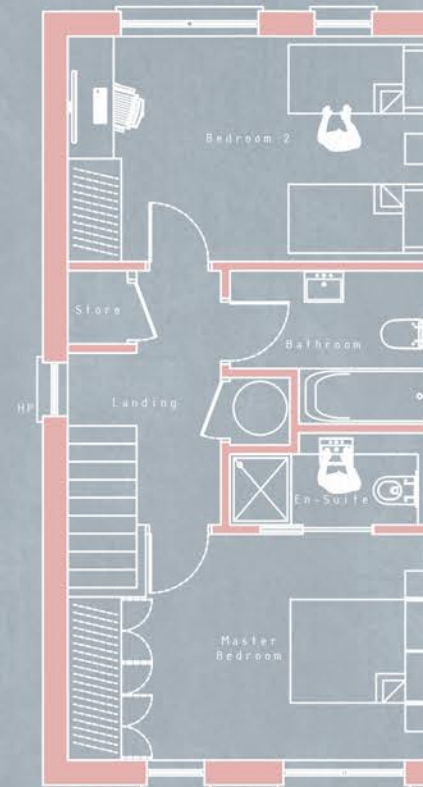


FLOOR PLAN

THE BOHERBOY
2BED SEMI-DETACHED
88_{M2} / 948_{SQ FT}

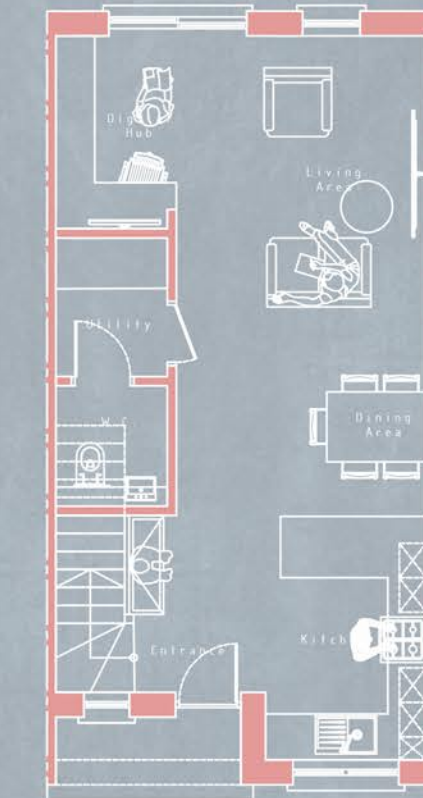


GROUND FLOOR PLAN

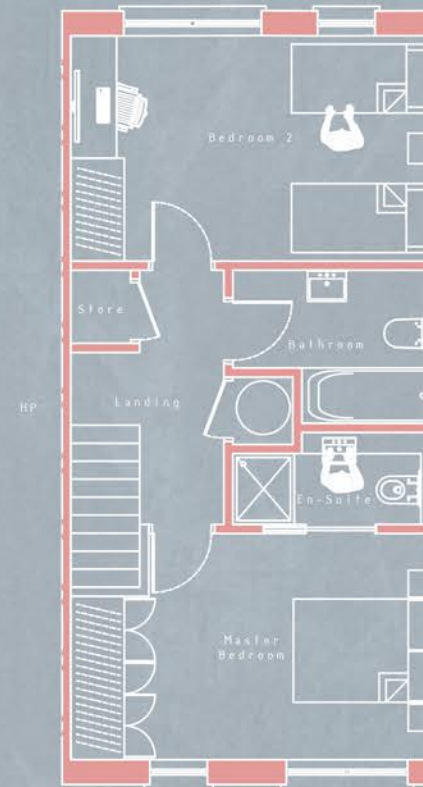


FIRST FLOOR PLAN

THE POULAPHOUCA
2BED MID TERRACE
88_{M2} / 948_{SQ FT}



GROUND FLOOR PLAN

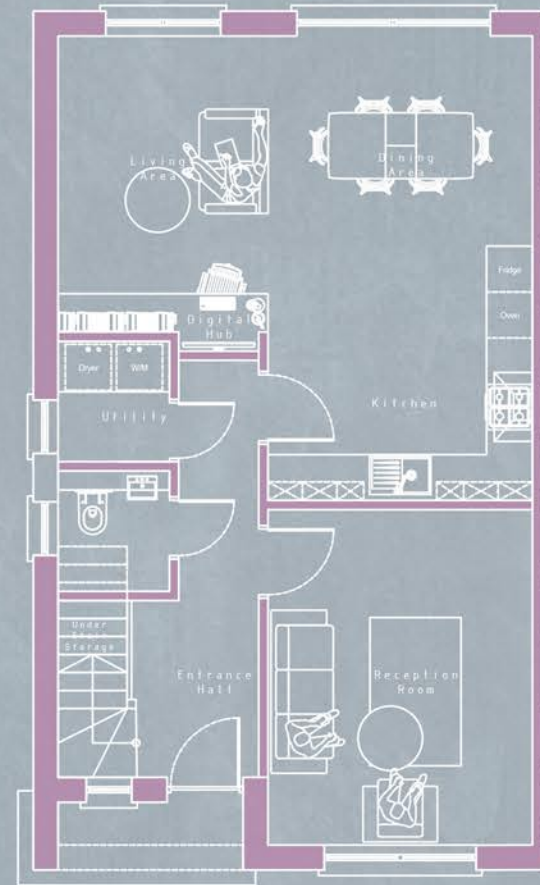


FIRST FLOOR PLAN

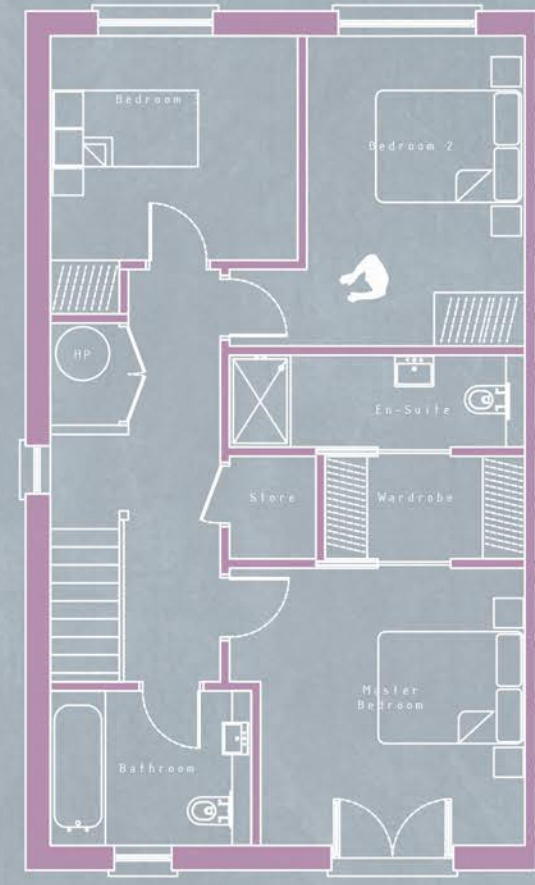
Plans and dimensions are indicative only and subject to change. Amazon Developments may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided. For illustrative purposes only.

THE TOURNANT

3BED SE/MI-DETACHED
129M² / 1388SQ FT



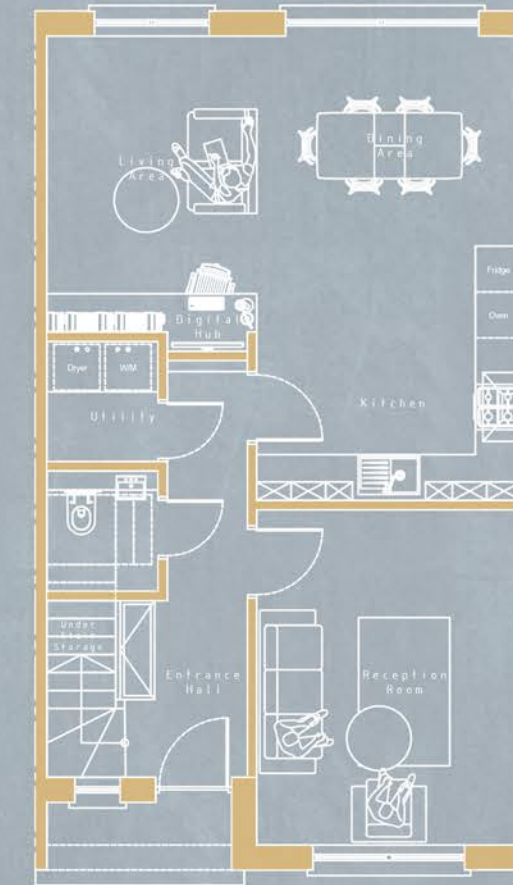
GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE FORRISTEEN

3BED TERRACED
129M² / 1388SQ FT



GROUND FLOOR PLAN

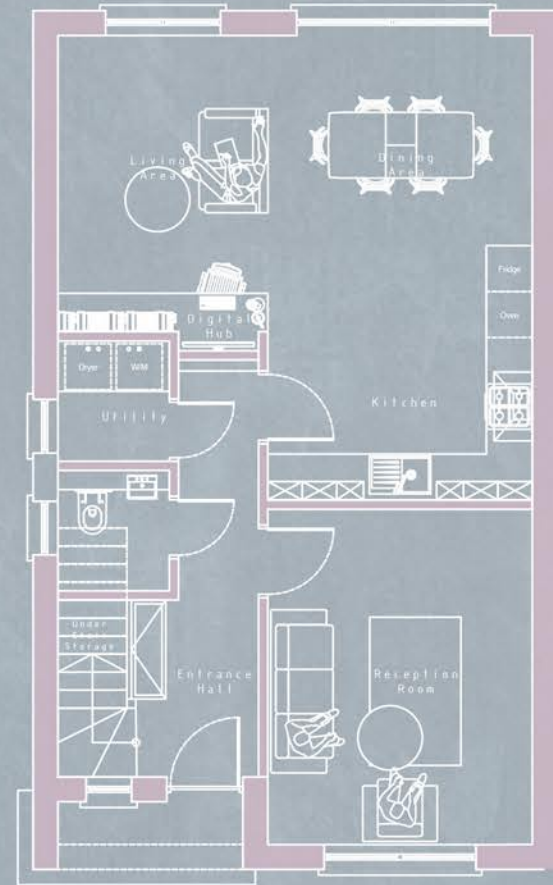


FIRST FLOOR PLAN

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THE BALLYHOOK

3BED DETACHED
129M² / 1388SQ FT



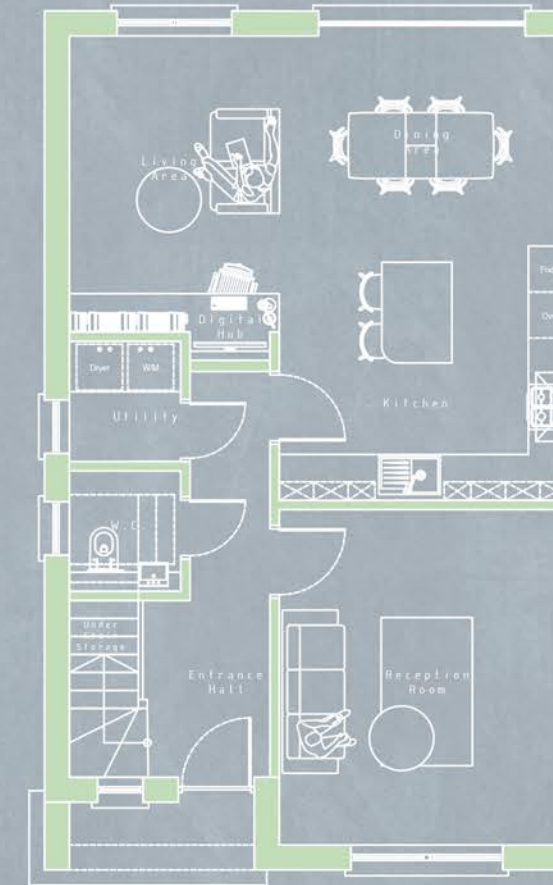
GROUND FLOOR PLAN



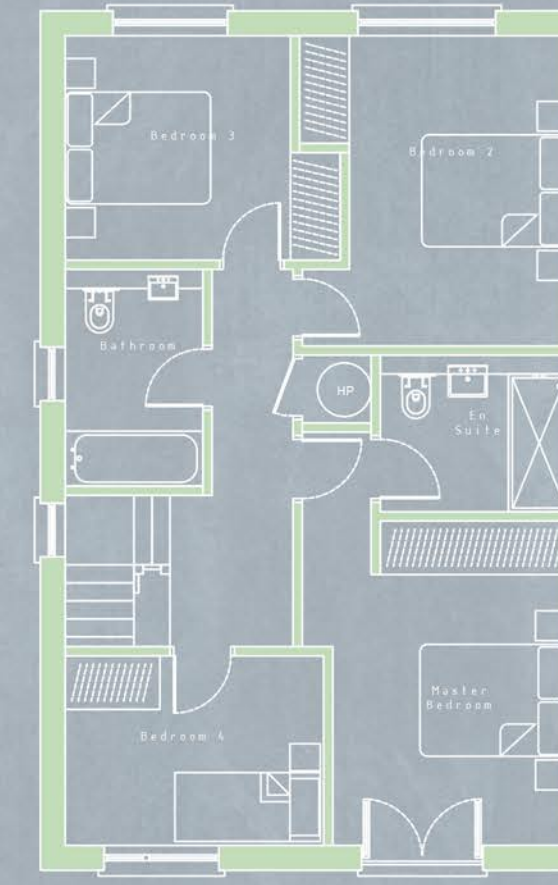
FIRST FLOOR PLAN

THE LACKEN

4BED SEMI-DETACHED
136M² / 1463SQ FT



GROUND FLOOR PLAN

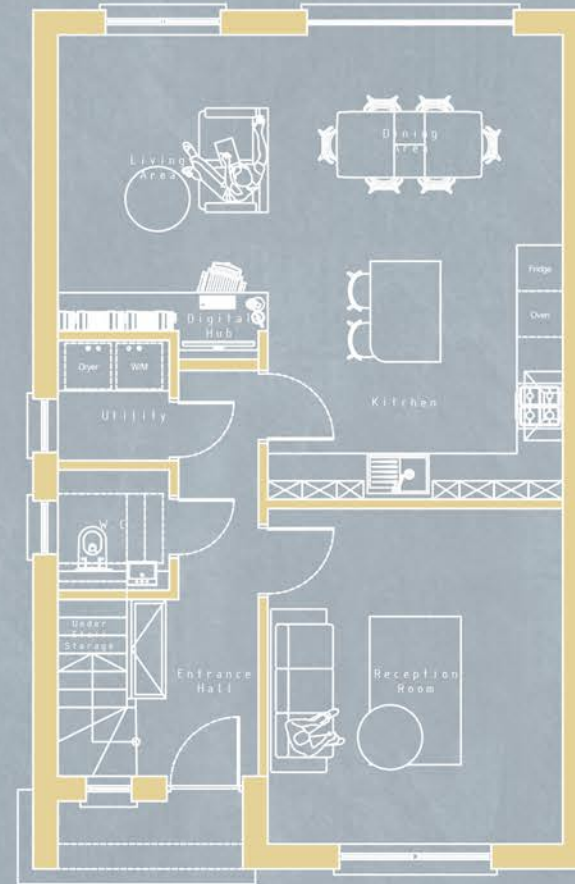


FIRST FLOOR PLAN

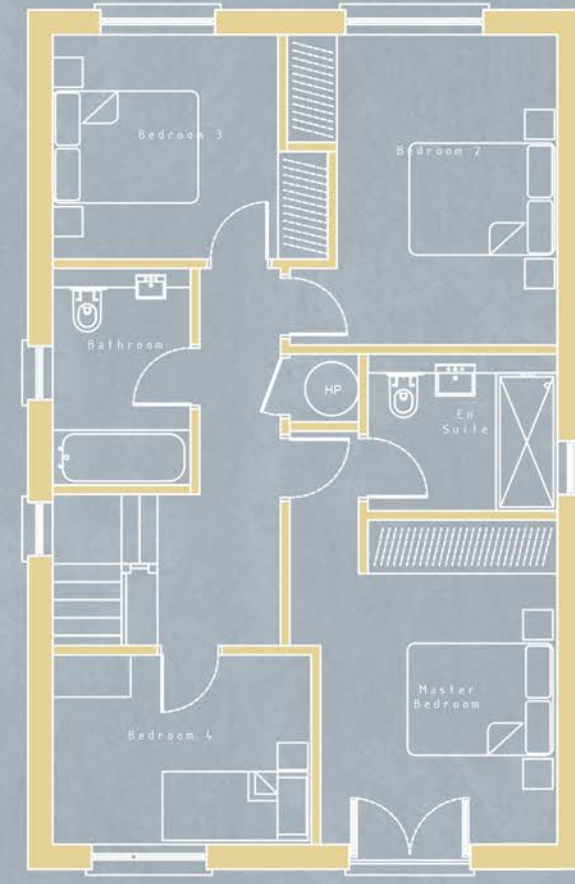
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THE KINGSLAND

4BED DETACHED
136_{M2} / 1463_{SQ FT}



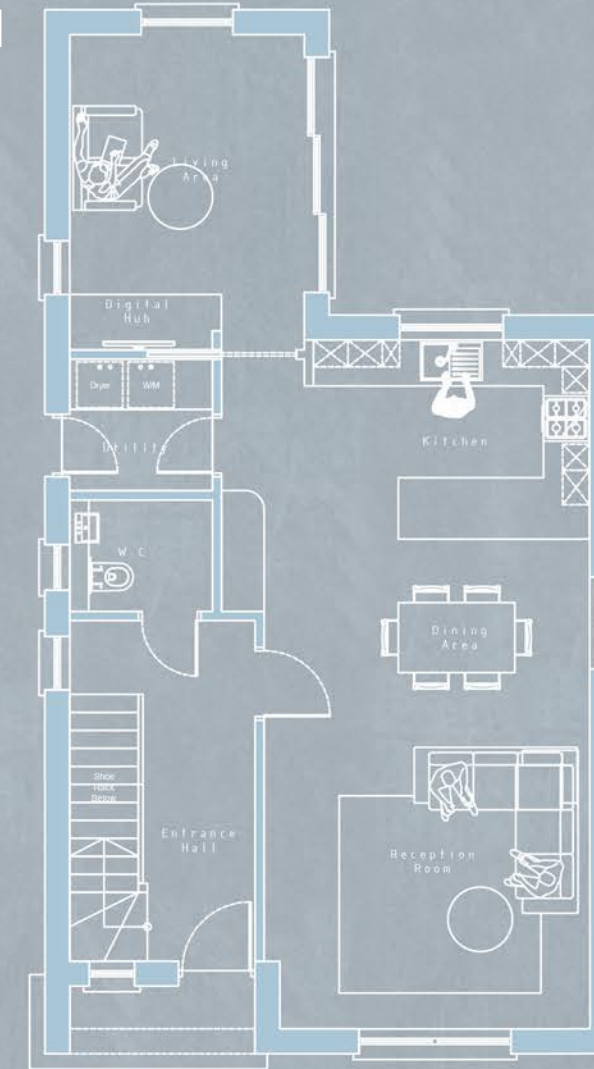
GROUND FLOOR PLAN



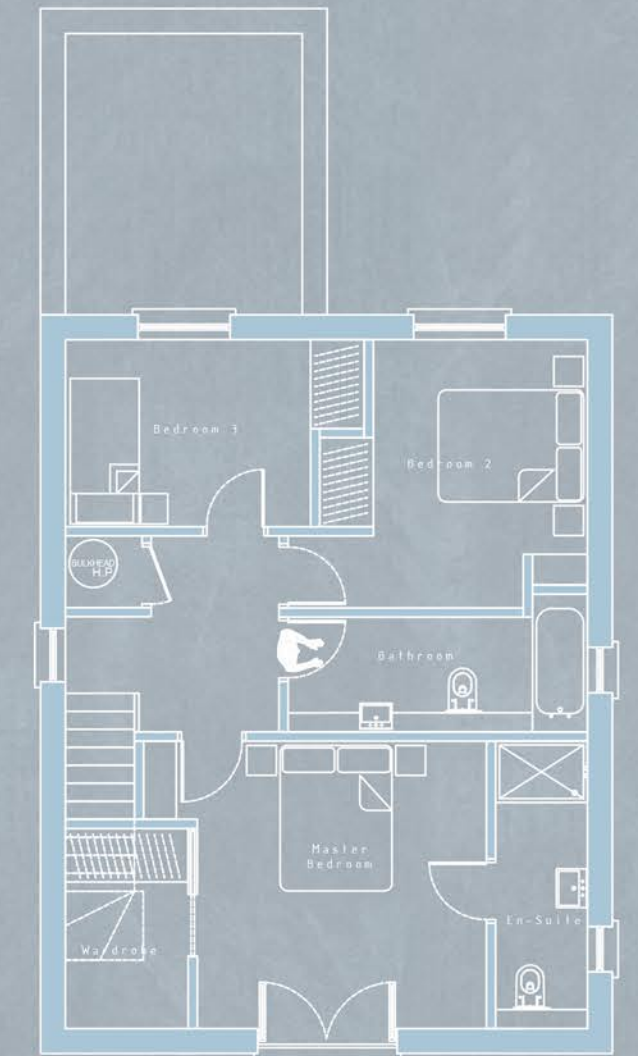
FIRST FLOOR PLAN

THE RATHSALLAGH

3BED DETACHED
132_{M2} / 1420_{SQ FT}



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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PROFESSIONAL TEAM

SALES AGENTS



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JP & M DOYLE are one of Ireland’s longest-established estate agents, having first opened our doors in 1952. During this time, we have witnessed first-hand the evolution of Dublin, Wicklow, Kildare and the surrounding areas as they matured into popular, fashionable places with a diverse mix of residents. And we have done so right from the heart of these places with offices in both Terenure & Blessington.

Quality of service is our hallmark. We know the importance of providing this in an effective, responsive and highly personal manner. Whether you choose to buy, sell or let with JP & M Doyle, you can expect the highest standard of service every step of the way.



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Dillon Marshall is a family-run and owned business that has gone from strength to strength since its inception. It was founded by Damien Dillon and Earin Marshall, who have a combined 50 years’ experience in the property sector.

Dillon Marshall employs a talented, dynamic, creative team of 20 people, each of whom offers a wealth of expertise and experience in their chosen fields. Dillon Marshall has worked hard to secure its place as one of Dublin’s top estate agency firms, selling high quality properties in Dublin and the greater Leinster region.



DESIGN TEAM



London o Hull 4 is an RIAI registered architectural practice based in Dunlavin, Co. Wicklow, focused on designing buildings, spaces, and experiences with a distinct character.

Our approach emphasises thoughtful and efficient use of materials and construction methods, with a strong commitment to sustainability from the ground up. We work closely with clients, consultants, and skilled makers to ensure that every project meets and surpasses its goals.

With experience spanning a wide range of project types, from residential extensions to mid-scale developments & commercial buildings, London o Hull 4 is committed to delivering high-quality, innovative design solutions.



Number 10 Design has evolved to become a leading interior design company and online interiors store. Our team of skilled and approachable designers can adapt to a range of different styles, and work with you to transform your home. We work closely with different crafts people to create bespoke cabinetry and one-off pieces, such as kitchens, bookshelves and wardrobes.

We offer full project management services including site inspections and the co-ordination of trades during construction. Working alongside architects, builders and cabinet makers, from project inception through to completion, ensures your property will work for your lifestyle as well as being aesthetically beautiful.



Creating Communities

Amazon Developments has been creating exceptional homes and communities for over 20 years, providing thousands of people with living spaces they love and which fit their lifestyle.

Environmental

Our new homes are designed to be energy-efficient, featuring high levels of insulation and a mechanical ventilation system with heat recovery to minimize heat loss and lower fuel costs. These homes will achieve a minimum A2 energy efficiency rating.

Security

For added peace of mind, our homes come equipped with double glazing, window locks (excluding emergency escape windows), a three-point locking system on main doors, as well as smoke, heat, and carbon monoxide detectors, and are ready wired for security alarm installation. These features not only enhance safety, but they may also lead to lower insurance premiums.

Structural Warranty

All homes in Market Close will come with a 10-year structural warranty from Homebond, the leading provider of warranties and insurance for new homes.



A DEVELOPMENT BY



REGISTER YOUR INTEREST AT:

WWW.MARKETCLOSE.IE



SELLING AGENTS



DESIGN TEAM



The contents should not be construed to form the basis of any contract, conveyance, or lease. Whilst every care is taken in their preparation, the vendor and their advisers shall not be held responsible for any inaccuracies contained therein. Enquirers must satisfy themselves regarding the description, layouts and measurements. Site maps, measurements and artist's impressions for illustration purposes only and may not be accurate. The developer reserves the right to change the façade or house design as construction progresses.