





MOVE into
A VIBRANT,
CONNECTED
LIFESTYLE
at REDFORD

Introducing Redford, a fresh, contemporary and stylish addition to the vibrant Adamstown community, the perfect choice for busy professionals and young families seeking a thriving connected community.



Redford offers 2, 3 & 4 bedroom houses in the heart of Adamstown, which is complimented by great local amenities, easy access to excellent transport options and plenty of local green space for relaxation, leisure and play.



**JOIN a YOUNG,
ACTIVE & DYNAMIC
COMMUNITY**

THE CROSSINGS

Perfect for those who thrive in a lively, and vibrant environment, Redford is ideally situated close to a variety of excellent new amenities that Adamstown has to offer.



The homes at Redford are only a short walk away from The Crossings, Adamstown's vibrant urban village, which has quickly become the heart of the community's social scene. At The Crossings, you'll find a range of shopping, dining, and leisure options, including major supermarkets Tesco and Aldi. It's the perfect spot to meet up with friends, treat your family, or connect with your new neighbours! Taking time out from your busy

lifestyle is easy at Redford. Residents can enjoy strolling through the abundance of green space in the local area, which includes acres of parkland, complete with sports facilities and play areas.

Need to unwind after a busy work day? Enjoy one of the many picturesque walking trails along the River Liffey or the Grand Canal – which are only a stones throw from your new home!



A **new** NEIGHBOURHOOD IDEAL FOR **GROWING** FAMILIES

When it comes to your children's education, Redford offers an excellent range of options. Adamstown itself boasts a great selection of local primary and secondary schools, while nearby Lucan provides further options, all just minutes away from your new home.

Primary school options include St John the Evangelist National School, St Mary's Boys National School and Adamstown Castle Educate Together, while older kids can choose from several secondary schools, including Adamstown Community College and Gaelcholáiste Coláiste Cois Life.



For leisure, kids and adults alike can enjoy sporting fun at one of the many sports clubs that are well established in the area. These include a local GAA club as well as football, cricket and cycling clubs. Just up the road are the impressive sports clubs of Lucan, which include boxing, basketball and Tae Kwon-Do. And with Lucan Golf Club and Hermitage Golf Club a short drive away, it's safe to say that there really is something for everyone when it comes to sports facilities!



TANDYS LANE PARK



GREAT OPTIONS *for* PEOPLE ON THE **MOVE**

Redford is located just 15km from Dublin City Centre, and offers a fine variety of fast and convenient travel options to the city and beyond.



The development itself is close to Adamstown Train Station, which offers a quick and frequent 20 minute commute to Dublin. The local area is also well serviced by several bus routes, ideal for all ages to move quickly and easily through the neighbourhood. For motorists, the N4 will bring you into the city centre in under 25 minutes; it also links onto the M50 for fast and easy access to Ireland's network of national roads, and is just 25 minutes to Dublin Airport



on THE MOVE...



5MINS

to ADAMSTOWN TRAIN STATION



4MINS

to N4 MOTORWAY



10MINS

to M50 MOTORWAY



20MINS

to HEUSTON STATION



25MINS

to DUBLIN AIRPORT

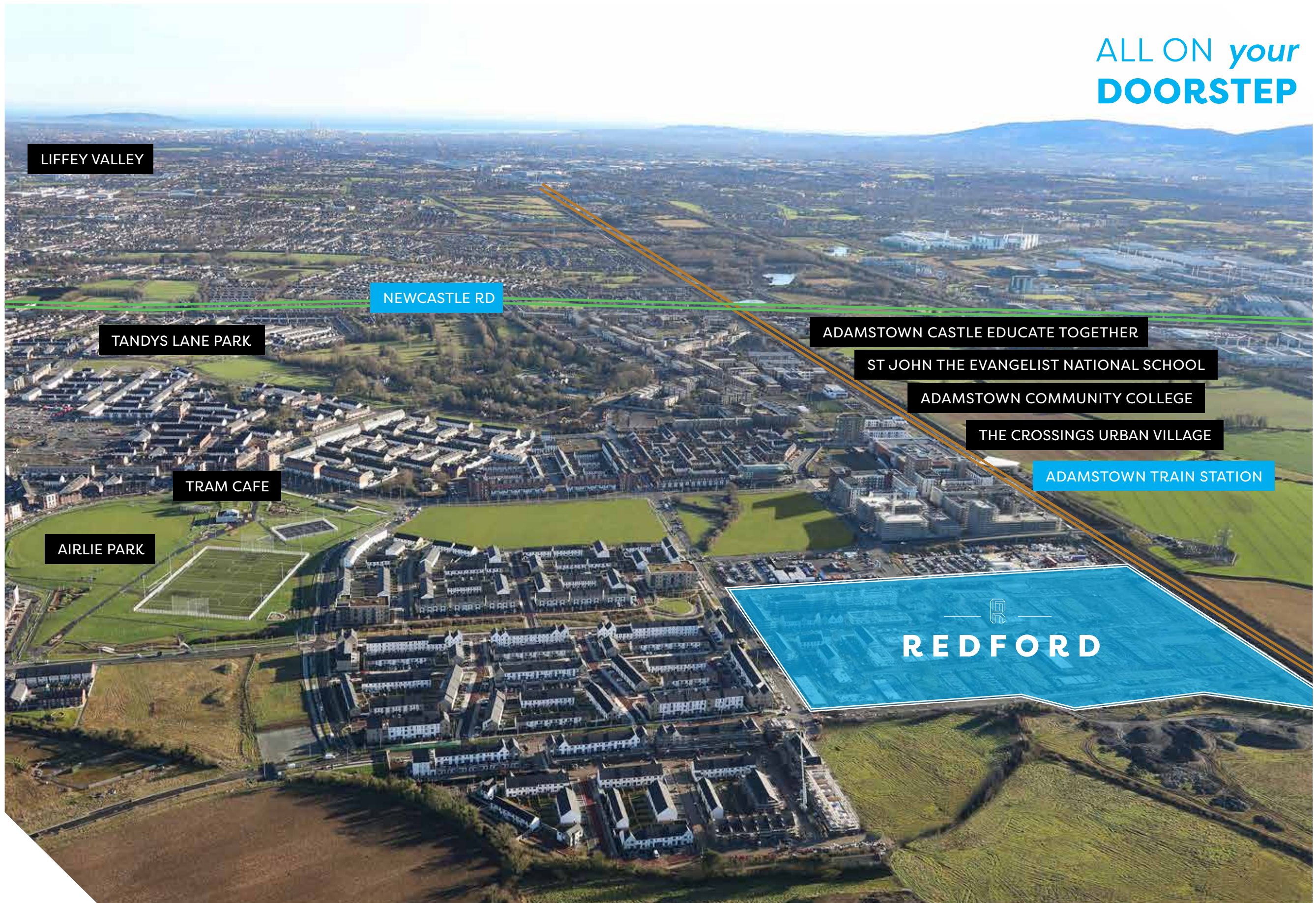


25MINS

to DUBLIN CITY CENTRE



ALL ON *your* DOORSTEP



MAKE *the* MOVE



01



02



03



04



08



07



06



05

- 01 The Crossings, Adamstown
- 02 The Tram Café, Adamstown
- 03 Play Train, The Crossings
- 04 Airlie Park, Adamstown
- 05 Supervalu, Lucan
- 06 Lidl, Lucan
- 07 Lucan Village
- 08 Belfry & Co, The Crossings



MAKE *the* **MOVE** to A THRIVING **COMMUNITY**

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. Griffen Valley Educate Together
8. Gaelscoil Eiscir Riada
9. Esker Educate Together
10. Colaiste Padraig
11. St. Andrews National School
12. Lucan East Educate Together
13. Lucan Community National School
14. Kishoge Community College

SPORTS

15. Lucan Sarsfields GAA
16. Lucan Harriers
17. Lucan United
18. Adamstown Cricket Club

RETAIL

19. The Crossings - Tesco & Aldi
20. Lidl
21. Lucan Shopping Centre
22. Tesco
23. Lucan Village



CONTEMPORARY HOMES *for* MODERN LIFE

At Redford, you can enjoy a stylish, sustainable and comfortable home, all designed to support a modern, vibrant lifestyle that is ever evolving!

The homes at Redford are carefully planned and designed to appeal to a variety of home owners from busy professionals to growing families alike. Large, well-appointed kitchens along with the latest in energy-efficient technology, contemporary bathrooms and spacious living areas come as standard in these stylish new homes.



SPECIFICATION

All homes at Redford will be A2 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
- Low-maintenance fascia, soffits, gutters, and downpipes
- Premium front entrance door with multi point locking
- High performance uPVC double glazed windows and doors by Sean Doyle
- Paved patio to rear as applicable
- External tap to all gardens

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
- Pull-down access ladder to attic

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, designed to operate at lower temperatures ensuring efficiency and energy saving
- Zone controlled heating with thermostatic valves on all radiators

ELECTRICAL

- Generous power points throughout
- Pre-wired for telephone and internet services
- Mains powered battery backup smoke and heat detectors fitted throughout
- Wired to allow for wireless security systems

KITCHEN / UTILITY

- High quality contemporary kitchens, supplied and fitted by BeSpace
- Fully integrated appliances include fridge freezer, oven, hob, extractor fan and dishwasher. Please note that appliances are provided subject to signing and returning contracts within 28 days)
- All kitchens feature Reed Green Matt doors and Topform concrete laminate worktops and splashback
- Under-counter lighting to kitchens

BEDROOMS

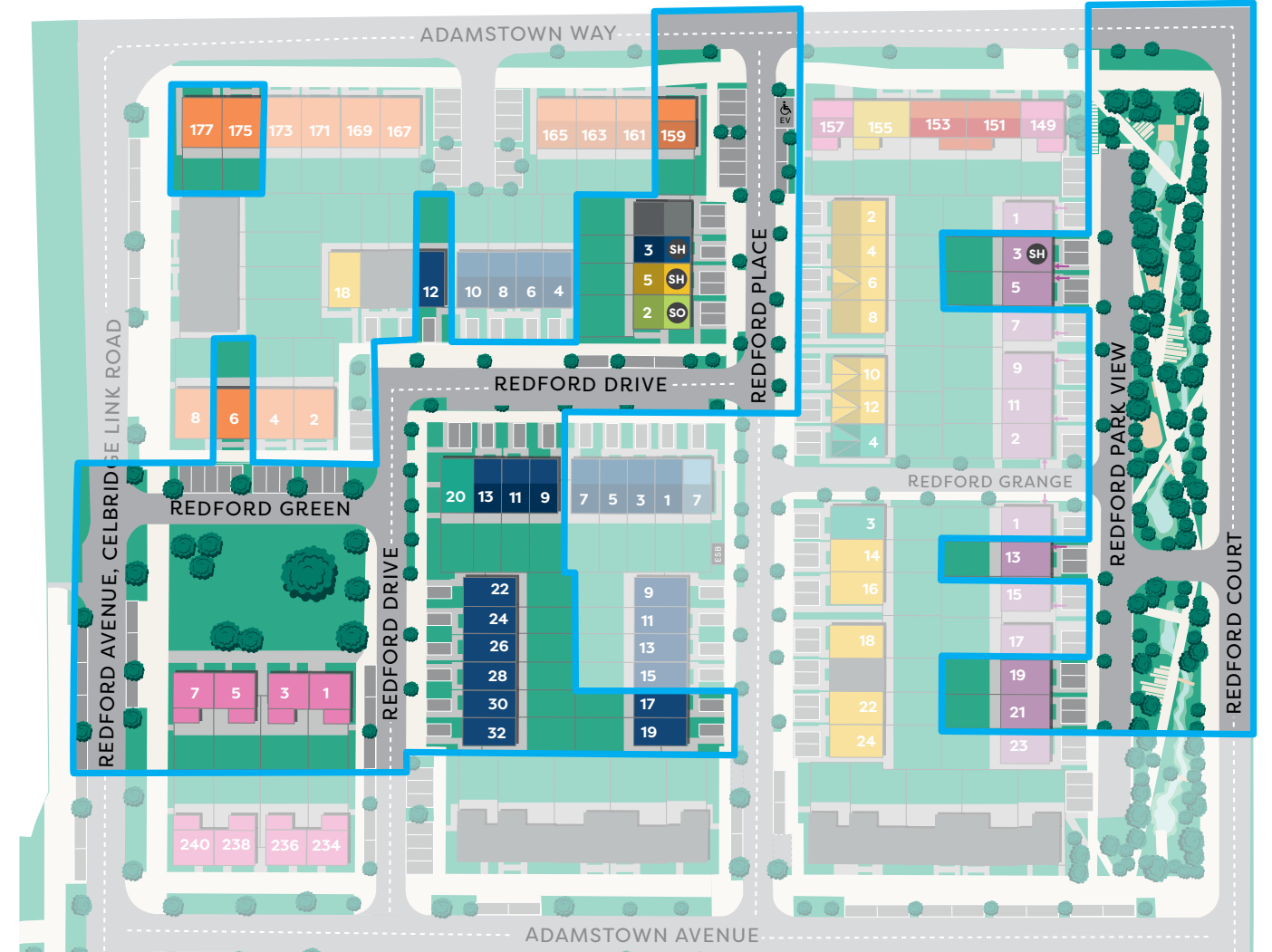
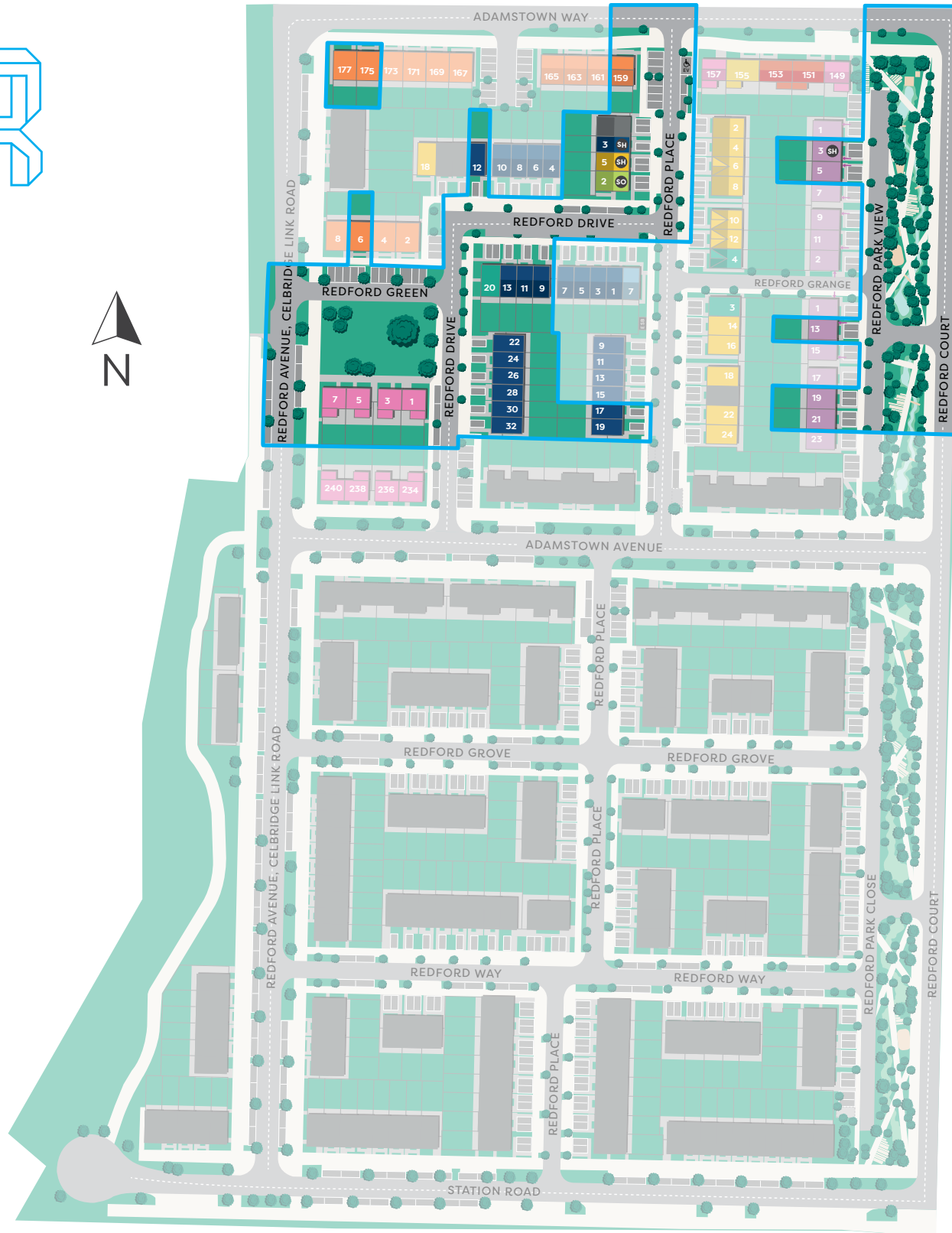
- Superior quality built in contemporary wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

BATHROOMS

- Stylish contemporary sanitaryware by Sonas
- High quality tiling fitted to wet areas and floors
- Chrome heated towel rails in main bathroom and en-suite
- Thermostatically controlled shower in master en-suite
- Shower doors fitted as standard
- Mirrors to all bathrooms included

WARRANTY

- 10 year structural warranty cover provided



THE ADLER

2 Bedroom
Mid / End Terrace
88 sq m (947 sq ft)

THE ERIN

3 Bedroom
End Terrace
104 sq m (1,119 sq ft)

THE MALLARD

3 Bedroom
Mid / End Terrace
136 sq m (1,464 sq ft)

THE EXPRESS

4 Bedroom
Mid Terrace
150 - 153 sq m (1,615-1,647 sq ft)

THE NORD

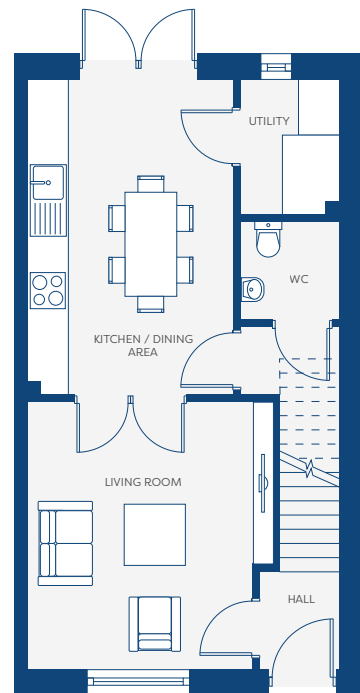
4 Bedroom
Semi-Detached
147 sq m (1,582 sq ft)

SH Show House

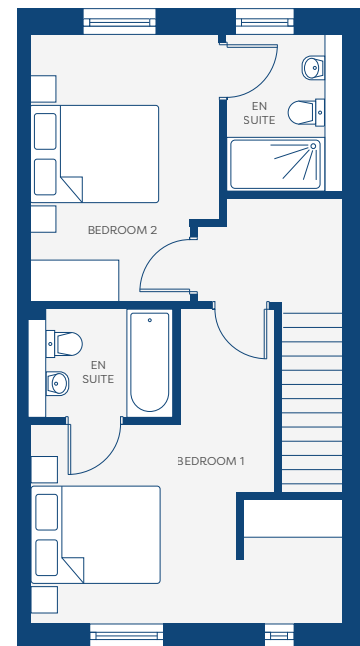
SO Sales Office



2 Bedroom
Mid / End Terrace
88 sq m (947 sq ft)



GROUND FLOOR



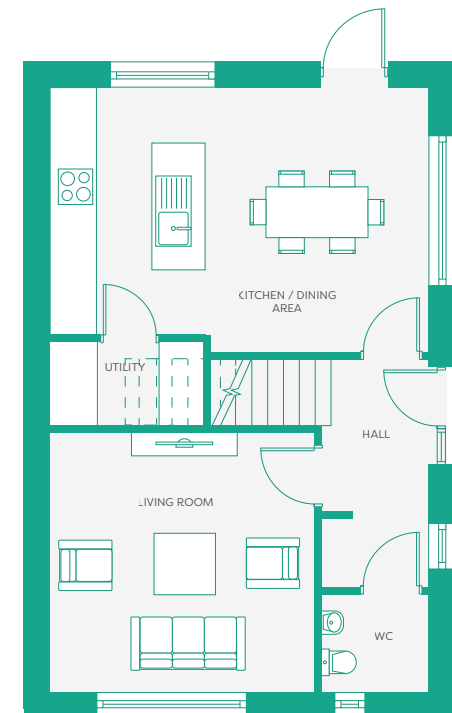
FIRST FLOOR

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.

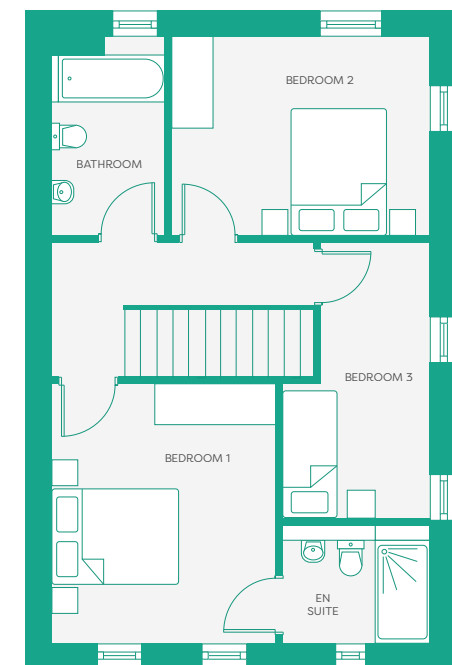
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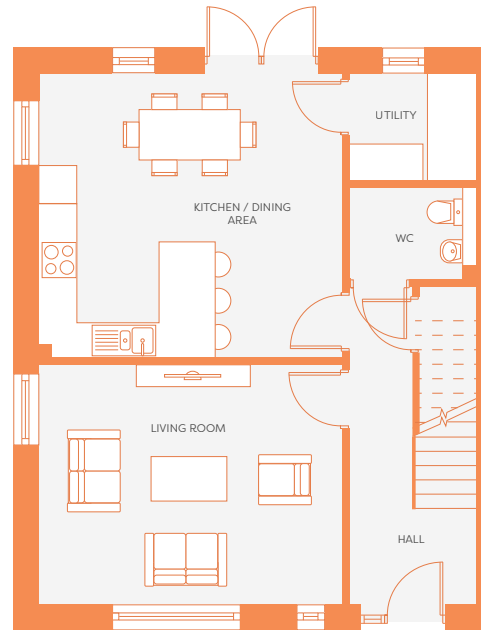
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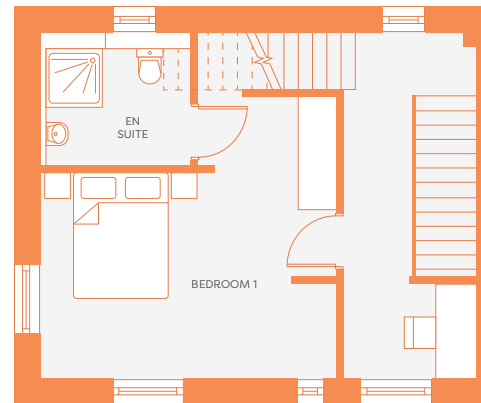
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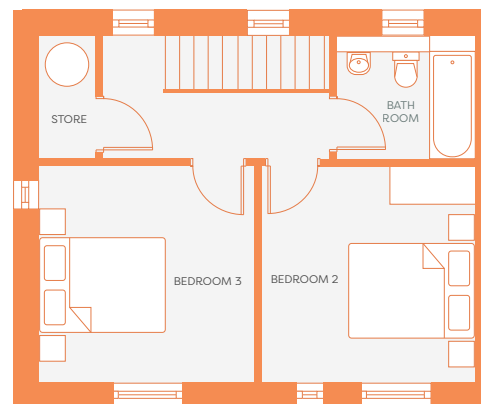
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136 sq m (1,464 sq ft)



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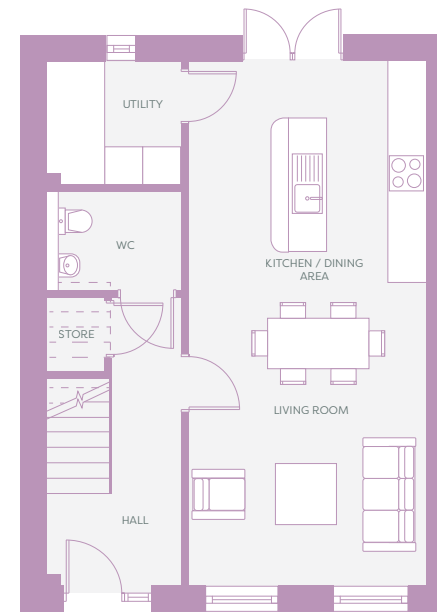


SECOND FLOOR

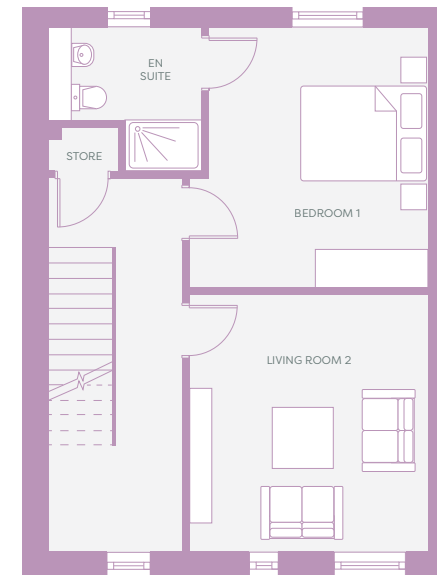
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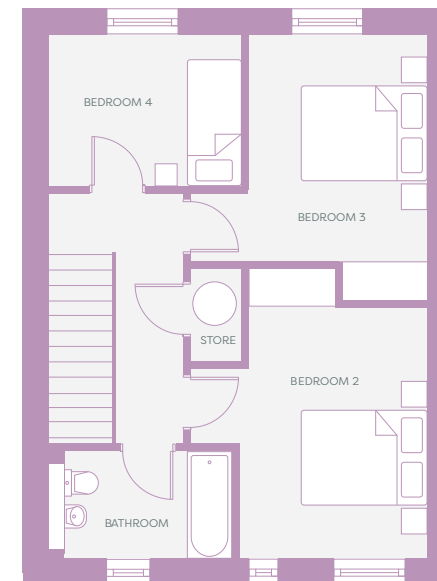
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Mid Terrace
150 - 153 sq m (1,615-1,647 sq ft)



GROUND FLOOR



FIRST FLOOR



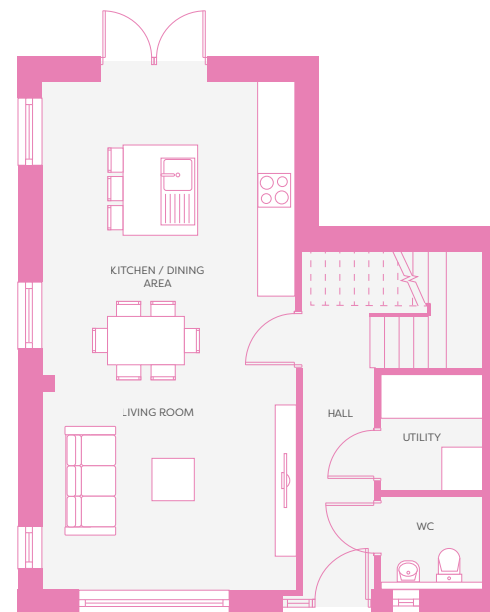
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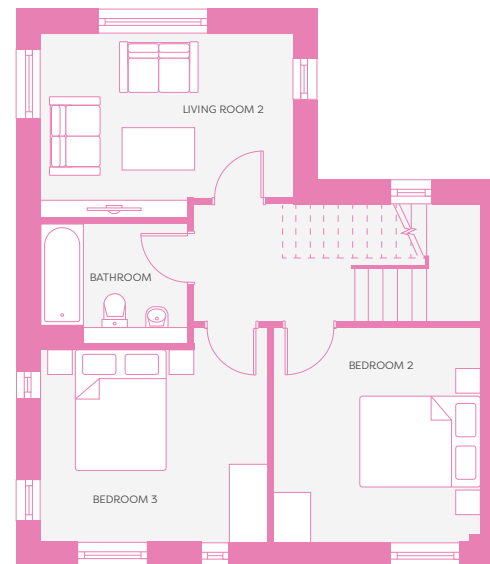


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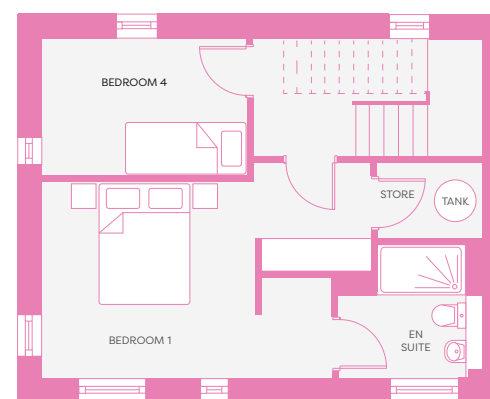
THE NORD



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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PASSIONATE ABOUT OUR COMMUNITIES

Community engagement is one of Evara's (formerly Quintain) core values. We have worked with various voluntary groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were also very proud to be a cornerstone sponsor of Dragons at the Docks again in 2024. In 2023 it raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.

- 1 Dragons at the Docks 2024
- 2 Adamstown Cricket Club Women's Team
- 3 Malahide United Under 8s
- 4 Adamstown Community College Under 17/19s Soccer Team
- 5 Adamstown Community College GAA team
- 6 Lucan Sarsfields U15 Girls



We are delighted as Adamstown Cricket Club's First Women's Cricket Team to be sponsored by Evara. Evara are building not only homes but a community in Adamstown and Lucan and we are delighted they have chosen to be associated with the local women and girls of the Adamstown Cricket Club. To have Evara's support and belief in our team has been a great experience and we look forward to growing our team with the new residents as the neighbourhood grows."

Meena Baskarasubramanian, Founding Member and Women's Secretary Adamstown Cricket Club.

Lucan Sarsfields GAA Club is delighted to have had the support of Evara. It has been a pleasure dealing with Evara. They are approachable, professional and motivated to give back to this Community as it continues to grow. We look forward to building on our relationship into the new year and welcoming new players to Lucan Sarsfields from the wider community that Evara has developed throughout Lucan and Adamstown."

Colm Farrell, Chairperson
Lucan Sarsfields GAA Club



Evara (formerly Quintain) is one of the largest residential developers in the country with a landbank that can accommodate over 9,000 units. Our ambition is to create exceptional and affordable places to live, which are at the forefront of sustainability, design and placemaking for our communities.



MAKE *the* MOVE

Developer

Evara
Fitzwilliam Court
Leeson Close
D02 TC95



Agent

Savills
33 Molesworth St
D02 CP04
01 618 1300



Architect

Conroy Crowe Kelly Architects
and Urban Designers
65 Merrion Square,
Dublin, D02 DT32

Solicitor

Mason Hayes Curran
South Bank House, Barrow St,
Dublin 4, D04 TR29



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.





 evara

— **REDFORD**ADAMSTOWN.IE —