



Laurel Avenue

• MILLTOWN •

KPH
■ ■ ■ ■ ■
CONSTRUCTION

*Welcome to **Laurel Avenue***

*Luxury Living in the **Heart of Milltown***

Introducing Laurel Avenue, a remarkable new development by KPH Construction, featuring nine spacious and luxurious homes in the charming town of Milltown, Co. Kerry.

This exceptional opportunity allows you to become part of a thriving and welcoming new community, where neighbours can connect, and families can flourish. The development features meticulously designed 3 and 4-bedroom homes, offering spacious interiors, modern layouts, and high-quality finishes tailored to meet the needs of families at every stage of life, from young couples starting out to those seeking a forever home.

Each home has been thoughtfully crafted to combine style, comfort, and functionality, ensuring a space that feels both luxurious and inviting. Situated in the heart of Milltown, Laurel Avenue enjoys an ideal location, providing easy access to schools, shops, restaurants, recreational facilities, and scenic natural surroundings. Whether you're running errands, enjoying local parks, or exploring the vibrant culture and beauty of the surrounding areas, everything you need is just moments away.

In Laurel Avenue, you'll find more than just a home—you'll discover a lifestyle of convenience, community, and unparalleled quality.



The best of Kerry

The best of Living

Laurel Avenue presents a range of nine beautifully designed homes, carefully crafted to offer a perfect blend of traditional elegance and contemporary convenience.

Each property has been designed with the highest standards in mind, featuring spacious interiors, energy-efficient systems, and modern finishes.

Whether you're a growing family, a couple looking for a serene retreat, or someone seeking a comfortable retirement, these homes are built to meet your unique needs and exceed your expectations.

Living in Laurel Avenue means embracing a lifestyle of relaxation, exploration, and community. With easy access to the stunning landscapes of Killarney National Park, the beaches of the Dingle Peninsula, and countless outdoor activities, you'll have no shortage of ways to enjoy the beauty of Kerry.

In Milltown, you're not just buying a house—you're investing in a way of life. Come and discover what it means to live in the best of Kerry, in a home that's built for the best of living.



Nestled in the heart of County Kerry, Laurel Avenue is where the best of both worlds come together – stunning natural beauty and modern, comfortable living.

With its picturesque views of the Slieve Mish Mountains and the tranquil flow of the River Laune, Milltown offers an ideal location for those seeking peace and serenity, yet with easy access to the vibrant towns of Killarney and Tralee.

This charming village is a place where you can escape the hustle and bustle of city life while still being connected to all the amenities and opportunities you need.



Make the Move

Make it Milltown

Milltown, located in the heart of County Kerry, is a charming and vibrant village that perfectly blends traditional Irish culture with modern amenities.

Situated on the N70 between Killarney and Killorglin, this bustling community is surrounded by the picturesque landscapes of the Kingdom, making it a popular stop for both locals and visitors alike. Known for its warm and friendly atmosphere, Milltown is a thriving hub that hosts a variety of facilities, activities, and amenities that cater to all ages and interests.



The town boasts an impressive selection of pubs, cafés, and eateries, providing an authentic taste of Irish hospitality.

Local favorites like Larkin's Pub offer traditional live music sessions and a cozy setting, while The Shanty Bar is a popular gathering spot for both regulars and visitors looking to enjoy a quiet pint or lively conversation.

For dining options, Milltown has a number of cafés and takeaways that serve everything from hearty Irish breakfasts to contemporary dishes.

Sports and community clubs play a major role in Milltown's social life, with Milltown/Castlemaine GAA club being at the heart of the town's sporting culture.

The club fosters a strong sense of pride, regularly hosting games and events that bring the community together. In addition, the town has facilities for soccer and other recreational sports. For families, Milltown offers a playground, well-maintained walking trails, and easy access to the surrounding countryside, making it an ideal location for outdoor activities.

Cultural life thrives in Milltown as well, with local events such as the World Fiddle Day celebrations drawing musicians and enthusiasts from all over the region. The annual Milltown Fair is another highlight, offering entertainment, food, and family-friendly activities that celebrate the town's rich heritage. With its strong community spirit, excellent amenities, and proximity to scenic areas such as the Ring of Kerry and Dingle Peninsula, Milltown is a gem of Kerry that has something for everyone.

Milltown's central location makes it a gateway to some of Kerry's most popular towns and attractions. Just a 6 minute drive from Killorglin and 20 minutes to Killarney and Tralee, it offers the perfect balance of village life and easy access to larger amenities like shopping, dining, and cultural venues. Killarney's famous National Park and Tralee's Siamsa Tíre theatre are just a short drive away, while Killorglin provides a riverside charm and lively community events.

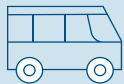


Fast & Convenient Travel



By Car

Kerry Airport	15 mins
Cork Airport	1 hr 20 mins
Shannon Airport	1 hr 40 mins
Dublin Airport	3 hr 20 mins
Cork City	1 hr 22 mins
Limerick City	1 hr 50 mins
Dublin City	3 hr 45 mins
Galway City	2 hr 45 mins
Rosslare	3 hr 36 mins



By Bus

Tralee	20 mins
Killarney	20 mins



Nearest Train Station

Killarney	25 mins
Tralee	25 mins



Kerry's Gateway



Killarney

20 MINUTES DRIVE

Living in Milltown offers the best of both worlds: the tranquility of a rural community and the convenience of Killarney's exceptional amenities just a short drive away.

Residents can enjoy access to Killarney's modern shopping centers, such as Killarney Outlet Centre, a variety of top-rated restaurants, and cozy cafés. For leisure, Killarney National Park provides stunning walking trails, cycling routes, and outdoor activities, while the INEC hosts concerts and entertainment events. Families benefit from excellent schools, a state-of-the-art leisure center, and sports facilities, while healthcare needs are met with access to Killarney's well-equipped medical clinics and pharmacies.

Milltown residents can enjoy a peaceful lifestyle while staying closely connected to these dynamic offerings.



Tralee

20 MINUTES DRIVE

Living in Milltown combines the charm of a rural community with the convenience of having Tralee's extensive amenities within easy reach. Just a short drive away,

Tralee offers a wide range of attractions and services, including the popular Manor West Retail Park and a bustling town center with shops, cafés, and restaurants. For families, Tralee provides excellent schools, childcare facilities, and the state-of-the-art Kerry Sports Academy. Leisure opportunities abound with the Aqua Dome water park, Tralee Town Park, and Siamsa Tíre, the National Folk Theatre of Ireland.

Healthcare needs are well-served by University Hospital Kerry and numerous clinics and pharmacies. Milltown residents can enjoy a quiet, scenic lifestyle while staying closely connected to the vibrant offerings of Tralee.



Laurel Avenue

• MILLTOWN •



1. Milltown Presentation Community College
2. Nagle Rice Primary School
3. Milltown/Castlemaire Gaa
4. Supermarket
5. Milltown Market
6. Bus Stop
7. Abbeyglem Equestrian Centre
8. Milltown Credit Union
9. Milltown Mart
10. Dhu Varra Garden
11. Ashborough Lodge Nursing Home
12. Dental Practice

*Crafted to a **Quality** you can depend on...*

Key Features

- Distinctive and elegant high quality elevations comprising a mix of maintenance free coloured render and Natural Stone finish.
- ICF Wall Construction (Insulated Concrete Formwork Constructed).
- High quality seamless aluminium gutters and PVC downpipes, soffit & fascia.
- External lighting to front and rear doors.
- Outdoor tap provided at rear.
- Private rear gardens seeded for grass with boundaries clearly defined with a combination of secure concrete post etc..
- Secure side entrance gate.
- Oak Handrails to stair
- Paved Area to Rear Garden

Windows & Doors

- High quality and energy efficient 'A' rated Aluclad double glazed windows & doors.
- Composite front doors with secure locking system.
- Large sliding doors to provide access to rear garden area.

- Walls and ceilings are finished smooth and walls painted a neutral colour with white ceiling.
- Internal doors of a contemporary style with quality chrome ironmongery.
- Contemporary skirting and architrave finished in an off white satin paint to complement the internal doors.
- Painted timber staircase with timber newels & balustrades.
- Generous PC sum allowances.

Kitchen

- Superb contemporary quality fitted kitchen designed to maximise storage and reflect modern interior trends.

Bathrooms & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Generous floor & wall tiling

Electrical & Heating

- Generous electrical specification throughout.
- TV point / data points to living room.
- Wired for broadband and satellite.
- Smoke / heat detectors fitted as standard.
- Provisions for the installation of a car charging point.
- The central heating system is a modern Mitsubishi air to water heat pump. The system provides energy efficient and responsive central heating and large capacity hot & cold water storage.
- Constant pressurised hot & cold water supply.
- Zoned heating controls.

Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in low energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.
- Mechanical Ventilation System

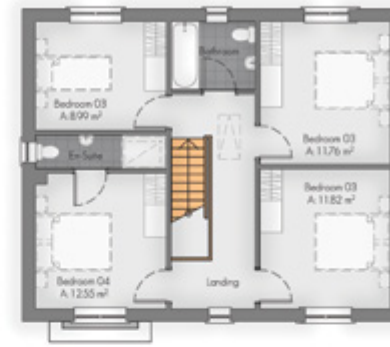
Guarantee

- Each home at 'Laurel Avenue' is covered by a 10 year Structural Defects Guarantee.

House Type A1 (3no.)



Ground Floor Plan - 72.28 m²
Total Area - 143.58 m²



First Floor Plan - 71.30 m²



Front Elevation



Right Elevation



Rear Elevation



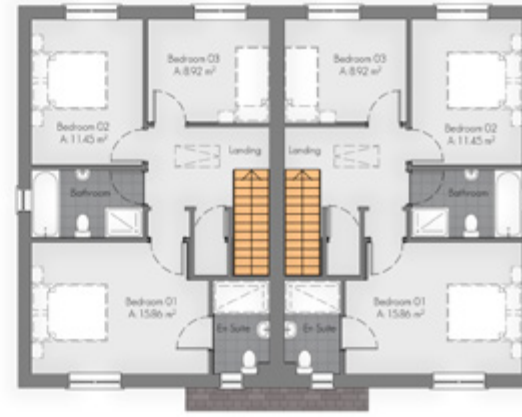
Left Elevation



House Type B1-B2 (4no.)



Ground Floor Plan - 59.22 m²
Total Area - 118.44 m²



First Floor Plan - 59.22 m²



Front Elevation



Right Elevation



Rear Elevation



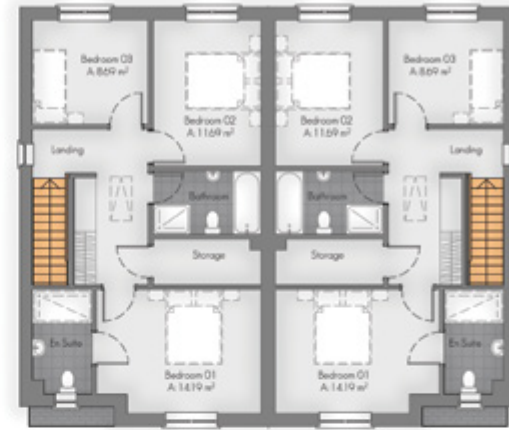
Left Elevation



House Type C1-C2 (2no.)



Ground Floor Plan - 6288 m2
Total Area - 12576 m2



First Floor Plan - 6288 m2



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

What is the Help to Buy Scheme?

The **Help to Buy (HTB) Scheme** is an Irish Government initiative aimed at supporting first-time buyers to purchase or build a new home. The scheme provides a tax refund of up to 10% of the purchase price, helping you with your deposit and bringing you closer to owning your home.

Key Benefits of the Help to Buy Scheme:

- **Tax refund of up to 10%** of the purchase price (maximum €30,000).
- Available for the purchase or self-build of a **new home**.
- **First-time buyers** only—making homeownership easier for you!
- A helping hand toward your deposit, reducing financial stress.

Why Choose Help to Buy?

- **New, Energy-Efficient Homes:** Modern designs, spacious layouts, and built to the highest energy standards for sustainable living.
- **Prime Location:** Enjoy easy access to local amenities, top-rated schools, public transport, shopping, and more. Everything you need is right at your doorstep.
- **Affordable Homeownership:** The Help to Buy Scheme makes it easier to step onto the property ladder with a lower deposit and manageable monthly repayments.
- **Variety of Home Types:** Choose from a range of 2, 3, and 4-bedroom homes designed to suit every lifestyle.

How the Help to Buy Scheme Works

1. **Select Your New Home:** Explore our range of thoughtfully designed homes at Laurel Avenue and choose the one that suits you best.
2. **Apply for Help to Buy:** Once you've reserved your home, apply for the Help to Buy Scheme through Revenue's online system. We'll guide you through every step of the process.
3. **Receive Your Tax Refund:** After purchasing your home, you'll receive a refund of up to 10% of the purchase price (up to €30,000), helping you with your deposit or moving costs.

Am I Eligible?

- You must be a **first-time buyer**.
- The home must be **new or self-built**.
- Your **income must be under €75,000** (single) or **€100,000** (joint).
- You must **have a minimum deposit of 10%**.



What is the Green Mortgage Scheme?

The **Green Mortgage Scheme** is an initiative by the Irish Government designed to support homebuyers who choose energy-efficient homes. If you're buying a new home or purchasing an existing one with high energy efficiency ratings, you could qualify for a **reduced mortgage interest rate**, saving you money over the life of your mortgage.

Key Benefits of the Green Mortgage Scheme:

- **Reduced mortgage interest rate** (up to **0.5% lower** than standard rates).
- Available for the purchase of **new energy-efficient homes**.
- Encourages environmentally friendly living and **lower energy bills**.
- Supports **sustainable building practices**, reducing your carbon footprint.

Why Choose Green Mortgage?

- **Energy-Efficient Homes:** Designed to meet the highest energy standards (A-rated), reducing your energy bills and environmental impact.
- **Sustainable Living:** Built with eco-friendly materials and equipped with energy-saving technologies, including solar panels, superior insulation, and smart heating systems.
- **Prime Location:** Enjoy the best of both worlds—modern living, with excellent transport links, schools, shopping, and more.
- **Long-Term Savings:** A Green Mortgage reduces your monthly costs and saves you money in the long run while enhancing your home's comfort and value.

- **Variety of Home Styles:** Choose from 2, 3, or 4-bedroom homes, designed for modern living and built to last.

How the Green Mortgage Scheme Works

1. **Choose Your Energy-Efficient Home:** Select from our range of A-rated homes and find the one that suits your lifestyle.
2. **Apply for a Green Mortgage:** Once you've reserved your new home, apply for a Green Mortgage through participating lenders. We'll assist you throughout the process.
3. **Enjoy Lower Rates & Savings:** Qualify for up to 0.5% lower interest rates, reducing your mortgage repayments and saving you money over the life of your loan.

Am I Eligible?

- You must be purchasing a **new A-rated home**.
- The property must meet **energy efficiency standards under NZEB (Nearly Zero Energy Building) regulations**.
- Available for both **first-time buyers** and those moving to an energy-efficient home.

Why Choose Sustainability?

Sustainable living isn't just good for the planet—it's good for your wallet too. By choosing an energy-efficient home at Laurel Avenue, you'll benefit from lower energy bills, reduced carbon emissions, and increased home value. With the Green Mortgage Scheme, it's never been easier to make an eco-friendly choice.



For more information visit www.kph.ie 



Professional Team
Developer/Builder: KPH Construction
Architect: Meitheal Architects
Interior Designers: Jane Dennehy
Engineers: Patrick Murphy, Consulting Engineers
Solicitor: RDJ LLP

Selling Agent



Tel: 064 6633066 • Email: info@tomspillane.ie
Web: www.tomspillane.ie



Tel: 064 6639000 • Email: killarney@dng.ie
Web: www.dng.ie

The information in this document including any plans, descriptions, images, specifications or dimensions in it or separately provided or communicated to prospective buyers is indicative and intended to act as a guide only. Any such information, plans, descriptions, images, specifications or dimensions (including any information or details which may be given verbally) should not be relied upon as the basis for any offer or contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale.

Any measurements/areas are estimates only and may vary.

Prospective buyers are responsible for making their own enquiries and satisfying themselves, by inspection or otherwise as to the correctness of each of the statements in this document.

KPH Construction may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. Information about transport and local amenities is provided as a guide only and may be subject to change.

Please refer to your contract pack (if applicable) for further information on anything not covered by this document. KPH Construction does not authorise the Agent(s) or its staff to make or give any representation or warranty in respect of this development. All statements contained in this document are made without responsibility on the part of KPH Construction.