



Tuath
Housing

COST RENTAL



NIVEN OAKS

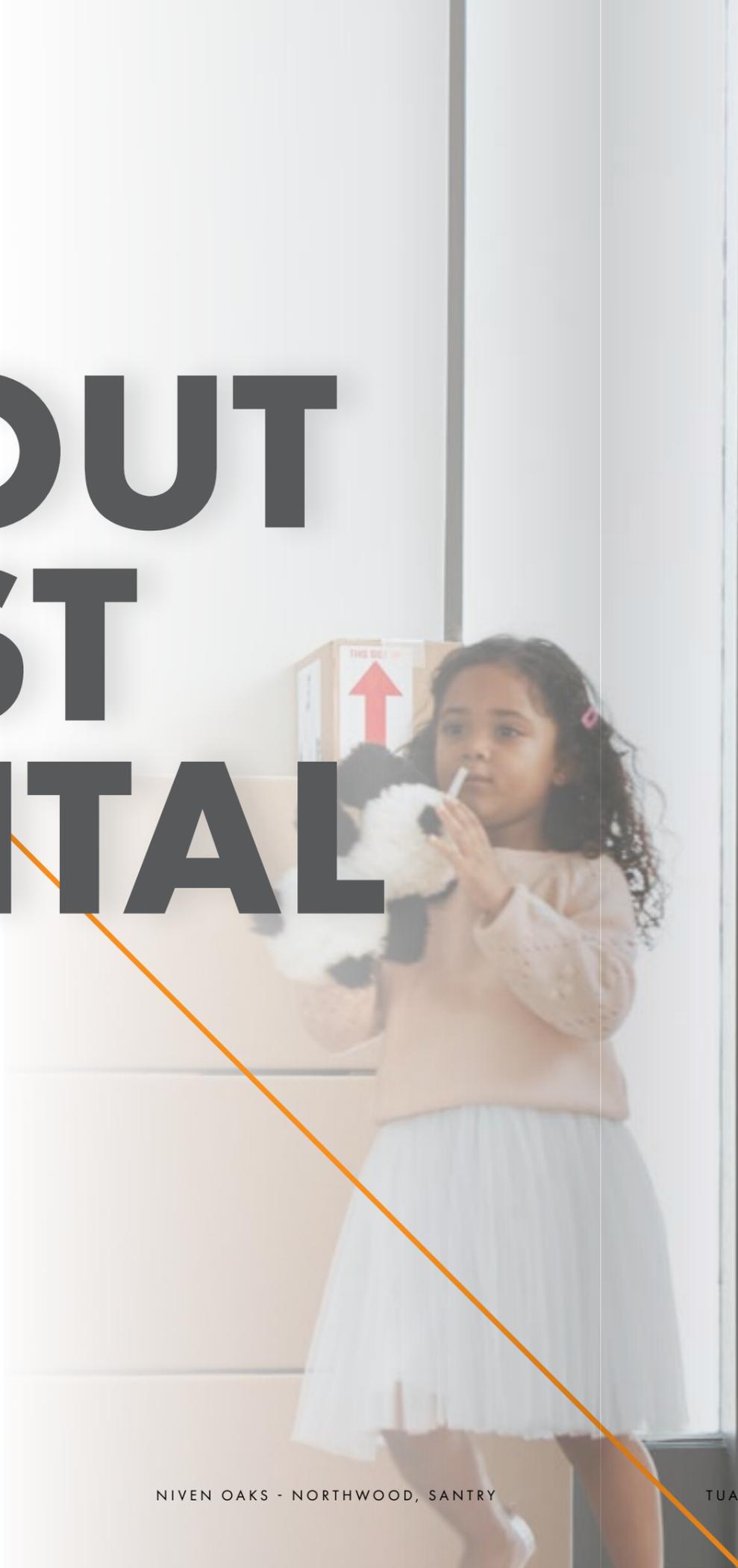
NORTHWOOD, SANTRY



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ABOUT COST RENTAL



WHAT IS COST RENTAL?

Cost Rental is a not-for-profit form of home rental where the rent you pay covers the cost of the construction, management, and maintenance of your new home. With rents set at a minimum of 25% below the average local market rate, Cost Rental offers a long-term, secure tenancy that is more affordable.

Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

***Please note that all images in this brochure are for illustrative purposes only and may not be representative of finished homes.**



NIVEN OAKS - NORTHWOOD, SANTRY

WHY CHOOSE COST RENTAL?

- **Long-term, secure tenure:** After a six-month probationary period in your new home, you will have a tenancy of unlimited duration*.
- **Not-for-profit:** Rents are set at a minimum of 25% below the local market average. Rates are set to cover the cost of construction and maintenance in your new home, not to generate profit, resulting in rent that is more affordable.
- **Quality homes in sustainable communities:** Tuath's Cost Rental homes are modern, energy-efficient and comfortable, and are located in vibrant, sustainable communities.
- **Experienced management:** Tuath is a professional housing organisation and experienced Cost Rental provider, offering residents excellent service and peace of mind.



AM I ELIGIBLE FOR A COST RENTAL HOME?

TO APPLY FOR OUR COST RENTAL PROPERTIES, YOU MUST BE ABLE TO PROVE THE FOLLOWING:

- Your net household income is below €66,000 per annum for Dublin or less than €59,000 for elsewhere in the country
- You can afford to pay the rent for the home
- You do not own a property
- You are not in receipt of any social housing supports
- Your household size matches the size of the property advertised
- Your household has only entered one application for a specific Cost Rental property

*Permanent tenancy is dependent on consistent rent payment and fulfilment of tenancy obligations. Terms and conditions for Cost Rental housing in Ireland follow those set out in the Affordable Housing Act, 2021.

TUATH HOUSING - COST RENTAL

NIVEN OAKS

Tuath Housing is pleased to introduce 98 modern, A-rated Cost Rental homes at Niven Oaks, located within Northwood, Santry.

Rent

1 bed apartment – €1,350 per month
2 bed apartment – €1,585 per month

Deposit

1 bed apartment – €1,300
2 bed apartment – €1,535



BUILDING STANDARDS AND HOME EFFICIENCY

BUILT TO PASSIVHAUS STANDARD, NIVEN OAKS IS DESIGNED TO DELIVER EXCEPTIONAL ENERGY EFFICIENCY, CONSISTENT INDOOR TEMPERATURES, AND HIGH LEVELS OF COMFORT FOR RESIDENTS.

Energy efficiency and sustainability

The homes at Niven Oaks are designed to be well-insulated and airtight, and all are fitted with solar panels and heat pumps. This high-spec finish has allowed them to achieve an 'A' BER energy rating, the highest possible rating, resulting in a reduced carbon footprint and energy cost savings.

External features

- Landscaped communal garden.
- Highly insulated, airtight envelope preventing drafts and heat transfer from the building's interior to the exterior.

Internal finishes

- Tiled wet areas and laminate flooring throughout.
- Painted throughout.
- Roller blinds to all windows.
- Fitted wardrobes in all bedrooms.

Electrical and heating

- Electric wall-mounted radiators.
- Hot water heat pumps installed.
- Mechanical ventilation system providing fresh, filtered air throughout the home while helping retain heat and maintain a comfortable indoor temperature.
- Generous lighting, power points and switches throughout.
- Smoke and heat detectors as standard.
- TV connection in living room/kitchen.

Kitchen facilities

- Superb modern kitchen fully fitted with a washer/dryer, fridge/freezer, hob, oven and microwave.

Bathroom and ensuite

- Bathrooms fitted with stylish sanitaryware and designed around contemporary fresh lines to offer excellent quality throughout.

Resident facilities

- Mixed-use resident amenity spaces.
- Roof terrace.
- Playgrounds.
- Crèche onsite.



For illustrative purposes.

Plans and dimensions are indicative only and subject to change. Visuals used are for illustrative purposes only and may not be representative of finished homes.

1 BED APARTMENT

46.5 - 58.6 sqm | 500.5- 630.7 sqft



Please note:

Floor plans will be available shortly.

2 BED APARTMENT

76.5 - 79.8 sqm | 823.4 - 859 sqft



Please note:
Floor plans will be available shortly.



Schools

- Santry National School
- Gaelscoil Bhaile Munna
- Our Lady of Victories Boys' National School
- St. Aidan's CBS
- Tinity Comprehensive School
- Dublin City University

Shopping

- Omni Park Shopping Centre
- Santry Village Retail Units
- Gulliver's Retail Park
- Aldi, Lidl, and Tesco (various locations nearby)

Sport

- Santry Sports Grounds
- Morton Stadium
- Santry Soccer Club
- ALSAA (Airline Staff Sports and Athletics Association)
- DCU Sports Complex

Transport

- M50 and M1 motorway access
- Proximity to Dublin Airport
- Future Metrolink project (planned)

Places of Interest

- Santry Demesne Park
- Morton Stadium
- National Botanic Gardens
- Dublin City University (DCU)



LOCAL AMENITIES AND ACCESS

Niven Oaks in Northwood, Santry is a well-connected and thoughtfully planned community offering residents a blend of urban convenience and natural surroundings. Located just 8km from Dublin City Centre, Niven Oaks benefits from excellent transport links, including nearby access to the R108, N1, and M50, with bus services to the city. The Ballymun interchange is only 4km away, making travel across Dublin and beyond straightforward.

The development is designed with community and lifestyle in mind, featuring a crèche onsite to support families and enhance convenience. Generous communal open spaces, mature trees, and numerous play areas create a welcoming environment.

By foot/bike

- Santry Park
- Santry River amenity walk
- Santry Community garden

By car

- M50 - 5 minutes
- M1 - 7 minutes
- Dublin City Centre - 27 minutes

Public transport

- Bus E1: Northwood – DCU – Dublin City Centre – Bray
- Bus E2: Ballymun / IKEA – DCU – Dublin City Centre – Dún Laoghaire
- Bus 19: Dublin Airport – Ballymun – Drumcondra – Dublin City Centre
- Bus 4 / 13 / 155: Ballymun Road connecting Santry to Dublin City Centre
- Bus 16 / 27B / 33 / 41: Swords Road linking Santry with Dublin City Centre
- Bus N6: Local orbital service linking Santry Avenue and north Dublin suburbs

To learn more about Cost Rental homes with Tuath,
please visit our website: tuathhousing.ie/cost-rental/

tuathhousing.ie/cost-rental/



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