

# SEA GARDENS



A new Bray  
of life.



ballymore.



# Elevated, 21st-century coastal living from Ballymore.

At Ballymore, we believe that community spirit and a shared identity bring more value to a development than bricks and mortar. I was particularly attracted to Bray, a long-established community of young families, professionals, and outdoor enthusiasts, with several local schools and sports clubs nearby. Sea Gardens will complement and enhance these elements for the benefit of the local community. Sea Gardens is an exciting opportunity to realise the full potential of the coastal town of Bray. The final piece in its historic development, Sea Gardens is an entirely new mixed-use quarter. Sea Gardens will forge a new path for 21st-century elevated, sustainable living, serving as an answer to people's desire for better housing and better access to the outdoors, while enabling them to feel part of a thriving community.

Sean Mulryan  
Chairman and CEO, Ballymore Group



Rising magnificently from the Bray shoreline and set over 40 acres, Sea Gardens is a vibrant new neighbourhood for people who see life differently. Teeming with life, Sea Gardens will include over 1,200 new homes intermingled with generous green spaces and all of your local essentials, creating a thriving place to be part of.

Whether it's meeting a friend for a coffee at The Market Square, going for a run through the 5-acre Central Park, or taking the kids to the Coastal Gardens playground, at Sea Gardens it will all be on your doorstep.





“This will be a place to live, to raise families, to discover the wonders of coastal living while staying connected to the city.”

– Linda Mulryan



A new neighbourhood designed to reflect the unique quirks and character of Bray.



**Inspired by the legendary stories of Bray:**

Since it was built in 1860, Martello Terrace at the northern end of Bray's seaside promenade has had a string of famous residents.

As a child, James Joyce lived in No1, now home to former Labour TD and author Liz McManus. For some years her next door neighbour was the film writer/director Neil Jordan.

When he upped sticks to Dalkey, singer Mary Coughlan bought his house before moving to nearby Kilmacanogue.

The largely uniform row of eight three-storey houses took its name from the Martello tower across the road, built in 1804 and later converted to a dwelling where U2's Bono lived in the 1980s.

– The Independent



Where you choose to live doesn't need to be a compromise anymore. The perfect fusion of urban and natural landscapes, a home at Sea Gardens means being connected to the world, but also being able to take a step back from it. It's about being part of an engaging community, as connected to city centre as to the surrounding countryside.





Natural versus urban.  
Mountains versus beach.  
Modern versus traditional.



At Sea Gardens, you  
don't need to choose  
one over the other.





# For those who want to...

live just  
a few minutes'  
walk from the seaside.



hike, bike, and  
explore Ireland's  
great outdoors.



be part of a  
genuine community.



be connected  
to the city centre  
and the world.



support a thriving local  
network of shops  
and restaurants.



For those who...

Sea Life



Differently.



# The best of both worlds.



Here, waking up to sweeping views of the rippling Irish Sea and the impressive Wicklow Mountains becomes the norm. Welcome to the Sea Gardens way of life: elevated, 21st-century coastal living.

Surfing before breakfast? Why not. Walking in the mountains at the weekend? Absolutely. Taking time out in a place with a genuine quality of life? A given. Whether walking to the beach or hopping on the DART to the city centre, Sea Gardens is a place where you can have it all.



45 MINUTES

DART to city centre via Bray (Daly).

25 MINUTES

drive from Wicklow Mountains National Park, almost 23,000 hectares of captivating scenery and Ireland's largest national park.

40 MINUTES

drive to Dublin Airport.

05 MINUTES

walk to the Bray seafront, a beautiful promenade along the beach, lined with cafés, restaurants, and shops.





# DART to the city.



# Walk to the beach.





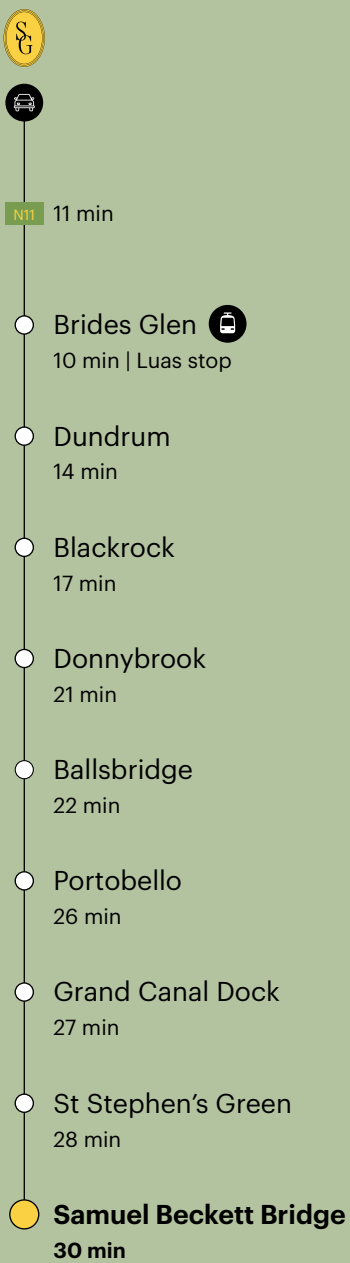
# City & coast connected.

Whether jumping on the DART to the city centre, taking the aircoach for a quick weekend getaway, or discovering some of the local villages and beaches, Bray's location makes it easy.

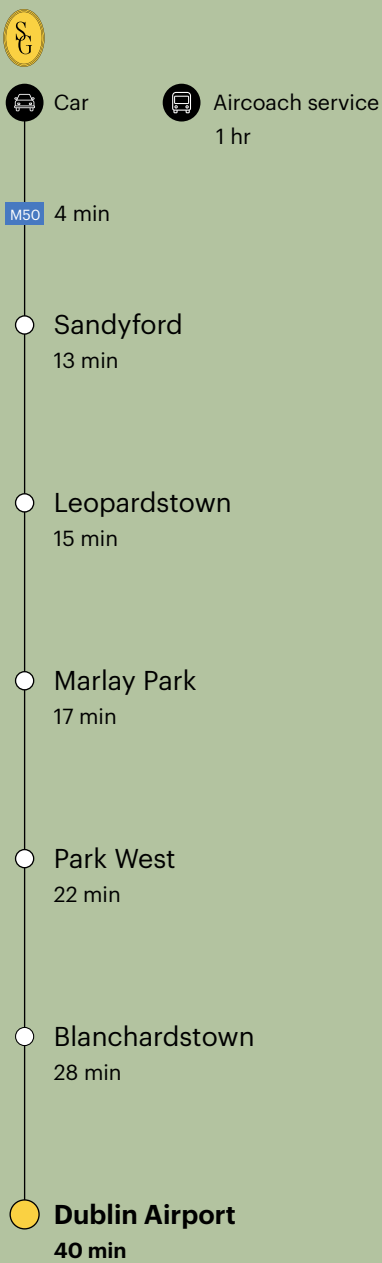
## DART train to the city



## Car to the city



## To the airport









# Everything from Bray to the city centre.

Whether you're heading to the city centre for dinner or hiking the spectacular cliff path from Bray to the neighbouring town of Greystones, everything is within reach. Sea Gardens' key coastal position means it is criss-crossed by transport links.





The salty air, windswept cliffs, and sweeping views of the Irish Sea almost transport you to a different time. As we finally allow ourselves to prioritise quality of life, Bray is a place where you'll find it.

Gazing at the majestic views from Bray Head, taking a dip in the sea, or watching the golden light play on the water at sundown makes Bray a truly magical place. And with a packed cultural calendar of music, comedy, and family events — making enough time to pack it all in is the only headache you'll have.









Spending time outdoors, eating locally, and enjoying a tight-knit community are an integral part of the Sea Gardens experience.







# Pride of place.







JOHNNIE FOX'S PUB



AVOCA HANDWEAVERS



POWERSCOURT WATERFALL



BRAY HEAD



THE GREAT SUGAR LOAF



KILLRUDDERY HOUSE & GARDENS



POWERSCOURT HOTEL



ENNISKERRY VILLAGE



MARTELLO TERRACE



WOODBROOK GOLF CLUB



FAIRY CASTLE



SANDYCOVE BEACH

# A region teeming with activities.

- Parks & Recreation
- Food & Drink
- Local Landmarks





# Room for a view: Trails and walks

In Bray, you're close to some of the most impressive walks in the country, many of which start just south of town. The Bray Head Cliff Walk is a beautiful, beginner-level trail along the rugged coastline. For something more challenging, the Bray Head loop is a 5.5km walk to the top of a landmark hill featuring a large cross at the peak. From here, you can take in panoramic vistas of Bray, northeast Wicklow and Dublin Bay.



## Pedal power: Cycling networks

You'll find plenty of inspiring places to get out on two wheels, including bike paths around the neighbourhood and along the seafront. Looking for something more adventurous? Try the paved 11km route to Powerscourt Waterfall or head over to the Cliff Trail.

The future for cycling in the wider region also looks bright. The Greater Dublin Area region's cycle network will soon offer cyclists 2,840km of cycling routes and greenways.



# A community affair: Local sport

Given its surroundings, it's perhaps no surprise that Bray has so many clubs and sports centres for people looking to get active. From cycling to rugby, they're the perfect way to meet new people and be part of a team.

### Clubs, teams, and centres to join

- Bray Sailing Club
- Bray Emmets GAA Club
- Bray Bowling Club
- Bray Wheelers Cycling Club
- Woodbrook Golf Club
- Bray Hockey Club
- Nomads Badminton Club
- Bray Wanderers Football Club
- Shoreline Leisure Centre



# Water world: Seaside living

There's an entire world out on the water at Bray to be explored. Perhaps it's a leisurely boating trip up the River Dargle. Or perhaps you're feeling a little more adventurous, in which case we recommend taking a kayak out to sea and paddling around the cliffs towards Greystones. Along the way, you'll spot birdlife, including cormorants and maybe even a kestrel up above. There are plenty of community activities, too, from getting involved in a race at Bray Sailing Club to camping adventures for the kids with the Bray Sea Scouts.



# A place to grow: Local education

When moving to a new area with school-age children, it's essential to know that you'll be surrounded by quality education. Bray is renowned for its top-class facilities, from preschool through to primary and secondary schools, including several language schools and also a third-level institute. In Bray, you know that locally there is an abundance of options.

### Primary Schools

- Ravenswell Primary School
- St Peter's Primary School
- St Gerard's Junior School
- Scoil Chualann
- St Andrews National School
- St Patricks Loreto Primary School
- Bray School Project

### Secondary Schools

- Coláiste Ráithín (Irish-language)
- St Gerard's Secondary School
- Loreto Secondary Bray
- Presentation College
- Woodbrook College
- North Wicklow Educate Together
- Bray Institute of Further Education

### Local Montessori Schools and Crèches

- Little Bunnies Bray
- LMNO Childcare Bray
- Cuala Montessori Bray
- Little Harvard Montessori & Crèche
- Naíonra Bray (Irish-speaking crèche)
- Safari Childcare Bray
- Park Academy Childcare Bray



Beyond Bray, Sea Gardens is surrounded by some of Ireland's most highly regarded secondary and third-level establishments. What's more, they're easy to get to via a quick trip on the DART from Bray Daly.

### Secondary and Third-Level Schools via DART

- University College Dublin
- Trinity College Dublin
- St Andrew's College
- Blackrock College
- St Michael's College
- Loreto Abbey Dalkey
- Holy Child Secondary School
- CBC Monkstown
- Dun Laoghaire Institute of Further Education
- Michael Smurfit Graduate Business school



# WELCOME TO SEA GARDENS.





A GUIDE TO THE  
SPACES & PLACES

HOMES<sup>①</sup>

MARKET SQ<sup>②</sup>

CRÈCHE<sup>③</sup>

CENTRAL PARK<sup>④</sup>

COASTAL GARDENS<sup>⑤</sup>

PLAYGROUND<sup>⑥</sup>

PRIVATE RESIDENTS'  
PODIUM GARDENS<sup>⑦</sup>

GAMES AREA<sup>⑧</sup>

LINEAR PARK<sup>⑨</sup>

& MORE TO SEA<sup>Ⓢ</sup>





## The Market Square

A community gathering place, The Market Square teems with vibrancy and regularly hosts food stalls and other artisanal vendors, as well as pop-up events.

A focal point with shops, cafés, and local amenities, The Market Square is designed to encourage you to stop and take some time for yourself or connect with your neighbours. It has terraced seating for soaking up the sun, attractive landscaping that includes the beautiful coastal pine trees, and bike racks to park your ride after a day of exploring the surrounding natural beauty.









# Neighbourhood convenience.

Sea Gardens is about so much more than its comfortable, modern homes. We know that world-class amenities bring people together and foster community, which is why connections to nature and parkland, top facilities and conveniences, and plentiful outdoor seating are all part of the mix.



## Crèche

A crèche is close to home, so whether you are working from home or dropping your little one(s) off on your way, you have a stress-free trip together.

## Café

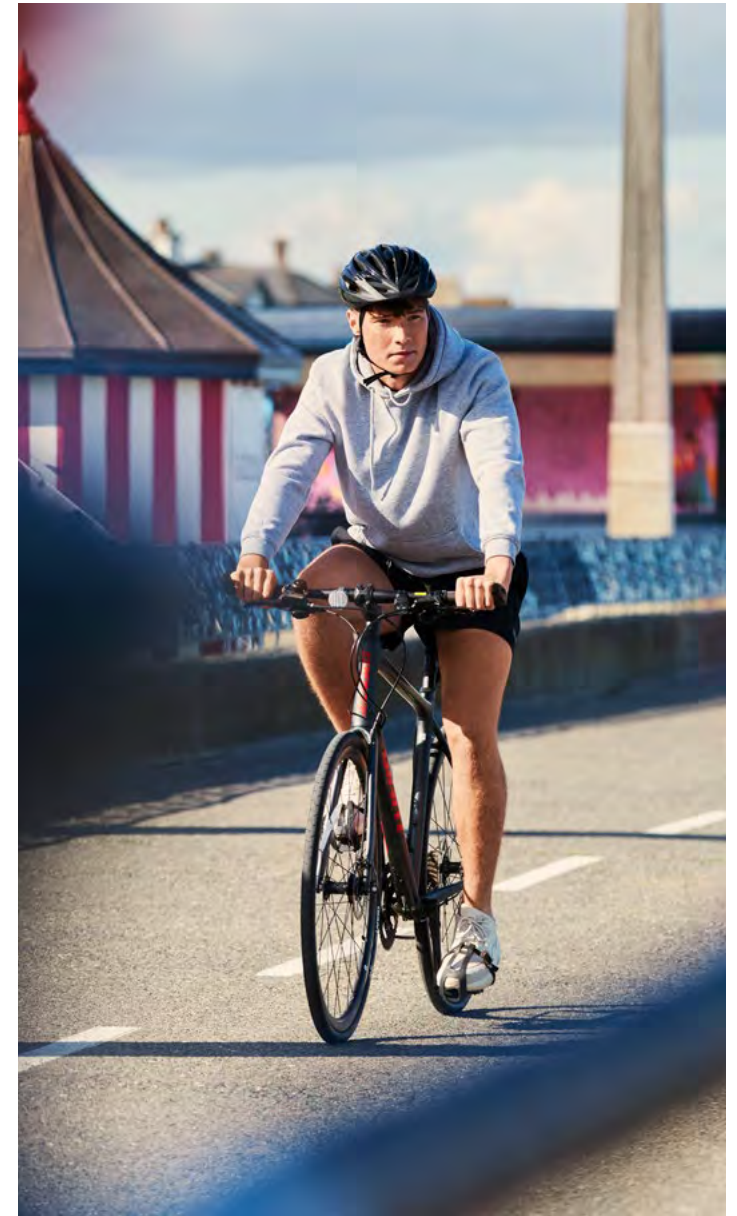
Make time for a coffee with a friend or just watch the world go by at your local café, with alfresco seating that looks out onto the Market Square.

## Convenience Shop

Filled with home staples and products, Sea Gardens' residents can easily replenish supplies on short notice.

## Additional Amenities

With an array of additional lifestyle amenities coming in Phase Two, residents will be able to enjoy everything from boutique hospitality to a juice bar and gym.









# Parks

From stepped gardens to sculptural rock seats, everything has been conceived of for an exceptional experience — whether taking a gentle stroll or commuting to work.

9  
acres of public  
open space

Sea Gardens provides 9 acres of beautifully designed public open spaces and parks that let you connect with nature — from the Linear Park that links Corke Abbey Valley Park to Bray Harbour, to Central Park and the Coastal Gardens with their undulating landforms, natural play spaces, and walking loop. Taking inspiration from the surrounding landscape, from the River Dargle to the inland mountains, these green spaces blur the lines between land and sea.



## Nun's Walk

Nun's Walk is located at the historically important intersection where County Dublin and County Wicklow meet. Back in late medieval times, this dividing line was associated with the infamous "Pale" fortified ditch — separating those who had the protection of the crown from those who didn't — surrounding the Dublin region. The boundary line between both counties has been recognised and subtly integrated within the design of Sea Gardens, with paths and planted areas linking to the adjacent parkland and residential streets, as well as a feature running through the public open space area to echo the alignment of this recognised linear earthwork.



## The Orchard

Look out for pockets of fun for all ages, including plenty of play provisions for children, making Sea Gardens an ideal and inspiring place to raise a young family.

Residents can enjoy everything from a dog-walking park in the Orchard to a set of exclusive, brightly coloured multi-use games areas that will appeal to adults and children alike.





# Central Park

Arriving in the second phase of development, Central Park is one of Sea Gardens’ undeniable highlights. A stunning green area stretching across almost 5 acres alongside the River Dargle, it will be a meeting place for picnics, an outdoor area for exercise, and a quiet haven for tranquil Sunday strolls with the family. Look out for relaxing garden areas, water features, a loop track for running and walking, and informal games courts.



5 acres along the river



A new gathering space for Bray







# WE ARE BALLYMORE



Ballymore Group is committed to delivering high-quality homes and has been for four decades. The family-owned business was started by CEO Sean Mulryan and his wife, Bernardine, in Ballymore Eustace in 1982. Since then, the group has overseen thousands of homes in urban developments in Ireland and the UK. Ballymore’s projects are renowned for best-in-class design and innovation, winning 40 top industry awards in the last three years.



RIVERWALK



GUINNESS QUARTER



STONEHAVEN



SEAMOUNT RISE



EMBASSY GARDENS



CITY ISLAND









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