



# Longview

## Ballyvolane

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**PHASE 3: PART A**



# Welcome to Longview, where your dream home awaits

Discover the perfect blend of modern living and natural beauty at Longview, an exclusive new development just minutes from Cork City Centre. Nestled amidst the rolling hills of Ballyvolane and benefitting from expansive green spaces throughout, our homes offer breathtaking views of the city while providing a peaceful retreat from the hustle and bustle. These exceptional homes are designed for modern living.

Choose from our beautifully crafted 2, 3 and 4 bedroom townhouse, semi-detached and detached homes, each thoughtfully designed to meet the needs of today's families. Whether you're starting out, growing your family, or looking for your forever home, Longview has the perfect space for you.

Live sustainably without compromising on comfort. Our homes are highly energy-efficient, featuring cutting-edge air-to-water heating systems, underfloor heating for that cosy feeling underfoot, and PV panels that harness the power of the sun. With EV chargers installed as standard (applicable to houses with driveways only), you're all set for the future of driving.

Enjoy a lifestyle of convenience by being close to everything you need. Longview is ideally located near schools, shopping centres, sports clubs, and excellent transport links, making your daily commute or weekend outings a breeze.



# The location and lifestyle you have always dreamed of



Ballyvolane offers unrivalled convenience for families with its offering of childcare facilities and selection of primary and secondary schools. A stone's throw from Longview, families have access to educational institutions such as Scoil Oilibhéir Primary School and St. Aidan's Community College. Additionally, Upper Glanmire Primary School and Coláiste Chroí Naofa Secondary School in Carrignavar are popular choices for residents.

Longview is not just a place to live, but also a hub for the sports enthusiast surrounded by an array of sports facilities, clubs, and amenities catering to diverse tastes and ages, the opportunities are endless.

The area hosts some of Cork's most renowned clubs, including Glen Rovers Hurling Club, St. Nicholas Football Club, Delaney's GAA Club, Leeds AFC, St. Mary's AFC, Old Christians Rugby Club. The community also offers a selection of gyms and health clubs, all conveniently situated in close proximity.

Don't miss out on the opportunity to make Longview your new home. Contact us today to take the first step toward the lifestyle you've always dreamed of!



# House Specifications



**STRUCTURE**

Houses are built with block and a highly efficient timber frame. Traditional render, paint and brick finish with tiled roof.



**INTERNAL FINISHES**

Walls and ceilings are painted throughout and finished in emulsions paint. All joinery is finished in a wood care range.



**WINDOWS**

All windows are double glazed uPVC windows.



**KITCHENS AND WARDROBE**

Allowance available.



**OUTSIDE**

Homes are finished with cobblelock driveways. Rear gardens will have a seeded lawn. An external tap is provided to the rear of the property.



**LOW ENERGY DESIGN**

High levels of insulation have been incorporated in the walls, floor and roofs to ensure a comfortable living environment and lower energy bills.



**ENERGY RATING**

**BER A2**



**ELECTRICAL**

Generous light switches and sockets are provided throughout the homes with TV and Broadband provisions. Houses future proofed with EV Chargers (applicable to houses with driveways only) by Ohme EV Chargers ([www.ohme-ev.com](http://www.ohme-ev.com)). Cat 6 cable provision. Solar panel installed on all properties.



**HEATING AND HOT WATER**

All homes are highly efficient with A rated BER Certification. The heat pump system provides zoned heating system with underfloor heating to the ground floor for 2 zones and highly efficient steel rads at first floor level. A pressurised hot water system is also a feature.



**BATHROOMS AND EN-SUITE**

Stylish bathrooms and en-suites with pressurised showers and close coupled WC. Guest bathrooms are fitted with a close coupled WC and a sink with half pedestal.



**EXTERNAL COMMON AREAS**

Beautiful and substantial communal landscaped areas will be provided. A combination of hard and soft landscaping will ensure the development is finished impeccably.



**GUARANTEE**

Each home comes with a 10 year structural guarantee from Homebond.






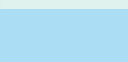
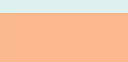
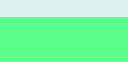
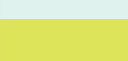


**SPECIFICATIONS**

Subject to change at developers discretion to all substitute materials or equivalent.



# Site Map



-  **HOUSE TYPE A**  
3 BED DETACHED 129.7sq m / 1,396sq ft
-  **HOUSE TYPE B**  
4 BED DETACHED 168sq m / 1,808sq ft
-  **HOUSE TYPE B1**  
4 BED DETACHED 141sq m / 1,517sq ft
-  **HOUSE TYPE C**  
3 BED SEMI-DETACHED 110.4sq m / 1,188.3sq ft
-  **HOUSE TYPE D**  
4 BED SEMI-DETACHED 145.2sq m / 1,562sq ft
-  **HOUSE TYPE E**  
2 BED MID 87.66sq m / 944sq ft
-  **HOUSE TYPE F**  
3 BED MID 107sq m / 1,153sq ft
-  **HOUSE TYPE F1**  
3 BED END 107sq m / 1,153sq ft
-  **HOUSE TYPE G**  
4 BED END TOWNHOUSE 141sq m / 1,517sq ft





# House Type A

3 BED DETACHED 129.7sq m / 1,396sq ft

All plans and CGI's are for illustrative purposes. Plans feature approximate dimensions subject to detailed construction specifications build up.





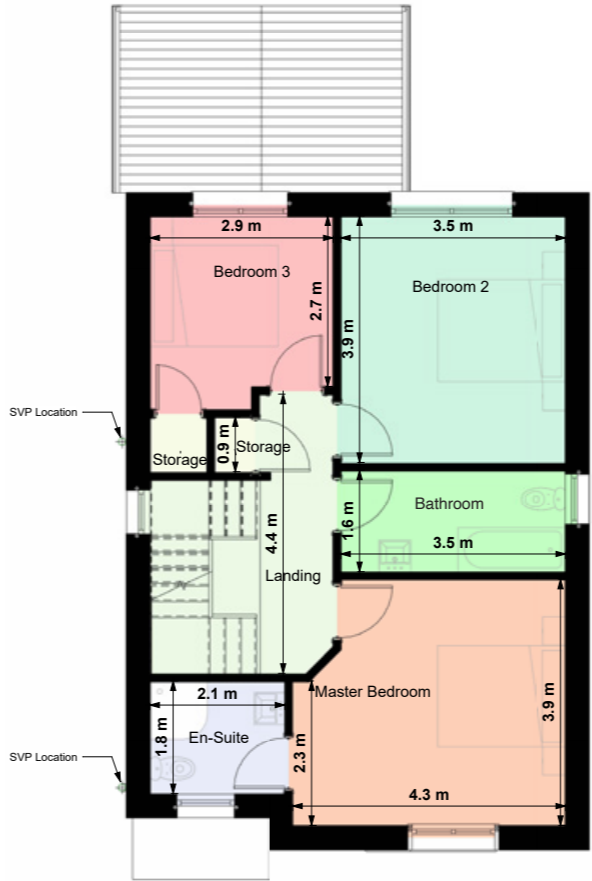
# House Type B

4 BED DETACHED 168sq m / 1,808sq ft

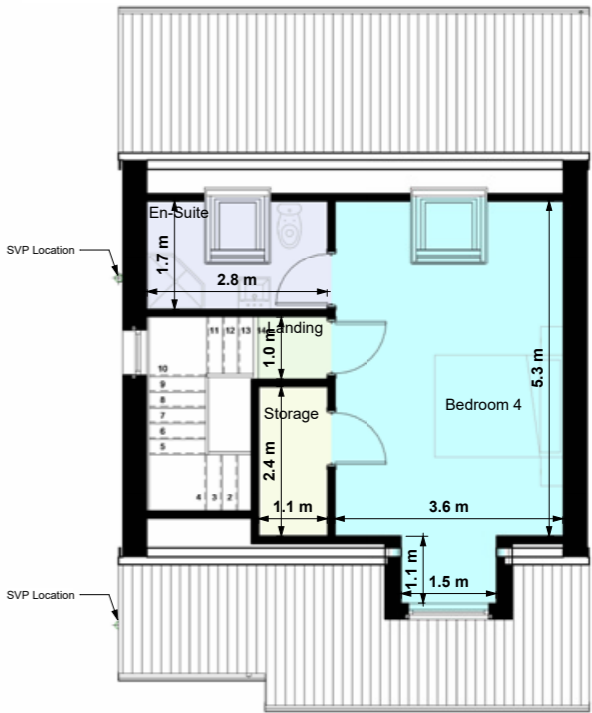
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



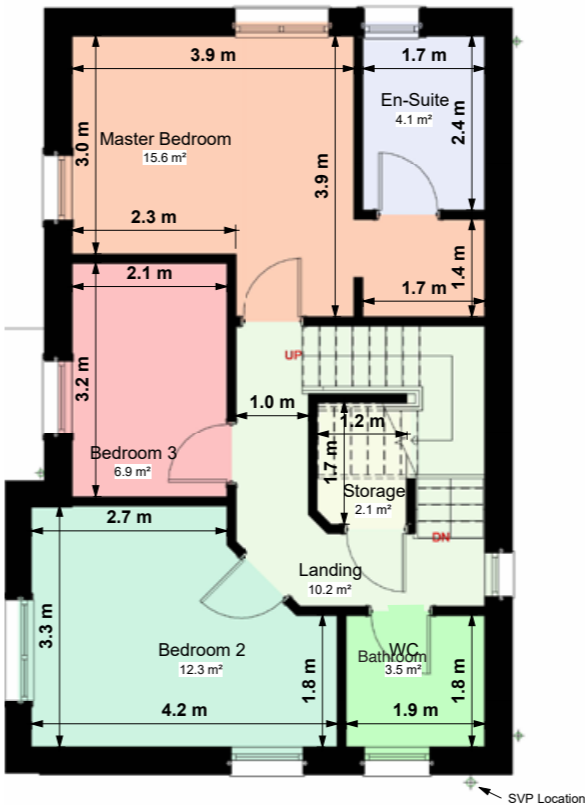
# House Type B1

4 BED DETACHED 141sq m / 1,517sq ft

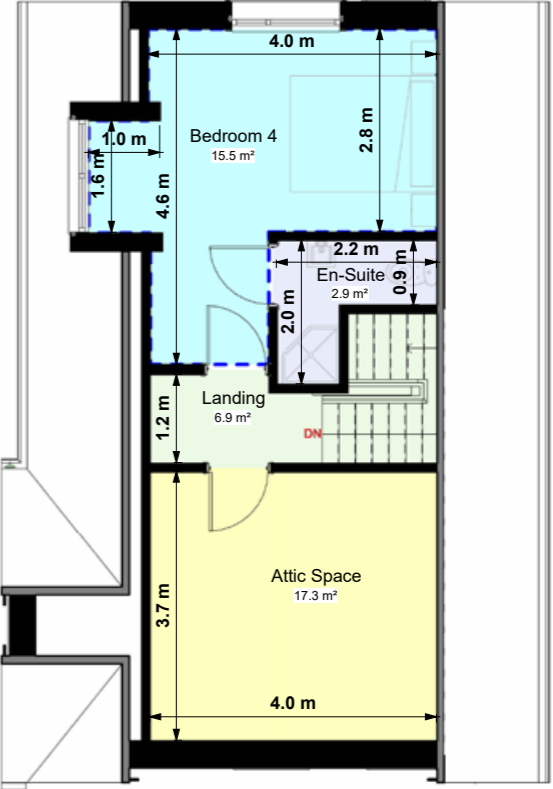
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GROUND FLOOR



FIRST FLOOR



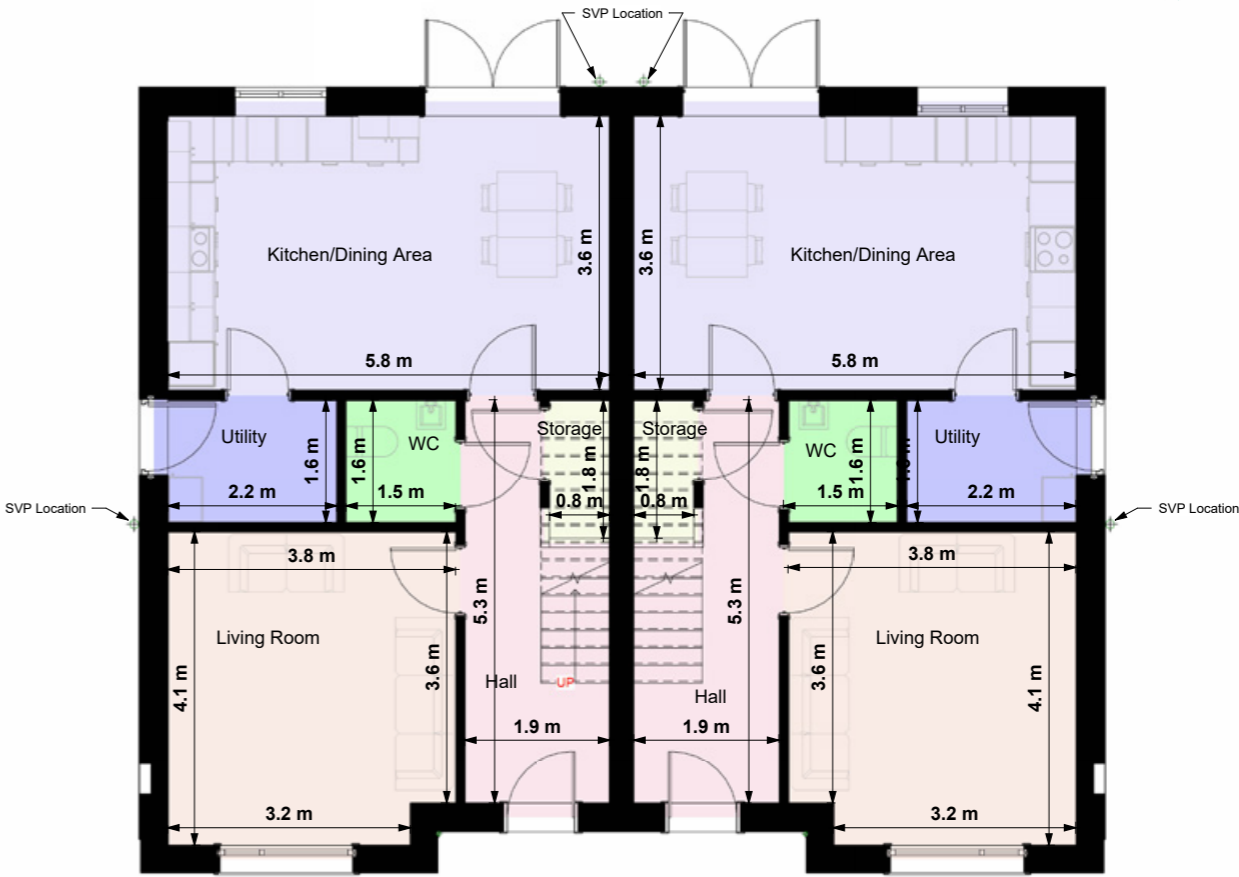
SECOND FLOOR



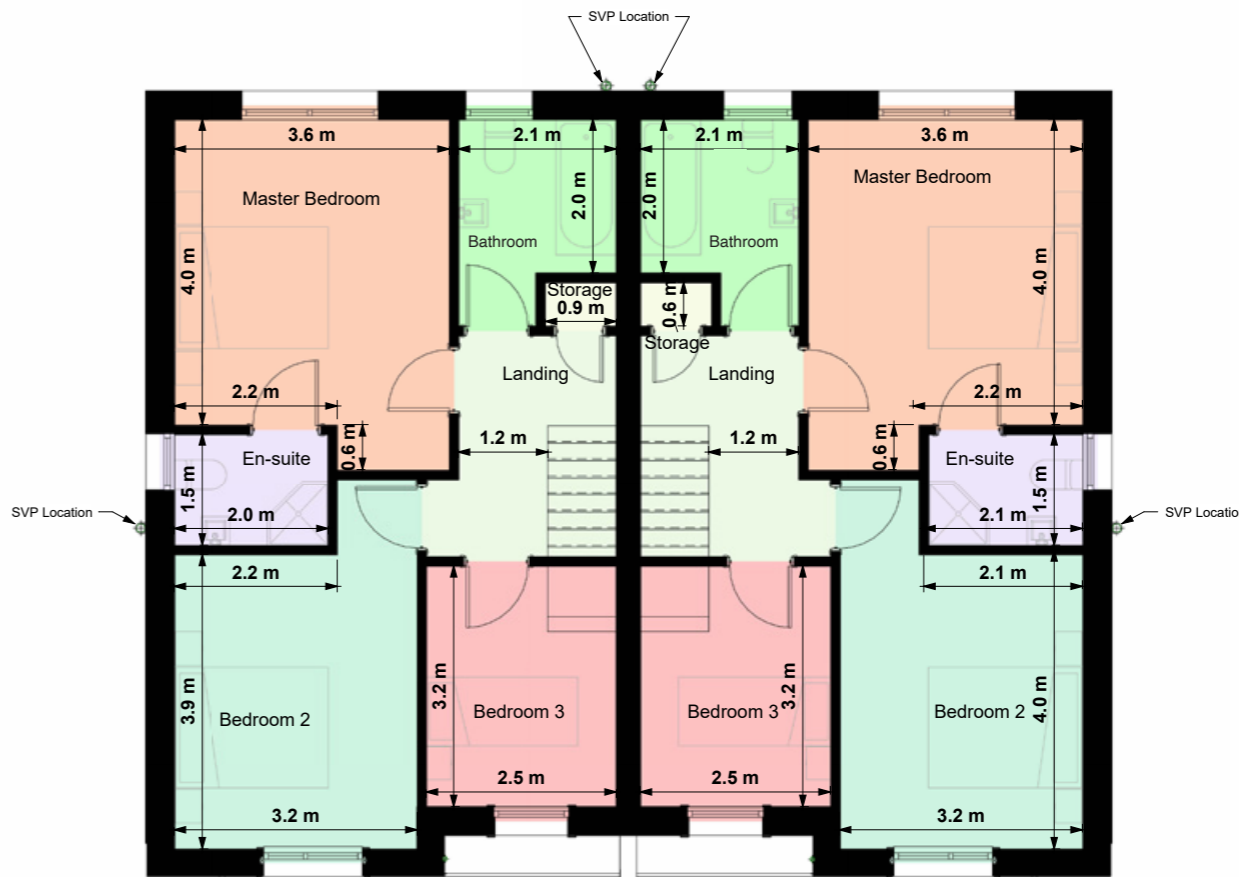
# House Type C

3 BED SEMI-DETACHED 110.4sq m / 1,183.3sq ft

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GROUND FLOOR



FIRST FLOOR



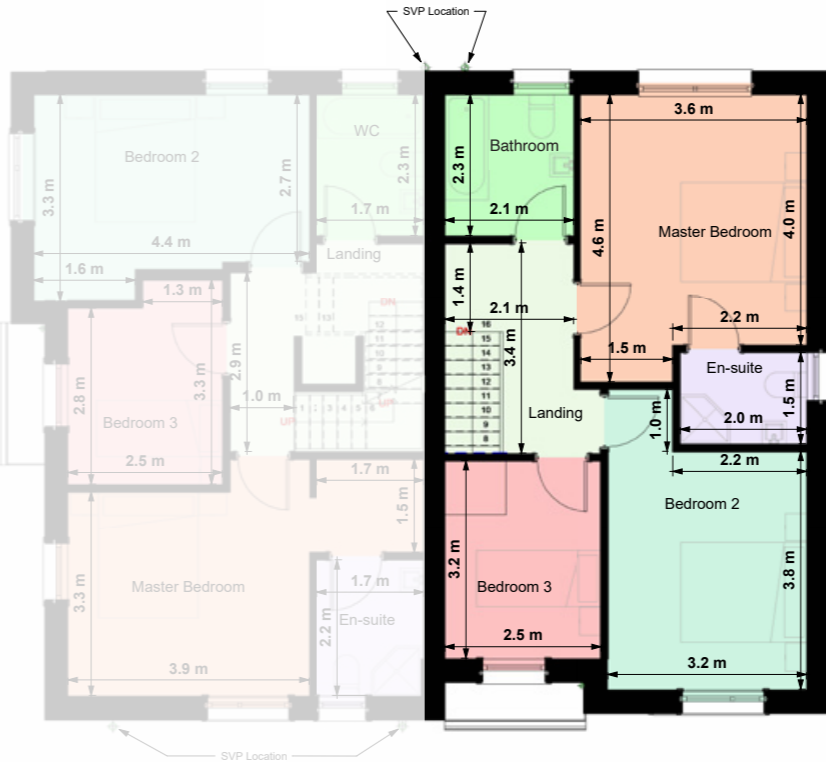
# House Type D

4 BED SEMI-DETACHED 145.2sq m / 1,562sq ft

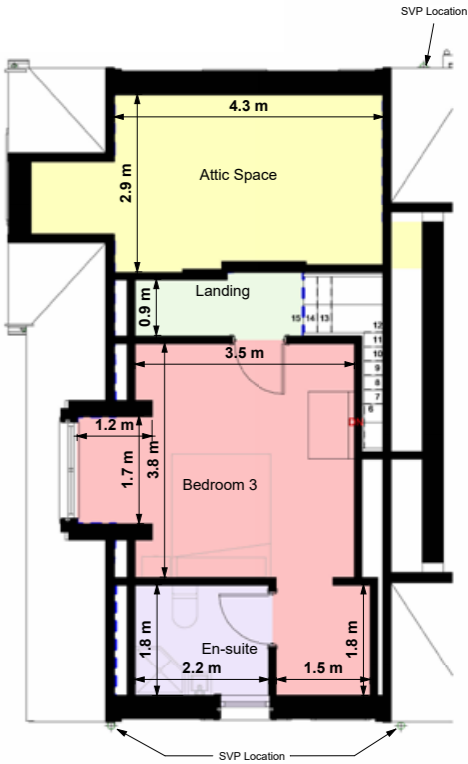
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

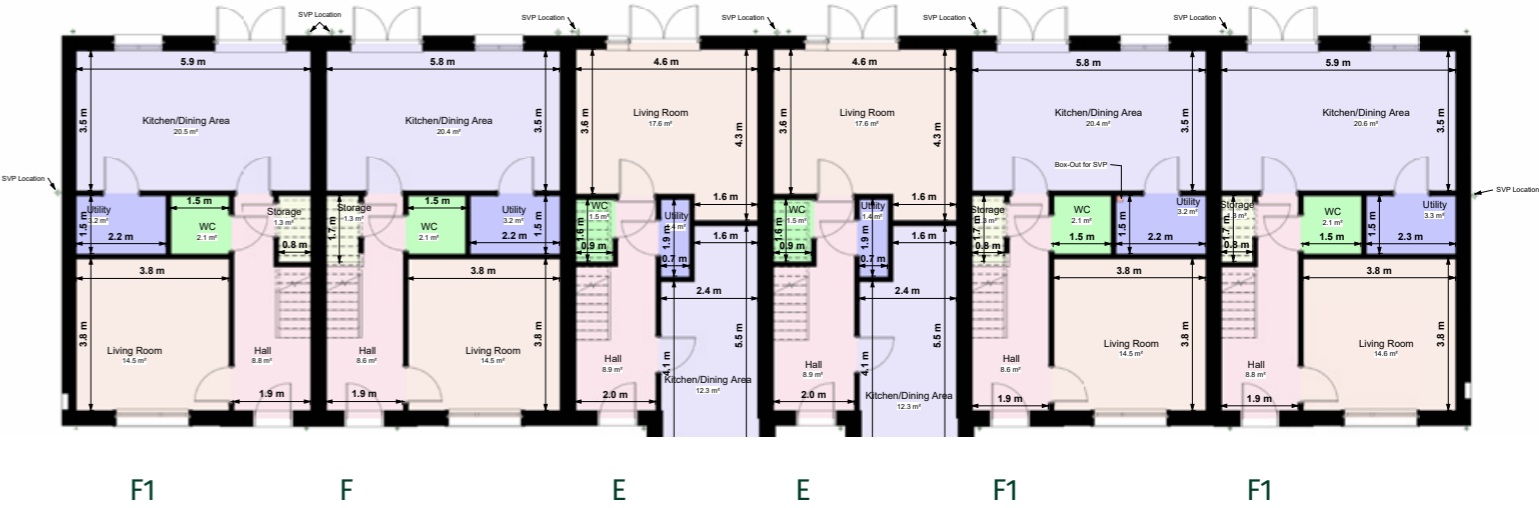


# House Type

## F1/F/E/E/F1/F1

2 BED MID 87.66sq m / 944sq ft  
3 BED MID / 3 BED END 107sq m / 1,153sq ft

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# House Type G

4 BED END TOWNHOUSE 141sq m / 1,517sq ft

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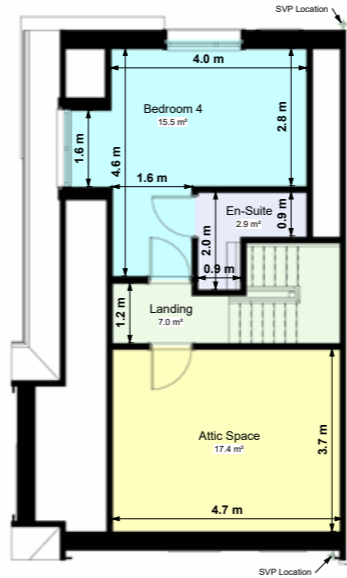
Longview



GROUND FLOOR



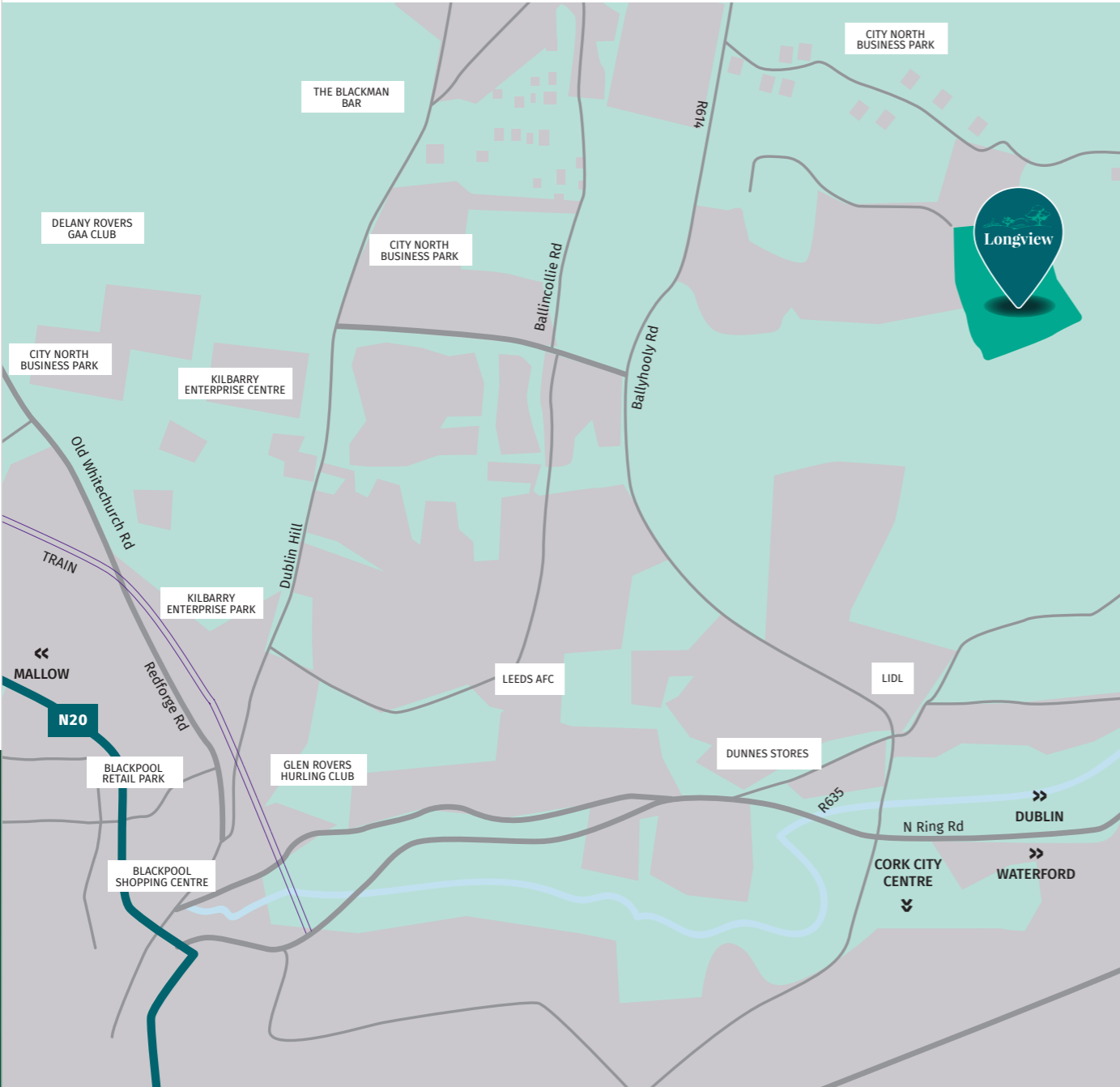
FIRST FLOOR



SECOND FLOOR



# Location Map



## SELLING AGENTS

**savills** 021 427 1371  
longview@savills.ie  
PRSA LICENCE NO. 002233

## DEVELOPER

**Longview  
Estates**

## CONTRACTORS

**CiField**  
CONSTRUCTION

## FINANCED BY

**rdcairn  
Capital**

## SUPPORTED BY

**HIS Co**  
HOUSING INFRASTRUCTURE SERVICES CO

## DESIGN TEAM

**Ailtirí** ARCHITECTS  
**JKA** John Kelleher & Associates  
Building Services Engineers  
**CK** CONSTRUCTION  
**MHL** CUNIHANE STRATTON REYNOLDS  
LAND PLANNING & DESIGN

**BER A2**

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[LONGVIEW@SAVILLS.IE](mailto:LONGVIEW@SAVILLS.IE)

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