



WHITEGABLES

MALAHIDE

Whitegables is a stunning new development of just 17 A-rated luxury 4 bedroom houses within a short distance from the picturesque village of Malahide.





Malahide has a wealth of amenities with a range of boutiques, restaurants, shops, bars and cafes.

Other nearby amenities include beautiful coastal walks, superb sandy beach, Marina, Yacht Club, Golf Clubs, Tennis Club and Malahide Castle with extensive gardens, walking trails, playground, 9 hole pitch & putt course and Avoca Store & Café.





Luxurious
modern finishes
throughout

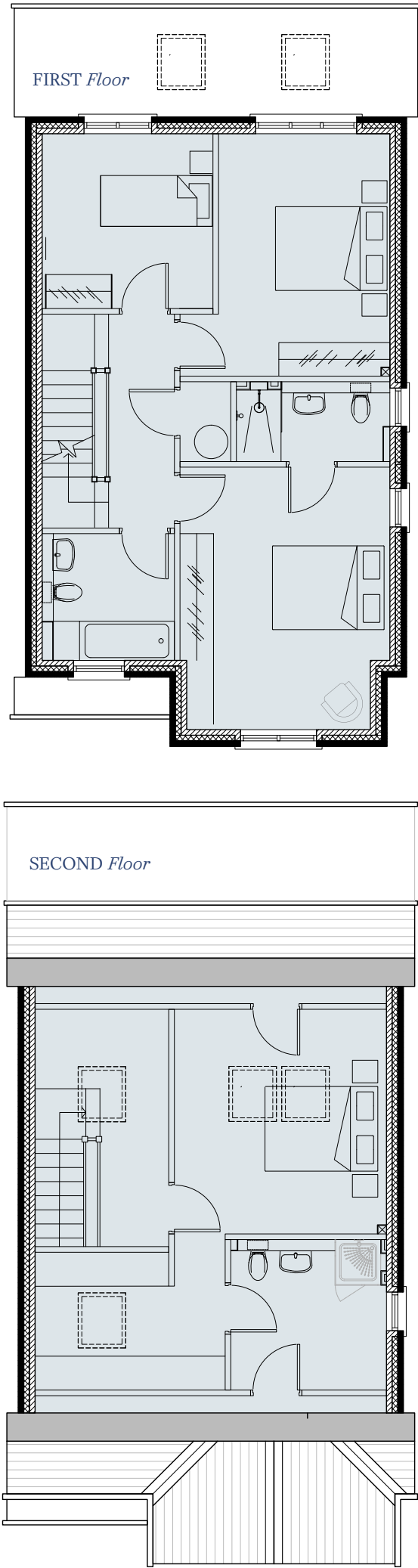
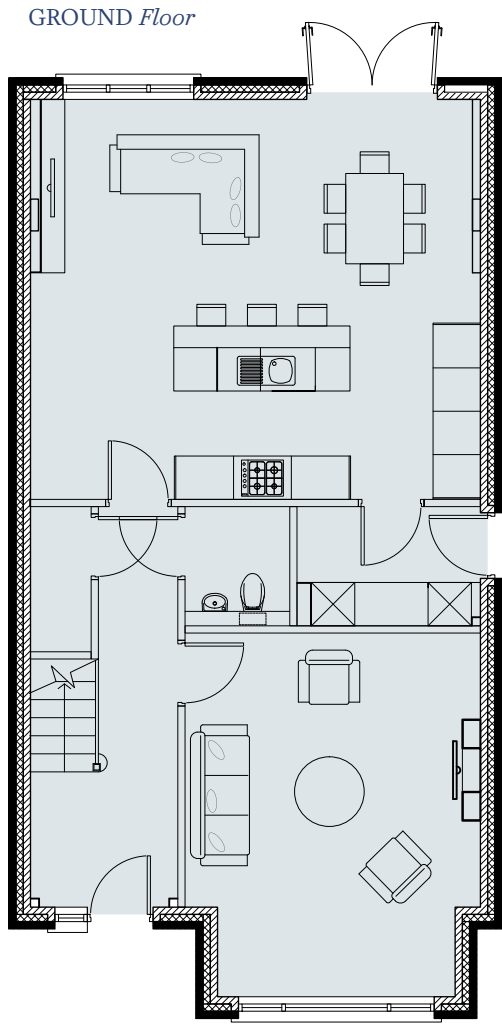


FLOOR PLANS

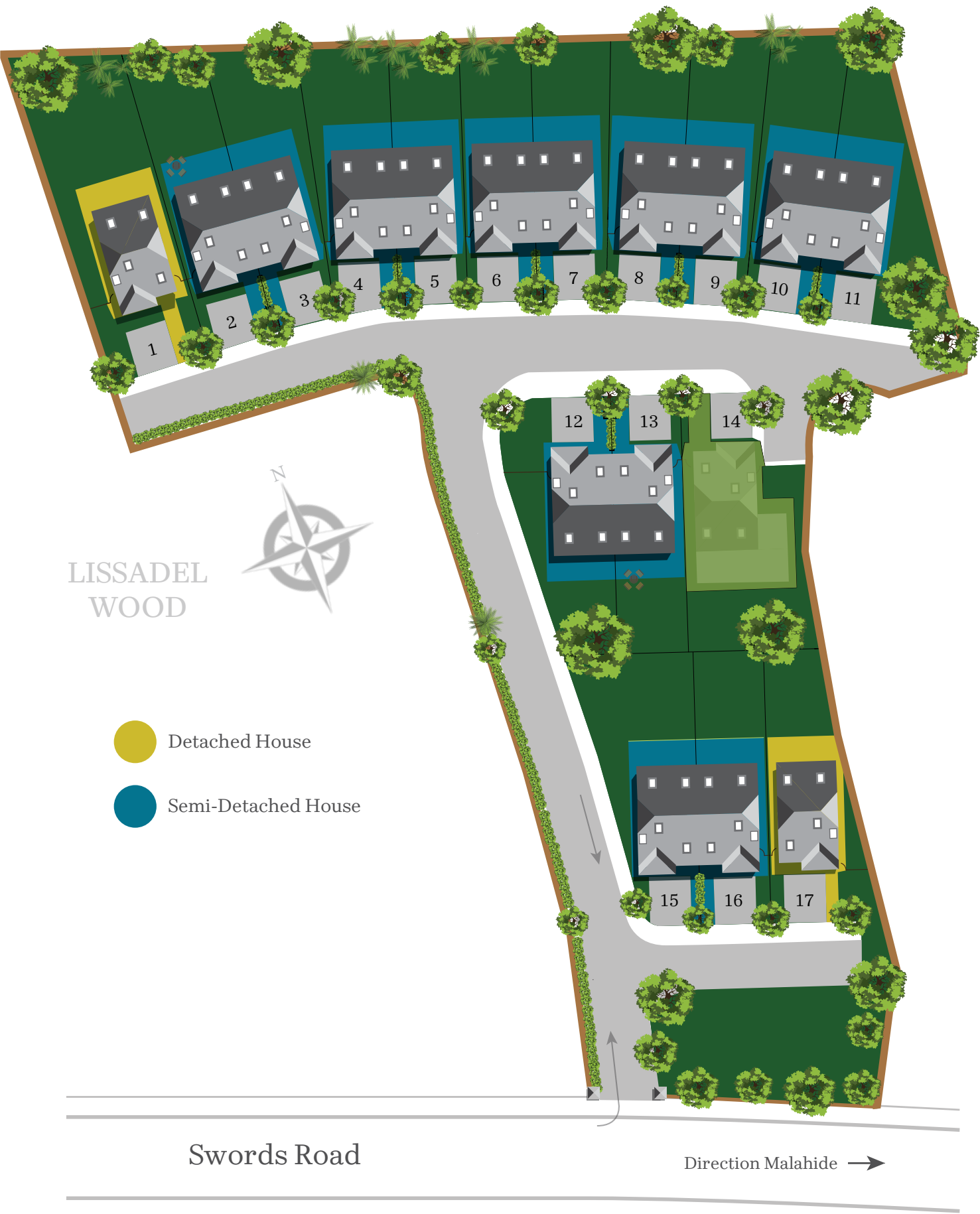
4 Bedroom Houses

Detached & Semi-Detached

1,881 sq.ft. (175 sq.m.)



SITE PLAN





Comfort and
functionality
create the perfect
living space





Contemporary
design & elegance
as standard



SPECIFICATIONS

External Finishes

- Elegant elevations to incorporate a mixture of brick and reconstituted stone
- UPVC fascia, soffits and gutters

Internal Finishes

- All walls and ceilings are skimmed and painted throughout in neutral colours
- Contemporary skirting and architraves

Doors & Ironmongery

- Elegant painted shaker style internal doors
- Combined chrome lever door handles, locks and hinges

Windows

- UPVC double glazed windows supplied by Grady Joinery Ltd, Cream UPVC, Low E Glass with multi point locking and full frame insulation
- Front Door – Composite timber door in Black with multi point locking system

Kitchen & Utility Room

- Contemporary style kitchens with Quartz stone worktops
- Kitchens are fitted with Neff electrical appliances as standard to include: oven, gas hob, fridge freezer and dishwasher (subject to signing of contracts within 21 days)
- The utility room comes complete with fitted units, and a contemporary counter-top
- High quality floor tiling is standard in kitchen and utility (as per the show house)

Gardens

- All front gardens are landscaped and include a cobble-locked driveway with ample parking for two cars
- Elegant powder coated steel railings between each house
- Rear gardens are leveled and seeded to include a paved patio area
- Concrete post and timber fencing provided

Electrical

- Generous and well-designed electrical and lighting specification
- Modern Electric feature fire place
- LED down-lighters to kitchen
- Pendant lighting in all bedrooms
- Smoke/Heat and Carbon Monoxide detectors fitted as standard
- Wired for alarm

Heating and Ventilation

- The house boasts an A3 energy rating
- Energy efficient solar panels
- The central heating system is gas fired
- Each house is fitted with a mechanical ventilation/heat recovery system designed for clean living with high energy efficient ventilation
- Thermostatically controlled radiators to all rooms and excellent levels of insulation to the walls, roof and floors
- Dimplex Electric Fire, Model SP16-LED from Dimpco

Bathrooms/En-suites & WC

- Stylish and contemporary sanitary ware in all bathrooms, en-suites and downstairs WC
- Bathroom and en-suite floors are tiled with partly tiled walls and vanity units
- Downstairs WC floors are tiled
- Heated towel rails are provided in bathrooms and en-suites

Wardrobes

- Luxurious modern shaker style fitted wardrobes in each bedroom

General

- Concrete block construction
- 10 Year Homebond Structural Guarantee



Professional Team

Development Finance

Ulster Bank

Architects

Reddy Architecture + Urbanism

Civil & Structural Engineers

Waterman Moylan Consulting Engineers

Services Engineers

Renaissance Engineering

Quantity Surveyors

Conway McBeth

Building Contractor

Elliott Group

Solicitors

Whitney Moore Solicitors

A DEVELOPMENT BY



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