



# Aderrig

AT AIRLIE PARK



# Your New Adventure Starts Here



Embrace a new standard of living at Aderrig, an exciting new development of impeccably designed 2, 3 & 4 bed family homes and duplexes adjacent to Airlie Park in Adamstown. With a wide range of housing types and styles, all finished to the highest standards, Aderrig is the ideal choice for first-time buyers looking to start their family adventure in a young and vibrant community, or for those looking for a larger home in this thriving neighbourhood.









## THOUGHTFULLY DESIGNED HOMES

Developed by Evara and designed by BKD Architects, the homes at Aderrig are carefully planned for families who want to make the most out of modern life. Residents can enjoy the many facilities at the 27-acre Airlie Park, located on the doorstep of the development, as well as an abundance of schools, a wide variety of retail options and sporting facilities within easy reach.





A photograph of three children playing soccer on a grassy field during the 'golden hour' of sunset. The child on the left wears a green shirt and light-colored shorts. The child in the center wears a blue shirt and dark shorts. The child on the right wears light-colored shorts and white sneakers, with their foot near a soccer ball. The background is filled with trees and a warm, golden light from the setting sun.

# Welcome to Adamstown

Adamstown is a thriving established community located just 30 minutes west of Dublin's City Centre. The area has been meticulously planned, with amenities of all descriptions located alongside the homes – from schools and leisure facilities to retail and recreational amenities. Residents can also enjoy the natural beauty of the area, with Airlie Park on the doorstep and Tandy's Lane Park just a short walk away.







## Schools

1. Adamstown Community College
2. St. John the Evangelist NS
3. Adamstown Castle Educate Together
4. Scoil Mhuire National School
5. Scoil Aine Naofa
6. Lucan Community College
7. Griffeen Valley Educate Together
8. Gaelscol Eiscir Riada
9. Esker Educate Together
10. Colaiste Padraig
11. St. Andrews National School
12. Lucan East Educate Together
13. Lucan Community National School
14. Kishoge Community College
15. St Peter the Apostle National School
16. Collinstown Park Community College
17. St. Mary's National School
18. The Kings Hospital School

## Sports

19. Lucan Sarsfields GAA
20. Lucan Harriers
21. Lucan United
22. Cricket Grounds
23. Esker Football Club

## Retail

24. The Crossings - Tesco & Aldi
25. Lidl
26. Lucan Shopping Centre
27. Tesco
28. Lucan Village
29. Fonthill Retail Park
30. Liffey Valley Shopping Centre

ALL ON YOUR DOORSTEP



## VIBRANT COMMUNITY ON YOUR DOORSTEP

Adamstown offers great shopping facilities—Lidl is just 5 minutes' walk from the development and Lucan and Liffey Valley Shopping Centres, offer a host of retail and food offerings and are only a short drive away. Lucan Village offers plenty of additional options, including a wide range of restaurants, bars, cafés and artisan food stores.



## RETAIL DESTINATION ON YOUR DOORSTEP

Even closer to home, Aderrig families can enjoy the wonderful new amenities at The Crossings, Dublin's newest retail offering located in the heart of Adamstown. The Crossings, is located less than a 10 minute walk from Aderrig, and has Tesco and Aldi as its anchor tenants. This new neighbourhood at The Crossings is the perfect place to shop, dine, relax, work out, entertain and live every day. The vibrant central urban plaza, is the ideal location for people to come together, and get to know their new neighbours.





## HIGHLY REGARDED SCHOOLS ON YOUR DOORSTEP



When it comes to education, every age group is well catered for at Aderrig. For the tiny tots, a wide range of pre-schools and montessori schools are available in the immediate area, while for primary school children, an abundance of schools are located in the neighbourhood. Secondary school pupils are equally spoilt for choice and with excellent public transport links on your doorstep, no school or college in the Dublin area is too far away.

- St Mary's Senior NS
- Lucan NS
- Lucan Educate Together
- Lucan Community College
- King's Hospital
- Griffeen Valley Educate Together NS
- Lucan East Educate Together NS
- Gaelscoil Eiscir Riada
- Esker Educate Together NS
- Scoil Mhuire NS
- Lucan Community College
- Scoil Aine Naofa
- St Joseph's Secondary School
- Adamstown Community College
- St. John the Evangelist NS
- Adamstown Castle Educate Together

\*This list does not take into account school catchments. Please contact schools directly.





# A walk in the park at Aderrig

Aderrig is located adjacent to Airlie Park. Spanning over 27 acres Airlie Park offers residents an incredible range of facilities, including an all-weather pitch, a cricket ground, tennis courts, basketball courts and a teen space. Enjoying life outdoors has never been more convenient.





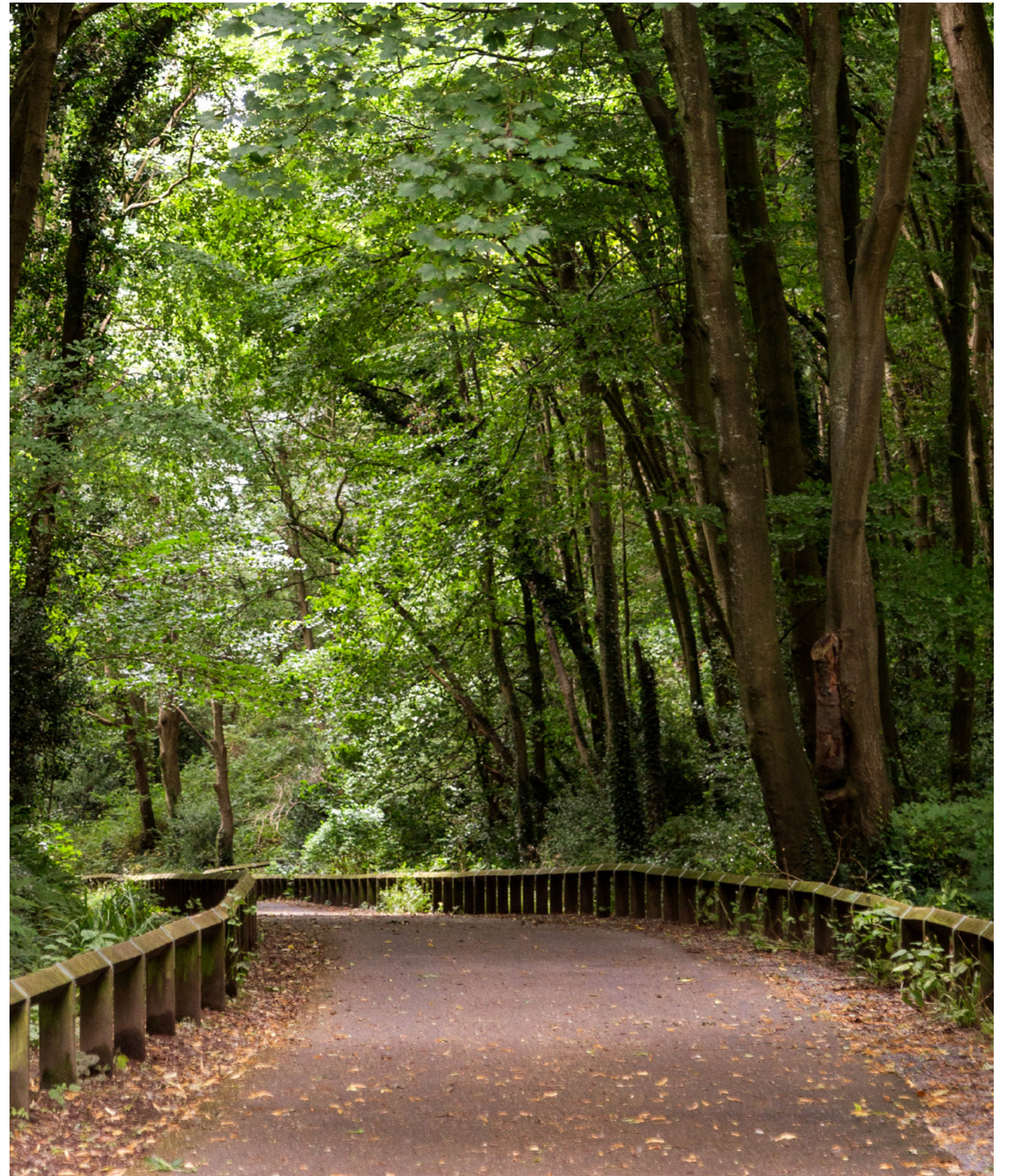
# NATURE ON YOUR DOORSTEP



As well as Airlie Park, Aderrig is within easy reach of an incredible array of great parks, including Tandy's Lane Park, Griffeen Valley, Lucan Demesne, St Catherine's and Vesey Park.



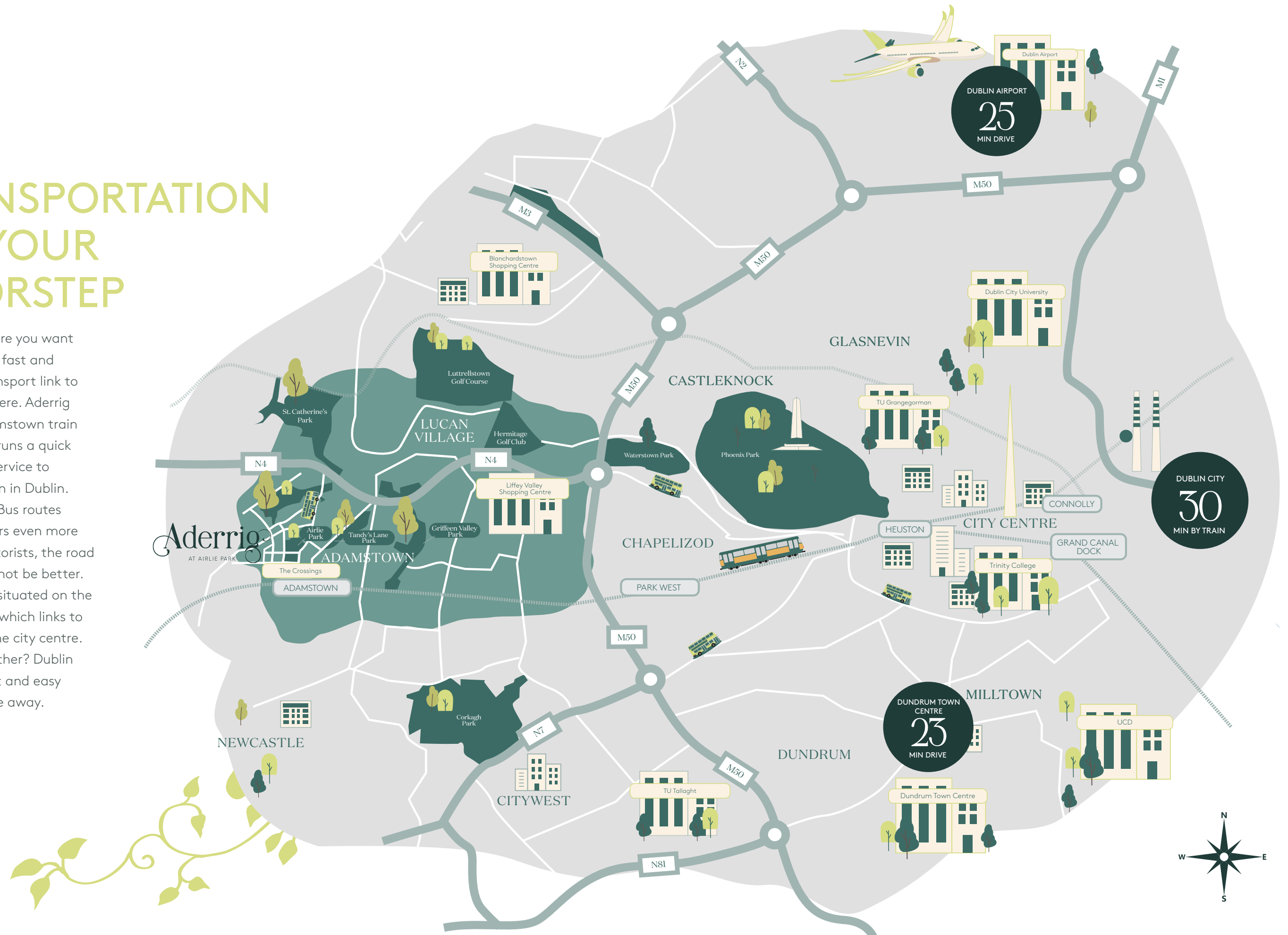
Or simply explore the many walkways along the River Liffey and Grand Canal – you'll never be bored with the naturally changing landscape.





# TRANSPORTATION ON YOUR DOORSTEP

No matter where you want to go, there's a fast and convenient transport link to help you get there. Aderrig is close to Adamstown train station, which runs a quick and frequent service to Heuston Station in Dublin. Several Dublin Bus routes offer commuters even more choice. For motorists, the road network could not be better. Adamstown is situated on the main N4 road, which links to the M50 and the city centre. Going even further? Dublin Airport is a fast and easy 25-minute drive away.





### EXTERNAL FINISHES

- Low maintenance brick and/or render finishes
- Premium front entrance door with multi point locking
- Paved patio/terrace area as applicable

### SUSTAINABILITY FEATURES

- BER A rated homes
- High levels of roof, wall and floor insulation
- Mechanical ventilation system fitted extracting air from wet areas and drawing fresh air in through controllable vents, ensuring good air quality
- High efficiency air source heat pump system to provide all heating and hot water needs
- Zone controlled heating to each floor
- High performance uPVC windows

### ELECTRICAL

- Generous power points throughout
- Pre-wired for telephone and internet services
- Mains powered battery backup smoke and heat detectors fitted throughout

### BEDROOMS

- Superior quality built in contemporary wardrobes by Mount Lodge Furniture
- Ample wardrobe space with a combination of hanging and shelved storage

### KITCHENS

- High quality German made contemporary kitchens, supplied and fitted by Kube Kitchens
- All kitchens feature Ivory Matt doors and concrete sand laminate worktops and splashback
- Integrated appliances include fridge freezer, oven, hob, extractor fan and dishwasher. Appliances provided subject to signed contracts returned within 28 days

### BATHROOMS

- Stylish contemporary sanitary ware by Sonas
- High quality tiling fitted to wet areas
- Heated towel rails in main bathroom and en-suite
- Shower doors fitted as standard

### INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary painted internal doors with satin finish ironmongery

### WARRANTY

- 10 year structural warranty cover provided

A new daily routine at Aderrig



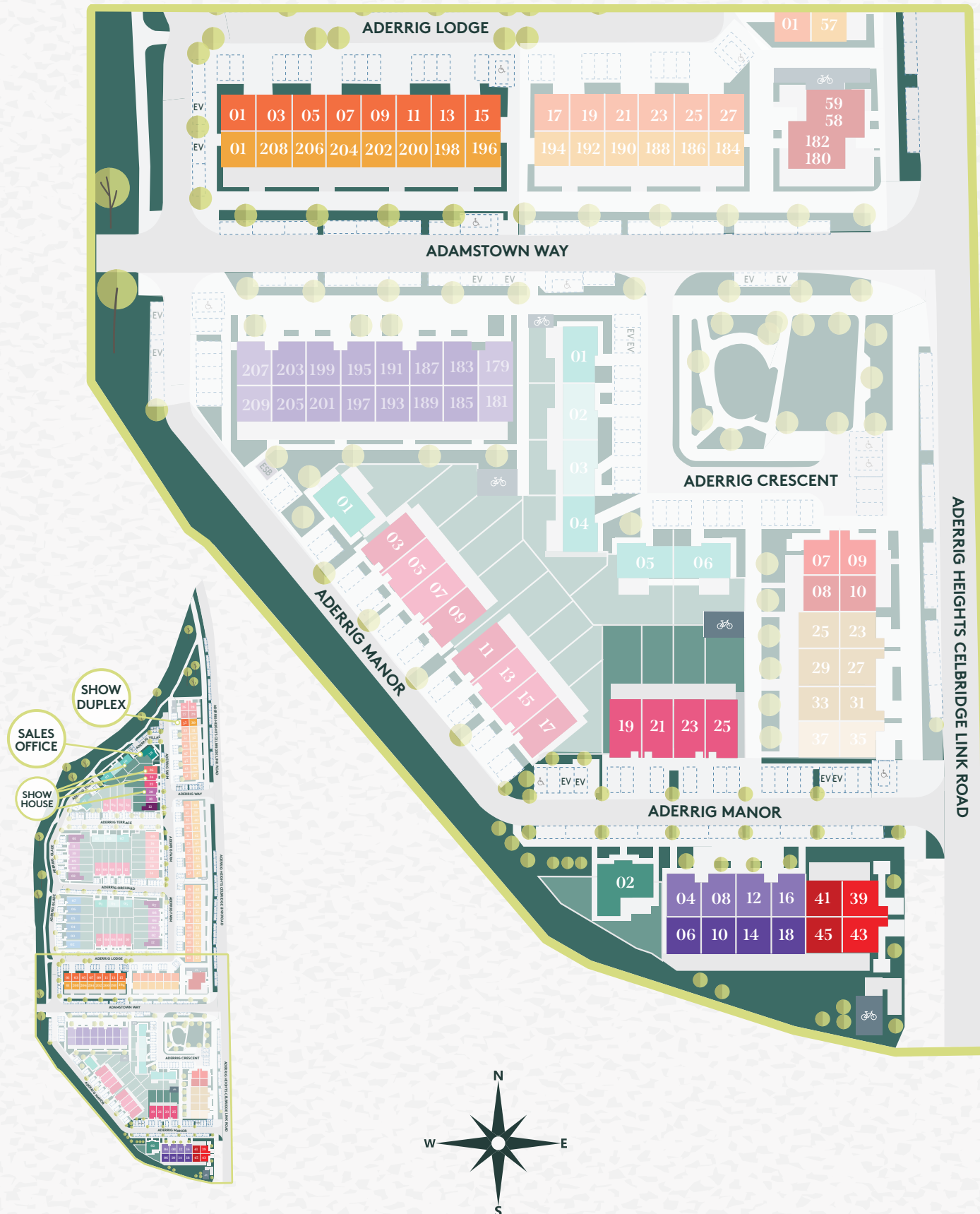






# Aderrig

AT AIRLIE PARK



## THE Bracken

2 BED DUPLEX  
76 SQM / 818 SQFT

## THE Brook

2 BED DUPLEX APARTMENT  
77-78 SQM / 829-840 SQFT

## THE Nore

2 BED APARTMENT  
82 SQM / 882 SQFT

## THE Dargle

3 BED DUPLEX  
104 SQM / 1,119 SQFT

## THE Dodder

3 BED MID & END TERRACE  
109 SQM / 1,173 SQFT

## THE Barrow

3 BED DUPLEX  
109 SQM / 1,173 SQFT

## THE Bradogue

3 BED DUPLEX  
118 SQM / 1,270 SQFT

## THE Liffey

4 BED DETACHED  
137 SQM / 1,475 SQFT





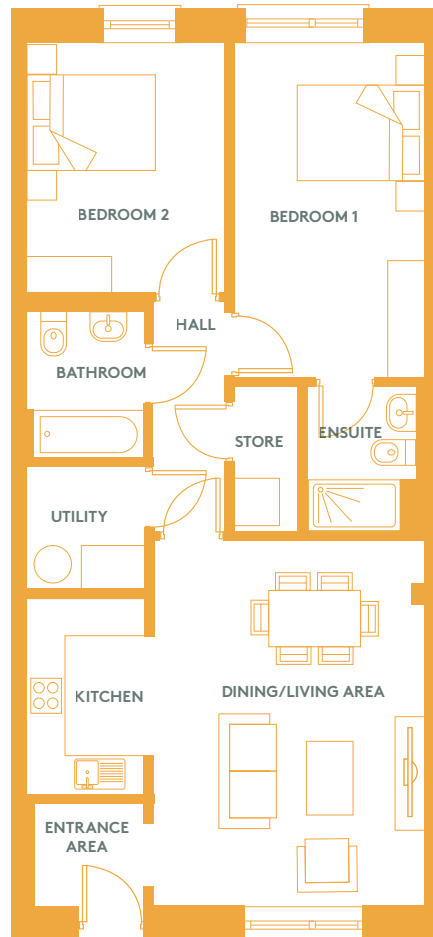






# THE Brook

2 BED MID TERRACE OWN DOOR DUPLEX APARTMENT  
78 SQM / 840 SQFT



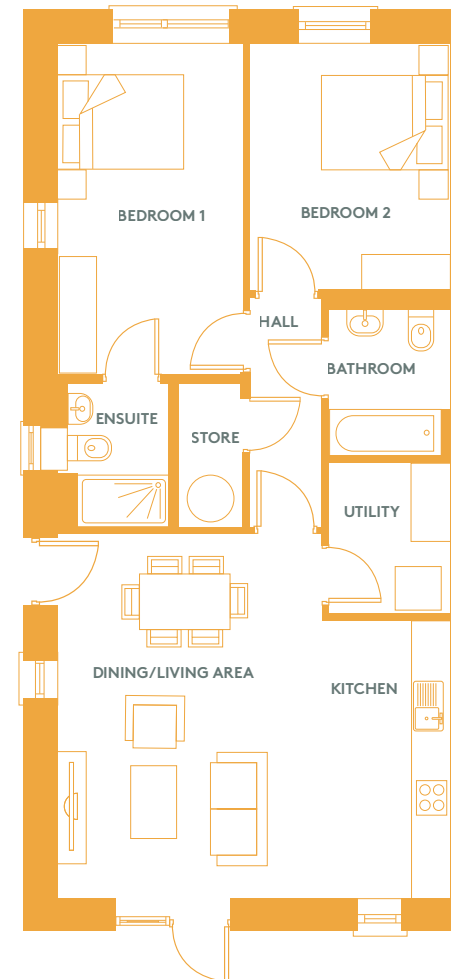
GROUND FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

# THE Brook A

2 BED END TERRACE OWN DOOR DUPLEX APARTMENT  
77 SQM / 829 SQFT



GROUND FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



# THE Nore

2 BED MID TERRACE OWN DOOR DUPLEX APARTMENT  
82 SQM / 882 SQFT



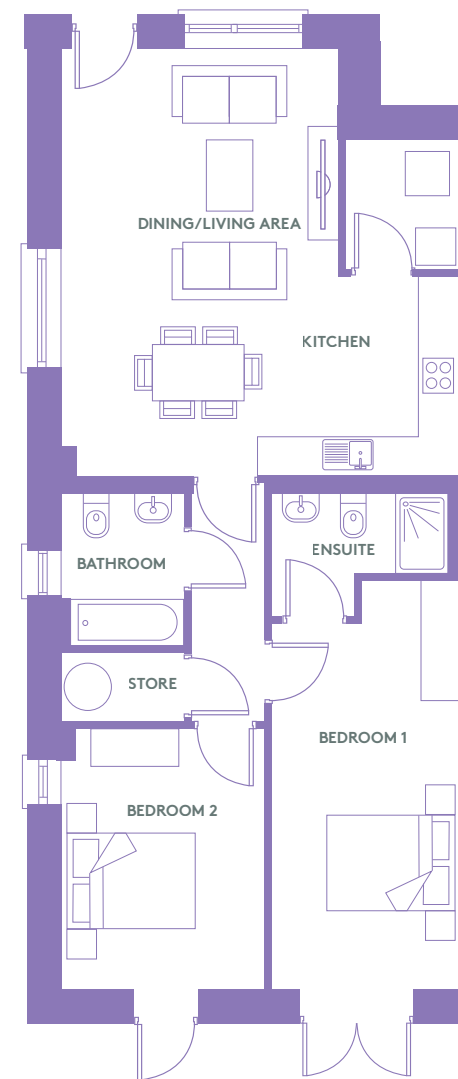
GROUND FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

# THE Nore A

2 BED END TERRACE OWN DOOR DUPLEX APARTMENT  
82 SQM / 882 SQFT



GROUND FLOOR

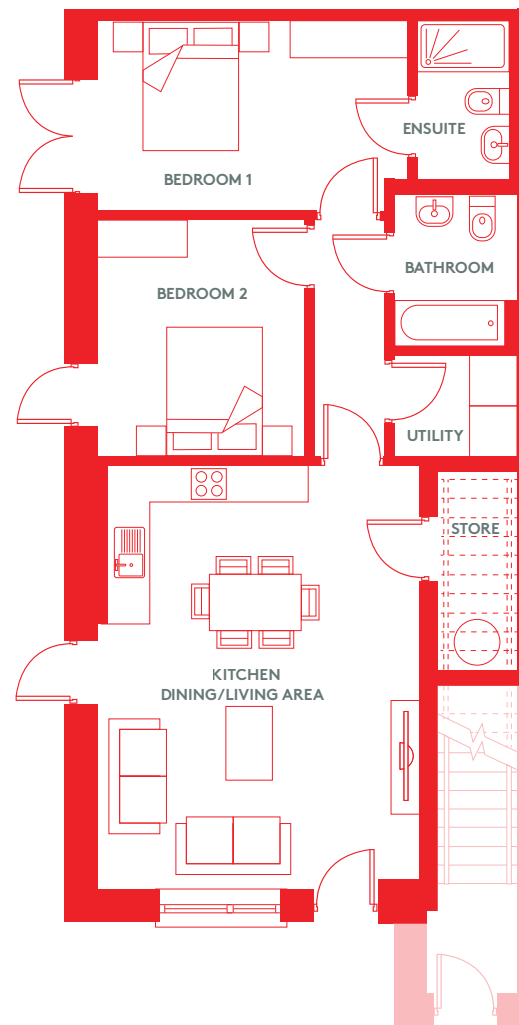


Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



# THE Bracken

2 BED END TERRACE OWN DOOR DUPLEX APARTMENT  
76 SQM / 818 SQFT



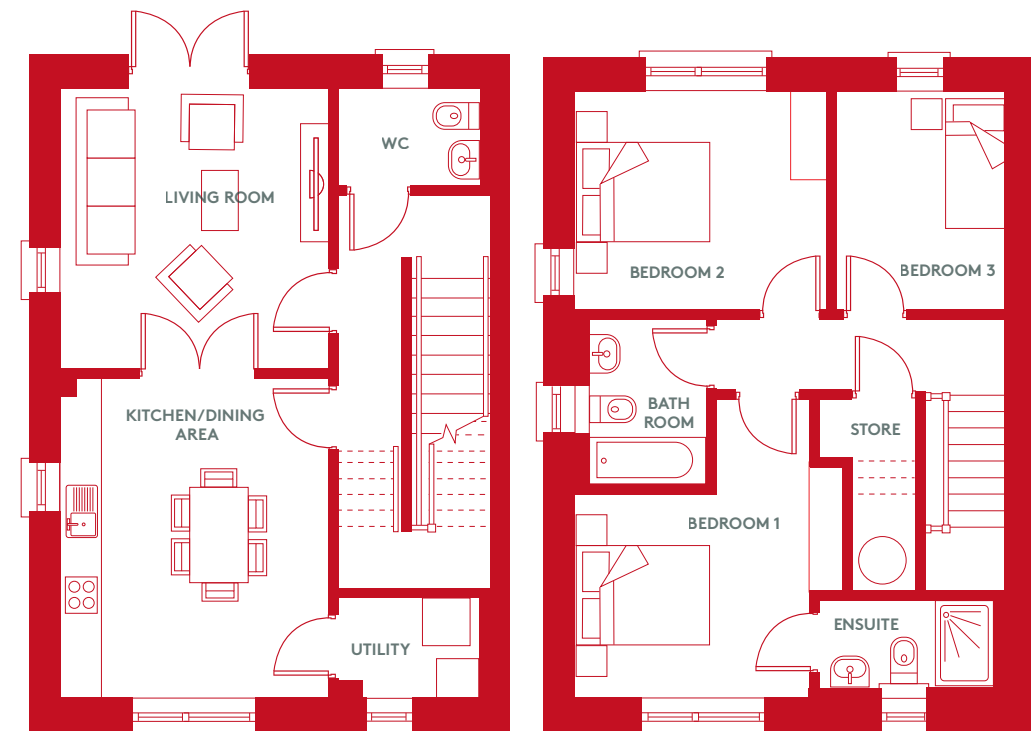
GROUND FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

# THE Bradogue

3 BED END TERRACE DUPLEX  
118 SQM / 1,270 SQFT



FIRST FLOOR

SECOND FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



# THE Dargle

3 BED MID TERRACE DUPLEX  
104 SQM / 1,119 SQFT



FIRST FLOOR

SECOND FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

# THE Dargle A

3 BED END TERRACE DUPLEX  
104 SQM / 1,119 SQFT



FIRST FLOOR

SECOND FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



# THE Barrow

3 BED MID TERRACE DUPLEX  
109 SQM / 1,173 SQFT



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

# THE Barrow A

3 BED END TERRACE DUPLEX  
109 SQM / 1,173 SQFT

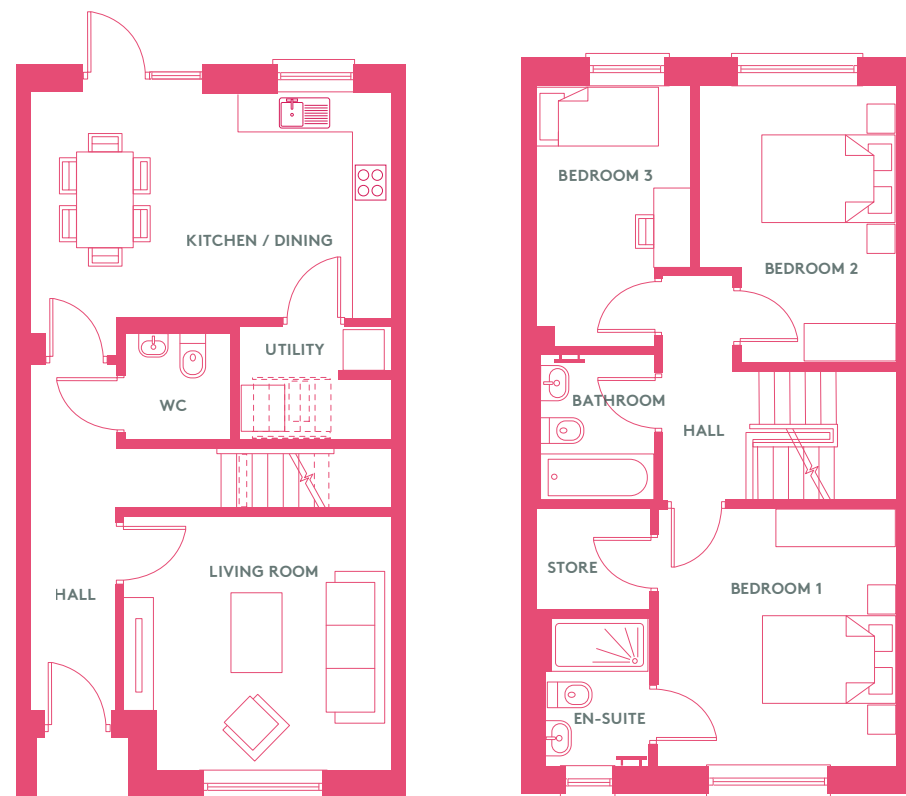


Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



# THE Dodder

3 BED MID & END TERRACE  
109 SQM / 1,173 SQFT



GROUND FLOOR

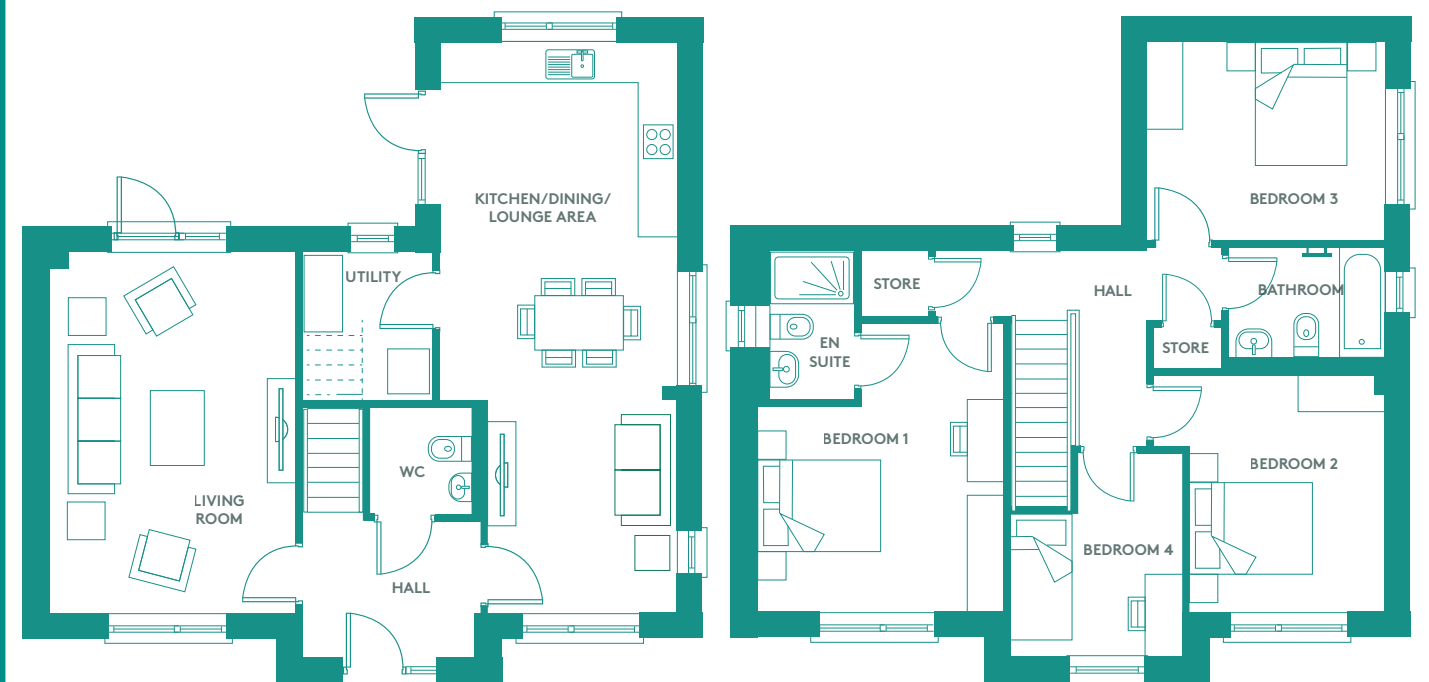
FIRST FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

# THE Liffey

4 BED DETACHED  
137 SQM / 1,475 SQFT



GROUND FLOOR

FIRST FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.











## PASSIONATE ABOUT OUR COMMUNITIES

Community engagement is one of Evaras core values. We have worked with various voluntary groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were also very proud to be a cornerstone sponsor of Dragons at the Docks again in 2024. In 2023 it raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.

- 1 Dragons at the Docks 2024
- 2 Adamstown Cricket Club Women's Team
- 3 Malahide United Under 8s
- 4 Adamstown Community College Under 17/19s Soccer Team
- 5 Adamstown Community College GAA team
- 6 Lucan Sarsfields U15 Girls



We are delighted as Adamstown Cricket Club's First Women's Cricket Team to be sponsored by Evara. Evara are building not only homes but a community in Adamstown and Lucan and we are delighted they have chosen to be associated with the local women and girls of the Adamstown Cricket Club. To have Evara's support and belief in our team has been a great experience and we look forward to growing our team with the new residents as the neighbourhood grows."

**Meena Baskarasubramanian, Founding Member and Women's Secretary Adamstown Cricket Club.**

Lucan Sarsfields GAA Club is delighted to have had the support of Evara throughout this year. It has been a pleasure dealing with Evara. They are approachable, professional and motivated to give back to this Community as it continues to grow. We look forward to building on our relationship into the new year and welcoming new players to Lucan Sarsfields from the wider community that Evara has developed throughout Lucan and Adamstown."

**Colm Farrell, Chairperson  
Lucan Sarsfields GAA Club**



PROFESSIONAL  
TEAM

DEVELOPER



ARCHITECTS



SOLICITORS

McCANN FITZGERALD

FUNDED BY

Activate Capital

AGENT



PSRA No: 002183



01 667 1888

Disclaimer

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate, and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations may occur.





