



Park Lane

cherrywood





building with integrity

We value now
more than ever,
open spaces in
our community.

Michael Hynes
EVARA





evara



**four key principles guide
our *vision* for *better* homes.**





Homes *for the* Future



As part of Cherrywood Village, Park Lane adheres to Evara's four principles of modern and sustainable home building: Community, Connectivity, Environment and Future Homes. Park Lane is a fantastic opportunity for modern homeowners to enjoy a new way of life in a convenient and attractive location.



The Vision

Discover a fresh, sustainable and modern lifestyle at Park Lane by Evara. The latest addition to Dublin's newest and most exciting new village in Cherrywood, South Dublin.

Located in an area steeped in history and heritage, Cherrywood Village is a meticulously planned new neighbourhood firmly rooted in the local landscape. The area's significant history has been blended with the needs of modern communities to create a harmonious link between the past and the present, a new chapter in the story of this beautiful area.

Residents can enjoy being surrounded by tangible reminders of the area's heritage, with national monuments such as Tully Church and Tully Cross, dating from 8th-11th centuries, carefully preserved and celebrated within the new facilities of the neighbourhood.





M50

Beckett Park

Cherry Lane

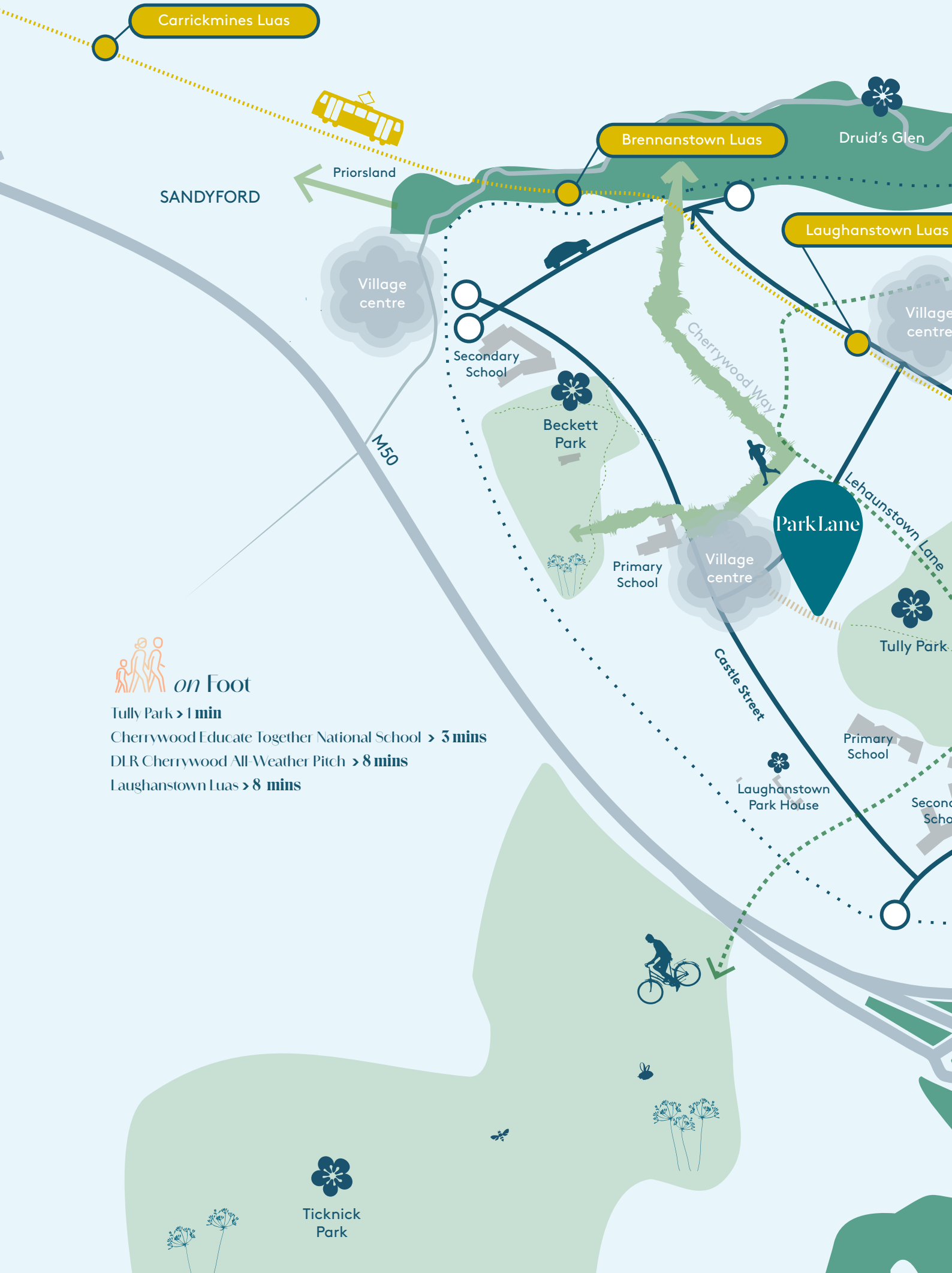
Cherrywood Educate Together

Tully Park









Carrickmines Luas

Brennanstown Luas

Laughanstown Luas

SANDYFORD

Priorsland

Druid's Glen

Village centre

Village centre

Secondary School

Beckett Park

Cherrywood Way

M50

Park Lane

Lehaunstown Lane

Primary School

Village centre

Tully Park

 on Foot

- Tully Park > 1 min
- Cherrywood Educate Together National School > 3 mins
- DLR Cherrywood All-Weather Pitch > 8 mins
- Laughanstown Luas > 8 mins

Castle Street

Primary School

Laughanstown Park House

Secondary School


Ticknick Park

a brand *new* **community** built for *you*



Lehaunstown

Tullyvale

COAST

Cherrywood Luas

Bishop Street

Wyattville Road

Brides Glen Luas

RATHMICHAEL

ME



Space for the *whole* Family



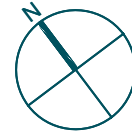


Site Plan



Phase One

-  **The Montpellier A**
3 Bedroom Mid / End Terrace House
132 sqm / 1,424 sqft
-  **The Montpellier B**
3 Bedroom Mid / End Terrace House
132 sqm / 1,424 sqft
-  **The Kippure A**
4 Bedroom Semi-Detached / End Terrace House
178 sqm / 1,912 sqft
-  **The Kippure B**
4 Bedroom Semi-Detached / End Terrace House
178 sqm / 1,912 sqft

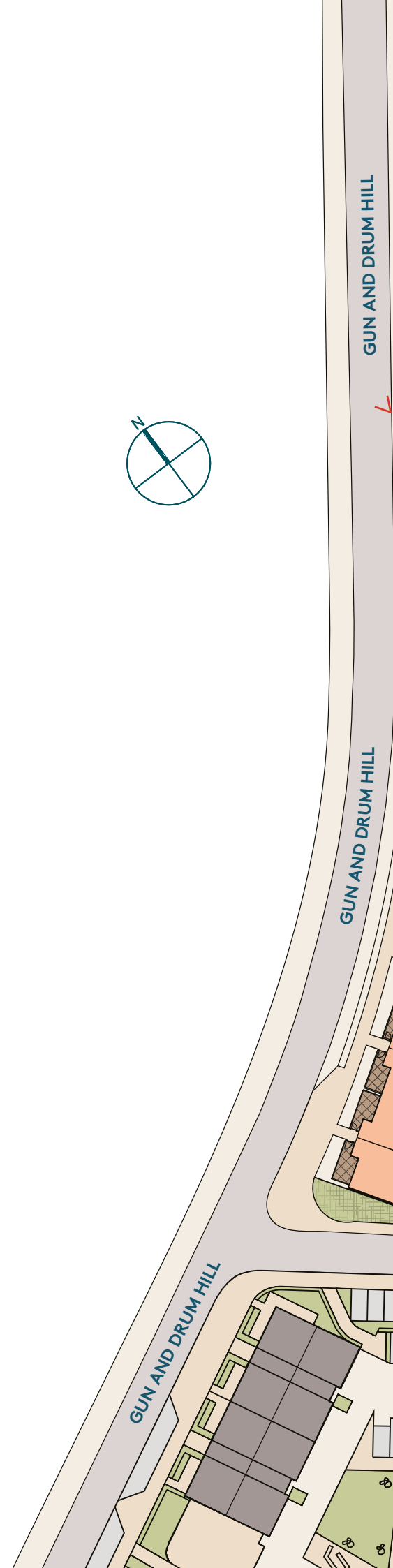


Show Village

-  **Sales Office - The Montpellier, 21 Tully Road**
3 Bedroom Mid-Terrace
126 sqm / 1,361 sqft
-  **Show House - The Montpellier, 19 Tully Road**
3 Bedroom Mid-Terrace
126 sqm / 1,361 sqft
-  **Show House - The Kippure, 17 Tully Road**
4 bedroom End-Terrace
159 sqm / 1,715 sqft

Future Phases

-  **The Ticknock**
2 Bedroom Mid / End Terrace House
88 sqm / 943 sqft
-  **The Three Rock**
3 Bedroom Mid / End Terrace House
115 sqm / 1,233 sqft
-  **The Glencullen**
3 Bedroom Mid / End Terrace House
165 sqm / 1,776 sqft
-  **The Sugar Loaf**
3 Bedroom Mid / End Terrace Duplex
107 sqm / 1,150 sqft
-  **The Seefin**
3 Bedroom Mid / End Terrace Duplex
112 - 115 sqm / 1,205 - 1,242 sqft

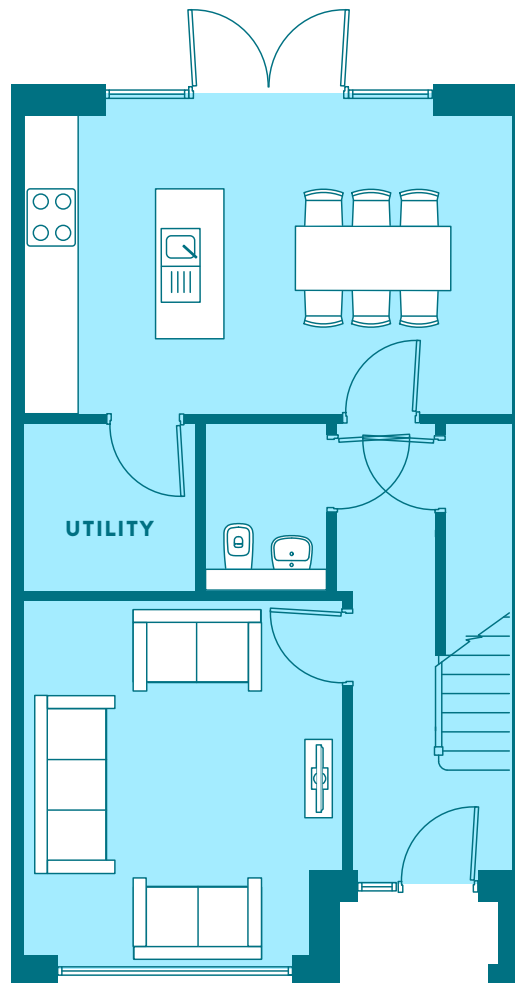






the Montpellier A

3 Bedroom Mid Terrace House • 3 Bedroom End Terrace House
132 sqm • 1,424 sqft



—
GROUND FLOOR

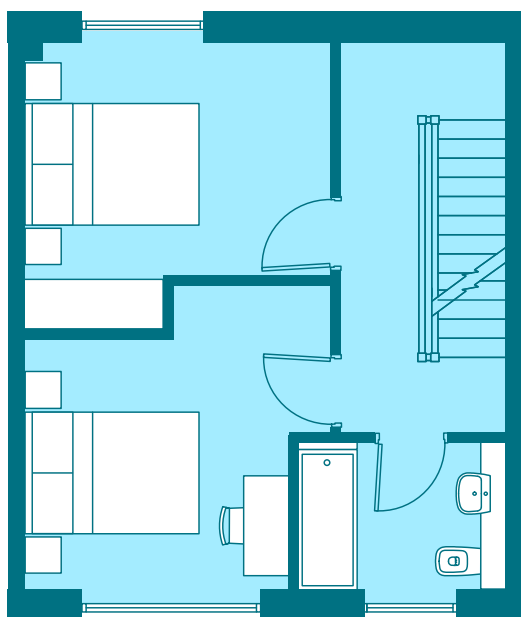
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND VARIATIONS MAY OCCUR WITHIN EACH HOUSE TYPE. A HANDED VERSION OF THE HOUSE TYPE MAY ALSO APPLY.



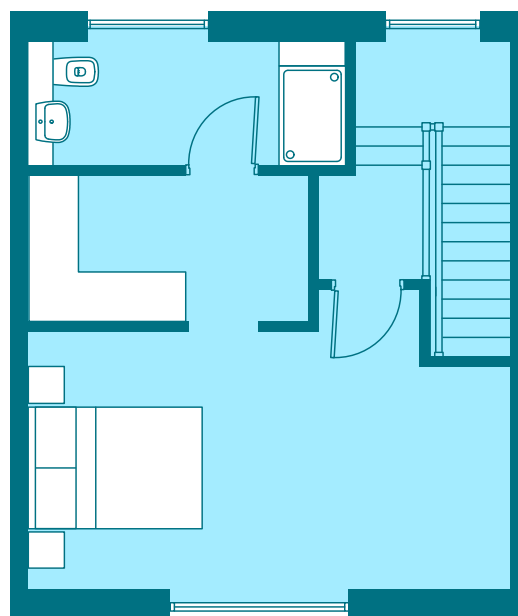
Front Elevation



Rear Elevation



FIRST FLOOR



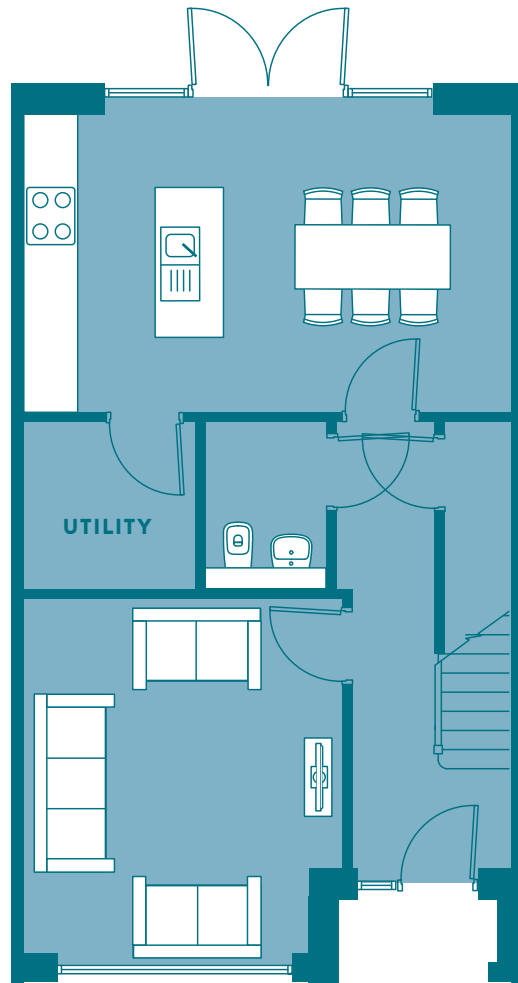
SECOND FLOOR

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.



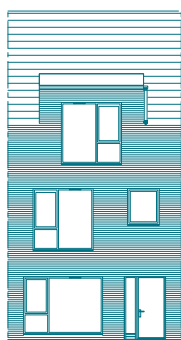
the Montpellier B

3 Bedroom Mid Terrace House • 3 Bedroom End Terrace House
132 sqm • 1,424 sqft

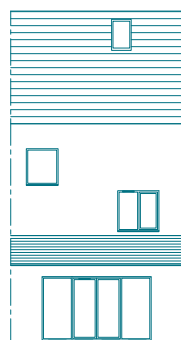


—
GROUND FLOOR

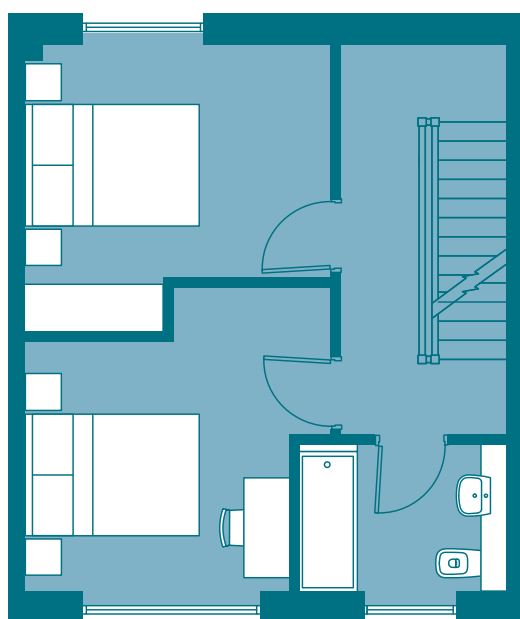
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND VARIATIONS MAY OCCUR WITHIN EACH HOUSE TYPE. A HANDED VERSION OF THE HOUSE TYPE MAY ALSO APPLY.



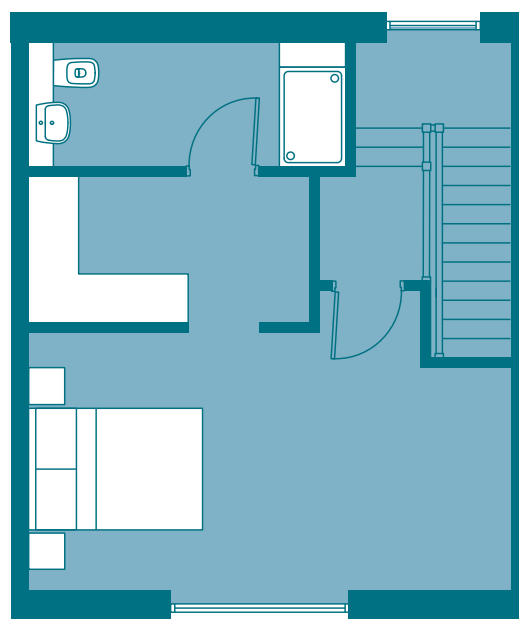
Front Elevation



Rear Elevation



FIRST FLOOR



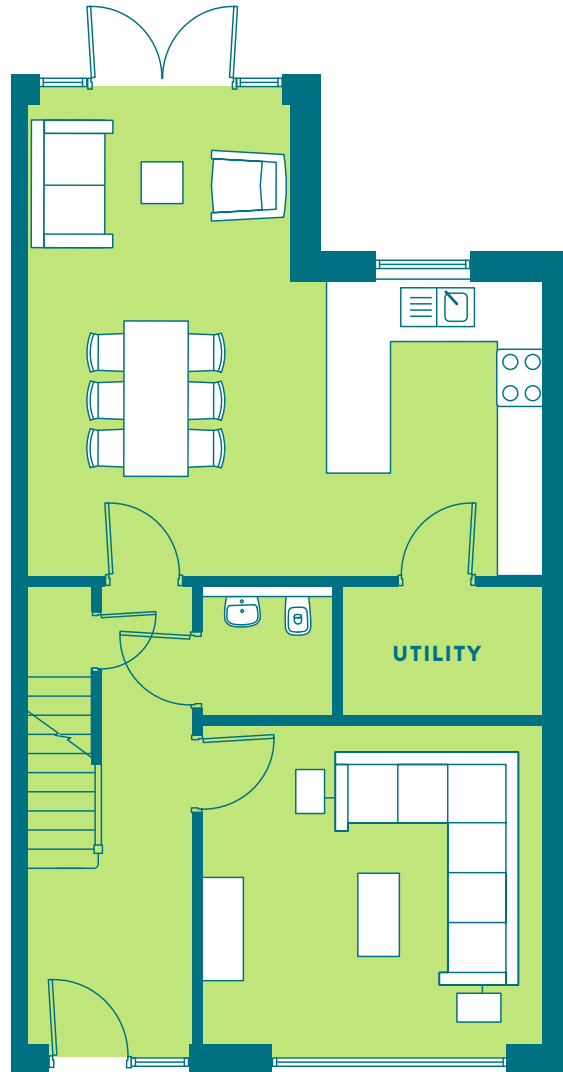
SECOND FLOOR

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 Kippure A

4 Bedroom Semi-Detached House • 4 Bedroom End Terrace House
178 sqm • 1,912 sqft



—
GROUND FLOOR

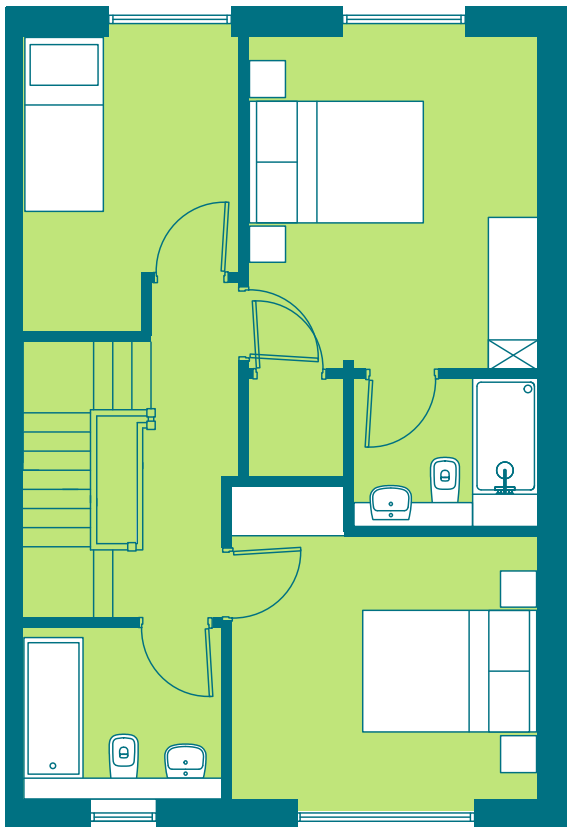
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND VARIATIONS MAY OCCUR WITHIN EACH HOUSE TYPE. A HANDED VERSION OF THE HOUSE TYPE MAY ALSO APPLY.



Front Elevation



Rear Elevation



FIRST FLOOR



SECOND FLOOR

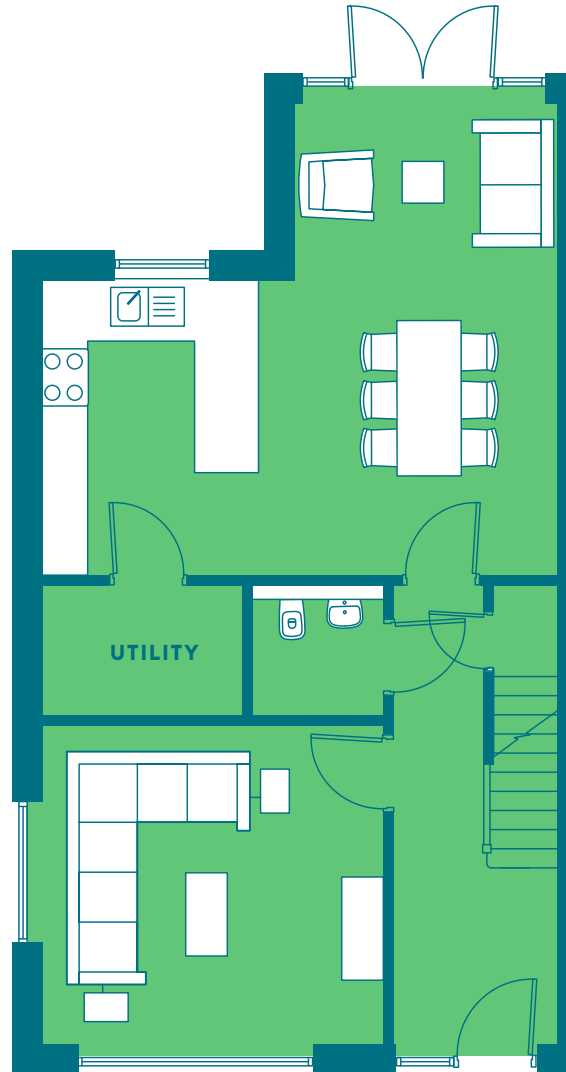
Please note this house may be handed

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 Kippure B

4 Bedroom Semi-Detached House • 4 Bedroom End Terrace House
178 sqm • 1,912 sqft



—
GROUND FLOOR

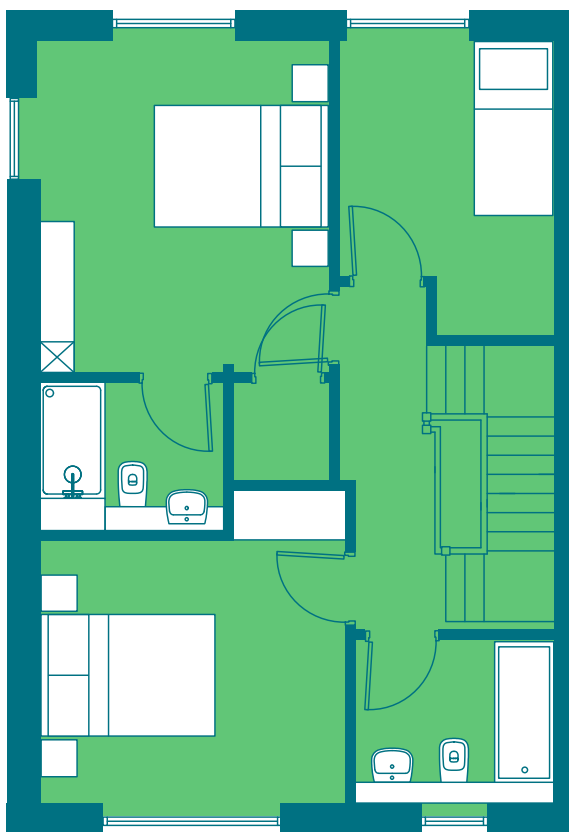
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND VARIATIONS MAY OCCUR WITHIN EACH HOUSE TYPE. A HANDED VERSION OF THE HOUSE TYPE MAY ALSO APPLY.



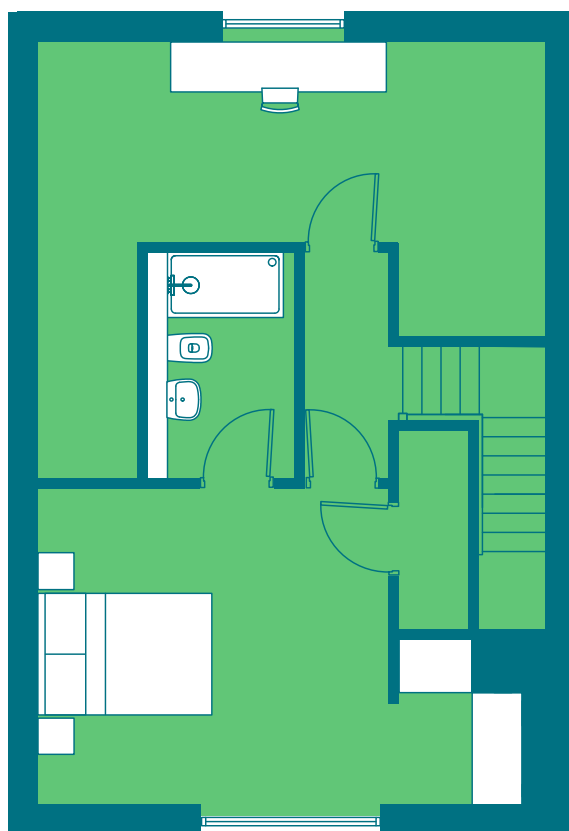
Front Elevation



Rear Elevation



FIRST FLOOR



SECOND FLOOR

Please note this house may be handed

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.





Specifications



Energy Efficiency

- uPVC double glazed windows, dark grey exterior, white interior
- High level of roof, wall, and floor insulation
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- LED bulbs supplied throughout using up to 90% less energy than the conventional halogen bulbs
- Continuous whole house ventilation to ensure air quality and resident comfort
- NZEB rated homes

External Finishes

- High-quality brick and render external façade
- Dark grey concrete tile
- Dark grey single ply membrane
- Low maintenance uPVC fascia, soffits
- Low maintenance gutters and downpipes
- Insulated composite front door in dark grey
- Terraces - reconstituted granite stone paving

Internal Finishes

- All walls and ceilings plaster skimmed and painted in a neutral colour
- Contemporary doors with panelled profile and chrome ironmongery
- Contemporary painted skirtings and architraves
- Contemporary staircase with oak handrail

Kitchen

- Contemporary handle-less cabinets featuring ribbed detailing, composite quartz counter tops and under-counter lighting by Bespace

CABINET FINISHES

- Upper cabinets – Serica Porcelain
- Lower cabinets – Serica Kashmir
- Internals – Linen textured finish in grey

APPLIANCES

Subject to availability and signing of contracts within 28 days.

- Fully fitted appliances including electric oven, induction hob, extractor fan, integrated fridge freezer, integrated dishwasher.

Bathrooms & En-suites

- All bathrooms and ensuites are fitted with Sonas high-quality sanitary ware throughout
- Full-height wall tiling around bath and shower and a splashback behind vanity
- Low-profile shower trays and shower screen
- Bath with shower mixer, shower head
- Chrome tapware
- Thermostatically controlled shower in en-suite
- Chrome heated towel rails fitted in main bath and en-suite

Cloakroom WCs

- All WCs are fitted with high-quality Sonas sanitary ware throughout supplied
- Half height wall tiling behind sink and toilet
- Chrome tapware

Electrical & Heating

- Recessed lights to select areas as per showhouse
- Smoke and heat detectors fitted as standard
- USB sockets supplied as standard to bedrooms, kitchens and living areas
- Security Access – Access control systems are provided to all duplexes
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- TV point within master bedroom
- All houses are wired for telecoms and media (Virgin Media, Siro Fibre Broadband)

Wardrobes

- Contemporary wardrobes with panelled detailing and curved handles by Bespace

Guarantee

- 10 years structural guarantee on each Park Lane home.

Service Charges

- Service charges are paid annually to the management company, which each owner will be a member of. Service charges will cover the maintenance of certain common areas, public lighting and refuse collection. Further information available upon request.















Meet *the* Team

Selling Agents



PSRA No: 002183

01 667 1888

Developer



Architects

CONROY CROWE KELLY
Architects & Urban Designers

Solicitors

MCCANN FITZGERALD



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 can occur.

 evara

