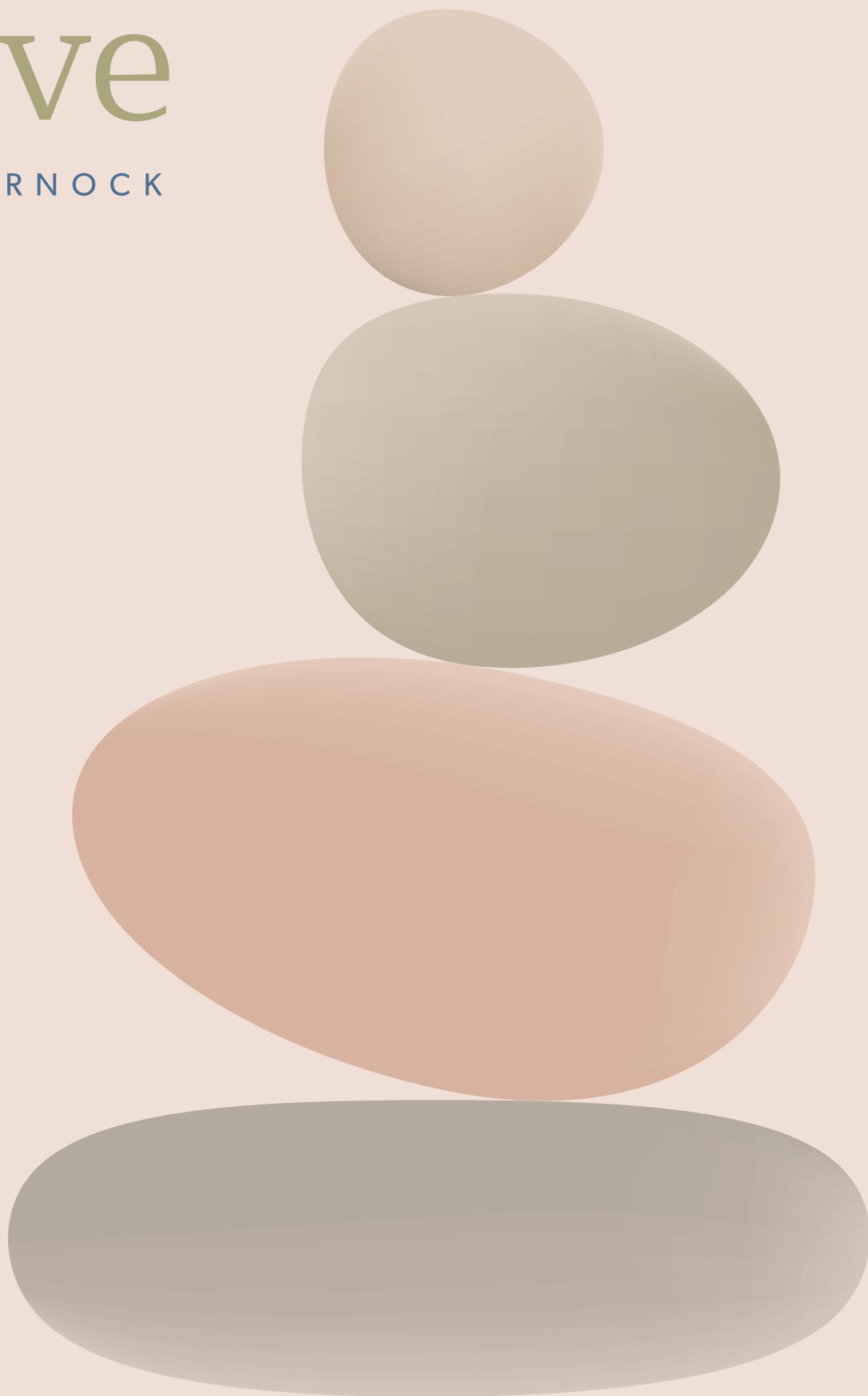


Pebble Cove

PORTMARNOCK



Discover the laidback atmosphere of North Dublin coastal living, with excellent family amenities, wonderful restaurants & bars and great outdoor activities.



Welcome to Portmarnock



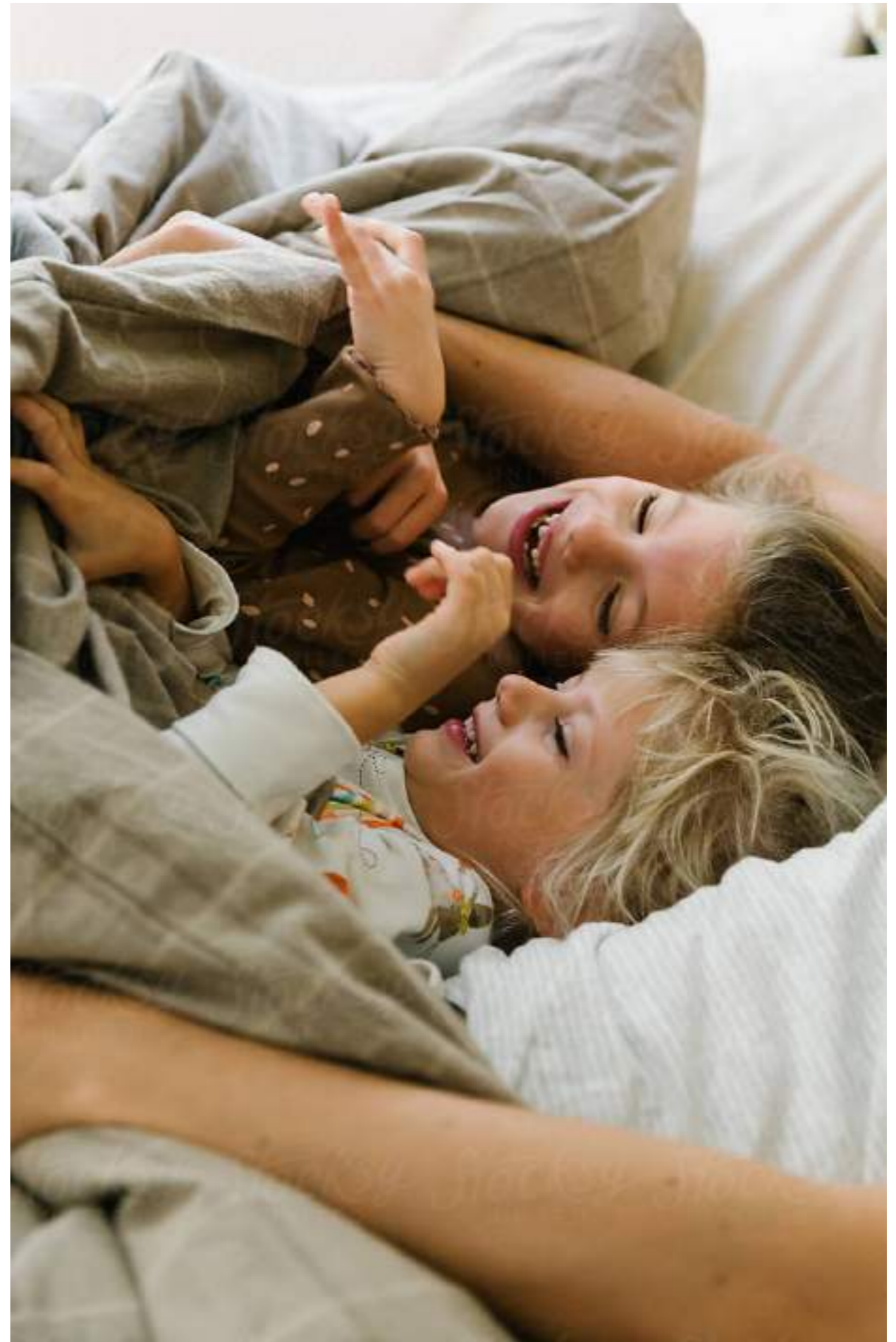
PORTMARNOCK



4 KEY PRINCIPLES
FOR BETTER HOMES



Pebble Cove embraces Evara’s four principles of modern and sustainable home building: Community, Connectivity, Environment and Future Homes. This is a fantastic opportunity for modern homeowners to enjoy a new way of life in a well-connected coastal setting.





A perfect location for an outdoor lifestyle, offering a great foundation for a vibrant, sustainable community.



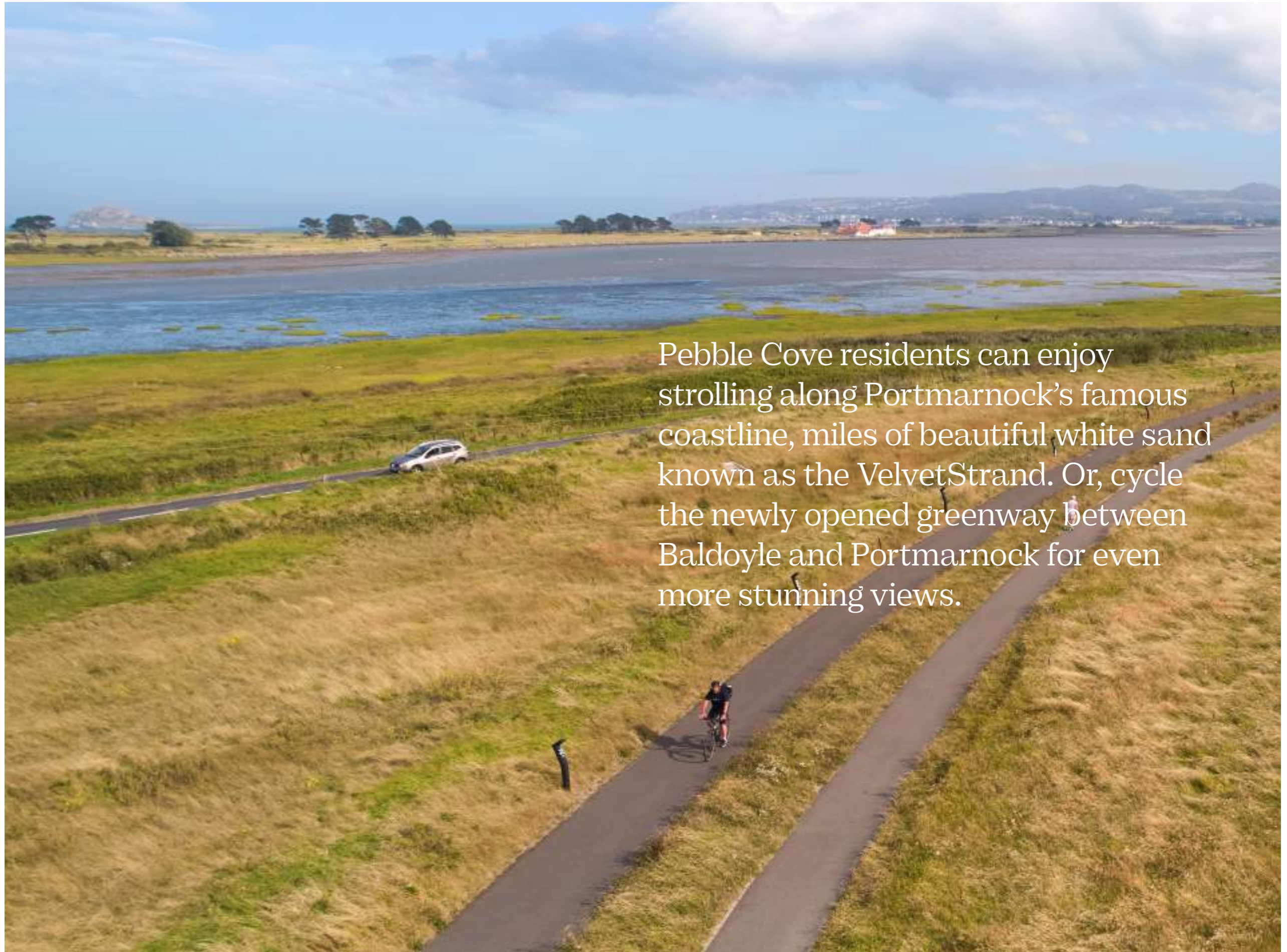
Pebble Cove is a short walk from the village of Portmarnock, a bustling hub of activity that includes cafés, restaurants, schools and more. A busy sports and leisure club and many community activities ensure that every resident can get involved in this friendly and vibrant village.

Village life



Portmarnock is home to a wide range of local shops. The St Marnock's Bay Retail Centre, home to Centra and Cleary's Pharmacy, is on your doorstep, while there are two major supermarkets also located in Portmarnock; Dunnes Stores and Lidl.





Pebble Cove residents can enjoy strolling along Portmarnock's famous coastline, miles of beautiful white sand known as the Velvet Strand. Or, cycle the newly opened greenway between Baldoyle and Portmarnock for even more stunning views.



Coastal Life



Situated between the charming coastal villages of Malahide and Howth, life here unfolds at an effortless pace. Start your morning with fresh coffee and a warm croissant in the village, before hopping on the DART for a leisurely stroll through the grounds of Malahide Castle. Spend the afternoon exploring boutique shops and enjoying lunch at one of Malahide's renowned restaurants, then return home to recharge before cycling south along the scenic coastal greenway towards Howth, where harbour views and an evening meal by the sea provide the perfect end to the day.

On your Doorstep

Pebble Cove is set within the heart of a well-established coastal community, which offers purchasers an exceptional range of amenities right on their doorstep. Residents can enjoy easy access to parks, playgrounds and the scenic coastal greenway, while the local train station makes commuting to the city simple and efficient. A selection of local crèches makes day-to-day life convenient for young families, as does the on-site retail centre. St Marnock's Bay is known for its strong sense of community making it a wonderful place to put down roots.



Schools

Families can choose from a wide range of excellent and well-established schools, at both primary and secondary levels. These include St. Marnock's, the local primary school, and Portmarnock Community School, a highly regarded secondary school. The neighbouring locales of Howth, Sutton and Malahide offer even more options – and of course the neighbouring DART service means that every school along the Dublin coastline is easily accessed.

Local Amenities

- | | | |
|--------------------------------------|--|-----------------------------------|
| 1. Portmarnock AFC | 11. Spar | 20. Lidl |
| 2. St Helens Primary School | 12. Portmarnock Hotel & Jameson Golf Links | 21. Insomnia Coffee Company |
| 3. Naomh Mearnog GAA Club | 13. The Stables Retail | 22. Jus De Vine |
| 4. Portmarnock Sports & Leisure Club | 14. Saint Marnock's National School | 23. Cleary's Pharmacy |
| 5. Portmarnock Community School | 15. Honey Honey Café | 24. Top Oil Service Station |
| 6. Malahide Golf Club | 16. J.W. Smyth Family Butcher | 25. The Kilns Creche & Montessori |
| 7. Dunnes Stores | 17. Saint Anne's Church | 26. Portmarnock Golf Club |
| 8. An Post | 18. Little Green | 27. Beach car park |
| 9. White Sands Hotel Portmarnock | 19. Brezzi's Woodfired Pizza | |
| 10. Koba Thai Restaurant | | |





Getting Around

Transport links at Pebble Cove are excellent. Portmarnock DART station is just a 10 minute walk away, providing frequent services to Malahide, Dublin City Centre and beyond, as well as connections on the Dublin-Belfast line via the Enterprise service. Several bus routes serve the area, including the 102 route from Sutton to the Airport, the H2, 42 and late-night 42N.




For drivers, the M50/M1 junction is only 10 minutes away, offering easy access to major routes nationwide, with direct options into Dublin City Centre via the coast road or Malahide Road. Dublin Airport is also conveniently located just 8km away.



Pebble Cove is situated in one of the most highly sought after areas on the north coast of Dublin. Portmarnock quite simply offers the best of every world – great public transport links, close proximity to major roads and the airport and local amenities within walking distance.

Travel Times from Portmarnock

Approximate journey times by DART, car and bicycle

| Destination |  DART |  Drive |  Cycle |
|--------------------|--|---|---|
| Dublin City Centre | 22 min | 30 min | 53 min |
| Dublin Airport | | 12 - 15 min | 32 min |
| Malahide | 5 min | 8 min | 12 min |
| Howth | 32 min | 14 min | 26 min |
| Connolly Station | 22 min | 34 min | 52 min |
| Grand Canal Dock | 29 min | 41 min | 59 min |
| Swords | | 12 min | 25 min |
| Howth Junction | 5 min | 10 min | 15 min |



At Pebble Cove a healthy lifestyle comes naturally. A number of cycleways link the development to the neighbouring villages, while strolls by the sea will become the customary way to end the day.





When designing the homes in Pebble Cove, we aimed to combine our dedication to protecting and respecting the environment while also providing residents with the very best in modern essentials, such as superfast and reliable broadband and cost efficient heating and ventilation systems. Whether you're working from home, raising a family or simply enjoying life to the full, we're proud to say that Pebble Cove homes are leading the way in modern smart living.

FIBRE - OPTIC BROADBAND

All Pebble Cove homes are equipped with high performance 100% fibre-optic broadband network.

MODERN HEATING

All homes are fitted with innovative high-efficiency air to water heat pump systems for both heating and hot water. This system is designed to operate at lower temperatures, saving both energy and money.

ELECTRIC CHARGING POINT

To make sustainable travel easy, every house in Pebble Cove is wired for electric charging points.

















 evara

Enhancing local environments, creating parks that support sustainable communities.



Perhaps fittingly for a location known for its outdoor lifestyle, Pebble Cove also benefits from a brand new park next to the development. This wonderful green space spans to two acres of perfect parkland, ideal for family picnics, a quick burst of fresh air on a busy day, or simply to let the kids run around and make the most of their surroundings.

Specifications

HOUSE EXTERNAL FINISHES

- Cobblelock Kilsaran paving to front with soft planting to neighbouring divisions
- Low maintenance mix of brick and render finishes
- Premium front entrance door with multi point locking system
- Private rear garden with paved patio area and seeded lawn to houses
- External weather proof electrical point to rear
- Brick finish bin stores to mid terrace homes
- Full fitted secure bicycle parking provided to mid-terrace houses
- Car parking spaces for all houses have been pre-wired for the provision of EV charging points

ELECTRICAL

- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB power points are in the living area, kitchen and bedroom areas
- Pre-wired for Eir and Virgin services
- Data outlets in living areas and main bedroom
- Mains powered battery backup smoke and heat detectors fitted throughout

HEATING & HOT WATER

- Zone controlled heating
- Boosted water supply to ensure ample water pressure in showers

KITCHENS

- High quality fully fitted kitchens with quartz worktops and splashback by BeSpace;
 - Four Bedroom Houses: Micro shaker style doors in Pompeian ash, paired with a new oak lacquered finish, an oyster oak internal finish, completed with a Misterio Quartz worktop and splashback
 - Three Bedroom Houses: Micro shaker style doors in cashmere with an oyster oak internal finish, completed with a Calacatta Gold Quartz worktop and splashback
 - Apartments & Duplex: Super-matt lacquered doors in white along with ribbed doors in natural oak finish
- Emotion LED built- in lights to wall units
- Pull out recycling centres to houses

- Built in appliances include oven, fridge freezer, dishwasher, hob and Elica extractor fan
- Appliances provided subject to signed contracts returned within 28 days
- Fitted units to utilities which are plumbed for a washing machine and dryer

BATHROOMS

- Stylish contemporary sanitary ware by Sonas
- High-quality large-format floor and wall tiling fitted as similar to the showhouse
- Heated towel rails in bathrooms and en-suite
- Bath screens and shower doors fitted as standard
- Wall-hung vanity unit to ensuites

BEDROOMS

- Full-height superior-quality contemporary wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary bevelled-edge skirting and architraves fitted throughout
- High-quality contemporary internal doors with satin finish ironmongery
- Attic hatch with fold-down stairs

BUILDING ENERGY EFFICIENCY

- BER A2 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system for wet areas ensuring good air quality
- High-performance Rationel triple glazed windows.
- Recessed low-energy lighting in kitchen areas
- Houses pre-wired for electrical vehicle charge point
- 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

WARRANTY

- 10 year Homebond warranty provided







Selling Agents



PSRA No. 002233

Tel: 01 618 1300



PSRA No. 003533

Tel: 01 8462752

Architects



Solicitors

MCCANN FITZGERALD



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.

