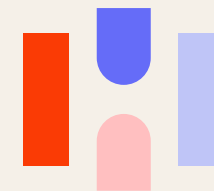


Hillgrove

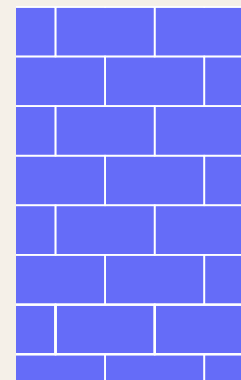
CHERRYWOOD



A DIFFERENT PERSPECTIVE
ON MODERN LIVING.



Hillgrove
CHERRYWOOD



Welcome to Hillgrove

Hillgrove is a contemporary collection of beautifully designed apartments, duplexes and townhouses that offers a more considered way of living within Cherrywood.

The contemporary homes here sit within a welcoming neighbourhood designed to feel calm, connected and effortlessly liveable.

Whether you're purchasing your first home, beginning a new chapter or simply looking for a place that reflects the way you live today, Hillgrove offers a place that feels like home in every detail.



Quietly contemporary

At Hillgrove, thoughtfully designed homes, high-quality materials and beautifully landscaped surroundings combine to create a place that feels welcoming from the moment you arrive.

This is a neighbourhood designed on a more intimate scale, where apartments, duplexes and townhouses sit comfortably together to create variety, character and a genuine sense of place.

The result is a collection of homes that feel refined, practical and built to stand the test of time.



Designed around everyday living

The best homes are defined by how they make everyday life feel.

Spacious, light-filled interiors provide space to work, relax and entertain, while carefully planned layouts make the most of natural light and generous living areas.

Whether it's your morning coffee, working from home, cooking with friends or simply enjoying a quiet evening, Hillgrove has been designed around the moments that matter most.





A neighbourhood with its own character

Hillgrove occupies a distinctive position within Cherrywood. Set in its own thoughtfully planned neighbourhood, it enjoys a sense of calm while remaining connected to everything the wider area has to offer. It's a neighbourhood with its own identity. It feels welcoming and quietly confident. It's an attractive setting where coming home always feels like stepping away from the pace of the day.





Convenience without compromise

Local cafés, shops and a gym are all within easy walking distance, making everyday errands and spontaneous plans refreshingly simple.

Cherrywood continues to evolve with an ever-growing choice of parks, schools, sporting facilities and local amenities, giving residents access to everything they need to enjoy a balanced lifestyle.

Schools & Childcare

1. Cherrywood Educate Together
2. Park Academy Childcare
3. Once Upon a Time Crèche
4. Future Secondary School

Café & Restaurants

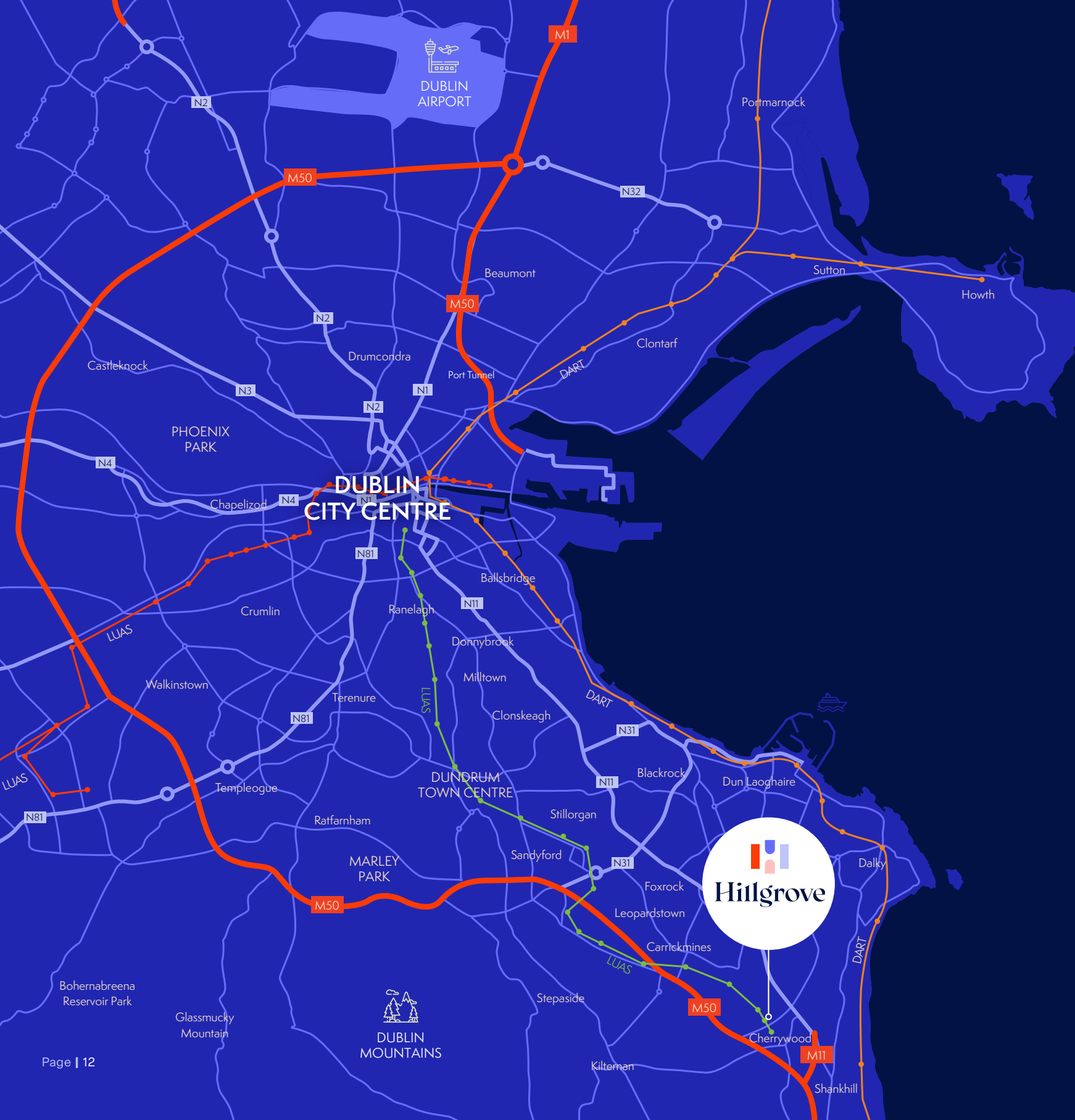
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|----------------------|--------------------|
| 1. Art & Aroma | 5. The Kitchen |
| 2. Zambrero | 6. Croi Coffee |
| 3. Starbucks | 7. The Little Yeti |
| 4. Rustic Honey Cafe | 8. Eleven |

Sports & Outdoor

1. All Weather Pitches & Basketball Court
2. Tullyvale Leisure Centre
3. Tully Park & Playground
4. Trib3 Gym
5. Ben Dunne Gym
6. Ticknick Park

Services & Restaurants

1. Tesco Express
2. U Nails
3. The Grafton Barber
4. Whelehans Wine
5. Future Windyridge Garden Centre



Endless opportunities

When you're ready to explore further afield, you'll find endless opportunities to enjoy the outdoors, meet friends, or experience everything South Dublin has to offer. With the Brides Glen Luas stop just a short walk away and the M50 within minutes reach, getting around couldn't be easier.

Commuter Times

By bike

Cabinteely Park	9 mins
Shankill	10 mins
Dalkey	22 mins

By car

Blackrock	19 mins
Dun Laoghaire	19 mins
Dublin Airport	35 mins

By luas

Sandyford	20 mins
Dundrum	28 mins
St. Stephens Green	42 mins

By bus

Blackrock	50 mins
Donnybrook	56 mins

Travel times are approximate and subject to traffic conditions.

A life well balanced

While Hillgrove enjoys an urban setting, opportunities to spend time outdoors are never far away.

Nearby parks, walking routes and greenways provide plenty of opportunities to walk, run or simply enjoy some fresh air. Beckett Park, Tully Park, Ticknick Park and the extensive Cherrywood Greenway network all contribute to a lifestyle where nature and recreation remain close at hand.

Combined with local sports clubs, fitness facilities and the Dublin Mountains beyond, Hillgrove offers an ideal balance between contemporary living and active lifestyles.



The Leadmines



Whelehans Wine



Local Amenities





The homes

Every home at Hillgrove has been designed with longevity in mind.

Contemporary architecture is matched by thoughtfully planned interiors that maximise natural light, create generous living space and provide the flexibility needed for modern life.

From stylish apartments to spacious duplexes and townhouses,

every home combines quality craftsmanship with carefully selected materials and practical design solutions.

These are homes created not simply to look good on the day you move in, but to feel right for years to come.





Site plan

SO Sales Office
SH Show House



Block T1 & T2

Damson

2 bed apartment
72 sqm/775 sqft

Location
Ground floor

Sloe

3 bed duplex
119 sqm/1,281 sqft

Location
First & second floor

Orchard

3 bed townhouse
123 sqm/1,324 sqft

Location
Ground, first & second floor

Block T3

Elderberry

2 bed apartment
65 sqm/697 sqft

Location
Ground floor

Cherry

2 bed apartment
74 sqm/791 sqft

Location
Ground floor

Plum

3 bed duplex
115 sqm/1,238 sqft

Location
First & second floor

Block T4 & T5

Blackberry

1 bed apartment
47 sqm/506 sqft

Location
Ground floor

Gooseberry A

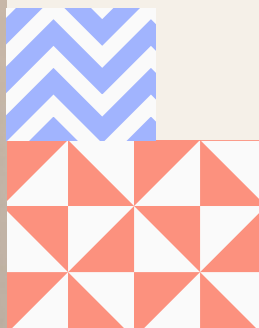
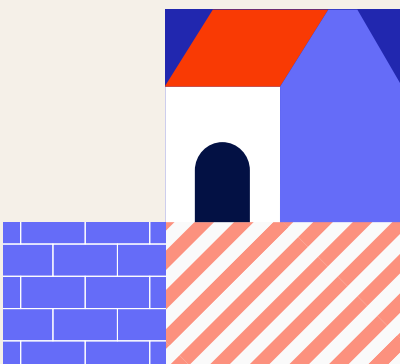
1 bed apartment
51 sqm/549 sqft

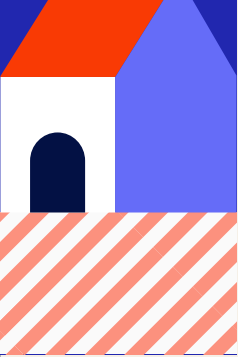
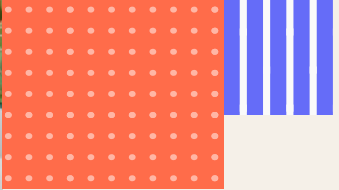
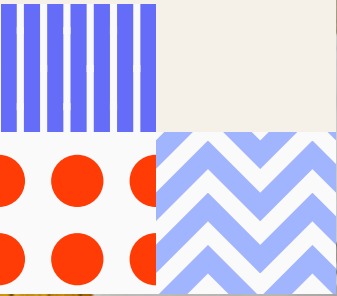
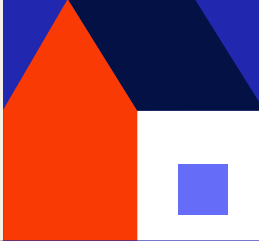
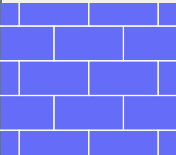
Location
First floor

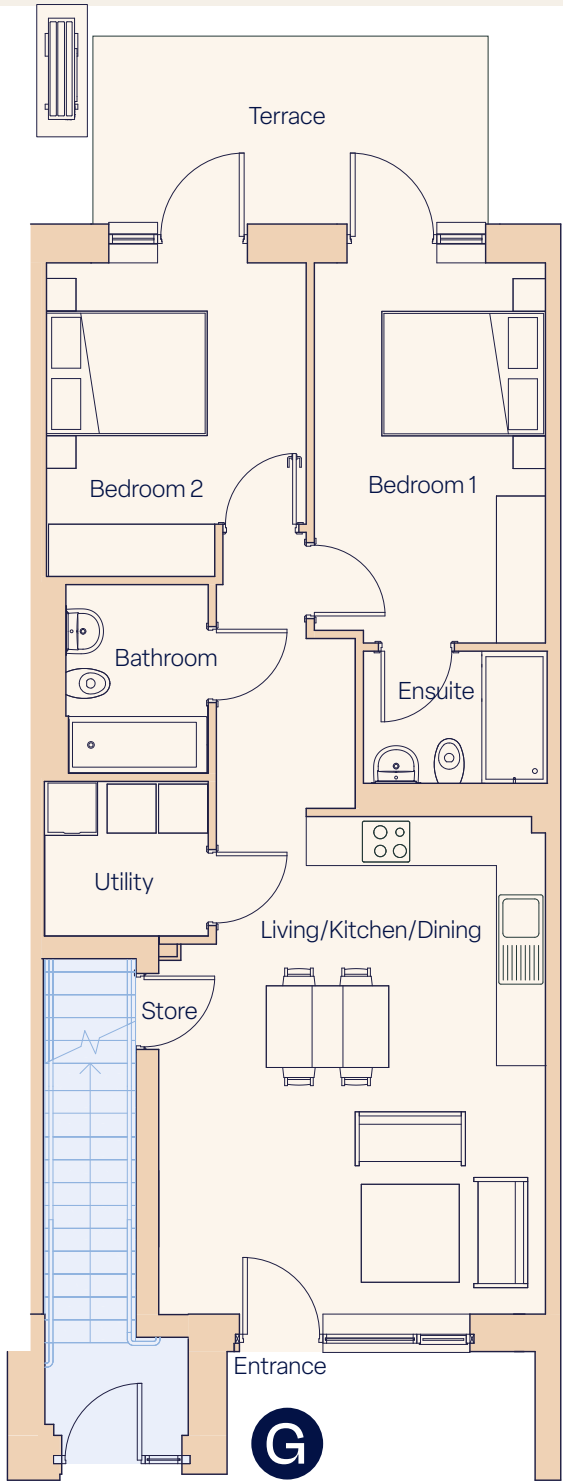
Gooseberry B

1 bed apartment
51 sqm/549 sqft

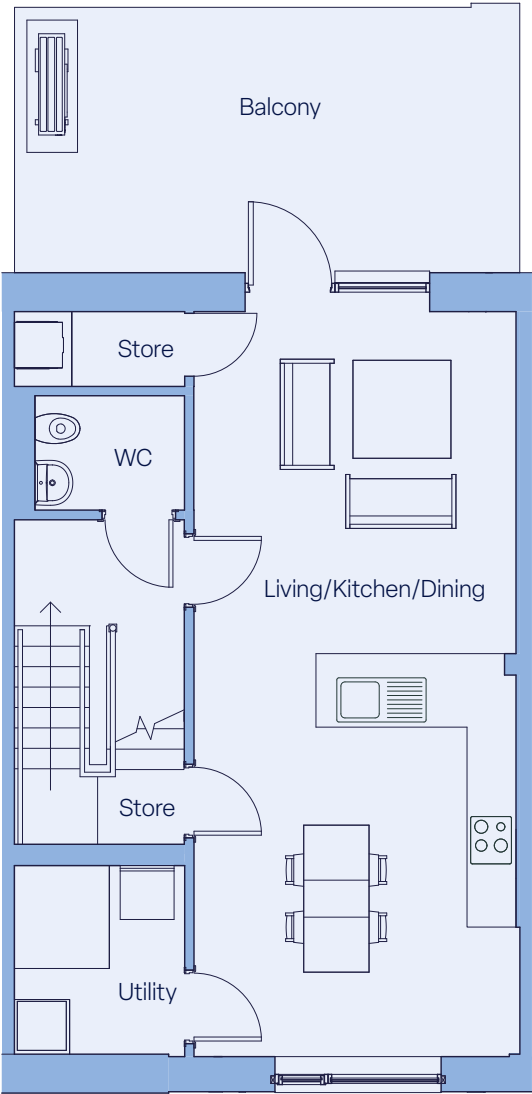
Location
First floor





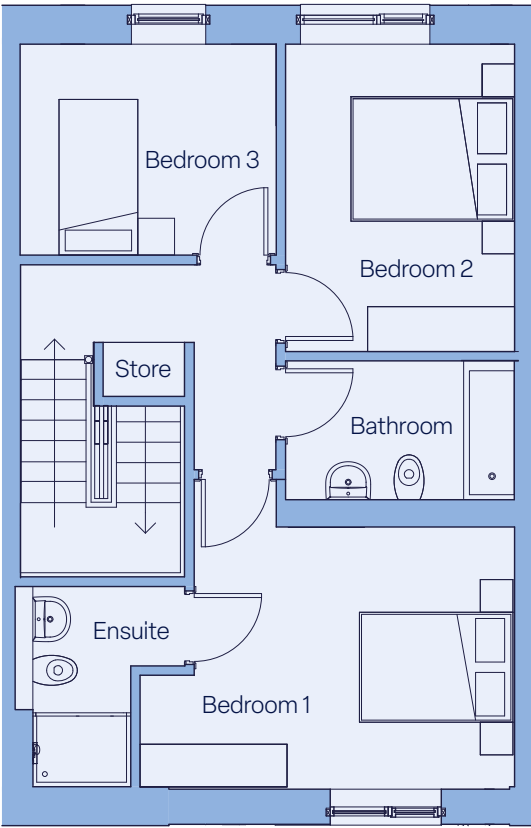


Floorplans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



1

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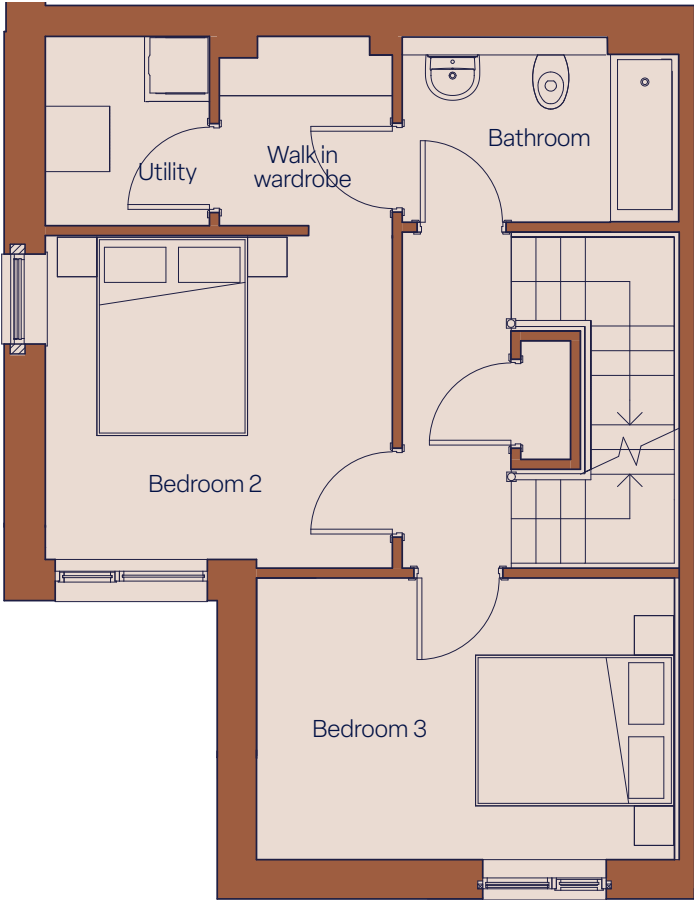


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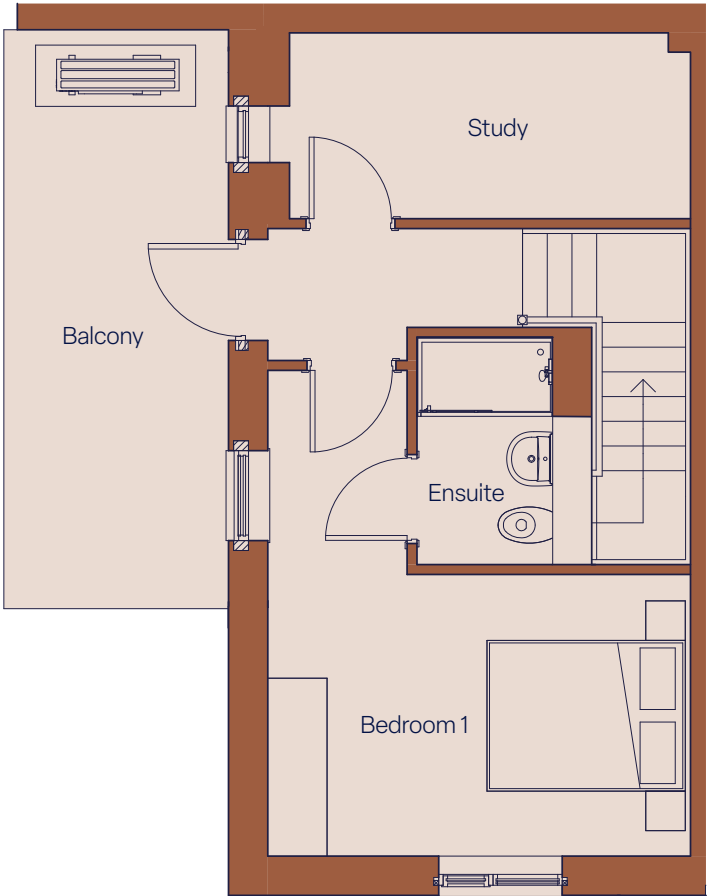
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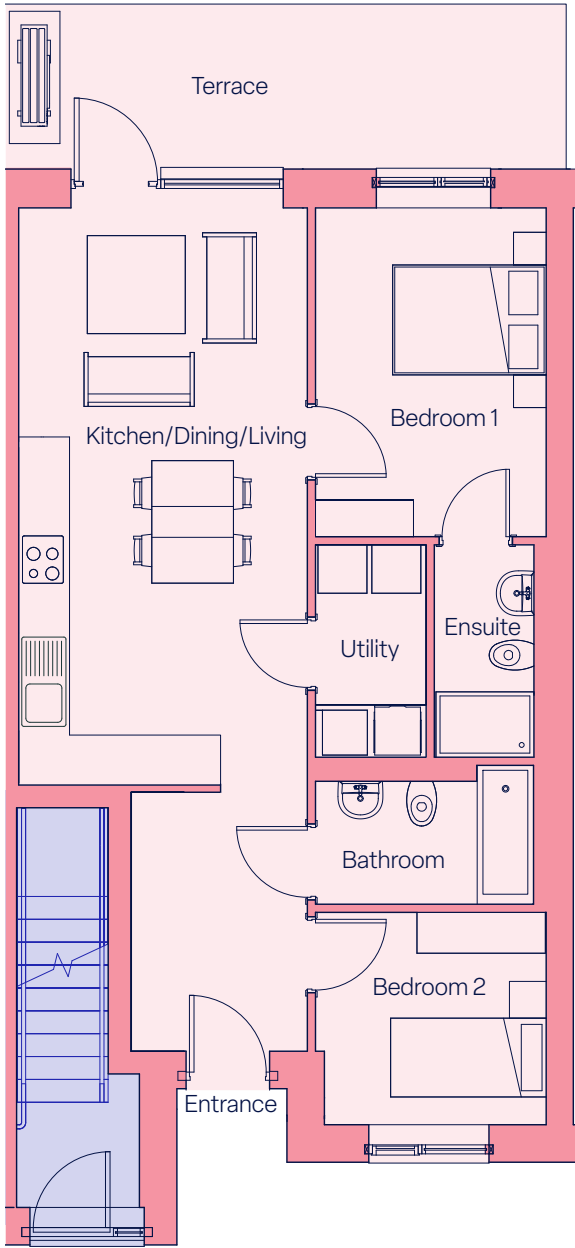


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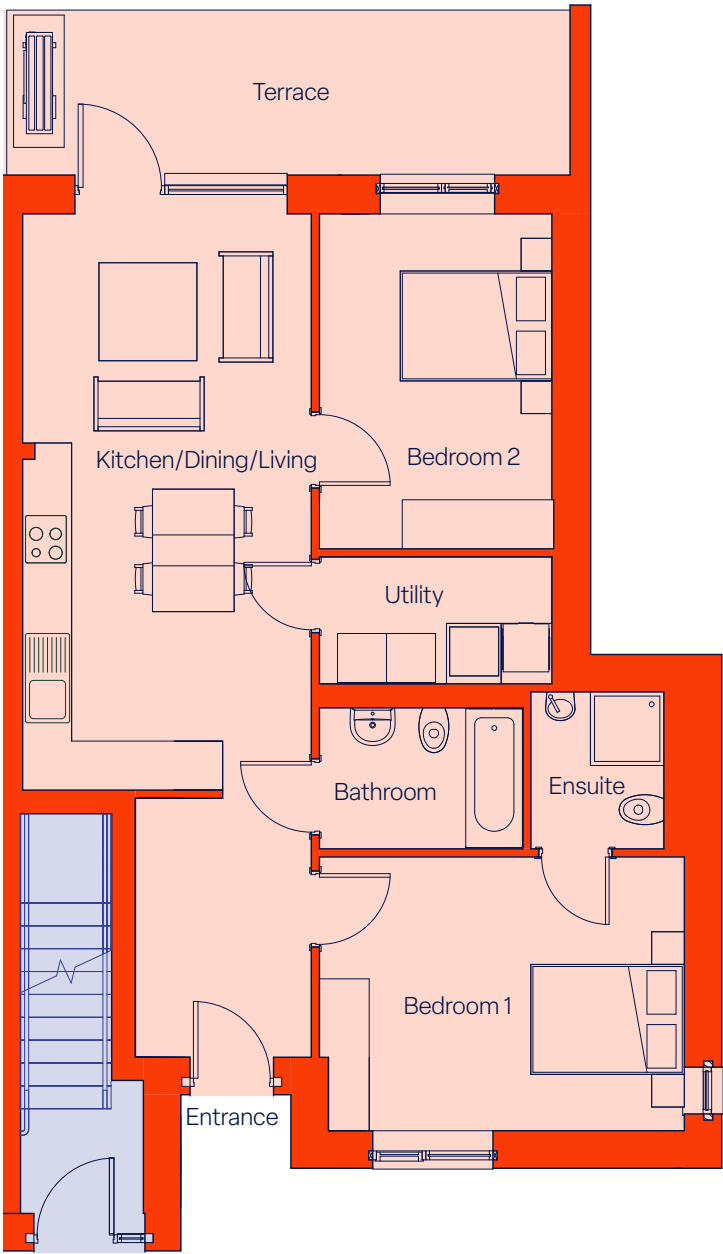
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2



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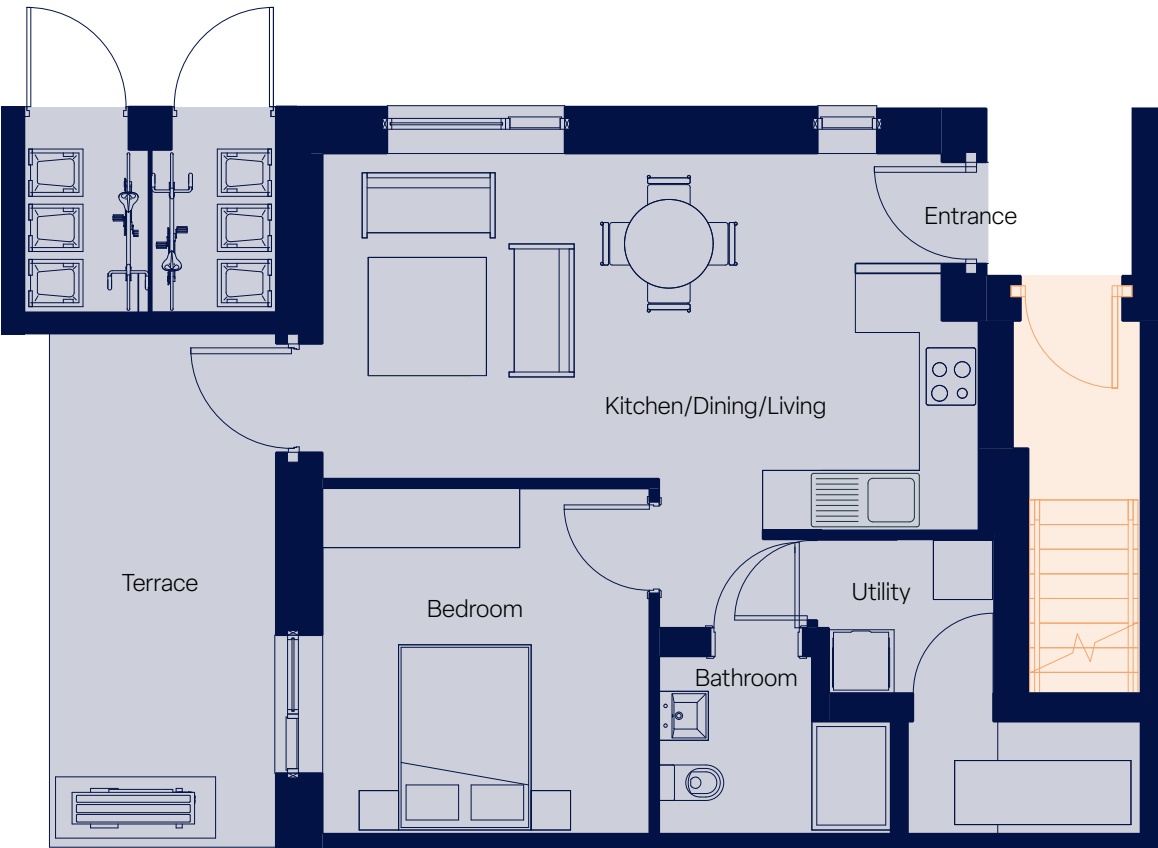
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1

2

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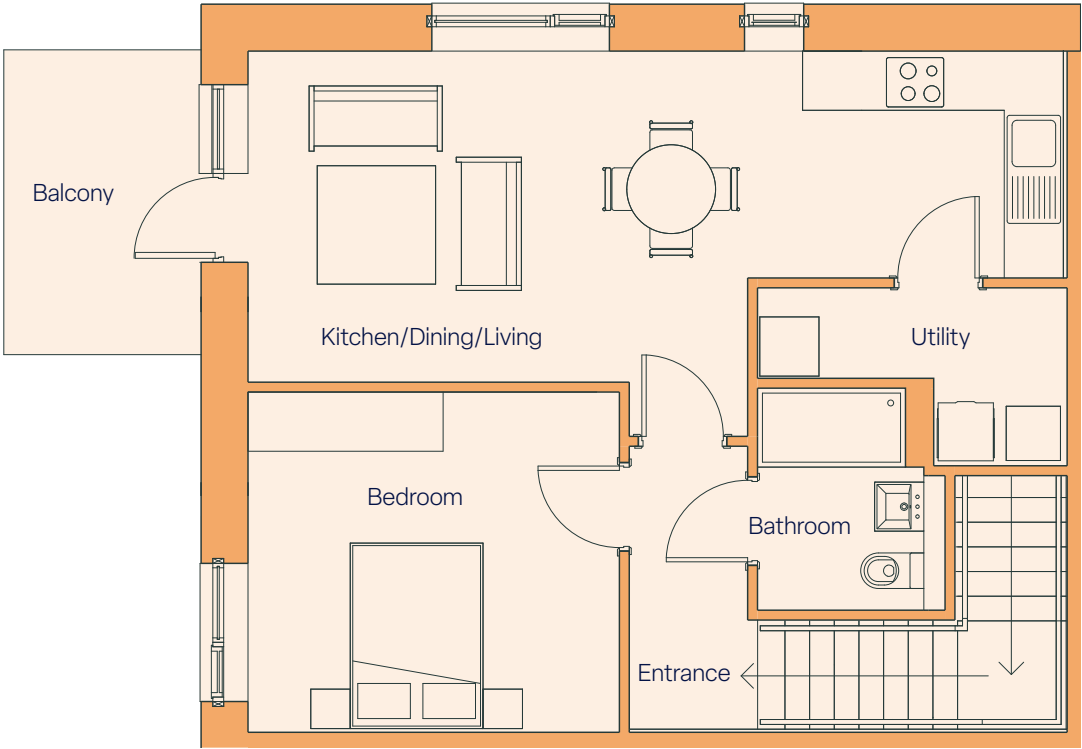
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Gooseberry A

1 bed apartment
51 sqm/549 sqft

Location
Block T4 & T5 | First floor



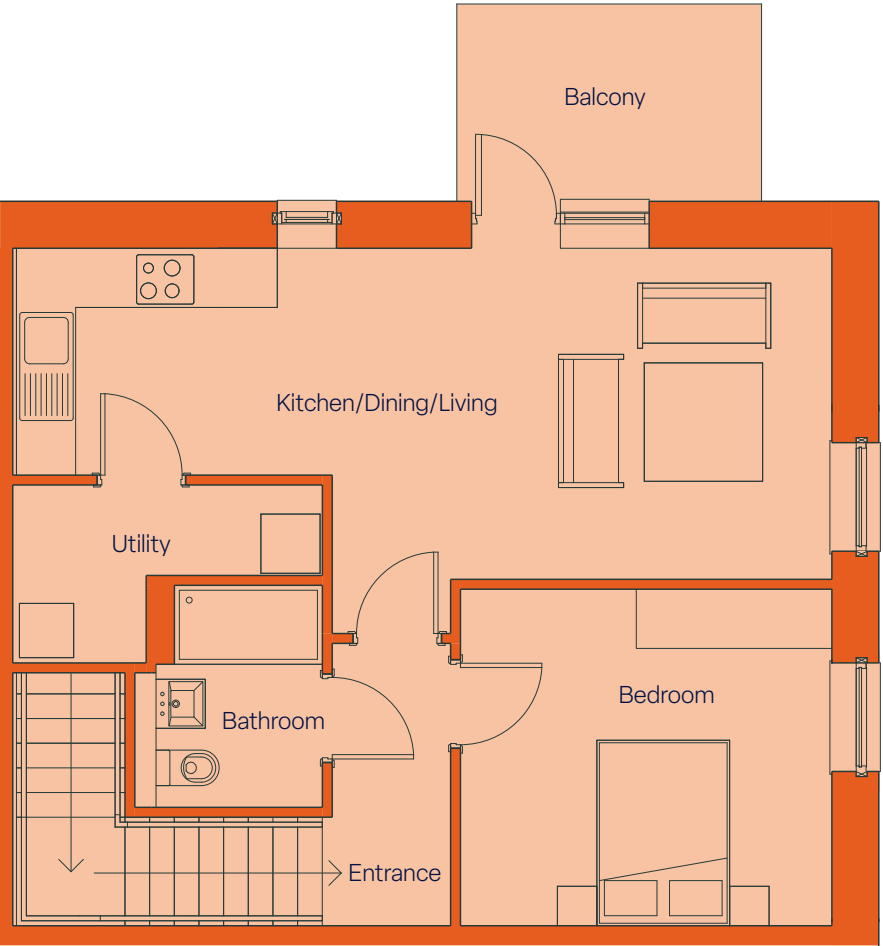
1

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Gooseberry B

1 bed apartment
51 sqm/549 sqft

Location
Block T4 & T5 | First floor



1

Floorplans 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
- Low maintenance uPVC fascia, soffits
- Low maintenance gutters and downpipes
- Insulated composite front door in dark grey

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

Townhouse and Duplex

Beautifully designed contemporary kitchens by Kube. Featuring quality cabinetry.

Appliances

- Appliances in 1 and 3 bed homes only subject to availability and signing of contracts within 28 days.

Bathrooms & en-suites

- All bathrooms and ensuites are fitted with 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

Warranty:

- 10 Year Homebond warranty provided

Cloakroom wcs

- All WCs are fitted with high-quality 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
- TV point within master bedroom
- All houses are wired for telecoms and media (EIR and Siro Broadband)

Wardrobes

- Superior quality built in contemporary wardrobes

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 agent



Architects



Developers



Solicitors



Visit the Website



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.



A BEAUTIFULLY CRAFTED
DEVELOPMENT BY

