Park Lane

cherrywood

Tully House Apartments

evara





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
Dolmen Lane
Park Lane
Future Windyridge Nursery / Opening 2028
Cherrywood Educate Together
Tully Park
Laughanstown Luas Stop
Tully Park Playground and Cafe



In June 2025 the L14 Bus Route extended to Cherrywood via Shankill and now serves Southern Cross, Bray, Shankill, Loughlinstown, Laughanstown, and Cherrywood – linking the DART in Bray to the Green Luas Line in Cherrywood.

by Bike

Cabinteely Park › 10mins
Shankill › 13mins
Dalkey › 27mins

by Car

Blackrock › 16mins
Dun Laoghaire › 18mins
Dublin Airport › 35mins

by Luas

Sandyford › 22mins
Dundrum › 30mins
St. Stephen's Green › 45mins

by Bus

Blackrock › 25mins
Donnybrook › 30mins
The City Centre › 43mins

Travel times are approximate and subject to traffic conditions











Park Lane

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

Carrickmines Luas

Brennanstown Luas

Laughanstown Luas

Druid's Glen

Priorsland

SANDYFORD

Village centre

Village centre

Village centre

Secondary School

Cherrywood Way

Beckett Park

M50

Lehaunstown

Tullyvale

Lehaunstown Lane

Park Lane

Primary School

Tully Park

Castle Street

Primary School

Laughanstown Park House

Secondary School

Bishop Street

Cherrywood Luas

Wyattville Road

Brides Glen Luas

COAST

RATHMICHAEL

Ticknick 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

Travel times are approximate and subject to traffic conditions

Space for the *whole* **Family**



Site **Plan**

Tully House
Apartments

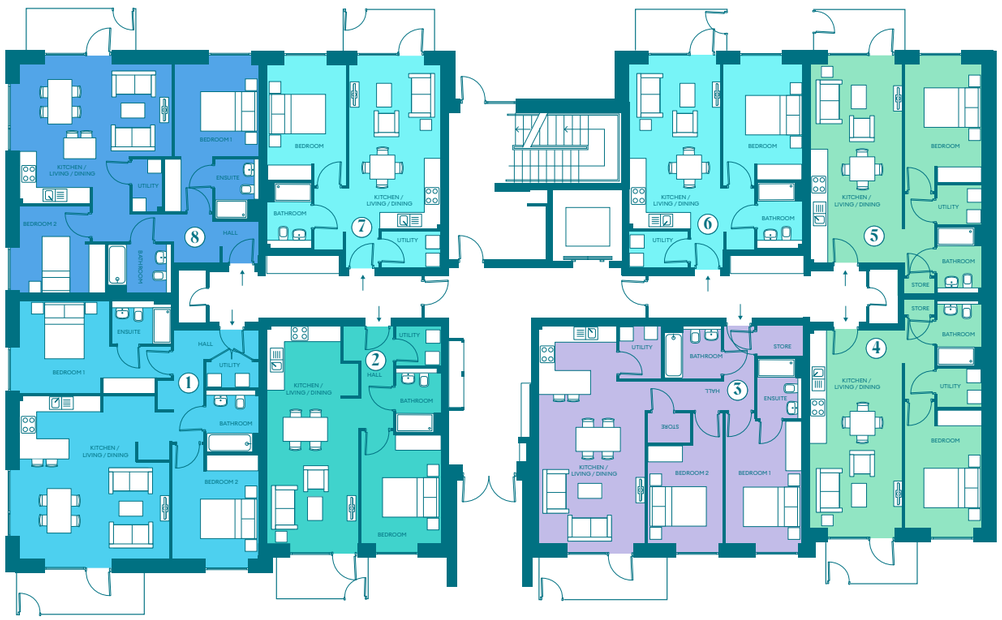
- **Type A**
  1 Bedroom Apartment
  51.5 sqm
- **Type B**
  1 Bedroom Apartment
  49.4 sqm
- **Type C**
  1 Bedroom Apartment
  46 sqm
- **Type D**
  2 Bedroom Apartment
  80.9 sqm
- **Type E**
  2 Bedroom Apartment
  71 sqm
- **Type F**
  2 Bedroom Apartment
  78.3 sqm



Site Map is for illustrative purposes only and variations may apply

Tully House *at Park Lane*

GROUND FLOOR



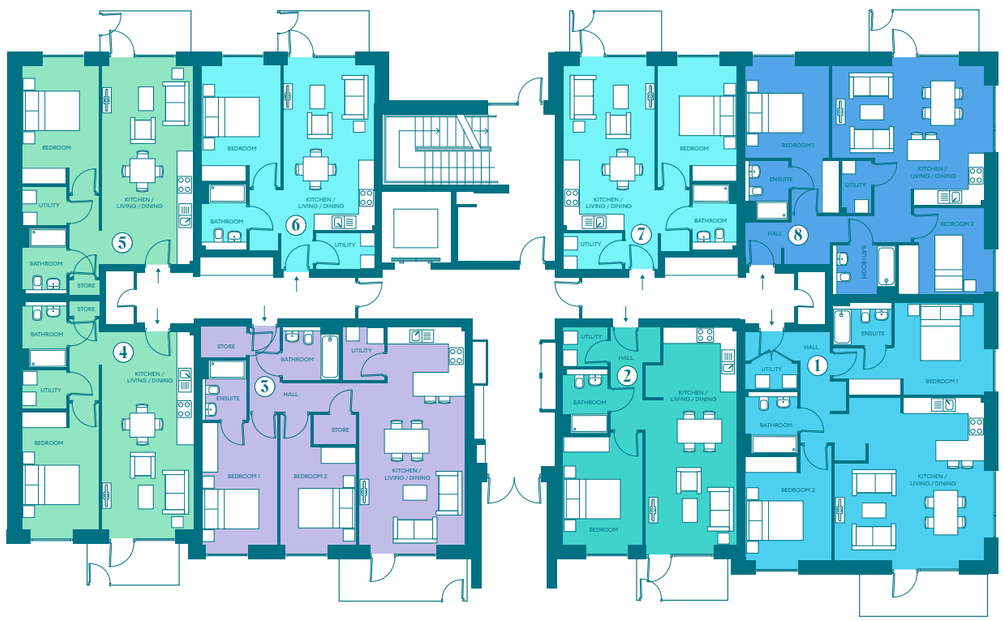
Block B

- **Type A**
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  2 Bedroom Apartment
  78.3 sqm

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.

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Tully House *at Park Lane*

FIRST FLOOR



Block B

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  1 Bedroom Apartment
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Tully House *at Park Lane*

SECOND FLOOR



Block **B**

Type A
1 Bedroom Apartment
51.5 sqm

Type B
1 Bedroom Apartment
49.4 sqm

Type C
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Type D
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Type E
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Type F
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Tully House *at Park Lane*

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Specifications

Energy Efficiency

- uPVC double glazed windows, dark grey exterior, white interior
- High level of roof, wall, and floor insulation
- LED bulbs supplied throughout using up to 90% less energy than the conventional halogen bulbs
- Continuous mechanical extraction system to ensure air quality and resident comfort
- NZEB rated homes

External Finishes

- High-quality brick and render external façade
- Every apartment benefits from a well designed balcony or terrace

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

Communal Area

- Passenger lift with stainless steel finishes
- Stylish decorated lobby and communal areas
- External electronic keypad interconnected with apartments

Parking

- All units avail of designated underground parking
- EV Visitor parking available underground
- EV Charger installation to individual parking spaces is subject to Management Company's approval.

Kitchen

- Beautifully designed kitchens by Bespace with quality cabinetry

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
- 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

Electrical & Heating

- Recessed lights to select areas as per show apartments
- Smoke and heat detectors fitted as standard
- High efficiency exhaust air 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 apartments are wired for telecoms and media (Eir and Siro Fibre Broadband)

Wardrobes

- Superior quality built in wardrobes by Bespace

Guarantee

- 10 year HomeBond guarantee

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

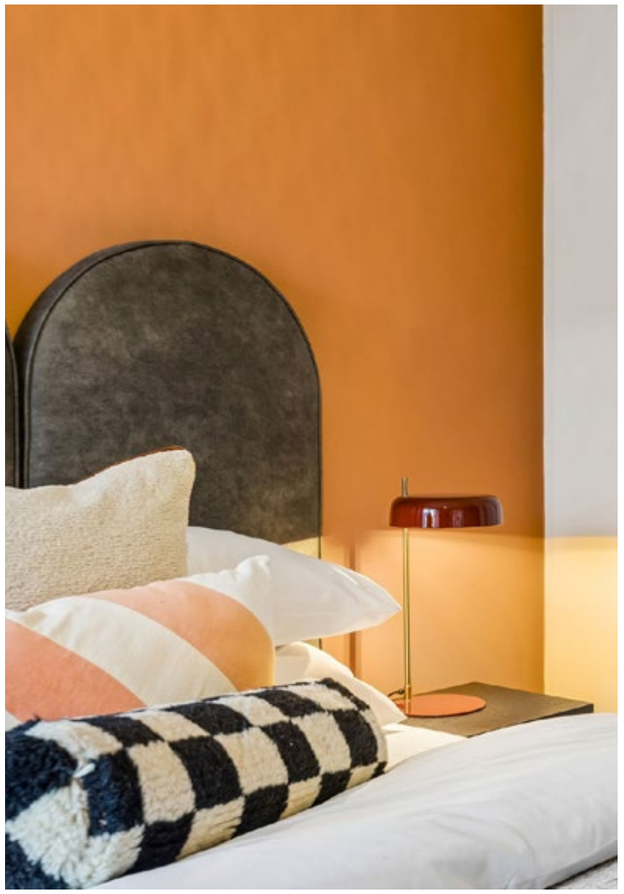








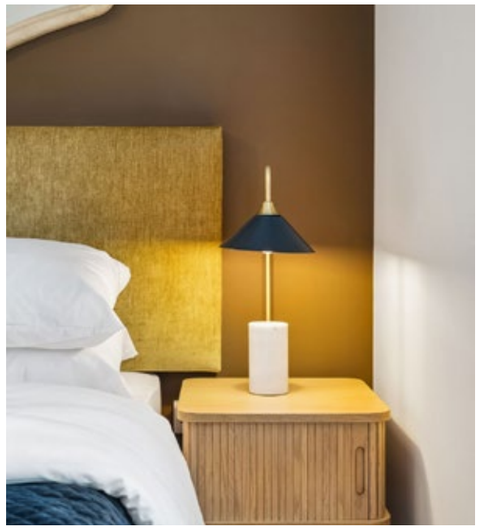






















Passionate About Our Communities

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

We were very proud to be an annual sponsor for Momentum Games 2025,which helped raise money for Dublin Simon Community.

1. Momentum Games 2025
2. Kilmacud Musical Society '' A night of Broadway Legends''
3. Adamstown Cricket Club Women's Team
4. Malahide United Under 8s
5. DLR Waves Football Club
6. Lucan Sarsfields U15 Girls
7. Ireland Women's Cricket Team

7



1



3



5



2



4



6



> A key driver for Evara to partner with us is their interest in being able to support and grow women's sport, and in doing so, aiming to make cricket a sport of choice for women and girls across Ireland. Evara's community-focus also aligns with our vision to increase participation and inspire the next generation of players. Equally, their support of the club game – through the club cup competitions – will see Evara invest in enhancing the profile and visibility of our great game across this island – which will, in turn, build strong foundations for our clubs at all levels."
>
> **Sarah Keane, CEO**
> **Cricket Ireland**

> 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**

Meet *the* Team

Selling Agents

Sherry FitzGerald NEW HOMES

PSRA No: 002183

01 667 1888

Developer

evara

Architects

CONROY CROWE KELLY

Architects & Urban Designers

Solicitors

McCann FitzGerald

NZEB

Nearly Zero Energy Building

BER A

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.

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