



# Dublin Hills

## 3 & 4 bedrooms development

**High class "A" rated homes**

Benefit from a great lifestyle.  
Come live with us!

 081 543 9876

## Features

Dublin Hills is perfectly positioned to benefit from its proximity to a variety of attractions.

### Security & Management



The Management offers on site security as follows: security office, gate access, security patrol, alarms, cctv.

### Cleaning & Maintenance



Our maintenance services will keep the site clean and tidy at all times.

### Mailroom & Delivery



You don't need to worry about missing the courier. We will take care of your parcels and deliver them to your door when you are at home.

### Childcare & Playground



We facilitate the site with a children daycare and a day playground.

### Shopping & Laundry



Essential grocery shopping and dry cleaners on site.

### Great Location



Bus, Luas, Train within 5km. Primary school, college, business centre, shopping mall and natural park within 10km.

## House Types

### Montpelier



**BER A2**

Large 4 bedroom detached

Approx 1,951 sq.ft. / 181 m<sup>2</sup>

### Three Rock



**BER A3**

3 bedroom Detached

Approx 1,394 sq.ft. / 129 m<sup>2</sup>

### Lugmore



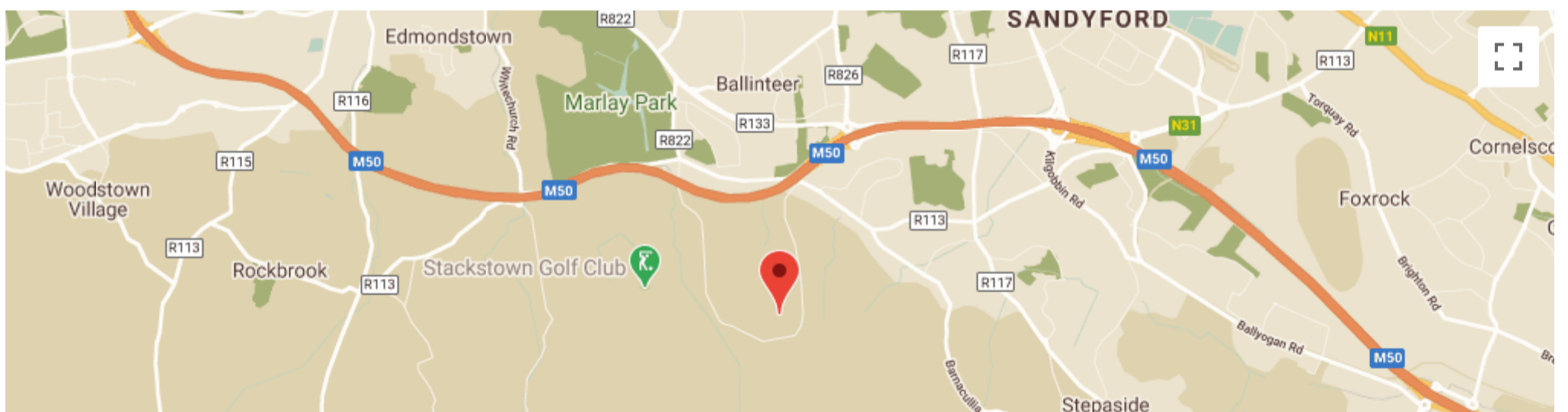
**BER A3**

Large 3 bedroom semi-detached

Approx 1,200 sq.ft. / 111.5 m<sup>2</sup>

## Site

This is a unique development of well designed homes set on planted grounds with generous open space, which further adds to the appeal of Dublin Hills.





# Site Plan

**Montpelier House**  
4 bed 1,951 sq.ft. / 181 m<sup>2</sup>

**Three Rock House**  
3 bed 1,394 sq.ft. / 129 m<sup>2</sup>

**Lugmore House**  
3 bed 1,200 sq.ft. / 111.5 m<sup>2</sup>

**Management**  
Amenities



## Travel Times



**20 min**  
Dublin Airport



**30 min**  
City Centre



**20 min**  
City Centre



**3 min**  
to M50



## Technical specifications

### Construction Type

- Concrete block construction with internal insulation and brick front elevations.

### Superior Low Energy Design

- A2 /A3 BER Rating – energy efficient homes.
- Low energy, low carbon houses.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air-tightness.
- High performance, low U-value windows and external doors.
- Low maintenance PVC windows.
- Natural ventilation system throughout the house.

### Building Guarantee

- These quality homes are covered by the HomeBond 10 Year Guarantee Scheme.

### Internal Finishes

- Internal walls plastered and painted.
- Smoke, heat and CO2 detectors fitted as standard.
- Wired for intruder alarm and cable television.
- CAT 6 cable wiring for data and telephone points for high speed broadband connection.
- Standard pendant light fittings and attractive power points.

### External Finishes

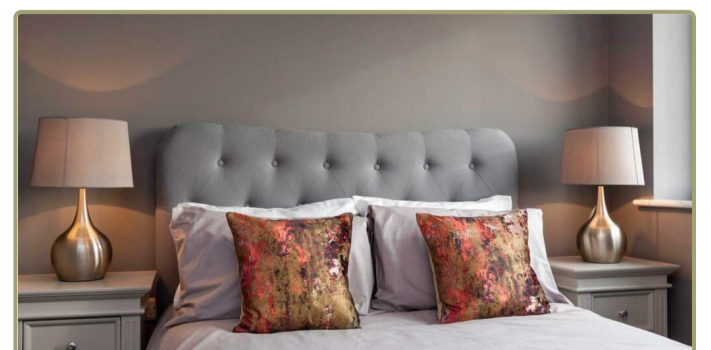
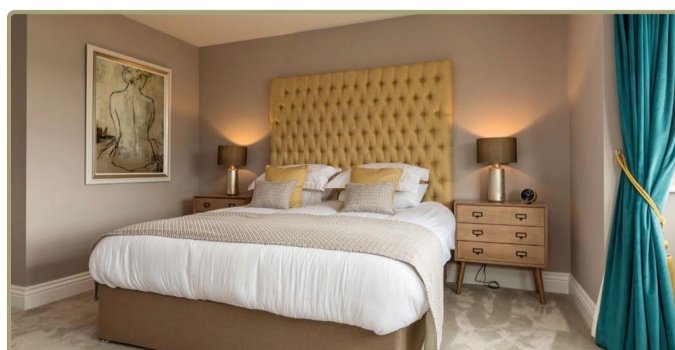
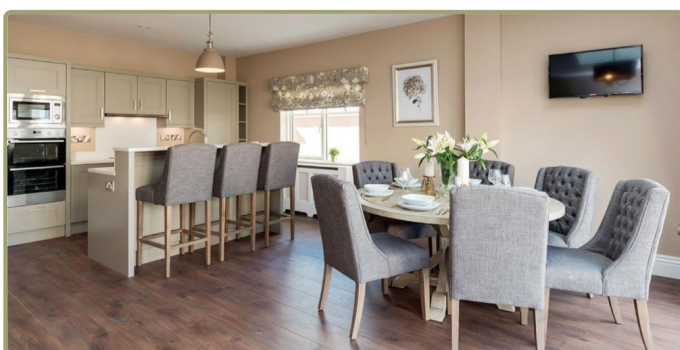
- Low maintenance, attractive brick and render finishes.
- Sandstone window surrounds, paving as per show-house.
- Old world Ibstock brick front elevation.
- Parex plaster finish to balance off all blockwork walls.

### Gardens

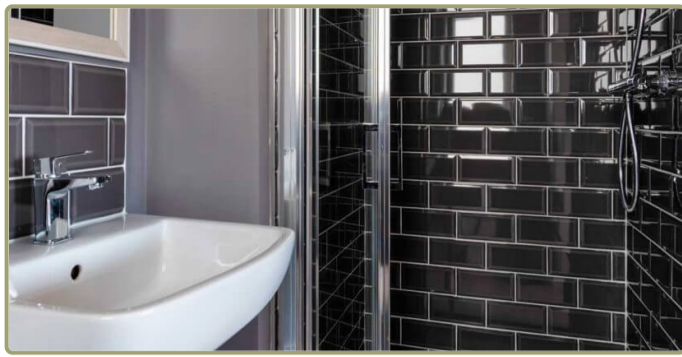
- Gardens are top-soiled and seeded with grass.
- 400mm x 400mm silver granite paving to patio areas to the rear of each house.

**BER A2/A3**

## Gallery







## Contact



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 Dublin Hills

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Interested?

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