



CITYWEST VILLAGE

A DEVELOPMENT BROUGHT TO YOU BY

DAVY ▲ HICKEY
■■■■■
PROPERTIES

A Living, Growing Community

05

The Perfect Location

06

Citywest Village

—

08

Amenities Map

—

10

Location Map

—

11

Inspired by the Classics

14

The Details
Speak Volumes

—

17

Quality Inside
and Out

—

19

The Details

20

Site Map

—

22

Floor Plans

—

25

Specifications

—

26

About Davy Hickey
Properties

—

Introducing Citywest Village



Artist impression of master plan



AN EXCITING NEW CHAPTER IN THE CITYWEST STORY

Davy Hickey Properties have been the developers behind the world class Citywest Business Campus since its inception in 1990. Their initial strategy has been to deliver a quality environment for people to work in. However, their overall vision for Citywest as a location was always to include a significant residential element adjacent to the business community. To this end, Davy Hickey Properties have carefully master planned Citywest's development, adding essential amenities such as Citywest Shopping Centre and the Luas extension, to ensure that all the components of a working living village are in place. Now bringing the same standard and quality to Citywest Village, the scene is set for this new community to flourish.



339

HOUSES



6.2

ACRES OF
OPEN SPACE



1

LUAS STOP
ON YOUR
DOORSTEP



From Citywest Village, Dublin City can be easily accessed by the Luas Red Line which stops right on your doorstep and runs every 10 minutes during peak hours. There are also numerous bus routes available on Citywest Road.

The M50, Dublin's orbital motorway, is just 5 minutes away - opening up the rest of the country to you.

Citywest Shopping Centre is a short stroll away, offering an array of convenient amenities including Chopped, Dunnes Stores, McDonalds, Costa Coffee, Post Office, Hair & Beauty to name but a few.

A new primary school, Scoil Aoife, has recently opened just opposite Citywest Village - handy for the school run!



The Perfect Location

Citywest Village is ideal for residential buyers who are looking to purchase their first home or trade up to this excellent location. It offers elegant, comfortable, affordable housing, local amenities and convenient connections to the city centre and the rest of the country.





Local restaurants include the renowned Avoca in Saggart, the popular Lemongrass at Citywest Hotel and McGettigan's Cookhouse in Kingswood Hotel.

The Square shopping centre in Tallaght, with its 130 shops, restaurants and cinemas, is a short trip on the luas.

Numerous local golf courses to choose from.

Citywest Hotel's Leisure Club is open to the public and includes a 20m heated swimming pool, jacuzzi, sauna and state of the art gym.

Other sports facilities include, the National Basketball Arena, Tallaght Sports Complex (with public pool, gyms and sports halls), Tallaght Stadium, and a growing number of sporting clubs.

Citywest Business Campus offers many potential job opportunities.

Amenities

- 1 Citywest Village
- 2 Citywest Luas Stop
On Site
- 3 Scoil Aoife Community
National School
5 Minutes Walk
- 4 Citywest Shopping Centre
(includes Dunnes Stores, Post
Office, McDonalds, Medical/
Dental Centre, Pharmacy)
5 Minutes Walk
- 5 Citywest Business Campus
2 Minutes Walk
- 6 Kingswood Hotel/
McGettigans Cookhouse
- 7 Links Crèche
- 8 Rugby Club
- 9 Topaz Filling Station
- 10 Citywest & Saggart
Community National School
- 11 Citywest Educate Together
National School
- 12 Citywest Hotel & Golf Club
- 13 Avoca Store & Cafés
- 14 Grange Castle Golf Club
- 15 Corkagh Park
- 16 Newlands Golf Club
- 17 Shamrock Rovers
Junior Academy



All You Need Within Minutes



M50
5 mins

Dublin City
30 mins

Dublin Airport
25 mins

Citywest Hotel
3 mins

Saggart Village
5 mins

Avoca, Rathcoole
5 mins

Tallaght Hospital
10 mins

Blessington Lakes
20 mins

Dublin Mountains
10 mins

*approximate times

Inspired By the Classics

Citywest Village is made up of elegant 3 and 4 bedroom homes that take their inspiration from the red-brick streetscapes of some of Dublin's oldest and best-loved villages. Like Ranelagh, Drumcondra, Rathgar and Sandymount, the winding streets of Citywest Village will radiate outwards from an attractive central "village green" which adjoins the Citywest Luas stop.





The Details Speak Volumes

What makes these Edwardian style houses particularly attractive is the detail of the exterior design and the quality of the materials and finish. Each home features classical traditional red brick, traditional slate roofs and granite thresholds and windowsills. Every garden is planted with a tree. There's a touch of class to be found throughout the development.



““

DAVY HICKEY PROPERTIES WERE VERY KEEN ON CREATING A SENSE OF COMMUNITY. THE IDEA WAS NOT TO LOOK TO THE BIG SUBURBS FOR INSPIRATION, BUT TO THE OLDER, INNER SUBURBS OF DUBLIN 3, 4, 6 AND 8; AREAS THAT STILL HAVE A STRONG NEIGHBOURLY FEEL.

Michael Crowe

Conroy Crowe Kelly
Architects & Urban Designers



“”

THE IDEA OF THE VILLAGE GREEN IS NOT JUST TO PROVIDE A VERDANT SETTING FOR THE HOUSES, BUT TO CREATE A PLACE WHERE THE VILLAGE COMMUNITY CAN RELAX AND MEET EACH OTHER.

Martin Hallinan
Landscape Designer



Quality Inside & Out

The interiors at Citywest Village offer incredible scope for style and creativity. To demonstrate this, the show houses have been designed by Arlene McIntyre of Ventura Design.

When it comes to the exterior environment, the village green is intended to create a sense of space and room to breathe. It gives residents somewhere to enjoy the fresh air that comes with living so close to nature. The landscaping and quality planting accentuates this feeling.



The quality of Citywest Village is evident in the individual details of the landscaping and each home. It's in the mature Redwood trees in the park, the beautiful park benches, the ornate park lighting, the granite piers which are a smaller replica of those at the entrance to St Stephens Green. Look closer and you notice the sharpness of the finish, the generosity of the windows, the feature brick arches and the standard of the materials used. It's about providing beautiful homes in a mature environment.

The Details



Site Map

THE OAK (Plan A)	3 Bedroom	109 Sq.M
THE OAK (Plan B)	3 Bedroom	111 Sq.M
THE OAK (Plan C)	3 Bedroom	108 Sq.M
THE WILLOW	3 Bedroom	110 Sq.M
THE BEECH	3 Bedroom	108 Sq.M
THE HOLLY	3 Bedroom	116 Sq.M
THE REDWOOD	3 Bedroom	113 Sq.M
THE BIRCH	2 Bedroom	92 Sq.M
THE PINE	3 Bedroom	124 Sq.M
THE YEW	4 Bedroom	131 Sq.M
THE WALNUT	3 Bedroom	133 Sq.M
THE ALDER	4 Bedroom	128 Sq.M

* Denotes Showhouse

Citywest

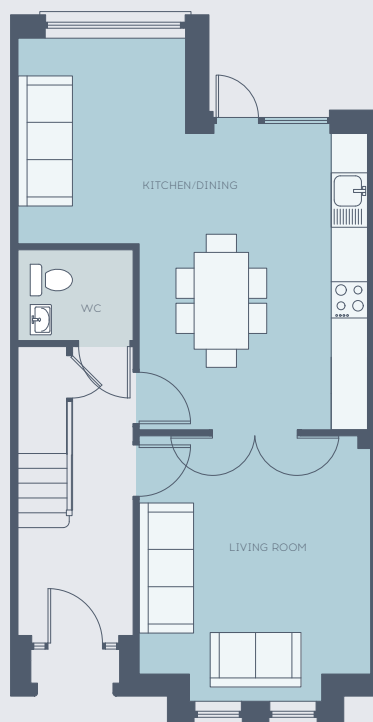
*Site Plan is for illustrative purposes only and is not to scale.

Floor Plans

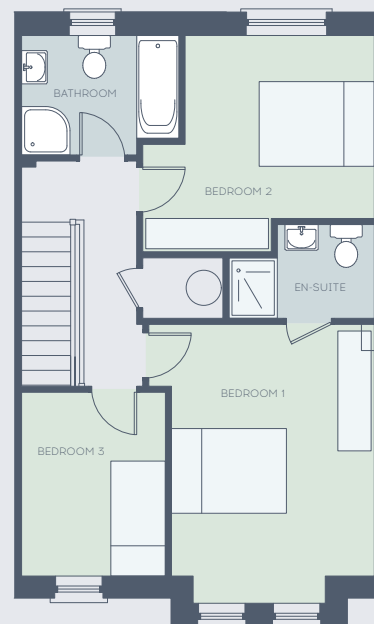


The Oak (Plan A)

3 bedroom – 109 sq m



GROUND FLOOR

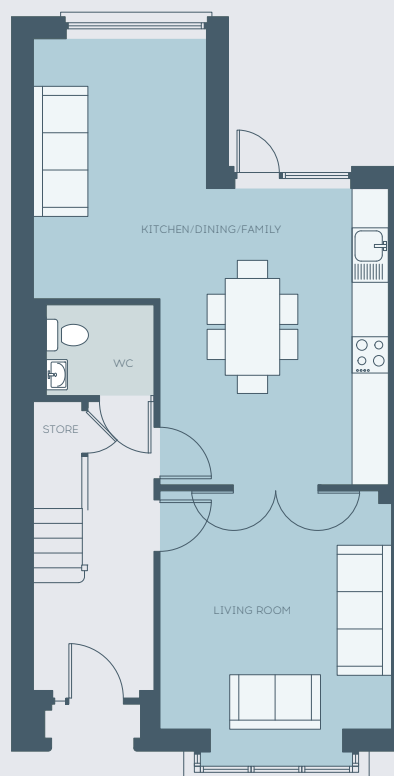


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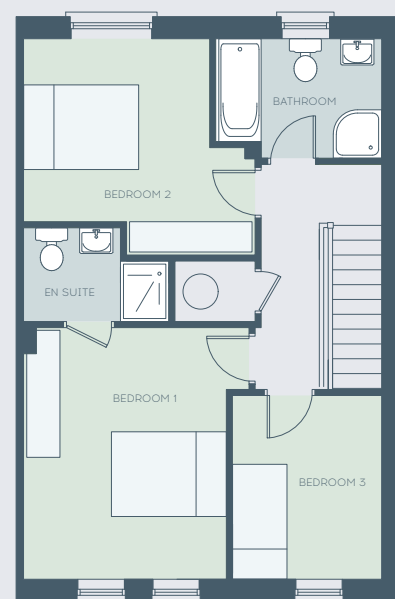


The Oak (Plan B)

3 bedroom – 111 sq m



GROUND FLOOR

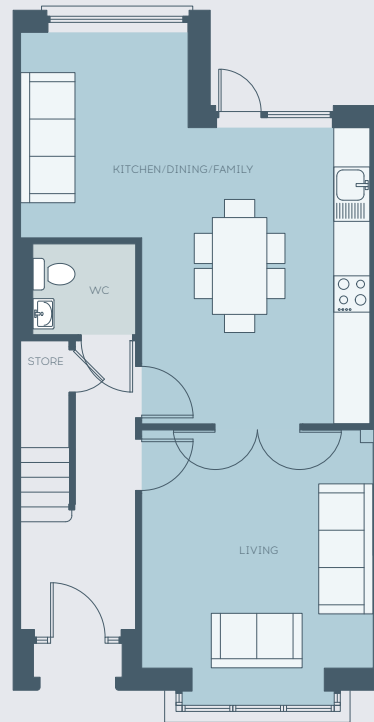


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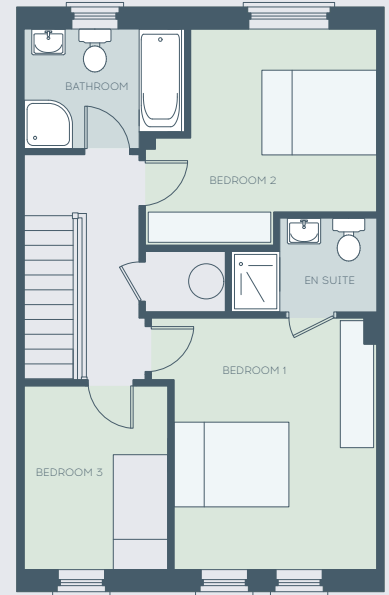


The Oak (Plan C)

3 bedroom – 108 sq m



GROUND FLOOR

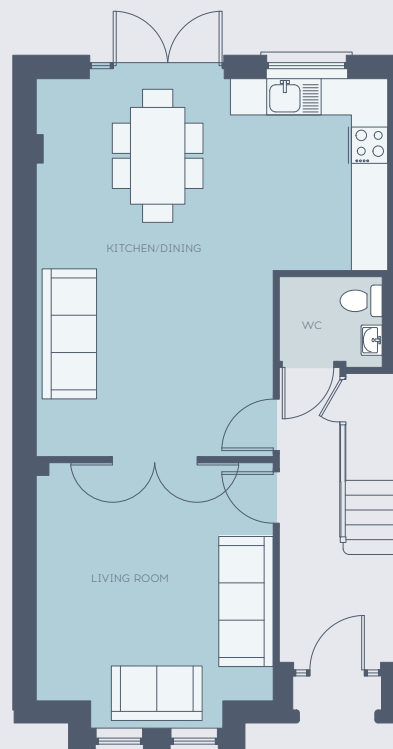


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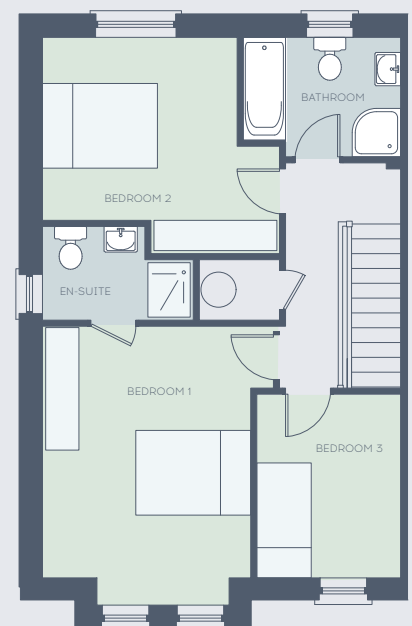


The Redwood

3 bedroom – 113 sq m



GROUND FLOOR

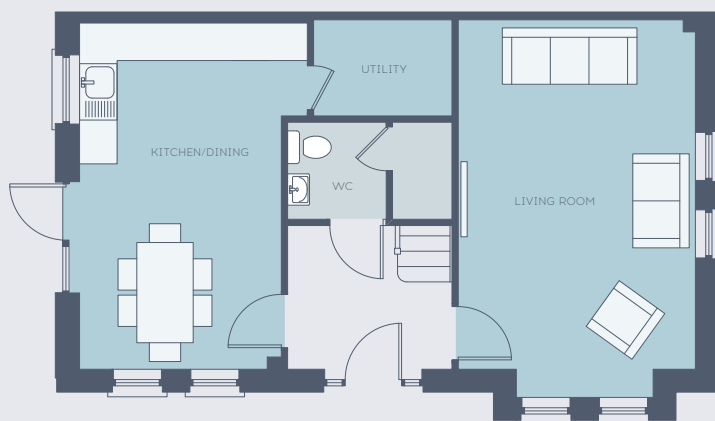


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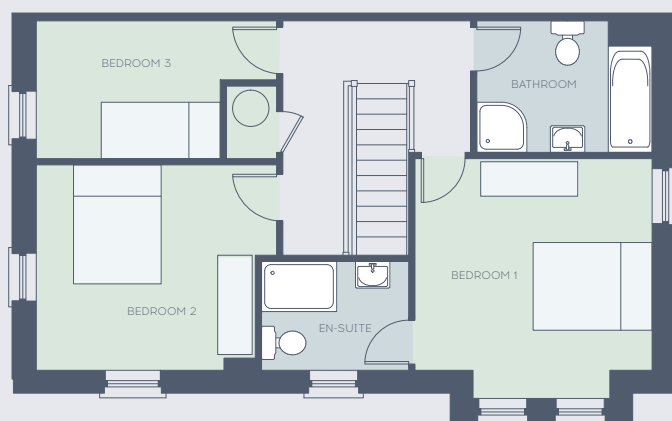


The Willow

3 bedroom – 110 sq m



GROUND FLOOR



FIRST FLOOR

Specifications

GENERAL

- Traditional brick and block construction.
- 10 Year Homebond Structural Guarantee.
- Energy efficiency that far exceeds the average home. Numerous features combine to ensure lower energy usage. High levels of insulation are incorporated in the walls, floors and roofs to provide a greener home and a more sustainable way of living. Each house has an A3 energy rating.

EXTERNAL & INTERNAL FINISHES

- Elegant red brick with feature arches in a traditional Edwardian style.
- Granite window cills and granite front door thresholds to front elevations.
- Feature Thrutone slate roofs.
- Traditional sand and cement finish to the inside of every external wall.
- Walls, ceilings and joinery are painted throughout in a standard colour.
- Extra height ceilings at ground floor.

DOORS, WINDOWS & IRONMONGERY

- Elegant two panel painted internal doors with chrome handles, locks and hinges.
- Composite timber front door with multi-point locking system.
- High performance cream uPVC double glazed windows, Low E Glass with multi point locking.

ELECTRICAL

- Smoke/Heat and Carbon Monoxide detectors and fire alarm fitted.
- Low energy light fittings to ensure low running costs.
- Wired for air and Virgin services, air providing fibre for ultra-high speed broadband. Data outlets in living areas and main bedroom
- Wired for intruder alarm

KITCHENS & BEDROOMS

- Traditional shaker style kitchens as per show unit.
- Luxurious modern fitted wardrobes fitted as per show unit.

HEATING & PLUMBING

- High efficiency Dimplex A Class heat pumps to provide all heating and hot water needs. Heat pump system is designed to operate at lower temperatures ensuring high efficiency and energy saving operation.
- Dimplex wall mounted electric fire with contemporary opti-flame effect.
- Boosted water supply to ensure ample water pressure in showers.
- Quick recovery hot water cylinder to ensure hot water availability.
- Radiator covers not standard.

BATHROOMS/EN-SUITES & DOWNSTAIRS WC

- Stylish, contemporary sanitary ware. Elegant Turin vanity unit to en-suite and bathroom.
- High quality porcelain floor and wall tiling in bathrooms and en-suites as per the relevant show unit. Floor tiling in downstairs WC as per show unit.
- Heated towel rails in bathrooms and en-suites.
- Separate shower in bathrooms as per show unit
- Shower doors not provided as standard.

GARDENS

- Extensive planting to fronts of all houses.
- Rear gardens are levelled and seeded and include a paved patio area and tree.
- Block capped wall to rear garden with concrete post and timber fence to side.

Davy Hickey Properties

Davy Hickey Properties have been creating Citywest Business Campus over the last 25 years. Keeping to their core principles of creating enduring quality and attention to every detail they have developed a World Class Business Campus which is renowned both nationally and internationally. In 1990 Davy Hickey Properties completed the main infrastructure, lakes and landscaping before the commencement of any of the buildings on the Campus. Take a walk through the Citywest Campus and you will see the quality of the development and the attention to every detail that is now second nature to the team in Davy Hickey Properties.

Davy Hickey Properties have also developed high quality residential developments. These include Ailesbury Wood a high quality residential housing development just off Ailesbury Road in Dublin 4 and high end apartments and luxury houses at Thornfield in Donnybrook. The same elegant red brick which worked so well for Davy Hickey Properties in Ailesbury Wood was selected again for Citywest Village.



Ailesbury Wood, Ballsbridge, Dublin 4



Thornfield, Donnybrook, Dublin 4



Riverwalk, Citywest Business Campus

Project Team

**Sherry
FitzGerald**
NEW HOMES

SELLING AGENTS

Sherry FitzGerald New Homes*

T (01) 667 1888

DEVELOPERS

DAVY ▲ HICKEY
PROPERTIES

ARCHITECTS

Conroy Crowe Kelly

SOLICITORS

Byrne Wallace

WWW.CITYWESTVILLAGE.IE

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EPI Range: 54.43 – 65.23 kWh/m²/yr.

