
The Apartment Collection
SOUTH COAST
WOODBROOK
Castlethorn

The Spinnaker

this is boutique apartment living at south coast

Castlethorn are delighted to introduce The Spinnaker and The Moorings at South Coast, Woodbrook. These two boutique apartment buildings are situated in the heart of the landmark Woodbrook development. Comprising of just 24 and 17 apartments respectively, these elegant buildings offer a selection of spacious 1- and 2-bedroom apartments over four or five storeys. All of the apartments have excellent outside space with usable balconies or terraces. The apartments at South Coast are highly efficient and exceptionally well insulated making them extremely warm and comfortable to live in. A large bicycle store is provided, and each building has a lift serving all floors. They are spacious and particularly bright and the 2-bedroom apartments are all dual aspect. Typical of Castlethorn's quality and reputation, they are beautifully equipped and built to the highest standards.

contemporary architecture meets greener living

These apartments enjoy a wonderful coastal location in South County Dublin between Shankill and Bray and are within a few minutes' walk of Woodbrook DART station. Woodbrook is now substantially developed with well over 300 families living here. On completion, Woodbrook will have an excellent local neighbourhood shopping facility with café at Woodbrook Plaza, a creche and a site has been reserved for a future school. Pedestrian access is available to Shanganagh Park and on to Shankill beach.



The Moorings

a look towards
the city centre





South Coast is located in one of South Dublin's most beautiful areas, with plenty of opportunities to keep fit and enjoy nature at its finest.

South Coast residents can enjoy the best that coastal living has to offer and is just metres from the coast. From Shankill you can walk north to Killiney beach, through Dalkey and finish with a dip at the Forty Foot in Sandycove. Or venture south to Bray, you will never tire of that fresh sea air. South Coast is packed full of amenities for every member of the family. The Woodbrook development is adjacent to the historic Woodbrook Golf Club.





Specifications

Internal Finishes

- All walls and ceilings plaster skimmed and painted
- All homes fitted with 5” painted square edge skirting boards

Doors And Ironmongery

- All homes fitted with single panel painted internal doors and architraves and quality chrome ironmongery

Wardrobes

- Luxurious fitted wardrobes by Mountlodge Furniture to selected bedrooms

Bathrooms / En-Suites

- All bathrooms and en-suites are fitted with high-quality Sonas sanitary ware throughout
- Shower doors are fitted to all en-suites
- Thermostatic valve shower in master en-suite
- Luxury baths with thermostatic controlled bath and shower mixer, handset and bath screen
- High quality porcelain tiles to walls and floors in bathrooms and en-suites
- Heated towel rail fitted in main bathroom and en-suite

Kitchens

- High quality and contemporary fitted kitchen units by Mountlodge Furniture
- Carrara Quartz worktop with upstand and splash-back behind the hob

Appliances

- Kitchens will be fitted with the following appliances; integrated fridge freezer, electric oven, induction hob, integrated dishwasher, washing machine/ dryer and extractor fan (subject to signing contracts within 21 days)

Efficient Low-Energy Design

- The homes at The Moorings & The Spinnaker enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

Electrical

- Smoke and heat detectors fitted as standard
- Provision for Virgin Media, eir and Siro high speed broadband
- Ample amount of sockets throughout including USB integrated ports in the kitchen, living and main bedroom
- Chrome sockets over worktops in the kitchen areas
- Individual time and temperature controlled electrical panel heaters

Air-Tightness

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat loss is minimal to provide a comfortable living environment.

Parking

- Some homes have dedicated parking spaces
- Large bicycle stores provided throughout the development

Insulation

- All of the apartments are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through the building fabric

Access

- Lift access to all upper floor units in both The Mooring & The Spinnaker
- Key fob / code access to building

Heat Pump

- Domestic hot water heat pump. The heat pump is designed to operate at lower temperatures ensuring efficiency and energy saving

Windows

- Homes are fitted with high performance double glazed windows from Grady Joinery

NZEB (Nearly Zero Energy Building) Standards

- All homes are compliant with NZEB standards and have an A-Rating BER

BER A





Note: These interiors are from Ashcourt at Woodbrook and are for reference only

site plan

THE SPINNAKER



THE MOORINGS



WOODBROOK

DART

TOWARDS DUBLIN

SHANKILL BEACH

WOODBROOK GOLF CLUB

TOWARDS BRAY

Pedestrian access to Shanganagh Park

Pedestrian access to Shanganagh Park

The Spinnaker

The Moorings

Woodbrook Grove

Woodbrook Mews

Woodbrook Avenue

Woodbrook Avenue

Woodbrook Avenue

Woodbrook Grove

Woodbrook Row

The Links

The Coast

Linear Park

Playground

SITE RESERVED FOR SCHOOL

Café

Woodbrook Plaza

Woodbrook Plaza Retail Centre & Apartments

Crèche (Links Childcare)

Duplex Homes 1-19

Duplex Homes 20-45

The Arranmore

The Dunmore

OLD DUBLIN RD

ENTRANCE

N

W

E

S

WOODBROOK PHASE 1 – NOW COMPLETED

The Moorings
Ground Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

01 The Moorings | 91 Sq.M | 979 Sq.Ft
02 The Moorings | 48 Sq.M | 517 Sq.Ft
03 The Moorings | 77 Sq.M | 829 Sq.Ft



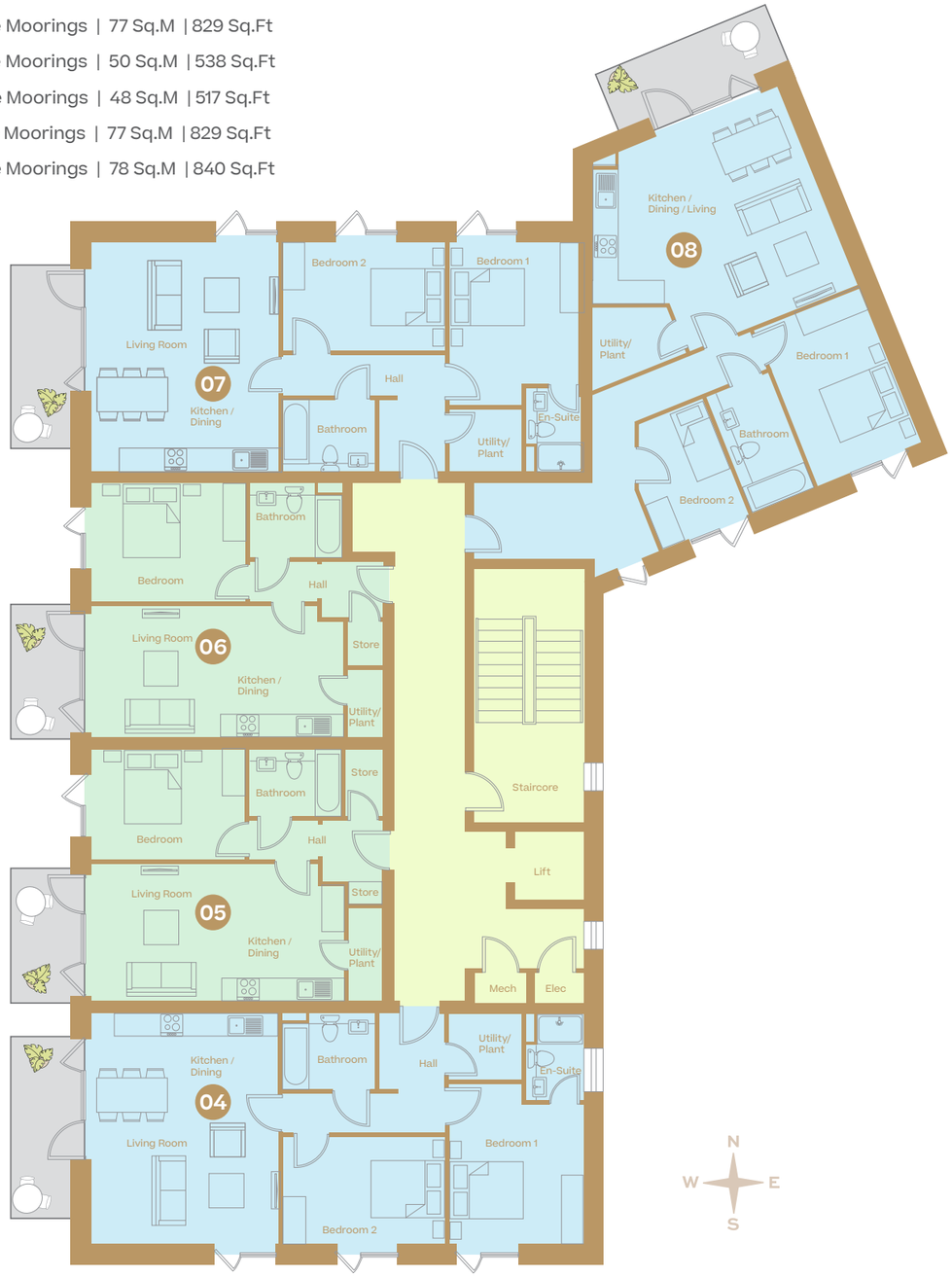
Layout subject to change. All floor areas are approximate. Note patio detail can change – please consult sales agent

The Moorings
First Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

04 The Moorings | 77 Sq.M | 829 Sq.Ft
05 The Moorings | 50 Sq.M | 538 Sq.Ft
06 The Moorings | 48 Sq.M | 517 Sq.Ft
07 The Moorings | 77 Sq.M | 829 Sq.Ft
08 The Moorings | 78 Sq.M | 840 Sq.Ft



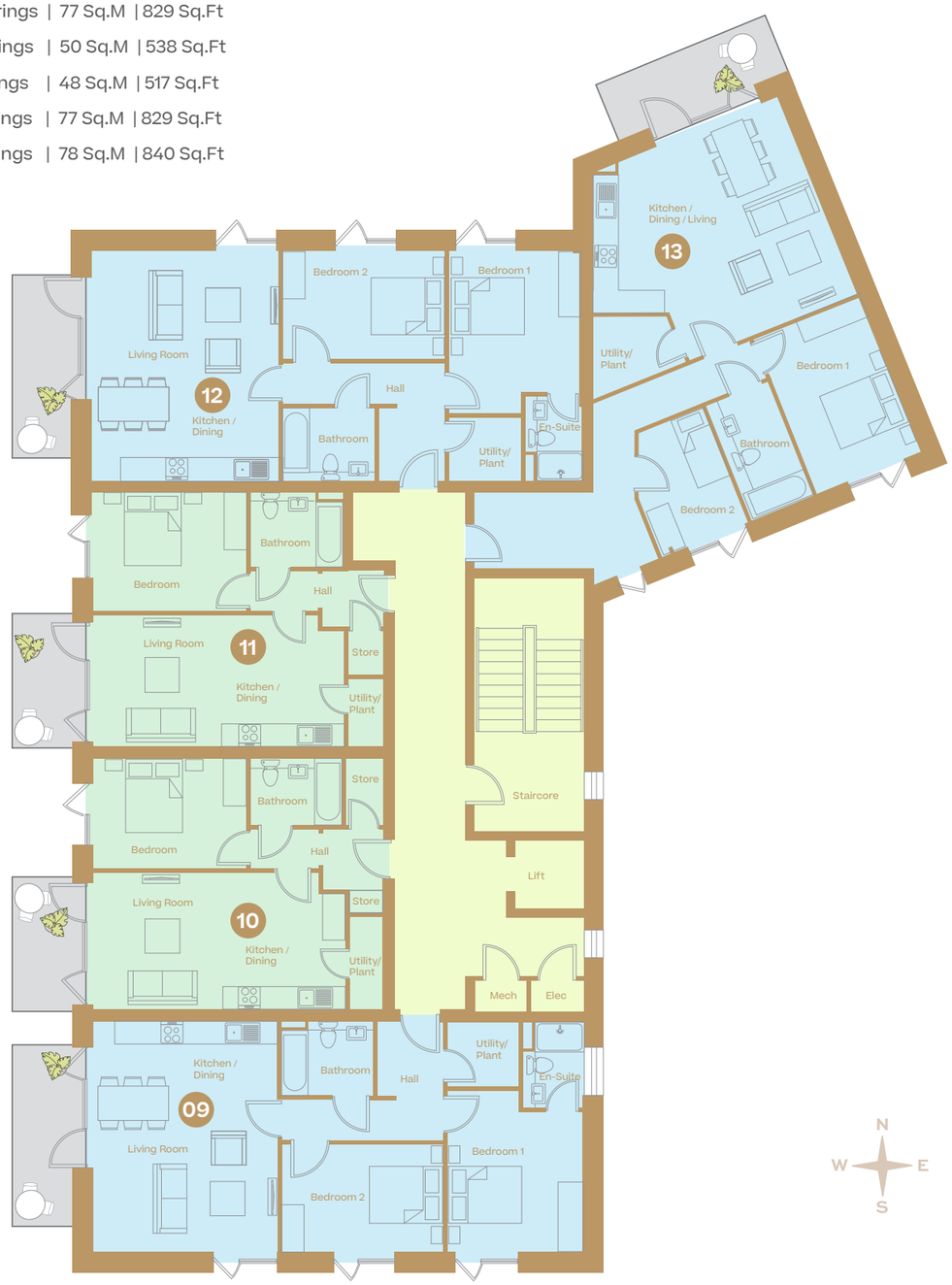
Layout subject to change. All floor areas are approximate. Note patio detail can change – please consult sales agent

The Moorings
Second Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

09 The Moorings | 77 Sq.M | 829 Sq.Ft
10 The Moorings | 50 Sq.M | 538 Sq.Ft
11 The Moorings | 48 Sq.M | 517 Sq.Ft
12 The Moorings | 77 Sq.M | 829 Sq.Ft
13 The Moorings | 78 Sq.M | 840 Sq.Ft



Layout subject to change. All floor areas are approximate. Note patio detail can change – please consult sales agent

The Moorings
Third Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

14 The Moorings | 77 Sq.M | 829 Sq.Ft
15 The Moorings | 50 Sq.M | 538 Sq.Ft
16 The Moorings | 48 Sq.M | 517 Sq.Ft
17 The Moorings | 77 Sq.M | 829 Sq.Ft



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The Spinnaker
Ground Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

01 The Spinnaker | 69 Sq.M | 743 Sq.Ft

02 The Spinnaker | 49 Sq.M | 527 Sq.Ft

03 The Spinnaker | 74 Sq.M | 796 Sq.Ft

04 The Spinnaker | 78 Sq.M | 840 Sq.Ft



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W E
S

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FLOOR PLANS

Layout subject to change. All floor areas are approximate. Note patio detail can change – please consult sales agent

The Spinnaker
First Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

05 The Spinnaker | 76 Sq.M | 818 Sq.Ft
06 The Spinnaker | 71 Sq.M | 764 Sq.Ft
07 The Spinnaker | 49 Sq.M | 527 Sq.Ft
08 The Spinnaker | 49 Sq.M | 527 Sq.Ft
09 The Spinnaker | 74 Sq.M | 796 Sq.Ft
10 The Spinnaker | 78 Sq.M | 840 Sq.Ft



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FLOOR PLANS

The Spinnaker

Second Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

11 The Spinnaker | 76 Sq.M | 818 Sq.Ft

12 The Spinnaker | 71 Sq.M | 764 Sq.Ft

13 The Spinnaker | 49 Sq.M | 527 Sq.Ft

14 The Spinnaker | 49 Sq.M | 527 Sq.Ft

15 The Spinnaker | 74 Sq.M | 796 Sq.Ft

16 The Spinnaker | 78 Sq.M | 840 Sq.Ft





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FLOOR PLANS

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The Spinnaker
Third Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

17 The Spinnaker | 76 Sq.M | 818 Sq.Ft

18 The Spinnaker | 71 Sq.M | 764 Sq.Ft

19 The Spinnaker | 49 Sq.M | 527 Sq.Ft

20 The Spinnaker | 49 Sq.M | 527 Sq.Ft

21 The Spinnaker | 74 Sq.M | 796 Sq.Ft

22 The Spinnaker | 78 Sq.M | 840 Sq.Ft





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FLOOR PLANS

Layout subject to change. All floor areas are approximate. Note patio detail can change – please consult sales agent

The Spinnaker
Fourth Floor

1-BEDROOM APARTMENT

2-BEDROOM APARTMENT

23 The Spinnaker | 76 Sq.M | 818 Sq.Ft

24 The Spinnaker | 76 Sq.M | 818 Sq.Ft





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FLOOR PLANS

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Castlethorn

Since 1991, Castlethorn is renowned for creating great places to live in Dublin and the surrounding counties, with a strong track record of delivering quality New Homes in areas with a broad range of amenities, proximity to schools, shopping and transport networks.





Continuing to shape and contribute to the vibrant communities where we build is always at the forefront of Castlethorn's mind. We look forward to extending Castlethorn's high standards in build quality and site planning to even more families in South Coast, Woodbrook ensuring we create a community our residents will be proud to call home.











Castlethorn is committed to continuing their contribution to Ireland's built environment, following their successful past projects such as;

- Woodbrook, Shankill
- Brighton Wood, Foxrock
- Holmwood, Cabinteely
- Avoca Park, Blackrock
- Carysfort Park, Blackrock
- Belarmine, Stepaside
- Somerton, Lucan
- Grace Park Wood, Drumcondra
- Killeen Castle, Dunsany, Co. Meath
- Rathborne Village, Ashtown
- Ballymakenny Park, Drogheda, Co. Louth
- Riverwood Square, Castleknock
- St. Joseph's, Clonsilla
- Canal Gardens, Luttrellstown
- Dún Ríoga, Dunshaughlin, Co. Meath

professional team.

meet our team of experts

Castlethorn

Sherry FitzGerald
NEW HOMES
PSRA 002183

Developer **Castlethorn** Overend House Dundrum Town Centre Sandyford Road Dundrum, D16 A4W6.	**Agent** **Sherry FitzGerald New Homes** 176 Pembroke Rd Ballsbridge Dublin 4	**Funder** **Activate Capital** 62 Fitzwilliam Square N Dublin 2 D02 FH21
Architect **O'Mahony Pike** The Chapel Milltown Ave Dublin 6	**Solicitor** **Byrne Wallace Shields** 88 Harcourt St Saint Kevin's Dublin 2	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 internal wall to internal wall excluding internal finishes. This is the industry norm and variations can occur.


The Spinnaker


The Moorings


further information at
south-coast.ie
Castlethorn