



KYLEMORE HOUSE

AT

KYLEMORE

CHURCH ROAD.KILLINEY





WELCOME TO KYLEMORE

Nestled in the peaceful surroundings of Killiney, on the stunning South County Dublin coastline, is Kylemore, an exciting development of family homes and apartments that bring a modern lifestyle to a new standard of excellence.

This is an opportunity to enjoy all the comforts and advantages of a high-quality new home in one of Ireland's best locations.





PICTURESQUE VILLAGES NESTLED IN BEAUTIFUL SURROUNDINGS

Kylemore's location really offers the best of every world. Discover retail and culinary gems in the surrounding villages of Killiney, Dalkey and Monkstown; enjoy a range of coastal and woodland trails; take the 40-minute relaxing trip into Dublin City Centre – all of this, and more, on your doorstep.



UNIVERSITY
COLLEGE DUBLIN

MOUNT
MERRION

N31

SION HILL
SCHOOL

BLACKROCK
SHOPPING
CENTRE

CARYSFORT
NATIONAL
SCHOOL

BLACKROCK

ALL SAINTS'
NATIONAL
SCHOOL

MONKSTOWN

BLOOMFIELD
SHOPPING
CENTRE

N11

DUN LAOGHAIRE
IADT

NEWPARK
COMPREHENSIVE
SCHOOL

R830

SANDYFORD

CORNELSCOURT

FOXROCK
GOLF CLUB

FOXROCK

LEOPARDSTOWN
GOLF CENTRE

KILLINEY
SHOPPING
CENTRE

JOHNSTOWN
NATIONAL

CABINTEELY

CABINTEELY
PARK

LUAS
LINE

M50

UNIQUELY LOCATED

Driving Times

DALKEY	4 MINS
DART STATION	7 MINS
DUN LAOGHAIRE	8 MINS
BLACKROCK	14 MINS
BRAY	20 MINS
DUBLIN AIRPORT	37 MINS
DUBLIN PORT TUNNEL	37 MINS
DUBLIN CITY CENTRE	40 MINS

* All times are approx and may vary during peak time







CLEAN, MODERN ARCHITECTURE & CLEVER DESIGN

Kylemore offers a wide range of high-quality homes, something to suit every type of buyer. Spacious and luxurious 3 & 4 bedroom houses are a great choice for larger families, while the 1, 2 & 3 bedroom apartments offer a high standard of living for every age group, thanks to the light-filled open-plan interiors and high-quality fixtures and fittings.

Kylemore homes are carefully designed for modern families who want the best. Eye-catching exterior finishes are complemented by beautifully finished green spaces; contemporary interior design mixes with the latest energy-efficient technology to offer a comfortable lifestyle in every season.





SPECS & INFO

KITCHENS

- Custom designed fully integrated kitchen supplied by P&L with stone effect countertop.
- All kitchens fitted with the following:

Stainless steel cooker hood, dishwasher, stainless steel effect oven, ridge- freezer combination, induction hob, built-in microwave oven and integrated washer / dryer.

BATHROOMS & ENSUITE

- Stylish and contemporary bathrooms and ensuites and guest WC.
- Large format marble effect tiles to walls and porcelain tiles to floors by Fiandre in main bathroom and ensuites.

- Porcelain w/c, porcelain whb, bath and vanity units provided to main bathrooms and ensuites.
- Heated towel rail provided in the main bathroom and ensuites.

ELECTRICAL SPECIFICATION

- Generous provision of electrical and lighting specification.
- Smoke/heat and carbon monoxide detectors fitted as standard.
- Each home is wired for broadband.

INTERNAL FINISHES

- All walls and ceilings are painted throughout in neutral colour as standard.
- High-quality joinery and ironmongery specification throughout.







CHURCH ROAD

SMALLACRE

GORTMORE

C

D

E

1

2

3

4

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11

12

13

14

15

16

17

18

19

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WATSON ROAD



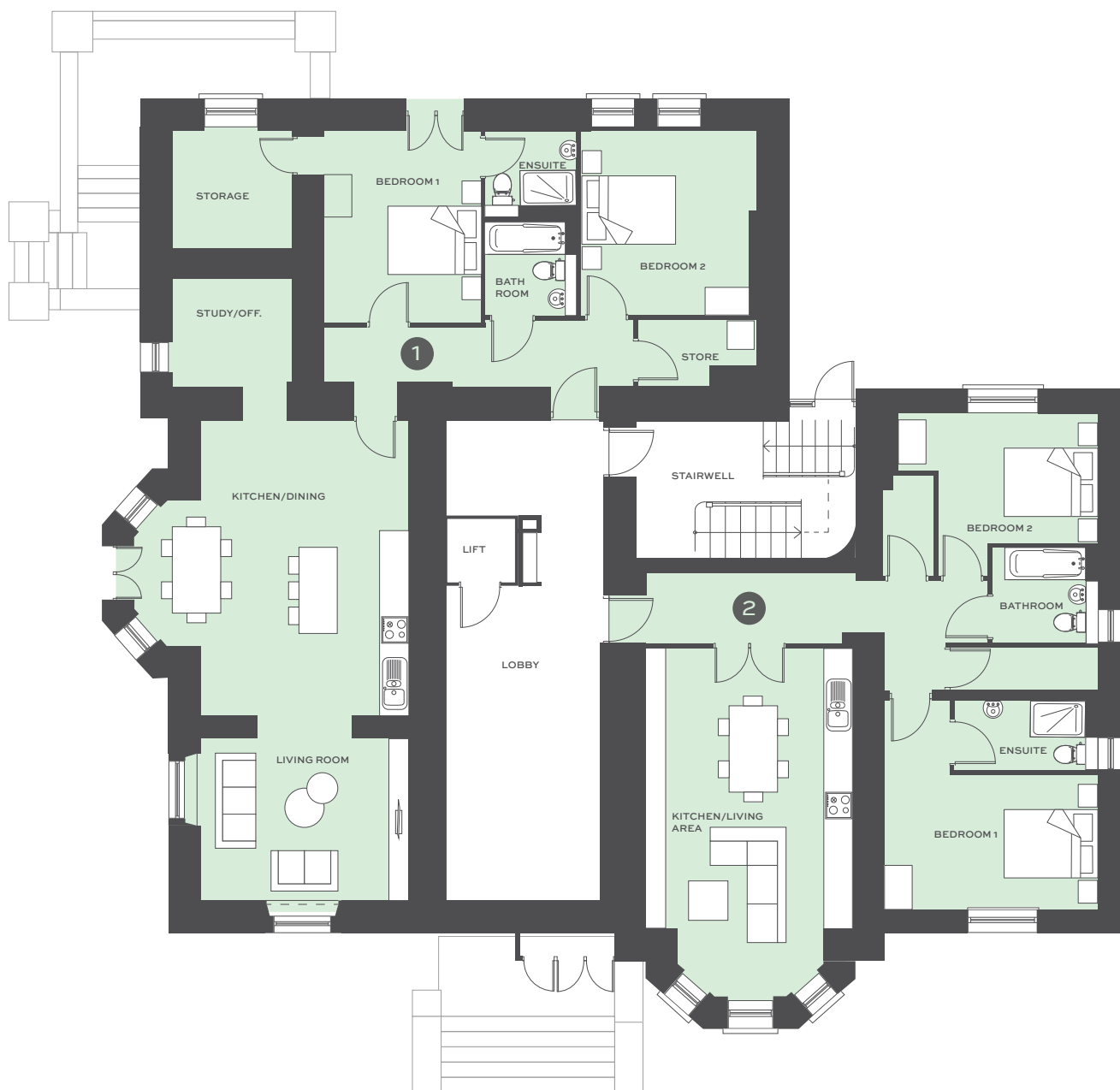


KYLEMORE HOUSE

APARTMENTS BLOCK H



2 BEDROOM APARTMENT



LOWER GROUND FLOOR

APT 1.

2 BED APARTMENT
121 SQ.M / 1303 SQ.FT

APT 2.

2 BED APARTMENT
89 SQ.M / 958 SQ.FT



KYLEMORE HOUSE

APARTMENTS BLOCK H



GROUND FLOOR

APT 3.

2 BED APARTMENT
106 SQ.M / 1142 SQ.FT

APT 4.

2 BED APARTMENT
89 SQ.M / 958 SQ.FT



KYLEMORE HOUSE

APARTMENTS BLOCK H

-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT



FIRST GROUND FLOOR

APT 5.

3 BED APARTMENT
121 SQ.M / 1303 SQ.FT

APT 6.

2 BED APARTMENT
89 SQ.M / 958 SQ.FT





PROFESSIONAL TEAM



PSRA 002183

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