



RATHBORNE CROSSING

ASHTOWN D15





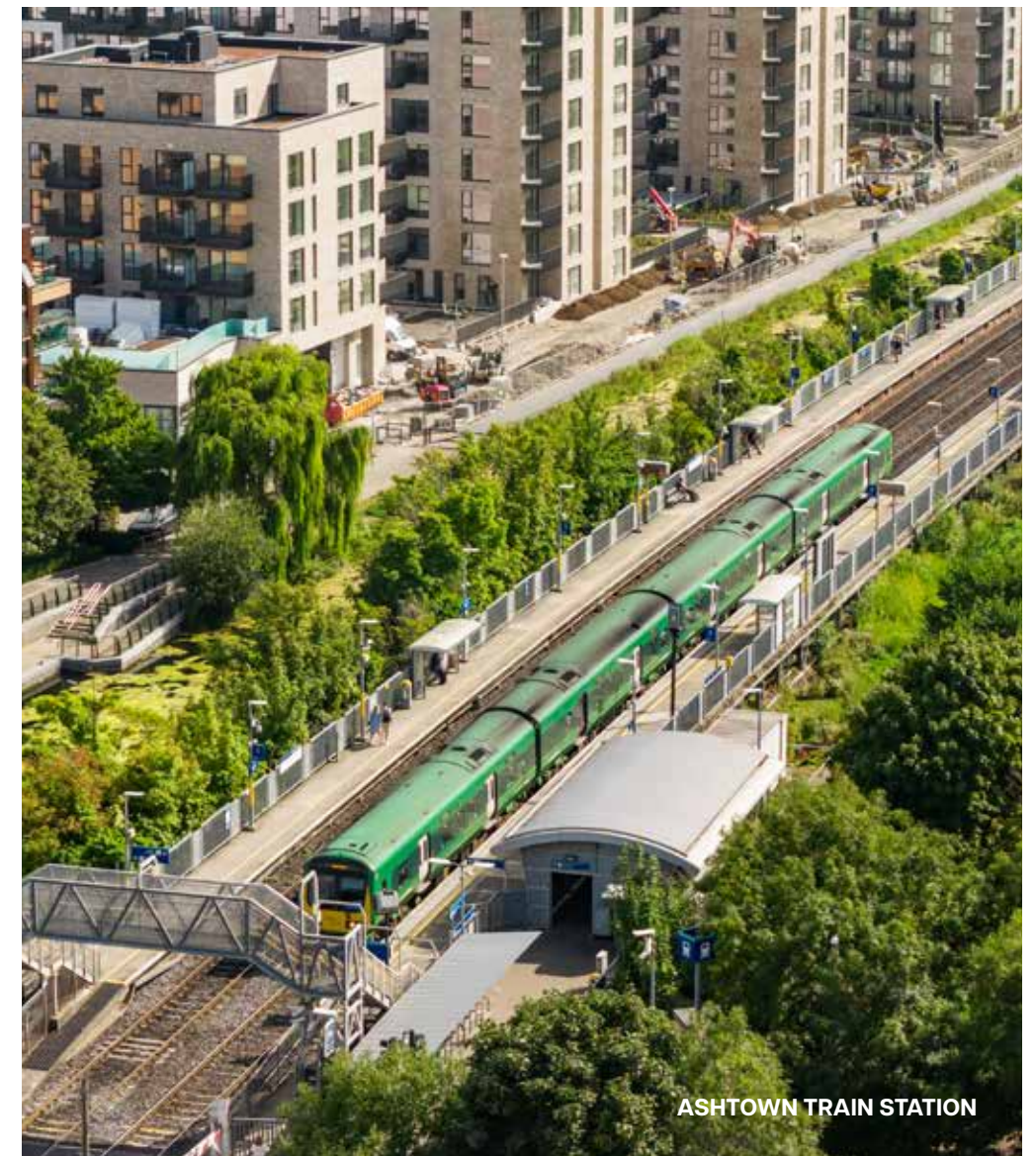
URBAN LIVING WITH A COUNTRY FEEL

A peaceful canalside setting, with Dublin city life always within easy reach.

At Rathborne Crossing, everyday life feels refreshingly balanced. Step outside to waterside walks, leafy parks and open green space, while nearby rail links make commuting, shopping and evenings in the city simple. Local cafés, restaurants, schools and essential services add convenience close to home. It is a neighbourhood where fresh air and an easy pace come naturally, without giving up the connections, choice and opportunities of urban living.



PHOENIX PARK



ASHTOWN TRAIN STATION

LIVE LIKE THE LOCALS

Ashtown is the ideal location

From morning coffee to relaxed dinners and a favourite local pint, Ashtown offers plenty of places to meet, eat and unwind. Phoenix Park, neighbourhood green spaces and a welcoming mix of cafés and restaurants create a lively community atmosphere, with everyday essentials close at hand.



PHOENIX PARK



ROYAL CANAL, GREENWAY

LOCAL RESTAURANTS + BARS

THE LOCK KEEPER

THE HALFWAY HOUSE

CUMISKEYS BAR AND RESTAURANT

N°43

GEISHA RESTAURANT

BREFFNI INN

WRIGHTS ANGLERS REST

DASH- CONTAINER CAFE

GOATS GRUFF

CAFÉ MARMALADE

HOLE IN THE WALL

ANGLERS REST

TINBOX



DASH, CASTLEKNOCK



THE VILLAGE CENTRE, ASHTOWN



CAFE MARMALADE, ROYAL CANAL PARK



TINBOX, CASTLEKNOCK



HALFWAY HOUSE, ASHTOWN



THE LOCK KEEPER, CASTLEKNOCK



A BIRD'S-EYE VIEW

WHAT'S IN THE AREA?

- | | | |
|--------------------------|---------------------------------|--|
| 1. ASHTOWN TRAIN STATION | 6. PELLETSTOWN EDUCATE TOGETHER | 9. TRAIN LINE TO THE CITY |
| 2. TOLKA VALLEY PARK | 7. ST. OLIVER PLUNKETT GAA CLUB | 10. RATHBORNE BOULEVARD |
| 3. CRESCENT PARK | 8. RATHBORNE PARK | 11. DUBLIN CITY CENTRE |
| 4. ROYAL CANAL GREENWAY | | 12. BROOMBRIDGE LUAS STOP (GREEN LINE) |
| 5. PHOENIX PARK | | |

RATHBORNE
CROSSING

NAVAN ROAD (N3)





**LIVE WITHIN WALKING DISTANCE OF
THE ROYAL CANAL GREENWAY**

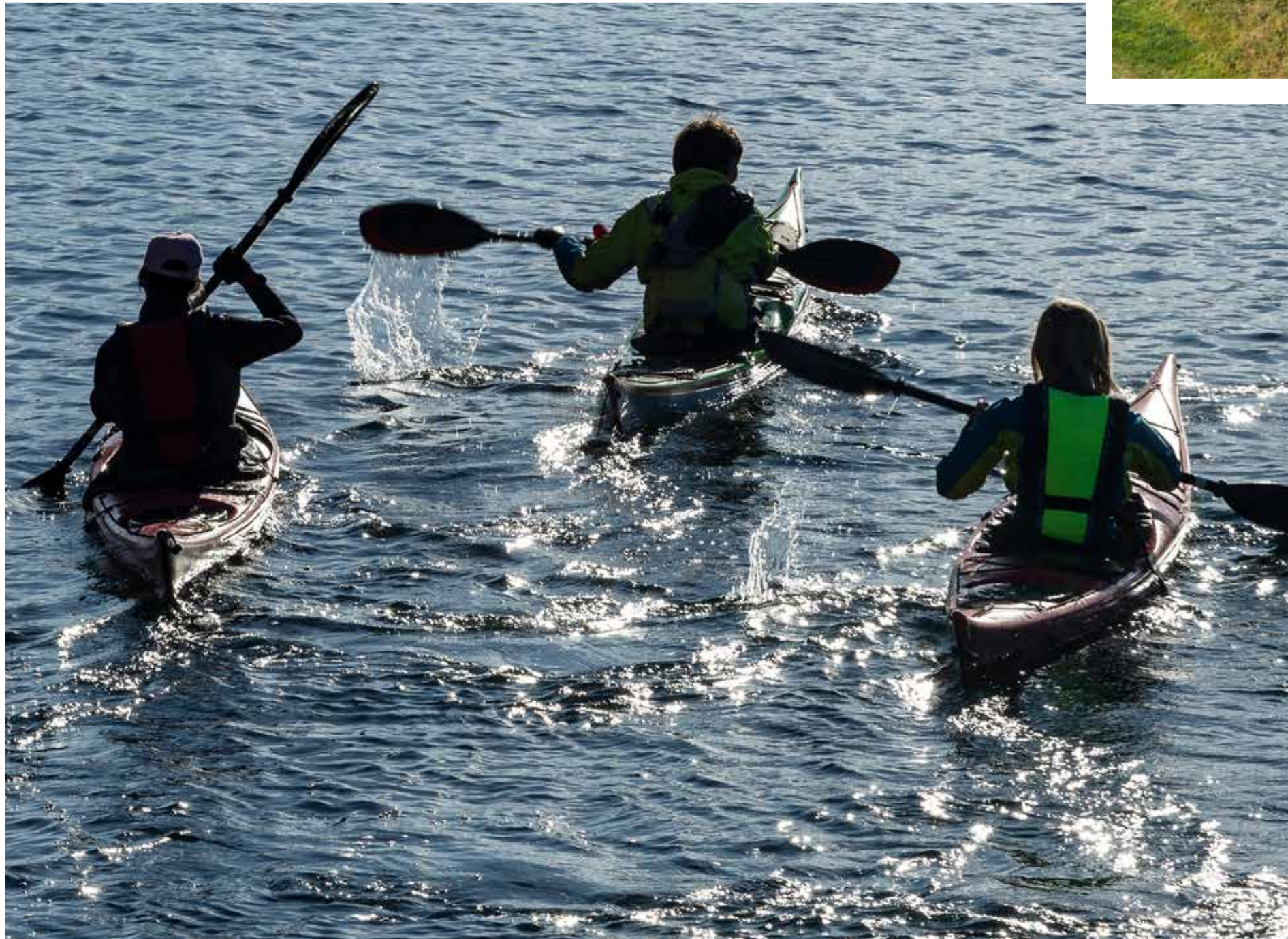
**A beautiful waterside route for walking,
running and cycling begins close to home,
giving every day more room to breathe.**

Follow the Royal Canal Greenway through a calm, green corridor that feels far removed from the pace of the city, yet remains part of everyday life.

Whether it is an early-morning run, a family cycle or a leisurely weekend stroll, the canal makes it easy to spend more time outdoors. The towpath connects Rathborne with neighbouring communities and onward routes, offering a scenic way to explore, commute and enjoy the changing seasons.

The Royal Canal Greenway, Ireland's longest greenway is award winning, winning awards such as first place in the 'Excellence Award' category at the European Greenways Awards and was awarded European Cycle Route of the Year.





FOR PEOPLE CRAVING AN ACTIVE LIFESTYLE

With parks, pitches and waterside routes nearby, staying active can become part of every day.

An active life comes naturally in Rathborne. Walk or cycle along the Royal Canal Greenway, enjoy the open spaces of Tolka Valley Park and Crescent Park, or head to nearby Phoenix Park for everything from weekend runs to family adventures. With GAA pitches, playgrounds and green spaces close by, there are plenty of reasons to get outside, and plenty of room for every member of the family to move, play and recharge.



LOCATION IS EVERYTHING

With Phoenix Park on your doorstep and the city centre less than half an hour away, Ashtown is the perfect place for those who want the best of both worlds.

LOCAL AMENITIES

- 01 BLANCHARDSTOWN SHOPPING CENTRE
- 02 PARK WEST
- 03 PHOENIX PARK
- 04 ST.JAMES'S HOSPITAL

05 GUINNESS STOREHOUSE	10 DALYMOUNT PARK	15 BORD GAIS THEATRE
06 HEUSTON STATION	11 CROKE PARK	16 3 ARENA
07 TU GRANGEGORMAN	12 IFSC	17 GRAND CANAL DOCK
08 DUBLIN CITY UNIVERSITY	13 CONNOLLY STATION	18 DUBLIN PORT
09 TOLKA PARK	14 TRINITY COLLEGE	



GETTING FROM A TO B

Situated close to the city, Rathborne Crossing benefits from plentiful amenities and excellent connectivity.

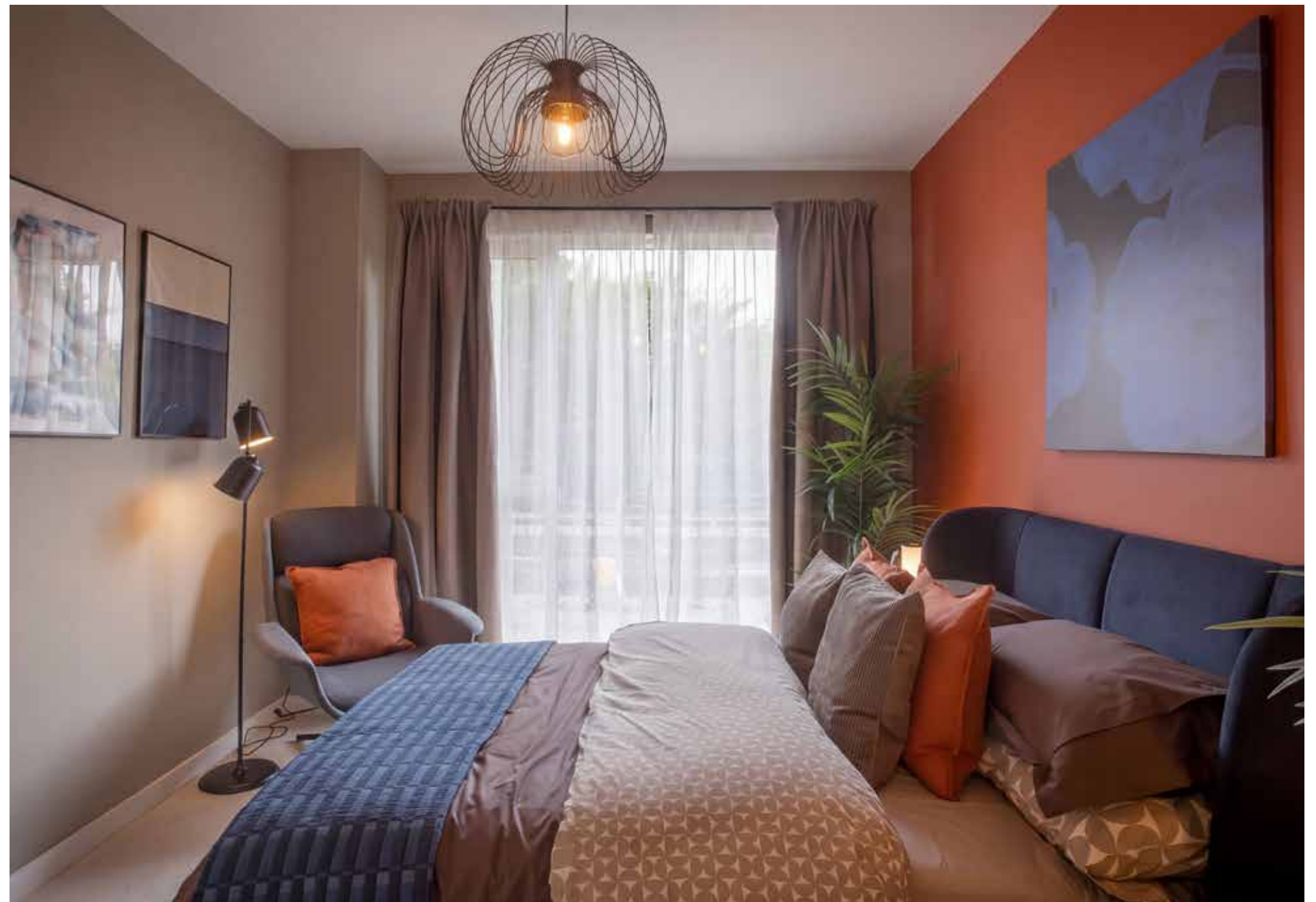
The nearby River Centre boasts a gymnasium, doctors surgery, Spar, a creche and Rathborne Village, a mere 2 minute walk away, offers further retail amenities such as Supervalu, Lloyds Pharmacy, No43, The Lock Keeper Bar & Geisha Restaurant and much more. Rathborne Crossing is also within easy reach of Blanchardstown shopping centre & the City Centre.

APPROX TRAVEL TIMES

ASHTOWN	BLANCHARDSTOWN	8 MINS
ASHTOWN	PARK WEST	15 MINS
ASHTOWN	DUBLIN AIRPORT	16 MINS
ASHTOWN	HEUSTON STATION	17 MINS
ASHTOWN	PORT TUNNEL	19 MINS
ASHTOWN	ST JAMES'S HOSPITAL	19 MINS
ASHTOWN	O'CONNELL ST	24 MIN
ASHTOWN	IFSC	26 MINS
ASHTOWN	STEPHEN'S GREEN	27 MINS

*All times are approximate

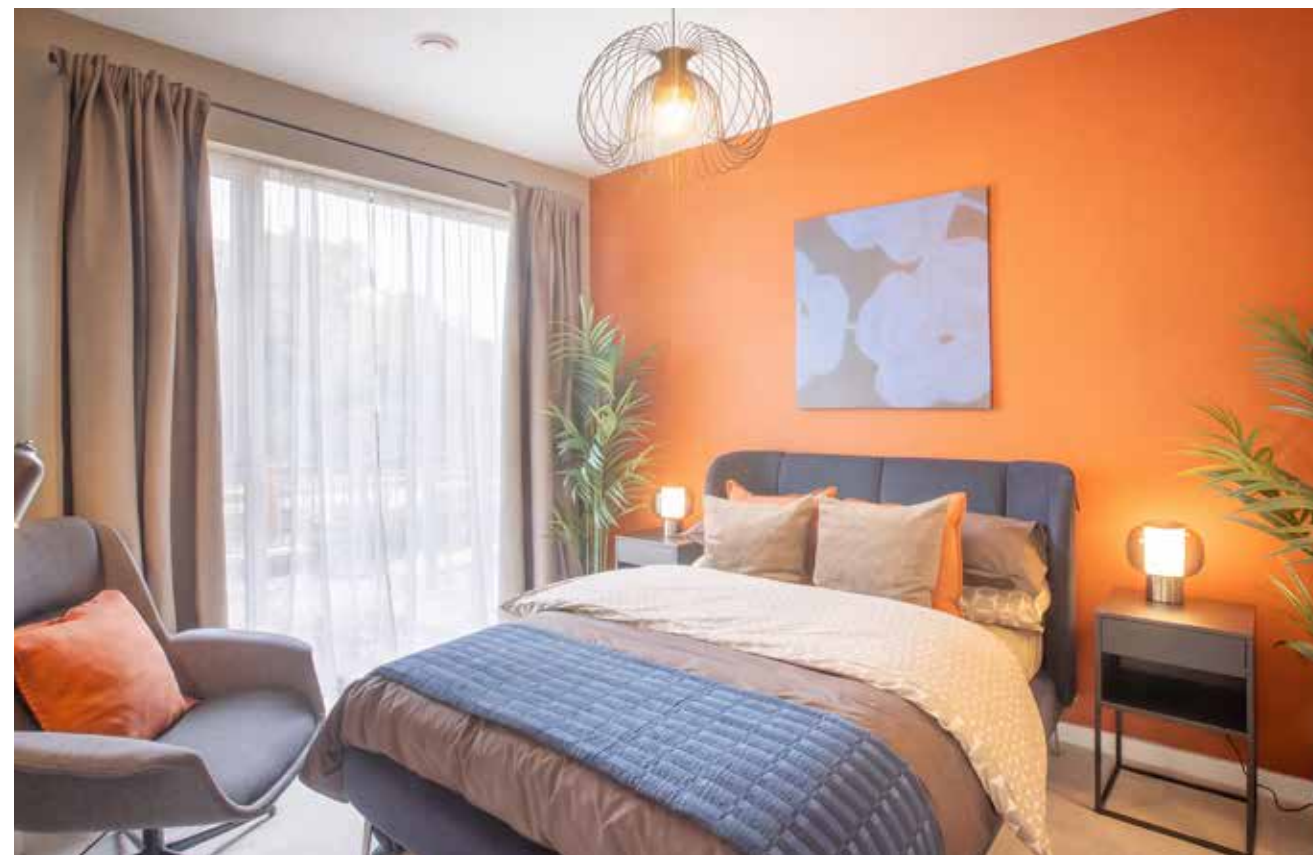


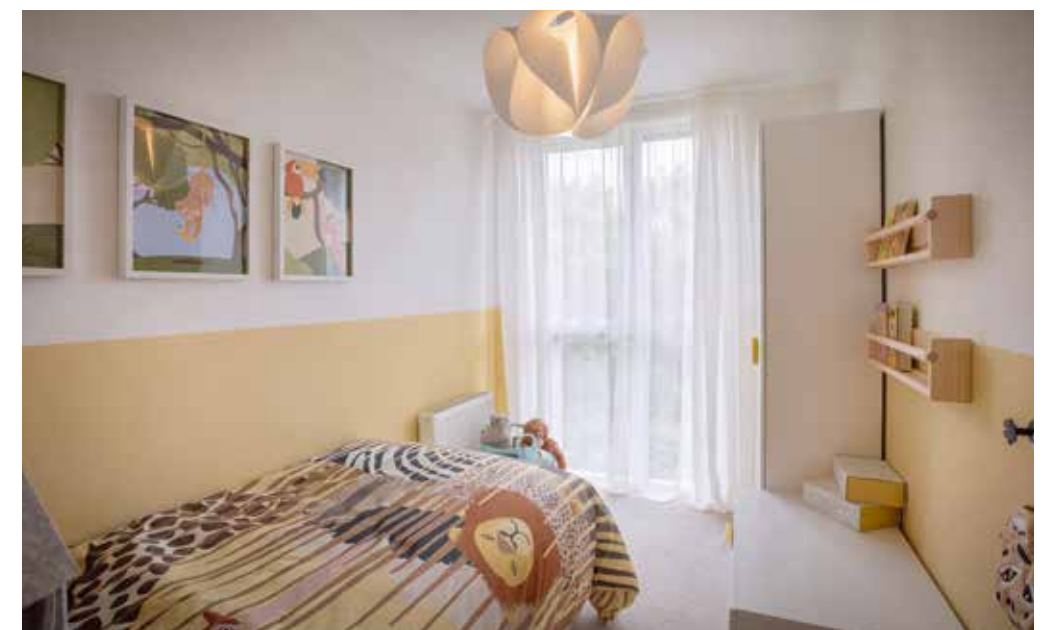


EXQUISITE, CONTEMPORARY INTERIORS

Designed for modern living, each home combines clean lines with a warm, welcoming sense of comfort. Generous glazing brings in natural light, while considered layouts create flexible spaces for relaxing, entertaining and everyday life. Contemporary kitchens, stylish bathrooms and refined finishes add quality throughout, with neutral tones providing the ideal backdrop for your own style. The result is a home that feels beautifully finished, practical and distinctly yours.







HOME SPECIFICATIONS

Thoughtfully Finished Throughout

EXTERNAL FINISHES

- Combination of brickwork, render (refer to contract elevations for exact finish types)
- Landscaped communal areas
- Private terraces / balconies provided to all apartments

INTERNAL FINISHES

- Walls and ceilings skimmed, plastered and painted in a neutral colour palette
- High-quality internal doors with contemporary ironmongery
- Joinery finishes designed to provide a modern, durable aesthetic
- Skirting and architraves painted throughout

BATHROOMS & EN-SUITES

- High-quality sanitaryware throughout
- Tiling to floors and walls in wet areas
- Heated towel rails in bathrooms and en-suites
- Shower enclosures with contemporary fittings
- Bathroom layouts vary by unit type

KITCHENS

- Contemporary fitted kitchens with soft-close doors and drawers
- Quartz countertops
- Kitchen layouts vary by apartment type
- Integrated appliance* to include:
 - Oven
 - Hob
 - Microwave
 - Integrated Extractor fan
 - Fridge/freezer
 - Dishwasher
 - Washer/dryer

*Subject to contracts being signed within 21 days

WARDROBES

- Built-in wardrobes provided in double bedrooms
- Contemporary finish including shelving and hanging
- Wardrobe sizes and configurations vary by unit type

WINDOWS & DOORS

- High-performance, double-glazed windows
- uPVC frames depending on location and design
- Glazing designed to meet current building regulations for thermal and acoustic and daylight performance

ELECTRICAL

- Provision for wireless alarm
- SIRO high speed internet connectivity
- Virgin media TV points installed in living areas
- Generous number of sockets throughout including USB in Primary bedroom and kitchen
- External lighting to balconies/terraces

HEATING & VENTILATION

- BER A Rated designs
- High efficiency designs eligible for green mortgages
- Demand-controlled ventilation system for improved air quality
- Zone controlled heating systems with thermostats

ADDITIONAL FEATURES

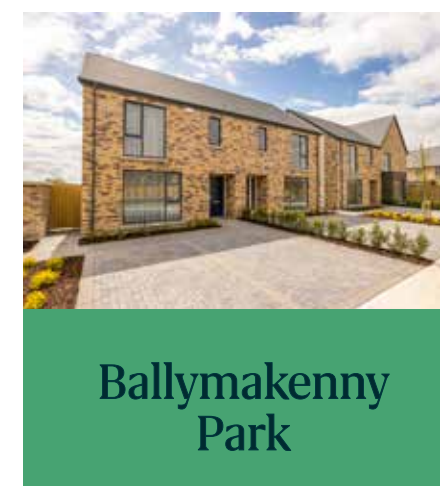
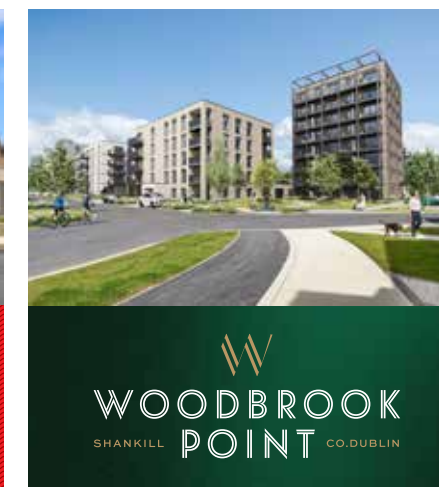
- Lift access to all levels
- Secure communal entrances
- Dedicated bin and secure bike storage areas
- Resident amenity space included at level 1
- Parking provision is provided within the development, subject to unit allocation and final sales particulars





Creating Great Places for Life.

Since 1989, 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 homeowners in Rathborne Crossing ensuring we create a community our residents will be proud to call home.



PROFESSIONAL TEAM



01 618 1300

BER A0

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ARCHITECT

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SOLICITOR

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Dublin 2

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.

RATHBORNECROSSING.IE