



MABESTOWN WOOD

MALAHIDE

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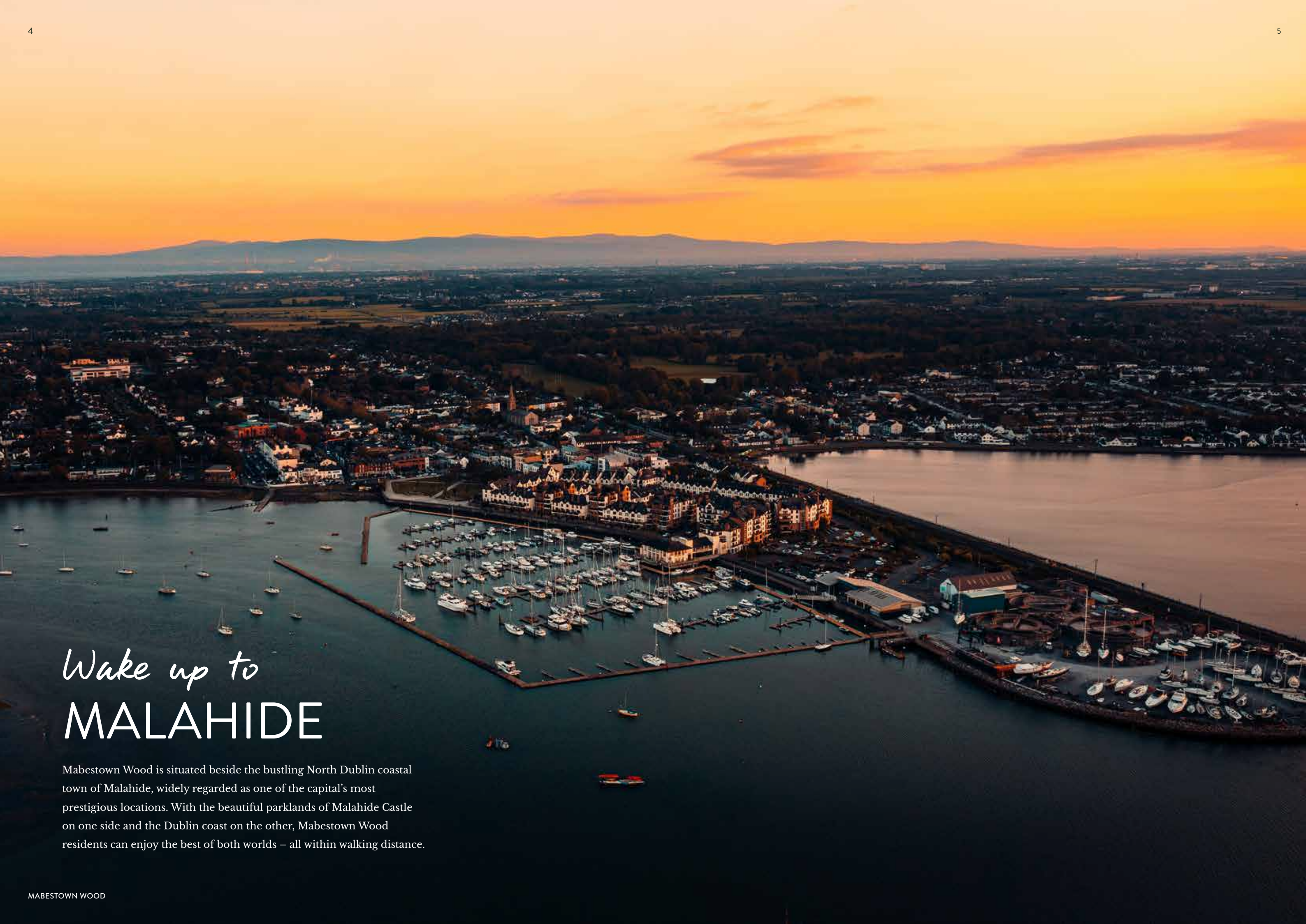
Welcome to

MABESTOWN WOOD

MALAHIDE

Enjoy a luxurious lifestyle at Mabestown Wood, a prestigious collection of elegant homes beside the historic Malahide Castle and its 260 acres of lush parkland and gardens. This exclusive development of high-quality family homes is a great opportunity to put down roots in an established and highly sought after location with the best of local amenities within easy reach.



An aerial photograph of Malahide, Ireland, at sunset. The town is nestled along the coast, with a large marina filled with sailboats in the foreground. The sky is a vibrant orange and yellow, reflecting on the water. In the background, rolling hills and distant city lights are visible under the twilight sky.

Wake up to MALAHIDE

Mabestown Wood is situated beside the bustling North Dublin coastal town of Malahide, widely regarded as one of the capital's most prestigious locations. With the beautiful parklands of Malahide Castle on one side and the Dublin coast on the other, Mabestown Wood residents can enjoy the best of both worlds – all within walking distance.

A Bustling Village BRIMMING WITH LIFE



Malahide is one of North Dublin's most popular locations for shopping, dining, socialising and entertaining. The town is packed with well-established independent shops and boutiques, making it a mecca for fashion lovers.

Keen cooks will also enjoy the array of gourmet stores, delicatessens, regular farmers' markets and artisan food producers all in abundance in this bustling location. The Grand Hotel offers an unrivalled coastal setting for dining and relaxation overlooking the Malahide Estuary.

At night, it's time to get together with family and friends and enjoy an active social life. Malahide is fast gaining a reputation as the gourmet capital of the east coast, with something to suit every palate. Alternatively, enjoy drinks and live music at Gibney's or one of the other busy bars – you will never be bored in Malahide.





Life outdoors FOR ALL INTERESTS



Malahide is home to one of Dublin's most beautiful stretches of coastline, perfect for morning swims, coastal jogs, and evening strolls by the sea. The picturesque marina adds to its charm, offering sailing opportunities for all to enjoy. The Malahide Sea Scouts offers young people lessons in boating and canoeing, inspiring a love of adventure on the water. The village also has a strong sporting tradition, with clubs to suit every interest and age. St. Sylvester's GAA, Malahide Cricket Club, and Malahide United are at the heart of the community, while the Malahide Tennis Club provides excellent facilities for players of all levels. Together, these clubs reflect the vibrant, community-focused energy that defines life in Malahide.

Step Back in Time

STROLL THROUGH HISTORY

Mabestown Wood is located next to the historic Malahide Castle, a magnificent medieval castle with a dramatic 800 year heritage. Take a tour of the castle's interiors and hear fascinating stories of the Talbot family and their contribution to Irish history. Enjoy the incredible 260 acres of parkland, which includes a fairy trail, butterfly house, Avoca market and restaurant, and arguably North Dublin's best playground! Malahide Castle is a renowned venue for summer concerts, attracting world-class artists and music lovers to its scenic parklands each year.





Great Transport Links

SMOOTH JOURNEYS

As a well-established residential area, Malahide benefits from second-to-none transport links. Commuters and students can enjoy fast and frequent transport via the local DART service, which connects North Dublin with Dublin City Centre and the southside. Several Dublin Bus routes offer easy access to the surrounding areas as well as the city centre. For drivers, both the M1 and the M50 are just minutes away, opening up the entire country to Mabestown Wood residents.



Travel

AT EASE



Walking

- The Garden House >>> **11 minutes**
- Avoca Malahide >>> **20 minutes**
- Malahide Castle >>> **20 minutes**



Cycle

- Avoca Malahide >>> **6 minutes**
- Malahide Train Station >>> **8 minutes**
- Malahide Castle Pitch & Putt >>> **6 minutes**
- Malahide Beach >>> **9 minutes**



Car

- Malahide Train Station >>> **5 minutes**
- Pavilions Shopping Centre >>> **8 minutes**
- Malahide Golf Club >>> **7 minutes**
- Dublin Airport >>> **12 minutes**
- Howth >>> **24 minutes**
- Dublin City Centre >>> **28 minutes**



Dart

- Portmarnock Station >>> **4 minutes**
- Connolly Station >>> **16 minutes**
- Tara Station >>> **21 minutes**
- Pearse Station >>> **23 minutes**
- Greystones >>> **1 hr 23 minutes**







A Small Private DEVELOPMENT



Mabestown Wood is an exclusive boutique development of luxurious family homes, with a wide range of layouts to suit everyone. Each home reflects Greenleaf's commitment to quality in every part of the build, from layouts and energy efficiency to contemporary design and thoughtful landscaping. These are homes for generations to enjoy.



SPECIFICATIONS



KITCHENS & UTILITIES

- Classic Micro Shaker kitchen with quartz counter tops
- Fitted kitchen units in utilities with counter tops
- Undermounted stainless steel sinks with coordinated single lever tap
- Bosche appliances in kitchen

BATHROOMS & EN-SUITES

- Concealed cistern in the main bathrooms
- Floor tiles provided in the ground level WC, main bathrooms and en-suites
- Wall tiles provided to shower enclosures, bath enclosure and half height to back of wash hand basins in main bathroom and ensuite
- Heated towel rails in both the main bathroom and en-suite (if there is space to provide for one)
- Feature recessed mirrors in main bathrooms

ENERGY EFFICIENCY

- Minimum A3 BER Rating
- High performance insulation to floors, walls and attic to achieve minimum u values
- Pre-wired for EV charging with EV chargers installed for all The Elm houses

ELECTRICAL, MEDIA & COMMUNICATIONS

- Wired for high-speed broadband
- Data points and digital TV connections to kitchen, living room and main bedroom
- Main infrastructure installed to accommodate SIRO
- Generous lighting and power points
- High quality sockets and switch plates
- EV charging provided in all The Elm houses; All other houses EV enabled
- Mains powered smoke detectors
- Heat detector in kitchens

HEATING & WATER SERVICES

- Energy Efficient Air to Water heat pump
- Low temperature rads
- Centralised Mechanical Extract ventilation system (CMEV) with passive ventilation in habitable rooms
- Fully pressurised hot & cold water system

INTERNAL FINISHES

- Wooden flooring to be fitted to hall, sitting room and kitchen as standard
- Carpet to hall, stairs, landing and all bedrooms as standard
- Classic built-in wardrobes
- Contemporary skirting and architraves fitted throughout
- High quality contemporary painted internal doors and ironmongery

EXTERNAL FINISHES

- Attractive low maintenance brick and render facades
- High Performance uPVC double glazed windows
- Multi Locking front door
- High performance sliding screen rear access door to private gardens
- UPVC fascia soffits and downpipes
- Paved parking areas
- Concrete roof tiles to main roof and low maintenance water proofing membrane to flat roofs
- All gardens raked and seeded
- Architecturally designed, open green spaces with extensive landscaping and planting
- External rear tap
- 1800mm high timber fencing between gardens
- Rear garden access provided for all houses
- Dedicated secure bicycle storage for all units



Site Plan

HOUSE TYPES



The Oak

5 BED SEMI DETACHED/ END OF TERRACE
172.0 sqm / 1851 sqft



The Cedar

4 BED SEMI DETACHED/
END OF TERRACE
131.8 sqm / 1419 sqft



The Redwood

3 BED SEMI DETACHED/ END OF TERRACE/
MID TERRACE
112.4 sqm / 1210 sqft



The Beech

3 BED SEMI DETACHED/ END OF
TERRACE / MID TERRACE
112.5 sqm / 1210 sqft



The Hawthorn

3 BEDROOM TERRACED
120.8 sqm / 1300 sqft



The Scots Pine

2 BEDROOM TERRACE
89.9 sqm / 968 sqft



The Elm

3 BEDROOM PLUS STUDY
SEMI DETACHED W/ GARAGE
144.6 sqm / 1556 sqft

*Floor plans are for illustrative purposes only.
Layout may vary during construction and
houses may be handed.*





The Oak

5 BED SEMI DETACHED/ END OF TERRACE

172.0 sqm / 1851 sqft



Ground Floor

First Floor

Second Floor



Floor plans are for illustrative purposes only.
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The Cedar

4 BED SEMI DETACHED/ END OF TERRACE

131.8 sqm / 1419 sqft



Ground Floor

First Floor

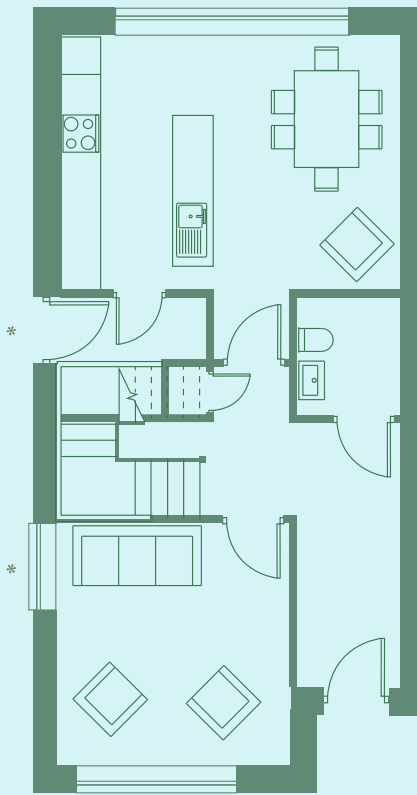


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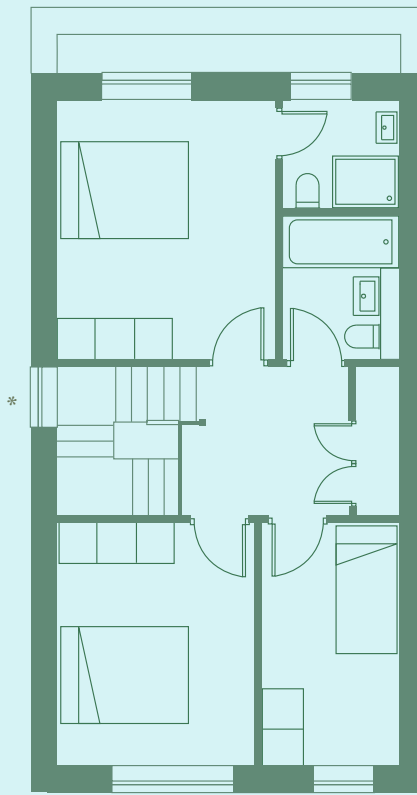


The Redwood

3 BED SEMI DETACHED/ END OF TERRACE / MID TERRACE
112.4 sqm / 1210 sqft



Ground Floor



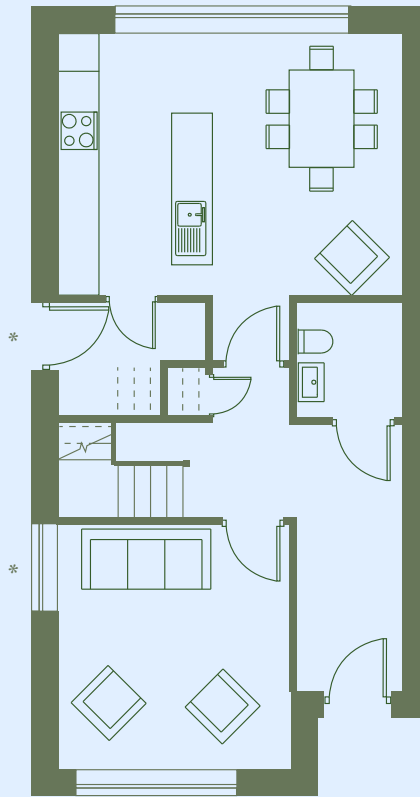
First Floor

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*Windows & utility doors in end of terrace and semi detached

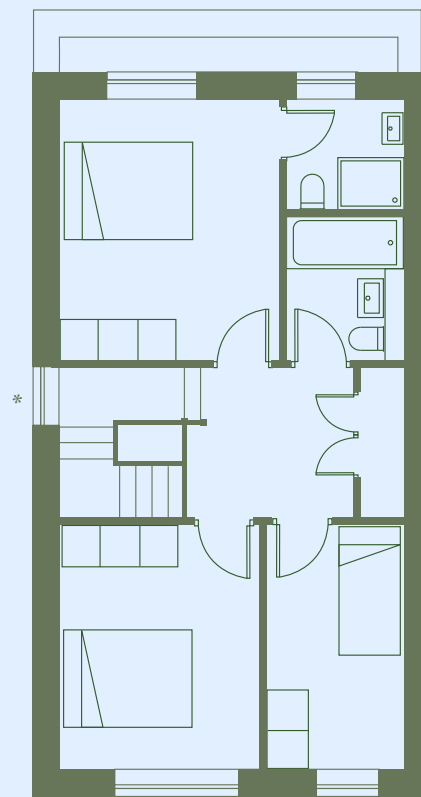


The Beech

3 BED SEMI DETACHED/ END OF TERRACE / MID TERRACE
112.5 sqm / 1210 sqft



Ground Floor



First Floor

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*Windows & utility doors in end of terrace and semi detached





The Hawthorn
3 BEDROOM TERRACE
120.8 sqm / 1300 sqft



Ground Floor First Floor Second Floor



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The Scots Pine
2 BEDROOM TERRACE
89.9 sqm / 968 sqft



Ground Floor First Floor

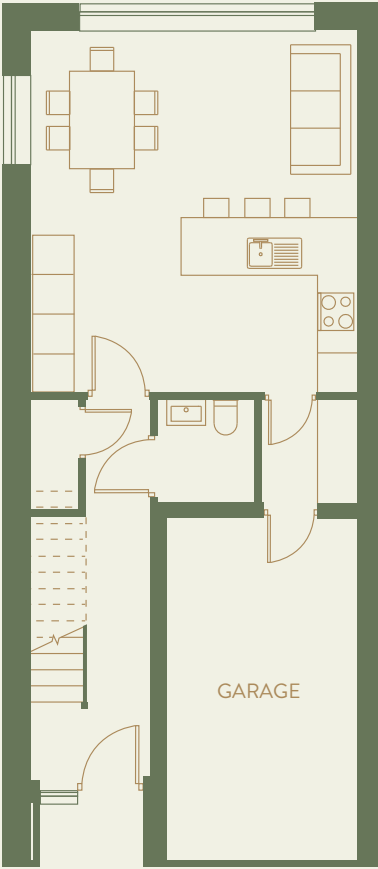


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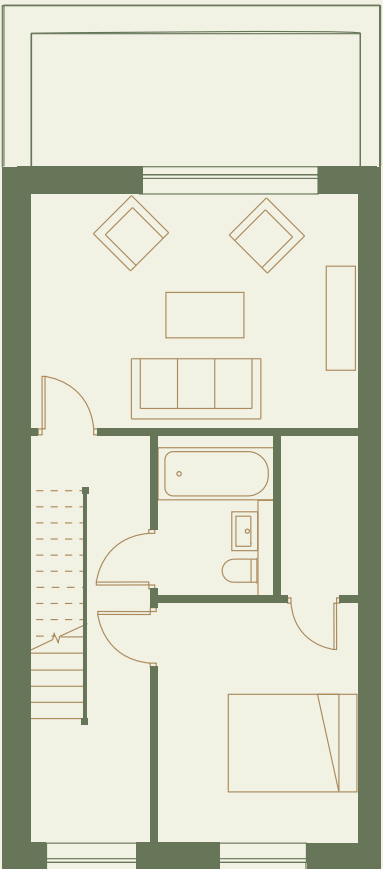


The Elm

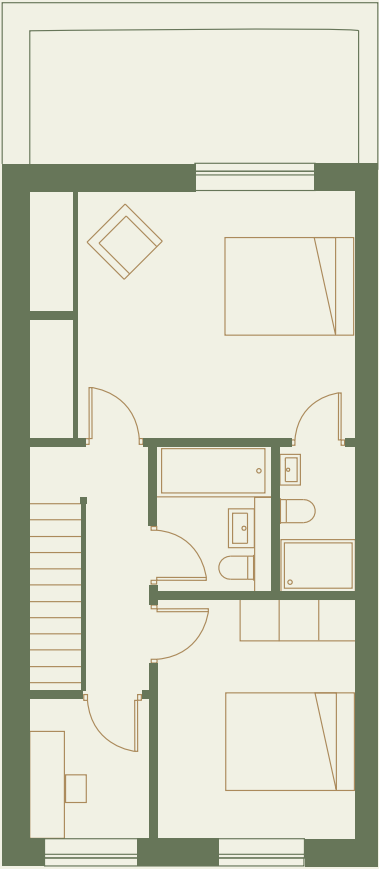
3 BEDROOM PLUS STUDY SEMI DETACHED W/ GARAGE
144.6 sqm / 1556 sqft



Ground Floor



First Floor



Second Floor



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Greenleaf Homes is proud to present Mabestown Wood.

Every aspect of the development has been carefully considered by the experienced and thoughtful Greenleaf team. Greenleaf Homes draws on decades of experience in the construction and sale of quality family homes in Ireland.

Every care and attention is taken to select the best designers and the highest quality materials for all Greenleaf developments. Every aspect of the house from the interior design and layouts to the high-quality external facades are considered carefully to optimise the living experience for customers who choose a Greenleaf Home.

Our new homes team is looking forward to assisting customers at all steps on the new home journey and we look forward to welcoming you to Malahide.

www.greenleafgroup.ie

BUILDING ON A FINE TRADITION



Professional Team

DEVELOPER & CONTRACTOR	FUNDER
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SELLING AGENT



sales@hmd.ie
01 631 8402

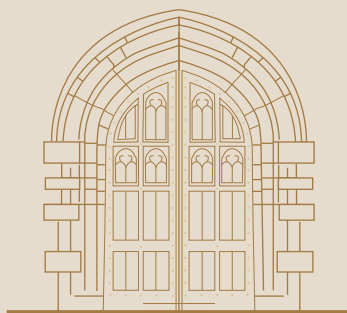
DEVELOPER	<i>Nimol Holdings Limited</i>
CONVEYANCING SOLICITOR	<i>RDJ Solicitors</i>



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