

DUPLEX HOUSES & APARTMENTS

Spacious 2 & 3 Bedroom Family Duplex Homes

2 Bed Ground Floor Duplex Apartment approx. 86.5m² / 931 ft².

3 Bed Upper Floor Duplex House Floor area approx. 119.2m² / 1283 ft².



O'Malley
Construction (Ballymoneen)
T: 091 509 970 • W: www.omco.ie
Established 1971



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This attractive and modern building has been thoughtfully designed to take advantage of natural light and create open, intelligent spaces for quality living.

The contemporary ground floor apartments provide a large living / dining area and two bedrooms, one with an en-suite. A separate bathroom is also provided, and ample storage spaces are included. The ground floor apartment enjoys both a private terrace to the front and rear. The upper floor unit benefits from a large terrace accessed off the main living area.

The three bedroomed duplex apartment has two floors. The clever design, use of space and natural light along with a large terrace provides very spacious living accommodation, which includes an open concept kitchen, dining and living area. On the upper floor, there are three bedrooms with the main bedroom having an en-suite.

Homeowners will also benefit from approx. 1.2 acres of green communal area with playground. The development is adjacent to the proposed N6 Galway City Ring Road.



MAOLCHNOC

Ballymoneen Road, Galway

www.maolchnoc.com

HIGHLIGHTS

Highly efficient air to water heat pump system with zoned heating controls, thermostat controls and time clock.

Pressurised internal water system.

Interior Designed Kitchen comprises of timber structure, painted wood doors, laminated worktops with option to upgrade to Natural Stone /Quartz.

Provision for cooker, oven, fridge, dishwasher and other appliances (By Others).

Tiling to kitchen floor, Main Bathroom, En-suite and ground floor W.C. (Where applicable)

Air quality provided by demand controlled mechanical extract ventilation system with relative humidity sensor.

Registered for Help to Buy scheme.

Homebond Guaranteed (10 year structural/latent defects insurance and mechanical & electrical Inherent defects insurance)



With over 600,000 certified properties, HomeBond provides cover on any structural defects for your new home. HomeBond means peace of mind for Republic of Ireland Home Buyers since 1978.



INTERNAL FINISHES

Internal walls plastered and painted.

Thermostatically controlled underfloor heating on the ground floor. Fully pressurised system.

Generous electrical specification.

USB charging points.

High performance BSI-certified double glazed windows, argon-filled for improved thermal performance.

"Palladio" insulated front door with multipoint locking system.

Down lighters to selected rooms.

Each home is wired and ready for connection to Eir & Virgin Media.

ENERGY EFFICIENCY

BER Rating

All Homes will have a BER rating of A2 or better.

Airtightness

All homes constructed to achieve adequate airtightness, resulting in energy and heat loss reductions.

Insulation

High levels of insulation will be provided to the floor, walls & roof to ensure heat conservation.

EXTERNAL FINISHES

Solid block wall construction with brick elevations, painted nap plaster, and zinc detailing to Architect Design.

EV charging points available.

On street designated parking spaces.

External lights front & rear.

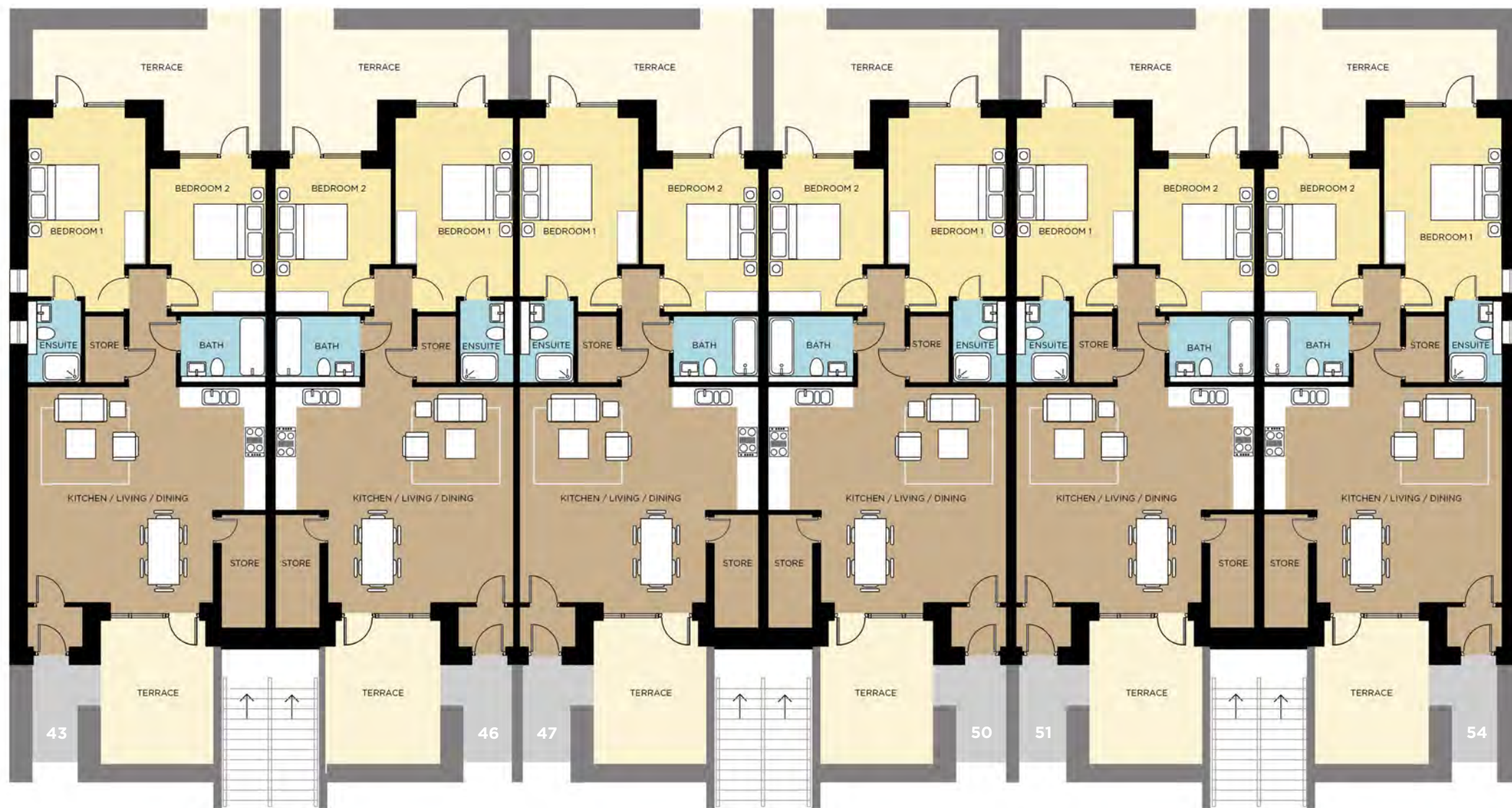
Common areas per landscape Design and designated play areas equipped and provided.

A Property Management Company has been appointed to manage all common areas and each home owner will become a member of the Owner's Management Company.



GROUND FLOOR DUPLEX APARTMENT

2 Bed Ground Floor Duplex Apartment approx. 86.5m² / 931 ft²



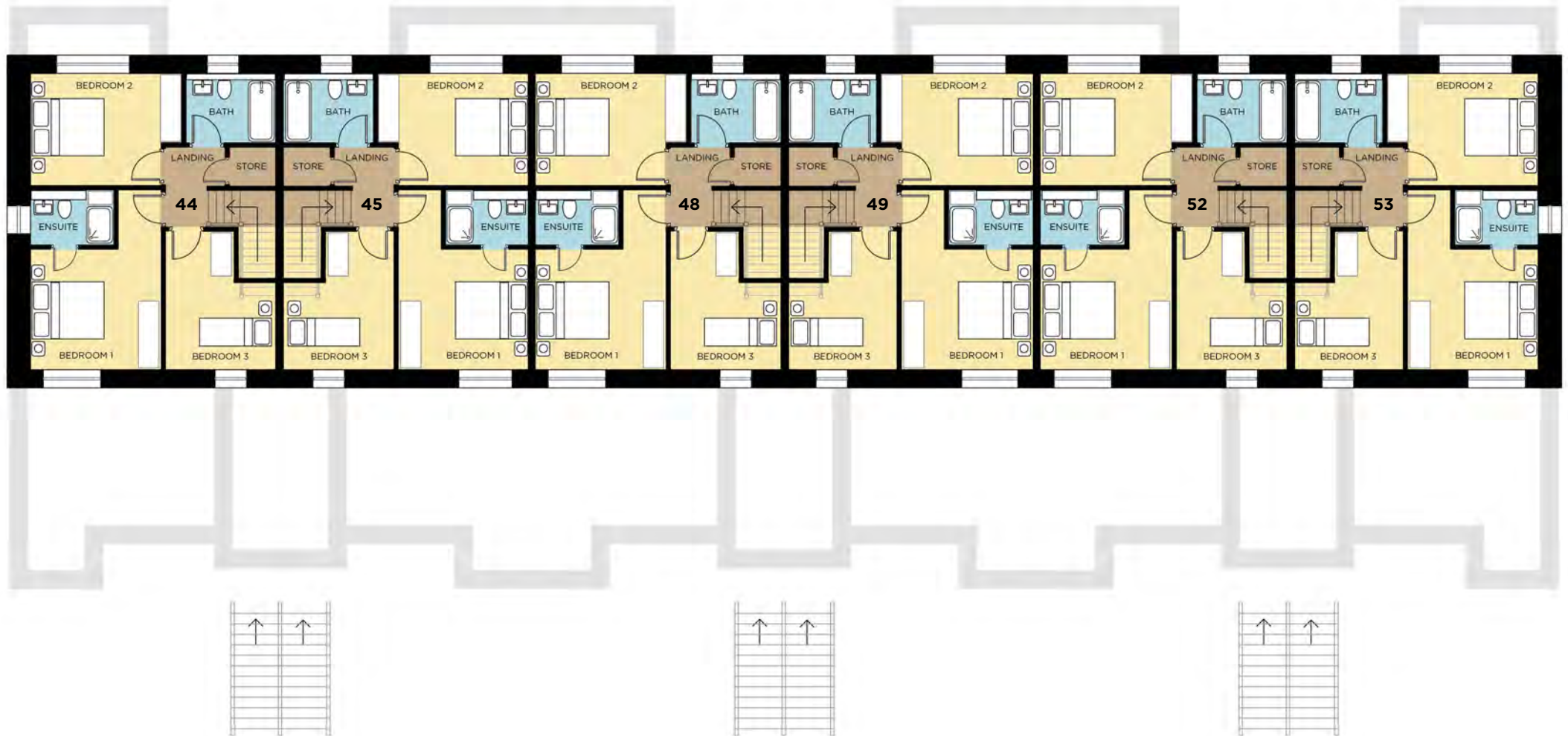
DUPLEX HOUSE FLOOR PLANS - First Floor (Lower Floor)

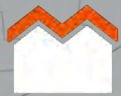
3 Bed Upper Floor Duplex House approx. 119.2m² / 1283 ft²



DUPLEX HOUSE FLOOR PLANS - Second Floor (Upper Floor)hh

3 Bed Upper Floor Duplex House approx. 119.2m² / 1283 ft²





MAOLCHNOC

60.6

SITE MAP

Proposed Gateway
City Bypass

ATTENUATION
AREA



SHOWHOUSE

OPEN SPACE

KEY:

- | | |
|-------------|---------------|
| OAK (A) | ELM (B) |
| ASH (A1) | CHESTNUT (B1) |
| WILLOW (A3) | HAZEL (B2) |
| DUPLEX | |

Phase 1 & 2 location on the complete site. Further phases subject to change.

LOCATION

Leisure, Retail & Education on the door step



Location map

Situated on an elevated site, residents of Maolchnoc will benefit from spectacular views overlooking Galway city, coastline, and surrounding areas.

The local area is rich with some of Galway's most well-known amenities – Barna Woods, Silverstrand Beach, Salthill Promenade, Golf Clubs and many other amenities, providing residents with an instant sense of a community.

Families can choose from a number of well-established primary schools and secondary schools including Coláiste na Coiribe, while several crèche and pre-school options are also available in the neighbourhood. An on-site Crèche is also planned. Much thought is also given to green space outside the home, both public and private, giving residents the opportunity to enjoy the outdoors in such a convenient location.





**O'Malley
Construction**
(Ballymoneen)

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**Augustine
Construction Ltd,**
Augustine House,
St. Augustine Street,
Galway

SELLING AGENTS:



FUNDING:

**Activate
Capital**

PEARL
RESIDENTIAL EQUITY FUND



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Register your interest: www.maolchnoc.com

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