

MAOLCHNOC APARTMENTS

Spacious 1, 2 & 3 Bedroom Luxury Apartments.



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

APARTMENTS

Spacious 1, 2 & 3 Bedroom Apartments, Penthouse with Terraces

Designed to provide optimum living space in these beautiful apartments. These units offer an exceptional sense of space thanks to their intelligent layout. There is a large kitchen/dining area with spacious well-lit bedrooms and ample storage. The 2 and 3 bedroom units have master bedrooms and en-suite. This is a modern development with elevator. The landscaped designed public areas and designated parking space, compliments the properties. Secured access, reception lobby and elevator. The development is adjacent to the proposed N6 Galway City Ring Road.

ENERGY EFFICIENCY

BER Rating

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

Airtightness

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

Insulation

High levels of insulation will be provided & roof to ensure heat conservation.

BER A2

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 (per Showhouse) 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 and En-suite.

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.

Solid Concrete floors.

Thermostatically controlled underfloor heating. Fully pressurised system.

Generous electrical specification.

USB charging points.

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

Down lighters to selected rooms.

Each house is wired and ready for connection to telephone, broadband, Eir, Siro & Virgin Media cable

EXTERNAL FINISHES

Solid block wall construction with brick and zinc elevations to Architect Design.

Designated parking area. One space per apartment.

External balcony, terrace, or winter garden balcony.

External lights to balcony/terrace.

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 homeowner will become a member of the Owner's Management.



North Elevation
Showing Main Entrance and Lobby.

Maolchnoc Block B: Ground Floor Plan



Maolchnoc Block B: First Floor Plan



Maolchnoc Block B: Second Floor Plan



Maolchnoc Block B: Penthouse Floor Plan





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

SITE MAP



Location:

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.

www.maolchnoc.com



O'Malley
Construction
(Ballymoreen)

Augustine House,
Augustine St.,
Galway

T: 091 509 970
E: info@omco.ie
W: www.omco.ie

DEVELOPER:
Augustine
Construction Ltd,
Augustine House,
St. Augustine Street,
Galway

SELLING AGENTS:



FUNDING:

Activate
Capital

PEARL
RESIDENTIAL EQUITY FUND

These particulars are for guidance purposes only and do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors, or agents shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variation with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form.