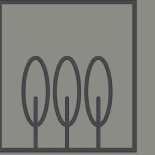




Exception Quality
Contemporary Design

All Included as Standard!



1

DRINKING WATER - Full reverse osmosis water filtration system fitted with drinking tap.

2

WHOLE HOUSE VRV AIR CON - multi-split type air conditioner throughout main rooms.

3

POOLS AND PUMPS - Incredible to think some developers charge extra for Pools - we included it!

4

EV CAR CHARGING POINT - Future proof your home with a charging point on the driveway.

5

POWER SHOWERS - High pressure water system to run all showers simultaneously.

6

CHOICE OF KITCHENS - Wide range of high quality Kitchens, Oven, Hob, Extractor, Sinks/Taps

7

ROOF TERRACES - Also usually charged extra by developers - we include glass handrails too.

8

WHOLE HOUSE WATER FILTER - Protect washing machines, showers & taps by fully filtering.

9

PASSIVE HOUSE PRINCIPLES - Thermal bridging breaks, air tightness, extreme efficiency.

10

100-150MM INSULATION - Live comfortably with far less need to heat or cool!

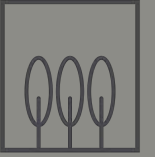
11

NETWORKING & CCTV - Cables installed throughout for Fast Internet and power for CCTV

12

FULL SITE SUPERVISION - By qualified Civil Engineers and additional Consultant with 25 years of building houses to the strictest standards.

SAVE €62,000!



On Site Inspections

With 25 years experience building to some of the strictest regulations in the world, we build for long term maintenance free occupation.

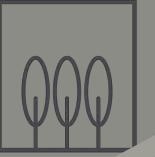
- Our on site construction monitoring is superior and designed to far exceed current building regulations.
- 3d modelling allows us to fully walk through and check sun angles from any time or day of the year.
- Careful attention to the finest details allows a home to be future proofed.
- Locally sourced materials and ample greenery ensure we exceed our sustainability credentials

Passive House Principles

Enjoy year round stable temperatures with little to no heating or cooling!

Passive house principles dictate that levels of insulation and air tightness should be built into the structure of the building and far exceed the regulation levels. Adding a great deal of work and cost at this stage, the building will perform for its entire lifetime. It will have an extremely low energy demand - forever!

This means the attention can shift away from expensive high maintenance heating and air conditioning systems to a simpler solution for top up on only the coldest and warmest months of the year.

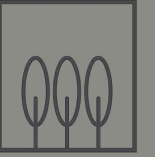


Generous Outside Spaces Offering Variety & Flexibility

Landscaping is not an after thought!

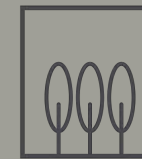
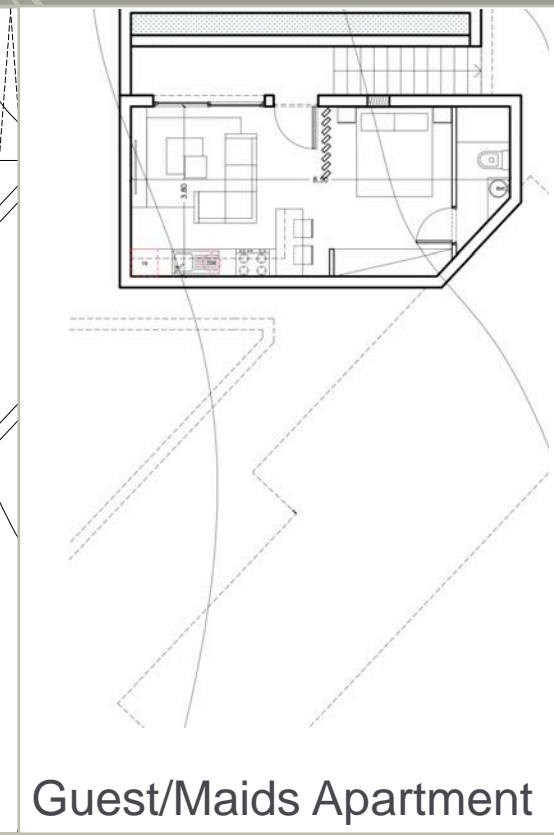
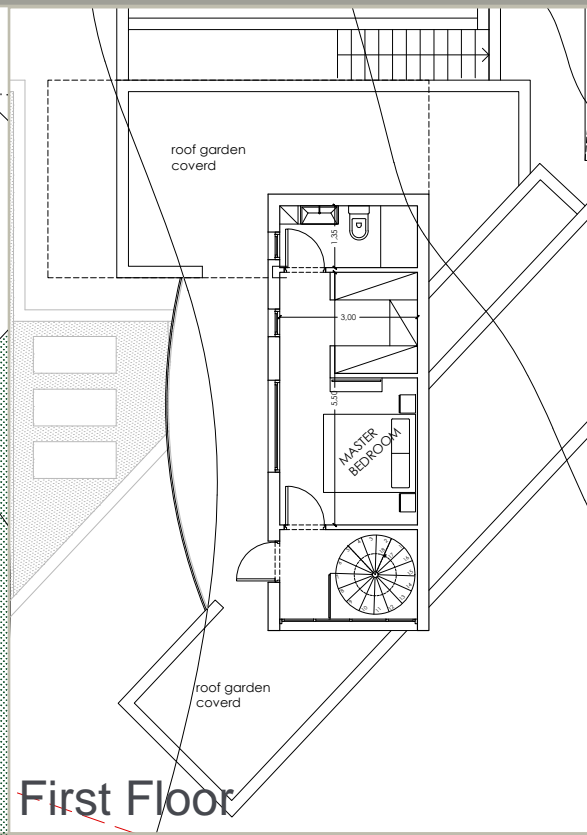
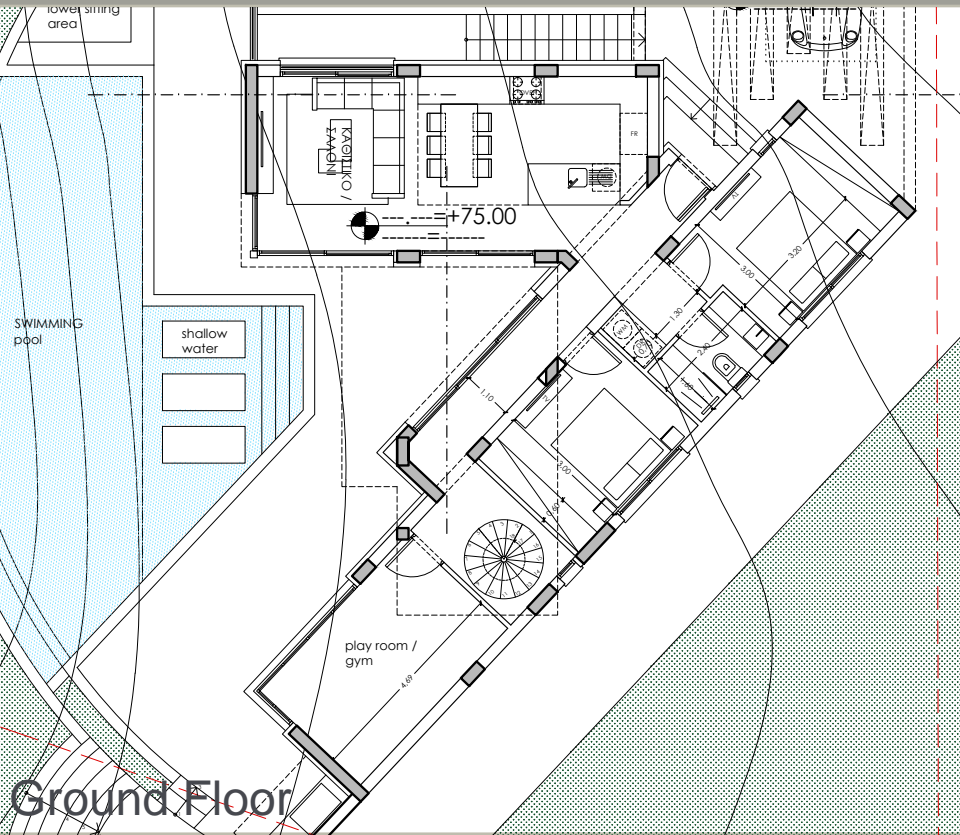
1. A private shaded roof terrace
2. An open sunbathing roof terrace
3. Lowered seated entertaining space with fire pit
4. Outdoor shaded BBQ area
5. Covered Outdoor Dining
6. Covered parking and entrances
7. Space for Vegetable garden with all year round sun
8. Space for lawned area for relaxing or sports
9. Designated Solar/Services area
10. Public Green Space





Choice of Varied Kitchen Finishes and Layout Options





- Bespoke Designs
- Multi-Use Spaces
- Quiet Rural Setting

