



DÚN SÍ

ST. MARNOCK'S BAY

DUN-SI.IE



DÚN SÍ

ST. MARNOCK'S BAY



AN ENCHANTING
NEW DEVELOPMENT





AN AREA BATHED IN MYTHOLOGY AND LEGEND

The Sí or the fairy folk were the mythical beings believed to have built the 'fairy forts' and ancient sites which can be found across Ireland. Our earliest records of Irish mythology were written down on monastic texts in the medieval period, but they are thought to have been shared by story tellers from as early as the Bronze Age. The passage of time and the retelling of these stories

have created rich mythologies in which the burials, monuments and homesteads of the people of the past have been associated with the deeds of heroes, saints and fairies. This tradition has protected many of the monuments of the past from destruction over the years, for fear of upsetting the fairy folk.

The estuary at Portmarnock is believed to be



the place known in Irish legend as Inber Cíchmaine. This is the place where the legendary Maine (the son of Queen Medb and King Ailill) was slain, and the estuary was named after him. The neighbouring townland of Maynestown is also thought to be associated with this hero. The mound at Dún Sí is said to have been the burial place of Maine. Stories such as this are often associated with burial monuments dating to prehistory, and the mound itself has the appearance of a Bronze Age burial site known as a barrow.

Archaeological investigations at Portmarnock have shown that people have been present in the area since the Neolithic period, or the time of our first farmers up to 6,000 years ago, with finds being made of stone axeheads and arrowheads. The earliest evidence of settlement dates to the Early Bronze Age at a cooking site known as a fulacht fiadh, and an enclosure site beside the mound at Dún Sí was a multi-phase site dating from the Late Bronze Age, Iron Age and Medieval period. An Iron Age burial was also found with an individual

who was buried with a prized piece of whale bone. In the medieval period, settlement continued with a medieval community who farmed long plots of land known as burgess plots. The landscape at Dún Sí in Portmarnock is therefore a place with a rich mythological and archaeological legacy. It is an area where people have lived for thousands of years and the enduring tales of Maine reflect the importance of the place to our early storytellers.

DÚN SÍ



DÚN SÍ AT ST. MARNOCK'S

Life is made magical at Dún Sí, an enchanting new development of two, three and four bedroom houses, duplexes and apartments in St Marnock's Bay, Portmarnock, on Dublin's spellbinding North County coast. Enjoy a fine lifestyle in this highly sought-after and picturesque location, nestled between the beautiful villages of Malahide and Howth.

Great transport links and a wide range of excellent amenities for all ages in a stunning coastal setting makes Dún Sí an attractive option for families, first-time buyers and those looking for a spacious well-appointed new home with all the features that make modern life easy.











SPECIFICATION

HOUSE

EXTERNAL FINISHES

- Cobblelock Kilsaran paving to front with planted neighbouring divisions
- Private rear garden with paved patio area and seeded lawn
- Low maintenance Kingscourt mosa brick and render finishes
- High performance Rational Auraplus triple glazed windows & doors, fitted with noise reduction glass
- Premium Rational composite insulated front entrance door with a high thermal U-Value and multi point locking

BUILDING ENERGY EFFICIENCY

- BER A3 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system for wet areas ensuring good air quality

ELECTRICAL

- Recessed low energy lighting in kitchen areas
- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB integrated power points in living and bedroom areas
- External weather proof electrical point to rear
- Houses pre-wired for electrical vehicle charge point
- Pre-wired for intruder alarm
- Pre-wired for Eir and Virgin services. Data outlets in living areas and main bedroom.
- Mains powered battery backup smoke and heat detectors fitted throughout

HEATING & HOT WATER

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- Zone controlled heating to each floor
- Boosted water supply to ensure ample water pressure in showers

KITCHENS

- German made kitchens by Kube Kitchens.
- True handleless super-matt lacquered doors
- Quartz worktop and splash back
- Emotion LED built in lights to wall units
- Pull out recycling centres
- High capacity pull out drawers
- Built in appliances include fridge freezer, extractor fan, dishwasher and Neff oven, microwave and induction hob
- Appliances provided subject to signed contracts returned within 21 days

BATHROOMS

- Stylish contemporary sanitary ware by Ideal Standard to all bathrooms
- High quality large format floor and wall tiling fitted as per the relevant showhouse
- Mirrored wall cabinet, fitted as per relevant showhouse, providing ample storage
- Heated towel rails in bathrooms and en-suite
- Bath screens and shower doors fitted as standard

BEDROOMS

- Superior quality built in contemporary handleless wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary internal doors with stain finish ironmongery
- Superb quality oak handrail contemporary wall panelling and recessed lighting to stairs, provided as standard in the 3 and 4 bedroom houses

WARRANTY

- 10 year cover Global Home Warranties cover provided

SPECIFICATION

3 BED DUPLEX & 2 BED APARTMENT

EXTERNAL FINISHES

- Cobblelock Kilsaran paving
- Apartments benefit from private patio to the rear with access to the resident's secure shared garden. Duplex will benefit from one or two private balconies on first floor level
- Low maintenance Kingscourt mosa brick and render finishes
- High performance Rationel Auraplus triple glazed windows & doors, fitted with noise reduction glass
- Premium Rationel composite insulated front entrance door with a high thermal U-Value and multi point locking

BUILDING ENERGY EFFICIENCY

- BER A3 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system for wet areas ensuring good air quality

ELECTRICAL

- Recessed low energy lighting in kitchen areas
- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB integrated power points in living and bedroom areas
- Pre-wired for intruder alarm
- Pre-wired for Eir and Virgin services. Data outlets in living areas and main bedroom.
- Mains powered battery backup smoke and heat detectors fitted throughout

HEATING & HOT WATER

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- Zone controlled heating to each floor
- Boosted water supply to ensure ample water pressure in showers

KITCHENS

- German made kitchens by Kube Kitchens.
- Matt doors with integrated handles
- High quality HPL worktops with matching wall cladding
- Emotion LED built in lights to wall units
- Pull out recycling centres
- High capacity pull out drawers
- Built in appliances include fridge freezer, extractor fan, dishwasher and Neff oven and induction hob
- Appliances provided subject to signed contracts returned within 21 days

BATHROOMS

- Stylish contemporary sanitary ware by Ideal Standard to all bathrooms
- High quality large format floor and wall tiling fitted as per the relevant showhouse
- Heated towel rails in bathrooms and en-suite
- Bath screens and shower doors fitted as standard

BEDROOMS

- Superior quality built in contemporary handleless wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary internal doors with stain finish ironmongery
- Superb quality oak handrail

WARRANTY

- 10 year cover Global Home Warranties cover provided





DUBLIN AREA MAP

SWORDS



DUBLIN AIRPORT

M1 TO BELFAST

M2

M50

1

3

CLONTARF

DUBLIN
CITY CENTRE

6

5

4





TRANSPORT LINKS

- ROAD NETWORK
- TRAIN LINES
- DUBLIN BUS ROUTES

- **PORTMARNOCK STATION**
3 MINS / 250 M
- **MALAHIDE**
5 MINS / 4 KM
- **HOWTH**
10 MINS / 7 KM
- **M50 / M1**
12 MINS / 7 KM
- **DUBLIN AIRPORT**
15 MINS / 8 KM
- **DUBLIN CONNOLLY**
20 MINS / 11 KM
- **DUBLIN CITY CENTRE**
25 MINS / 13 KM

DÚN SÍ

LEGEND

1. DCU
2. Malahide Castle
3. Glasnevin Botanic Gardens
4. Grafton Street
5. IFSC
6. Connolly Station
7. The Velvet Strand

PORTMARNOCK
LOCAL AREA

BLACKWOOD LN

R124

MALAHIDE
GOLF COURSE

CARRICKHILL RD

COAST RD

GOLF LINKS RD

DART
LINE



DÚN
SÍ

STATION RD

COAST RD

11

14

15

12

16

10

13

05

01

02

09

08

17

18

COAST RD

O3

O4

O6

O7

GOLF LINKS RD

CLOSE TO EVERYTHING

For commuters, or simply those looking for connectivity, Portmarnock offers a number of excellent transport options. Dún Sí is adjacent to Portmarnock DART station, which offers a quick and regular service to Dublin City Centre and beyond. The station is also on the main Dublin-Belfast route. Those who prefer the bus can avail of a number of routes, including the 32 and 42 while the 42N provides a late-night service at the weekends.

For motorists, the M50/M1 interchange is just a few kilometres away, which opens up Ireland's network of national motorways and main routes. Dublin Airport is just 8km away, making international travel easy and accessible, whether you're heading away on business or for a holiday with the family.

LOCAL AMENITIES

1. Portmarnock Leisure Club
2. Dunnes Stores
3. White Sands Hotel
4. The Velvet Strand
5. Malahide Golf Course
6. Portmarnock Hotel
7. Portmarnock Beach
8. Lidl
9. St Marnock's National School
10. Portmarnock Community School
11. Portmarnock DART Station
12. Little Boots Montessori
13. Carrickhill Montessori
14. Malahide Community School
15. Naomh Mearnog GAA Club
16. PSLC Tennis Club
17. Jus De Wine
18. Heaven Scent Florists

FINE FOOD & CASUAL SUPPERS

Thanks to its location on Dublin's idyllic North Coast, Dún Sí is the perfect location for those who love their food, especially excellent seafood. The neighbouring fishing village of Howth is home to a wide range of famous and award-winning restaurants. Work up an appetite on the stunning cliff walk before enjoying the freshest of seafood in one of the restaurants along the seafront, perfect for both casual and formal dining.

Portmarnock is also ideal for a catch-up with friends. Enjoy excellent bar food and drinks in O'Dwyers, or try a whiskey tasting in the Jameson Bar in the Portmarnock Hotel & Links. Alternatively, head to Malahide, just a short way up the coast for a wide range of buzzing bars and restaurants.

SCHOOLS FOR ALL AGES

A range of excellent schools are located within close proximity of Dún Sí, including national school, St Marnock's and a secondary school, Portmarnock Community School. There are plenty of other options in the neighbouring areas of Malahide, Baldoyle and Howth, while close proximity to the DART system and buses ensures that city centre schools are also easily accessed.





ENJOY THE GREAT OUTDOORS

The most popular attraction in Portmarnock is its idyllic beach, known as the “Velvet Strand” thanks to its soft white sands which continue for miles on end. Shrug off the stresses of the day with a stroll along this beautiful coastline at sunset, or take the kids for a fun-filled day chasing the waves and building sandcastles. Memories are easily made with this enchanting coastline just a stroll from your own front door

Golf is particularly well catered for in the area,

with the Portmarnock Links Golf Club leading the way. Designed by Bernard Langer and consistently rated as one of the top golf courses in the world, the club is one of Ireland’s most famous, having hosted a number of tournaments, including the Irish Open, on several occasions.

There is also a plethora of sports clubs in the area, including GAA, football and tennis, while the Portmarnock Sports & Leisure Club offers many sports, including an excellent swimming pool.



DÚN SÍ SITE MAP

THE AVENUE

THE CRESCENT

HOUSE TYPES

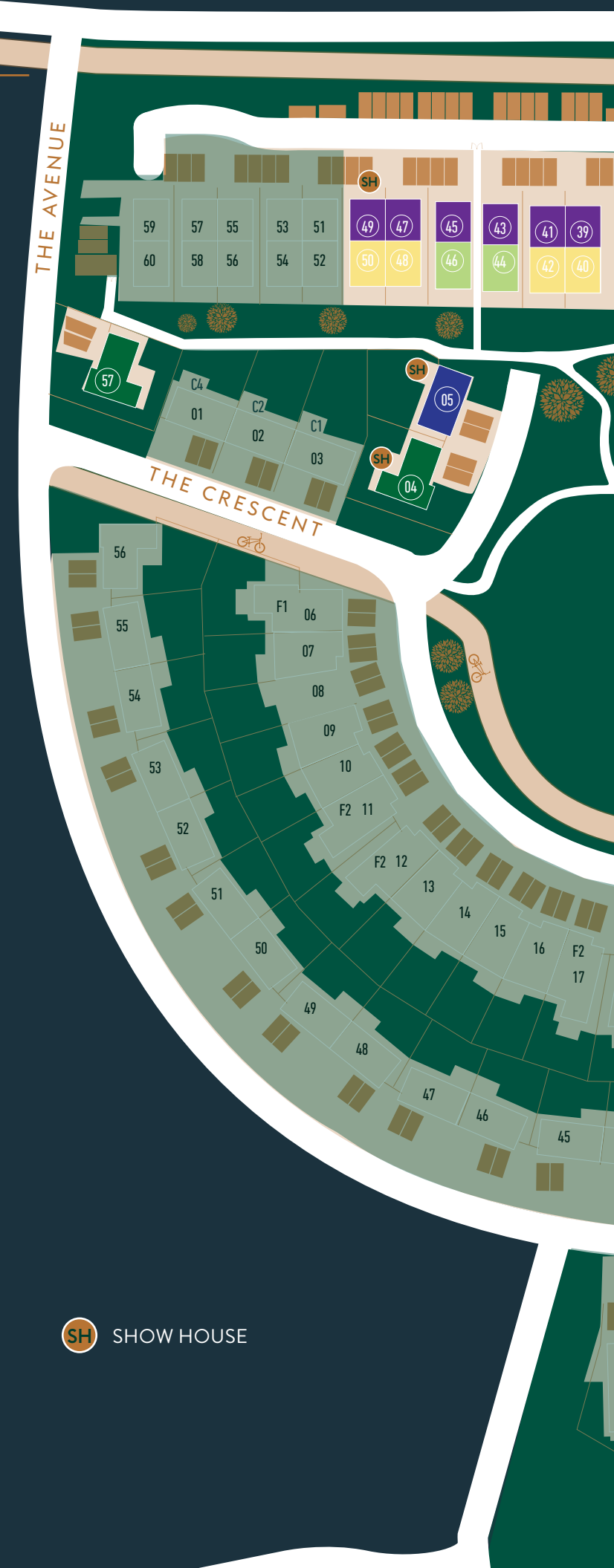
BI	THE BURROW 3 BED DETACHED. 110.7 SQ.M. 1,192 SQ.FT
C3	THE WREN 3 BED SEMI DETACHED. 122.5 SQ.M./1,319 SQ.FT.
DI	THE KINGFISHER 4 BED DETACHED. 135 SQ.M. 1,453 SQ.FT

APARTMENT & DUPLEX

G1	THE MEADOW 1 3 BED DUPLEX. 143.3 SQ.M. 1,542 SQ.FT
G2	THE MEADOW 2 3 BED DUPLEX. 141.2 SQ.M. 1,520 SQ.FT
G3	THE MEADOW 3 3 BED DUPLEX. 136.7 SQ.M. 1,471 SQ.FT
H	THE HORSETAIL 2 BED APARTMENT. 83.5 SQ.M. 899 SQ.FT

SH SHOW HOUSE

All sizes are approximate. Plans are for illustrative purposes only. Layouts may vary.



STATION ROAD

THE GROVE

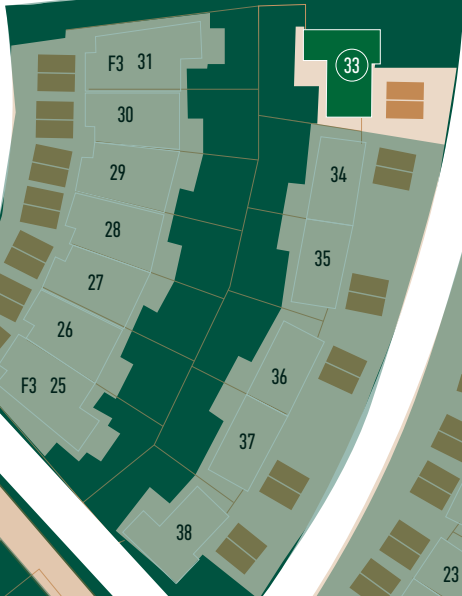
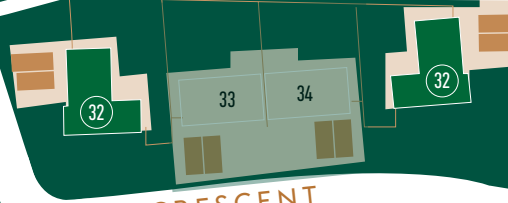


FUTURE DEVELOPMENT

THE AVENUE

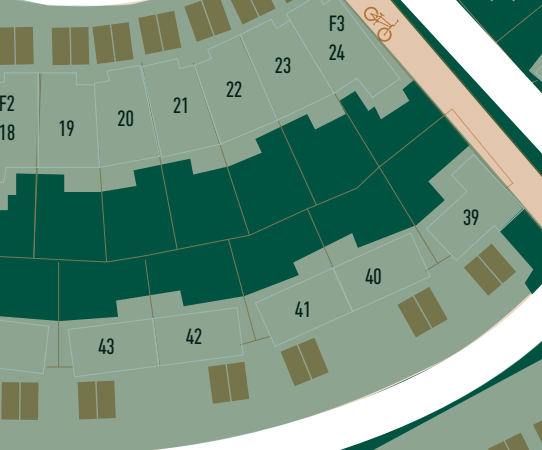
THE CRESCENT

THE PARK



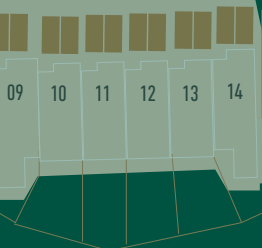
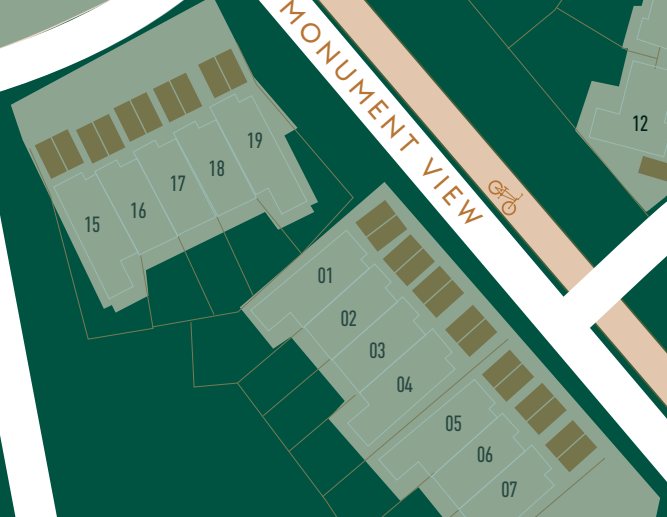
THE CRESCENT

CENTRAL LINEAR PARK



MONUMENT VIEW

THE AVENUE



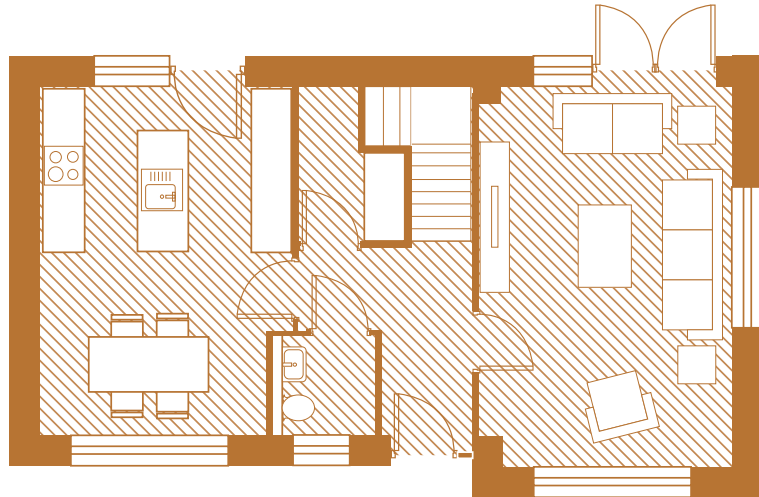
BI

THE BURROW. (SHOWHOUSE ONLY).

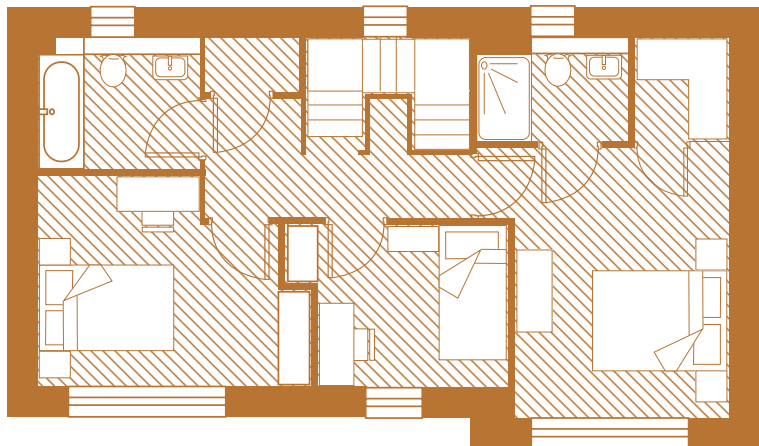
3 BED DETACHED. 110.7 SQ.M. 1,192 SQ.FT



ELEVATION



GROUND FLOOR

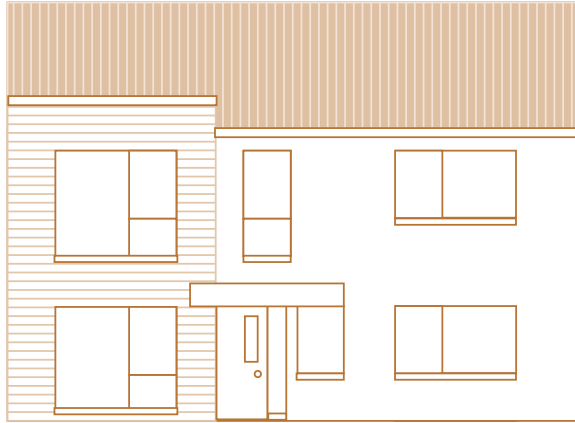


FIRST FLOOR

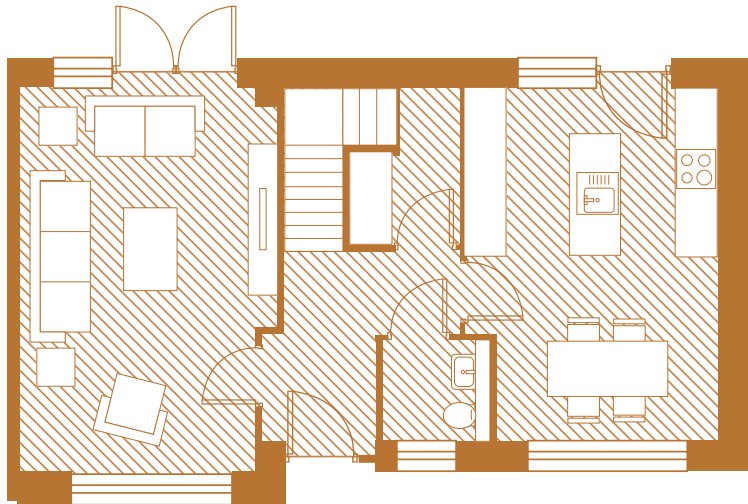


THE WARREN.

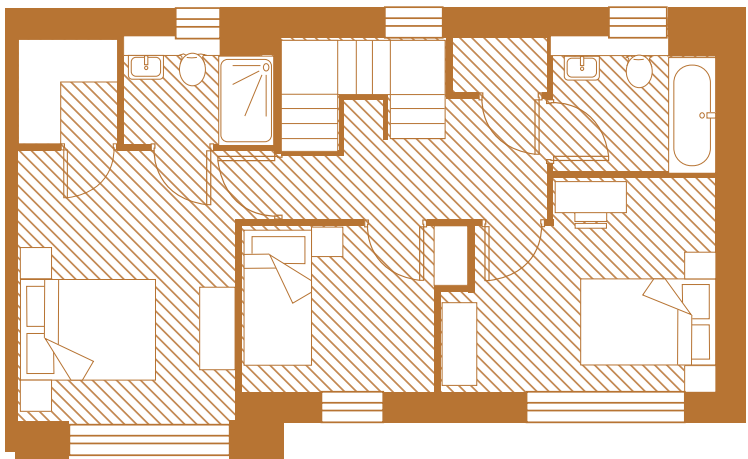
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ELEVATION



GROUND FLOOR



FIRST FLOOR

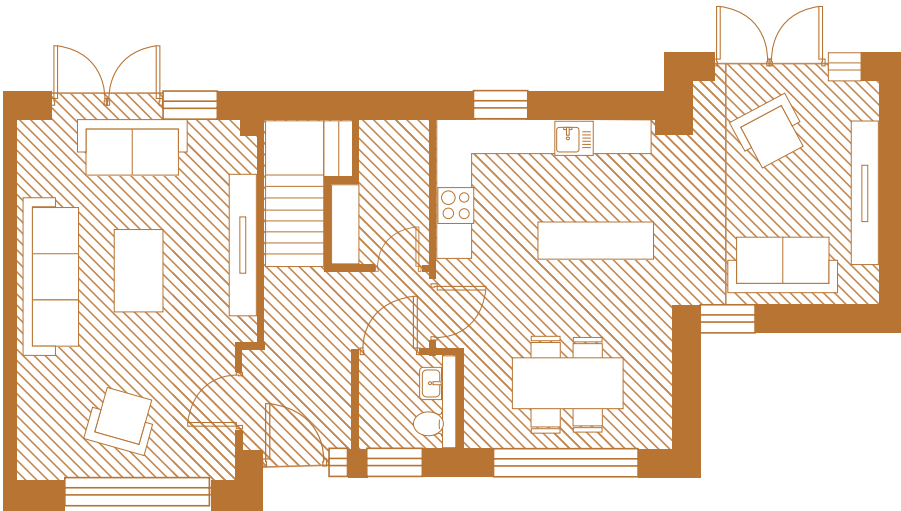
C3

THE WREN.

3 BED SEMI DETACHED. 122.5 SQ.M./1,319 SQ.FT.

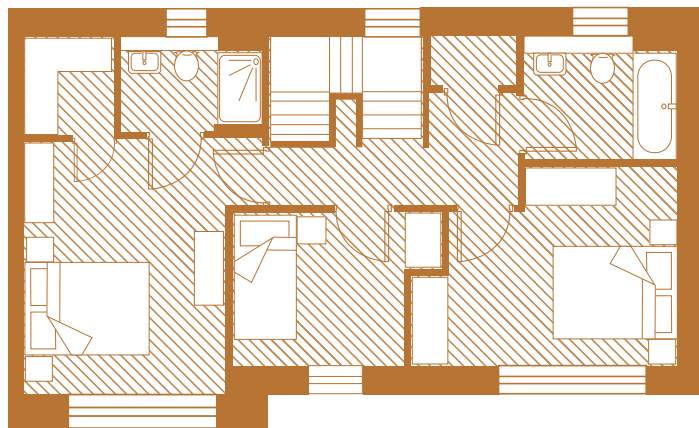


ELEVATION



GROUND FLOOR

FIRST FLOOR



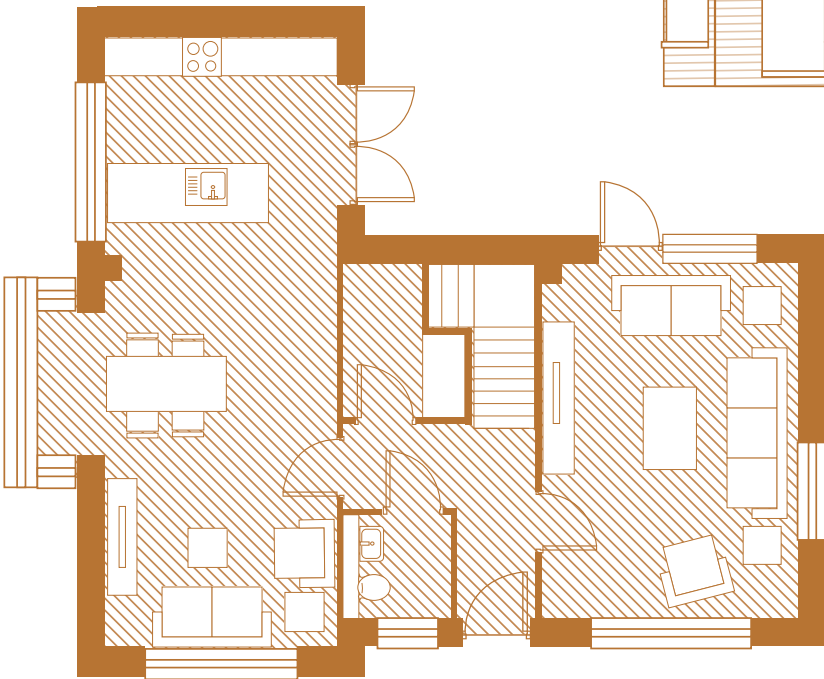


THE KINGFISHER.

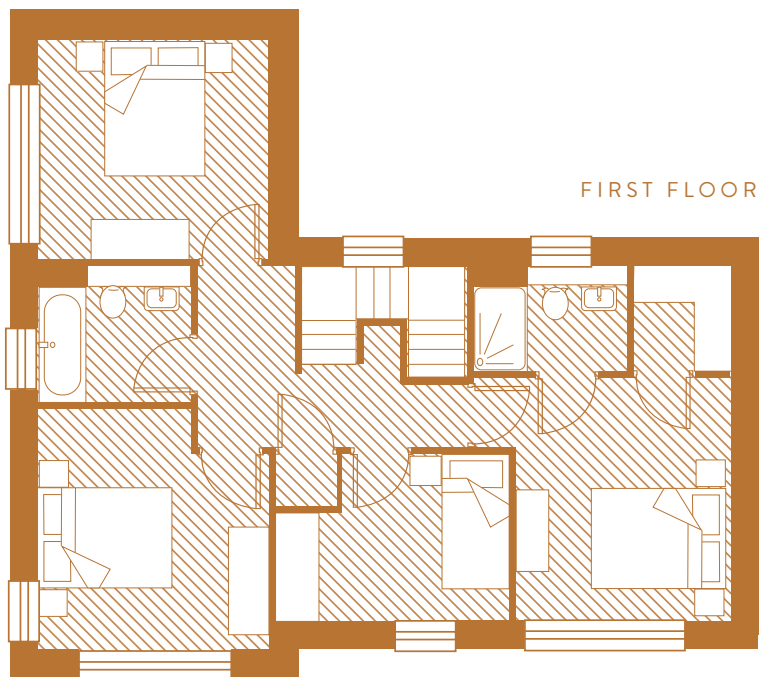
4 BED DETACHED. 135 SQ.M. 1,453 SQ.FT



ELEVATION



GROUND FLOOR



FIRST FLOOR

G1

THE MEADOW 1.

3 BED DUPLEX. 143.3 SQ.M. 1,542 SQ.FT

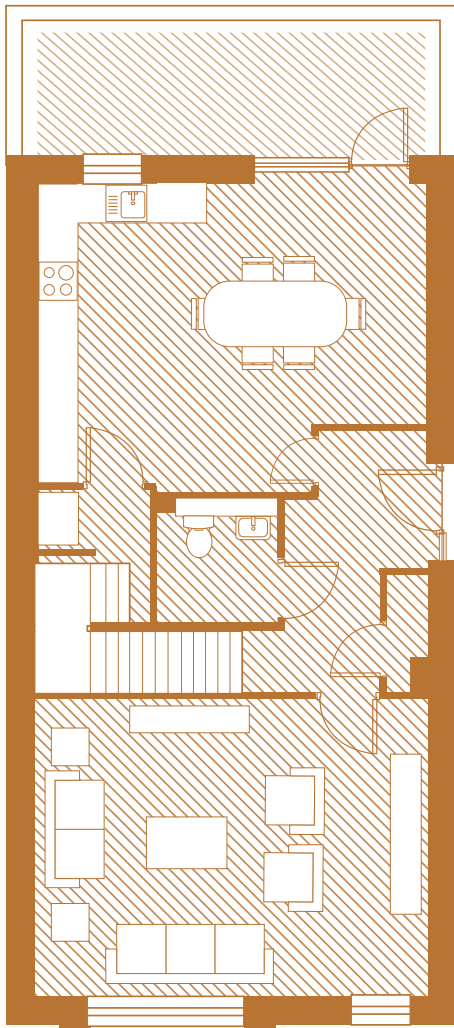
G2

THE MEADOW 2.

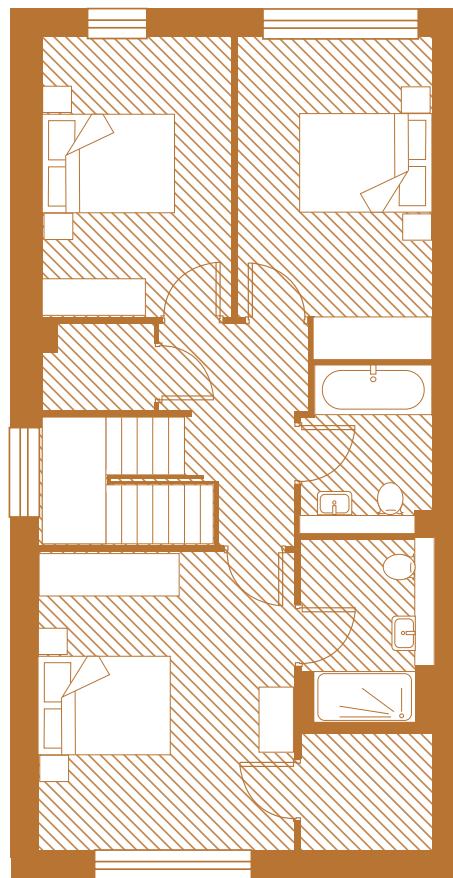
3 BED DUPLEX. 141.2 SQ.M. 1,520 SQ.FT



ELEVATION



FIRST FLOOR



SECOND FLOOR

Please note that floorplans displayed are for illustrative purposes only. There are several variations of the Meadow home available and floorplans therefore do not represent all duplex units for sale.

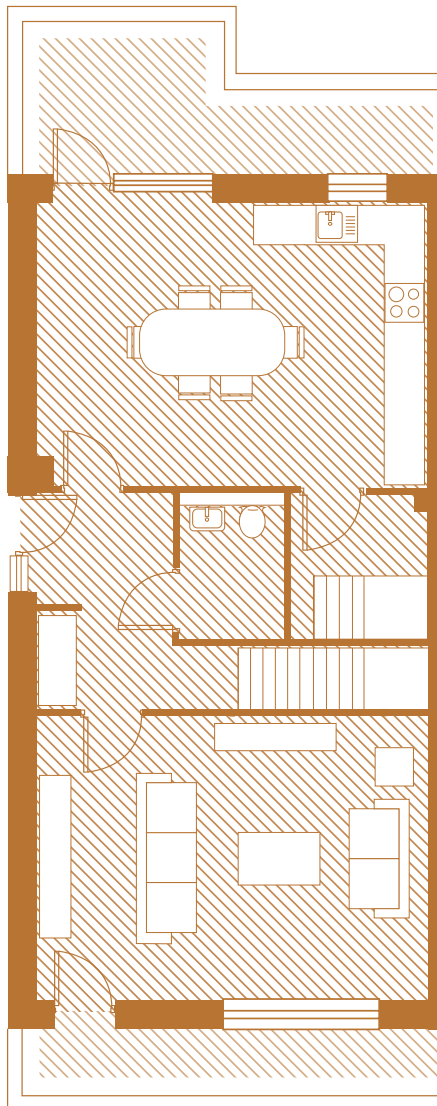
G3

THE MEADOW 3.

3 BED DUPLEX. 136.7 SQ.M. 1,471 SQ.FT



ELEVATION



FIRST FLOOR



SECOND FLOOR

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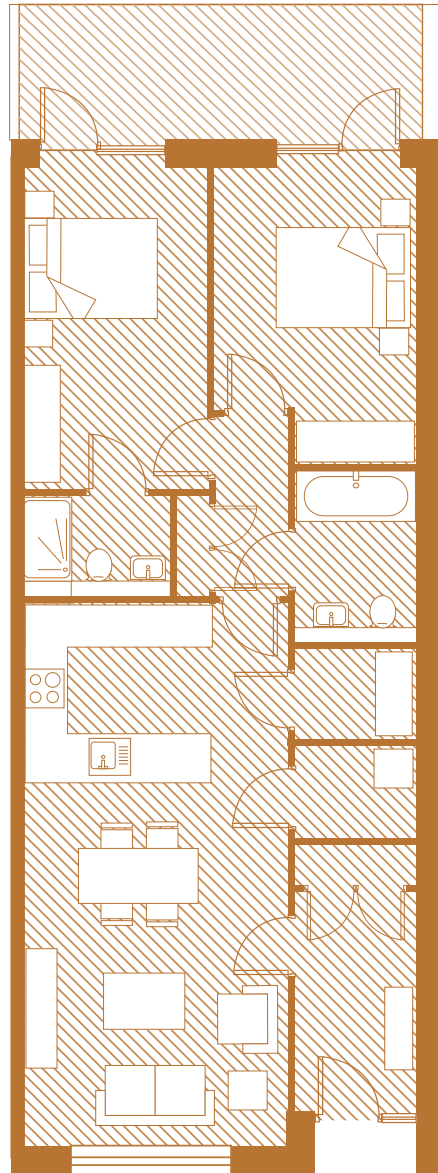


THE HORSETAIL.

2 BED APARTMENT. 83.5 SQ.M. 899 SQ.FT



ELEVATION



GROUND FLOOR

Please note that floorplans displayed are for illustrative purposes only. There are several variations of the Horsetail home available and floorplans therefore do not represent all apartment units for sale.

BEAUTIFULLY DESIGNED HOMES







D | RES

PROPERTIES



HERITAGE

Our Durkan family home building tradition spans almost 50 years, constructing thousands of quality new homes across the Greater Dublin Area.



INNOVATION

Our award-winning approach to housing design offers high levels of comfort and healthier living environments, coupled with low levels of energy consumption and significant cost savings.



FUTURE

While delivering high quality homes in well-connected locations, we are also creating new, well designed communities, to serve our customers into the future.



DÚN SÍ

St. MARNOCK'S BAY

3 & 4 Bed Homes, 3 Bed Duplex & 2 Bed Apartments

dun-si.ie



D|RIVEN BY INNOVATION

DJRES Properties has a proud heritage as an industry leading builder of innovative, energy efficient and quality assured homes. Our team has a proven ability to deliver high quality houses within healthy living environments to Ireland's new and existing homeowners. Key to the success of our developments is our engagement with surrounding communities, being a responsible neighbour and handling our day-to-day operations in an environmentally efficient and sensitive way.

We are customer focused, which is at the heart of our business. Our commitment is to cater for the homeowner's requirement of a high-quality home in a sustainable and desirable community.

Our intrinsic understanding of the Irish market combined with our expertise in planning and development makes us ideally placed to create Ireland's next generation communities.



3 & 4 Bed Homes
newparkadamstown.ie



ROSEFIELD
Model Farm Road

4 Bed Homes
rosefieldmfr.ie



DESIGN TEAM

ARCHITECT

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INTERIOR ARCHITECT

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Portobello
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LANDSCAPE ARCHITECT

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Canal House
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CIVIL & STRUCTURAL ENGINEERS

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Limited Consulting
Engineers
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Dundrum Business Park
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PROFESSIONAL TEAM

DEVELOPER

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SELLING AGENTS

Savills
33 Molesworth St
Dublin 2




SOLICITORS

McCann FitzGerald
Riverside One
37-42 Sir John Rogerson's Quay
Dublin 2
T: +353 (0) 1 829 0000

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.

DESIGN:
byroncreative



A glowing, multi-layered circular ring is centered on a dark, textured background with wavy, organic patterns. The ring has a bright, white inner edge and a darker, blueish outer edge, creating a sense of depth and light. The background is a deep, dark blue or black, with subtle, undulating lines that resemble water ripples or a topographical map.

D Ú N - S Í . I E

