



SKYLARK

ST. MARNOCK'S BAY



QUINTAIN







Where the park meets the sea

Enjoy an outdoors lifestyle like no other at Skylark, the latest phase of the popular St Marnock's Bay development located next to the white sands of Portmarnock, North County Dublin. With an excellent mix of 3 & 4 bedroom homes, Skylark residents will soon also benefit from 6,000sq.ft of mixed retail along with a brand new park, planned adjacent to the development, which upon completion will stretch to 3 acres of beautiful parklands and amenities for the whole family to enjoy.





BESHUEE'S
MARKET
FRESH FISH
IVANS
RESTAURANT
SEACRILL

PORTMARNOC

THINGS I WANT
AT MY NEW HOUSE

Light. space
storage, garden,
great kitchen
& parking!





SKYLARK

Your entire wish list in one dream location

ST. MARNOCK'S BAY

- A Perfect Location!
- ✓ Beach
 - ✓ Skylark Park
 - ✓ Greenway
 - ✓ Local Centre
 - ✓ Schools
 - ✓ Places to Eat

Discover the laidback atmosphere of North Dublin coastal living, with excellent family amenities, wonderful restaurants & bars and great outdoor activities

Skylark is situated adjacent to the well-established locale of Portmarnock, a popular village situated between the picturesque towns of Malahide and Howth. A new 1.8km cycle greenway and plenty of coastal paths link these three North Dublin locations, offering residents a wonderful opportunity to enjoy the best of the coast any day of the week.

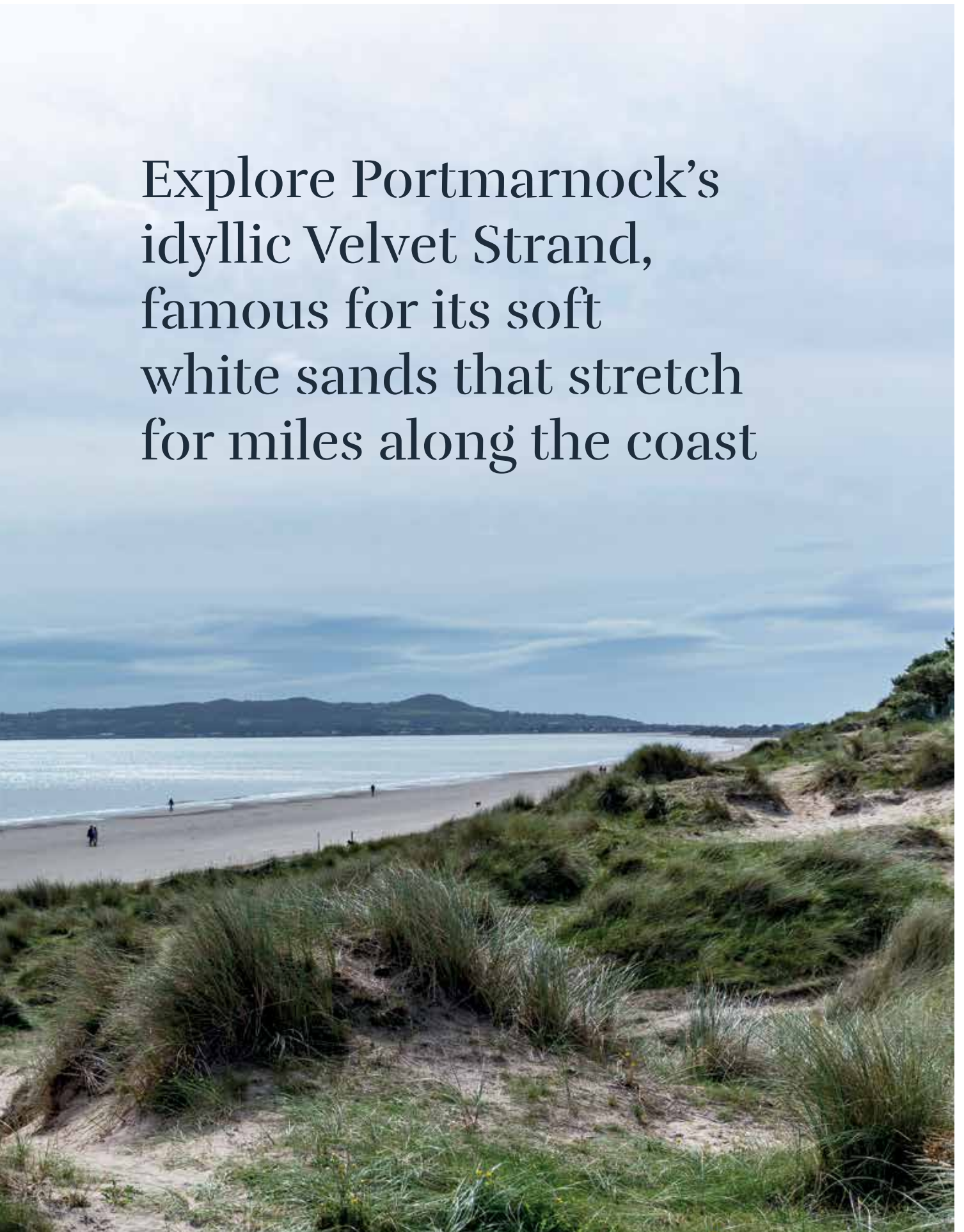
The area is also a great location for those who love an active and healthy lifestyle. GAA, football, tennis, sailing and badminton are all well-established in the area, with the local Portmarnock Sports & Leisure Club offering many other sports, including an excellent swimming pool.







Explore Portmarnock's
idyllic Velvet Strand,
famous for its soft
white sands that stretch
for miles along the coast






▲ Mr Green's Fresh food



▲ Koba Thai Cuisine



Explore the popular eateries and shops in the thriving village of **Portmarnock**

Take the short stroll from Skylark to Portmarnock village, a friendly and buzzing community with plenty of local amenities, delicious cafés and restaurants, and local food stores.



▲ Lidl Portmarnock



▶ Jus de Vine



▲ Honey Honey Café



▲ Il Panorama Café



► White Sands Hotel
Portmarnock



▲ Déjà Vu, Malahide

▼ Taste of the Med, Malahide



▼ Gibney's, Malahide



▲ The Greenery, Malahide



▲ Old Street, Malahide



▲ Seabank Bistro, Malahide





▲ West Pier, Howth



▲ The Bloody Stream, Howth

Enjoy top-class dining and excellent bars in neighbouring Malahide and Howth

Visitors and locals alike flock to Malahide and Howth for their great range of restaurants and bars. Why not take on the challenging cliff walk in Howth and reward yourself afterwards with a seafood feast on the West Pier?



▲ Crabby Jo's, Howth

▼ The Dog House, Howth



▲ Aqua, Howth





Step out into Skylark Park, a planned three-acre green space adjacent to your new home

Perhaps fittingly for a location known for its outdoor lifestyle, Skylark also benefits from a planned park next to the development. This wonderful green space will, upon completion, stretch to three acres of perfect parkland, ideal for family picnics, a quick burst of fresh air on a busy day, or simply to let the kids run around and make the most of their surroundings.

This great amenity also adds another dimension to your daily routine. Kick back with a book on a sunny day, or even take the laptop for a spot of inspiration on a work-from-home day. Skylark Park is set to become an extension of your own garden – so the only question you will have each day is “park or beach”?

*Subject to Planning



Getting Around

Transport links are truly excellent at Skylark. A three-minute walk will bring you to Portmarnock DART station, which offers a fast and regular service between Malahide, Dublin City Centre and beyond. For those who need to travel further afield, Portmarnock is also on the main Dublin-Belfast route, and the excellent Enterprise train service. Bus services are plentiful, and include the 32 and the 42 Dublin Bus routes. The 42N also offers a late-night service at the weekend.

For those who prefer the car, or perhaps need easy access to the whole of the Country, Skylark is ideally positioned. Just 20 minutes will take you to the M50/M1 junction, which in turn leads on to most of the major roads out of Dublin City. A more direct route into Dublin City Centre is available on the coast road and via the Malahide Road – just take your pick!

For international globetrotters, Dublin Airport is only 8km away – imagine how easy it will be to jet off on holidays or business from this most convenient location!



Station

3 min walk to
Portmarnock DART Station



Beach

15 min walk to
Portmarnock Strand



Shopping

5 min Walk to
planned local centre

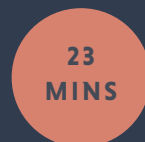


Night Out

5 min DART ride to
Gibneys in Malahide

Key distances by DART

Dublin City Centre is an easy 20-minute journey away, while the picturesque towns of Howth and Malahide are only a few minutes down the track.



Tara Street



Connolly



Raheny



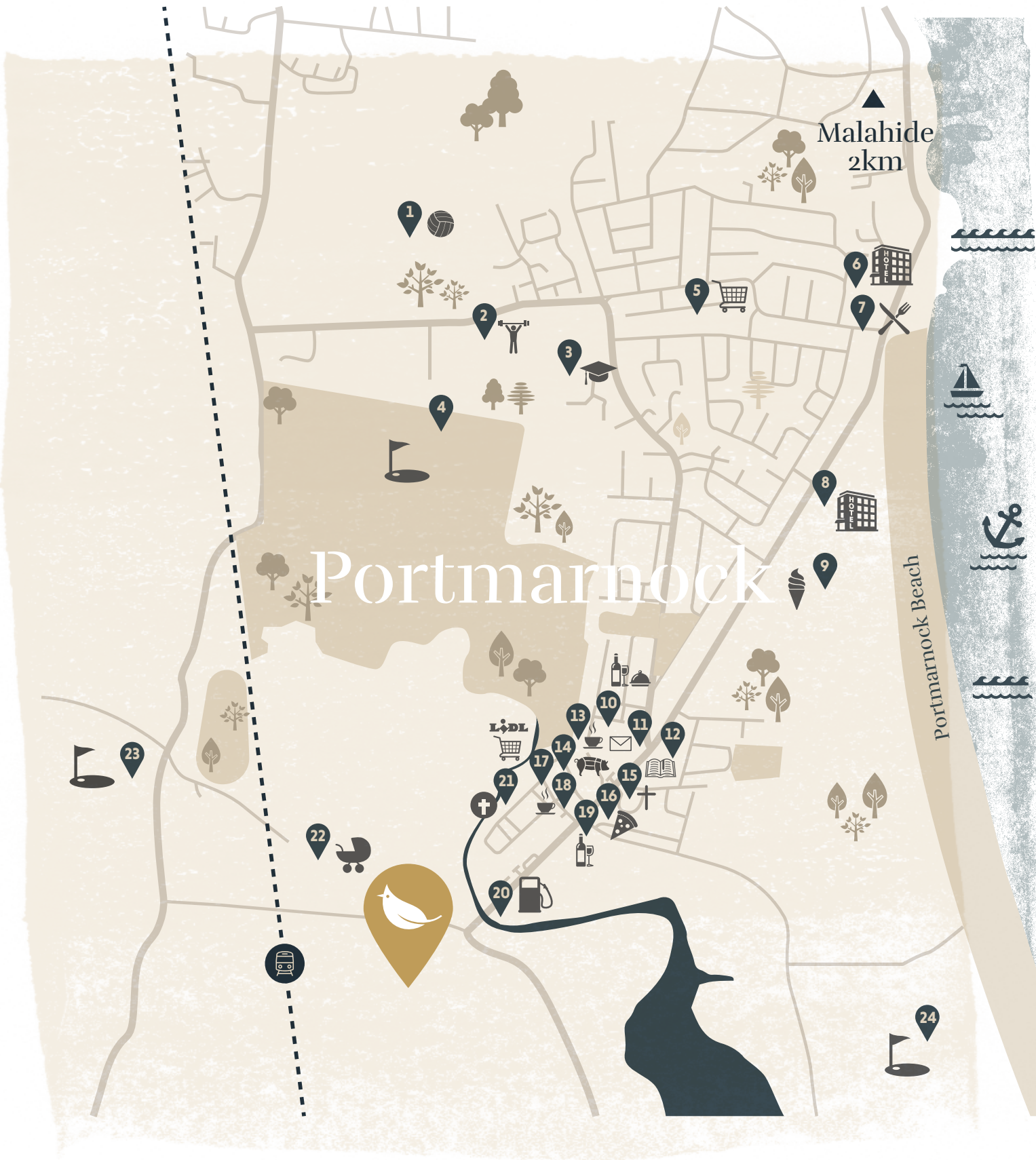
Malahide

Local Amenities

- | | | | |
|----|-----------------------------------|----|-------------------------------|
| 1 | NAOMH MEARNOG GAA CLUB | 13 | HONEY HONEY CAFÉ |
| 2 | PORTMARNOCK SPORTS & LEISURE CLUB | 14 | J.W. SMYTH FAMILY BUTCHER |
| 3 | PORTMARNOCK COMMUNITY SCHOOL | 15 | SAINT ANNE'S CHURCH |
| 4 | MALAHIDE GOLF CLUB | 16 | BREZZI'S WOODFIRED PIZZA |
| 5 | DUNNES STORES | 17 | LIDL |
| 6 | WHITE SANDS HOTEL PORTMARNOCK | 18 | INSOMNIA COFFEE COMPANY |
| 7 | KOBA THAI RESTAURANT | 19 | JUS DE VINE |
| 8 | PORTMARNOCK HOTEL AND GOLF LINKS | 20 | TEXACO SERVICE STATION |
| 9 | SWEET CAROLINE'S | 21 | CLEARY'S PHARMACY |
| 10 | MCHUGH'S WINE & DINE | 22 | THE KILNS CRECHE & MONTESSORI |
| 11 | PORTMARNOCK POST OFFICE | 23 | KINSEALY GRANGE GOLF ACADEMY |
| 12 | SAINT MARNOCK'S NATIONAL SCHOOL | 24 | PORTMARNOCK GOLF CLUB |
-

Schools

Families can choose from a wide range of excellent and well-established schools, at both primary and secondary levels. These include St. Marnock's, the local primary school, and Portmarnock Community School, a highly regarded secondary school. The neighbouring locales of Howth, Sutton and Malahide offer even more options - and of course the neighbouring DART service means that every school along the Dublin coastline is easily accessed.



Malahide
2km

Portmarnock

Portmarnock Beach

LIDL

22

13

21

17

18

19

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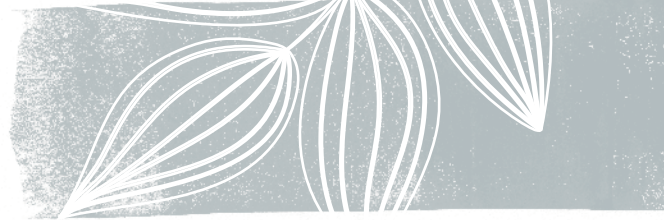






A modern living room interior featuring teal-colored cabinetry and shelving. A large, dark brown leather armchair with a wooden frame is in the foreground. In the background, a round mirror with a gold frame sits on a console table, reflecting a vase of greenery. The room has light wood flooring and white walls.

Modern living
made easy at
Skylark



The A-rated homes at Skylark offer the perfect mix between luxury and practicality. These bright and spacious homes are artfully designed to complement their beautiful surroundings, while plenty of attention is given to energy-efficient features to ensure that your new home is as comfortable as it is stylish.



ATTENTION TO DETAIL

Panelling and recessed
light supplied as standard
in select house types





Plenty of Space to Work from Home

Living spaces at Skylark are large and airy, with plenty of room for the family to gather, eat and chat. Bedrooms and bathrooms are also generously sized, and feature a high level of finish to bring that sense of luxury into your private spaces too. Put simply, these are homes that will put a smile on your face even after the longest days at work.



SPACE TO BREATHE



Construction is due to commence shortly on a local centre, which will comprise approximately 6,000 sqft of mixed retail use, providing residents of Skylark with convenience, food & beverage and medical retail use on their doorstep, with a planned delivery by Q1 2022.





Local Centre

*Images are for illustrative purposes only.



Velvet Strand

LIDL

Mc Hugh's
Wine & Dine

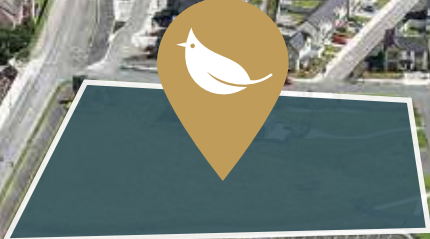
St. Marnocks
School

Honey Honey
Cafe

St. Annes
church

Texaco

Creche



Creche

Portmarnock
Train Station



Howth

Ireland's Eye

Portmarnock Golf Course

Portmarnock/Baldoyle Walk and Cycle Greenway

Skylark Park



Sitemap



SH Show House

*Plans are for illustrative purposes only

*Subject to planning

SISKIN

3 Bedroom End of Terrace
114 SQ M | 1,231 SQ FT

PETREL

3 Bedroom Mid/Semi-Detached
From 116 SQ M | 1,259 SQ FT

FULMER

3 Bedroom Semi-Detached
120 SQ M | 1,295 SQ FT

HERON

3 Bedroom Mid Terrace
122 SQ M | 1,320 SQ FT

CRANE

4 Bedroom Semi-Detached
132 SQ M | 1,420 SQ FT

SANDERLING

4 Bedroom End of Terrace
145 SQ M | 1,565 SQ FT

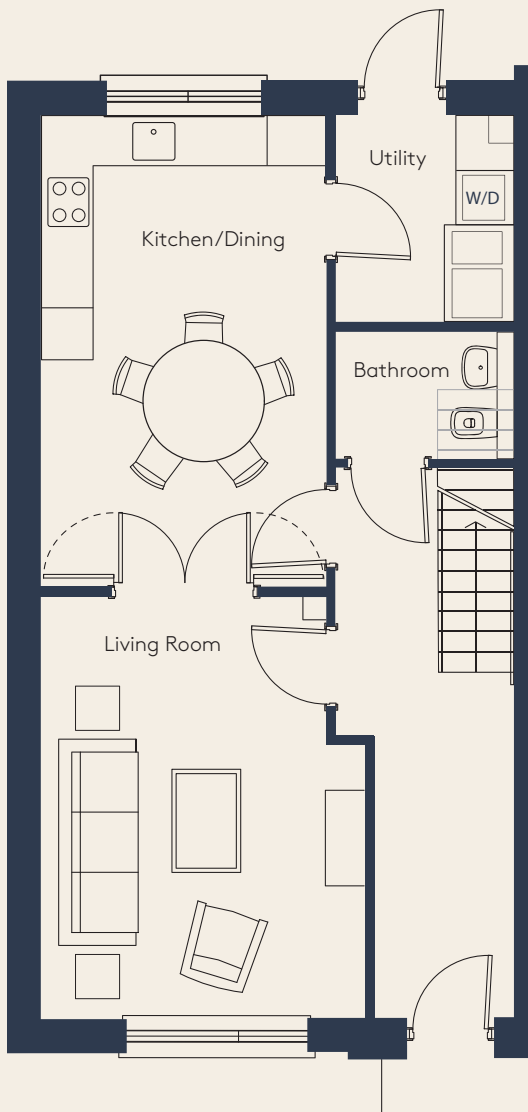
DUNLIN

4 Bedroom Semi-Detached
144 SQ M | 1,550 SQ FT

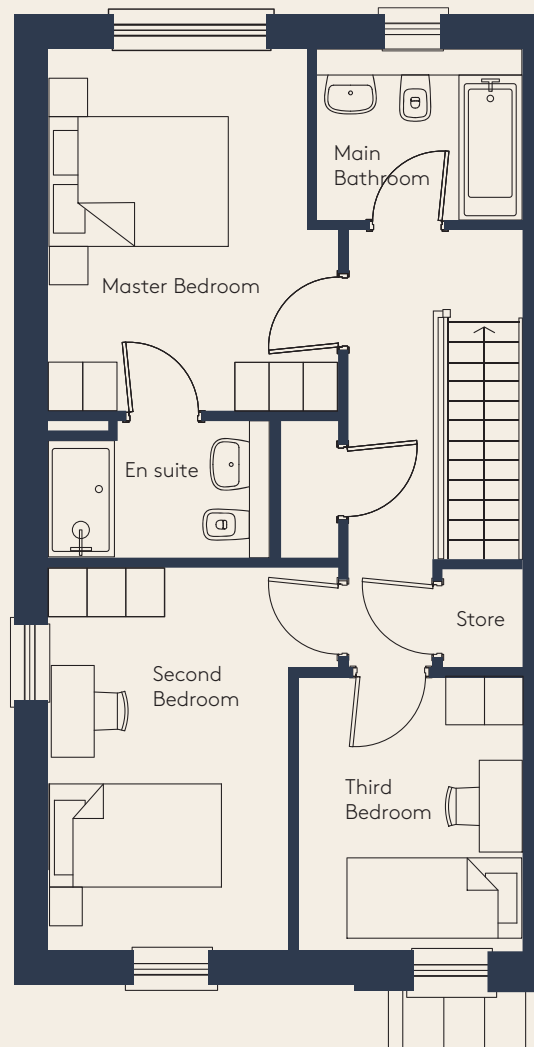
SISKIN

3 BEDROOM END OF TERRACE

114 SQ M | 1,231 SQ FT



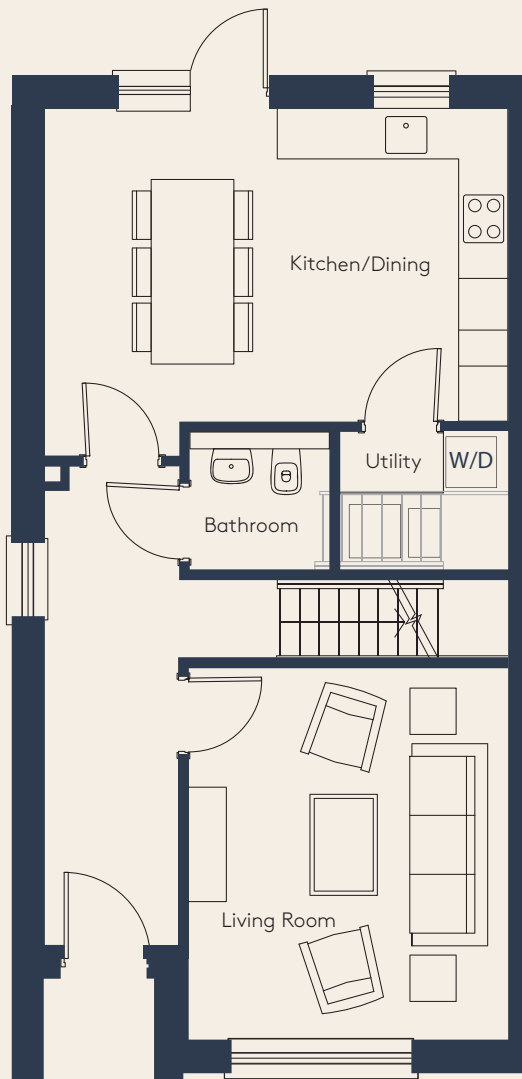
Ground Floor



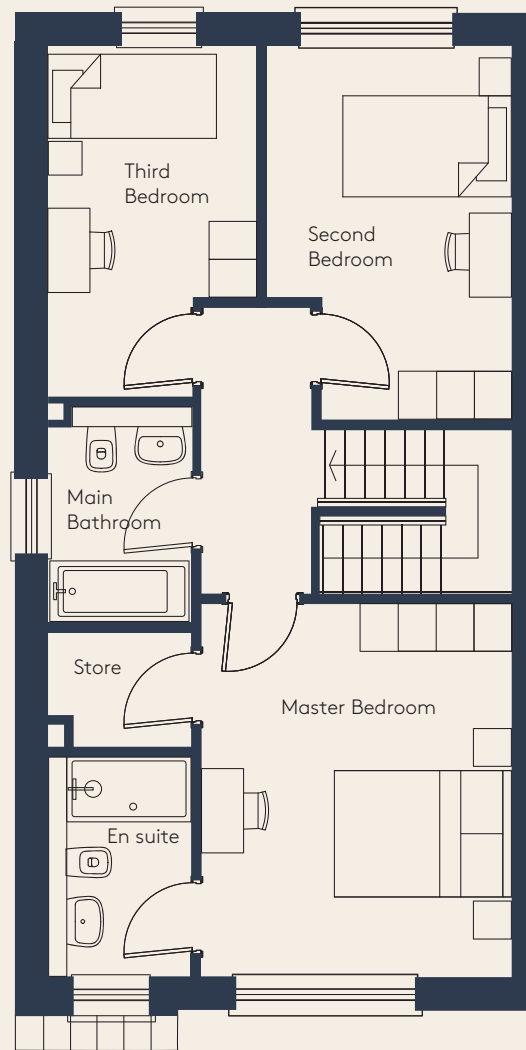
First Floor

PETREL

3 BED MID / SEMI-DETACHED
From 116 SQ M | 1,259 SQ FT



Ground Floor

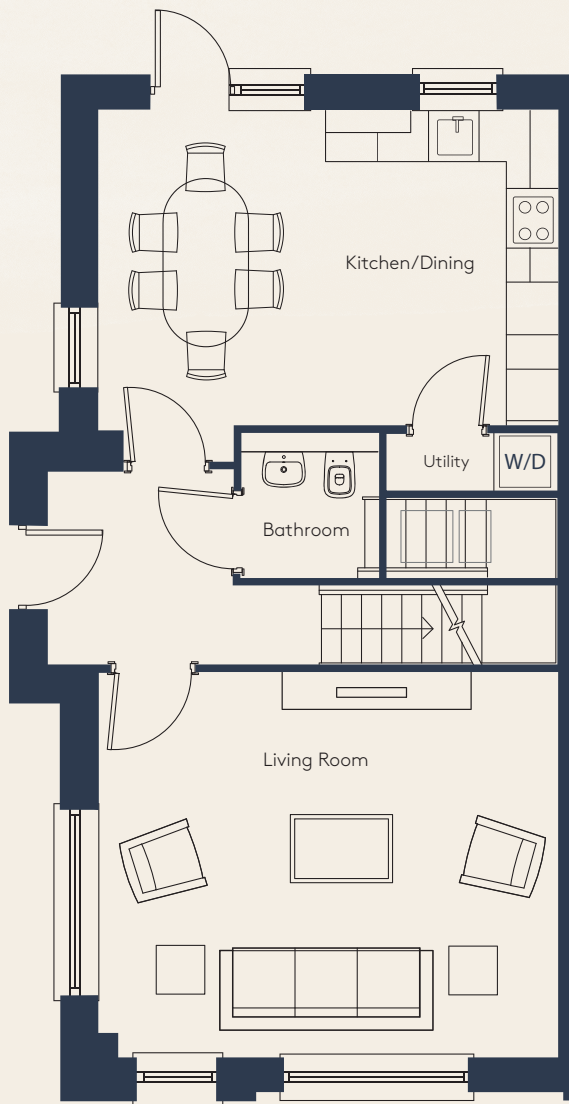


First Floor

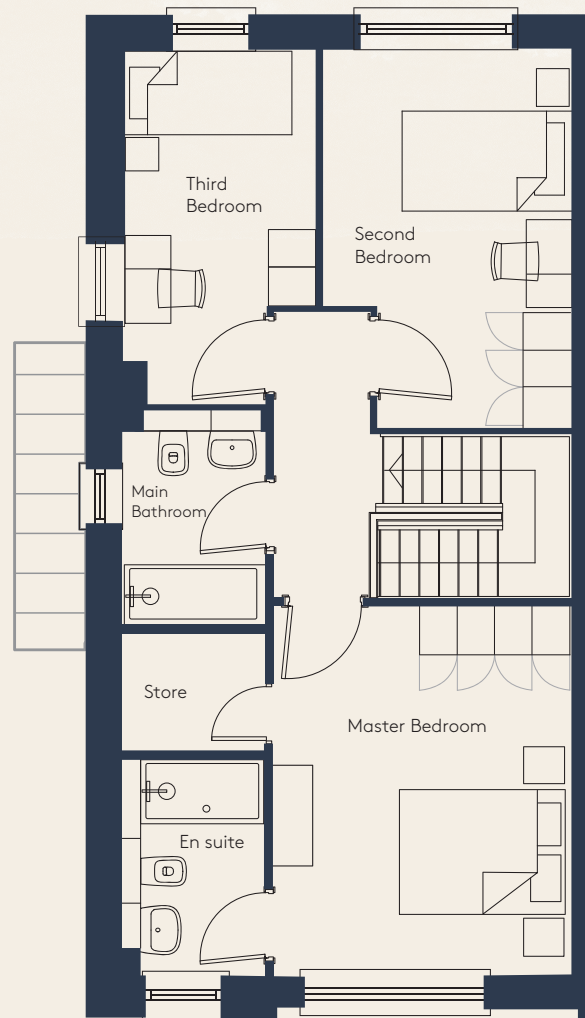
FULMER

3 BEDROOM SEMI-DETACHED

120 SQ M | 1,295 SQ FT



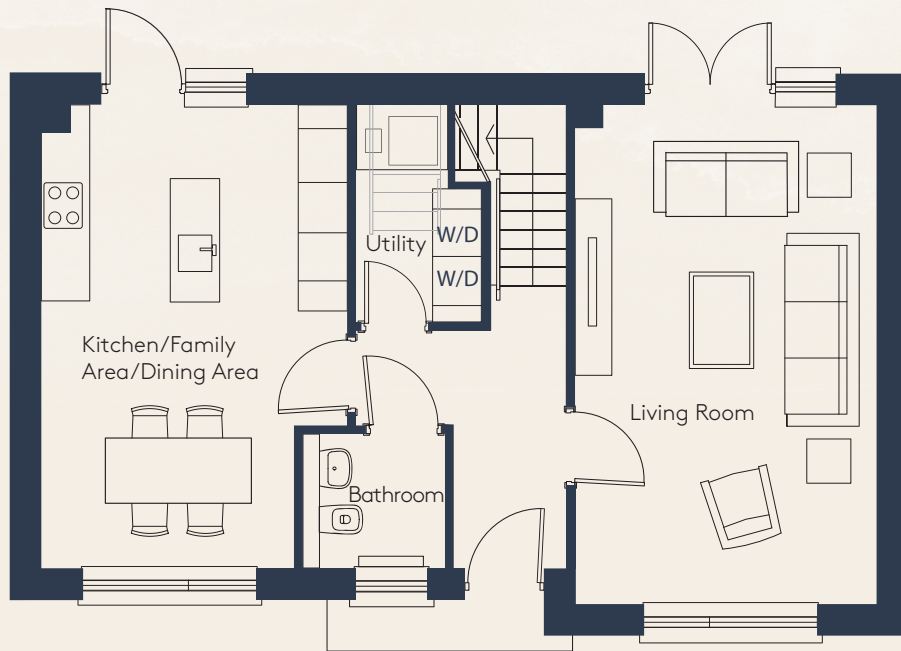
Ground Floor



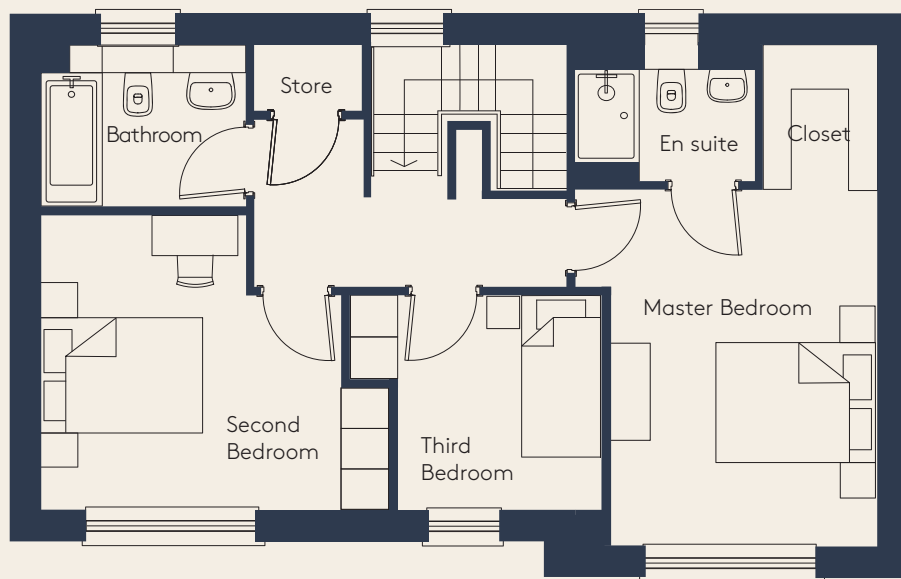
First Floor

HERON

3 BEDROOM MID TERRACE
122 SQ M | 1,320 SQ FT



Ground Floor

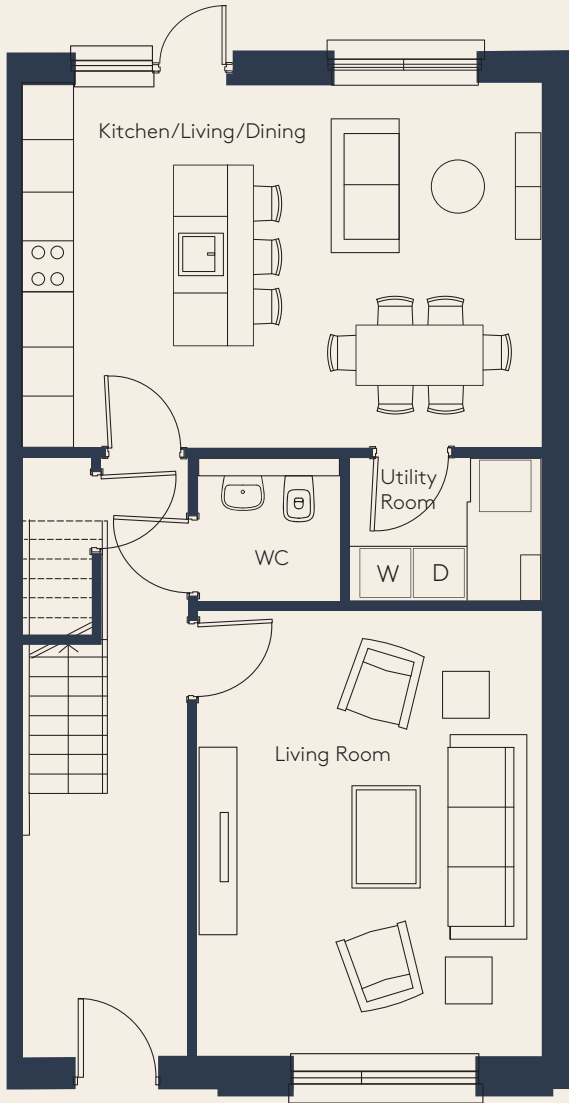


First Floor

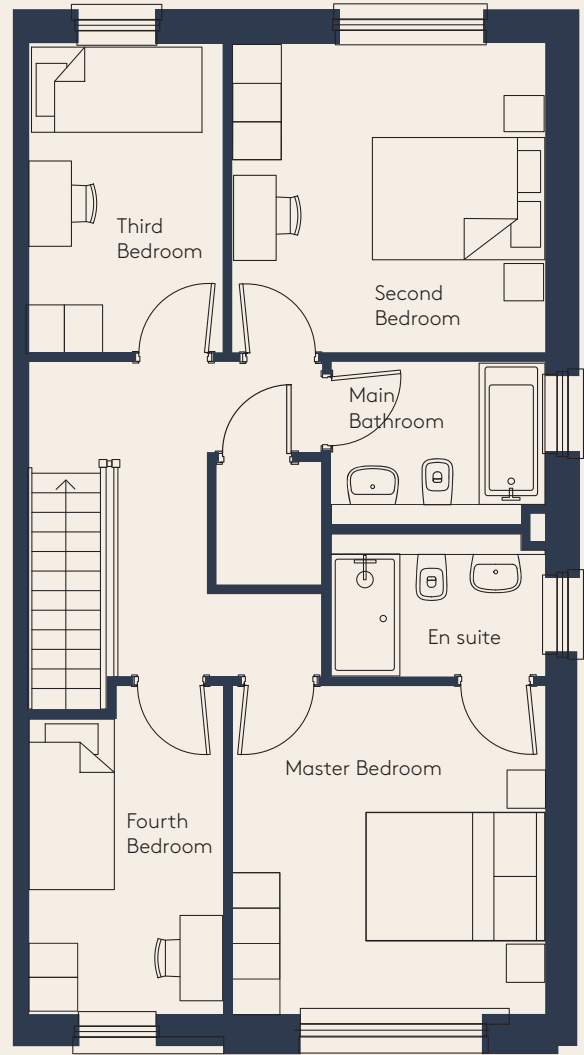
Plans are for illustrative purposes only.

CRANE

4 BEDROOM SEMI-DETACHED
132 SQ M | 1,420 SQ FT



Ground Floor

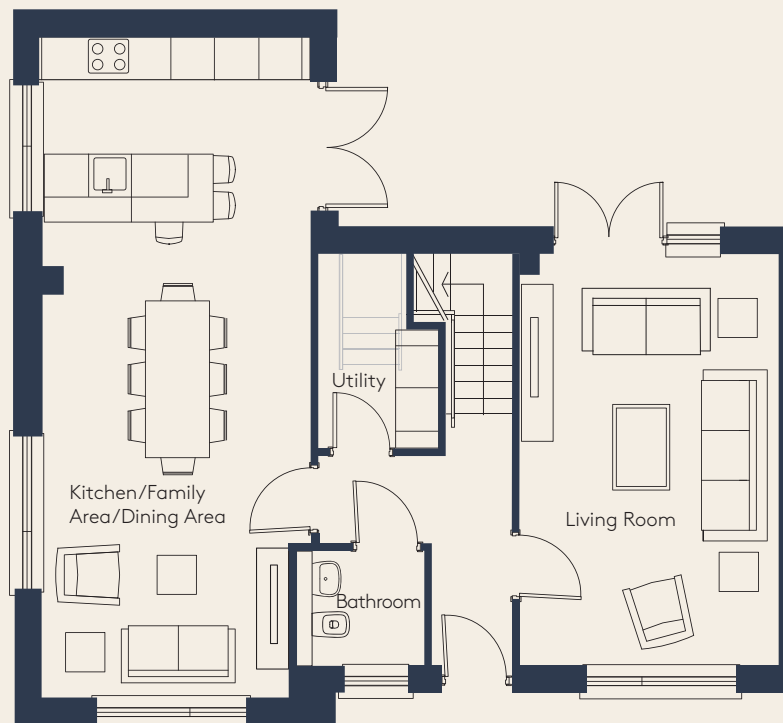


First Floor

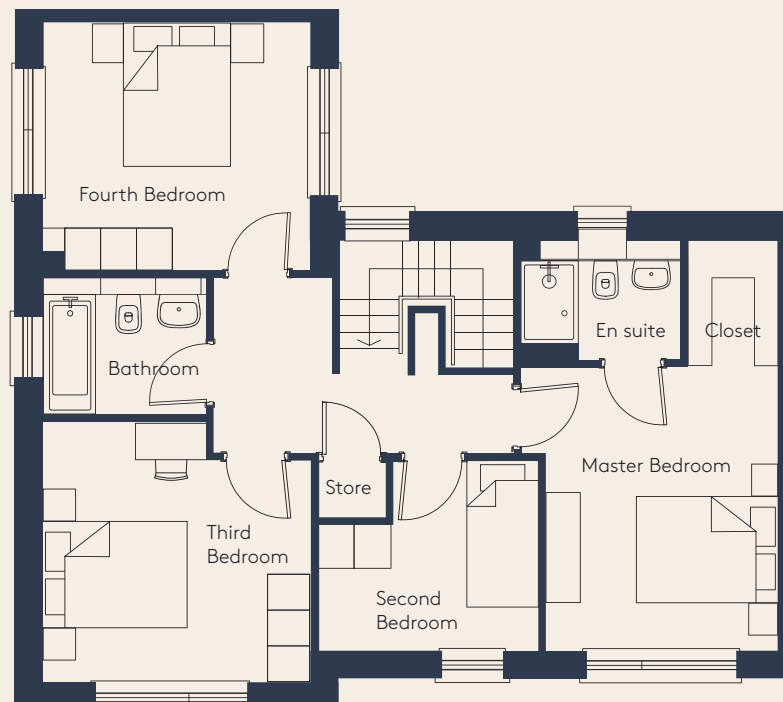
SANDERLING

4 BEDROOM END OF TERRACE
145 SQ M | 1,565 SQ FT

Ground Floor



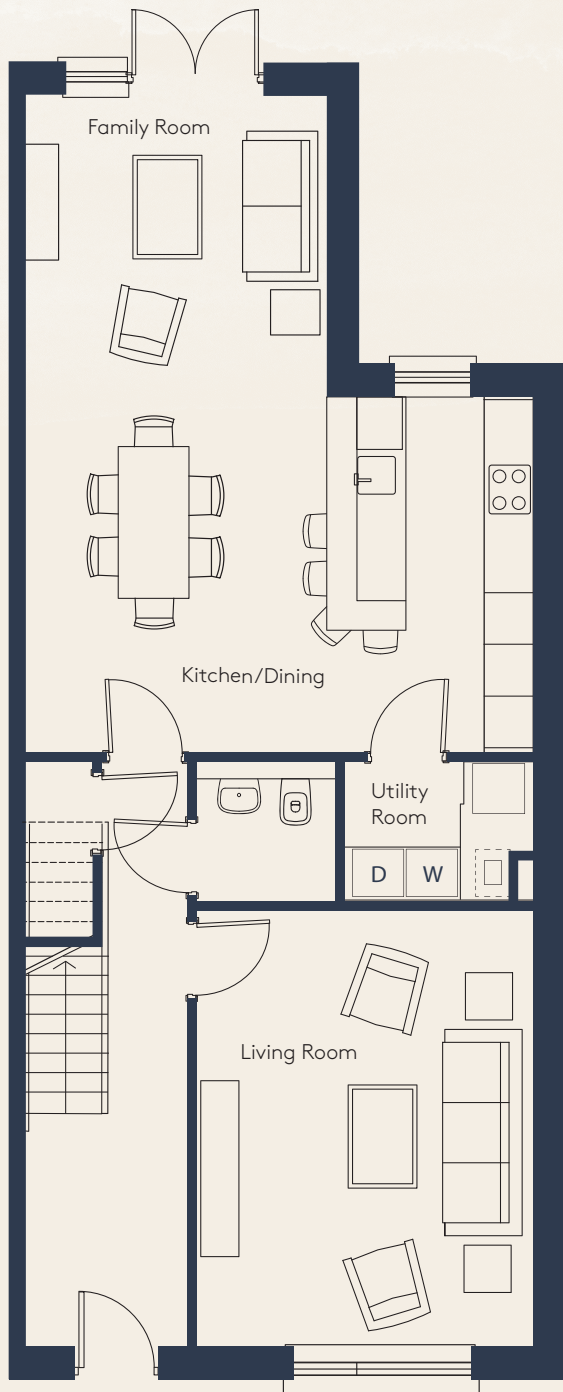
First Floor



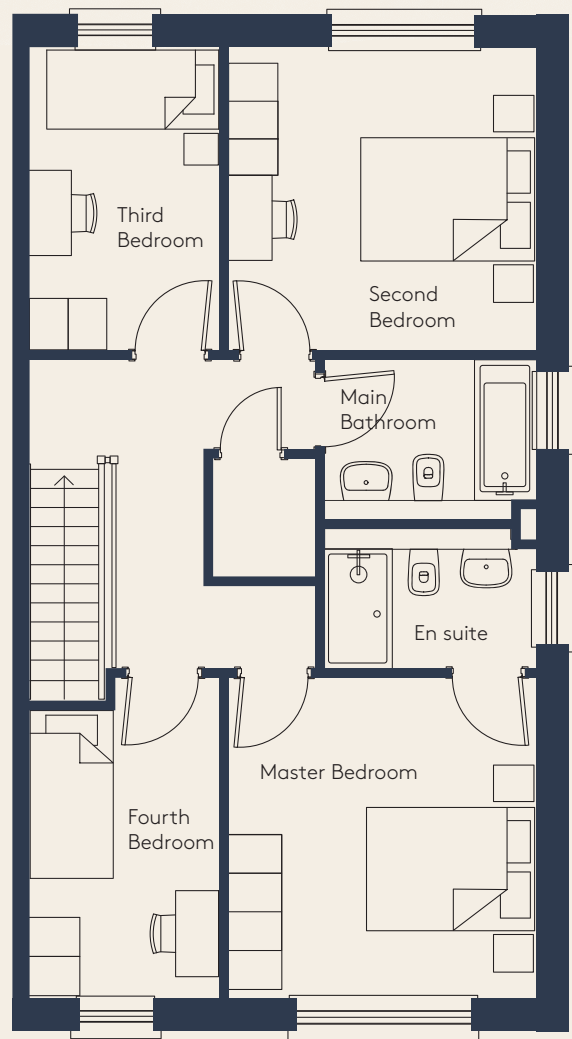
DUNLIN

4 BEDROOM SEMI-DETACHED

144 SQ M | 1,550 SQ FT



Ground Floor



First Floor

Plans are for illustrative purposes only.

Specifications

HOUSE EXTERNAL FINISHES

- Cobblelock Kilsaran paving to front with planted neighbouring divisions
- Private rear garden with paved patio area and seeded lawn
- Low maintenance mix of brick and render finishes
- High performance Munster Joinery double glazed windows to ground floor and bathrooms and triple glazed windows to bedrooms with noise reduction glass
- Premium Munster Joinery composite insulated front entrance door with a high thermal U-Value and multi point locking

BUILDING ENERGY EFFICIENCY

- BER A2 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system ensuring good air quality

ELECTRICAL

- Recessed low energy lighting in kitchen areas
- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB power points are in the living area, kitchen and all bedrooms
- 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 AND 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
- Boosted water supply to ensure ample water pressure in showers

KITCHEN

- 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, & dishwasher by Nordmende, Neff oven, microwave and induction hob, and Elica extractor fan
- Appliances provided subject to signed contracts returned within 28 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 to all bedrooms
- 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 satin finish ironmongery
- Recessed lighting to stairs provided as standard in select house type
- Under stairs storage supplied as standard to select house types

WARRANTY

- 10 year cover Global Home Warranties cover provided



Professional Team



QUINTAIN

We are a leading large-scale developer, whose ambition is to create exceptional and affordable places to live which are at the forefront of sustainability, design, and placemaking for our communities.

To deliver this ambition, we are currently working across four locations in Adamstown, Clonburris, Portmarnock and Cherrywood. Across these locations, we will deliver 9,000 homes, retail and leisure amenities.

We have provided for schools, local sports facilities with all-weather pitches and approximately 80 acres of parks. Most importantly, all our locations were chosen for their efficient transport links.

Since 2016, we have delivered over 1,000 homes within our Adamstown and Portmarnock neighbourhoods. Our team works across all stages of housing delivery, from acquisition to master planning, design and construction through to sales and marketing.

Selling Agents



PSRA No. 002223

Tel: 01 618 1300



PSRA No. 003533

Tel: 01 8462752

Architects



Solicitors

MCCANN FITZGERALD



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.

www.skylark.ie



QUINTAIN