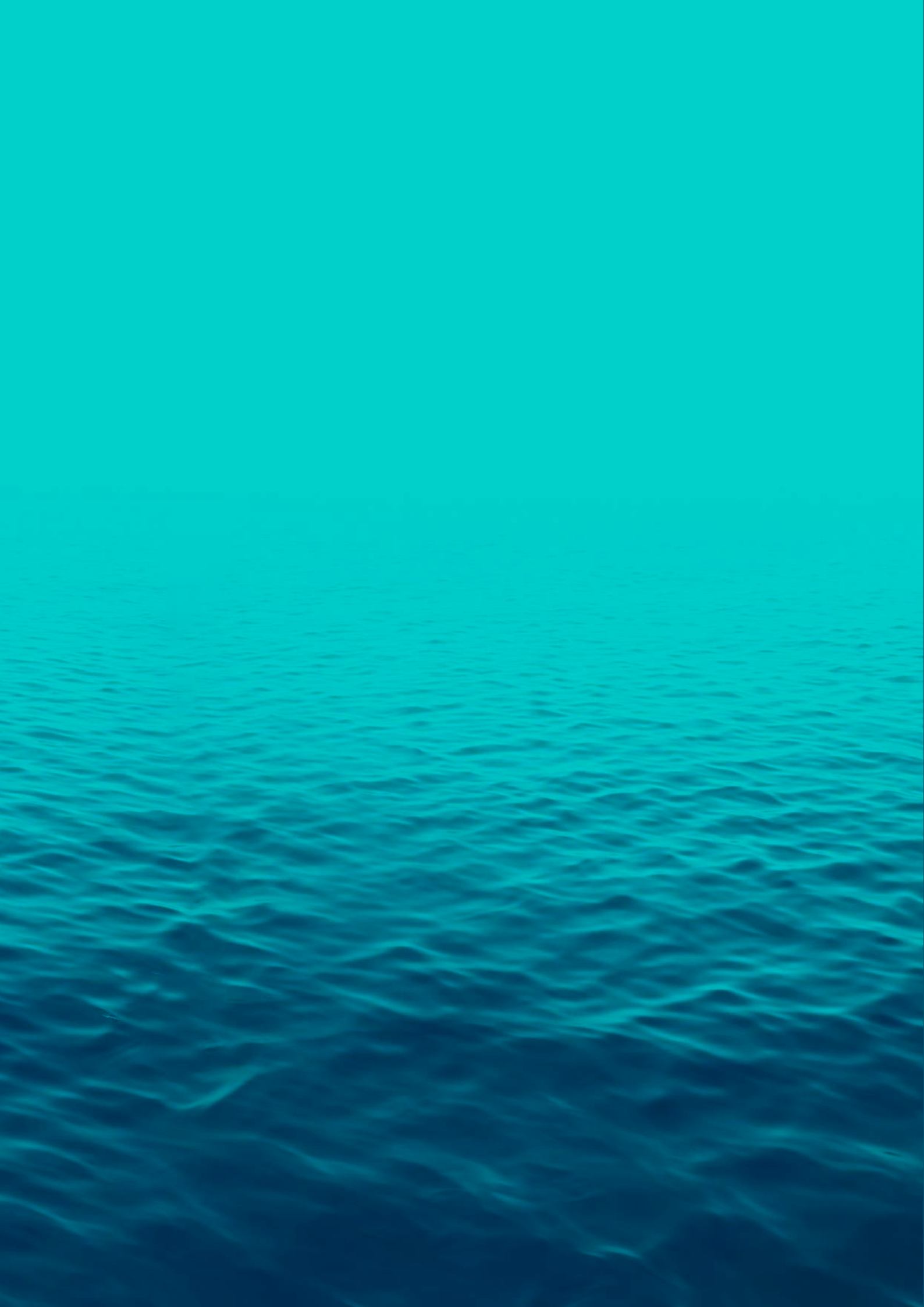


# SEAMOUNT RISE

MALAHIDE

ballymore.

BER A2 A3



RAISING THE STANDARD

# Elevated Living In Malahide





Attention to detail is at the very heart of what we do. We build every new community as if we were going to live there ourselves. As Ireland's leading home builders, we strive to maintain the principles and personal touch that you would expect from a family-run business with over 39 years' experience.

The homes at Seamount Rise are exceptional in design & build, integrating the very best in space-planning and energy efficiency.

Life at Seamount Rise is about balance. A location that is peaceful but connected. Spacious homes that combine modern architectural vision in an established setting. I know you will have many years of happiness living here.

A handwritten signature in black ink, reading "Sean Mulryan".

**Sean Mulryan**  
Chairman & CEO, Ballymore Group

**ballymore.**





COASTAL PEACE

On Your Doorstep





## MODERN HOMES IN A Wonderful Community

Welcome to Seamount Rise, a beautiful new development of elegant homes in the prestigious north Dublin coastal village of Malahide. Situated on an elevated site, residents of Seamount Rise will benefit from spectacular views over the stunning north Dublin coastline and across Dublin city to the Wicklow Mountains.

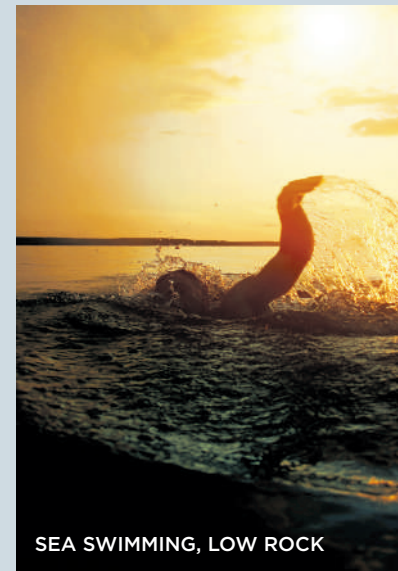




MALAHIDE SAILING CLUB



MALAHIDE LAWN TENNIS CLUB



SEA SWIMMING, LOW ROCK



YOGA IN THE CASTLE



MALAHIDE GOLF CLUB



ST. SYLVESTER'S GAA

EXCELLENT AMENITIES

In A  
Picturesque  
Location



MALAHIDE CASTLE AND GARDENS







PADDY'S HILL



THE VILLAGE GREEN



CRICKET CLUB



1. **Seamount Rise to Coast Road**  
Via pedestrian route through Seamount Park to Seapark Hill.
2. **Seamount Rise to Coast Road & Village**  
Looped walking route starting at the village via Seamount Road, through Paddy's Hill to the Coast Road.
3. **Seamount Rise to Malahide Castle**  
Just a short ten minute walk away, Malahide Castle has 270 acres of woodland tracks and trails and a playground to explore.
4. **Malahide to Portmarnock Coast Road Walk**  
A 4km route along the Coast Road overlooking the rock face of the coast across to Lambay Island, Ireland's Eye and Howth.
5. **Paddy's Hill & Robswall Park**  
Over 90 acres of parkland on an elevated site with views across the coast and Estuary. Seamount residents can access Paddy's Hill through the pathway at neighbouring Jameson Orchard.
6. **Estuary Walk**  
Explore the stunning natural scenery and wildlife of the Estuary and home to many clubs and water sports.
7. **Portmarnock Beach**  
The Velvet Strand - 5Km of Sandy Beach to explore.

## WIDE OPEN SPACES To Explore

Residents of Seamount Rise will benefit from an adjoining new 13-acre park with a playground. The majestic views of Paddy's Hill & Robswall Park are a short stroll away and forms part of just one of the many scenic walks around Malahide linking Seamount Rise Residents to the beach, Coast Road, village and beyond. Just a ten minute walk away on The Back Road is Malahide Castle & Gardens, home to botanical gardens, par 3 golf course, international cricket ground, tennis courts, magical fairy trail and Avoca Handweavers and Café.

The new 1.8km Portmarnock to Baldoyle Greenway has recently opened, the first phase of the Sutton to Malahide Greenway Scheme. The Greenway is just a 12 min cycle away and Fingal County Council have also approved the Broadmeadow Greenway which will link Malahide to Donabate.

Other nearby walks include Malahide beach and neighbouring Portmarnock's famous, Velvet Strand. Pull on your walking shoes and get moving or sip on a coffee and enjoy the views, Seamount Rise residents are spoilt for choice!



ENJOY LIFE AT EVERY AGE TO

# Make Lasting Memories



Whether you are a retired couple determined to enjoy every minute of your newfound freedom or a growing family looking to make the happiest of memories, Malahide is the place for you.

A bustling village with old fashioned charm and modern amenities with the added benefit of great transport links via the DART to Dublin city centre and beyond. It is a short drive from Dublin International Airport.

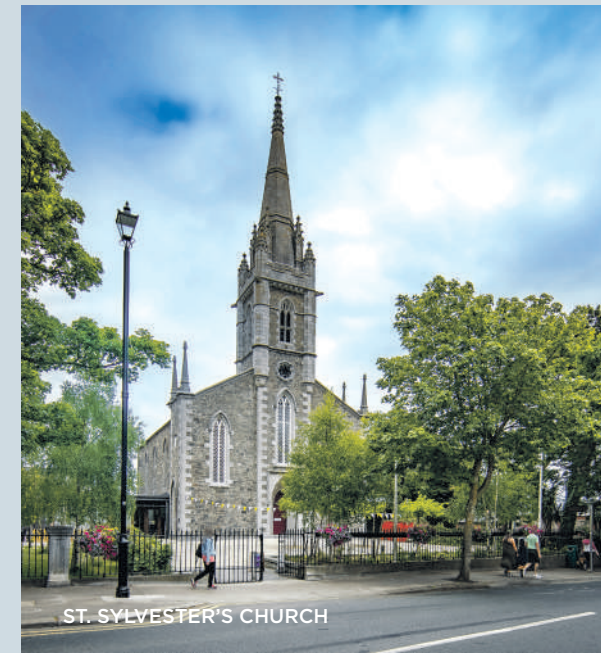




MAIN STREET



THE CASINO, FRY MODEL RAILWAY MUSEUM



ST. SYLVESTER'S CHURCH



MARINA VILLAGE



DISCOVER THE BEST OF AMENITIES

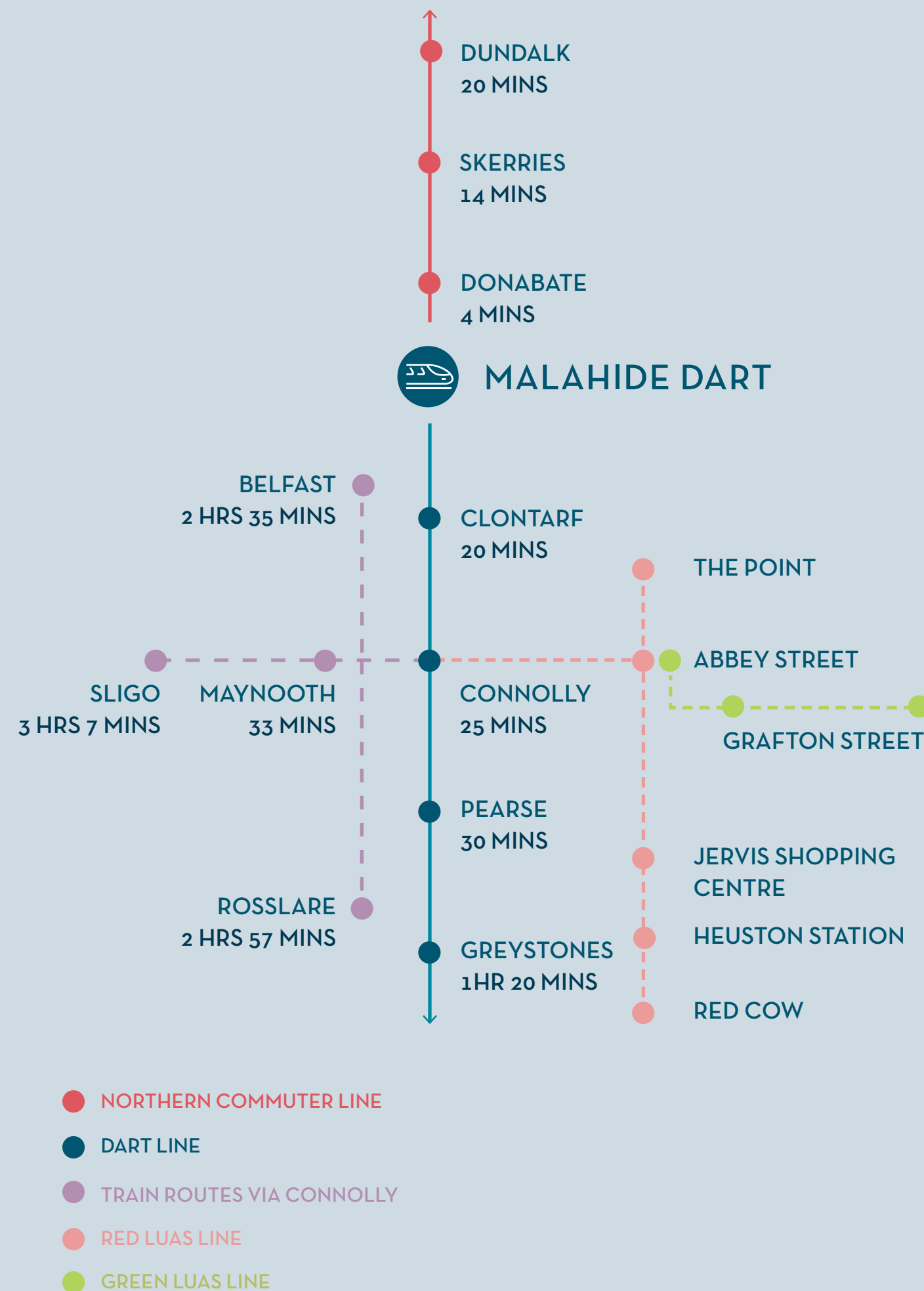
# In Malahide Village

The picturesque village of Malahide has long been a destination for shoppers and day-trippers alike. Spend a lazy day exploring the many boutiques and local gourmet food shops in the village followed by lunch in one of the fine coffee shops. Take a stroll around the marina and have an ice cream at the village green.

When the sun goes down, treat yourself to the finest of cuisine at Bon Appetit or Old Street, followed by a few drinks in Gibneys or Gilbert & Wrights. Alternatively, pick up some food and wine at Donnybrook Fair or Old Street Artisan Grocer and turn a night at home into something really special – anything is possible in this great location.

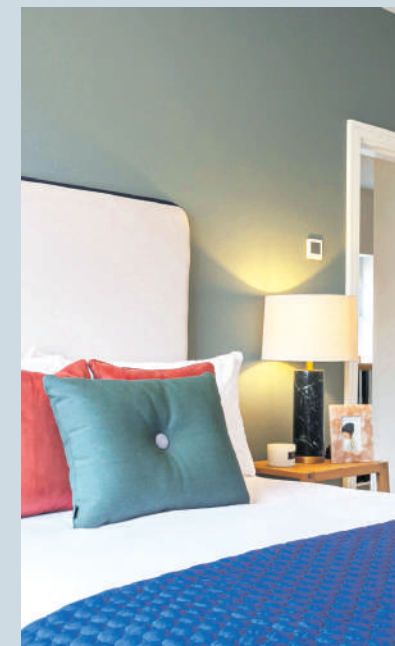


# DISCOVER THE EXCELLENT Travel Links



All the times above are approximate and based on average rail service schedule





## HOMES BUILT TO THE Highest of Standards

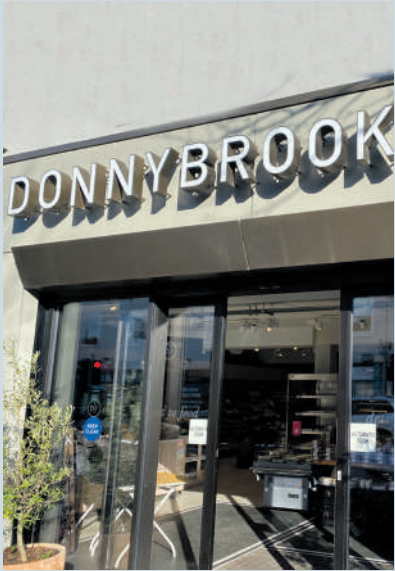
Comprising large three and four-bedroom  
A-rated homes, Seamount Rise has  
something to offer every buyer.



EVERY CONVENIENCE

# Close to Hand

Seamount Rise is within walking distance of Malahide Village with its highly regarded supermarkets, gourmet food stores, cafés and sports clubs.



- |   |                                   |  |
|---|-----------------------------------|--|
| 1. Malahide Village                     | 10. St. Sylvester's Infant School | 19. Seamount Rise Park & Playground                                    |
| 2. The Diamond                          | 11. St. Sylvester's GAA Club      | 20. Malahide Estuary   |
| 3. Train Station                        | 12. Malahide Rugby Club           | 21. Planned Broadmeadow Greenway                                       |
| 4. Saint Oliver Plunkett School         | 13. Malahide Cricket Club         | 22. Malahide Hockey Club   |
| 5. Absolute Angels Montessori           | 14. Malahde Tennis Club           | 23. Grand Hotel  |
| 6. Purple Turtle Montessori             | 15. Malahide Castle and Gardens   | 24. New site for Malahide/Portmarnock Educate Together National School |
| 7. Pedestrian Entrance to: Paddy's Hill | 16. Malahide Marina               |  |
| 8. Malahide Community School            | 17. Gannon Park                   |  |
| 9. St. Andrew's National School         | 18. Robswall Playground           |  |





# An Envidable Coastal Location



FROM  
SEAMOUNT RISE



TO

Malahide  
Station  
16 Min

Malahide Castle  
Via Back Road  
10 Min

Malahide Beach  
Via Seapark Hill  
15 Min

FROM  
SEAMOUNT RISE



TO

Malahide  
Golf Club  
5 Min

M1  
15 Min

Dublin City  
32 Min

FROM  
MALAHIDE STATION



TO

Connolly  
Station  
25 Min

Dún Laoghaire  
53 Min

Bray  
75 Min

FROM  
SEAMOUNT RISE



TO

Malahide  
Station  
6 Min

Swords  
20 Min

Portmarnock -  
Baldoyle Greenway  
12 Min









# Choose Your Ideal House Type

## The Heron

4-bed semi-detached  
149 sq.m. / 1,604 sq.ft.

## The Tern

3-bed terrace / end of terrace  
120 sq.m. / 1,292 sq.ft.

## The Cormorant

4-bed detached  
157 sq.m. / 1,690 sq.ft.

## The Gannet

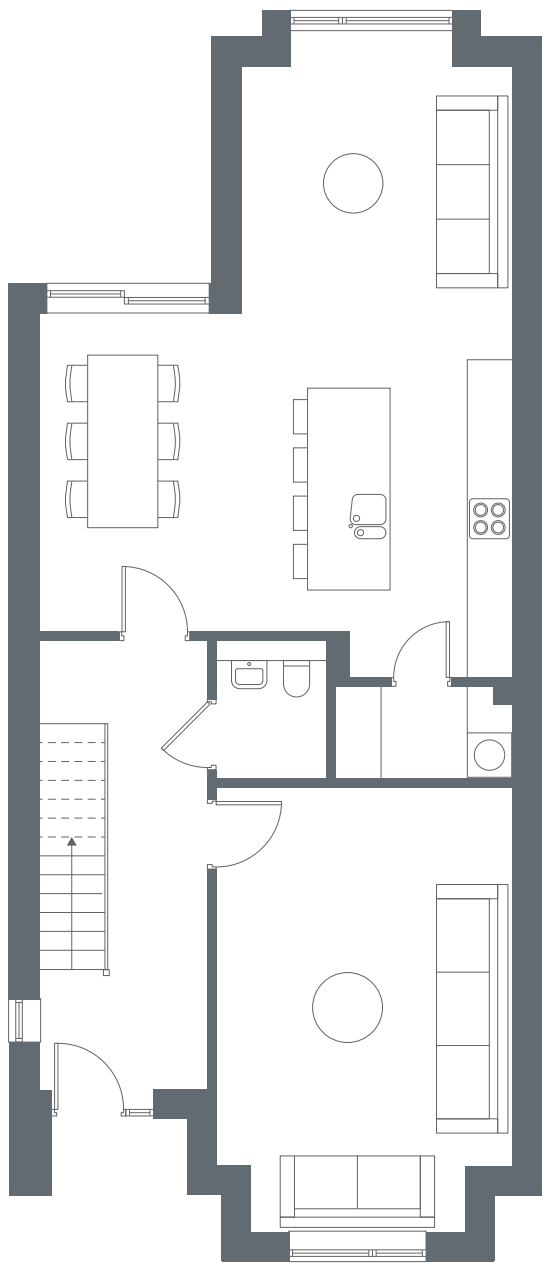
4-bed detached  
157 sq.m. / 1,690 sq.ft.

Siteplan is for illustration purposes only

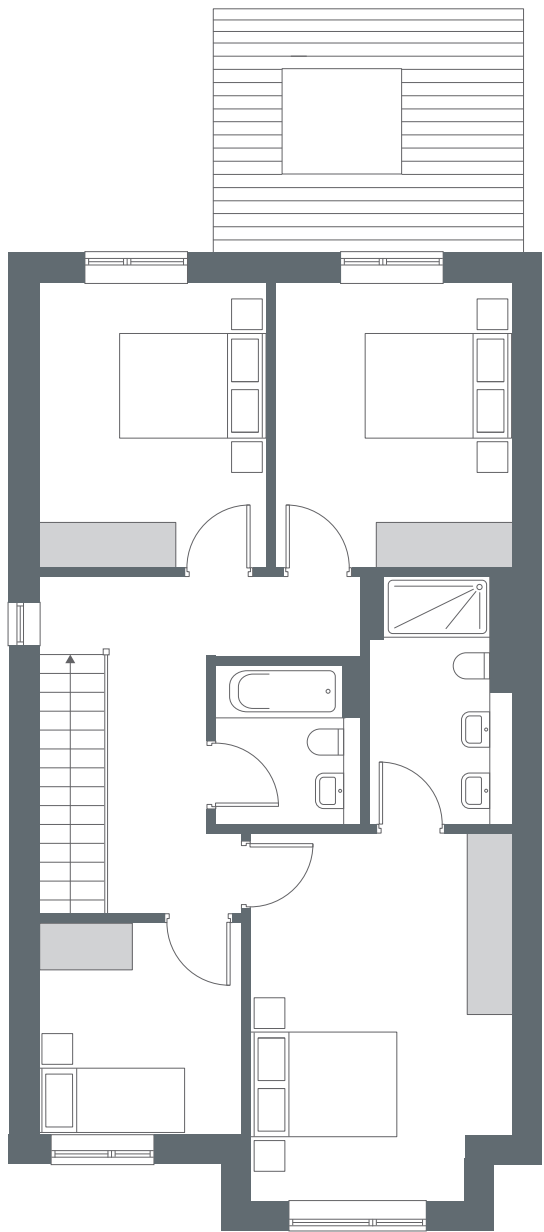


# The Heron

House Type A  
4-bed semi-detached  
149 sq.m. / 1,604 sq.ft.



Ground Floor



First Floor

Floorplan is for information / illustration purposes only

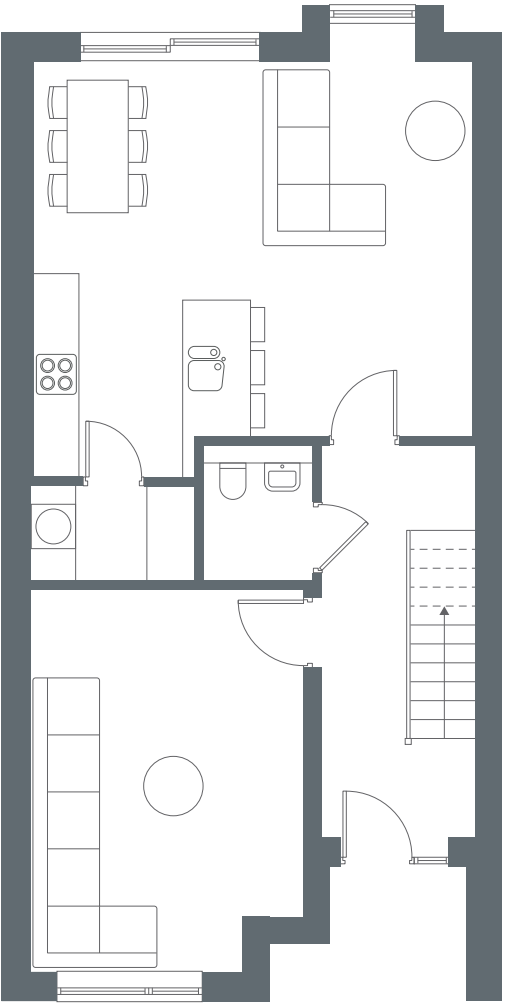




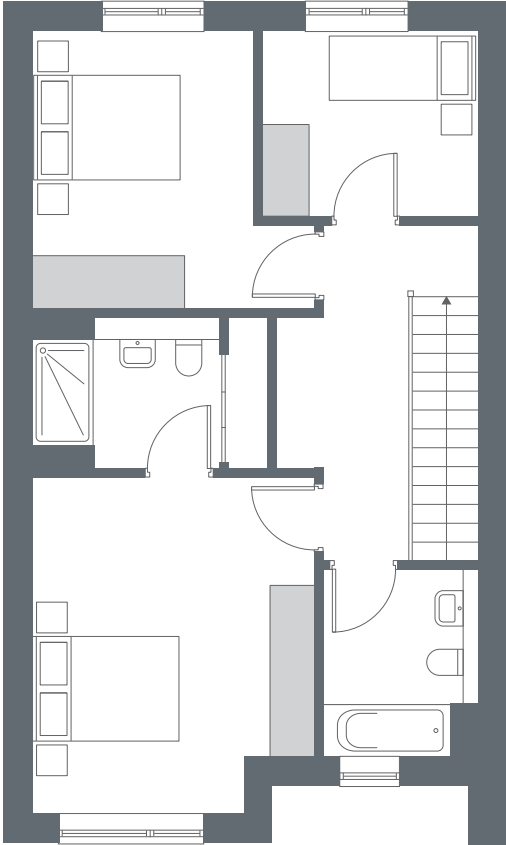


# The Tern

House Type D  
3-bed terrace / end of terrace  
120 sq.m. / 1,292 sq.ft.



Ground Floor



First Floor

Floorplan is for information / illustration purposes only



# Homes of the Highest Specifications

## EVERY HOME AT SEAMOUNT RISE FEATURES INNOVATIVE AND HIGH-QUALITY FIXTURES AND FITTINGS



### Energy Efficient Homes

Homes at Seamount Rise feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage. High levels of insulation are incorporated in the walls, floors and roofs to provide a greener home and a more sustainable way of living. All houses will achieve an A-rating.

### External Finishes

Attractive brick facades to each house.

### Driveways

There are private driveways for two car parking spaces for each house.



### Gardens

The enclosed gardens offer a wonderful extension of the living space at the property. Rear gardens are seeded. Brass garden tap and wall mounted outdoor light are provided as standard.

### Open Spaces

All open space within the scheme will be landscaped to a superior standard. Homeowners will also benefit from a new adjoining 13-acre park by Fingal County Council with stunning views across the coast.

### Ceiling Heights

Each home benefits from an elevated ceiling height of 2.7 metres on both ground and first floor.



### Tiling

High-quality floor and wall tiling in shower and bath enclosures is standard in bathrooms and en suites.

### Wardrobes

Wardrobes have a contemporary design with assorted storage and hanging options.

### Internal Finishes

All walls and ceilings are painted throughout.

### Security

Homes are pre-wired to facilitate an alarm system.



### Electrical

Generous light and power points. Contemporary switches and sockets throughout with 5-amp sockets located in the living room, master bedroom and kitchen. Recessed spot lighting in bathrooms, hallways and kitchens with pendant light fittings elsewhere.

### Heating Systems

An air to water heat pump system provides domestic hot water and efficient heating.

### Utility Rooms

Each home has a separate utility room.



### Kitchens

Stylish and modern kitchens with full height wall units, quartz worktops and splashbacks. Other features include undercounter and kickboard LED strip lighting. Integrated appliances are provided (assuming contract is signed within 21 days).

### Bathrooms and en suites

Contemporary designed bathrooms and en suites featuring superior quality floor and wall tiling with a stylish vanity unit, modern fixtures and heated towel rail.

### Windows & Doors

All windows and patio doors are energy saving aluminium. Front doors are high performance composite. All glazing is sound-proofed. Multi-point locking system to doors and windows.



### Side Gates

All houses have hardwood side gates.

### Staircases

Each house features staircases with modern design features and oak handrails.

### Charge Point

All homes are pre-wired to facilitate an electrical vehicle charge point.

### Guarantee

Each home at Seamount Rise is covered by a 10-year structural guarantee scheme.









DESIGN  
YOUR  
OWN  
LIFE

With Flexible  
Open-plan Interiors







College Square



Royal Canal Park



Dublin Landings



St.Marnock's Bay



Drumnigh Wood

## A Legacy of Placemaking

Ballymore has been committed to delivering high quality homes in Ireland for decades. Ballymore is a family owned property developer with a multi award-winning portfolio of some of Europe's largest urban development projects. A privately owned company, Ballymore was established by founder, Chairman and CEO Sean Mulryan and his wife Bernardine in Dublin in 1982.

Taking a visionary approach to development and placemaking, Ballymore's projects are renowned for best-in-class design and innovation, winning 40 top industry awards in the last three years alone. The business' resolute commitment to quality is embedded in every detail of its projects.

**ballymore.**



# Contact Us



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BER certificates can be  
viewed with agents

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The background of the entire page is a photograph of ocean waves. The top half of the image is a solid, bright cyan color, while the bottom half shows the texture of the water with small, choppy waves in various shades of blue and teal.

[www.seamountrise.com](http://www.seamountrise.com)

ballymore.