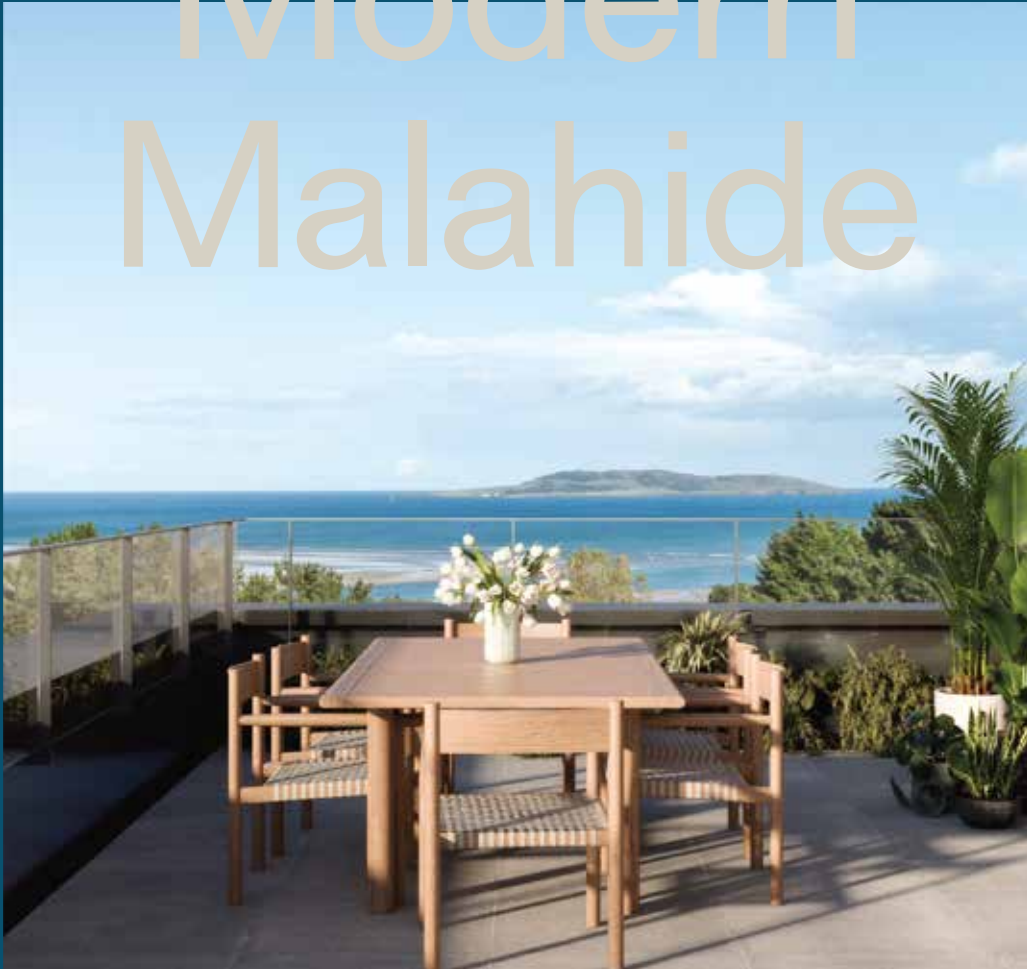


Experience Modern Malahide



The Apartment Collection

**SEAMOUNT
RISE**


MALAHIDE BY BALLYMORE

The heart of a community

The Height of Luxury

A Higher Standard of Living

A Better Quality of Life



Coastal Peace

On Your Doorstep

Attention to detail is at the very heart of what we do.

With 40 years' experience 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 touches that you would expect from a family-run business.

The apartments at Seamount Rise are exceptional in design & build, integrating the very best in space-planning and energy efficiency. These wonderful new homes raise apartment living to a new standard.

Life at Seamount Rise is about balance. A location that is peaceful but connected. Spacious homes that bring modern architectural vision to an established setting.

I know you will have many years of happiness living here.



Sean Mulryan
Chairman & CEO, Ballymore Group

ballymore.

The Apartment Collection

Unique Location
Exceptional Design
Unrivalled Build

There's nowhere quite like Malahide. A proud, picturesque and welcoming village, a magical world of its own, just 40 minutes from Dublin's city centre. At Ballymore, we are delighted to be offering 76 exclusive apartments as part of our prestigious Seamount Rise development. This sought-after Malahide location boasts commanding views over the coast, Malahide estuary, and inland to the city. 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, just one of the many scenic walks around Malahide linking Seamount Rise residents to the beach, the Coast Road, the village and beyond.



A Special Home, In A Special Place

When you wake up on a Saturday morning, it is as if you're away on a weekend break. The sound of the sea in the distance, the quietness, the cafés and shops of Malahide ready and waiting. Your new home at Seamount Rise is within easy reach of everything you need and want.



On Your Doorstep

You will be amazed at how many wonderful attractions and amenities are within 20 minutes walk from your doorstep at Seamount Rise. There is the beach and Malahide Village, to start with, and Malahide Castle is just a ten-minute walk away. Malahide Castle is a destination in itself, with its beautiful gardens, par 3 golf course, international cricket pitch, tennis courts, magical fairy trail and, of course, Avoca Handweavers for a coffee, a delicious meal and some tempting shopping.



A Warm Community

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. Malahide is a bustling village with old-fashioned charm and modern amenities. It also has the added benefit of great transport links via the DART to Dublin city centre and beyond. This convenient location is also just a short drive from Dublin International Airport.



A Sense of Place



A Place to Relax

So much of our lives are taken up with deadlines - commuting, getting the kids to school, meeting deadlines, following schedules so it is easy to forget what is important. When you're at home in Malahide, with its fresh sea air and breathtaking views, you remember what really matters. Seamount Rise is more than a home, it is a place to belong, a place to make memories with friends and family. A place to relax and enjoy life.

A Rich and Varied Menu

Whether you're looking for a casual lunch with friends or a special anniversary dinner, Malahide is full of surprises. And it is not just the range and quantity of options available that make it special, it is the quality. You will find classic French, Italian, Asian and fish restaurants making the most of Malahide's proximity to the fishing port of Howth. Others travel miles to enjoy Malahide's restaurants, all of which are within walking distance of your apartment at Seamount Rise.



A Shopper's Paradise

The choice and range of shopping in Malahide is remarkable. Enjoy the relaxed, easy going atmosphere in the village, the fresh sea air and beautiful surroundings. Whether it is a bottle of wine, the weekly shop, a new outfit, kids clothes or the bookshop, you never have to go far to find what you are looking for.



A wide-angle photograph of a sunset over a calm body of water. The sun is a bright, glowing orb on the horizon, casting a long, shimmering reflection across the water's surface. The sky is filled with soft, wispy clouds in shades of orange, yellow, and pale blue. In the foreground, a small, dark boat with a single mast is anchored on the left. A small red buoy is visible in the water near the boat. In the middle ground, a dark, silhouetted island or peninsula stretches across the frame. In the far distance, another landmass is visible on the horizon. The overall mood is peaceful and tranquil.

On A Clear Day You Can See Forever

There is something magical about living close to the sea, whether it is the calming sound of waves lapping on the shore or the constant supply of fresh bracing air. From your home in Seamount Rise you can enjoy the view through your window or you can go out and be part of it, with a stroll along the beach.

Whatever You Need On Your Doorstep

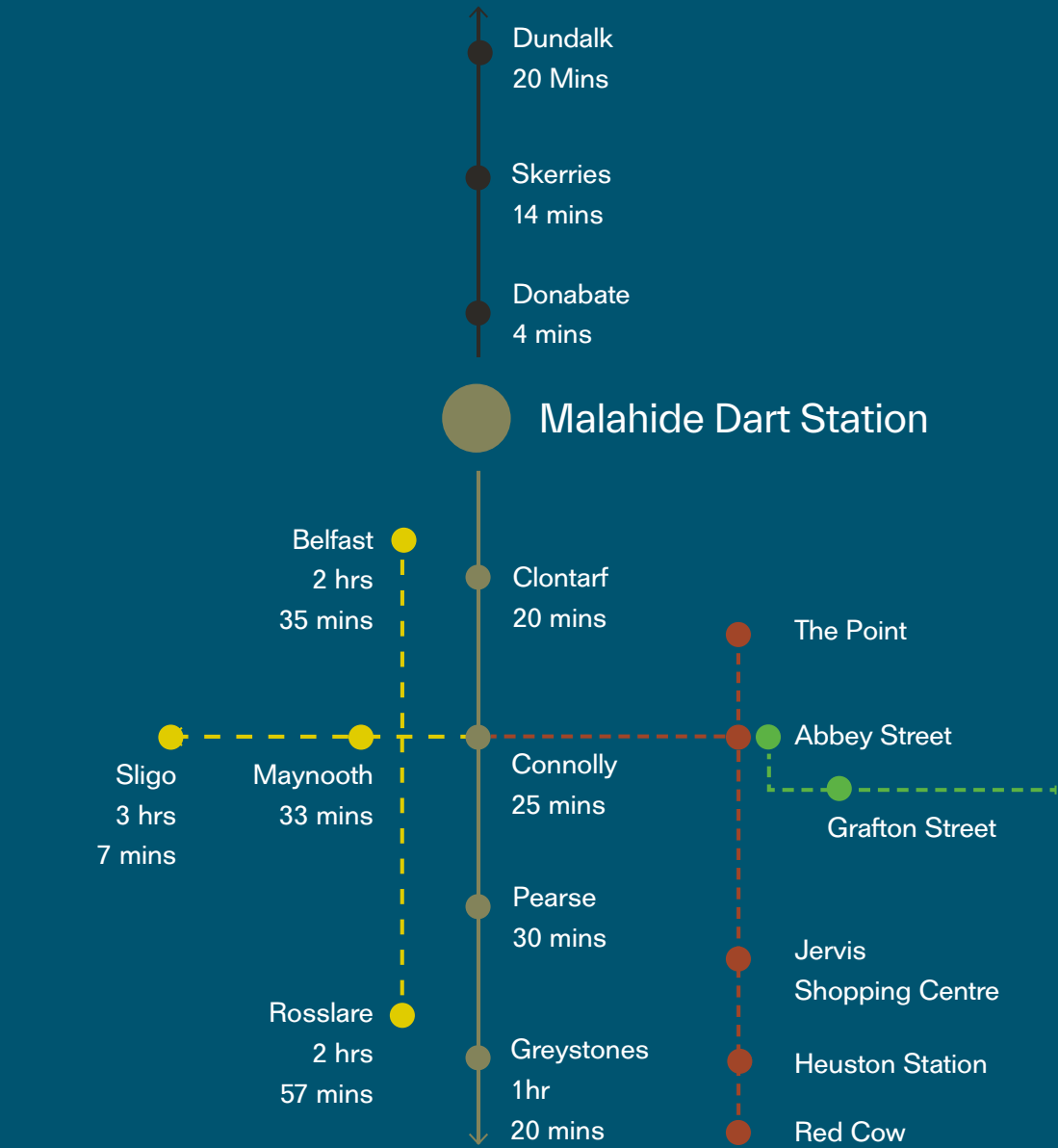


- | | | |
|---|----------------------------------|--|
| 01 Malahide Village | 09 Malahide Community School | 18 Malahide Marina |
| 02 The Diamond | 10 St. Andrew's National School | 19 Gannon Park |
| 03 Grand Hotel | 11 St. Sylvester's Infant School | 20 Robswall Playground |
| 04 Train Station | 12 St. Sylvester's GAA Club | 21 Seamount Rise Park & Playground |
| 05 Saint Oliver Plunkett School | 13 Malahide Rugby Club | 22 Malahide Estuary |
| 06 Absolute Angels Montessori | 14 Malahide Cricket Club | 23 Planned Broadmeadow Greenway |
| 07 Purple Turtle Montessori | 15 Malahide Tennis Club | 24 Pedestrian Entrance to:
Paddy's Hill |
| 08 New site for Malahide /
Portmarnock Educate Together
National School | 16 Malahide Hockey Club | |
| | 17 Malahide Castle and Gardens | |

● Recreation ● Transport ● Schools ● Sports ● Outdoors



Rail Connections To Everywhere




- Northern Commuter Line
- Dart line
- Train Routes Via Connolly
- Red Luas line
- Green Luas line

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




Planes, Trains and Automobiles

Malahide is close to a great many amenities, including Dublin International Airport. Other parts of Dublin are easy to reach, either by car or public transport.




Walking From Seamount Rise

10 Mins	Malahide Castle Via Back Road
15 Mins	Malahide Beach Via Seapark
16 Mins	Malahide Train Station




Cycling From Seamount Rise

6 Mins	Malahide Train Station
12 Mins	Portmarnock Baldoyle Greenway
20 Mins	Swords



Driving From Seamount Rise

5 Mins	Malahide Train Station
15 Mins	M1
32 Mins	Dublin City

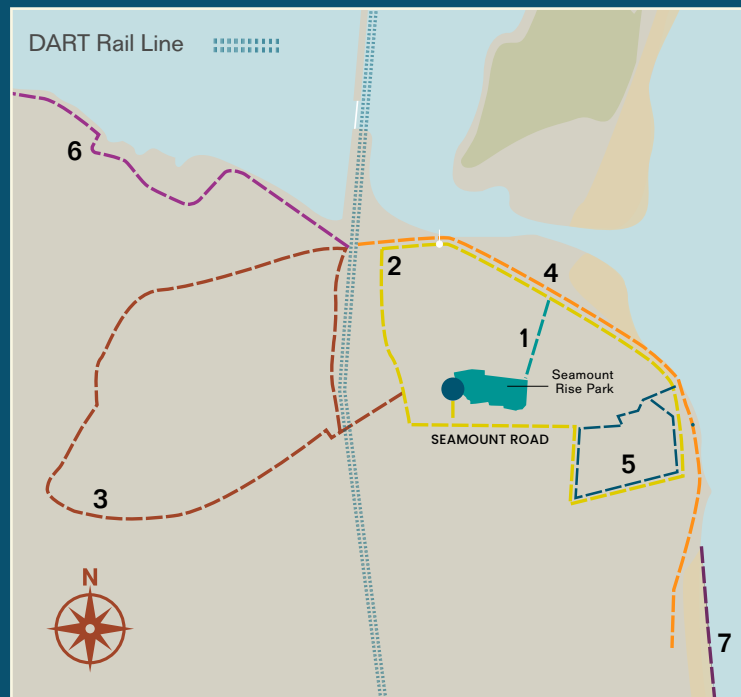


From Malahide Station

25 Mins	Connolly Station
53 Mins	Dún Laoghaire
75 Mins	Bray

The Long And The Short Of It

A wonderful choice of walks



1 Seamount Rise to Coast Road

Via the 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

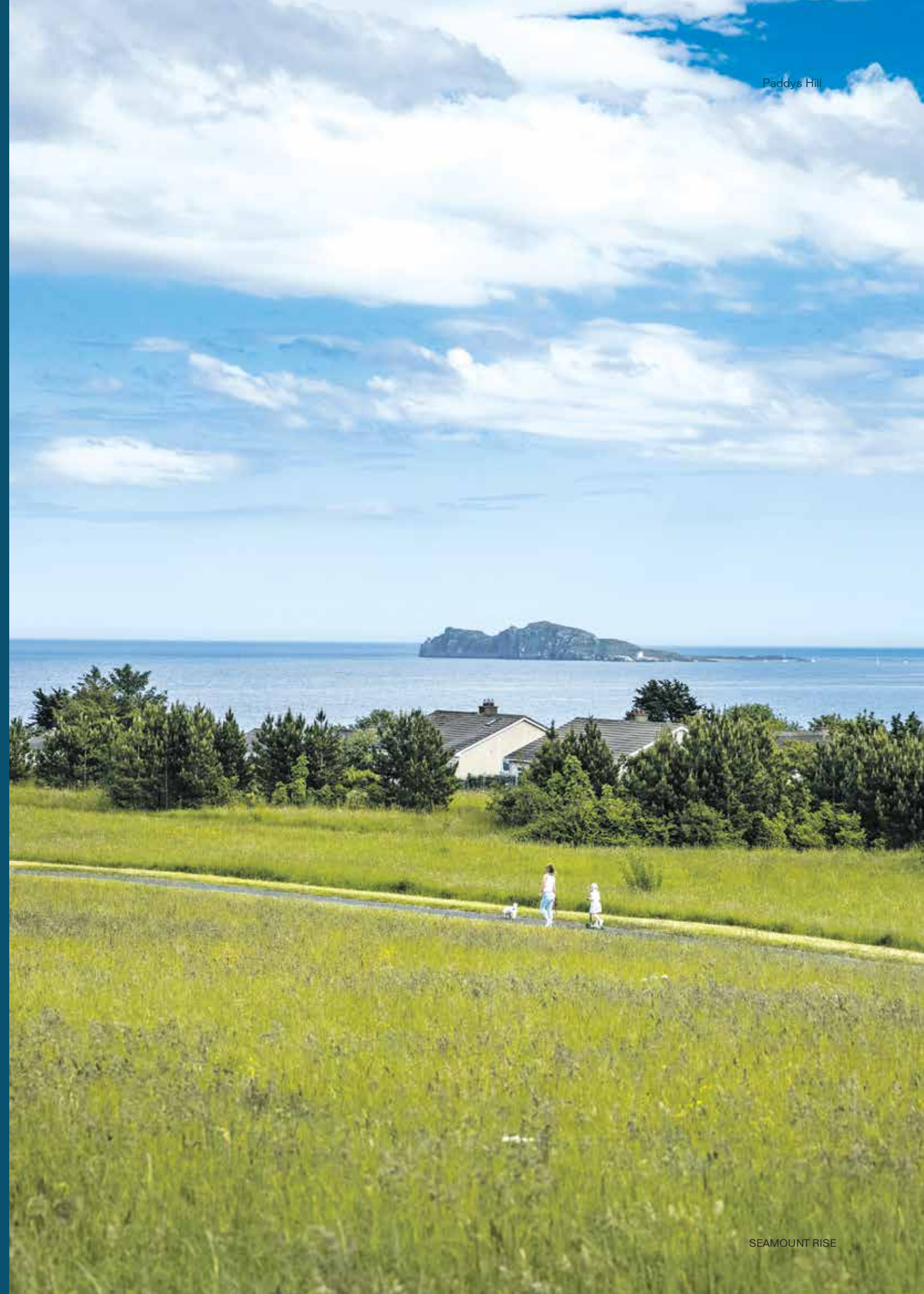
Over 90 acres of parkland on an elevated site with views across the coast and Estuary. Seamount residents can access Paddy's Hill through the pathway at neighbouring Jameson Orchard.

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.





Lifestyle Level Up

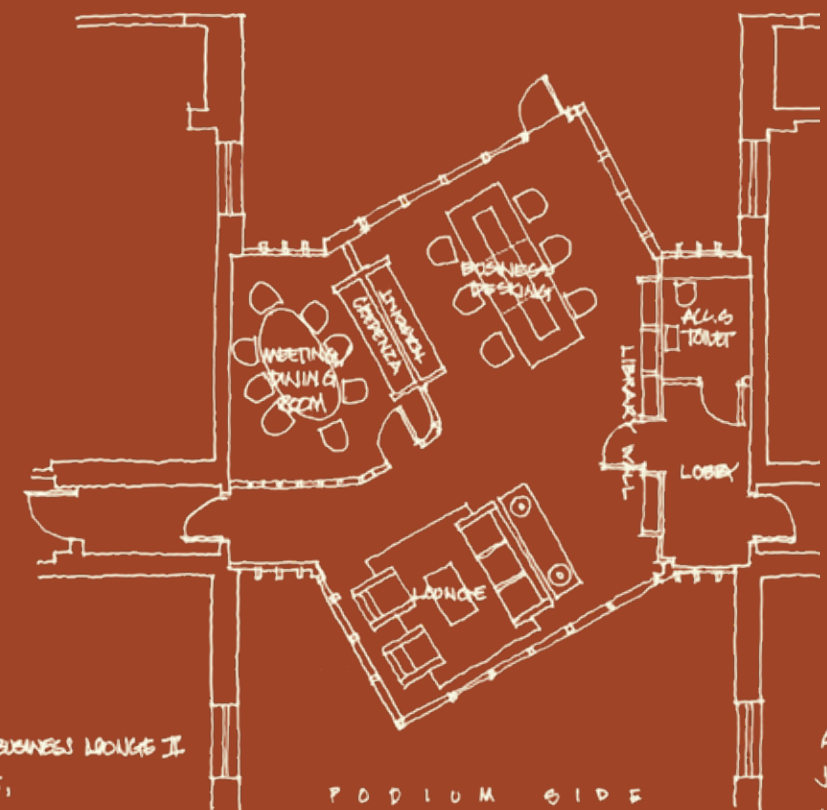
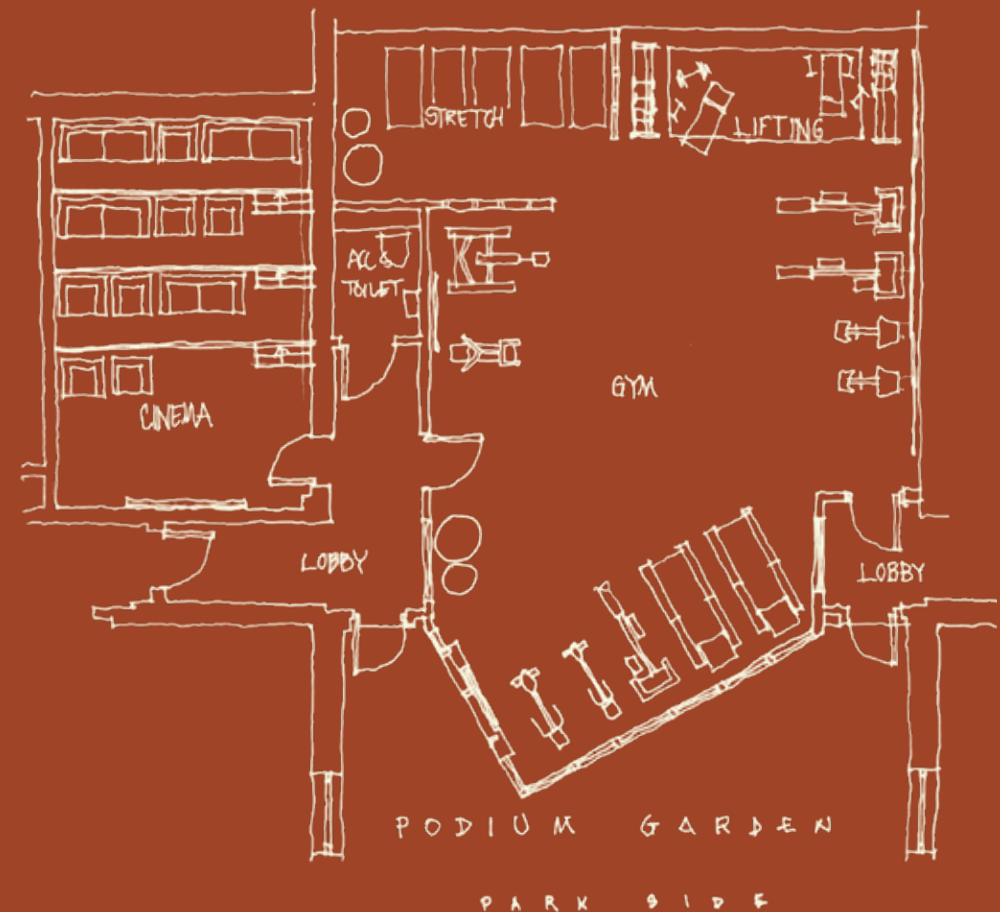
At Ballymore,
we believe a home
is more than four
walls and a roof

In creating Seamount Rise we went beyond design and build quality. We want to create an environment where residents have a distinct sense of shared space and identity, within the greater community of Malahide. The Club House at Seamount Rise literally – and figuratively – unites the two apartment blocks. The open, airy glass structure includes a number of amenities. There is an open reception area and lounge with a coffee dock, where residents and visitors can relax or work in comfort. There's an outdoor terrace with seating, for enjoying the warmth of spring and summer. The Club House is also home to a fully equipped residents' gym and a cinema for residents and guests



Meeting room

Welcome to The Club House at Seamount Rise Apartments



UPPER LEVEL BUSINESS LOUNGE II
SEAMOUNT RISE,
MALAHIDE.

AAID
JUNE 2022
1:100 @ A4



Lounge



Lounge



Cinema



Gym

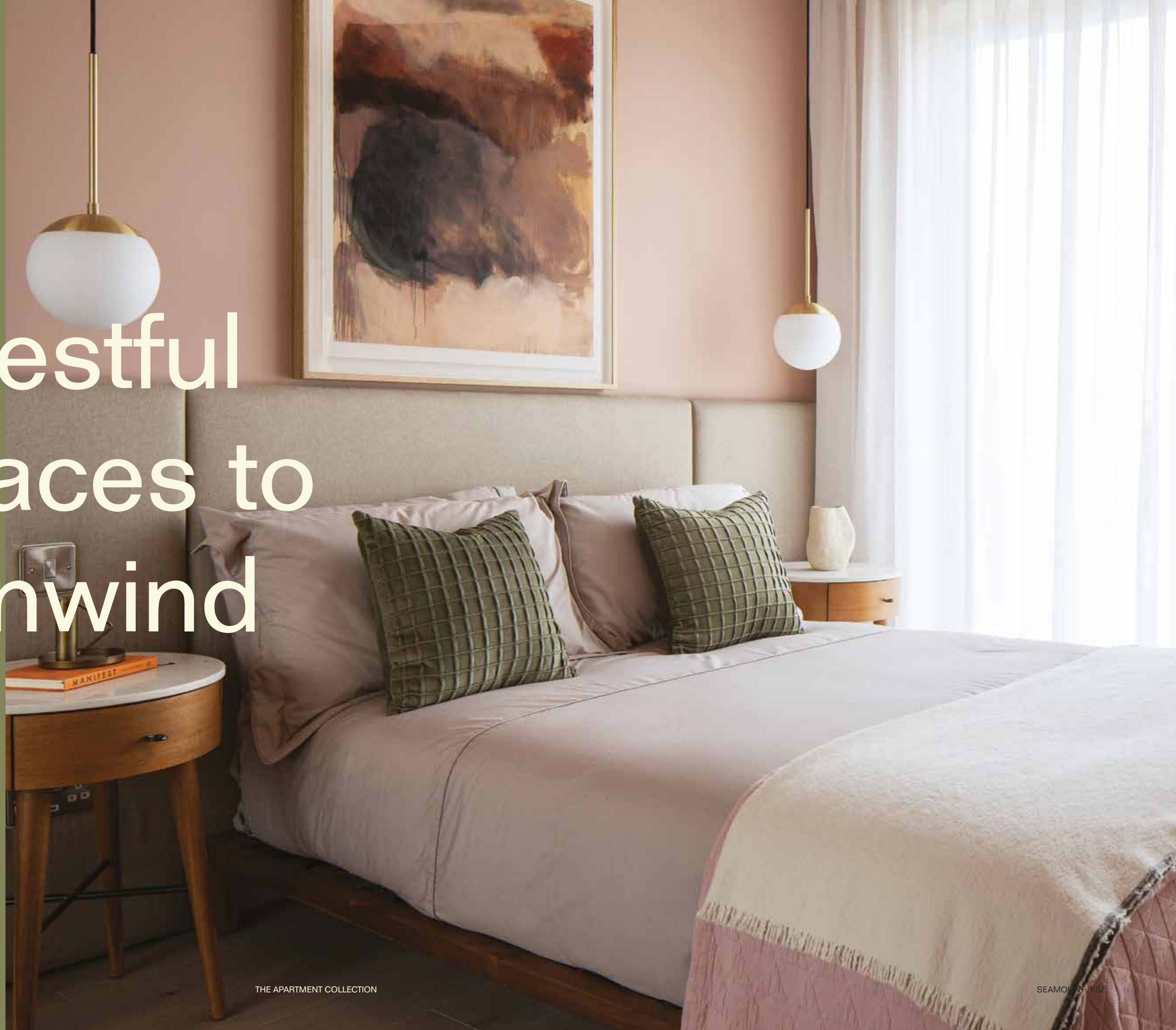
The Apartments

Spectacular Views

Restful Spaces to Enjoy & Unwind



Restful Spaces to Unwind







High Spec Living

Every home at Seamount Rise Features Innovative and High-Quality fixtures and Fittings

Heating, Ventilation & Hot Water

- Thermostatic central heating system
- Individually metered system provides heating and hot water from central plant
- Energy efficient fresh air and Heat Recovery Ventilation (HRV) system
- Pressurised hot and cold-water systems

Kitchens

- Custom designed contemporary kitchen
- Modern full height kitchens featuring Silestone quartz worktops and full height splashbacks
- Bespoke cabinetry with ample storage and full height wall units
- Fully integrated cooking appliances, dishwasher, fridge freezer and wine fridge
- Extractor fan
- LED lighting at counter level
- Integrated appliances are provided (assuming contract is signed within 21 days)



Utility Room

- Heat pump, plumbed for a washing machine, dryer

Bathrooms and Ensuites

- Contemporary designed bathrooms and en suites
- Quality floor and wall tiling
- High quality sanitaryware
- Double sinks to all 2 & 3 bed apartments
- Pressurised shower system with thermostatic valve
- Wall-mounted heated towel rails
- LED lighting to vanity units
- Wall-mounted custom designed vanity mirrored cabinets with excellent storage. Additional undermounted sink storage in en suites

Media & Communications

- Entry video-phone system in each apartment connected to the main entrance door
- Digital TV connection in living room and main bedroom
- USB charging points in kitchen and main bedroom



Bedrooms

- Bespoke full height modern wardrobes with mirror inset and soft closing hinges
- All bedrooms have direct access to the balcony

Interiors finishes & features

- All walls and ceilings have a plastered and painted finish
- High quality, triple glazed windows and patio doors including enhanced acoustic and insulating properties
- All door and window frames manufactured using high quality powder coated aluminium
- Elevated floor to ceiling height of 2.7m including 2.4m high solid timber entrance door
- Multipoint locking system to doors and windows
- Wide hall and corridors
- Contemporary feature square edge architrave and skirting
- Wardrobes are full height with a contemporary design of assorted storage and hanging options



Management & Security

- Mains-supply smoke and heat detectors, linked to mains
- CCTV throughout development

The Buildings

- A combination of high quality, attractive brick and feature cladding on both buildings
- Enhanced acoustic performance concrete floors throughout with solid concrete party walls between apartments
- Balconies spanning full width of each unit allowing ample seating and patio furniture
- Balconies finished with paving, feature wall lighting and high-quality glazed balustrade to maximise light and views from each apartment
- Shared landscaped common gardens and additional open space for apartment residents to enjoy at Podium level

Electrical

- Recessed spot lighting provided throughout with 5 amp and USB sockets provided in selected locations
- Generous light and power points provided within each apartment using contemporary switches and sockets throughout

Parking & Services

- Secure private basement parking with direct access to the apartments
- Visitor parking
- One allocated car parking space for each apartment and two for penthouses. Option to acquire additional spaces
- One space per apartment will be wired for private electric car-charging use
- Lift access from car park to all levels
- Secure, own door, walk in basement storage units available
- Centralised bin storage facility at basement level
- Each apartment has an individual secure bicycle store at basement level

Adjoining Park

- Residents will also benefit from a new impressive adjoining 13-acre park delivered by Ballymore on behalf of Fingal County Council. The park enjoys stunning coastal views and has a playground
- The park is designed to be a natural amenity

Outside Space

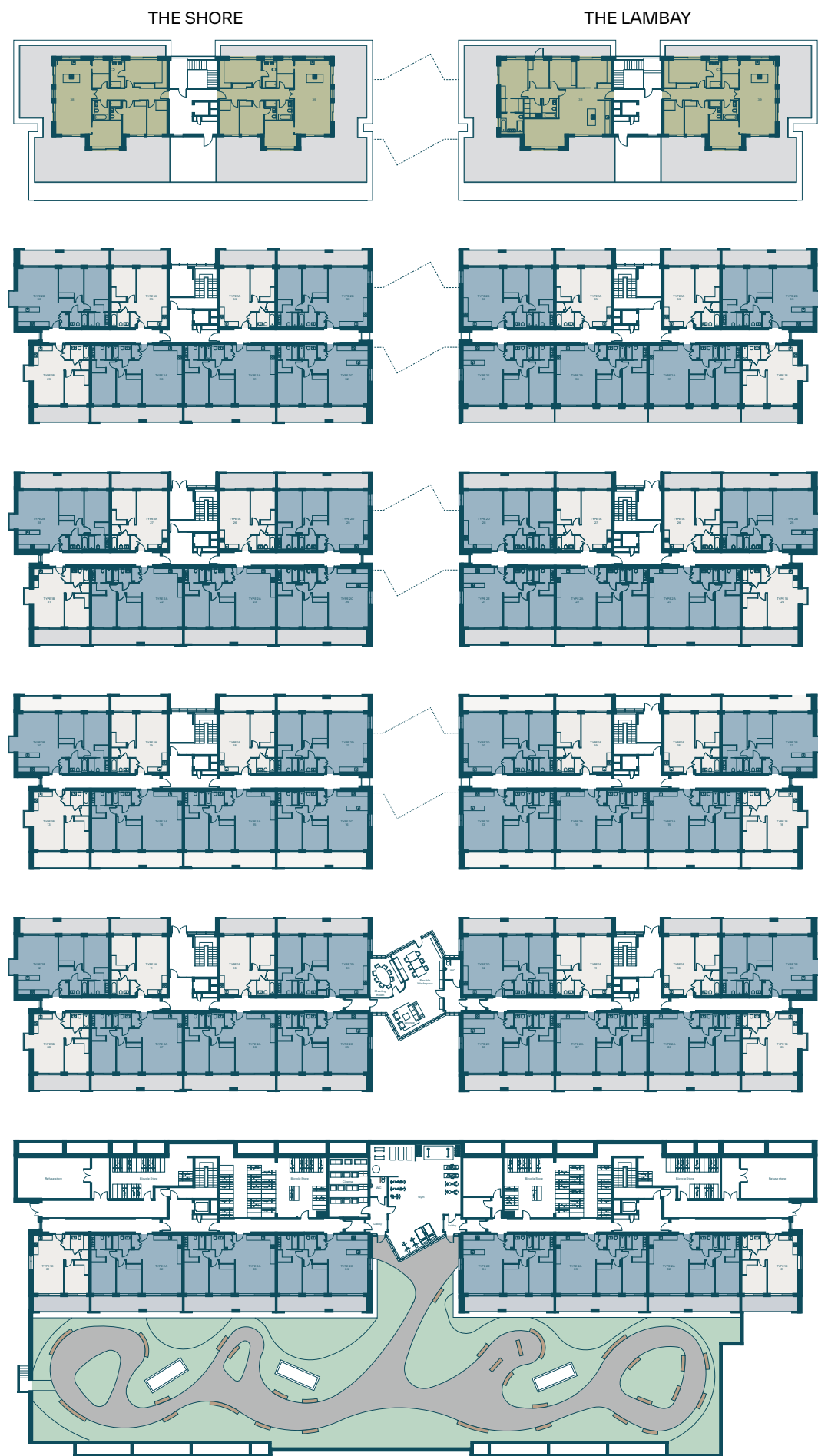
- The scheme is set amidst landscaped grounds. The private podium offers a serene setting to relax or meet friends
- Each apartment has a private balcony with a glazed balustrade, maximising natural light and aspects
- Multi-purpose wash down area - ideal for pets or bikes or golf trolleys

Energy Efficiency

- Minimum A3 Building Energy Rating energy rating
- Highly insulated and airtight design
- Energy efficient windows with argon filled triple glazing and low emissivity coating to reflect heat back into rooms
- Centralised heating system located in basement providing energy saving metered hot water to all apartments
- High performance internal pipe insulation to reduce heat loss

Guarantee

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



Site plan is for illustration purposes only

Choose Your Ideal Apartment Type

1A
1 Bed Apartment

1B
1 Bed Apartment

1C
1 Bed Apartment

2A
2 Bed Apartment

2B
2 Bed Apartment

2C
2 Bed Apartment

2D
2 Bed Apartment

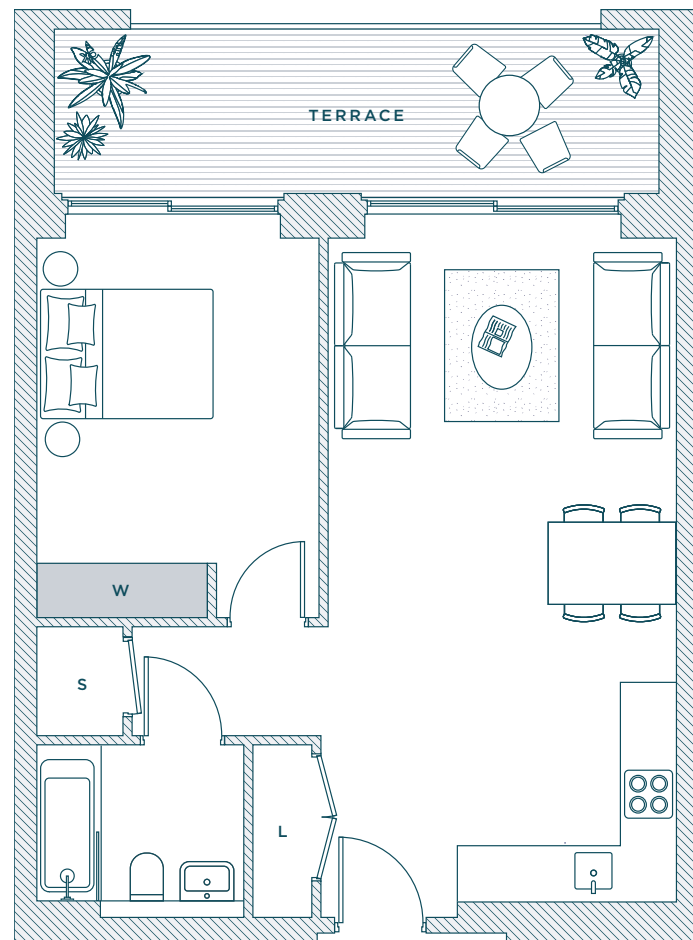
2E
2 Bed Apartment

3
3 Bed Penthouse

Site plan is for illustration purposes only

1 Bedroom Apartment

1A

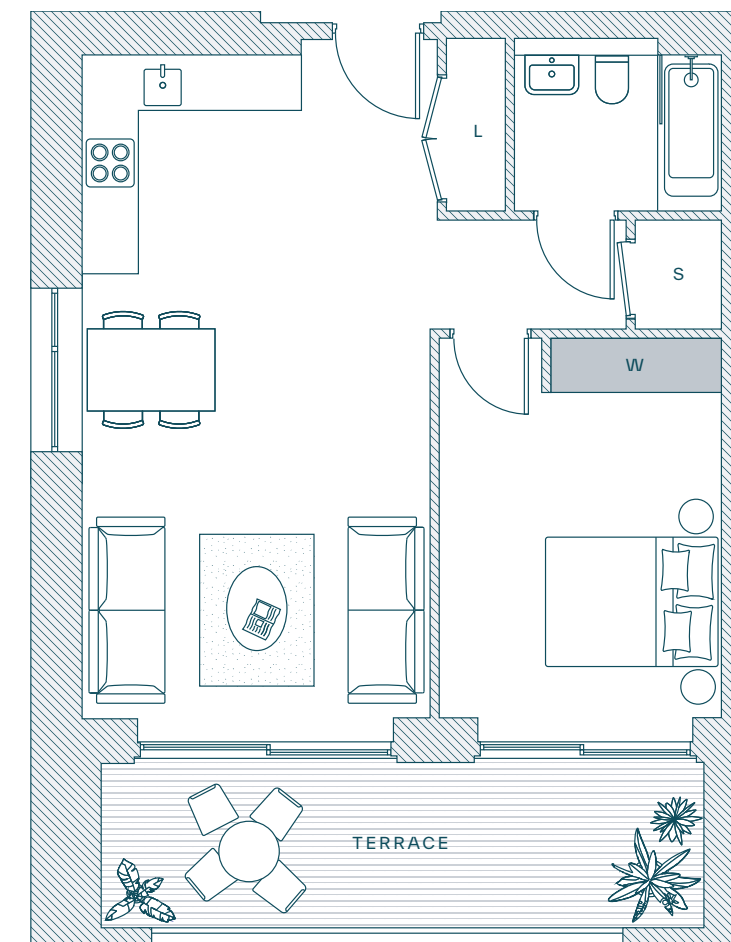


Key
L= Laundry
S= Storage
W= Wardrobe

Floorplan is for illustration purposes only

1 Bedroom Apartment

1C

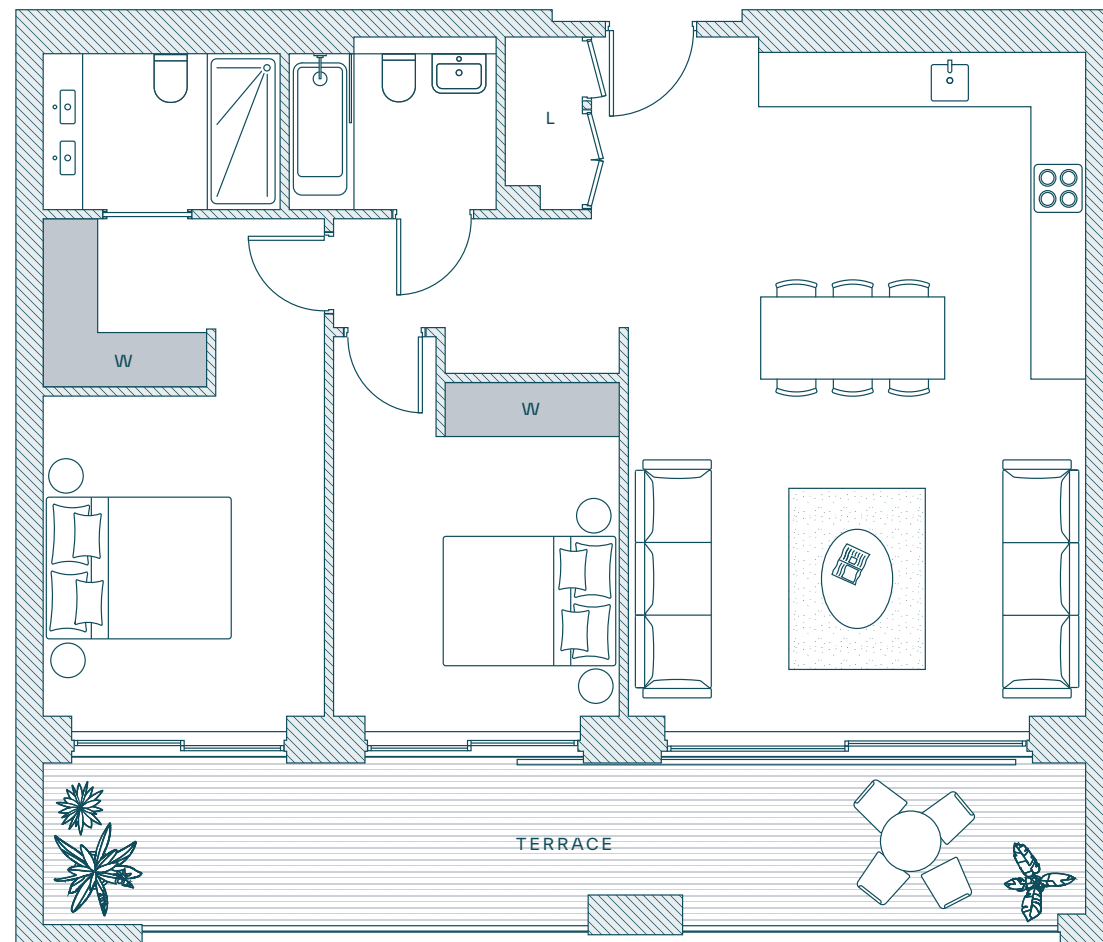


Key
L= Laundry
S= Storage
W= Wardrobe

Floorplan is for illustration purposes only

2 Bedroom Apartment

2A



Key

L= Laundry

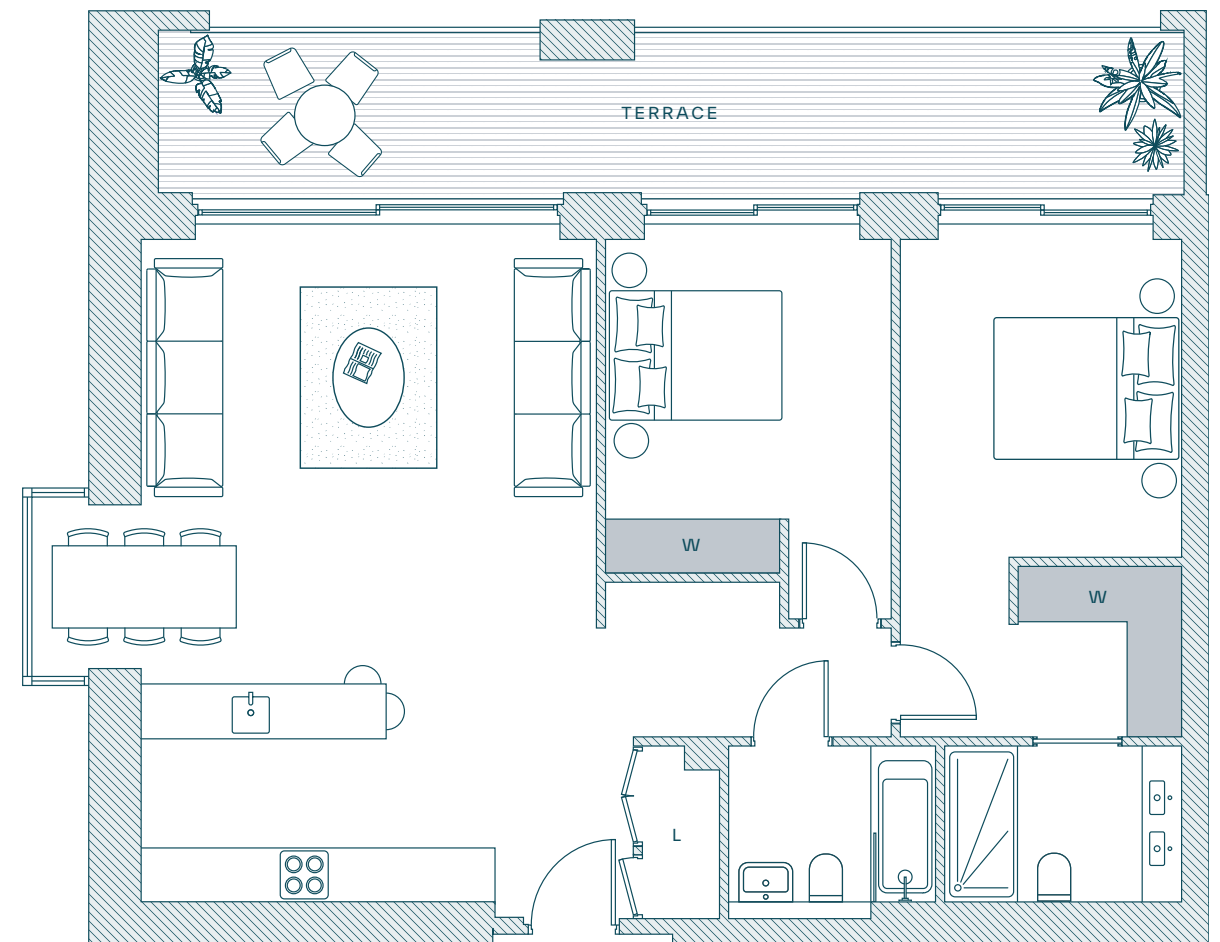
S= Storage

W= Wardrobe

Floorplan is for illustration purposes only

2 Bedroom Apartment

2B



Key

L= Laundry

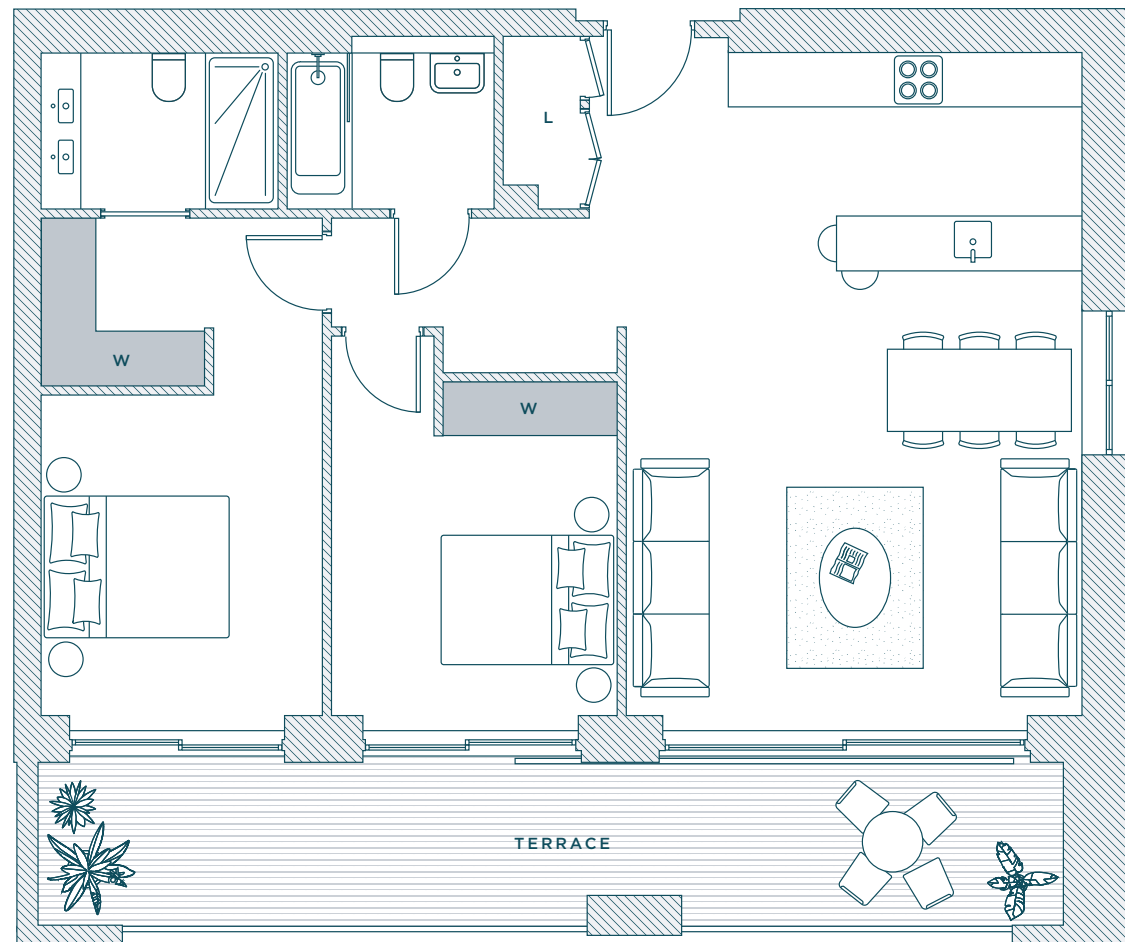
S= Storage

W= Wardrobe

Floorplan is for illustration purposes only

2 Bedroom Apartment

2C

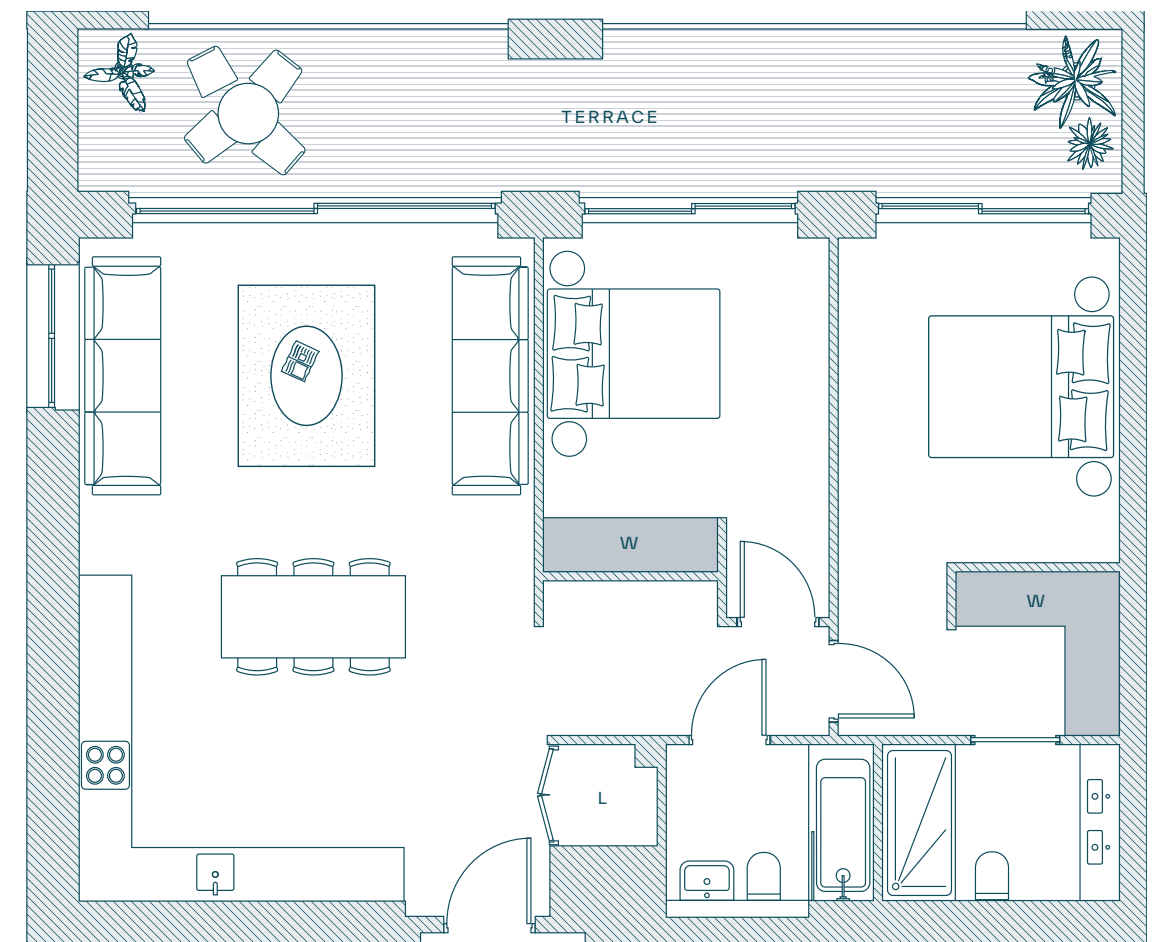


Key
L= Laundry
S= Storage
W= Wardrobe

Floorplan is for illustration purposes only

2 Bedroom Apartment

2D

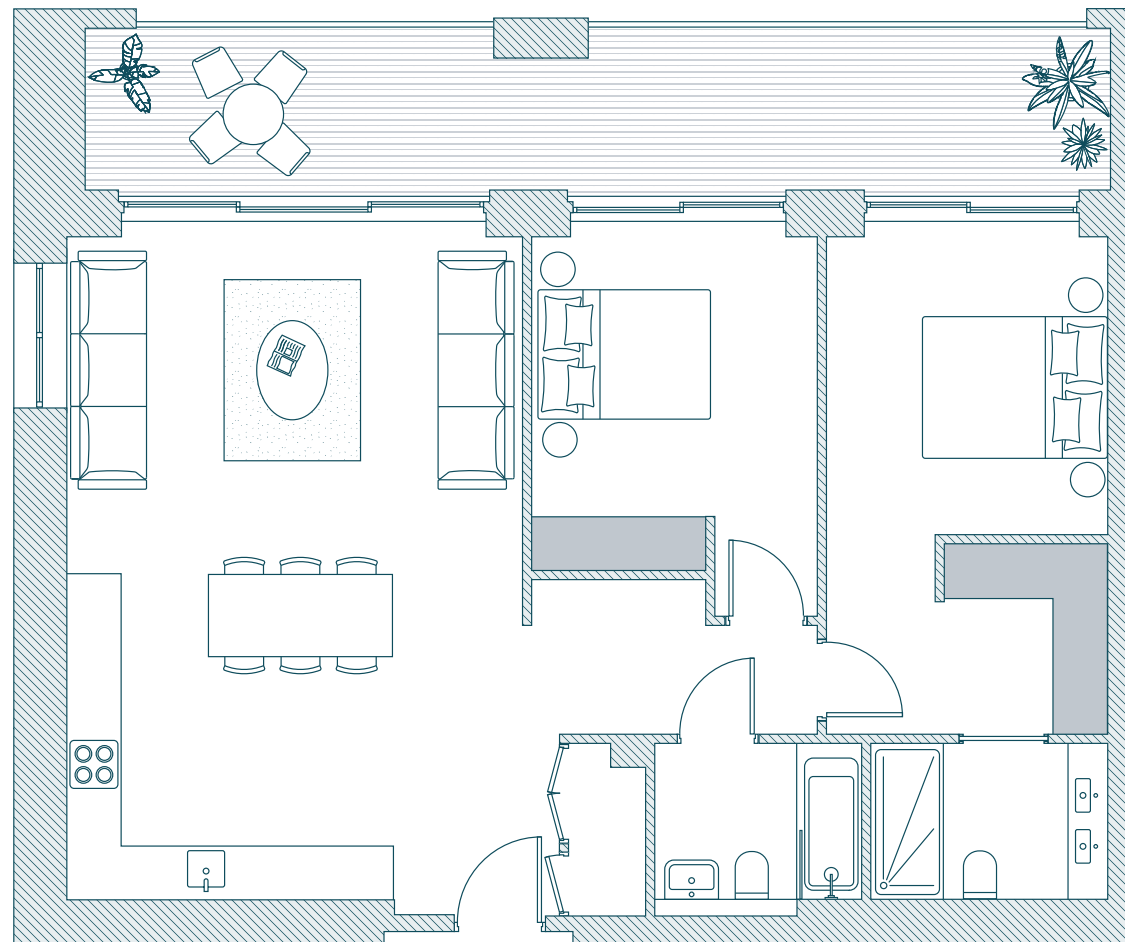


Key
L= Laundry
S= Storage
W= Wardrobe

Floorplan is for illustration purposes only

2 Bedroom Apartment

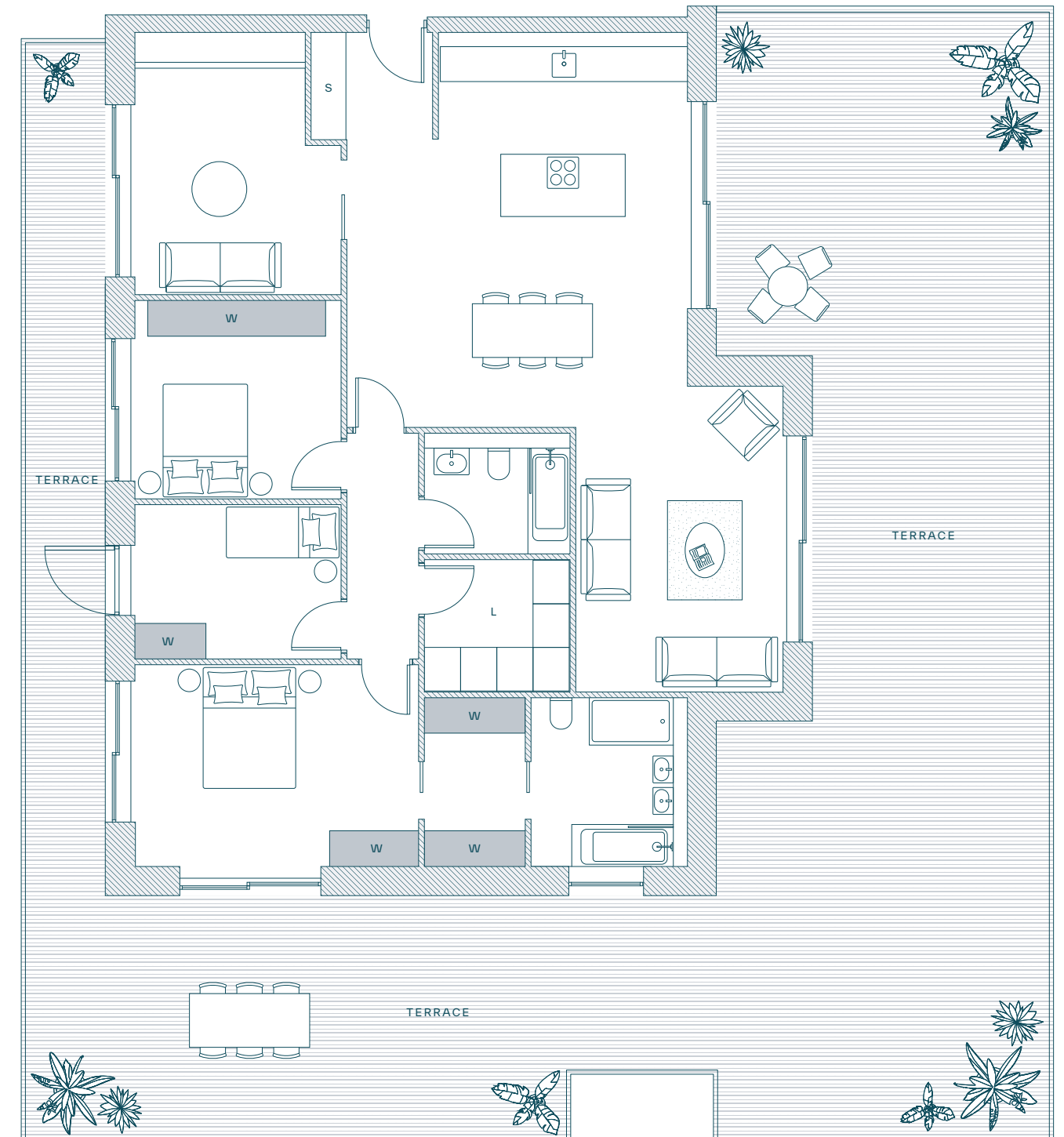
2E



Key
L= Laundry
S= Storage
W= Wardrobe

Floorplan is for illustration purposes only

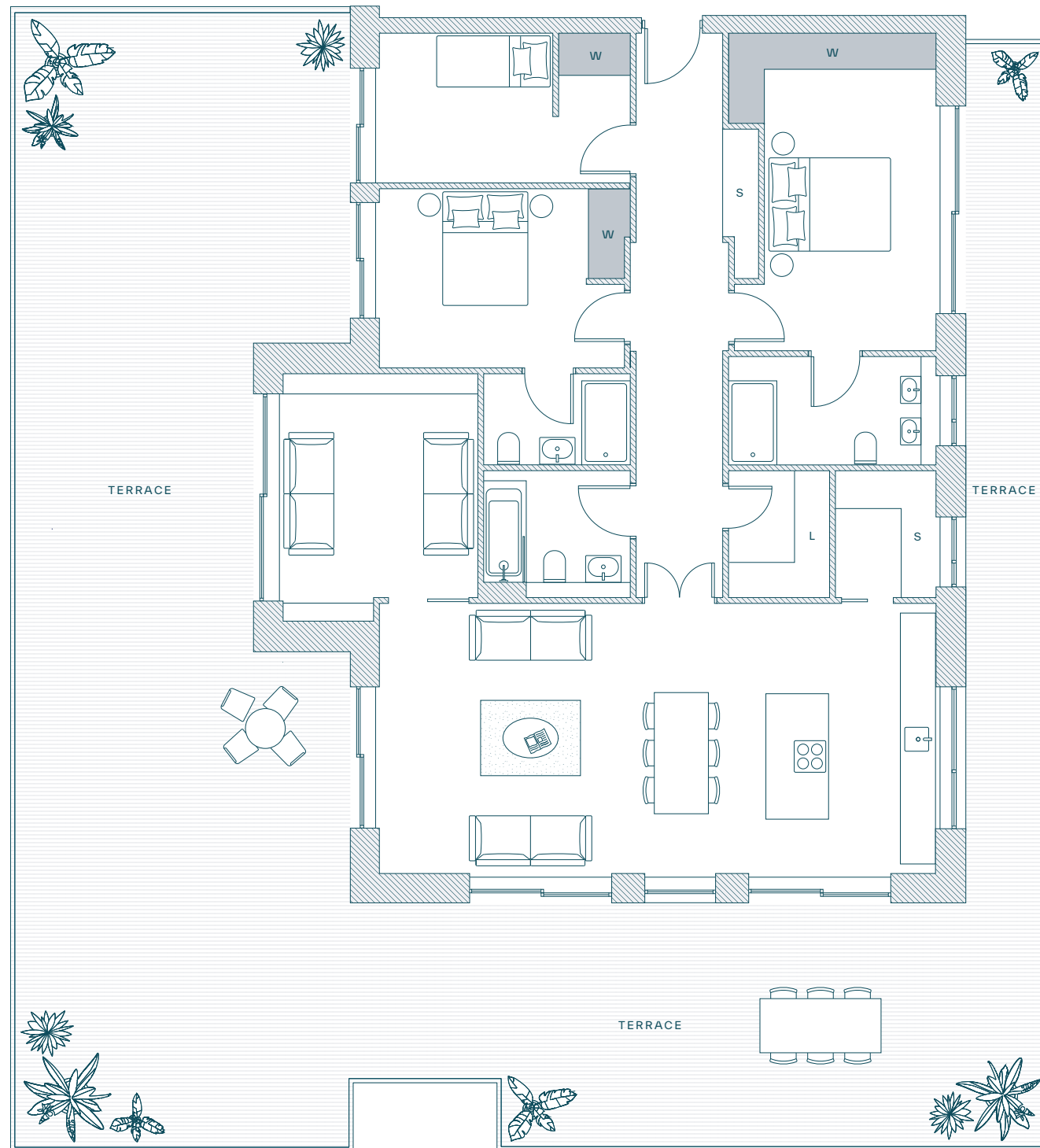
3 Bedroom Apartment



Key
L= Laundry
S= Storage
W= Wardrobe

Floorplan is for illustration purposes only

3 Bedroom Apartment



Key
 L= Laundry
 S= Storage
 W= Wardrobe

Floorplan is for illustration purposes only

THE APARTMENT COLLECTION





A Legacy of Placemaking

Ballymore has been committed to delivering high quality homes in Ireland since 1982. A family-owned property developer founded by Chairman and CEO Sean Mulryan and his wife Bernardine, Ballymore has won multiple awards for its wide-ranging portfolio which includes some of Europe's largest urban development projects – 40 in the last three years alone.

Buildings are about people. By putting ourselves in the shoes of those who will be living in those buildings, we bring Ballymore's developments to life, with a commitment to quality informing every detail. This visionary approach to development and placemaking is behind our reputation for best-in-class design.

ballymore.

Houses At Seamount Rise

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



Contact Us



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newhomes@sherryfitz.ie



PSRA: 001973

01 845 3377
info@ofarrellcleere.ie



BER certificates can be viewed with agents

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