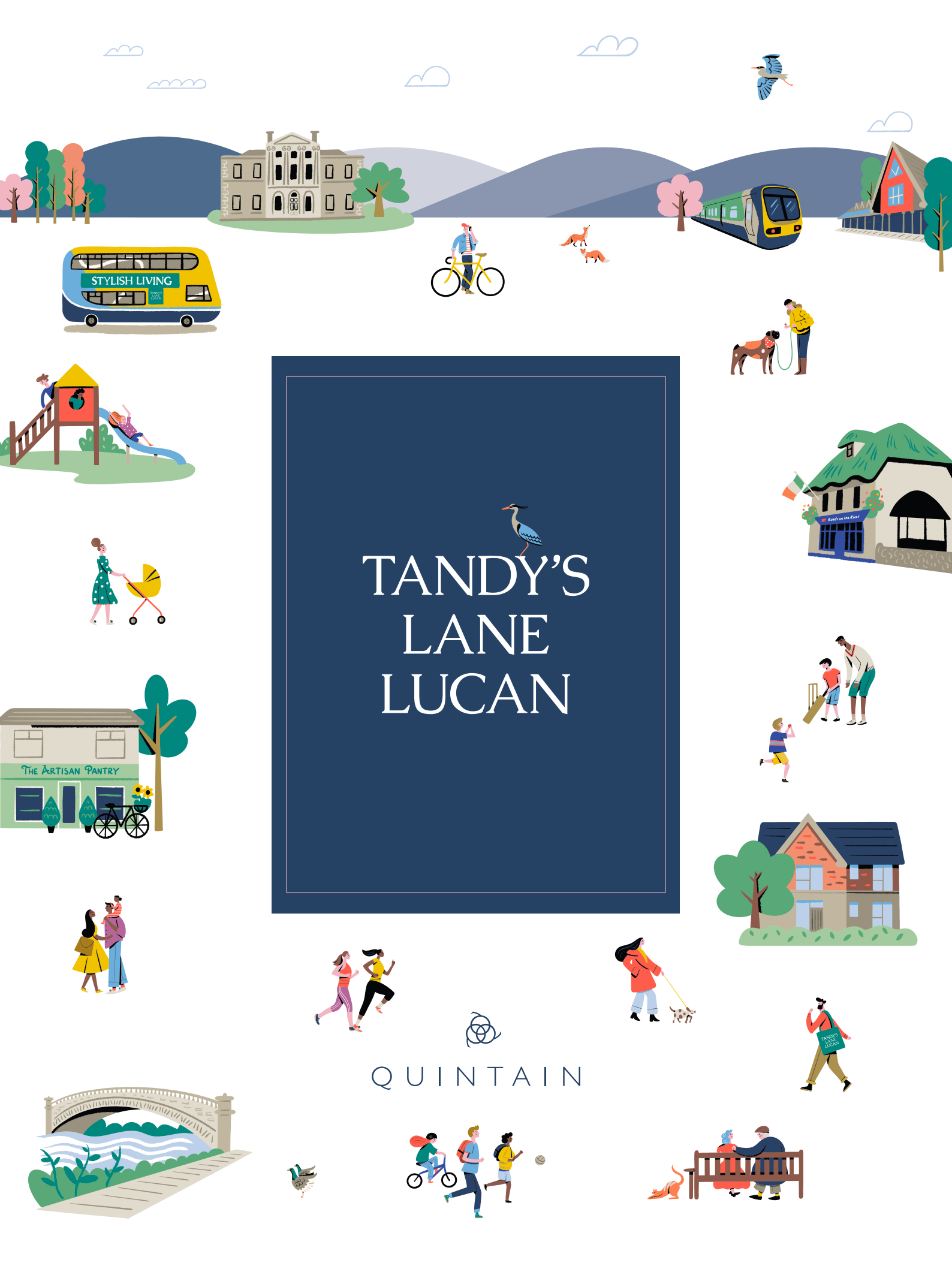


TANDY'S LANE LUCAN

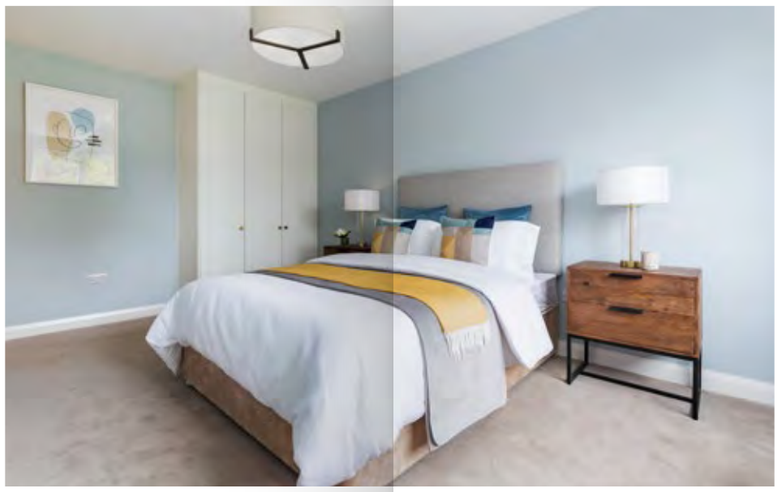
QUINTAIN

The perfect place for life to blossom

Less than half an hour’s drive from Dublin's City Centre and located just outside the quaint, historical village of Lucan, residents of Tandy’s Lane will become part of a friendly and welcoming community.

Thoughtfully designed for easy modern living

The mix of 2, 3 & 4 bedroom homes, which will be built and finished to the highest standards, will offer a variety of accommodation for purchasers to choose from. Surrounded by a superb choice of parks, schools, shopping, sporting and recreational facilities as well as transport links by road and rail, these homes are sure to appeal to purchasers looking for a great quality of life.



All the everyday essentials

All the everyday essentials are taken care of as there is an abundance of retailers nearby. Lucan Shopping Centre and the newly built Lidl are within 5 minutes' drive as well as one of Ireland's largest shopping centres, Liffey Valley Shopping Centre with over 80 stores, a Vue Cinema and a wide array of restaurants and bars.

The initial phase of The Crossings, Dublin's newest retail offering is located just 15 minutes walk from Tandy's Lane, and will have Tesco and Aldi as its anchor tenants.

This new neighbourhood at The Crossings has been designed to accommodate 11,000 sq.m of retail space, and as a place to shop, dine, relax, work out, entertain and live every day. At its core, is a central urban plaza designed as a place for the community to come together.

1 *Lucan Village*
2 *The Artisan Pantry*
3 *Coffee Works*
4 *The Artisan Pantry*
5 *The Crossings*

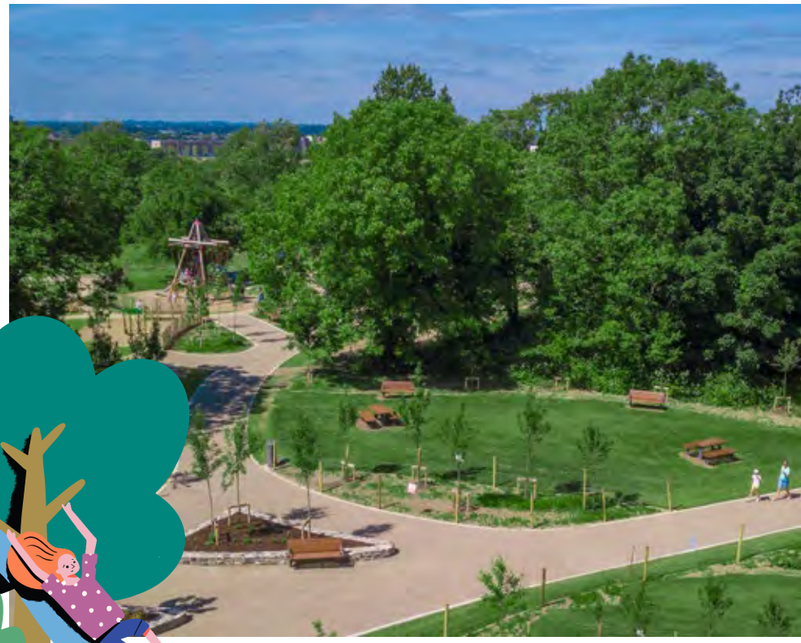
Next to Nature

Nestled amidst green tranquil surroundings, Lucan gives you the best of both worlds.

New residents of Tandy's Lane will benefit from 3 acres of open space within the development with the provision of Tandy's Square pocket park as well as Serpentine Park, a large linear park located within the scheme, which will provide beautiful green space for the whole family to enjoy.

The location of Tandy's Lane is perfect for outdoor enthusiasts. Moments from the development is Tandy's Lane Park with its large playground and a second brand new park, Airlie Park is due to open soon.

Sports enthusiasts are well catered for too with Sarsfields GAA club, Lucan United Soccer club and Weston Hockey club all close by. The Hermitage and Lucan golf clubs are also a short distance away.



A favourite spot amongst locals and visitors alike is the picturesque river walk at Griffeen Valley Park or the atmospheric woodlands of Vesey Park.

1 *Griffeen Valley Park*
2 *Griffeen Valley Park*
3 *Lucan Weir*

Education is at the heart of this family friendly community.

There is a wide variety of both primary and secondary schools in the area surrounding Tandy's Lane. A new primary school is also to be developed adjacent to the scheme, eliminating any travel times for our resident students in the future.

- St Mary's Senior NS
- Lucan National School
- Lucan Educate Together
- Lucan Community College
- King's Hospital
- Griffeen Valley Educate Together NS
- Lucan East Educate Together NS
- Gaelscoil Eiscir Riada
- Esker Educate Together NS
- Scoil Mhuire NS
- Lucan Community College
- Scoil Aine Naofa
- St Joseph's Secondary School
- Adamstown Community College
- St. John the Evangelist National School
- Adamstown Castle Educate Together

*This list does not take into account school catchments. Please contact schools directly.

Spoilt for Choice

Retail
1. Lucan Shopping Centre, SuperValu, Dunnes Stores
2. Tesco
3. Lidl Lucan
4. Fonthill Retail Park
5. Liffey Valley SC
6. The Crossings

Food & Drink
1. The Artisan Pantry
2. Coffee Works
3. Carroll's Gastropub
4. Reeds on the River
5. McDonald's, Starbucks, Mao, O'Brien's Cafe, Kay's Kitchen

Parks
1. Tandy's Lane Park
2. Griffeen Valley Park
3. Vesey Park
4. Willsbrook Park
5. Hermitage Park
6. Ballyowen Park
7. Collinstown Park
8. St. Catherine's Park
9. Airlie Park

Sports & Leisure
1. Lucan Leisure Centre, Ballyowen Celtic FC
2. Lucan Harriers, Weston Hockey Club
3. Lucan United FC
4. Lucan Golf Club
5. Lucan Sarsfields GAA
6. Esker Celtic Football
7. Hermitage Golf Club
8. DSC Gym
9. Crossfit Gym
10. Cricket Grounds

Schools
1. Scoil Mhuire Primary School
2. Scoil Aine Naofa
3. Lucan Community College
4. Esker Educate Together NS
5. Griffeen Valley Educate Together NS
6. Lucan East Educate Together NS
7. Lucan Community NS
8. Divine Mercy Junior NS, Divine Mercy Senior School
9. St Mary's Senior NS
10. The King's Hospital
11. Adamstown Community College
12. St. John the Evangelist National School
13. Adamstown Castle Educate Together

HERMITAGE GOLF CLUB

FONTHILL RETAIL PARK

LIFFEY VALLEY S.C.

GRIFFEEN VALLEY PARK

VESEY PARK

N4

WESTON HOCKEY CLUB

NEWCASTLE ROAD

LUCAN S.C.

SOMERTON

SHOWHOUSE CAR PARK
(Future Primary School Site)

TANDY'S LANE PARK

TANDY'S LANE LUCAN

TANDY'S LANE PARK PLAYGROUND

ADAMSTOWN TRAIN STATION, THE CROSSINGS 1km»

Perfectly Placed

Adamstown train station is only 15 minutes' walk from Tandy's Lane and provides an excellent service to Park West, Heuston Station, Connolly Station, Pearse Street Station and Grand Canal Dock.
The N4 takes you in to Dublin City Centre and the M50 connects you to the rest of the city and beyond including Dublin Airport which is a mere 25 minutes' drive.

MULHUDDART
ROSEMOUNT
CLONSILLA
CASTLEKNOCK
GLASNEVIN
LUCAN VILLAGE
CHAPELIZOD
BALLYMOUNT
CITY WEST
BELGARD
DUBLIN CITY CENTRE

M1
M2
M3
M50
N4

TO DUBLIN AIRPORT
WESTON AIRPORT
PORT TUNNEL

St. Catherine's Park
Castleknock Golf Club
Hermitage Golf Club
Waterstown Park
Phoenix Park
Liffey Valley Shopping Centre
Airlie Park
Griffeen Valley Park
Ballyowen Park
Tandy's Lane Park
The Crossings
Grange Castle Golf Club

TANDY'S LANE LUCAN

ADAMSTOWN TRAIN STATION
CLONDALKIN
PARK WEST
CONNOLLY
HEUSTON
GRAND CANAL DOCK

Key Travel Times

Lucan Shopping Centre	Liffey Valley Shopping Centre	Lucan Village	Dublin Airport	Dublin City Centre
5 minutes' walk	10 minutes by car	20 minutes' walk	25 minutes by car	30 minutes by train

Designed with you in mind

Built to the highest standard, the tastefully designed, A-rated homes at Tandy's Lane offer an attractive and varied mix of house types perfect for every stage of life.

Designed by Conroy Crowe Kelly Architects, the homes at Tandy's Lane will include attractive exterior facades, light-filled, spacious interiors and high-specification kitchens and bathrooms.

Specification

EXTERNAL FINISHES

- High-quality low-maintenance external finishes of brick and render
- Low-maintenance uPVC fascia, soffits, gutters, and downpipes
- uPVC double glazed windows by Munster Joinery
- Ultra Tech front door by Munster Joinery
- Seeded rear garden with flag paved patio to the houses
- Paved terrace for the duplexes and patio area for the apartments
- Cobble paved private driveways, as applicable

INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and painted in a neutral colour
- Generous floor to ceiling heights on the ground floor
- Insulated airtight trap door and pull-down ladder fitted for easy access to the attic in all houses
- Contemporary internal doors with Satin finish handles

BUILDING ENERGY EFFICIENCY

- BER A rated homes
- High levels of roof, wall and floor insulation

KITCHEN/UTILITY

- Superior quality step shaker style kitchens supplied by Bespace in white grey with velstone quartz counter tops
- Fully-fitted appliances, integrated fridge freezer, electric oven, induction hob, integrated dishwasher and extractor fan (subject to signing contracts within 28 days)

BATHROOMS/EN-SUITES

- All bathrooms and en-suites are fitted with stylish, contemporary sanitary ware
- High quality tiling to wet areas and floors
- Mirrors supplied as standard to main bathroom, ensuite and WC
- Shower doors are fitted to all en-suites
- Thermostatically controlled shower in master en-suite
- Chrome heated towel rails fitted in main bathroom and en-suite

WARDROBES

- Luxurious fitted wardrobes by Bespace to 2 bedrooms in the 2 & 3 bedroom homes and 3 bedrooms in 4 bedroom homes

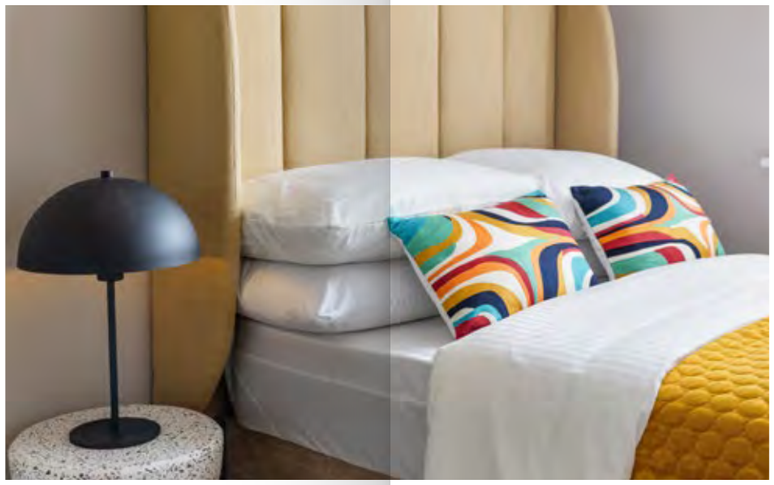
ELECTRICAL

- Smoke and heat detectors fitted as standard
- High-efficiency air to water heat pump system to provide for all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- Under-counter lighting included in the kitchen
- All houses are wired for telephone and internet services
- Electric Vehicle Charging Stations will be available for public use at various locations throughout the development
- Smartzone enabled home with wireless security alarm

WARRANTY

- 10 years structural guarantee on each Tandy's Lane Home

Items listed above are subject to variation/change depending on supply/availability.



Site Plan

3 Bedrooms

The Belmonte
Mid Terrace
105 SQ M / 1,130 SQ FT
End Terrace
107 SQ M / 1,151 SQ FT
End Terrace Extended
118 SQ M / 1,270 SQ FT

The Simone
Mid Terrace
117 SQ M / 1,259 SQ FT
End Terrace
119 SQ M / 1,280 SQ FT

The Cymosa
Mid Terrace
117 SQ M / 1,259 SQ FT
End Terrace
116 SQ M / 1,248 SQ FT
Detached
134 SQ M / 1,422 SQ FT

The Darby
End Terrace
118 SQ M / 1,270 SQ FT

The Alexandra
End Terrace
120 SQ M / 1,291 SQ FT

The Alba
Detached
144 SQ M / 1,550 SQ FT

4 Bedrooms

The Mason
End Terrace
158 SQ M / 1,700 SQ FT

The Burnet
End Terrace
160 SQ M / 1,722 SQ FT

The Eva
Mid Terrace
157 SQ M / 1,690 SQ FT

The Windermere
Mid Terrace
155 SQ M / 1,668 SQ FT
End Terrace
156 SQ M / 1,679 SQ FT

The Amelia
Mid Terrace / End Terrace
166 SQ M / 1,786 SQ FT

The Avon
Detached
166 SQ M / 1,786 SQ FT

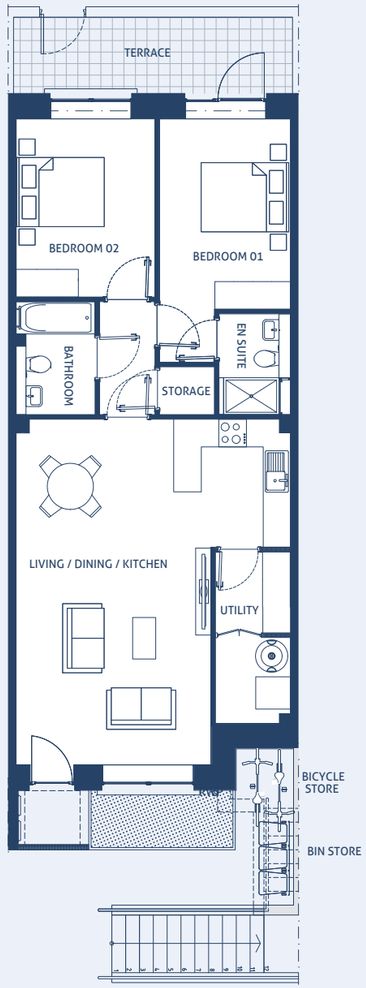
Duplexes at Tandy's Plaza

The Rosalind
2 Bedroom Own Door Apartment
81 SQ M / 872 SQ FT
3 Bedroom Duplex
110 SQ M / 1,184 SQ FT

Site map is for illustrative purposes only and garden sizes may vary.

The Rosalind

2 Bedroom Own Door Apartment
81 SQ M / 872 SQ FT

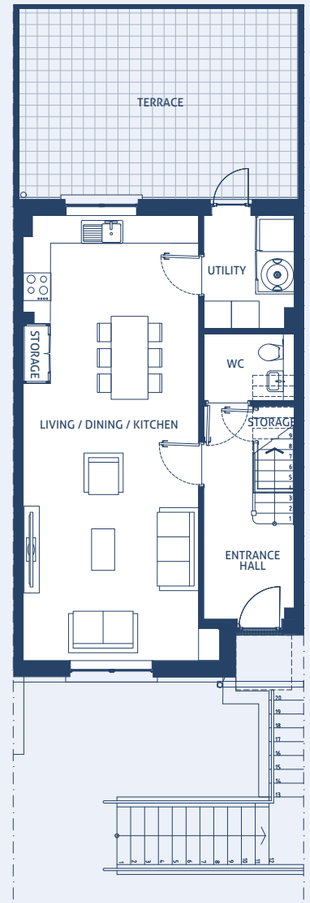


GROUND FLOOR

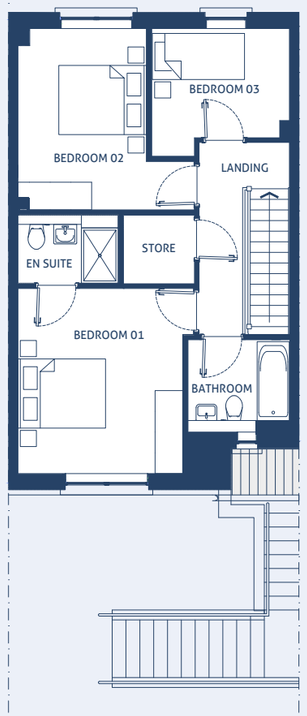
Floor plans are for illustrative purposes only and variations may occur within each house type.
A handed version of the house type may also apply.

The Rosalind

3 Bedroom Duplex
110 SQ M / 1,184 SQ FT



FIRST FLOOR



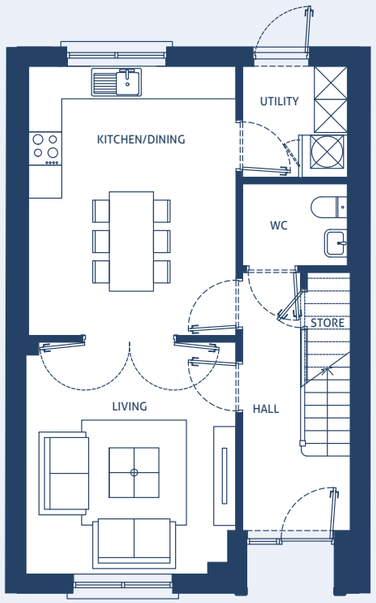
SECOND FLOOR

Floor plans are for illustrative purposes only and variations may occur within each house type.
A handed version of the house type may also apply.

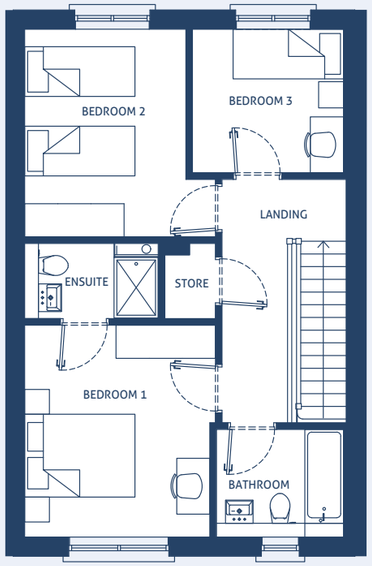
The Belmonte

3 Bed Mid Terrace
105 SQ M / 1,130 SQ FT

3 Bed End Terrace
107 SQ M / 1,151 SQ FT



GROUND FLOOR



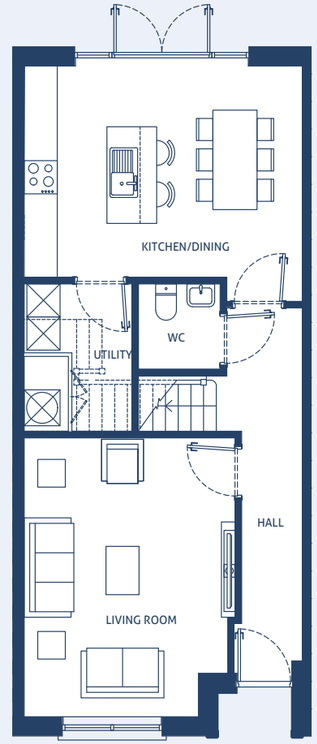
FIRST FLOOR

Floor plans are for illustrative purposes only and variations may occur within each house type.
A handed version of the house type may also apply.

The Simone

3 Bed Mid Terrace
117 SQ M / 1,259 SQ FT

3 Bed End Terrace
119 SQ M / 1,280 SQ FT



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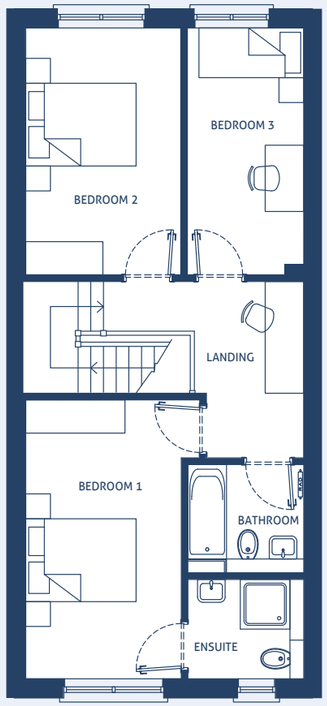

FIRST FLOOR

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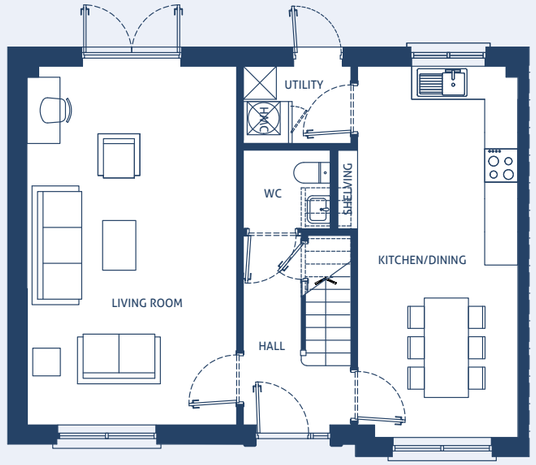
The Cymosa

3 Bed Mid Terrace
117 SQ M / 1,259 SQ FT

3 Bed End Terrace
116 SQ M / 1,248 SQ FT



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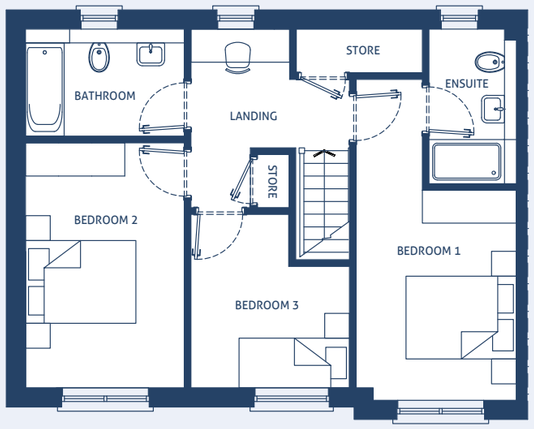

FIRST FLOOR

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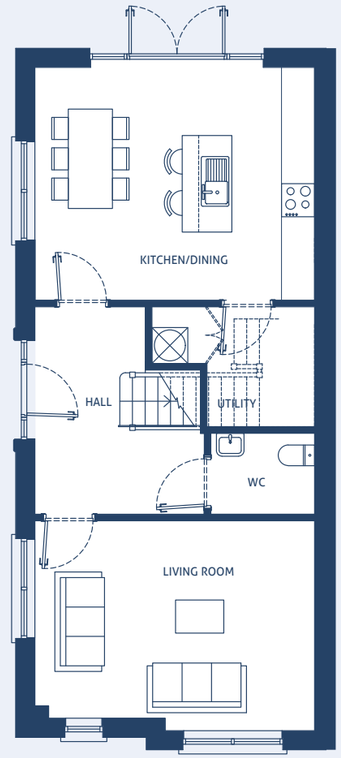
A handed version of the house type may also apply. Some of these units may be splayed.

The Alexandra

3 Bed End Terrace
120 SQ M / 1,291 SQ FT



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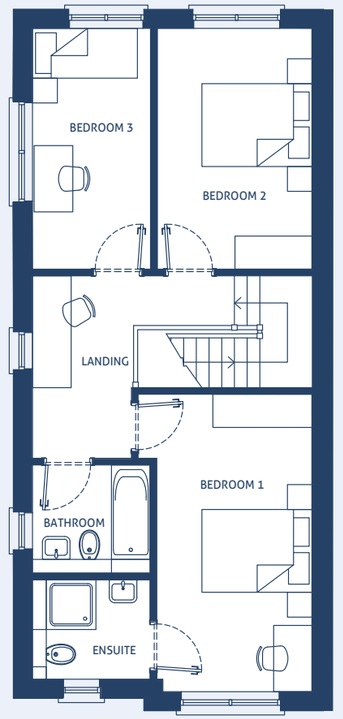


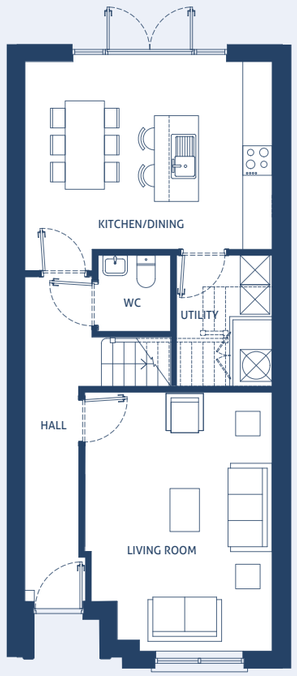
FIRST FLOOR

Floor plans are for illustrative purposes only and variations may occur within each house type.
A handed version of the house type may also apply.

The Windermere

4 Bed Mid Terrace
155 SQ M / 1,668 SQ FT

4 Bed End Terrace
156 SQ M / 1,679 SQ FT



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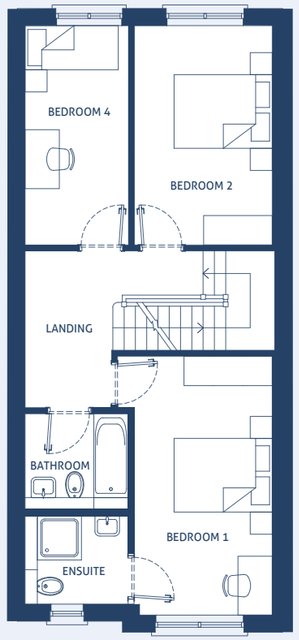

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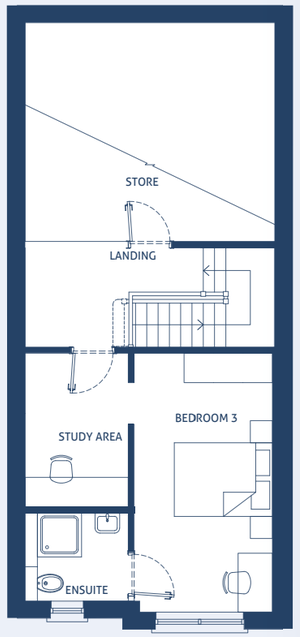
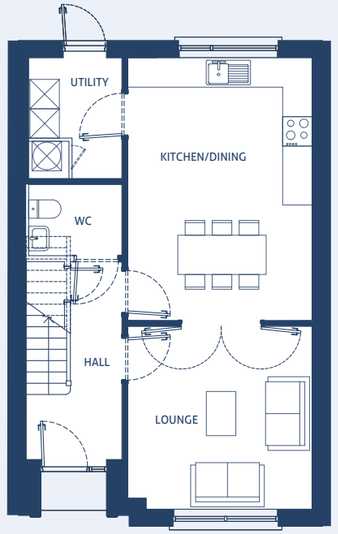


SECOND FLOOR

Floor plans are for illustrative purposes only and variations may occur within each house type.
A handed version of the house type may also apply.

The Eva

4 Bed Mid Terrace
157 SQ M / 1,690 SQ FT



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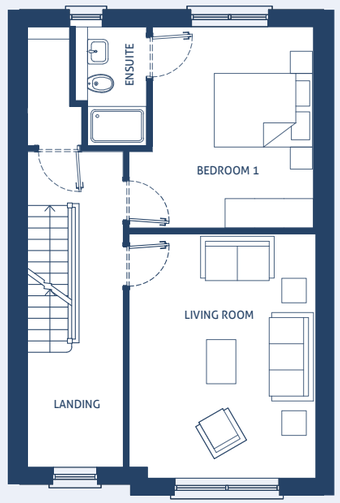

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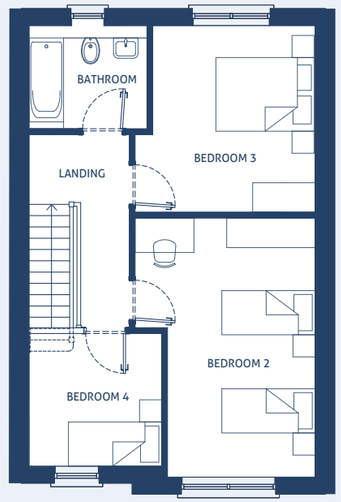

SECOND FLOOR

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A handed version of the house type may also apply.

Passionate About Our Communities

Community engagement is one of Quintains core values. We have worked with various voluntary groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were also very proud to be a cornerstone sponsor of Dragons at the Docks, which in 2022 raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.

1 *Dragons at the Docks 2022*
2 *Adamstown Cricket Club Women's Team*
3 *Malahide United Under 8s*
4 *Adamstown Community College Under 17/19s Soccer Team*
5 *Adamstown Community College GAA team*
6 *Lucan Sarsfields U15 Girls*

6

1

2

3

4

5

"We are delighted as Adamstown Cricket Club's First Women's Cricket Team to be sponsored by Quintain. Quintain are building not only homes but a community in Adamstown and Lucan and we are delighted they have chosen to be associated with the local women and girls of the Adamstown Cricket Club. To have Quintain's support and belief in our team has been a great experience and we look forward to growing our team with the new residents as the neighbourhood grows."

Meena Baskarasubramanian, Founding Member and Women's Secretary Adamstown Cricket Club.

"Lucan Sarsfields GAA Club is delighted to have had the support of Quintain throughout this year. It has been a pleasure dealing with Quintain. They are approachable, professional and motivated to give back to this Community as it continues to grow. We look forward to building on our relationship into the new year and welcoming new players to Lucan Sarsfields from the wider community that Quintain has developed throughout Lucan and Adamstown."

Colm Farrell, Chairperson
Lucan Sarsfields GAA Club

Developer

QUINTAIN

Selling Agents

savills

PSRA 002223

33 Molesworth Street
Dublin 2
D02 CP04

01 618 1300

Architects

Conroy Crowe Kelly
65 Merrion Square
Dublin 2
D02 DT32

Solicitors

McCann Fitzgerald
Riverside One
37-42 Sir Rogerson's Quay
Dublin 2
D02 X576

NZEB

BER A2 A3

Disclaimer

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 may occur.

QUINTAIN

Quintain is one of the largest residential developers in the country with a landbank that can accommodate over 9,000 units. Our ambition is to create exceptional and affordable places to live, which are at the forefront of sustainability, design and placemaking for our communities.

QUINTAIN