SKYLARK

ST. MARNOCK'S BAY

QUINTAIN

BER A2

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 strech to 3 acres of beautiful parklands and amenities for the whole family to enjoy.

Great Coffee!
MARKET
FRESH FISH
IVANS
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

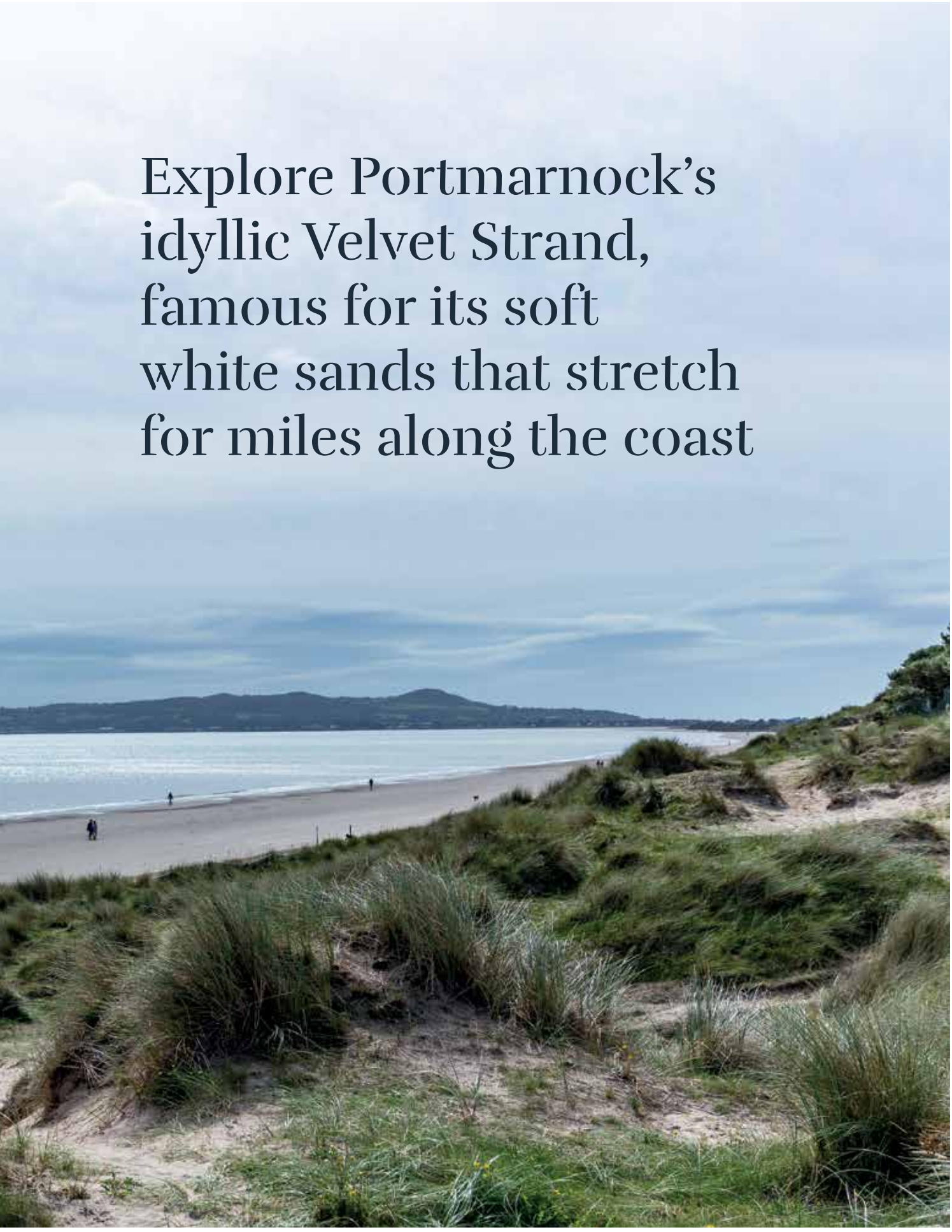
Discover the laidback atmosphere of North Dublin coastal living, with excellent family amenities, wonderful restaurants & bars and great outdoor activities

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.

HAPPY
WEEKEND!
ALL DAY Brunch,
WEEK END Specials AND
Sausage Rolls.

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

▲ Déjá 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.

23 MINS	20 MINS
Tara Street	Connolly
8 MINS	4 MINS
Raheny	Malahide

Local Amenities

1 NAOMH MEARNOG GAA CLUB

2 PORTMARNOCK SPORTS & LEISURE CLUB

3 PORTMARNOCK COMMUNITY SCHOOL

4 MALAHIDE GOLF CLUB

5 DUNNES STORES

6 WHITE SANDS HOTEL PORTMARNOCK

7 KOBA THAI RESTAURANT

8 PORTMARNOCK HOTEL AND GOLF LINKS

9 SWEET CAROLINE'S

10 MCHUGH'S WINE & DINE

11 PORTMARNOCK POST OFFICE

12 SAINT MARNOCK'S NATIONAL SCHOOL

13 HONEY HONEY CAFÉ

14 J.W. SMYTH FAMILY BUTCHER

15 SAINT ANNE'S CHURCH

16 BREZZI'S WOODFIRED PIZZA

17 LIDL

18 INSOMNIA COFFEE COMPANY

19 JUS DE VINE

20 TEXACO SERVICE STATION

21 CLEARY'S PHARMACY

22 THE KILNS CRECHE & MONTESSORI

23 KINSEALY GRANGE GOLF ACADEMY

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
HOTEL
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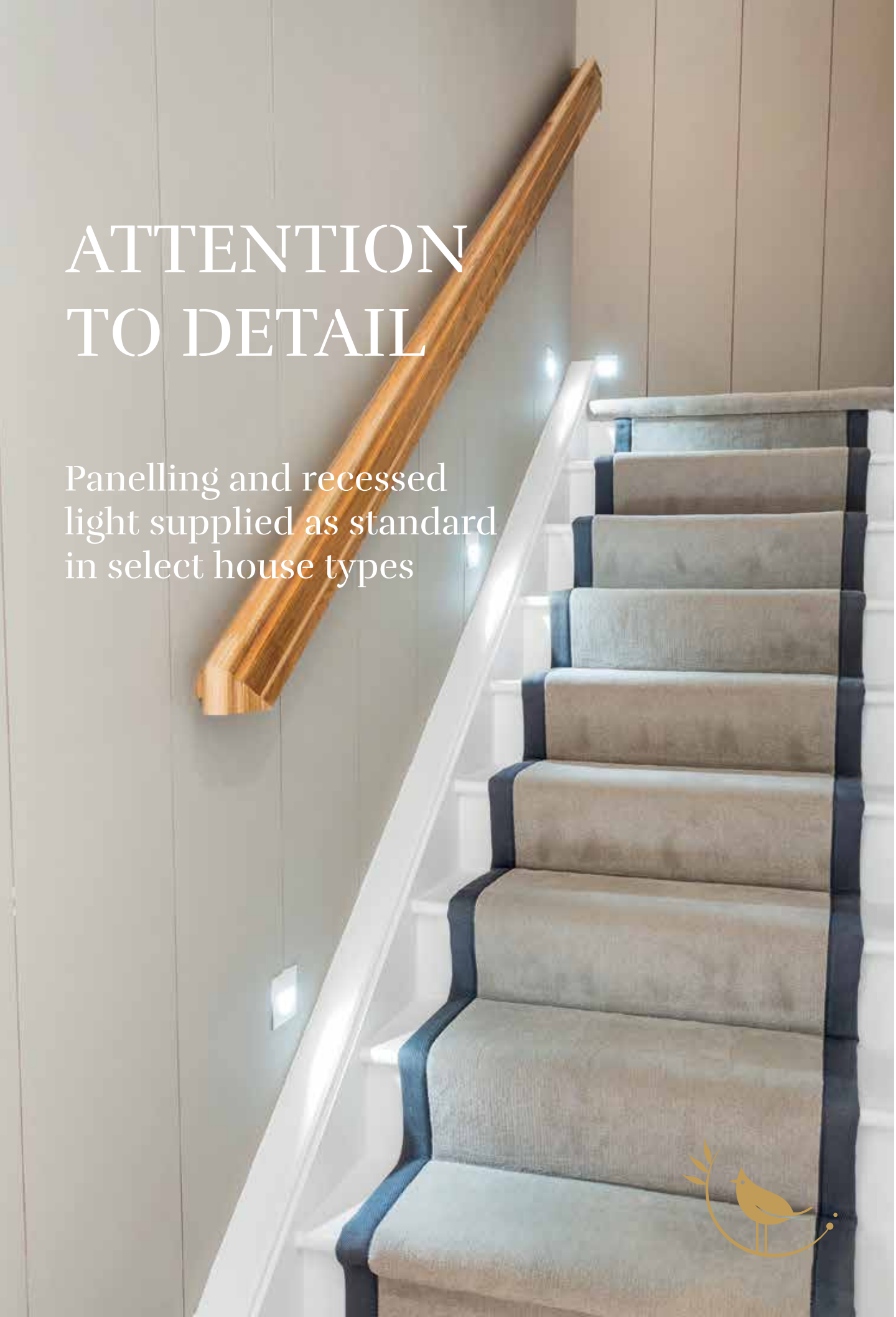
BEACON

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.



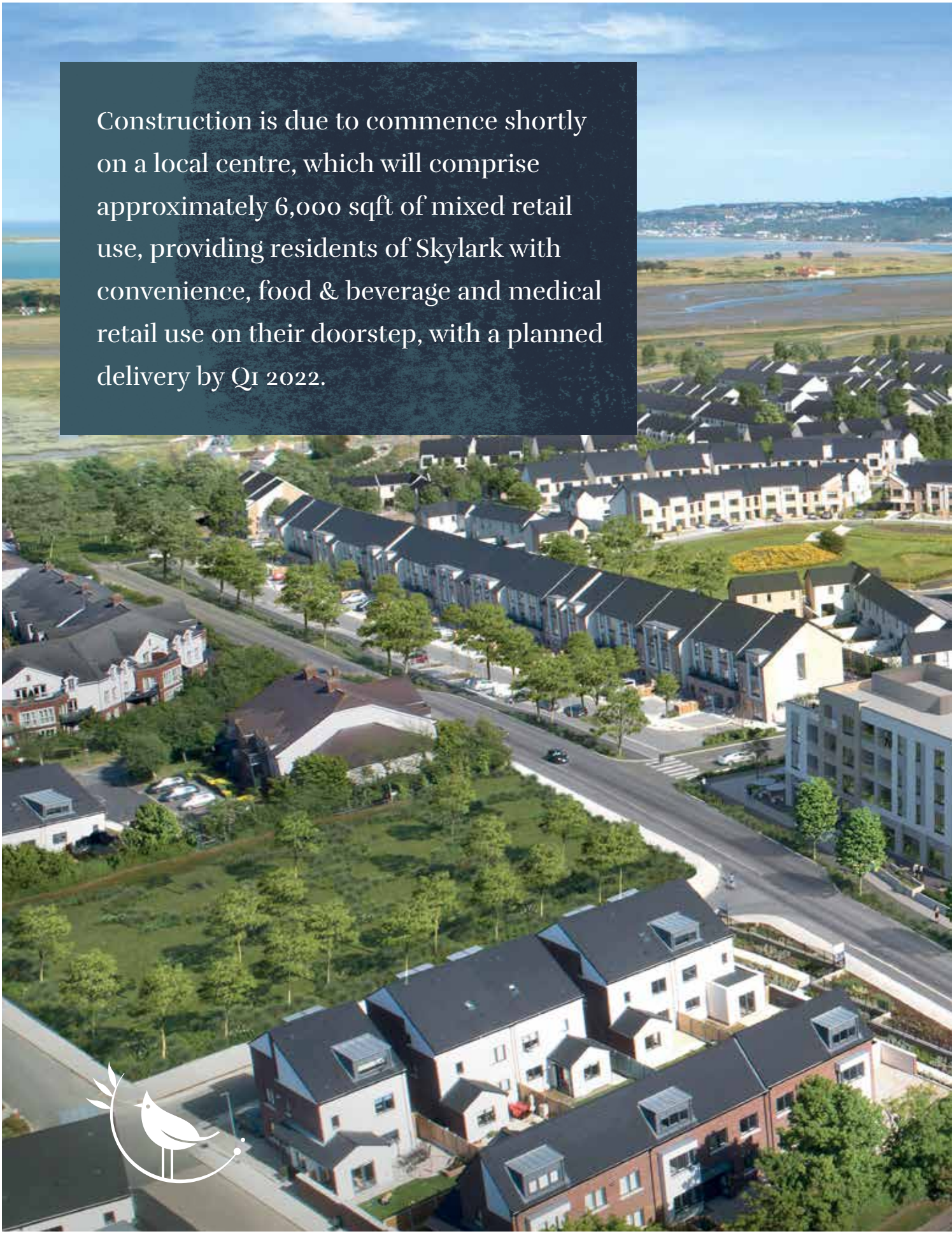
ATTENTION TO DETAIL

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.

*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
Portmarnock Train Station
Creche

Howth
Ireland's Eye
Portmarnock Golf Course
Portmarnock/Baldoyle Walk and Cycle Greenway
Skylark Park

Sitemap

SANDPIPER

4 Bedroom Semi-Detached

138 SQM | 1,488 SQ FT

CRANE

4 Bedroom Semi-Detached

138 SQ M | 1,488 SQ FT

DUNLIN

4 Bedroom Semi-Detached

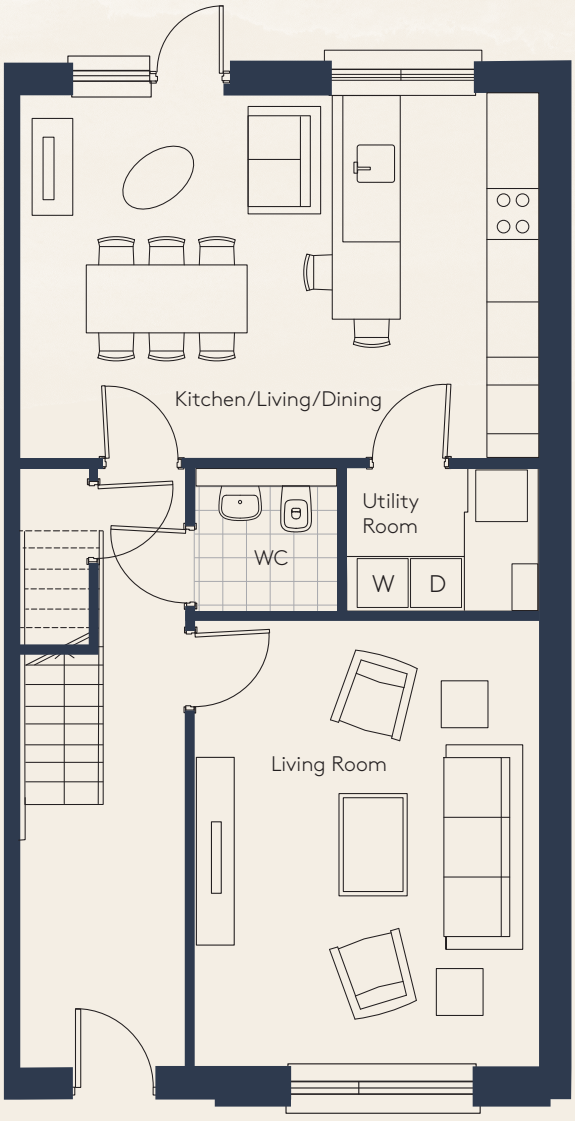
151 SQ M | 1,626 SQ FT

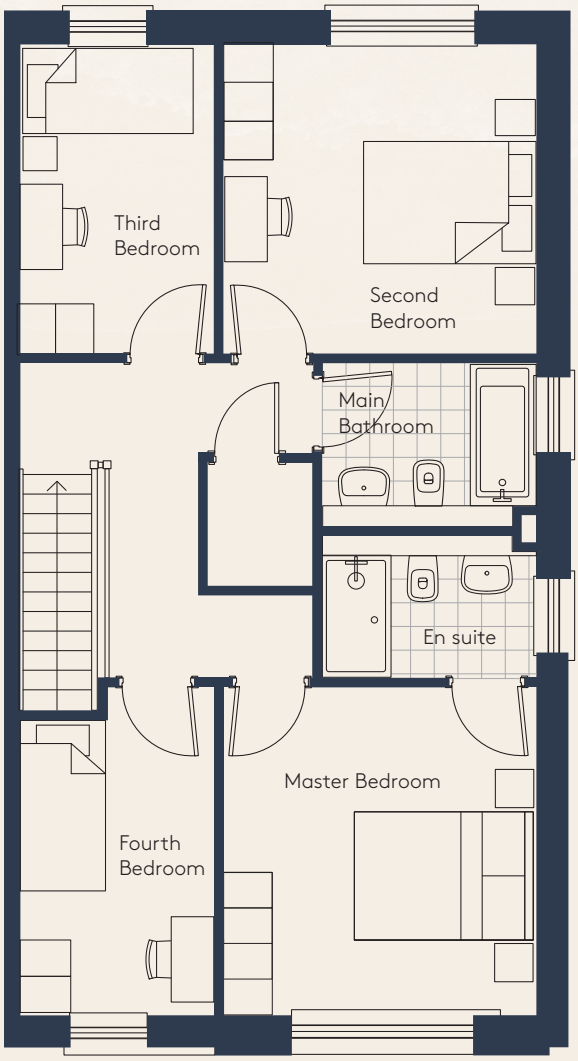
*Plans are for illustrative purposes only. Subject to change.

SANDPIPER

4 BEDROOM SEMI-DETACHED

138 SQ M | 1,488 SQ FT





Ground Floor

Kitchen/Living/Dining	6.0m x 4.2m
Living Room	4.1m x 5.3m
Master Bedroom	3.7m x 3.9m
Second Bedroom	3.7m x 3.7m
Third Bedroom	3.7m x 2.3m
Fourth Bedroom	3.9m x 2.3m

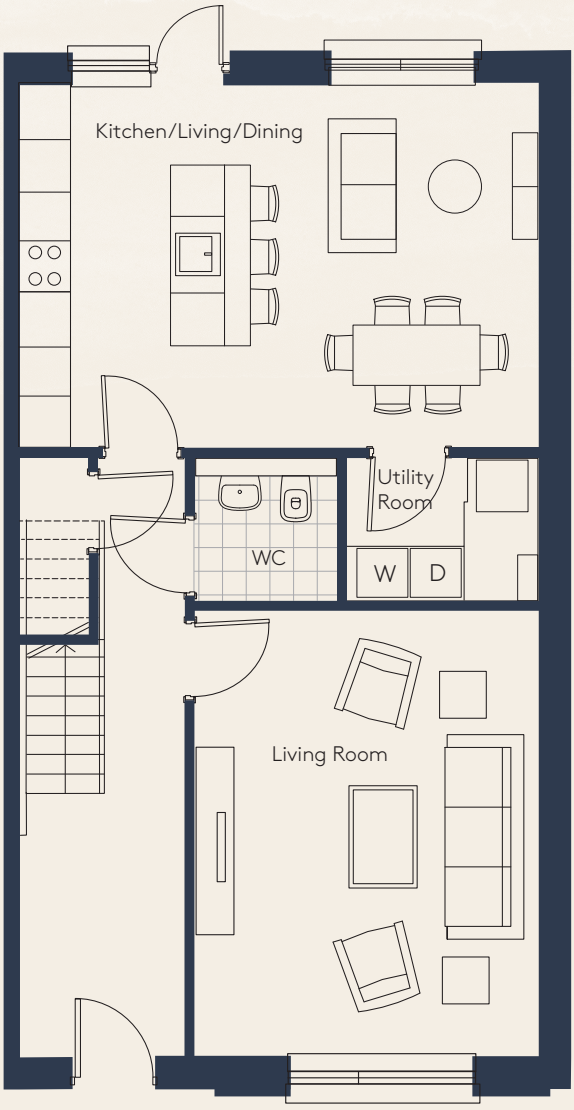
First Floor

Plans are for illustrative purposes only.

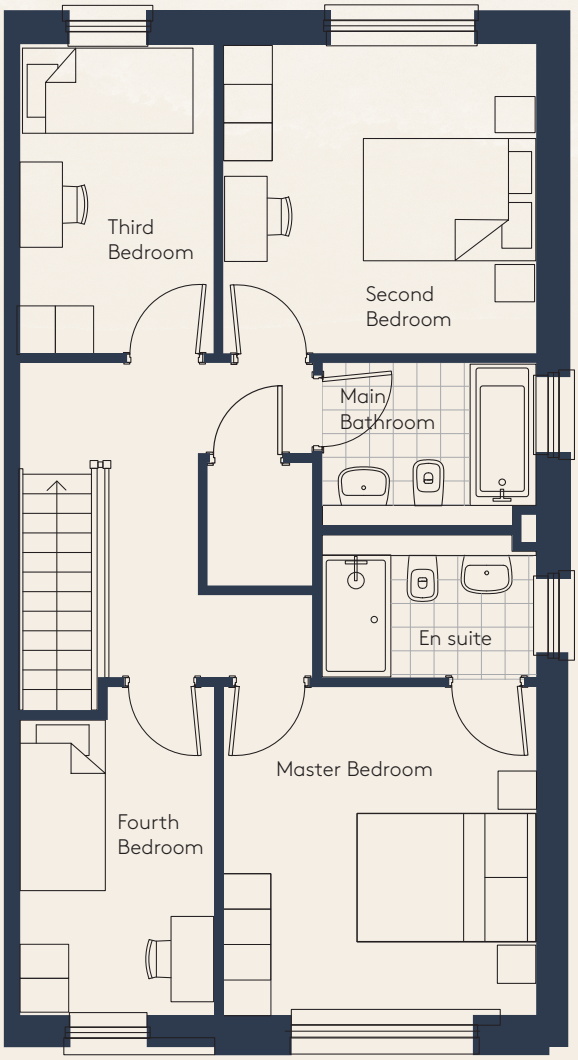
CRANE

4 BEDROOM SEMI-DETACHED

138 SQ M | 1,488 SQ FT



Ground Floor



First Floor

Kitchen/Living/Dining	6.0m x 4.2m
Living Room	4.1m x 5.3m
Master Bedroom	3.7m x 3.9m
Second Bedroom	3.7m x 3.7m
Third Bedroom	3.7m x 2.3m
Fourth Bedroom	3.9m x 2.3m

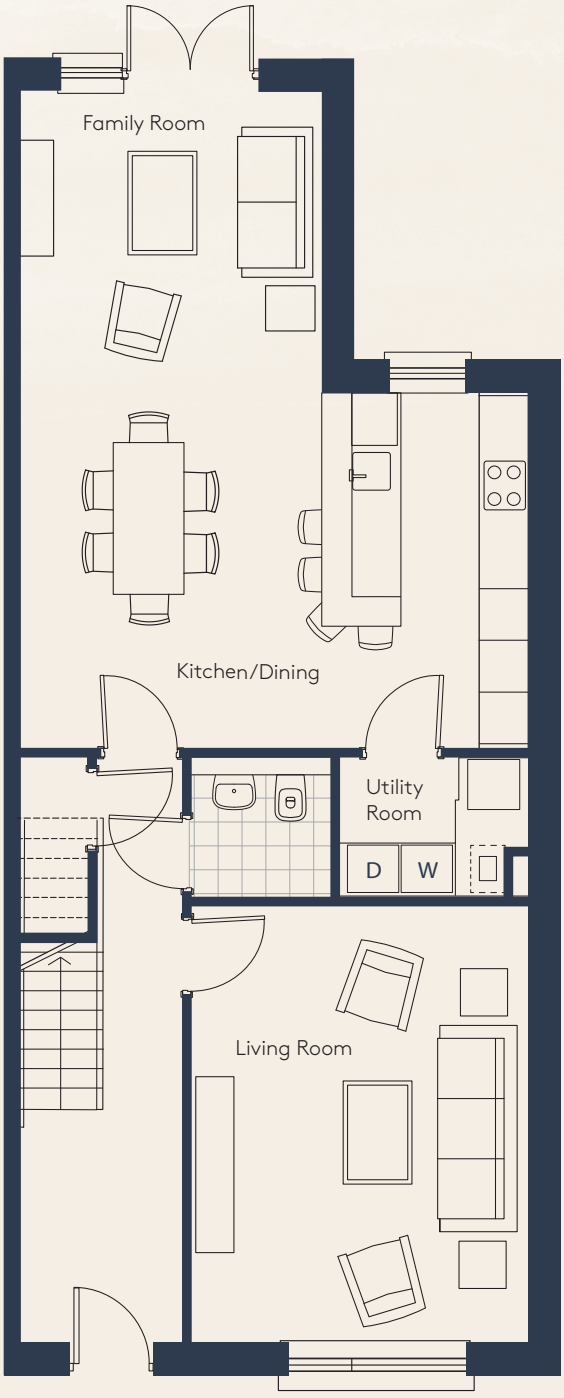
Plans are for illustrative purposes only.

DUNLIN

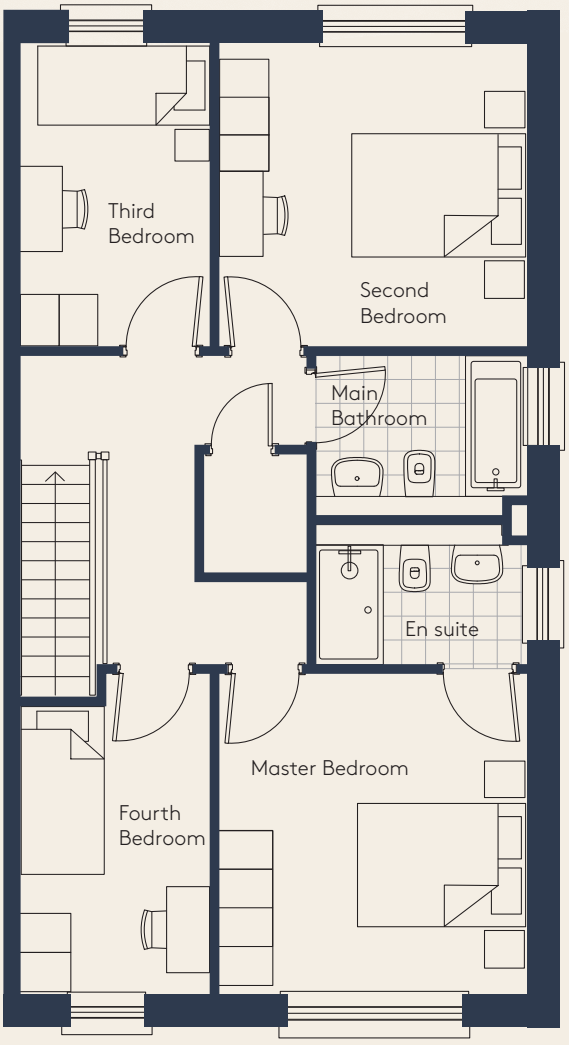
4 BEDROOM SEMI-DETACHED

151 SQ M | 1,626 SQ FT

Family Room	3.5m x 3.6m
Kitchen/Dining	6.0m x 4.2m
Living Room	4.1m x 5.3m
Master Bedroom	3.7m x 3.9m
Second Bedroom	3.7m x 3.7m
Third Bedroom	3.7m x 2.3m
Fourth Bedroom	3.9m x 2.3m



Ground Floor



First Floor

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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

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.

We have delivered over 800 homes within our Adamstown & Portmarnock neighbourhoods since 2016 and in the UK we are the masterminds behind Wembley Park, one of Europe's biggest regeneration projects.

Selling Agents

savills

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Architects

bkdarchitects BURKE-KENNEDY DOYLE

Solicitors

McCann FitzGerald

BER A2

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