



SILVERBANKS





SILVERBANKS

ACTUAL VIEW  
FROM ROWAN HOUSE







AN EXCLUSIVE

# DEVELOPMENT



A stunning new development of apartments,  
duplex and houses

Silverbanks is one-of-a-kind, coastal development that offers buyers a wide range of 2 & 3 bed duplex as well as 1, 2 & 3 bed apartments. With many of the apartments benefiting from uninterrupted, sea views across Howth, Sutton, Irelands Eye and Portmarnock, Silverbanks presents a fantastic opportunity to relocate to the seaside. Whether you are a first time buyer or looking to trade down, Silverbanks will have something for you.

PORTMARNOCK STRAND





B R E A T H   T A K I N G



# LOCATION

Situated on Red Arches Road, Silverbanks is only minutes from Baldoyle village and approximately 3km to both Portmarnock Village and Sutton Cross, where every conceivable convenience awaits. A number of beaches including Portmarnock Strand and the Burrow beach are within minutes. Howth Harbour and its vibrant village is just a 10 minute drive including some very popular bars and restaurants. Those who yearn to live in a truly relaxed and refreshing location will undoubtedly find that Silverbanks ticks these boxes.

# SILVERBANKS



## PORTMARNOCK GOLF CLUB





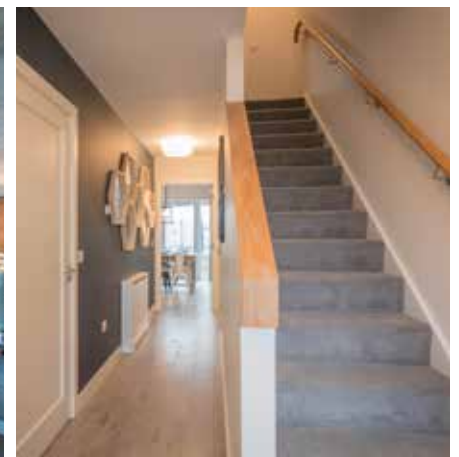
# PERFECT LIVING IN EVERY ASPECT



Baldoyle is serviced by frequent Dublin Bus and Irish Rail services. Bus services include the 29A and 32. Clongriffin train station is just a 5 minute walk away where frequent DART services will have you in Dublin City Centre within 20 minutes.



<p><b>MOTORWAY ACCESS</b> Only 11 minutes away</p> <p> DUBLIN AIRPORT <b>20 MINS</b></p>	<p> CLONGRIFFIN STATION TO DUBLIN CITY IN <b>20 MINUTES</b></p>	<p><b>SCENIC COAST ROAD</b></p>
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# SPECIAL FEATURES

## STRUCTURE

Apartments and duplexes are concrete-built with a block construction. Facades are finished with an attractive combination of high quality, durable materials including Kingscourt Country Manor brick, Parex moncouche, VM-Zinc cladding and Condron roof tiles.

## FLOORING

High-quality floor and wall tiling is standard in the kitchen and all bathroom (as per show units).

## INTERNAL FINISHES

Walls and ceilings are painted throughout and finished with emulsion paint.

All joinery is finished with satinwood paint.

## WARDROBES

All wardrobes have been supplied by Bedroom Elegance with shaker-style doors and high quality antique-oak linings.

## WINDOWS

All windows and doors are high performance, low maintenance timber or aluclad windows, supplied and fixed by NorDan Vinduer. They provide extremely efficient thermal performance, energy saving glazing, excellent airtightness and weather tightness ratings.

## KITCHENS

All kitchens are custom designed by Kitchen Elegance with stepped ivory gloss lacquered contemporary style kitchens in apartments. High quality Sillstone or Topplus laminate worktops complement tiled splashbacks. Kitchens include top quality integrated appliances as per the show units.

Electrical appliances as standard as per show unit (subject to signing of contracts within 28 days).

## ELECTRICAL

Generous light and power points with high-quality switches and socket plates throughout kitchen and living areas. LED downlighters in all kitchens and bathrooms with pendant light fittings elsewhere. Fire alarm and carbon monoxide detectors as standard.

## SECURITY

Provision has been made in each home for the installation of an intruder alarm.

## PARKING

Parking is distributed in a mixture of above ground and basement with provision for visitor & accessible parking. All unit types include at least one designated parking space in the basement or at ground level. The three bedroom penthouse apartments include two designated spaces as standard.

## HEATING AND HOT WATER

In apartments, a high efficiency natural gas combination boiler will provide optimum heating and hot water on demand.

Thermostatically controlled, highly efficient radiators are installed throughout. All of the heating pipes are insulated to ensure there are no uncontrolled losses.

## BATHROOMS AND EN-SUITES

Stylish bathrooms and en-suites, all with recessed downlighters. Fitted with high quality classic sanitary-ware incorporating storage and comprehensive floor and wall tiling.

## GARDENS & BALCONIES

Duplexes feature a stylish private patio to the rear adjoining the landscaped shared courtyard. Apartments feature at least one generous, private balcony and access to the secure landscaped shared courtyard.

## LOW ENERGY DESIGN

High levels of insulation in the walls, floors and roof, high levels of airtightness and south facing photovoltaic panels are part of an array of measures which ensure a comfortable living environment and lower energy bills.

## BER

A3

## GUARANTEE

Each Silverbanks home is covered by the 10 year Global Home Warranty.





# SITE PLAN

Willow House | Birch House | Ash House

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment

- Type A  
1 Bed Apartment

- Type B  
1 Bed Apartment

- Type C  
3 Bed Duplex

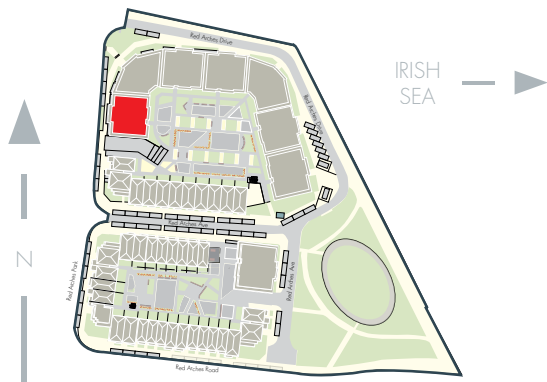
- Type D  
3 Bed Duplex

- Type E  
2 Bed Apartment

- Type F  
3 Bed Duplex

- Type G  
2 Bed Apartment





# WILLOW HOUSE

## GROUND FLOOR

Apartments 01-03



### 2 Bed Apartments

Number 01

70 sq.m./749 sq.ft.

Number 02

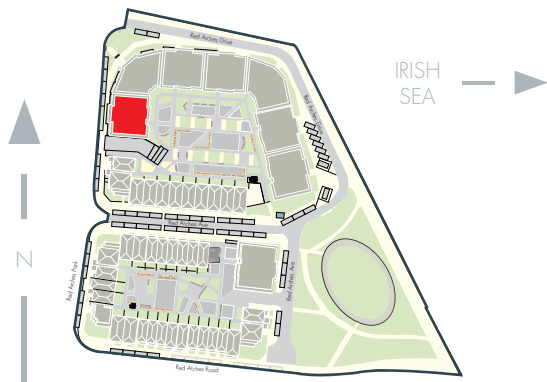
87 sq.m./941 sq.ft.

Number 03

79 sq.m./846 sq.ft.



Floor plans are for illustrative purposes only. Layouts may vary.



# WILLOW HOUSE

## FIRST FLOOR

Apartments 04-07

## SECOND FLOOR

Apartments 08-11

## THIRD FLOOR

Apartments 12-15

### 1 Bed Apartments

Numbers 07, 11, 15

58 sq.m./629 sq.ft.

Number 05, 09, 13

58 sq.m./619 sq.ft.

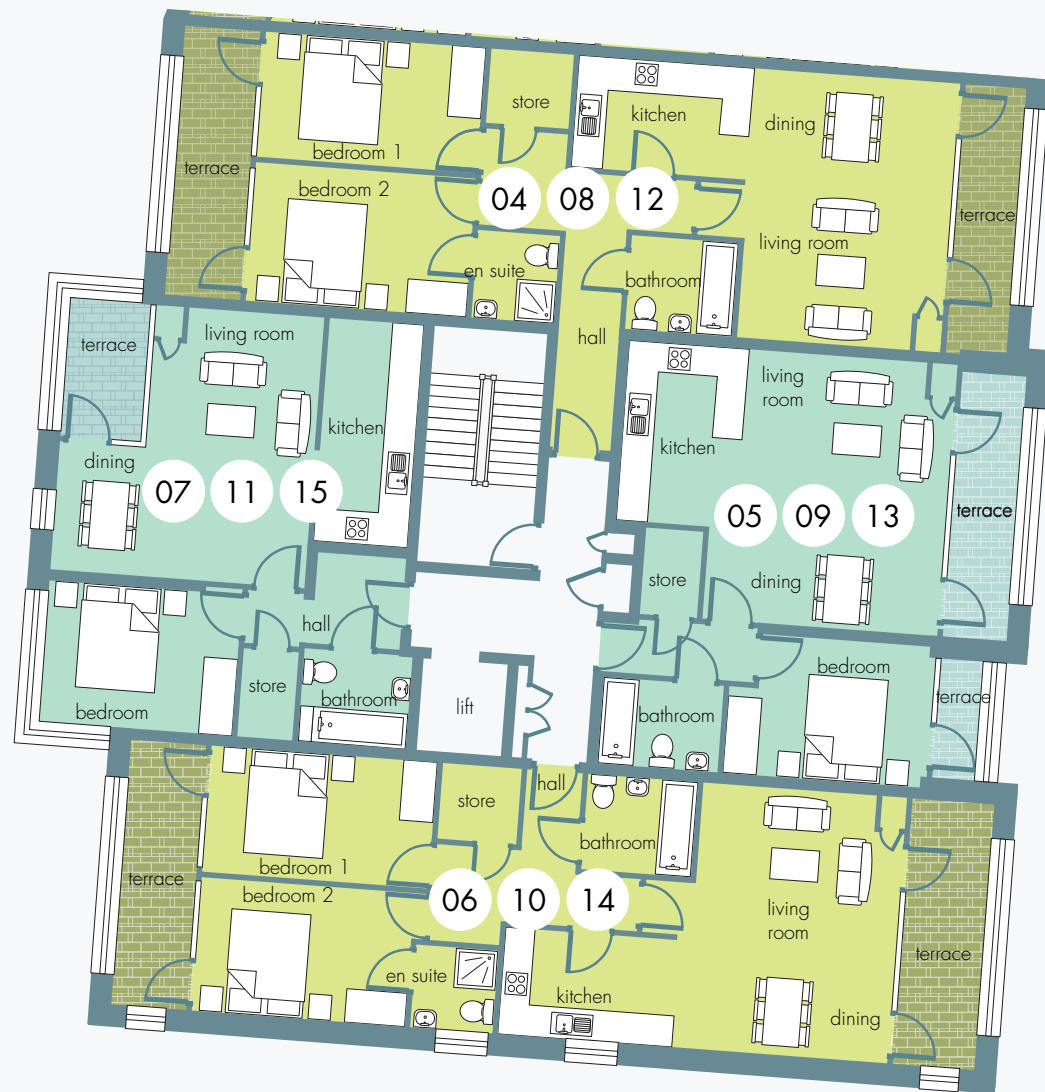
### 2 Bed Apartments

Numbers 04, 08, 12

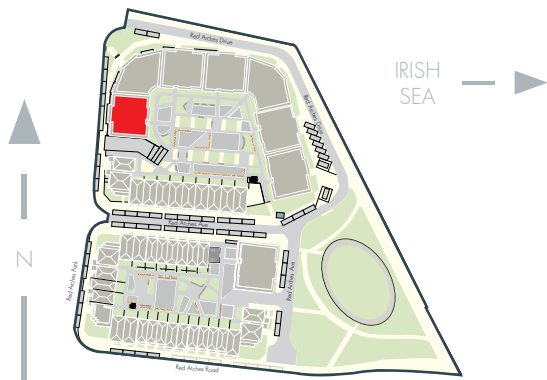
83 sq.m./892 sq.ft.

Numbers 06, 10, 14

79 sq.m./846 sq.ft.



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# WILLOW HOUSE

## FOURTH FLOOR

Apartments 16-18



### 1 Bed Apartments

Number 17

43 sq.m./467 sq.ft.



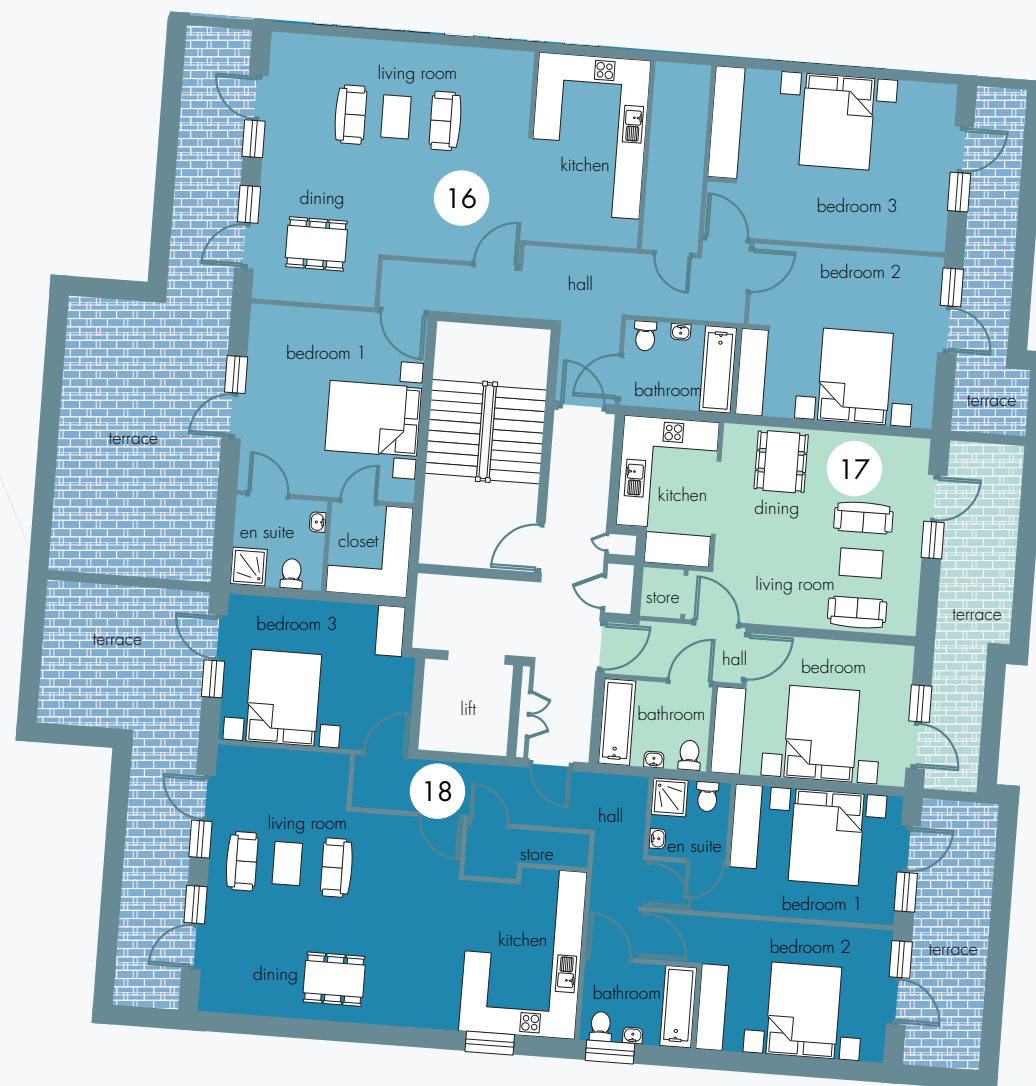
### 3 Bed Apartments

Number 16

111 sq.m./1,198 sq.ft.

Number 18

93 sq.m./1,001 sq.ft.



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# BIRCH HOUSE

## GROUND FLOOR

Apartments 19-21



### 1 Bed Apartments

Number 20

53 sq.m./572 sq.ft.



### 2 Bed Apartments

Number 19

91 sq.m./980 sq.ft.

Number 21

92 sq.m./985 sq.ft.



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# BIRCH HOUSE

## FIRST FLOOR

Apartments 22-25

## SECOND FLOOR

Apartments 26-29

## THIRD FLOOR

Apartments 30-33



### 1 Bed Apartments

Numbers 23,27,31

44 sq.m./477 sq.ft.

Number 25,29,33

49 sq.m./530 sq.ft.



### 2 Bed Apartments

Numbers 22,26,30

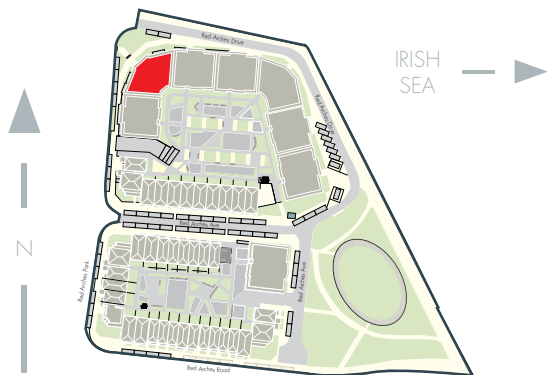
97 sq.m./1,041 sq.ft.

Numbers 24,28,32

98 sq.m./1,054 sq.ft.



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# BIRCH HOUSE

## FOURTH FLOOR

Apartments 34-36

### 1 Bed Apartments

Number 36

49 sq.m./530 sq.ft.

### 3 Bed Apartments

Number 34

106 sq.m./1,138 sq.ft.

Number 35

105 sq.m./1,135 sq.ft.



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# ASH HOUSE

## GROUND FLOOR

Apartments 92-94



### 2 Bed Apartments

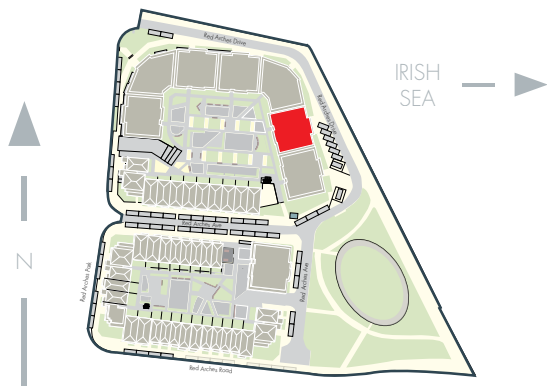
Number 92  
70 sq.m./752 sq.ft.

Number 93  
88 sq.m./942 sq.ft.

Number 94  
78 sq.m./844 sq.ft.



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# ASH HOUSE

## FIRST FLOOR

Apartments 95-98

## SECOND FLOOR

Apartments 99-102

## THIRD FLOOR

Apartments 103-106

### 1 Bed Apartments

Numbers 96, 100, 104

59 sq.m./639 sq.ft.

Number 98, 102, 106

58 sq.m./623 sq.ft.

### 2 Bed Apartments

Numbers 95, 99, 103

83 sq.m./894 sq.ft.

Numbers 97, 101, 105

79 sq.m./851 sq.ft.



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# ASH HOUSE

## FOURTH FLOOR

Apartments 107-109

### 1 Bed Apartments

Number 109

44 sq.m./471 sq.ft.

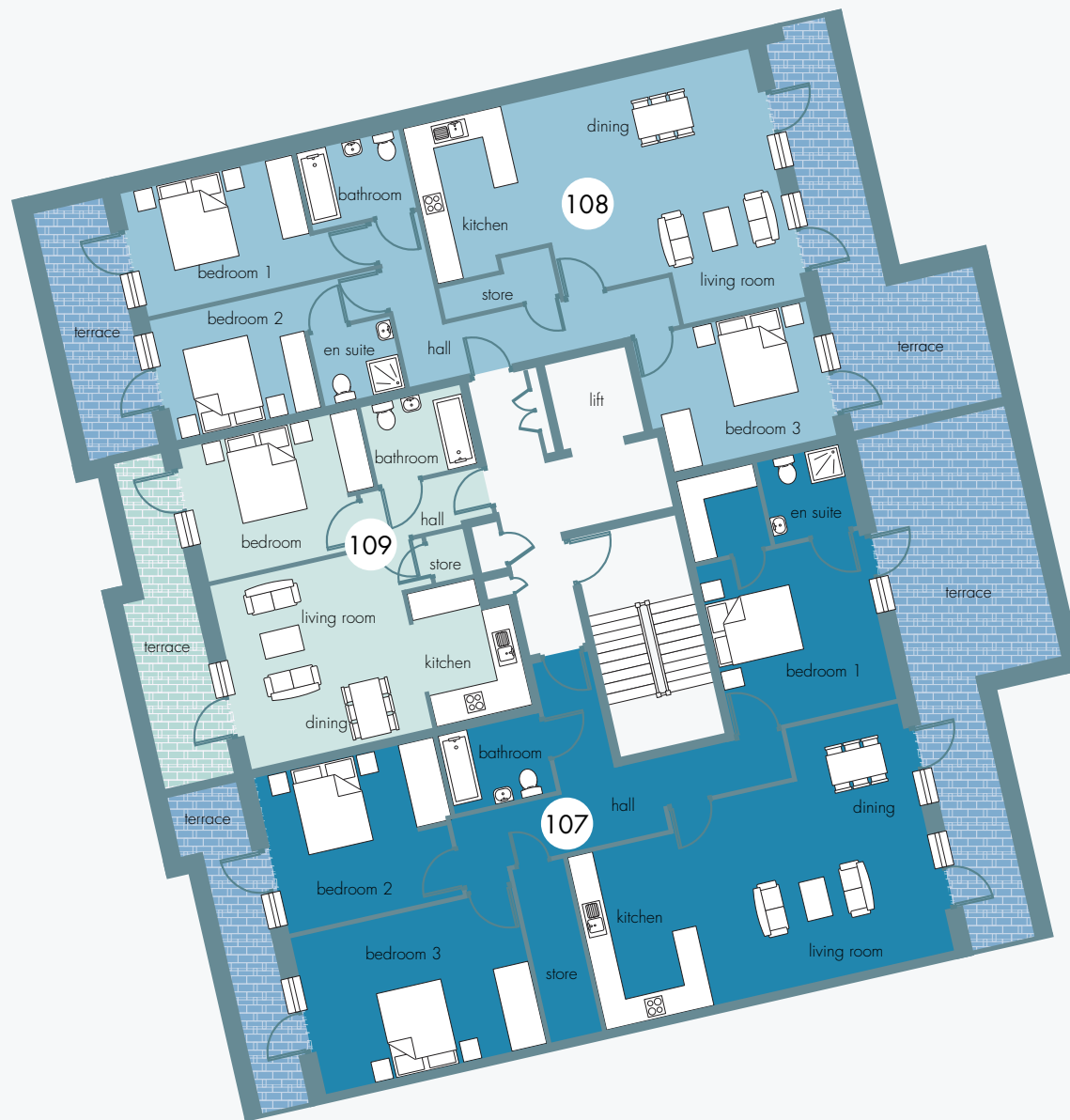
### 3 Bed Apartments

Number 107

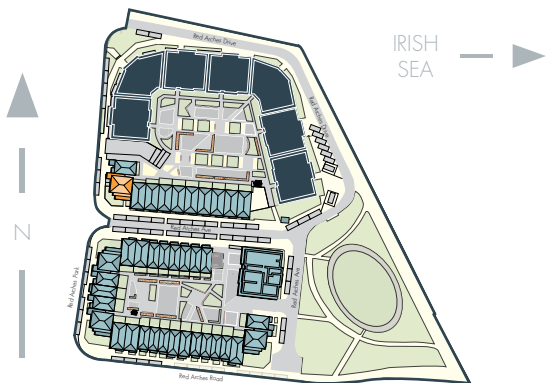
113 sq.m./1,218 sq.ft.

Number 108

90 sq.m./971 sq.ft.

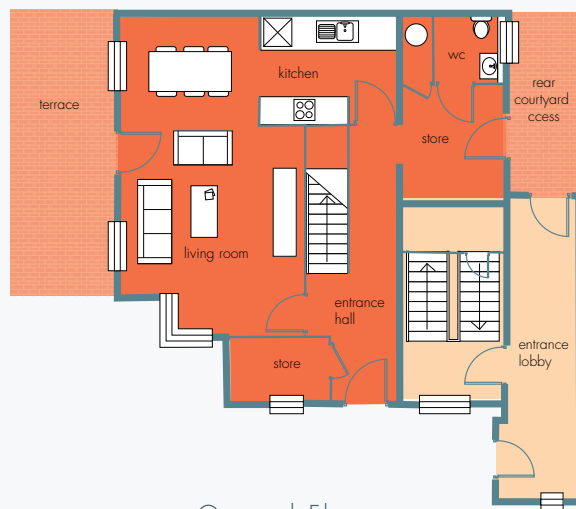


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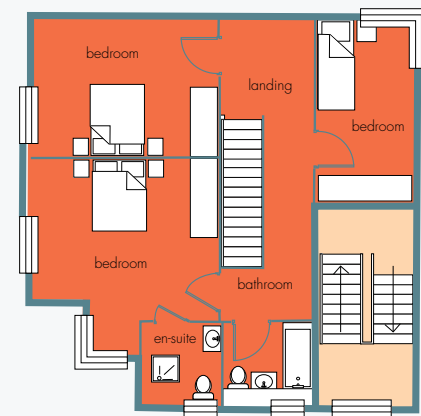


## TYPE A, B, C

- 1 Bed Apartment A  
50 sq m / 539 sq ft
- 1 Bed Apartment B  
48 sq m / 513 sq ft
- 3 Bed Duplex  
117 sq m / 1255 sq ft

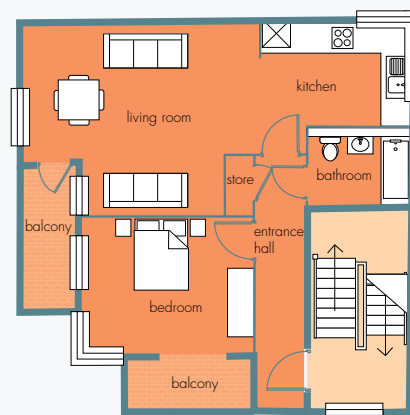


Ground Floor



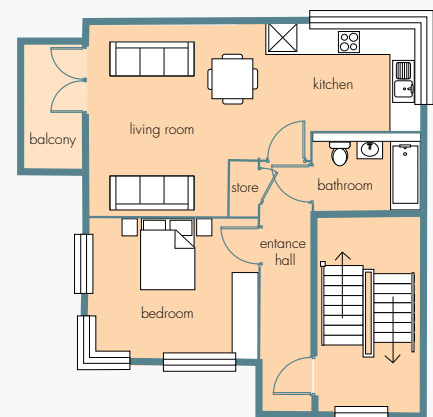
First Floor

3 Bed Duplex C



1 Bed Apartment A

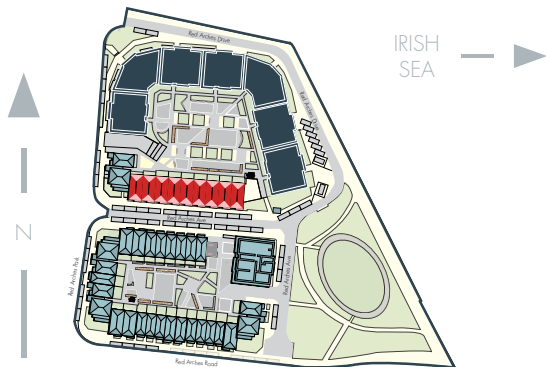
Second Floor



1 Bed Apartment B

Third Floor

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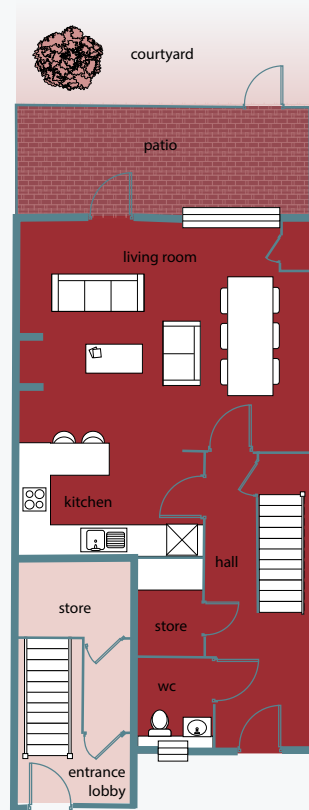
## TYPE D,E



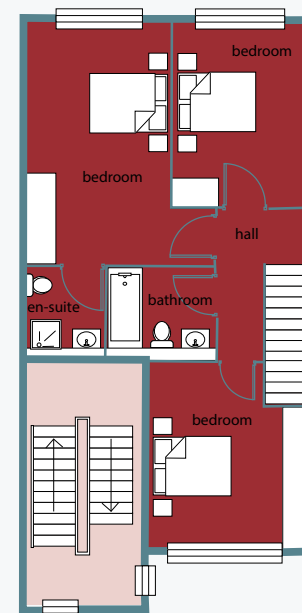
3 Bed Duplex  
109 sq m/1168 sq ft



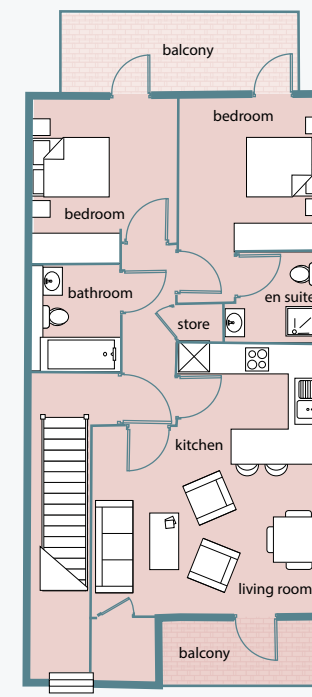
2 Bed Apartment  
89 sq m/960 sq ft



3 Bed Duplex D



First Floor

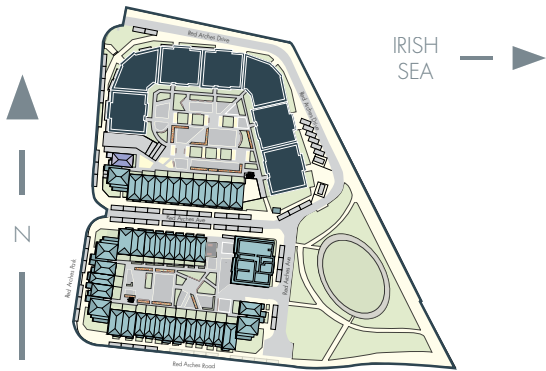


2 Bed Apartment E

Ground Floor

Second Floor

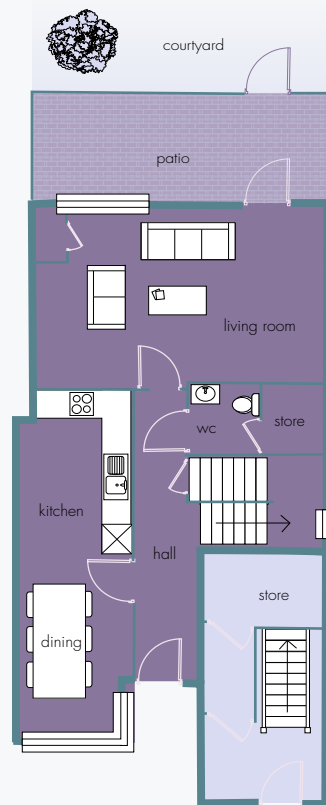
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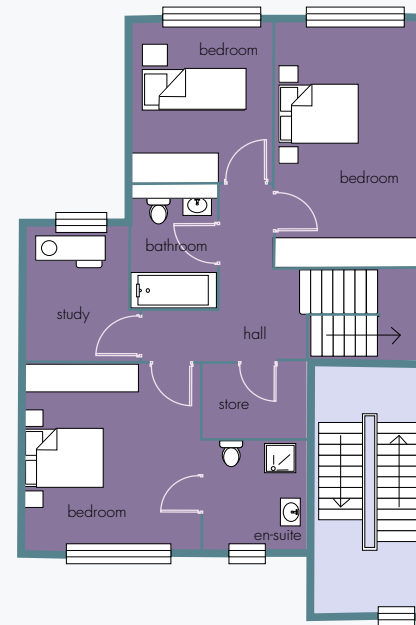
## TYPE F,G

3 Bed & Study Duplex  
119 sq m/1281 sq ft

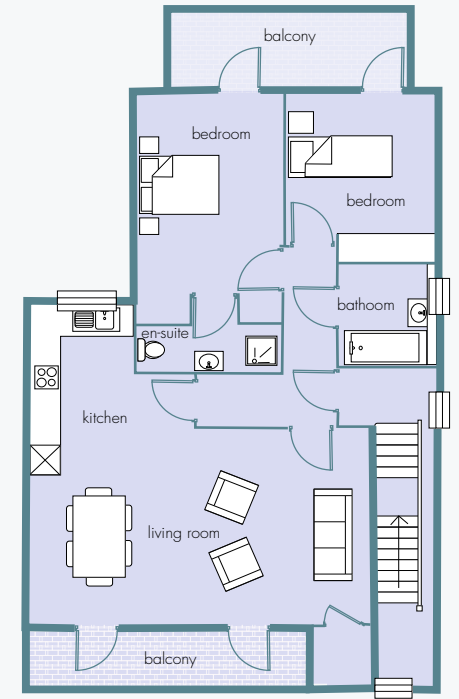
2 Bed Apartment  
103 sq m/1109 sq ft



3 Bed Duplex F



First Floor



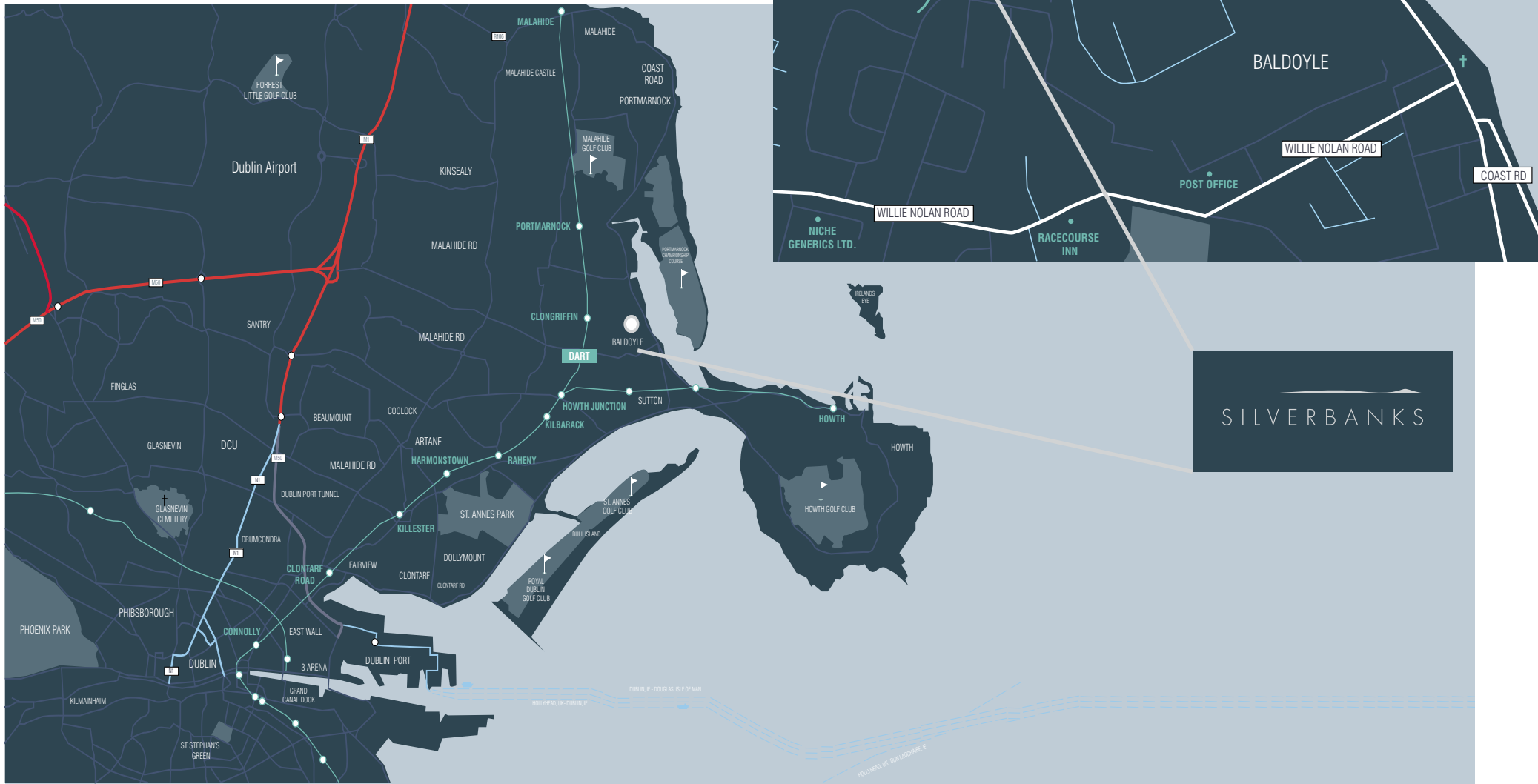
2 Bed Duplex G

Ground Floor

Second Floor

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# LOCATION MAP



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Naas

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