

Specifications



Building Fabric

Concrete block construction with high levels of insulation to ease energy demands. External walls are of masonry construction and finished are with high quality Kilsaran colour render.



Windows & Doors

The external door is flat panel aluminium door with 3 point locking system. High quality aluminium triple glazed windows and lift and slide balcony and garden access doors designed to facilitate maximum light and views where available.



Bathrooms & Ensuites

All bathrooms and ensuites are fully fitted with a high end range of designer sanitary ware, mirrors, heated towel rails, black wall mounted taps and black shower heads with matching vanity units. A pressurised water supply is pumped to all showers.



Kitchen & Pantry

Bespoke Casa Mia kitchen range with Nero T matt Kitchen with premium urban oak carcass, Franke sink and taps, Dekton Domoos 20mm worktops and fully integrated Neff appliance package.



Utility Room

Conveniently located and fitted with Casa Mia range storage cupboards. Daikin space saving integrated heating unit.



Interior Finishes

High ceilings on all floors create a sense of space throughout the house. High quality joinery and modern LED lights throughout. All bedrooms will include bespoke Casa Mia smooth matt finished wardrobes with premium Oyster Urban oak interior. Each home has a fitted shelving unit over stove and TV.



Tiling

All bathrooms are finished with porcelain wall and floor tiles in large format 600mm x 1200mm tile size.



Heating & Hotwater

The heating system is a Daikin split heat pump complete with space saving integrated indoor unit. The ground floor has underfloor heating with the upper floor has low temperature aluminium radiators. A Stovax Studio 1 wood burning stove is installed in the living room.



Heat Recovery Ventilation

The heat recovery system works to keep a constant supply of fresh air flowing throughout the house while not losing any of the heat from within the home.



Gardens & Exterior

Professional designed landscaping to common area boulevard, incorporating planted areas, granite paving and external lighting. The rear gardens have teak decking areas with planted gardens. Balconies are teak with glazed curtain walls.



Structural Guarantee

Each home is covered by a 10-year structural guarantee.



BER A2/A3

Highly efficient A2 or A3 rated homes ensuring low running costs.