



AVILA

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CONVENT GARDEN, KINSALE





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## A Statement in the Art of Stylish Living

**AVILA**, the newest address at the well renowned Convent Garden, is an eclectic mix of luxury apartments in the heart of the vibrant town of Kinsale.

**Kinsale** is a seafaring town, exuding its own distinctive charm, character, and heritage, with a history dating back to medieval times.





# Welcome to AVILA







**Luxury meets contemporary and blends with old world at AVILA, the latest release in Cumnor's exclusive Convent Garden development. The thoughtful and detailed design and planning are evident in every corner of this edgy development with its prestigious interiors and enhanced exterior finishes. Once a convent, this iconic structure is a prominent feature of the Kinsale landscape and its central location within the town is the perfect place for your full-time home or your go to country coastal residence.**

AVILA is set in a stunning location within the heart of Kinsale, only a couple of minutes easy walk to the centre of this vibrant town. Kinsale is a seafaring town, exuding its own distinctive charm, character, and heritage, with a history dating back to medieval times. Today the Port of Kinsale, set in its own sheltered scenic harbour, continues to uphold its maritime tradition by operating as an international centre for sailing, fishing and deep-sea angling. Kinsale hosts many International Festivals and events throughout the calendar year – the Gourmet Food Festival organised by the Town's internationally acclaimed seafood restaurants, the Guinness International Jazz Festival and the International Bi-Annual Sovereigns Cup.

Kinsale is also recognised as the gourmet capital of Ireland, now with its very own Michelin Star restaurant at Bastion amongst many much renowned eateries in the centre of town.



The cosmopolitan and historic town is home to Kinsale Yacht Club with a magnificent marina in the heart of the town. Kinsale is the starting point of the Wild Atlantic Way, Ireland's coastline journey of c.1,000km of the west coast from South to North where on its rugged coastline overlooking the sea, you will find the exclusive Old Head of Kinsale Golf Club.

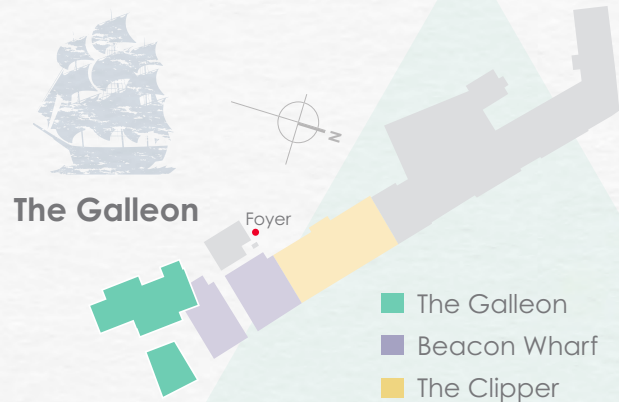
Kinsale is highly accessible, with Cork City & Cork International Airport only 25 minutes' drive away. These impressive properties offer a blend of exceptional design, high-end finish and captivating harbour views. Ranging in sizes from 119 sq m (1277 sq ft) to 246 sq m (2648 sq ft) in the first release of just 16 units, these homes have been completed to a particularly high standard with 2 and 3 bedrooms, nearly all ensuite, with Kitchens by Arrital Srl, wardrobes by Molteni & C and bathrooms by Ceramica Gallasia, Italy and Becrisa in Spain.

Terraces and balconies, finished with fully glazed balustrade, enjoy views over the wonderful Kinsale Harbour or the sun filled south facing landscaped courtyard. The courtyard is beautifully landscaped by The Pavilion with granite pathways and feature raised beds surrounding an open plan lawned area.

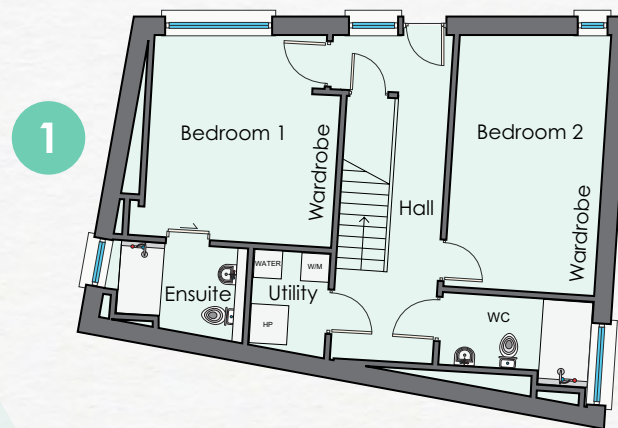
Car parking is provided in the double height under canopy car park directly adjacent to AVILA while there is a pedestrian access to The Ramparts to the front of the development giving simple access to the town centre. The custom designed bronze coloured curved grid walling to the carpark gives the entire courtyard a distinctive finish, the perfect backdrop for the beautifully landscaped gardens.

## A Statement in the Art of Stylish Living...





Ground Floor



**No. 1 The Galleon (Duplex)**

127.9 sq m / 1377 sq ft

**No. 2 The Galleon (Triplex)**

172.8 sq m / 1860 sq ft

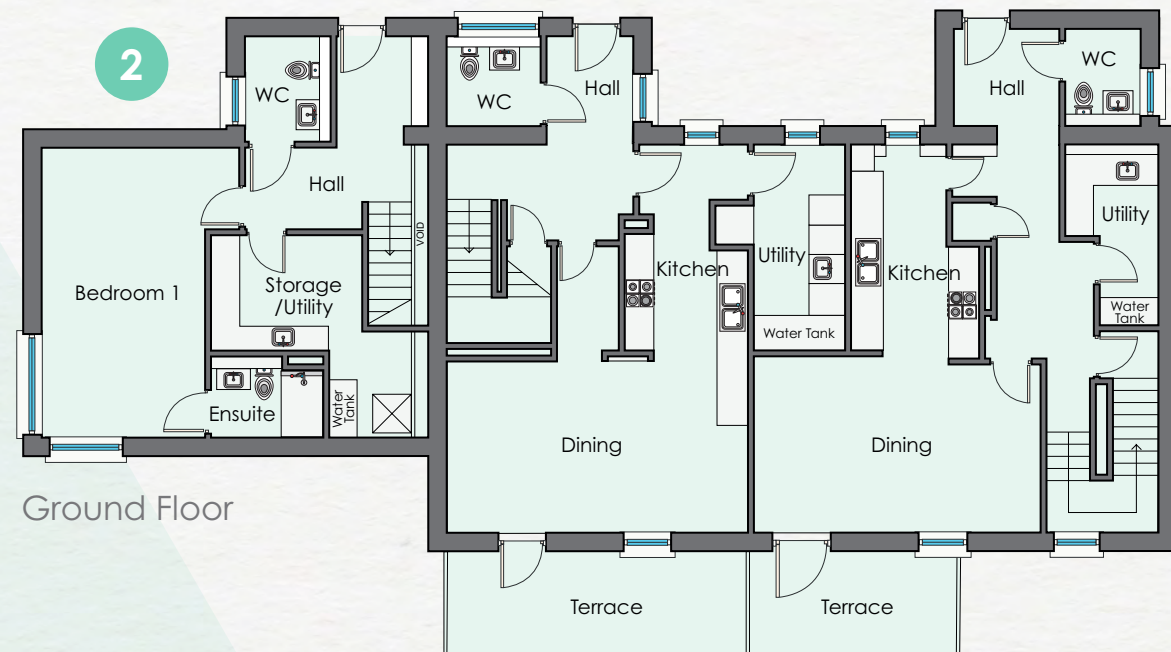
**No. 3 The Galleon (Triplex)**

146.7 sq m / 1579 sq ft

**No. 4 The Galleon (Triplex)**

142.8 sq m / 1537 sq ft

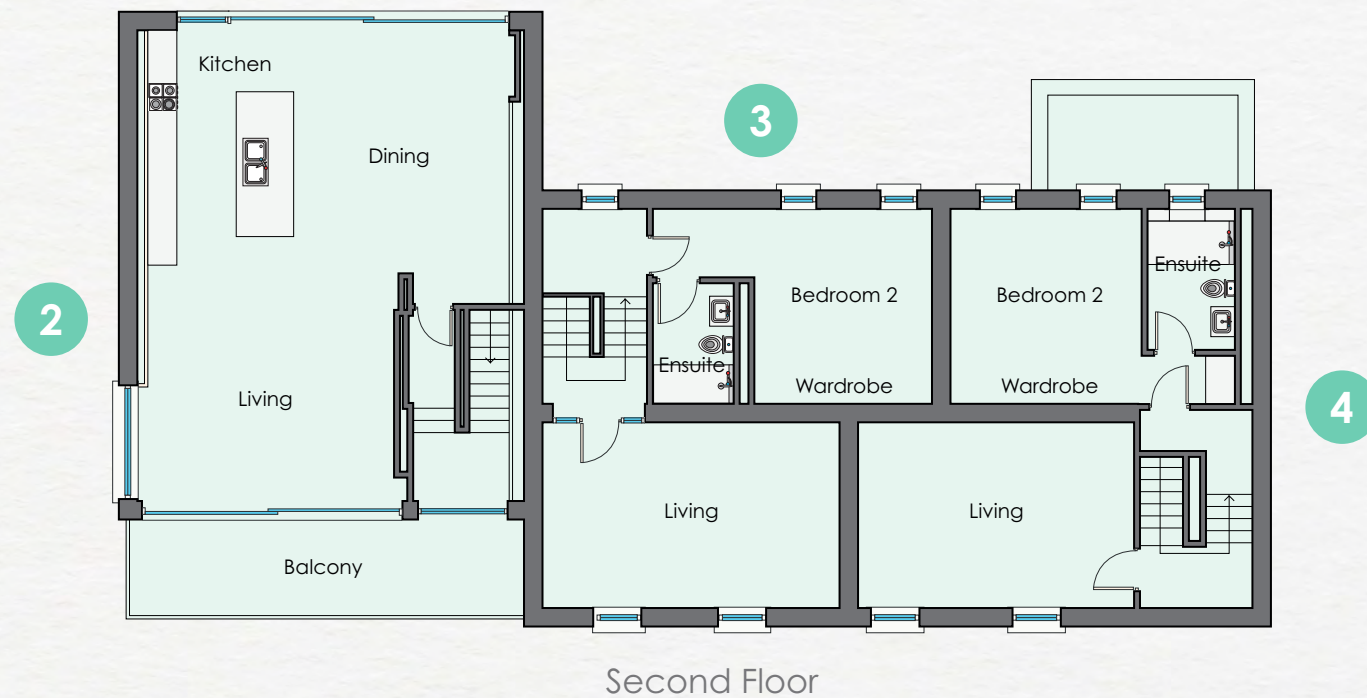
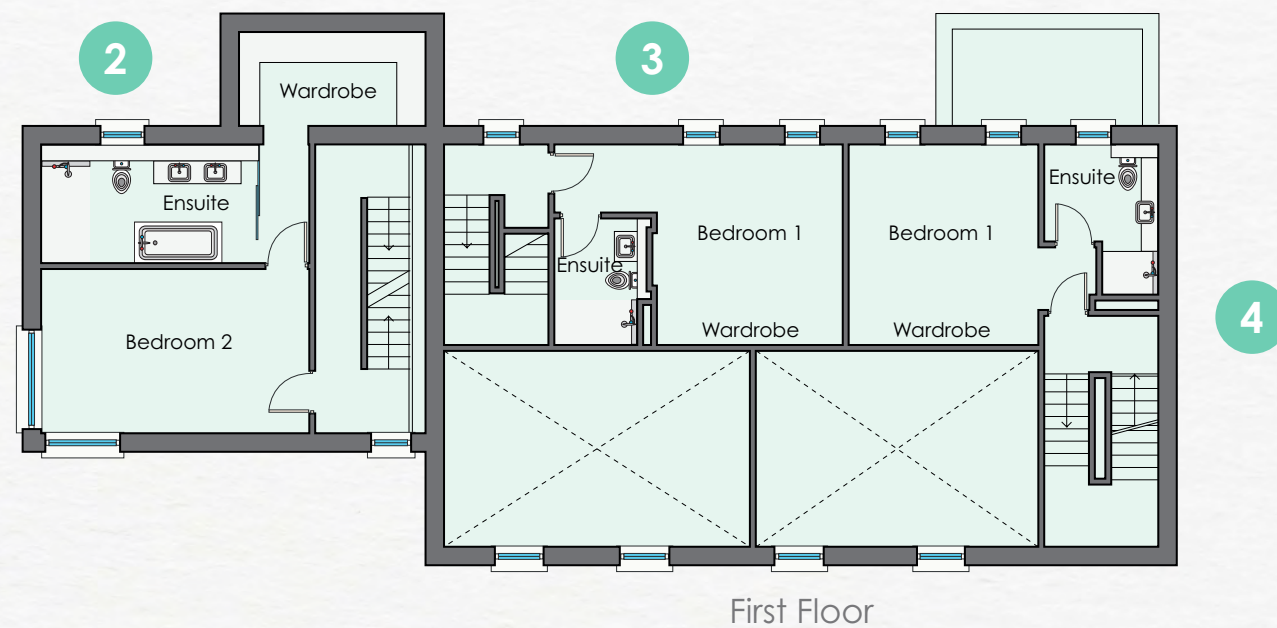
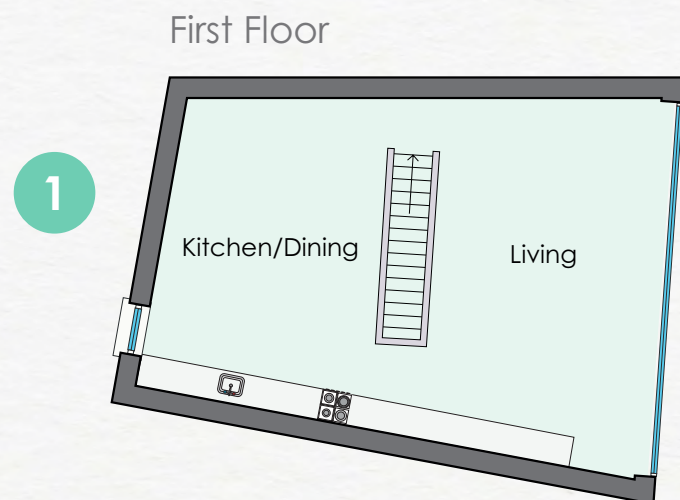
2



Ground Floor

3

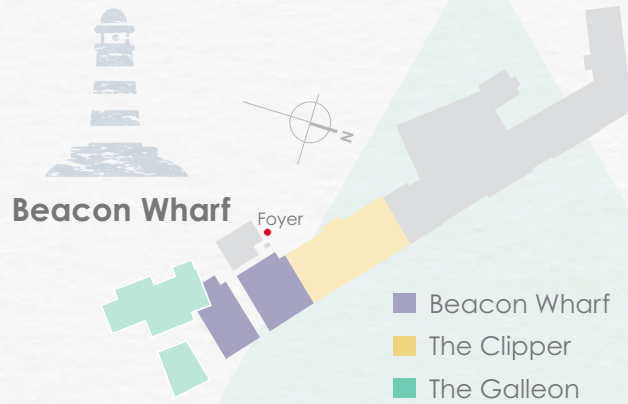
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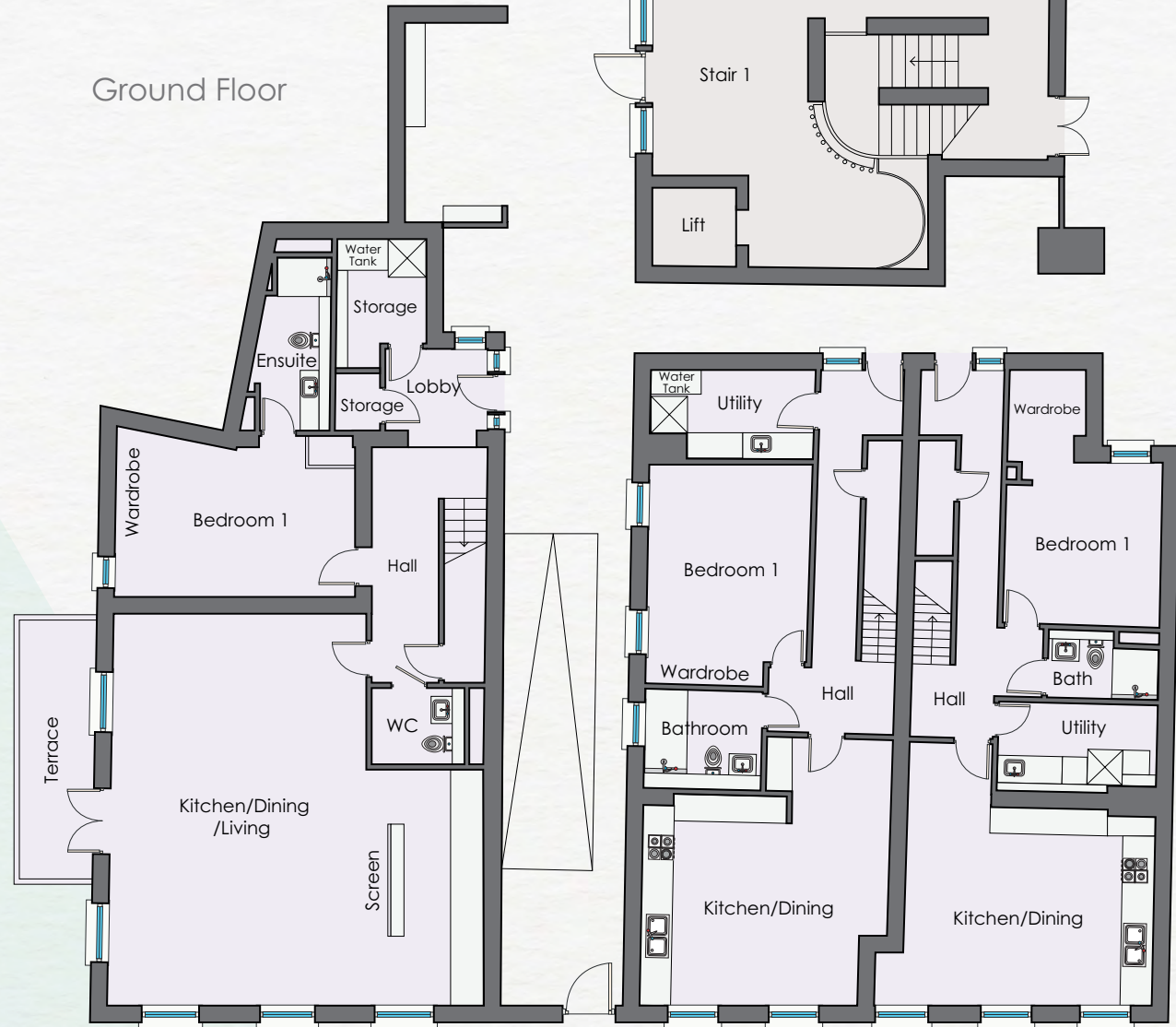


# Beacon Wharf



- No. 1 Beacon Wharf (Duplex)**  
230.8 sq m / 2485 sq ft
- No. 2 Beacon Wharf (Duplex)**  
164.3 sq m / 1768 sq ft
- No. 3 Beacon Wharf (Duplex)**  
146.2 sq m / 1574 sq ft

Ground Floor



1

2

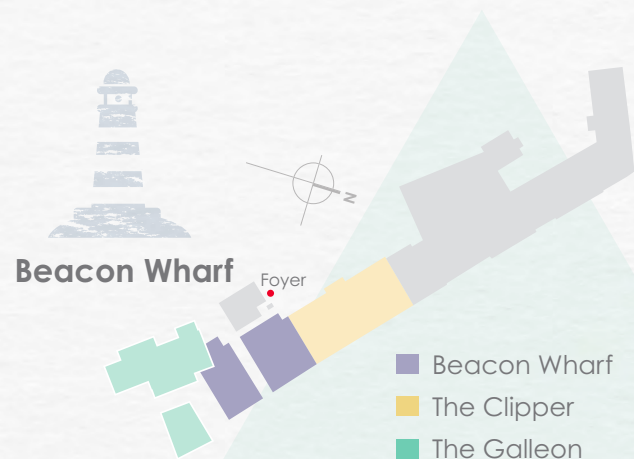
3







# Beacon Wharf



- No. 4 Beacon Wharf (Duplex)**  
230.5 sq m / 2481 sq ft
- No. 5 Beacon Wharf (Apartment)**  
138.6 sq m / 1492 sq ft
- No. 6 Beacon Wharf (Duplex S/H)**  
246.1 sq m / 2648 sq ft





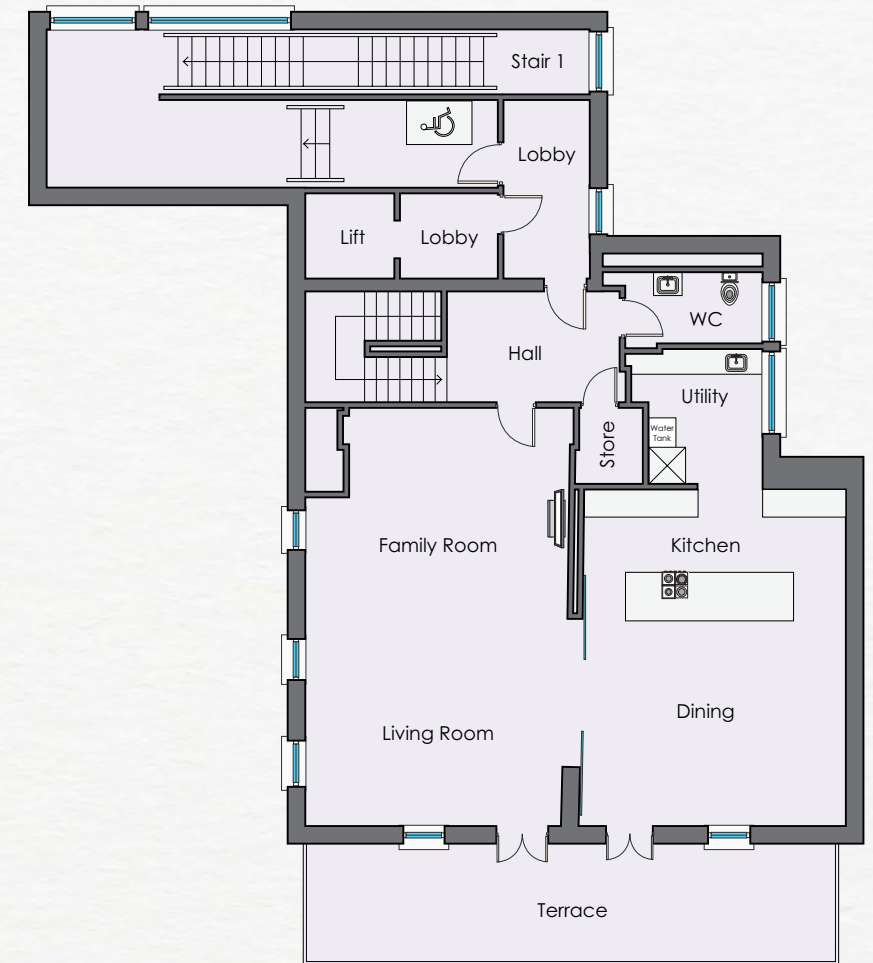
Third Floor



4

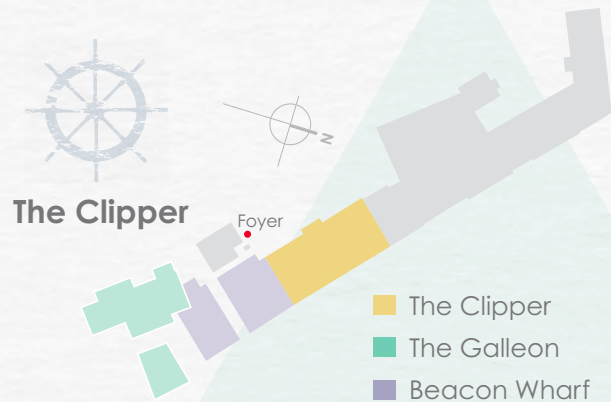
6

Fourth Floor



6

# The Clipper

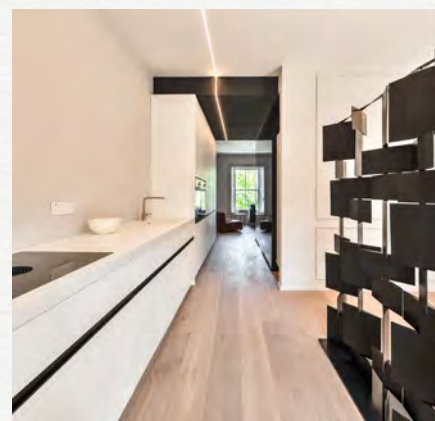
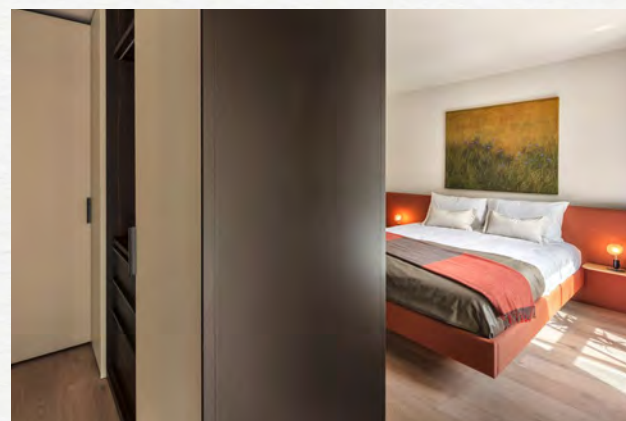
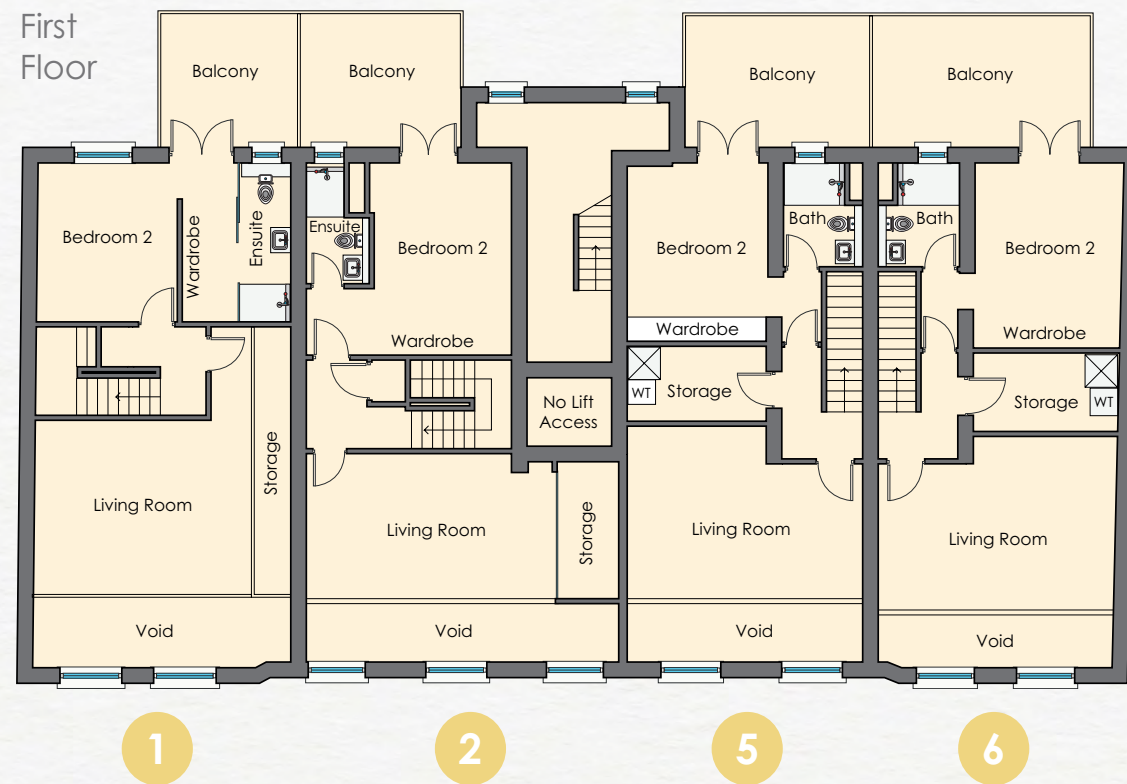


- No. 1 The Clipper (Duplex S/H)**  
118.6 sq m / 1277 sq ft
- No. 2 The Clipper (Duplex)**  
124.1 sq m / 1335 sq ft
- No. 3 The Clipper (Apartment)**  
138.9 sq m / 1496 sq ft
- No. 4 The Clipper (Apartment S/H)**  
130.1 sq m / 1401 sq ft
- No. 5 The Clipper (Duplex)**  
119.4 sq m / 1286 sq ft
- No. 6 The Clipper (Duplex)**  
122.7 sq m / 1320 sq ft

Ground Floor











# Fitout and Finishes



Every home at AVILA is unique. Each has been designed individually, carefully empathetic to the original building with varied ceiling heights up to 3m, sash Georgian windows set in replicated mouldings accentuating the thickness of the original walls of the building. These features work beautifully with the top end fit out resulting in one of the most prestigious developments ever seen on the property market in Ireland.

## Kitchens

Contemporary Italian kitchen with ceramic worktop by Arrital Srl designed and supplied by Minima Home Ltd. Arrital's constant research combines the most innovative materials with functional and ergonomic solutions. All Arrital's products are 100% made in Italy.

The kitchens have been studied to be practical and elegant harmoniously combining built-in appliances and materials. All cabinets doors have soft closing mechanisms and high-quality finishes alongside an impeccable kitchen installation.

- Kitchen cabinets in matt neutral finishes.
- Ceramic worktops and integrated sink
- Internal LED lights.
- Fully integrated built-in appliances black finish.

## Wardrobes

The Gliss Master wardrobes designed by Belgian Architect Vincent Van Duysen for Molteni&C, redefines the concept of the custom-made wardrobe.

The elegant finishes, the built-in handle, the invisible mechanisms with soft closing and multiple customisations have been combined to suit the spaces and the apartment colour scheme.

Each wardrobe has been designed and supplied by Minima Home Ltd. to maximise the storage volume of every room with the exceptional Made in Italy quality and elegance.

In a mix of;

- Silica and Glass doors, Larix Dark internals and built-in handle
- Silk Dove doors, Tatami Grey internals and built-in handle

## Bathrooms

Bathroom ware has been selected from some of the finest Italian and Spanish bathroom designers and manufacturers.

Ceramic washbasins and WC's are designed and supplied by Ceramica Galassia in Italy. Marbled wash basins are designed and supplied by Stone Compact in Spain while slate shower trays are supplied by Becrisa Spain.

Basin mixer taps/showers are from Daniel Rubinetterie SPA in Milan while bathroom tiles, both floor and wall are from Italy's leading tile designer La Fabbrica. Wall coverings are also by Airlate Graphite by Porcelanosa, also in Italy.





### Glazed Doors

Many of the apartments are completed with Rimadesio Valeria glass screens and sliding panels. The system is fitted with patented innovative technical solutions to guarantee the utmost freedom of design, along with easy installation and exceptional reliability over the years.

### L' Invisible Doors

Alba frameless doors flush with the wall, with concealed hinges and without jambs and door posts which integrate with utmost simplicity are a feature throughout many of the units.

### Flooring

Engineered tongue and grooved flooring is installed throughout each home.

### Windows

Windows, supplied by Signature, are traditional Wood Sash windows with double glazing and replicated where possible from the original windows of the building. Particularly impressive are the full height windows, replicated from the original building and many are set in the original deep opes accentuating the thickness of the walls, finished in moulded wood panelling.

### Heating & Hot Water

The heating system utilises a Daikin split heat pump complete with space saving integrated indoor unit. The ground floor is heated underfloor heating while the upper floors are heated by low temperature aluminium radiators. This system allows for a constant supply of hot water. The bathrooms include aluminium heated towel rails.

### Ventilation

Ventilation is by means of a Domus Mechanical Extract Ventilation unit. The appliance extracts the air from the bathrooms, ensuites, kitchens and utility while replacement fresh air is provided by background ventilation. A Silavent HRX-2 Mechanical Ventilation with heat recovery unit and WiseAir ducting distribution system is installed in No. 1 The Galleon, removing moist air from bathrooms and introducing warm air to the remainder of the house

### Exteriors

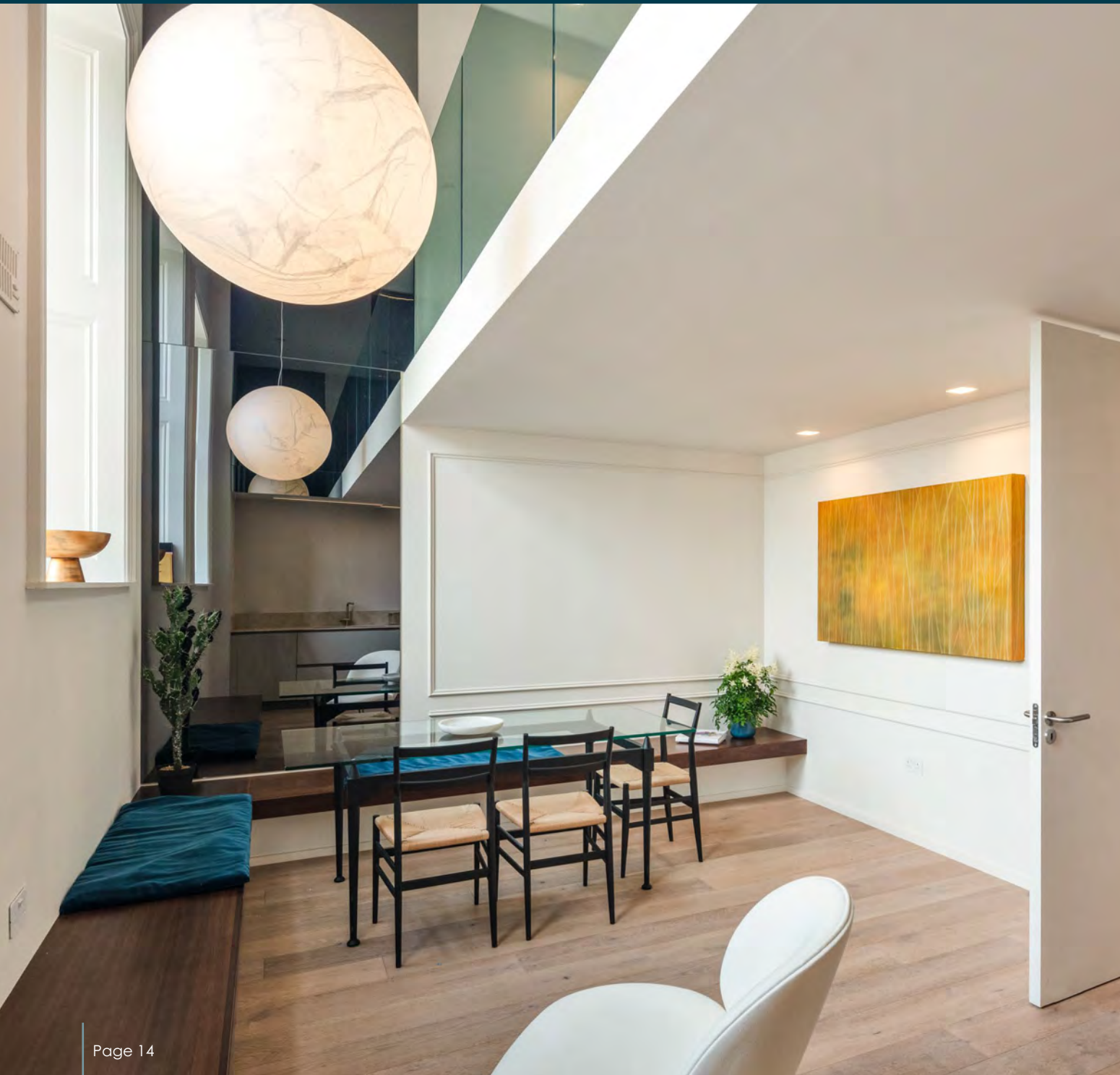
Professionally designed landscaping with raised planters, extensive granite paving and external lighting. The car park is uniquely finished with curved bronze coloured grid walling, an additional feature to this well thought out open space.

### BER A2 & A3

Highly efficient A2 and A3 rated homes, resulting in low running costs.

















# Site Map

Eircode  
 Locator Code:  
**P17 R120**



- The Galleon
- Beacon Wharf
- The Clipper





## Developer



Building & Civil Engineering Contractors



### Cork Office Address:

Stoneview, Blarney, Co. Cork, T23 YN60, Ireland



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### Dublin Office Address:

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D11 YK37, Ireland



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## Architect

### JCA Architects



### Cork Office Address:

Courthouse Chambers, 27/29 Washington Street, Cork



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### Meath Office Address:

St. Albert's House, Navan Road, Dunboyne, Co. Meath



+353 1 802 6881



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## Furniture Fitters

### MINIMA



### Dublin Office Address:

The Waterfront, Hanover Quay,  
Dublin 2, D02 H729, Ireland



+353 1 6337716



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## Selling Agent



# 021 4271371

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[virtual.savills.ie/developments/avila](https://virtual.savills.ie/developments/avila)