



CEDARVIEW

Northwood, Santry Demesne, Dublin 9.



SUPERB NEW 3 BEDROOM PLUS STUDY,
4 BEDROOM & 5 BEDROOM FAMILY HOUSES
SURROUNDED BY EXCEPTIONAL AMENITIES & GREAT TRANSPORT LINKS



BER A2 A3

www.CedarviewSantry.com



WELCOME TO CEDARVIEW

NORTHWOOD, SANTRY DEMESNE

Cedarview is situated adjacent to Santry River Park and links directly to Santry Demesne Park, here surrounded by exceptional amenities Cosgrave are creating outstanding quality homes at Dublin's finest new address.

The pursuit of perfection has always been a pre-occupation of the Cosgrave Team, from the overall vision guiding the creation of a great new neighbourhood to the choice of door handles, it is all carefully planned to deliver the finest homes possible. Cedarview represents the culmination of decades of experience, perfectly resolved living spaces, high quality specifications, sustainable construction and relentless quality controls to deliver reliable and highly efficient homes, while outside superb hard and soft landscaping makes the most of this splendid location on the grounds of the former Santry House.



DELIVERING EXCELLENCE SINCE 1979



PERFECTLY FINISHED...





OUTSTANDING OUTSIDE...

For sport, recreation and convenience there are few locations that boast such outstanding amenities, Cedarview offers a vibrant stage for an exceptional family life.

Since its inception the development of Northwood at Santry Demesne has had community gain and public realm as it's central theme, combining parks, sports facilities, leisure amenities, retail and employment hubs all within close proximity to schools and infrastructure. Cedarview is an integral part of this vision and benefits from it all. This is a vibrant living environment that provides an ideal setting for exceptional family houses at Cedarview.

Here at Cedarview, residents can now enjoy an ideal setting for modern family living where easy access to high quality amenities means your family can do so much more in their own neighbourhood and with less time spent travelling, there's more time to do it. Enjoy river walks, lots of mature parklands, great cafés, restaurants, large and small shops and outstanding sport and leisure facilities. It's all right on the doorstep of Cedarview.





A CONNECTED LOCATION

Whether you're going to Barcelona or Baggot Street, Cedarview benefits from great transport links and with a Metro Station planned at Northwood, it's only getting better.

With Quality Bus Routes, the M50, Dublin International Airport and a Metro Station in the pipeline, Cedarview benefits from exceptional connections throughout the city and beyond. Cedarview enjoys a great strategic location for easy access to schools, universities, sports facilities, shopping centres, retail parks, hospitals, clinics and business hubs.

Owing to Cedarview's proximity to the M50 and the M1, almost all of Dublin's centres of education, business and healthcare are within a 30 minute drive from Cedarview. In addition, with the City Centre only a 20 minute cycle, pedal power is a real option for getting around, not only in the superb local neighbourhood but also around much of the city too.

FOR MORE ON TRANSPORT INFORMATION PLEASE SEE INSIDE BACK COVER



A COSGRAVE SPECIFICATION



Cedarview offers the pinnacle of sustainable living in a concrete built house that delivers quality in every detail, from high-end materials and craftsmanship to low maintenance finishes and energy efficiency.



Quality Concrete Built & Concrete Floors
Cedarview houses are concrete built, with concrete floors and stairs for maximum long term quality, heat retention and enhanced sound insulation between floors. (Cedarview house no's 42 - 104)



Kitchens
High quality Light Grey Shaker kitchens with Vermont Quartz top by Cawleys Furniture, including all fitted kitchen appliances as per showhouse.



Utility
The utility room comes with a worktop, sink and cupboards and is fitted with a washing machine and tumble dryer as per showhouse.



Wardrobes
Wardrobes are contemporary Shadow Deluxe Range fitted with light grey design doors and Cambrian Oak interiors all by Cawleys Furniture.



Internal Doors
White painted Utah style internal doors with high quality 'Bella-Sq' door handles.



Bathrooms & Ensuites
Stylish Bathrooms and Ensuites are designed around contemporary clean lines to offer excellent quality throughout. Shower enclosures and heated towel rails are included as standard as per showhouse. There is high quality tiling to wet areas.



Internal Finishes
Walls and ceilings are painted throughout. Floor and wall tiling is standard as per showhouse. Concrete floors throughout.



Services Enclosure
The boiler, water booster pump and water tank are arranged in a specially designed Service Enclosure located outside the house. This feature saves space inside the house, externalises any pump noise and in the unlikely event of a leak at the tank the house is not in danger of water damage. With the enclosure located conveniently outside, works to it can be done without entering the house. The services enclosures also facilitates the easy integration of future technologies should the need arise.



Pressurised Water
The internal water supply is pressurised and the cold water tank and pump are located outside the house.



Heating
The "A-Rated" Gas Condensing Boiler Central Heating System delivers high efficiency precise control to two zones; ground and first floors. In addition to the heating zones all radiators are fitted with thermostatic valves giving additional room by room control.



Ventilation System
The Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving on heating costs.



Photovoltaic Solar Panel
Photovoltaic Solar Panels generate electricity on site.

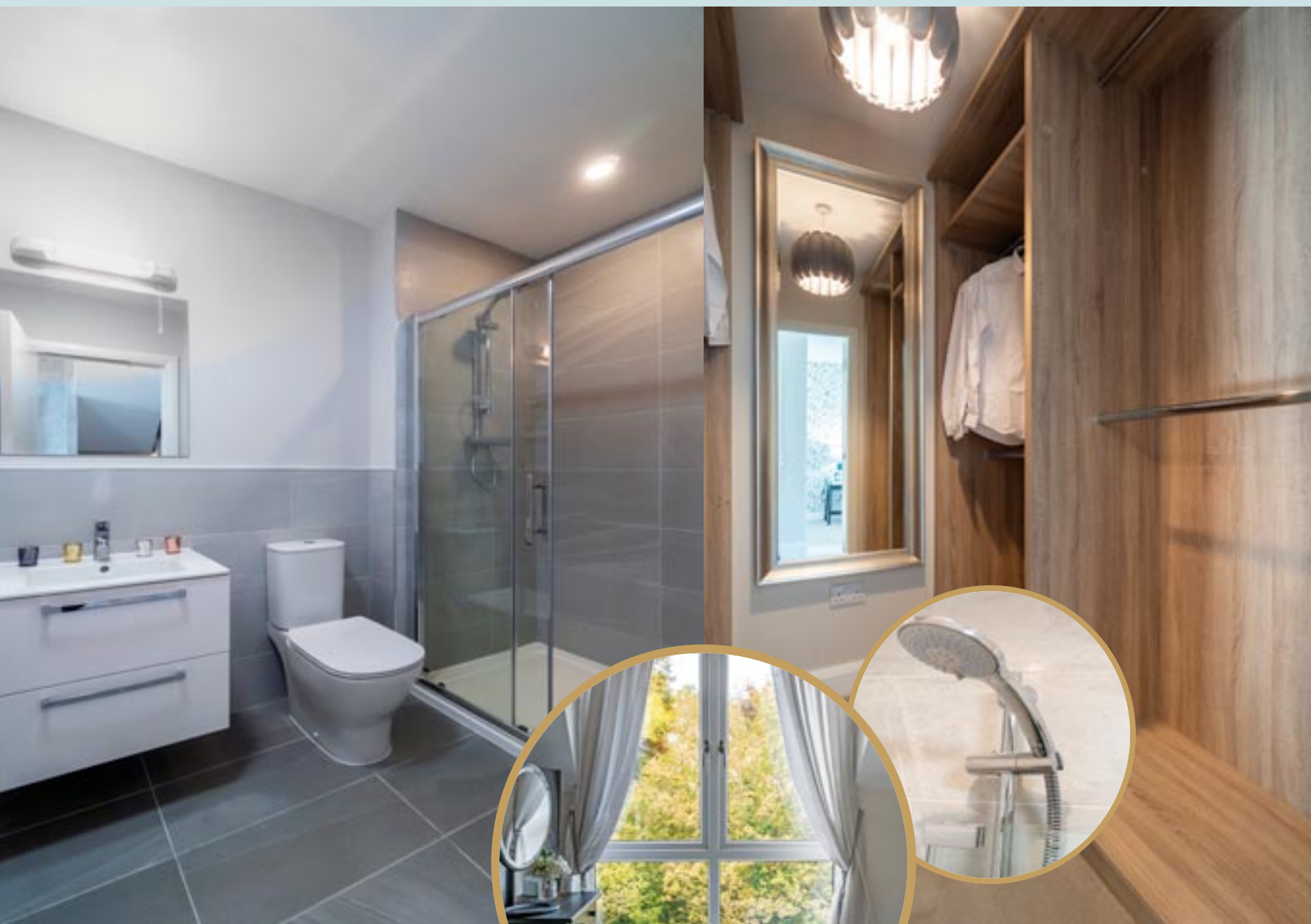


Electrical
Generous light and power points, Cat 5 wiring & contemporary switches and sockets throughout.

SPECIFICATION CONTINUED OVERLEAF



EXPERIENCE COSGRAVE QUALITY...



SPECIFICATION CONTINUED FROM PREVIOUS PAGE



Media & Communications

Each house is wired and ready for connection of Telephone, Broadband as well as Satellite or Cable TV.



USB Points

Each house has numerous USB charging points.



Security

Each home is wired for intruder alarm.



Safety

All Cosgraves houses are fitted with Carbon Monoxide Monitors and a fire alarm system.



Gardens

The gardens at Cedarview offer an elegant extension of living space. Each garden comes landscaped and features a stylish patio directly off the living area which overlooks the fully planted garden. Gardens are finished with a garden house that is fitted with light and sockets, a service enclosure and a lockable access gate. There is also a wall mounted external double socket and it is wired for an electric awning.



Parking

Each house has two car parking spaces.



Car Charging Point

Each house is wired for a car charging point.



GoCar

Available at Bridgefield and Gulliver's Retail Park.



External Finishes

Low maintenance red brick and render finishes. Windows and doors are low U-value high performance double glazed uPVC. Granite finish to cills and surrounds to front elevations. Windows & Doors as per showhouse.



Attics

The 2 storey houses (Oak, Ash and Elm) incorporate attic storage accessed by folding attic ladder. Attics are partially floored c. 18sqm / 194 sq.ft. with light fitting.



Guarantee

Each Cedarview home is covered by 10 year HomeBond Insurance.



Management Company

Wyse Property Management agents have been appointed to Cedarview where each home owner will become a member of the management company.



Gulliver's Retail Park & Neighbourhood Centre

There are numerous retail and community amenities adjacent to Cedarview, including: Lidl Supermarket, Homebase, Home Focus, Petmania, Eco Car Wash, Sports Medicine, Hickey & Company, Harkwood Limited, German Eco Interiors, L.A Hair, Northwood Dry Cleaners, Beauty Laine, McDonalds, Insomnia & Costa Cafés, McCabes Pharmacy & Eurospar.



Santry River Park & Santry Demesne

Cedarview is linked directly to Santry Riverpark and the verdant expanse of Santry Demesne, which includes: extensive parklands, woods and riverside walks as well as a decorative feature lake, a victorian walled garden, sports fields, Morton Athletics Stadium, playgrounds and on the edge of the park is the Gourmet Food Parlour and the Crowne Plaza Hotel all of which provide a truly exceptional local setting for Bridgefield residents.



BER A2/A3

BER

The Building Energy Rating at Cedarview is A2 / A3.

For more on energy efficiency see pages 17 & 18.

EACH HOUSE WIRED FOR AWNING. AWNING FOR ILLUSTRATION ONLY



LOCAL COMMUNITY & AMENITIES

Hundreds of acres of parkland, diverse sports facilities, convenient shops, cafés, restaurants, schools, transport links and the city within easy reach. It's all here at Cedarview, Northwood, Santry Demesne.



CITY CENTRE

SANTRY DEMESNE



CROWNE PLAZA HOTEL



Santry Road Stops for routes:
16, 16c, 27B, 33, 41, 41A, 41B, 41C

Morton Stadium

SWORDS ROAD

Omni Park Shopping Centre
Omni Park Cinema

DRUMCONDRA ROAD, UPPER

Dublin City University (DCU)

The Helix

SANTRY DEMESNE

Sport Grounds

Walled Garden

NORTHWOOD AVENUE

NORTHWOOD AVENUE

Santry River Park Underpass to Demesne

TLC Nursing Home

Sports Surgery Clinic

PROPOSED FUTURE DEVELOPMENT

Northwood Medical Centre



GULLIVER'S NEIGHBOURHOOD CENTRE

NORTHWOOD AVENUE



PROPOSED FUTURE DEVELOPMENT

GO CAR

GO CAR

Homebase

GULLIVER'S RETAIL PARK

No. 4 Dublin Bus to City Centre

Connections to LUAS & DART



Northwood Metro Station



LOCATION FOR PLANNED UNDERGROUND STATION LINKING AIRPORT, CITY CENTRE & TRANSPORT HUBS

M50 to Airport & City Ring Route



M50



Santry River Park & Santry Demesne

Linear River Park
Woodland Walks
Decorative Lake

Walled Garden
Sports Fields
Athletics Stadium

Playground
The Gourmet
Food Parlour



Crowne Plaza Hotel



Sports Surgery Clinic



Northwood Business Campus

Diabetes Ireland
DC Networks
Athletics Ireland

Capital Flow
Tynagh Energy
Ben Dunne Gym

Betstone
Novo Nordisk
Boehringer Ingelheim

Azek
Regus



Swift Square

NSAI
Close Brothers
NDT Global

Lenovo
Leica Biosystems
Geberit Sales

Teradata
C & J Clark Int
Affidea

BMW Group Ireland
Travelport
Electric Ireland



Gulliver's Retail Park & Neighbourhood Centre

Lidl Supermarket
Homebase
Home Focus

Petmania
Eco Car Wash
Sports Medicine

Hickey & Company
Harkwood Limited
German Eco Interiors

L.A Hair
Northwood Dry Cleaners
Beauty Laine



McCabes Pharmacy



Costa Cafe



Eurospar Store



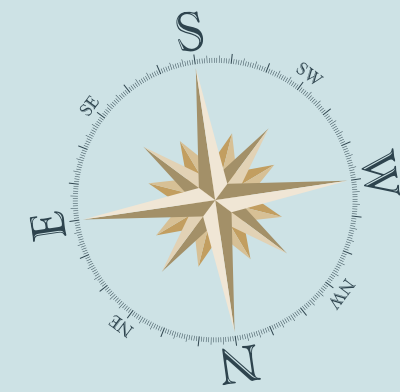
Subway Restaurant



Insomnia Cafe



McDonalds Restaurant



- THE OAK 143 SQ.M / 1,540 SQFT
4 BEDROOM HOUSE
- THE ASH 143 SQ.M / 1,540 SQFT
3 BEDROOM PLUS STUDY HOUSE
- THE ELM 159 SQ.M / 1,717 SQFT
4 BEDROOM HOUSE
- THE YEW 206 SQ.M / 2,217 SQFT
5 BEDROOM HOUSE

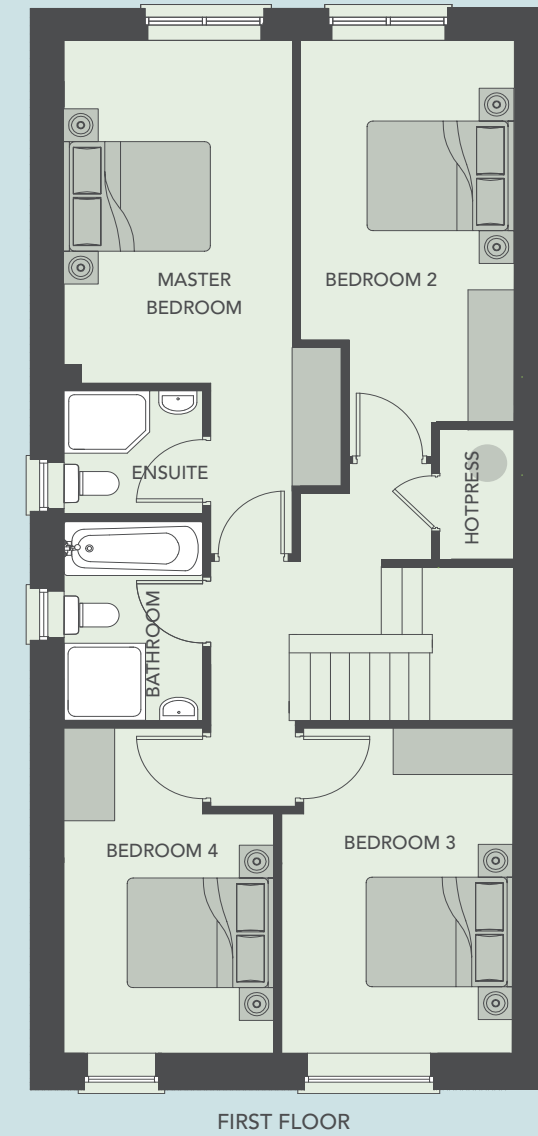
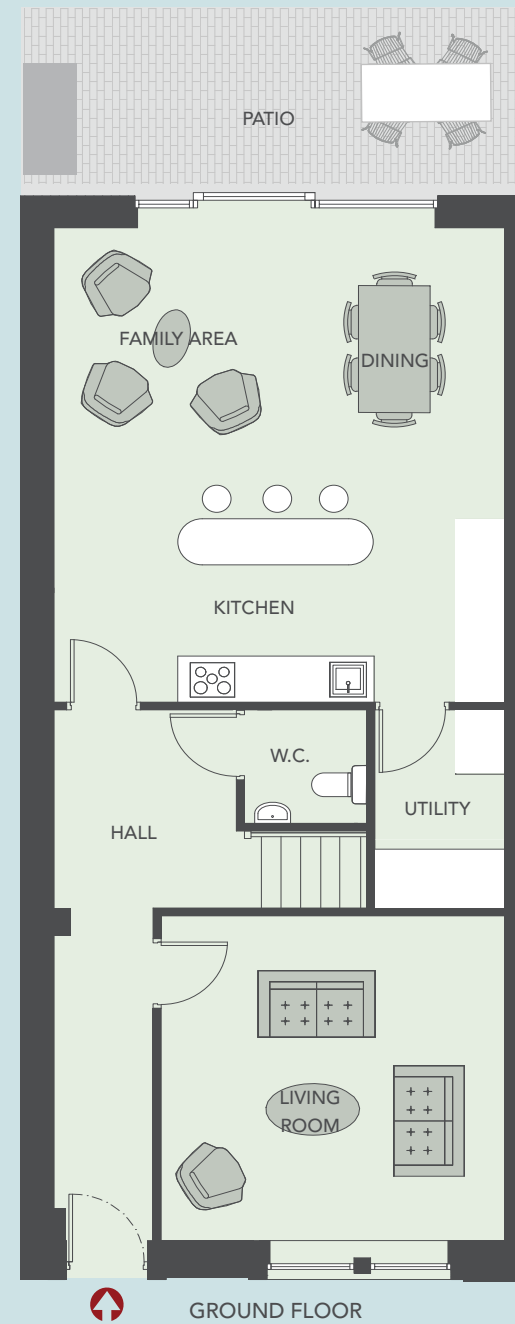
A UNIQUE SETTING

CEDARVIEW, NORTHWOOD, SANTRY DEMESNE.

Cedarview benefits from an amenity rich setting at Northwood, Santry Demesne where the former grounds of Santry House & Estate have been reinvented to provide an ideal setting for contemporary living, one that offers exceptional facilities and convenience combined with superb access to the City and Greater Dublin Area. Situated off Northwood Avenue, an elegant new road that meanders along the north of extensive parklands and is flanked by residential, medical, commercial, sport, leisure and retail developments, all within easy walking distance for Cedarview residents.

SITE PLAN





4 BEDROOM HOUSE



c.143 sq.m - c.1,540 sq.ft

An exercise in excellence, The Oak is perfectly designed to provide optimal spaces for family living. The heart of the home is the large kitchen incorporating family and dining spaces that opens to a patio that provides an elegant extension of living space. The kitchen has a large counter island unit and is supported by a utility room. The living room at ground floor offers superb private space while the living area in the kitchen offers a second elegant lounge area / breakout space.

As well as providing for the sleeping function, the four double bedrooms are designed to provide private space for family members to enjoy. The family bathroom has both bath and shower while the master bedroom is ensuite with a shower. There is "pull down" stair access to a floored attic that provides spacious additional storage space.

Each house offers exceptional energy efficiency throughout, while the fabric of the house and all external finishes are selected to stand the test of time.

BER A2/A3

- 
KITCHEN / FAMILY / DINING ROOM
 20' x 17'10" (6.1m x 5.45m)
- 
UTILITY ROOM
 Fitted with washing machine & tumble dryer, countertop, sink & cupboards
- 
LIVING ROOM
 13'9" x 13'5" (4.2m x 4.1m)
- 
BATHROOM
 First Floor Family Bathroom with bath and shower
- 
ENSUITE
 The Master Bedroom is ensuite with shower
- 
GROUND FLOOR WC
 Large downstairs WC
- 
4 BEDROOMS
 MASTER BEDROOM 21'7" x 9'1" (6.6m x 2.8m)
 BEDROOM 2 15'5" x 8'2" (4.7m x 2.5m)
 BEDROOM 3 13'9" x 9'1" (4.2m x 2.8m)
 BEDROOM 4 13'9" x 8'2" (4.2m x 2.5m)
- 
PATIO & GARDEN
 Sliding Patio Door opens to an outdoor living space with double sockets and provision for awnings.
- 
ATTIC
 Attic is accessible by folding attic ladder and it is partly floored c. 18sqm / 194 sq.ft. with a light.





CEDARVIEW

THE ASH



3 BEDROOM PLUS STUDY HOUSE

c.143 sq.m - c.1,540 sq.ft

An exercise in excellence, The Ash is perfectly designed to provide optimal spaces for family living. The heart of the home is the large kitchen incorporating family and dining spaces that opens to a patio that provides an elegant extension of living space. The kitchen has a large counter island unit and is supported by a utility room. The living room at ground floor offers superb private space while the living area in the kitchen offers a second elegant lounge area / breakout space.

As well as providing for the sleeping function, the three double bedrooms are designed to provide private space for family members to enjoy. The study or home office provides a flexible space for a variety of uses. The family bathroom has both bath and shower while the master bedroom is ensuite with a shower. There is “pull down” stair access to a floored attic that provides spacious additional storage space.

Each house offers exceptional energy efficiency throughout, while the fabric of the house and all external finishes are selected to stand the test of time.

BER

A2/A3



KITCHEN / FAMILY / DINING ROOM

20' x 17'10" (6.1m x 5.45m)



UTILITY ROOM

Fitted with washing machine & tumble dryer, countertop, sink & cupboards



LIVING ROOM

13'9" x 13'5" (4.2m x 4.1m)



BATHROOM

First Floor Family Bathroom with bath and shower



ENSUITE

The Master Bedroom is ensuite with shower



GROUND FLOOR WC

Large downstairs WC



3 BEDROOMS

MASTER BEDROOM	21'7" x 9'1"	(6.6m x 2.8m)
BEDROOM 2	15'5" x 8'2"	(4.7m x 2.5m)
BEDROOM 3	13'9" x 9'1"	(4.2m x 2.8m)



STUDY

STUDY	13'9" x 8'2"	(4.2m x 2.5m)
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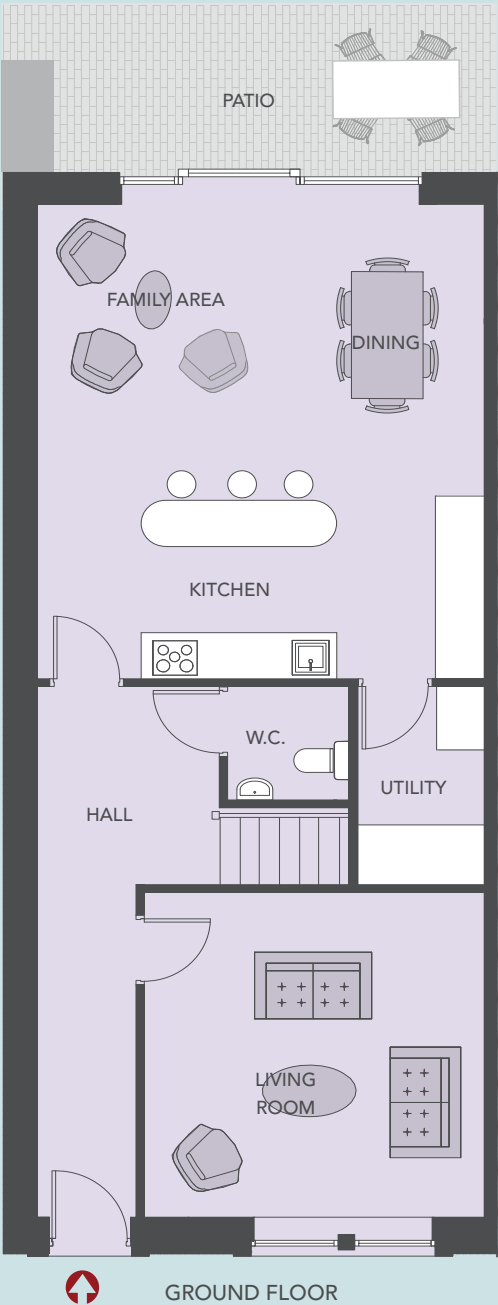
PATIO & GARDEN

Sliding Patio Door opens to an outdoor living space with double sockets and provision for awnings.



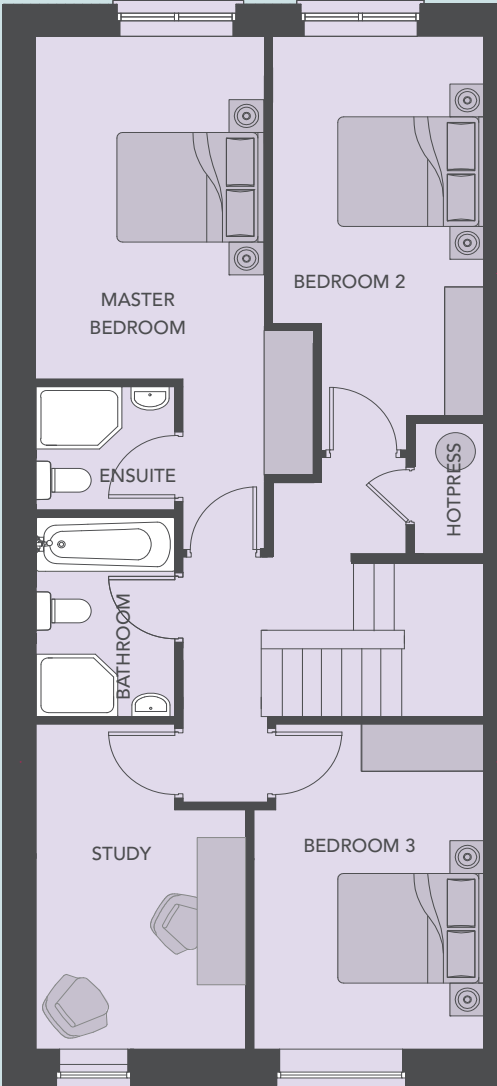
ATTIC

Attic is accessible by folding attic ladder and it is partly floored c. 18sqm / 194 sq.ft. with a light.





GROUND FLOOR



FIRST FLOOR





4 BEDROOM HOUSE

c.159 sq.m - c.1,717 sq.ft

An exercise in excellence, The Elm is perfectly designed to provide optimal spaces for family living. The heart of the home is the large kitchen incorporating family and dining spaces that opens to a patio that provides an elegant extension of living space. The kitchen has a large counter island unit and is supported by a utility room. The living room at ground floor offers superb private space with a feature bay window, while the living area in the kitchen offers a second elegant lounge area / breakout space.

As well as providing for the sleeping function, the four double bedrooms are designed to provide private space for family members to enjoy. The family bathroom has both bath and shower while the master bedroom is ensuite with a shower. There is “pull down’ stair access to a floored attic that provides spacious additional storage space.

Each house offers exceptional energy efficiency throughout, while the fabric of the house and all external finishes are selected to stand the test of time.

BERA2A3

- 

KITCHEN / FAMILY / DINING ROOM

20' x 19'4" (6.1m x 5.9m)
- 

UTILITY ROOM

Fitted with washing machine & tumble dryer, countertop, sink & cupboards
- 

LIVING ROOM

19'4" x 13'5" (5.9m x 4.1m)
- 

BATHROOM

First Floor Family Bathroom with bath and shower
- 

ENSUITE

The Master Bedroom is ensuite with shower
- 

GROUND FLOOR WC

Large downstairs WC
- 

4 BEDROOMS

MASTER BEDROOM 21'7" x 9'6" (6.6m x 2.9m)

BEDROOM 2 16'8" x 9'1" (5.1m x 2.8m)

BEDROOM 3 13'9" x 9'6" (4.2m x 2.9m)

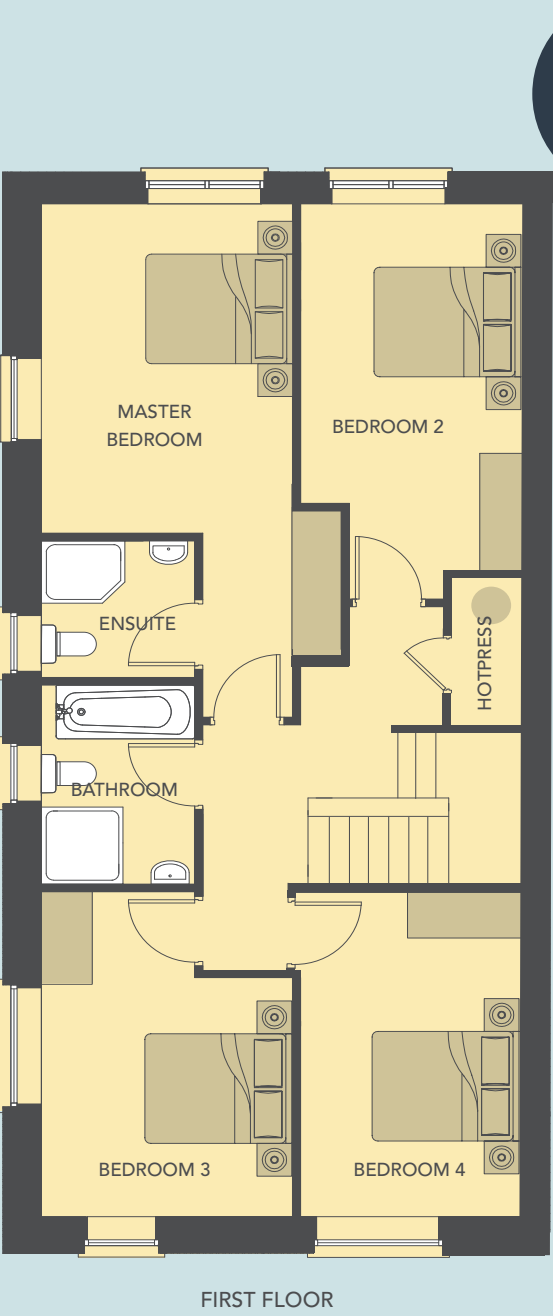
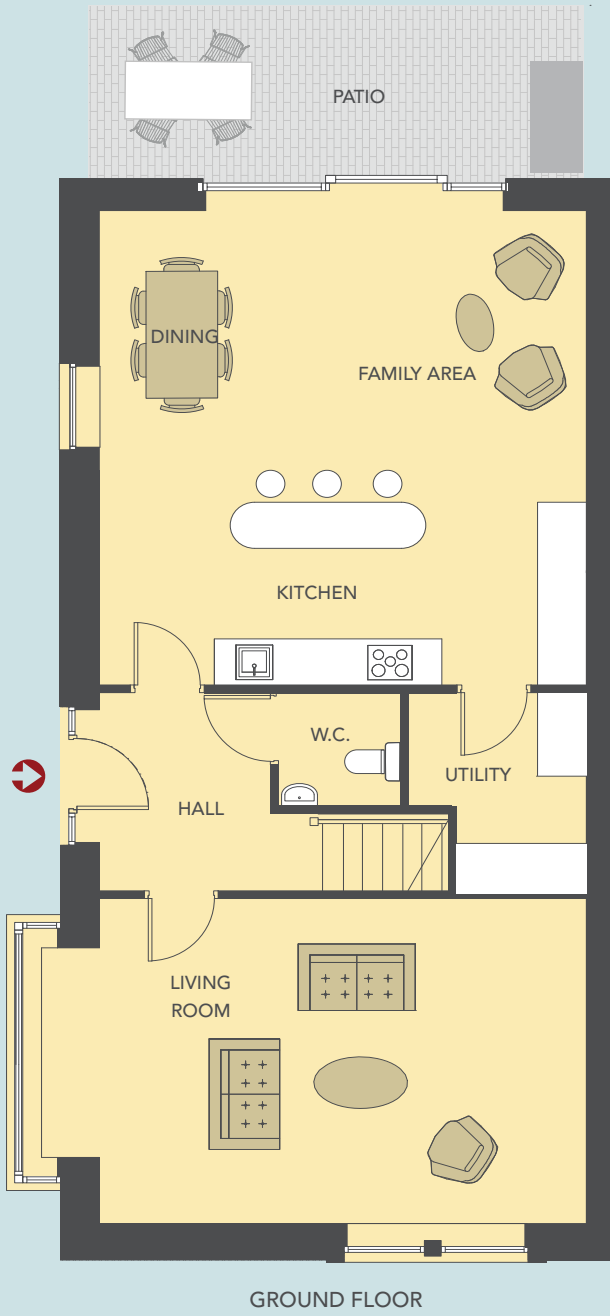
BEDROOM 4 13'9" x 9'1" (4.2m x 2.8m)
- 

PATIO & GARDEN

Sliding Patio Door opens to an outdoor living space with double sockets and provision for awnings.
- 

ATTIC

Attic is accessible by folding attic ladder and it is partly floored c. 18sqm / 194 sq.ft. with a light.





LARGE 5 BEDROOM HOUSE
c.206 sq.m - c.2,217 sq.ft

An exercise in excellence, The Yew is perfectly designed to provide optimal spaces for family living. The heart of the home is the large kitchen incorporating family and dining spaces that open to a patio that provides an elegant extension of living space. There are two additional reception rooms; the living room at ground floor and the entertainment room at first floor, these superb spaces provide choices for families at different stages with different needs, for example a parents lounge and teenagers breakout space.

As well as providing for the sleeping function, the four large double bedrooms are designed to provide private space for family members to enjoy. While the fifth bedroom is also suitable for home office or study use. There are two family bathrooms, one with bath and one with shower while the master bedroom is ensuite.

Rest assured that each house offers exceptional energy efficiency throughout the fabric of the house and all external finishes are selected to stand the test of time

BER A2/A3



KITCHEN / FAMILY / DINING ROOM
20' x 17'10" (6.1m x 5.45m)



UTILITY ROOM
Fitted with washing machine & tumble dryer, countertop, sink & cupboards



LIVING ROOM
13'9" x 13'5" (4.2m x 4.1m)



ENTERTAINMENT ROOM
17'9" x 13'9" (5.4m x 4.2m)



TWO BATHROOMS
First Floor Family Bathroom with bath and shower
Second Floor Family Bathroom with shower



ENSUITE
The Master Bedroom is ensuite



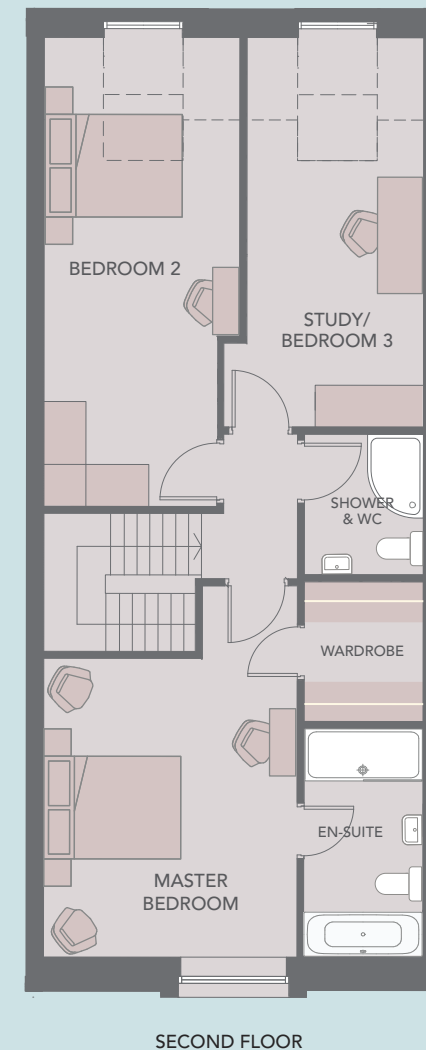
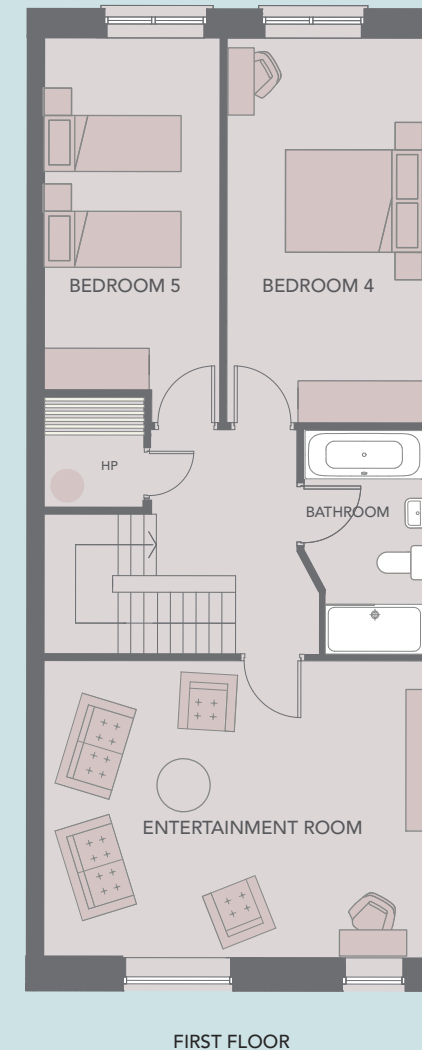
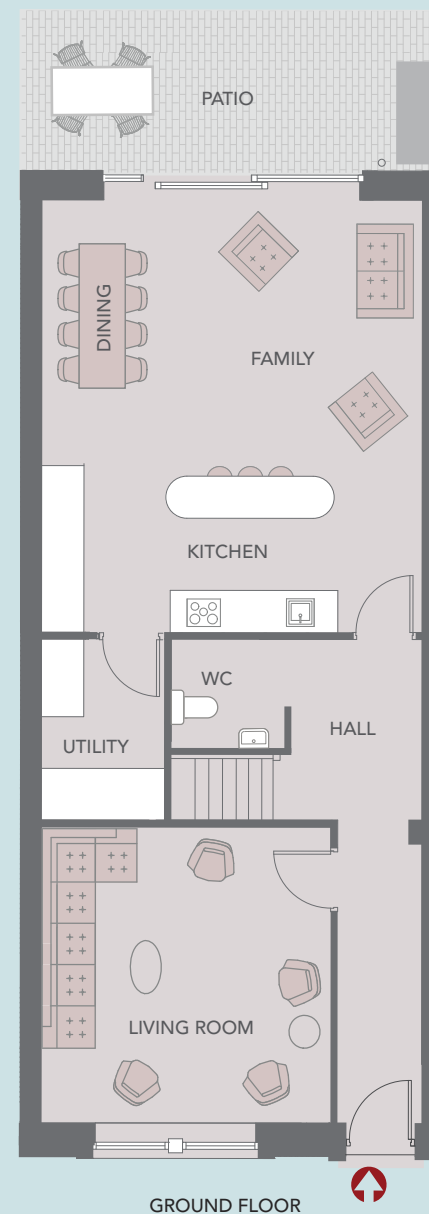
GROUND FLOOR WC
Large downstairs WC



5 BEDROOMS
MASTER BEDROOM 16'0" x 11'8" (4.9m x 3.6m)
BEDROOM 2 22'0" x 9'1" (6.7m x 2.8m)
STUDY OR BEDROOM 3 15'4" x 8'2" (5.5m x 2.5m)
BEDROOM 4 18'0" x 9'1" (5.5m x 2.8m)
BEDROOM 5 15'7" x 8'2" (4.8m x 2.5m)



PATIO & GARDEN
Sliding Patio Door opens to an outdoor living space



LEADERS IN ENERGY EFFICIENCY

Guided by Passive House principles, Cosgrave houses are designed to use less energy, the team’s commitment to energy efficiency and sustainable design is recognised at the highest national level.

Pioneers of the green agenda, Cosgraves continue to develop homes that exceed the requirements of regulations. The energy efficiency of a Cosgrave home cannot be measured just by a BER Rating, it is deeper than that, it is in every detail of the fabric of the building and is validated through a series of quality control measures that ensure every Cosgrave built house really is a superior energy efficient home.

Guided by Passive House Principles the Team at Cosgraves invest in the fabric of the house to ensure it delivers sustainable living in terms of lower energy usage, improved comfort and reduced life time running costs.

Cosgraves have been recognised as the best of the best when the **Sustainable Energy Authority of Ireland** awarded them the **Overall Environment Award** for outstanding leadership in the field of energy efficiency. This is a very significant achievement as the award is open to all sectors and has never before been awarded to a house builder and is a highly valued endorsement of Cosgrave’s higher standards in energy efficiency.



Cosgrave Energy Efficiency

Design to use less energy

Cosgraves first priority is to create homes that require less energy to operate. Investing in improvements to the fabric of the house the energy requirement is minimised, products and systems are installed to reduce energy waste and finally energy is recycled, particularly from the warm air leaving the house. The Photovoltaic Solar Panels then supply some of the reduced energy need decreasing even further the draw on the grid.

Highly insulated air-tight design

The passive house principles adopted by Cosgraves improve comfort while reducing the energy demand of the house. Superior insulation, increased levels of air-tightness, improved Low E argon filled windows and careful detailing to cut out thermal bridging combine to contribute to both reduced heat loss and solar gain.

Heat Recovery

Using a Heat Recovery Ventilation system Cosgraves use 90% of the heat energy that would otherwise be lost to the home while maintaining a constant flow of fresh air to the house and significantly reducing utility costs.

Reduced draw on grid

Having primarily reduced the energy requirement by maximising energy efficiencies and minimising wasted energy, Cosgraves then introduce features to more efficiently supply the reduced need, including an “A-Rated” condensing boiler unit and Photovoltaic Solar Panel system.



Sustainable Comfort 24/7

By using heat gains from the sun, lights, appliances and even occupants, the houses work all year round to provide comfortable temperatures and excellent air quality with minimal need to use the heating system.

Exceptional air quality is maintained 24/7 where excess humidity is removed and pollen is reduced with a Heat Recovery Ventilation (HRV) system that constantly pulls the indoor air down to 500 parts per million of carbon dioxide and saves 90% of heat that would otherwise be lost to the house.

The high quality insulation and argon filled glazing helps keep the heat in during the winter while during warmer months the bypass feature of the HRV allows the system to assist in cooling the air.

Practically Passive

Using passive principles Cosgraves have developed their own set of construction details and standards which are expected to outperform the standards from the Dept. of Housing. Cosgrave houses are designed and constructed to deliver a “practical passive” ambience within the house customised to suit the temperate Irish climate.

Insulated beyond the level of diminishing returns the houses feature best in class energy saving features. Based on the SEAI DEAP software the houses are estimated to use 11 kWh/m2yr, this is less than the 1.5 litres of oil per m2 used to define a passive unit. Considering this, it is estimated a house in Cedarview will use 20% less energy than a passive dwelling in continental Europe.

Sustainable Cars

Sustainable homes now with provision for sustainable cars

The Cosgrave Team are committed to creating sustainable communities for residents, and now in addition to exceptional homes built on passive house principles the team has added a provision for electric car charging. It’s about making sustainable choices that bit easier, imagine streets without engine noises, with no need to queue at petrol stations, simply plug in your car just like your smartphone when it is parked at your home and enjoy clean electric motoring everyday. Cosgraves also offer the GoCar facility reducing the need for a second car.





REST ASSURED, IT'S COSGRAVE BUILT.

Built by Cosgraves, the multi-award winning team that has delivered many of Dublin's best communities, Cedarview at Northwood benefits from the finest pedigree in Irish home building.

Since 1979 Cosgraves have been committed to the pursuit of excellence and have built many of the most exceptional living environments in Dublin and surrounding areas.

Guided by a deep-rooted appreciation of the long term value of elegance and quality, the team has earned an undisputed reputation for excellence and the term "Cosgrave Built" is perhaps the greatest assurance of pedigree when it comes to your home.

Over 39 years as a premier builder, Cosgraves have created many of Dublin's finest addresses such as: Ardilea Wood in Clonskeagh, Bracken Park and Chesterfield in Castletown, Cualanor, Honeypark and Clearwater Cove in Dún Laoghaire, Salthill in Monkstown, The Sweepstakes, Shrewsbury and Simmons Court Square all in Ballsbridge, Belleville, Donnybrook Manor and Morehampton Square in Dublin 4, as well as Temple Manor in Celbridge, Eden Gate in Delgany as well as Howth Lodge and Thormanby Hill in Howth. Every Cosgrave development stands testimony to the long term value of their commitment to the highest standards of quality and elegance inside and out.

Leaders in Energy Efficient Design, Cosgrave's Lansdowne Gate development (2006) pioneered sustainable buildings in Ireland, far exceeding the requirements of regulations, while in 2013 & 2016 Honeypark in Dún Laoghaire was selected overall winner of the SEAI Environment Award, Ireland's most prestigious sustainability award open to all sectors and never before awarded to a housebuilder.

In 2015 Cosgraves development at the old Dun Laoghaire golf Club was also recognised by The Property Excellence Awards for their achievements in providing better community amenities and enhanced spaces, with the Community Benefit Project of the Year Award. Cosgraves have always been relentless in creating better built environments for residents and their achievements are evident in their previous developments in a career punctuated by the creation of great neighbourhoods and numerous recognition awards.

So rest assured Cedarview represents the pinnacle of almost forty years of building excellence and offers homes of the very finest pedigree.

A REPUTATION BUILT ON EXCELLENCE.



EGLINTON
Cualanor, Dún Laoghaire.



BRACKEN PARK
Castletown, Dublin 15



DONNYBROOK MANOR
Dublin 4



ROSELAND
Cualanor, Dún Laoghaire



CHESTERFIELD
Castletown, Dublin 15



THE SWEEPSTAKES
Ballsbridge, Dublin 4



BRICKFIELD
Honeypark, Dún Laoghaire, Co. Dublin



EDEN GATE
Delgany, Co Wicklow



FAIRWAYS
Cualanor, Dún Laoghaire



**DUBLIN
AIRPORT**

DAA

M1

Portmarnock 20 mins

M1

Beaumont Hospital

CEDARVIEW

M50

Crowne Plaza Hotel

Routes: 16, 16c, 27B, 33, 41, 41A, 41B, 41C

NORTHWOOD

Morton Stadium

**SANTRY
DEMESNE**

Sports Surgery Clinic

Port Tunnel

Sillage Park Golf Club

Gulliver's Retail Park

Omni Park Centre

Swift Square & Northwood Business Campus

Route 4

IKEA

DCU
Helix

Bon Secours Hospital

St Patricks College

St. Vincents Hospital

EastPoint Business Park

Dublin Port

DOCKLANDS

Croke Park Stadium

IFSC

Grand Canal Dock

Aviva Stadium

Mater Hospital

Connolly Station

Rotunda Hospital

O'Connell Street

Trinity College

CITY CENTRE

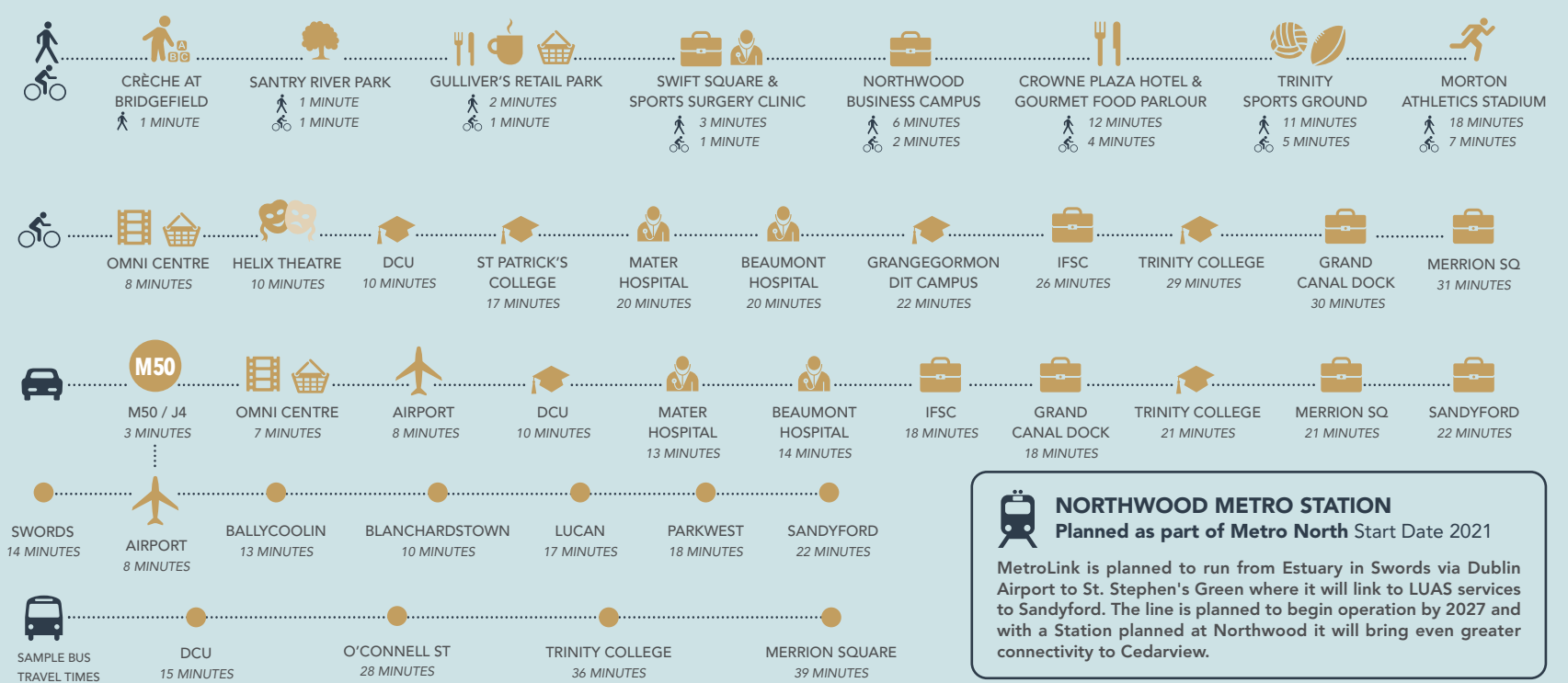
Merrion Square

St Stephen's Green

Christchurch Cathedral

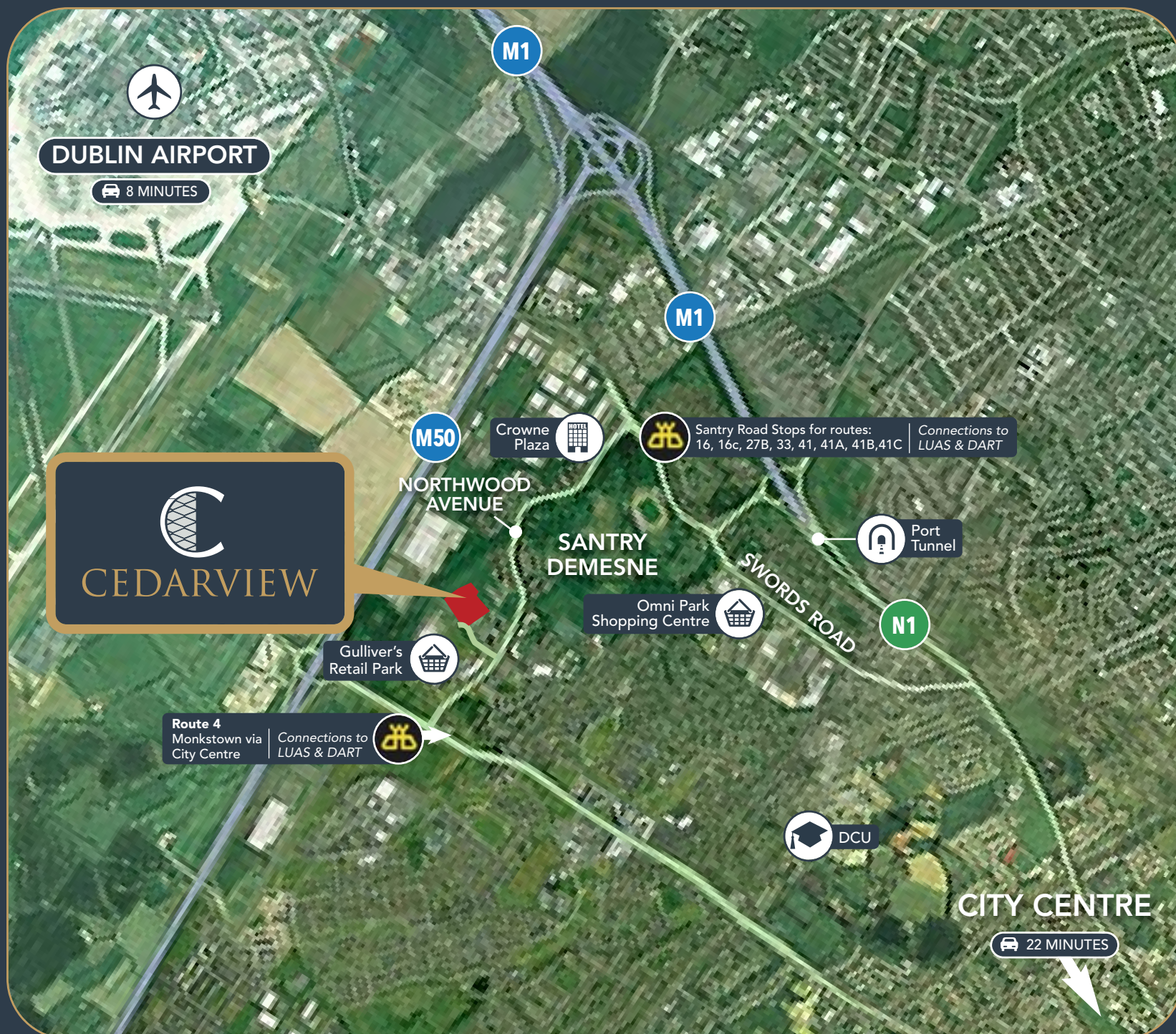
ACCESS ALL AREAS

Sources for travel information: www.transportforireland.ie • www.theaa.ie/routes/ • www.google.ie/maps/ • Note Travel Times Vary



NORTHWOOD METRO STATION
Planned as part of Metro North Start Date 2021

MetroLink is planned to run from Estuary in Swords via Dublin Airport to St. Stephen's Green where it will link to LUAS services to Sandyford. The line is planned to begin operation by 2027 and with a Station planned at Northwood it will bring even greater connectivity to Cedarview.



ORDNANCE SURVEY LICENCE NO. AU0009510 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

www.CedarviewSantry.com

Professional Team

Architects

Mc Crossan O'Rourke Manning

Landscape Architects

KFLA

Structural Engineers

J.B. Barry

Mechanical & Electrical Engineers

McElligott Consulting Engineers



National Asset
Management Agency

Civil Engineers

OCSC

Interior Designs

Brian S Nolan

Solicitors

Sheehan & Company

Property Management

Wyse

Design Consultants

Archimedium


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Cedarview is covered by
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BER A2 A3

SELLING AGENT



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