



AN EXCLUSIVE
DEVELOPMENT OF
LARGE 4 & 5 BEDROOM
FAMILY HOMES

SET AMIDST THE GROUNDS
OF THE SENSITIVELY RESTORED
ALBANY HOUSE

*“There is nothing more beautiful than the way
the sea refuses to stop kissing the shoreline,
no matter how many times it is sent away”*



ALBANY, AN EXCLUSIVE NEW DEVELOPMENT OF PRESTIGIOUS 4 & 5 BEDROOM FAMILY HOMES IN ONE OF DUBLIN'S MOST APPEALING ADDRESSES.

CONSTRUCTED TO THE HIGHEST BUILD AND ENVIRONMENTAL STANDARDS ALBANY CONSISTS OF 15 LARGE FAMILY HOMES SET AMIDST THE GROUNDS OF THE SENSITIVELY RESTORED ALBANY HOUSE AND IS ACCESSED FROM A NEW ENTRANCE OFF THE KILLINEY HILL ROAD – A PEACEFUL, ESTABLISHED RESIDENTIAL SETTING.





Albany Lodge, a listed Victorian villa, has been long admired locally for its handsome facade and exquisite detailing. Cairn are sensitively restoring the original house and coach houses into stunning individual new homes.





QUALITY BUILT, LONGEVITY IN MIND.

At Albany, every detail is designed to enhance the way you live. The finest materials and fittings contribute to a home of unsurpassed luxury combined with thoughtful practicality.





This superior quality design and the detailed construction meet a high standard of building regulations and are built in the traditional manner for quality and longevity.





A SPACE TO SAVOUR.

Comfort and functionality are key qualities that shape the design of a Cairn home. Generous space in each of our rooms enables relaxed open arrangement of furniture. So whatever your taste, classic or minimal our homes will complement the way you live.

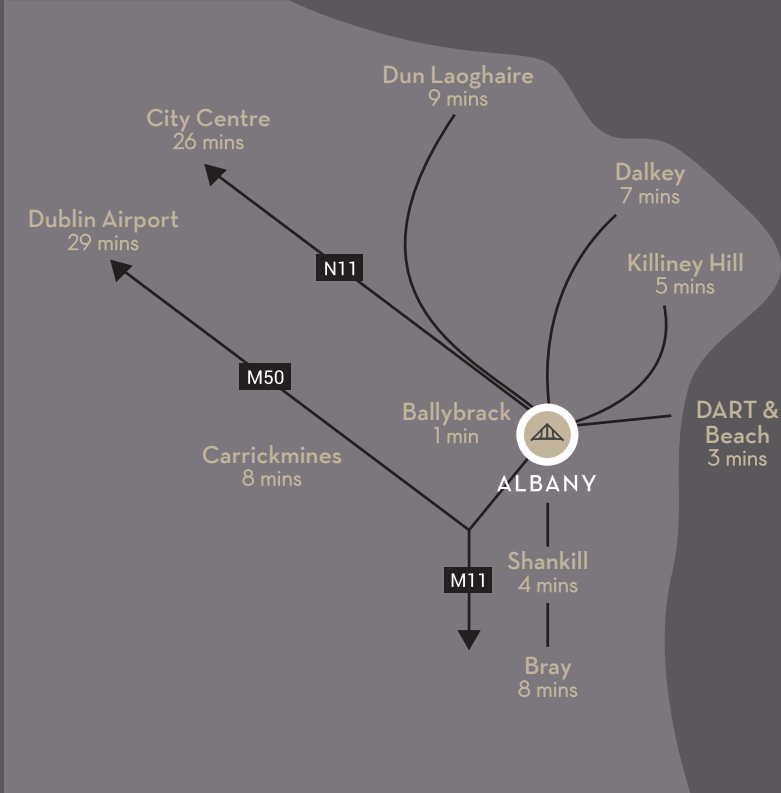
WITHIN EASY REACH

At Albany, the villages of Killiney, Ballybrack and Shankill nearby offer everything you need on a daily basis. Also close by is the thriving village of Dalkey – home to a variety of gourmet restaurants as well as every practical shop you could need.

Venture a little further afield and Dun Laoghaire adds larger shopping centres, a multiplex cinema and the promenade, pier and everything you would expect from a major coastal town.

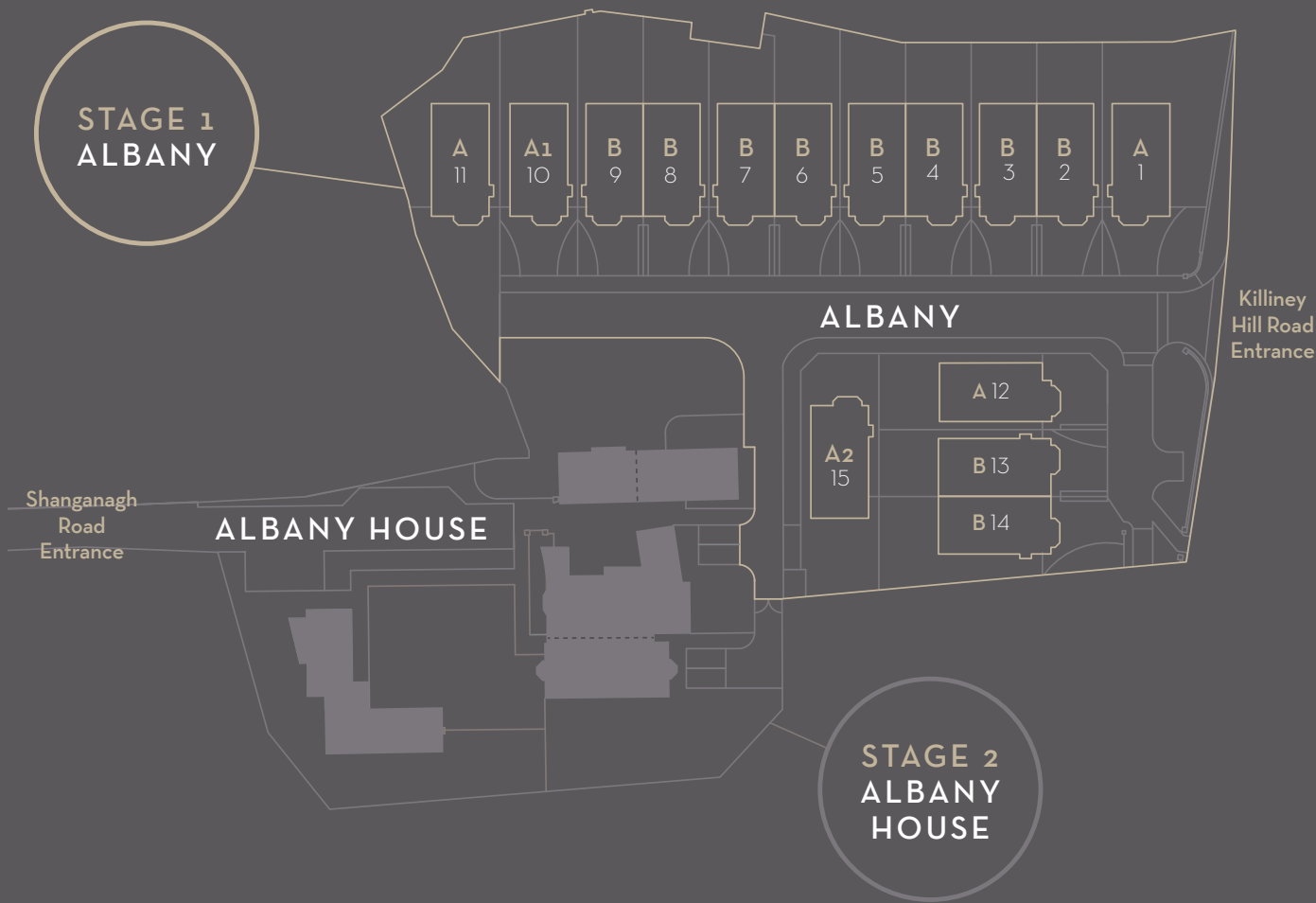
Leisure activities range from an easy stroll along Killiney Beach, a refreshing early morning swim at the famous White Rock off Vico Road, a visit to the dog-friendly Killiney Hill Park or a sedate nine holes at Killiney Golf Club. Or for those of you that enjoy a challenge – paragliding off Killiney Hill or scuba diving in the Bay are even on offer.

For city life, the centre of Dublin is just twelve miles away – and with a DART station at a stone’s throw, you won’t need to take the car. Despite its tranquillity, Killiney is well-served by transport links, with the rail line running along the coast. The N11 and M50 lie just a few minutes away.



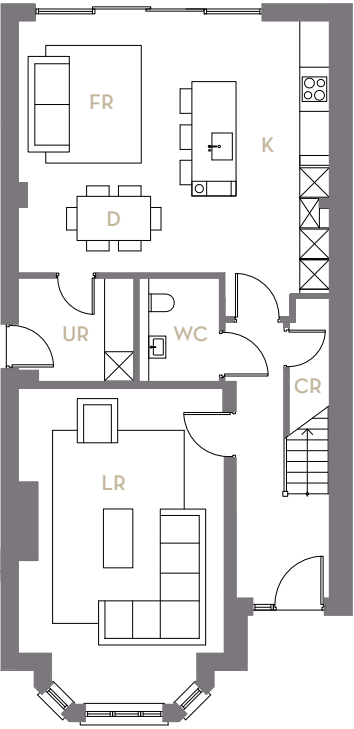
SITE PLAN

| House No. | Ref | Type | Beds | Size sq.m | Size sq.ft |
|------------|-----|----------|------|-----------|------------|
| 1, 11, 12 | A | Detached | 5 | 231 | 2,486 |
| 2-9, 13-14 | B | Semi-Det | 4 | 198 | 2,131 |
| 10 | A1 | Detached | 5 | 231 | 2,486 |
| 15 | A2 | Detached | 4 | 196 | 2,110 |

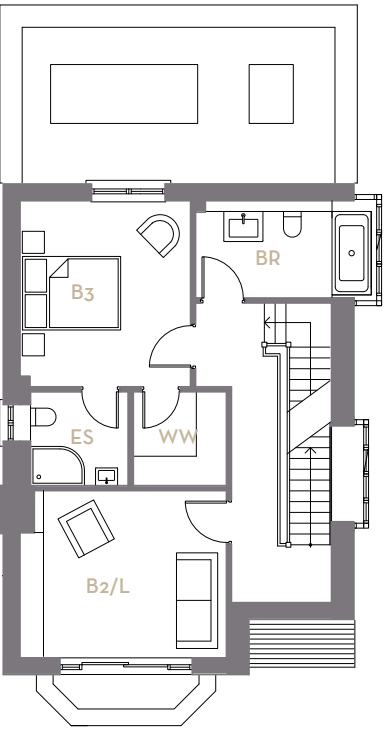


House Type A 5 Bed Detached 231sq.m / 2,486sq.ft

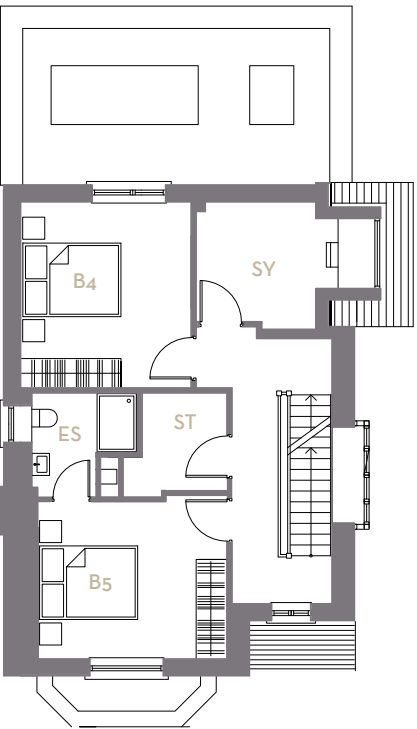
Ground Floor



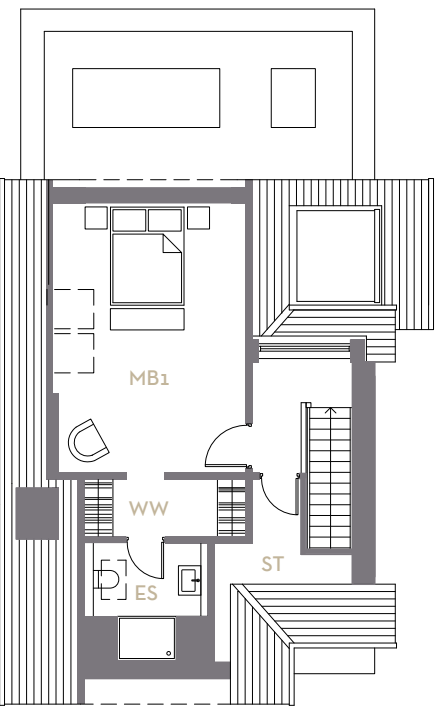
First Floor



Second Floor



Third Floor



| Room | m x m | sq.m | ft x ft | sq.ft |
|--------------------|-----------|------|---------------|-------|
| Kitchen / Dining | 6.3 x 5.1 | 32.1 | 20'8" x 16'8" | 345 |
| Living Room | 4.2 x 5.4 | 22.6 | 13'9" x 17'8" | 244 |
| Master Bedroom 1 | 4.1 x 5.3 | 21.7 | 13'5" x 17'4" | 233 |
| Bedroom 2 / Lounge | 4.2 x 3.3 | 13.8 | 13'9" x 10'9" | 149 |
| Bedroom 3 | 3.7 x 3.4 | 12.5 | 12'1" x 11'1" | 135 |
| Bedroom 4 | 3.7 x 3.4 | 12.5 | 12'1" x 11'1" | 135 |
| Bedroom 5 | 3.8 x 3.1 | 11.7 | 12'5" x 10'2" | 126 |
| Study | 2.6 x 3.4 | 8.8 | 8'6" x 11'1" | 95 |

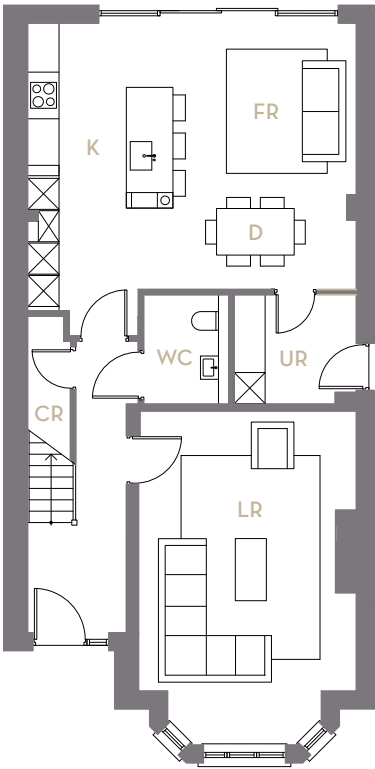
LEGEND:
K Kitchen FR Family Room D Dining UR Utility Room CR Cloakroom
LR Living Room ES Ensuite WW Walk-in wardrobe ST Storage
SY Study MB Master Bedroom B Bedroom BR Bathroom

House Type A1

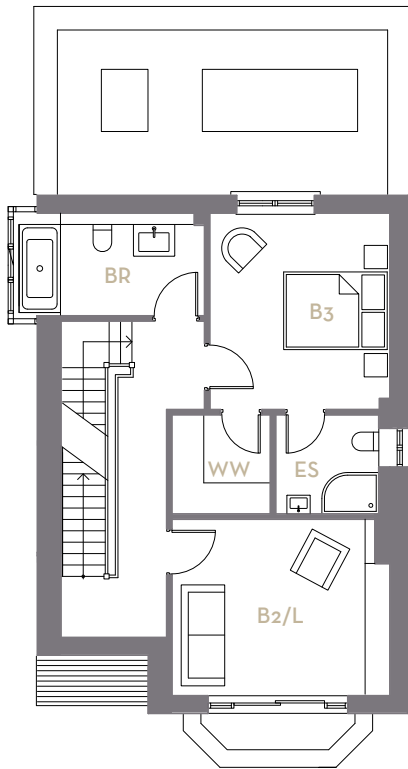
5 Bed Detached

231sq.m / 2,486sq.ft

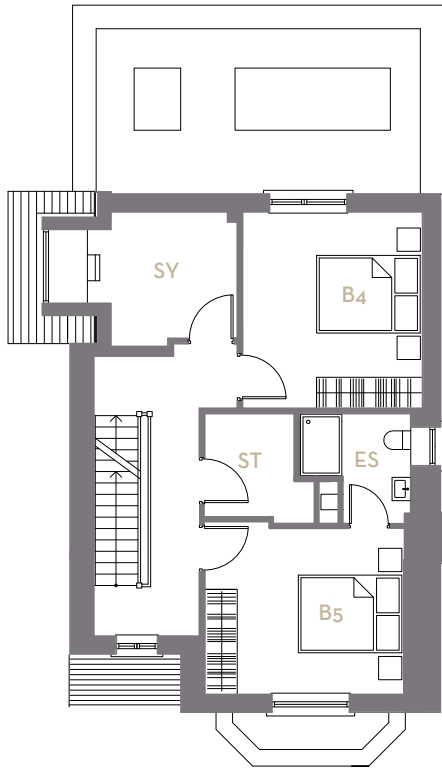
Ground Floor



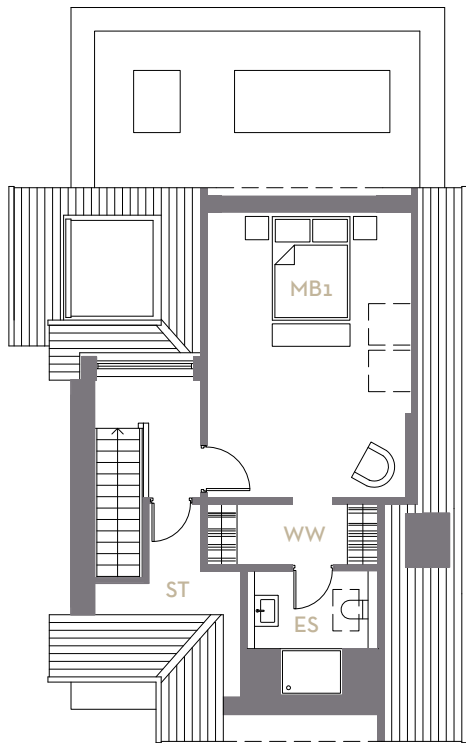
First Floor



Second Floor



Third Floor



| Room | m x m | sq.m | ft x ft | sq.ft |
|--------------------|-----------|------|---------------|-------|
| Kitchen / Dining | 6.3 x 5.1 | 32.1 | 20'8" x 16'8" | 345 |
| Living Room | 4.2 x 5.4 | 22.6 | 13'9" x 17'8" | 244 |
| Master Bedroom 1 | 4.1 x 5.3 | 21.7 | 13'5" x 17'4" | 233 |
| Bedroom 2 / Lounge | 4.2 x 3.3 | 13.8 | 13'9" x 10'9" | 149 |
| Bedroom 3 | 3.7 x 3.4 | 12.5 | 12'1" x 11'1" | 135 |
| Bedroom 4 | 3.7 x 3.4 | 12.5 | 12'1" x 11'1" | 135 |
| Bedroom 5 | 3.8 x 3.1 | 11.7 | 12'5" x 10'2" | 126 |
| Study | 2.6 x 3.4 | 8.8 | 8'6" x 11'1" | 95 |

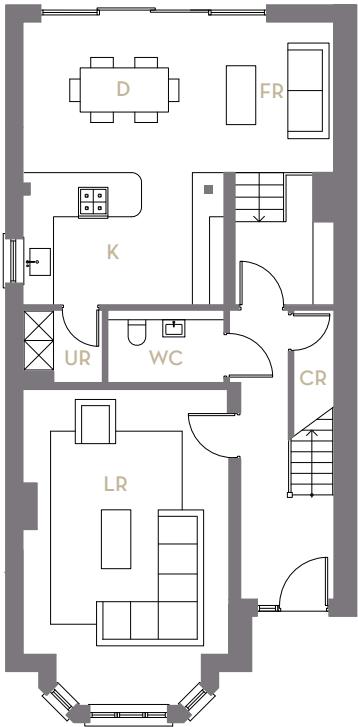
LEGEND:
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SY Study MB Master Bedroom B Bedroom BR Bathroom

House Type A2

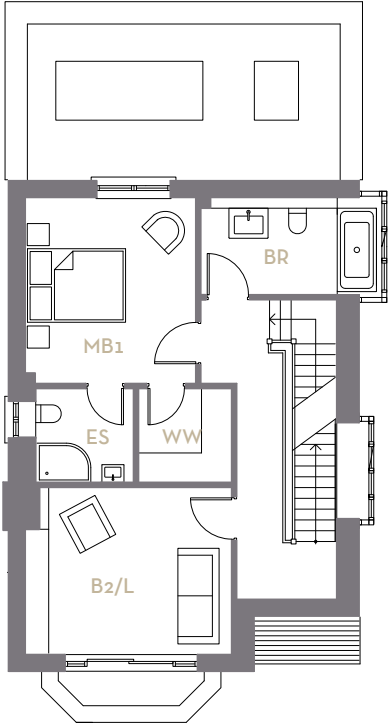
4 Bed Detached

196sq.m / 2,110sq.ft

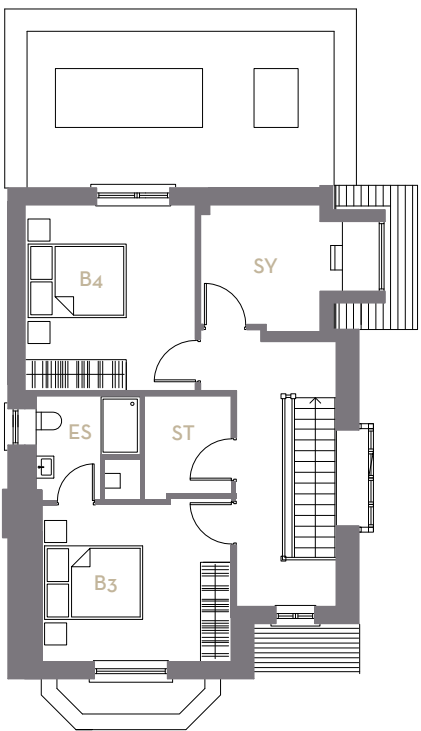
Ground Floor



First Floor



Second Floor



| Room | m x m | sq.m | ft x ft | sq.ft |
|----------------------|-----------|------|----------------|-------|
| Kitchen | 3.5 x 2.7 | 9.4 | 11'5" x 8'10" | 101 |
| Dining / Family Room | 6.4 x 3 | 19.2 | 20'11" x 9'10" | 206 |
| Living Room | 4.1 x 5.3 | 21.7 | 13'5" x 17'4" | 233 |
| Master Bedroom 1 | 3.7 x 3.4 | 12.5 | 12'1" x 11'1" | 135 |
| Bedroom 2 / Lounge | 3.8 x 3.3 | 12.5 | 12'5" x 10'9" | 135 |
| Bedroom 3 | 3.7 x 3.4 | 12.5 | 12'1" x 11'1" | 135 |
| Bedroom 4 | 3.7 x 3.4 | 12.5 | 12'1" x 11'1" | 135 |
| Study | 2.4 x 3.4 | 8.1 | 7'6" x 11'1" | 87 |

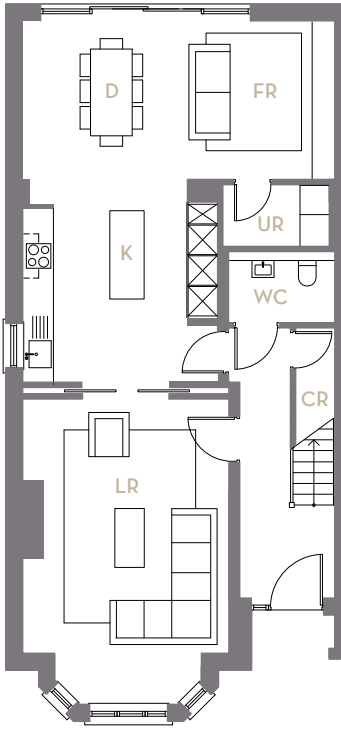
LEGEND:
K Kitchen FR Family Room D Dining UR Utility Room CR Cloakroom
LR Living Room ES Ensuite WW Walk-in wardrobe ST Storage
SY Study MB Master Bedroom B Bedroom BR Bathroom

House Type B

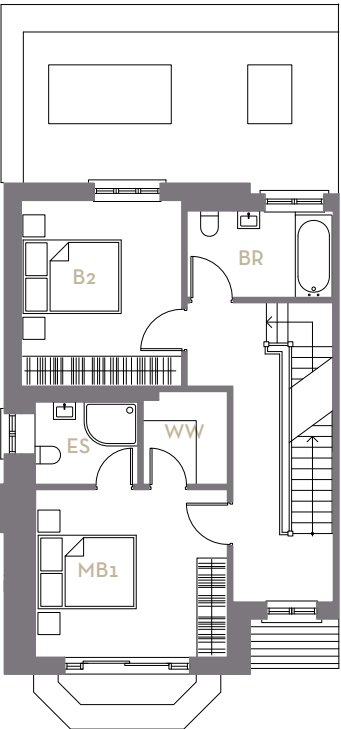
4 Bed Semi-Detached

198sq.m / 2,131sq.ft

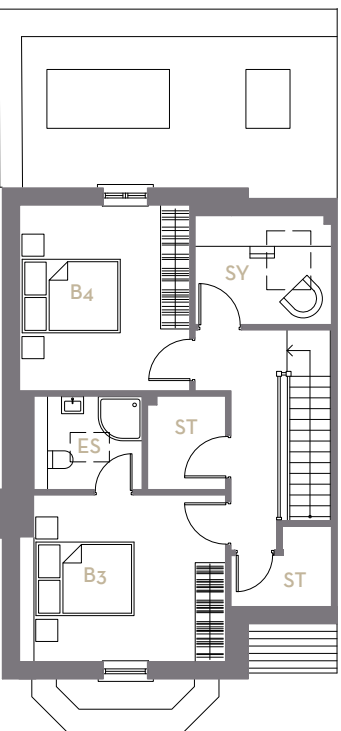
Ground Floor



First Floor



Second Floor

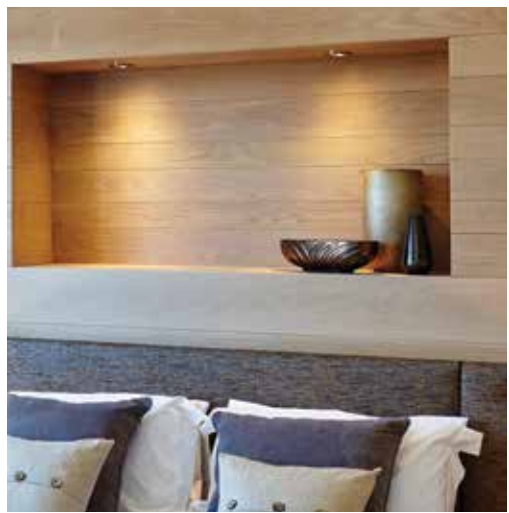


| Room | m x m | sq.m | ft x ft | sq.ft |
|----------------------|-----------|------|---------------|-------|
| Kitchen | 4.1 x 3.8 | 15.5 | 13'5" x 12'5" | 167 |
| Dining / Family Room | 6.2 x 3.2 | 19.8 | 20'4" x 10'5" | 213 |
| Living Room | 4.2 x 5.1 | 21.4 | 13'9" x 16'8" | 230 |
| Master Bedroom 1 | 3.7 x 3.3 | 12.2 | 12'1" x 10'9" | 131 |
| Bedroom 2 | 3.2 x 3.2 | 10.2 | 10'5" x 10'5" | 110 |
| Bedroom 3 | 3.7 x 3.4 | 12.5 | 12'1" x 11'1" | 135 |
| Bedroom 4 | 3.3 x 3.7 | 12.2 | 10'9" x 12'1" | 131 |
| Study | 2.1 x 2.7 | 5.6 | 7'10" x 8'10" | 60 |

LEGEND:

K Kitchen FR Family Room D Dining UR Utility Room CR Cloakroom LR Living Room ES Ensuite WW Walk-in wardrobe ST Storage SY Study MB Master Bedroom B Bedroom BR Bathroom





Homebond
10 year
structural
warranty



SPECIFICATIONS.

EXTERNAL FEATURES

- Natural granite wall cappings and window sills to front facades
- Nordan AluClad high performance double glazed windows
- Hardwood front door with three point locking system
- Large glazed sliding patio doors to private rear gardens
- Cedar-sheeted lockable side passage gate
- Paved patio area
- Generous landscaping
- Garden tap
- External weather proof power point in rear garden

PASSIVE HOUSE CHARACTERISTICS & ENERGY EFFICIENCY

- A3 BER energy rating
- Highly insulated air tight design
- High levels of roof, walls and floor insulation
- Panasonic air to water heat pump

SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered)
- Carbon monoxide detection
- Hard wired for security alarm
- Triple locking system to all windows and doors
- Night vent security latch on all windows

MEDIA & COMMUNICATIONS

- High speed fibre available
- CAT 6 data points to living, kitchen, master bedroom and study
- Digital TV connections throughout
- Sky & Virgin Media available

ELECTRICAL

- Generous lighting and power points
- Satin chrome sockets and light switches throughout ground floor, hall, stairs and landing
- Recessed LED down lighters throughout
- Feature wall lights in stairwell
- Recessed stair lights

INTERIOR FINISHES

- 9ft high ceilings at ground and first floor in semi-detached houses
- Feature coffered ceiling with concealed rope light in all houses
- Solid painted doors throughout
- Contemporary architrave & skirting
- Satin chrome finish door furniture throughout
- Natural glazed 450 x 900mm floor tiles to kitchen and WC
- Internal paint finish throughout
- Superior quality internal joinery
- Solid American white oak stairs from ground to first floor

BATHROOMS & ENSUITE'S

- Satin glazed 300x600mm tiles to floors and walls
- Flair bath screens & shower doors
- Heated towel rails to all bathrooms
- Grohe and Cersanit sanitary ware throughout
- Saniacrylic baths by Duravit

WARDROBES & STORAGE

- Under stairs cloakroom and additional storage room in all houses
- Bespoke wardrobes throughout with walk-in wardrobes in main bedrooms

HEATING

- Thermostatic zoned underfloor central heating system by Joule in all floors
- Inset Studio high efficiency gas fire to all living rooms
- Pressurised hot & cold water

KITCHENS & UTILITY ROOMS

- Handleless white and Sanremo Oak kitchen by McNally Living
- Silestone quartz worktop and splashback
- Integrated Neff appliances are included as standard
- Utility room with generous storage.

LEADING THE WAY

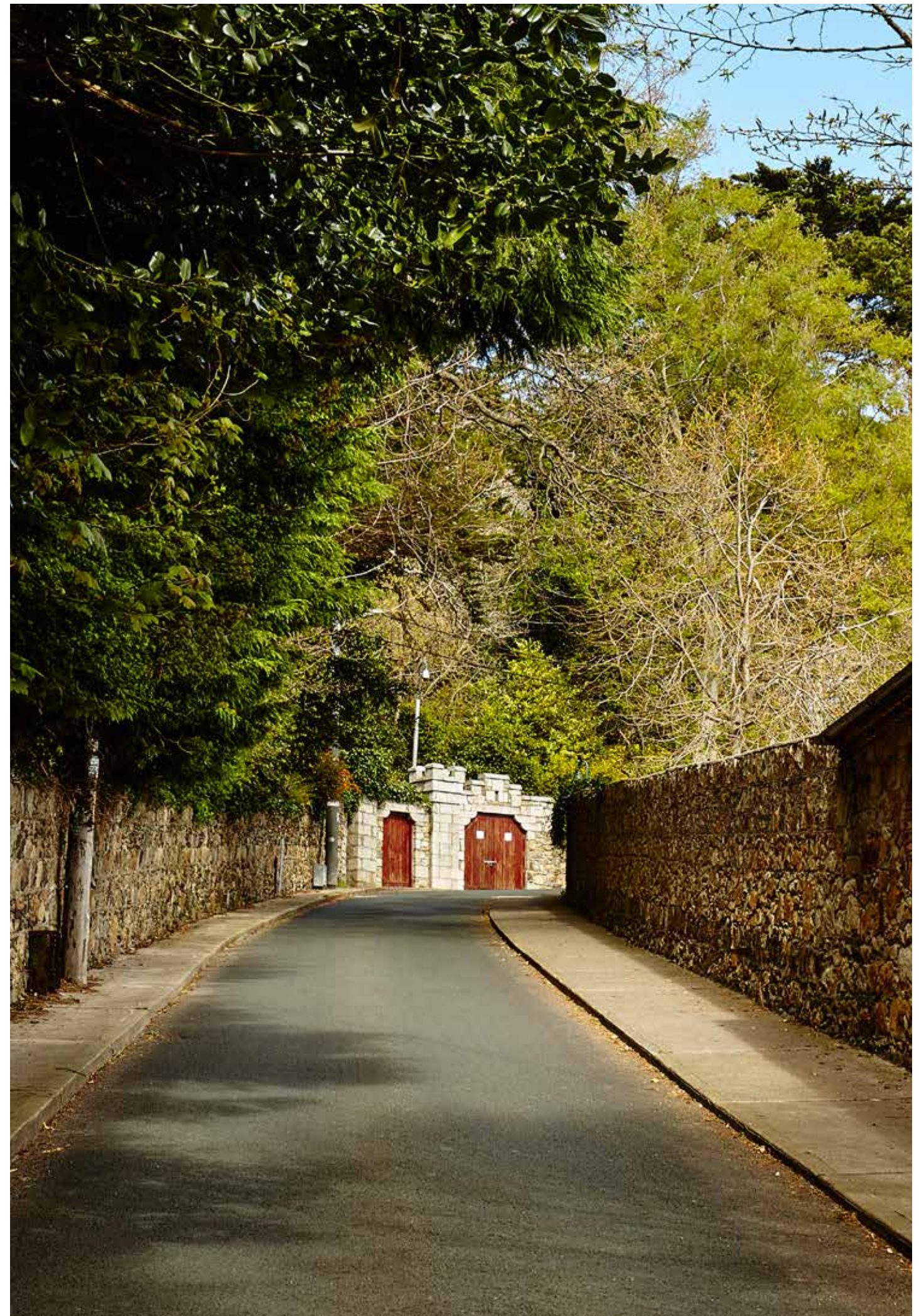


At Cairn, build quality is at the heart of everything we do. Our design-led process continually questions outmoded practices and their relevance to new ways of living. We strive to understand our customers' needs and aspirations and then bring together the most talented designers and craftsmen to interpret and deliver that vision.

We are fortunate to have a superb team of skilled and dedicated people with a clear strategy to deliver high quality new homes to the marketplace.

Our company structure is professional, well governed and considered. Cairn Board members have held senior positions in a number of successful public and private companies and bring a great deal of experience to bear. As well as offering home buyers peace of mind our distinct approach also engenders the trust and collaboration of planners, local authorities, regulators and other important stakeholders in the industry.

Given our existing and future development pipeline we believe we are making a meaningful contribution to the current shortage of quality new homes in Ireland.



REGISTER YOUR INTEREST AT:

ALBANYLODGE.IE
01 664 5500

A DEVELOPMENT BY



WWW.CAIRNHOMES.COM

ALL ENQUIRIES



01.664.5500

www.kellywalsh.ie

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