





Cairn Homes plc are delighted to introduce Albany, a stunning enclave of homes in Killiney, a highly desirable seaside suburb in south Dublin.



Designed for Living. Built for Life.

The Albany Story

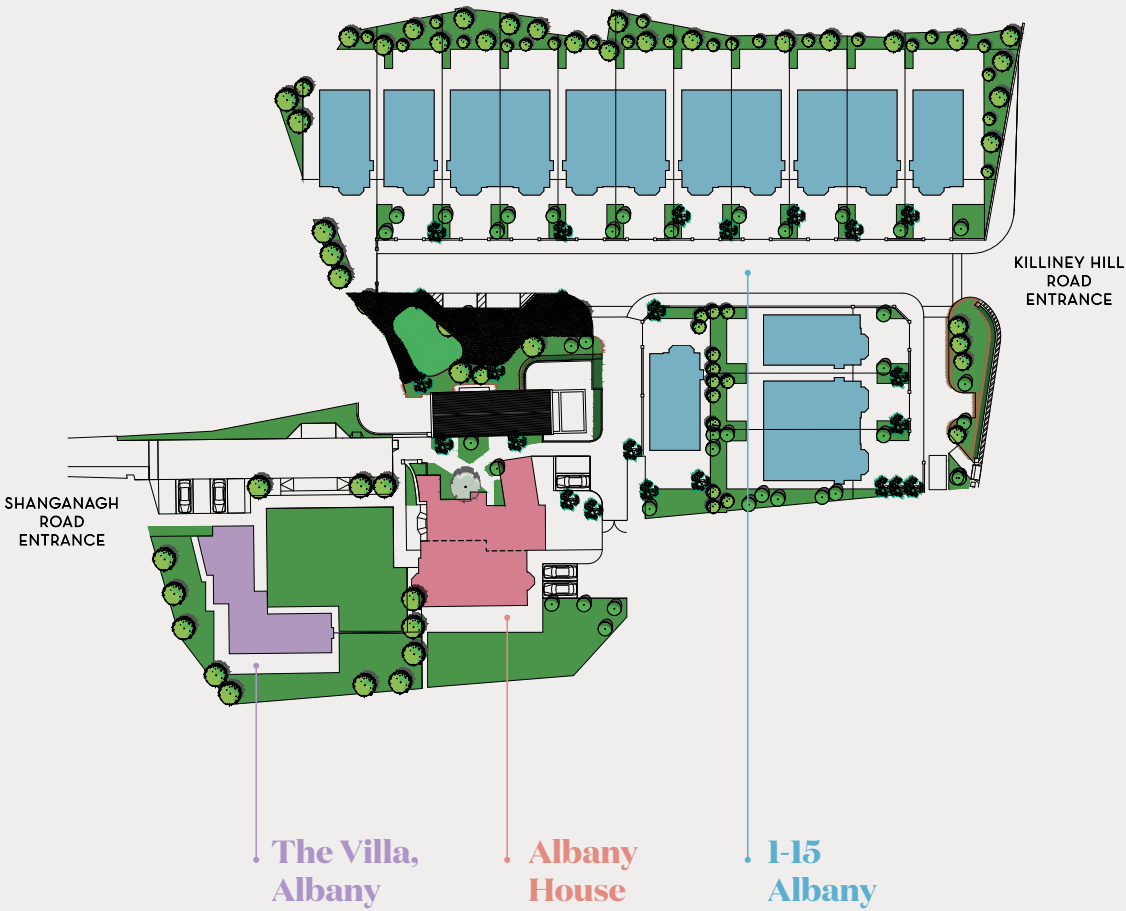
Albany is a development of 20 homes set within the grounds of an elegant Victorian villa situated a few minutes' walk from the sea in Killiney, Co. Dublin.

The architecture of 1 - 15 Albany is influenced by the Tudor style. These four- and five-bedroom, A-rated family homes are substantial yet utterly contemporary, built to an exemplary standard of finish.

Originally built at the beginning of the 19th century, 1 & 2 Albany House, formerly

Albany Cottage, offers a rare opportunity to live in a period home that has been sympathetically restored to achieve a superb level of comfort, yet retains many original features.

Finally, The Villa at Albany is a unique detached contemporary home with a large open-plan kitchen and living space, and four bedrooms. The light-filled space offers a blank canvas to a purchaser wanting to create a truly individual home.



01



02



03

- 01 The Villa, Albany
- 02 Albany House
- 03 1-15 Albany

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, the promenade, pier and everything you would expect from a major coastal town.

Families are especially well catered for in this welcoming area. Schools in the vicinity include Holy Child Secondary School, Woodbrook College, St Gerard’s School, St John’s National School, Our Lady of Good Counsel Boys School and Dalkey School Project*.

Thriving rugby, soccer, GAA and tennis clubs in the area cater for all ages and all levels, enhancing the strong community spirit in the area.

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 round at Killiney Golf Club or Woodbrook. Or for those of you that enjoy a challenge – paragliding off Killiney Hill or scuba diving in the Bay are even on offer.

* School admission policies are subject to change and should be verified.



01



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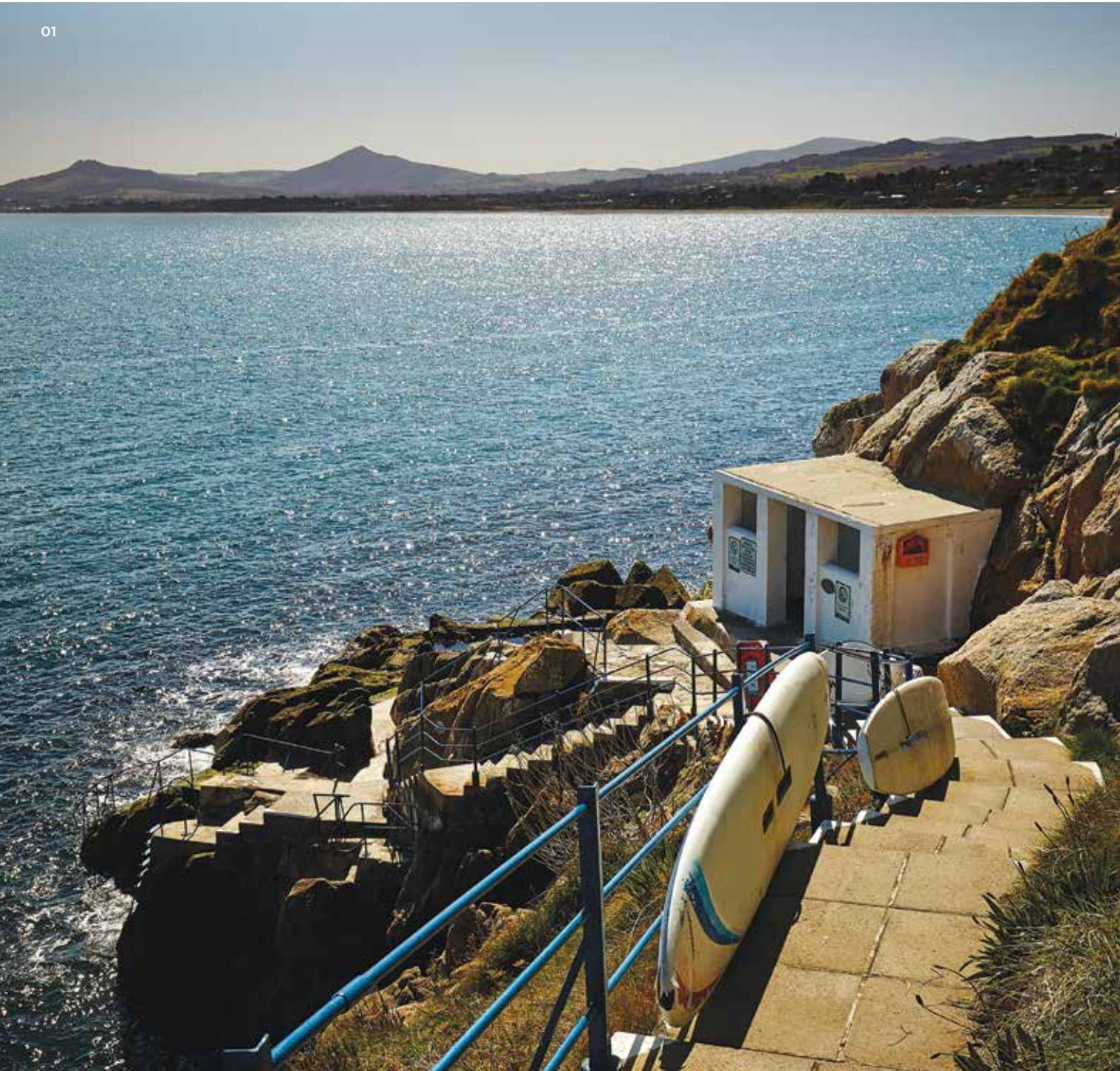
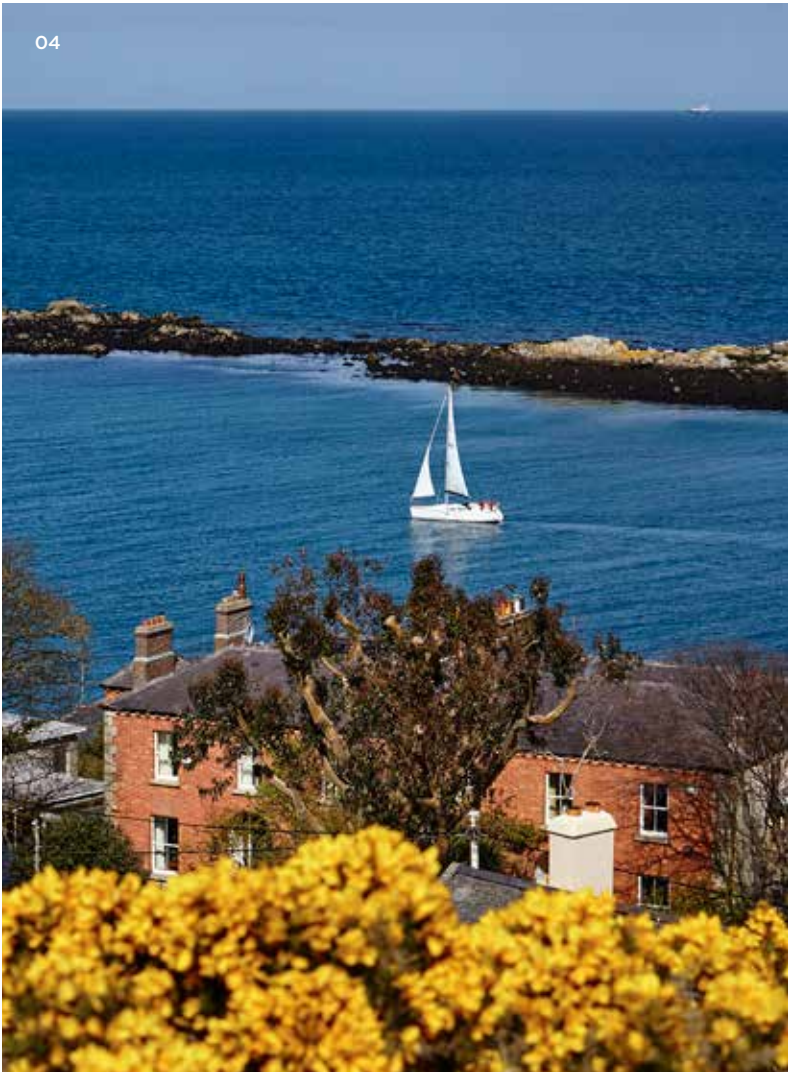


02



03

- 01 The Tea Rooms, Victoria Hill, Killiney
- 02 Holy Child Girls' Secondary School
- 03 Castle Street, Dalkey
- 04 Finnegans, Sorrento Road, Dalkey



- 01 White Rock, Killiney
- 02 Bullock Harbour
- 03 Killiney Beach
- 04 Dalkey Sound



01 DART line at Vico Road
02 Killiney Hill Park
03 Killiney Golf Club



Connectivity



3
mins drive
HOLY CHILD
SCHOOL

12
mins walk
KILLINEY
BEACH

9
mins drive
DUN
LAOGHAIRE

5
mins drive
M50
MOTORWAY

26
mins drive
CITY
CENTRE

34
mins drive
DUBLIN
AIRPORT

Travel times source:
Google Maps



1-15 Albany

Set within a peaceful and established residential setting, 1 - 15 Albany are the perfect family homes.

The houses are constructed to the highest build and environmental standards and are accessed from a new entrance off the Killiney Hill Road.





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.



A space to savour

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

1 & 2 Albany House

Albany House, a listed Victorian residence, has long been admired locally for its handsome façade and exquisite detailing. Cairn have sensitively restored the original house and coach houses into stunning individual new homes.

1 Albany House extends to approx 203 sq.m and accommodates 3 light filled bedrooms along with a large attic room. The extensive kitchen/dining area with its generous floor to ceiling high windows and original cornicing is truly magnificent and ideal for entertaining. The vaulted basement offers generous storage space and the property

also benefits from a meticulous landscaped south facing rear garden and private car parking.

2 Albany House is a 3 bedroom home extending to approx 185 sq.m and is a unique property with numerous reception rooms on the ground floor.

A unique feature of this property is the loft space accessed via the master bedroom on the first floor.



01 Kitchen & Living room, 1 Albany House
02 Kitchen, 2 Albany House

The Villa, Albany

This four bedroom contemporary villa has double height ceilings in the open-plan living and kitchen areas creating a light-filled space. It is the perfect black canvas to design a truly individual home.

The Villa at Albany extends to approx. 173 sq.m and is accessed from a private entrance off the Shanganagh Road, providing a tranquil and private residential setting.





The Villa at Albany benefits from a private wrap-around garden to the rear with a sunny south western orientation.

Site plan



I-15 Albany

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

Albany House

House No.	Type	Beds	Size sq.m	Size sq.ft
1	Semi-Det	3	203	2,185
2	Semi-Det	3	185	1,991

The Villa, Albany

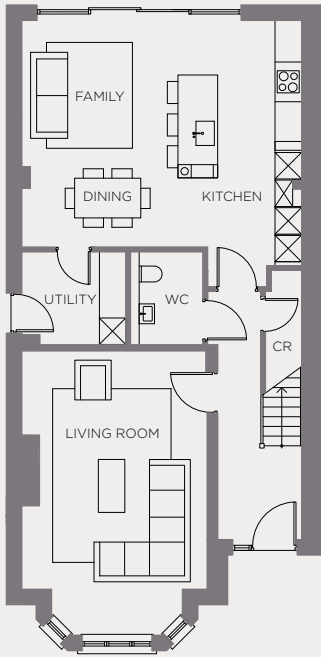
House No.	Type	Beds	Size sq.m	Size sq.ft
5	Detached	4	173	1,862



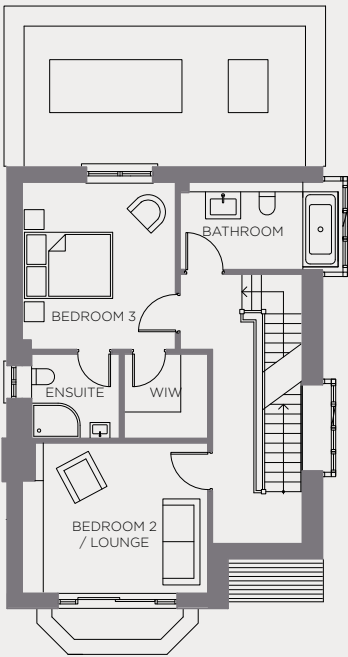
I-15 Albany

HOUSE TYPE A | 5 BED DETACHED | APPROX. 231SQ.M / 2,486SQ.FT

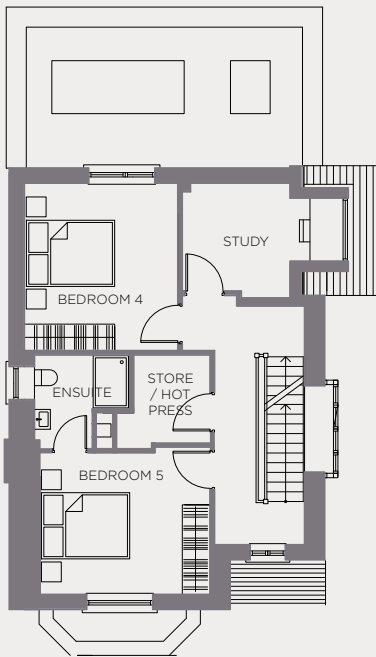
Ground Floor



First Floor



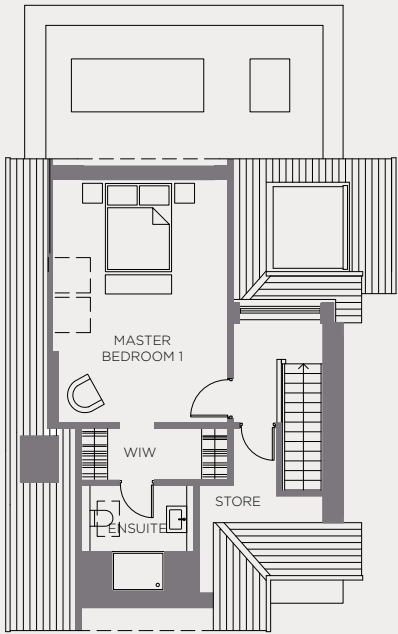
Second Floor



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

Floor plans, areas and dimensions are indicative only and subject to change, construction variations and tolerances. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.

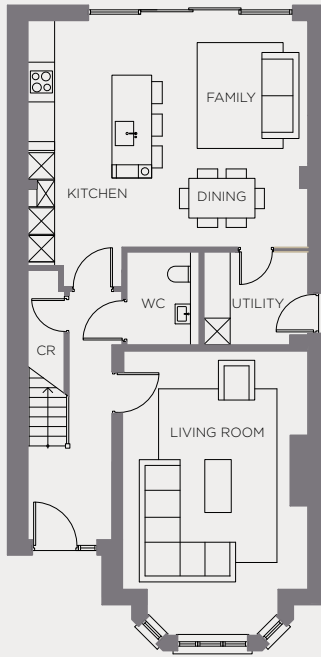
Third Floor



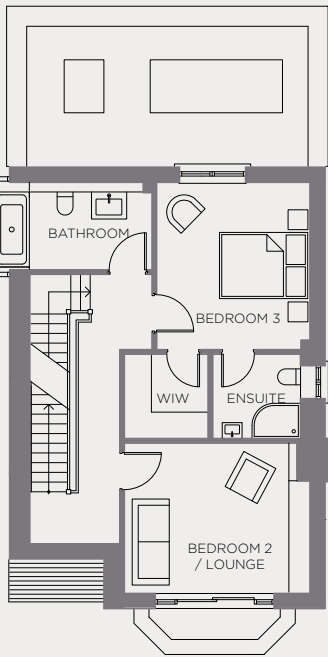
I-15 Albany

HOUSE TYPE A1 | 5 BED DETACHED | APPROX. 231SQ.M / 2,486SQ.FT

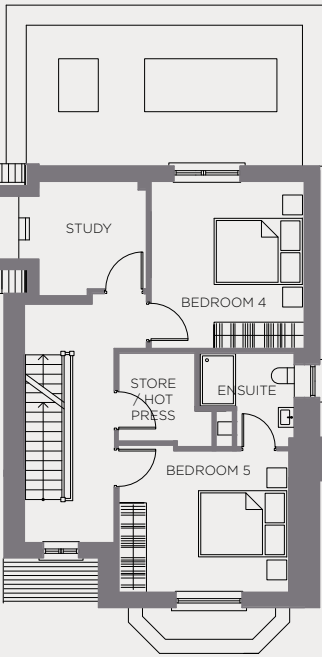
Ground Floor



First Floor

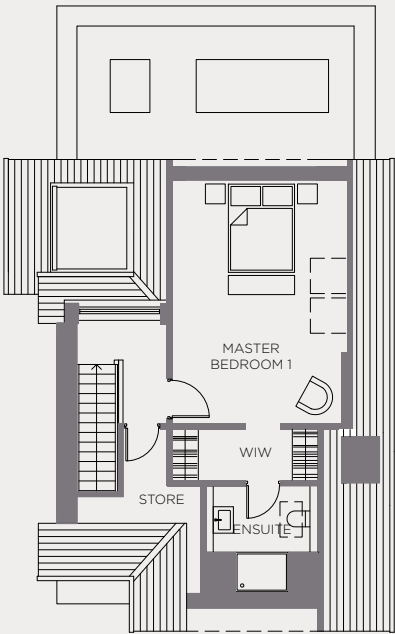


Second Floor



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

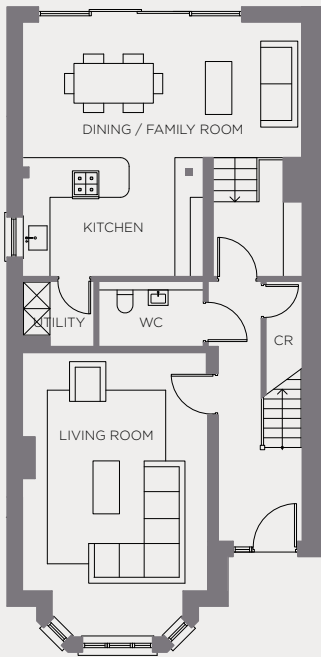
Third Floor



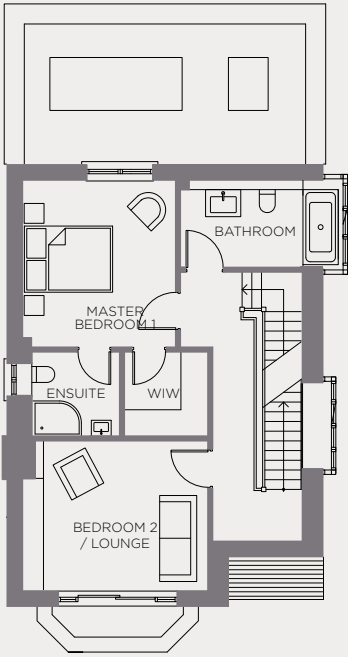
I-15 Albany

HOUSE TYPE A2 | 4 BED DETACHED | APPROX. 196SQ.M / 2,110SQ.FT

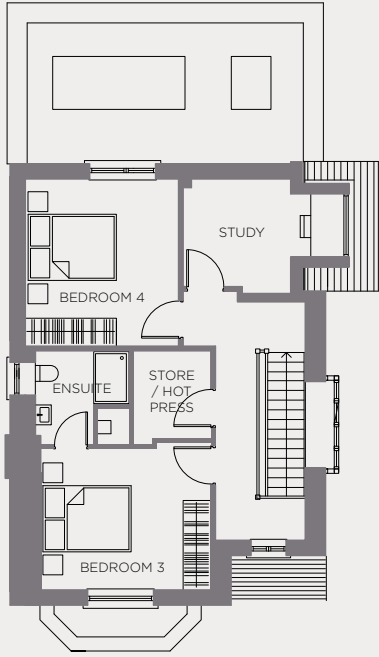
Ground Floor



First Floor



Second Floor



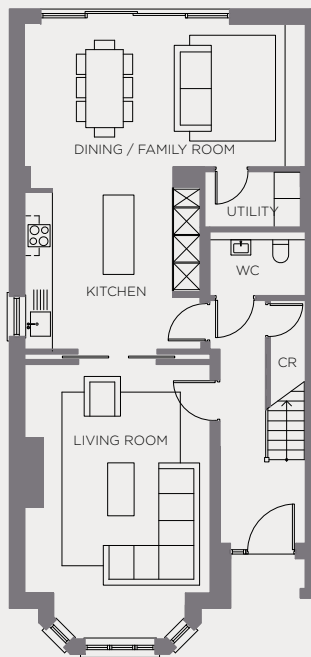
Room	m x m	sq.m	ft x ft	sq.ft
Kitchen	3.5 x 2.7	9.4	11'5" x 8'10"	101
Dining / Family Room	6.4 x 3	19.2	20'11" x 9'10"	206
Living Room	4.1 x 5.3	21.7	13'5" x 17'4"	233
Master Bedroom 1	3.7 x 3.4	12.5	12'1" x 11'1"	135
Bedroom 2 / Lounge	3.8 x 3.3	12.5	12'5" x 10'9"	135
Bedroom 3	3.7 x 3.4	12.5	12'1"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

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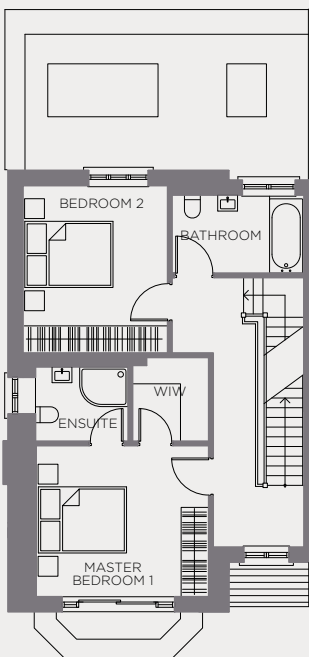
I-15 Albany

HOUSE TYPE B | 4 BED SEMI-DETACHED | APPROX. 198SQ.M / 2,131SQ.FT

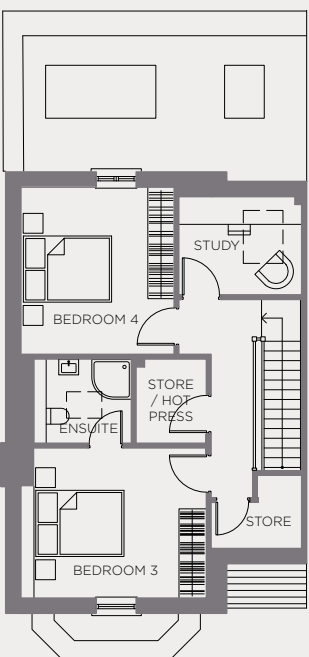
Ground Floor



First Floor



Second Floor

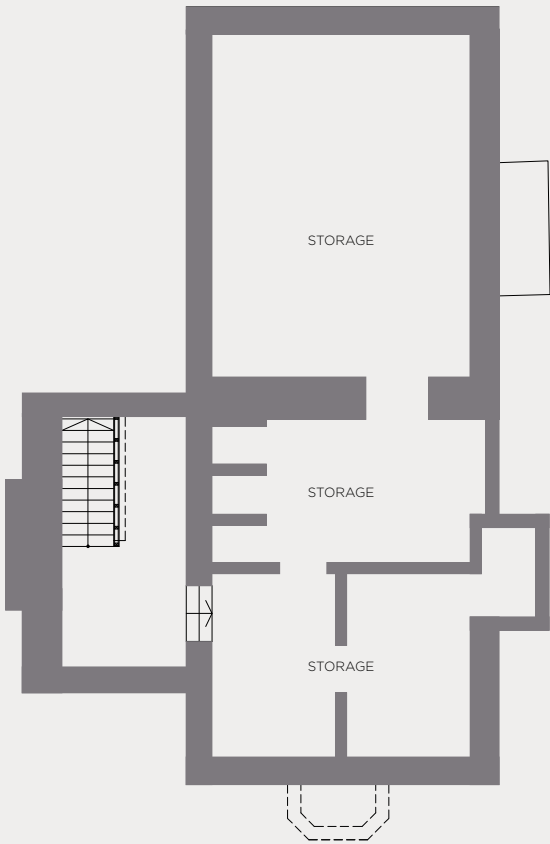


Room	m x m	sq.m	ft x ft	sq.ft
Kitchen	4.1 x 3.8	15.5	13'5" x 12'5"	167
Dining / Family Room	6.2 x 3.2	19.8	20'4" x 10'5"	213
Living Room	4.2 x 5.1	21.4	13'9" x 16'8"	230
Master Bedroom 1	3.7 x 3.3	12.2	12'1" x 10'9"	131
Bedroom 2	3.2 x 3.2	10.2	10'5" x 10'5"	110
Bedroom 3	3.7 x 3.4	12.5	12'1" x 11'1"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

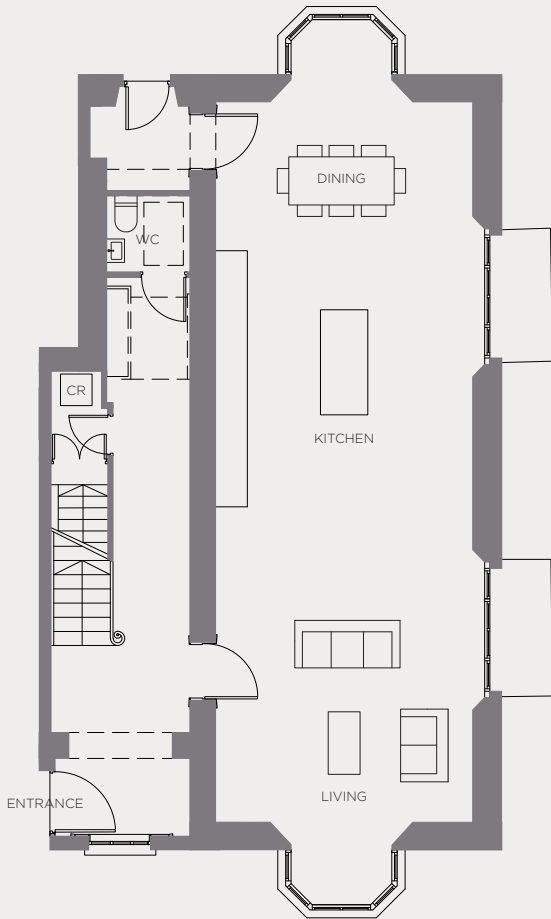
1 Albany House

3 BED SEMI-DETACHED | APPROX. 203SQ.M / 2,185SQ.FT

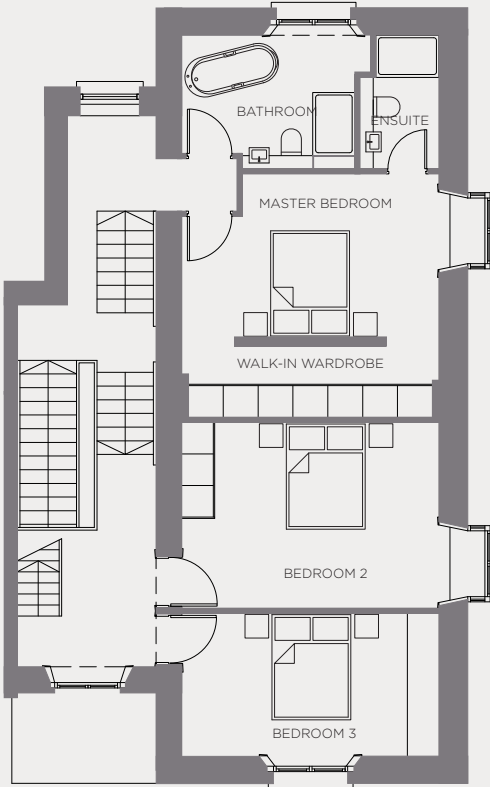
Basement



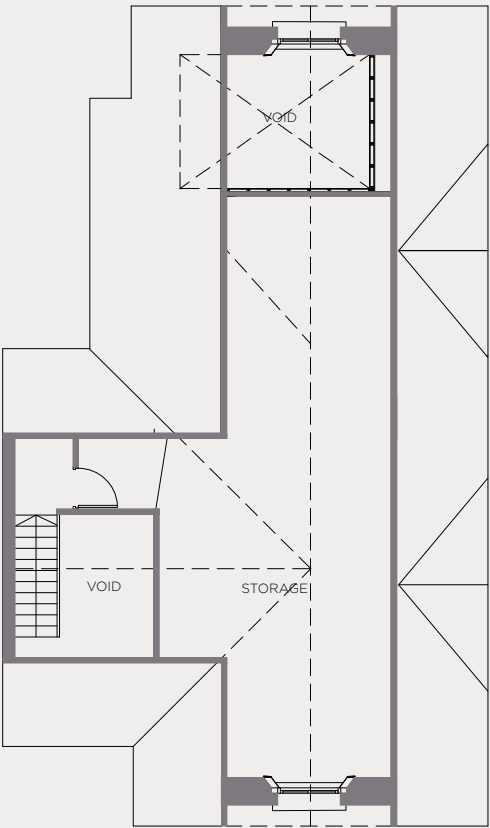
Ground Floor



First Floor



Attic Space



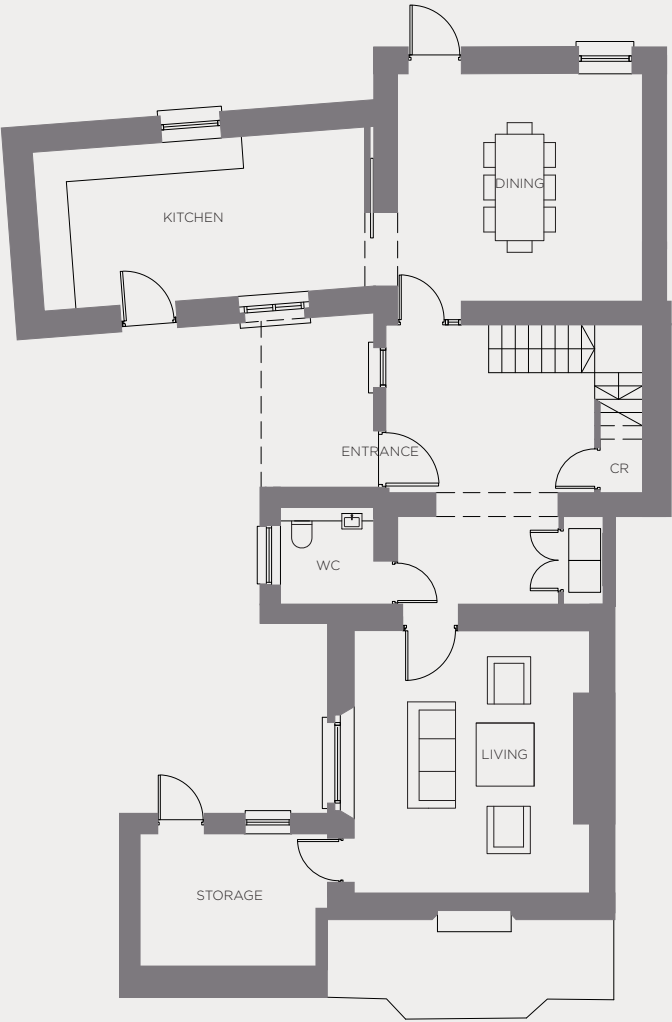
Room	m x m	sq.m	ft x ft	sq.ft
Kitchen/Living/Dining	4.8 x 13.6	66.0	15'8" x 44'7"	710
Master Bedroom 1	4.8 x 3.0	14.4	15'8" x 9'10"	155
Walk-in wardrobe	4.8 x 1.5	7.2	15'8" x 4'11"	77
Bedroom 2	4.8 x 3.5	16.8	15'8" x 11'5"	180
Bedroom 3	4.8 x 2.7	12.9	15'8" x 8'6"	138
Attic storage	3.1 x 10.8	37.0	10'2" x 35'5"	398

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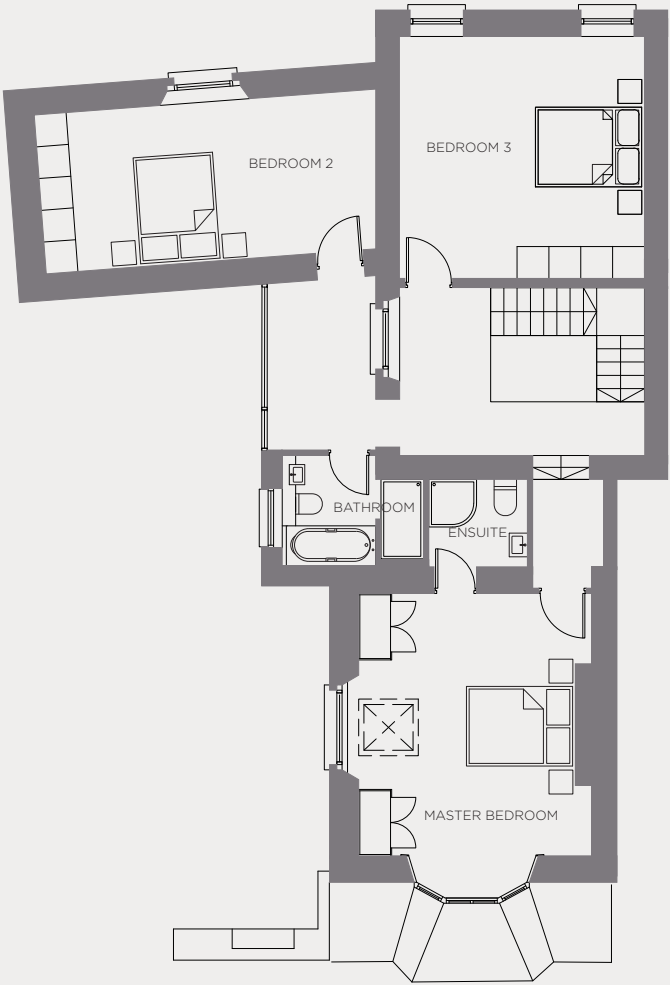
2 Albany House

3 BED SEMI-DETACHED | APPROX. 185SQ.M / 1,991SQ.FT

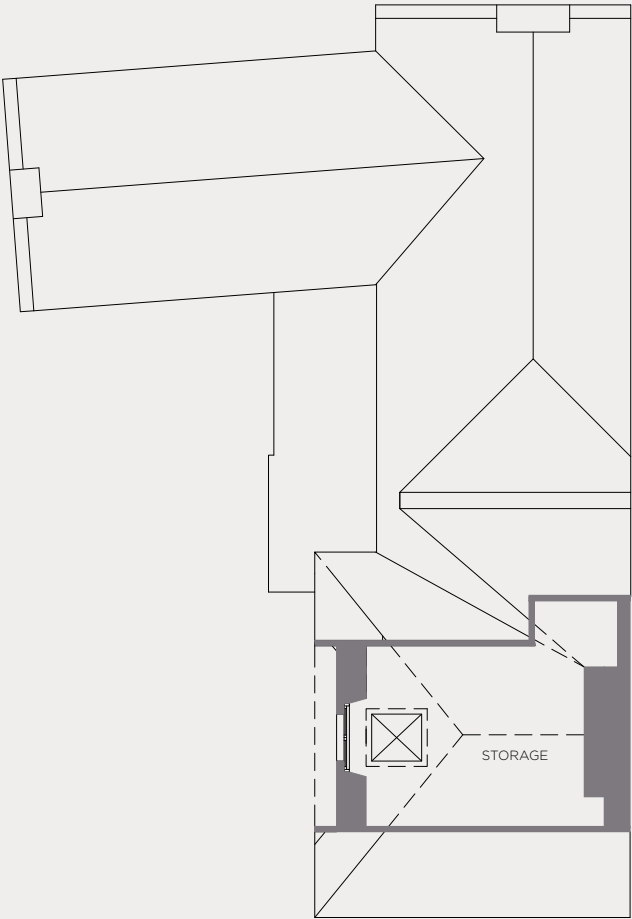
Ground Floor



First Floor



Attic Space



Room	m x m	sq.m	ft x ft	sq.ft
Kitchen	6.0 x 3.0	18.0	19'8" x 9'10"	193
Dining	4.6 x 4.2	19.0	15'1" x 13'9"	204
Living Room	4.4 x 4.9	21.0	14'5" x 16'0"	226
Master Bedroom 1	4.8 x 4.3	20.0	15'8" x 14'1"	215
Bedroom 2	4.5 x 4.6	20.0	14'9" x 15'1"	215
Bedroom 3	3.0 x 6.0	18.0	9'10" x 19'8"	193
Attic storage	3.2 x 4.0	12.8	10'5" x 13'1"	137
Storage	2.5 x 3.3	8.0	8'2" x 10'9"	86

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The Villa, Albany

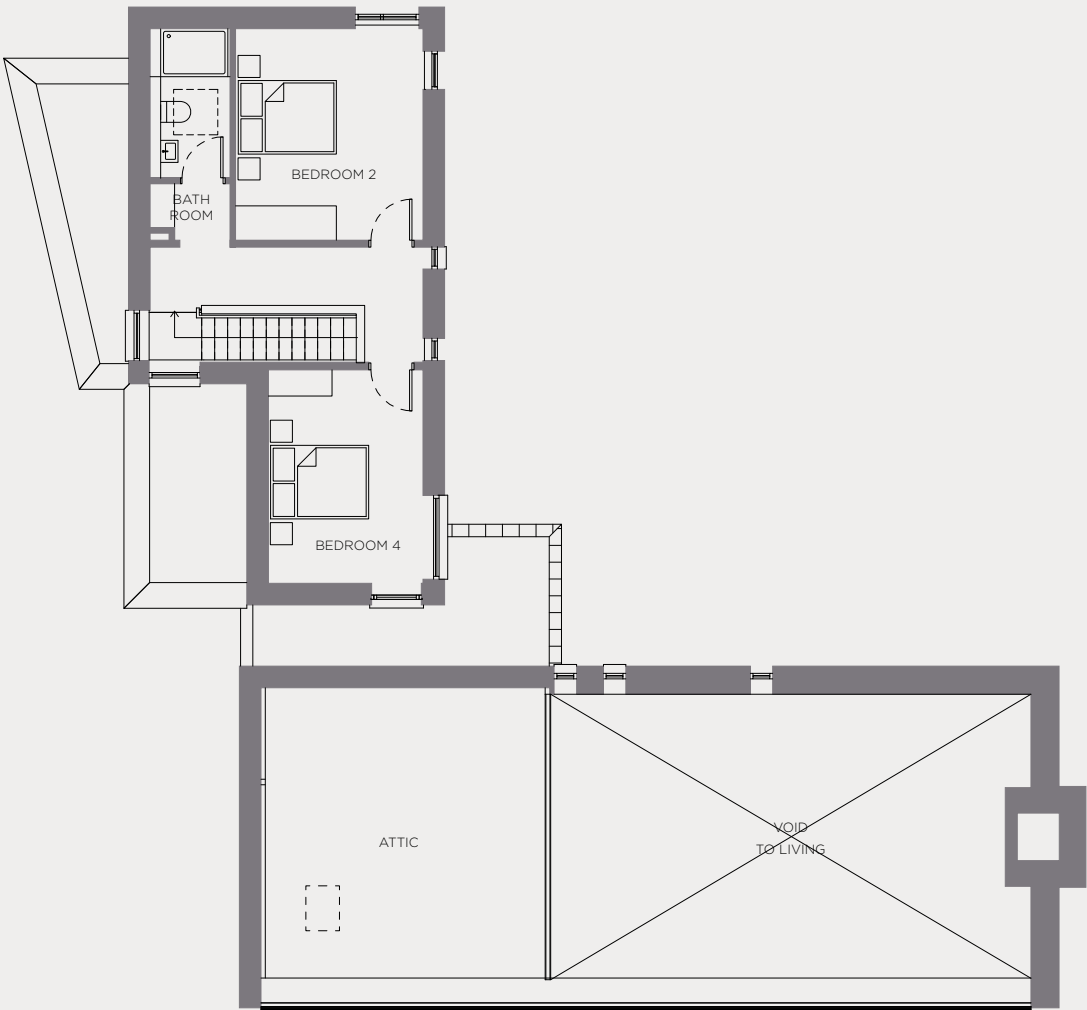
4 BED DETACHED APPROX. 173SQ.M / 1,862SQ.FT

Ground Floor



Room	m x m	sq.m	ft x ft	sq.ft
Kitchen	3.5 x 3.7	12.9	11'5" x 12'1"	138
Living/Dining	8.4 x 5.1	42.8	27'6" x 16'8"	460
Bedroom 1	4.8 x 3.7	17.7	15'8" x 12'1"	190
Bedroom 2	3.6 x 3.2	11.5	11'9" x 10'5"	123
Bedroom 3	3.3 x 3.7	12.2	10'9" x 12'1"	131
Bedroom 4	2.7 x 3.8	10.2	8'10" x 12'5"	109

First Floor



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Homebond
10 year
structural
warranty



Specification

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 and 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 and 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 and 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 downlighters throughout
- Feature wall lights in stairwell
- Recessed stair lights

Interior finishes

- 9ft high ceilings at ground and first floor in semi-detached houses (1-15 Albany)
- 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 and ensuites

- 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 and 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 (1-15 Albany & ground floor, The Villa only)
- Inset Studio high efficiency gas fire to all living rooms
- Pressurised hot & cold water

Kitchens and 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.

Designed for Living, Built for Life.

A home is the most important purchase you will ever make, so you need to be sure that the decision is the right one, and that your choice will stand the test of time.

At Cairn Homes PLC, we are in it for the long-haul, determined that our homes have longevity, not just in terms of the quality of the build but also in the way that they can adapt to the changing needs of the people who live in them. That's why all our homes are designed by architects, with natural light and energy efficiency always to the fore of their thinking. We also pay lots of attention to storage and where you're going to do the laundry, because when good design informs the practicalities of everyday life, everything is better.

Our dedicated Cairn Customer Service team is on hand to deliver our Customer Satisfaction Commitment, ensuring that any queries that you have during the buying process – and, just as importantly, after you have moved in – are dealt with speedily and efficiently.



Find out more about us at
www.cairnhomes.com



- 01. Churchfields, Ashbourne
- 02. Apartment living at Marianella, Rathgar
- 03. Family life at Parkside, Malahide Road
- 04. Six Hanover Quay

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