

The logo for Waterside Malahide features the word "WATERSIDE" in a large, bold, white, sans-serif font. The letter "W" is stylized with a white, curved graphic element that loops around its left side, resembling a wave or a ribbon. Below "WATERSIDE", the word "MALAHIDE" is written in a smaller, white, all-caps, sans-serif font.

**WATERSIDE**  
MALAHIDE

[WWW.WATERSIDELIVING.IE](http://WWW.WATERSIDELIVING.IE)

# WATERSIDE

MALAHIDE

## An impressive new residential development

Waterside is a well-established and popular residential development by the highly respected Cannon Kirk Group. Located just 3km west of Malahide, Waterside offers stunning new one, two and three-bedroom homes, ideally located between the city and the sea.



Malahide, Estuary



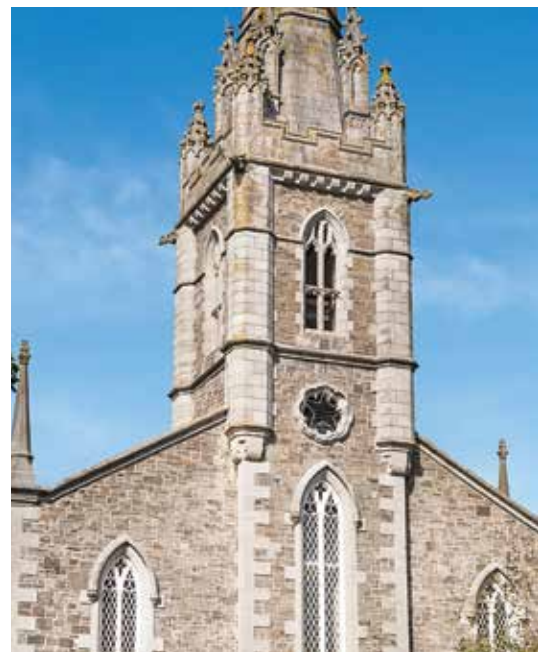


# STUNNING RESIDENCES

## Spacious living by the sea

The new phase at Waterside comprises of a mix of large one, two and three-bedroom homes with spacious living accommodation, stylish kitchens and contemporary bathrooms. Waterside is the ideal living location, which offers residents a host of amenities on their doorstep, helping them build a sense of place.





# MALAHIDE

## | A rich history

The modern name Malahide (Mullach h-Ide) derives from the time of the arrival of the Normans, meaning "The Sandhills of the Hydes", a Norman family from the Donabate area. The Vikings landed in Malahide in 795 and the last Viking King of Dublin, McTurkill, retired to Malahide in 1171.

From the 12th century onwards, Malahide developed around the Talbot Castle. In 1547, it was described as one of the chief haven towns of Ireland because of its very safe harbour. At the turn of the 19th century, a small village

had developed; coal, slate and timber were imported, Yellow Walls cotton mill and Killeen Terrace ribbon factory were in operation.

More recently, Malahide has become a popular destination for those who enjoy sailing, golfing and other outdoor pursuits. Malahide has expanded to cater for the large number of people seeking to live in the vibrant and prosperous village.

# AN IDEAL LOCATION

## Getting around has never been so easy...

Waterside is located 3km west of Malahide, on the Swords Road (R106) and 1.5km from Swords Village.

Ideally located off the M1 Motorway, the residents of Waterside are excellently serviced by both DART and Rail in Malahide. Waterside is also well serviced by Dublin Bus, with the 32, 32X, 42 and 102 buses stopping at the entrance of the development.

In addition to strong DART, rail and bus services, Dublin Airport is only an 11 minute drive away and the M50 is just 6.5km from Waterside, further adding to the accessibility of the development.

In the event of the proposed development of the Metro North line in Swords, it will be readily accessible to the residents of Waterside.



**3mins**  
Swords

**6mins**  
Malahide



**11mins**  
Dublin Airport



**13mins**  
M1

**10mins**  
M50



**30mins**  
City Centre





Malahide, Estuary



Playground, Malahide



Avoca, Malahide



Malahide Main Street



# A VIBRANT LOCATION

## Restaurants

1. Avoca Malahide
2. Beechwood Country House
3. Bon Apetit Restaurant
4. Cafe Provence
5. Cape Greko
6. Carnegie Court Hotel/Harp Bar/ Courtyard Restaurant
7. Geisha Malahide Restaurant & Cocktail Bar
8. Island View Hotel
9. Kajjal
10. Masterson's
11. McGovern's Restaurant
12. Nautilus
13. Old Street Restaurant
14. Pink Elephant Thai Restaurant
15. Ruby's Pizza & Grill
16. Sagarmatha Kitchen
17. SALE e PEPE
18. Sanuk Thai
19. Siam Restaurant
20. That's Amore - Malahide
21. T.G.I. Fridays
22. The Grand Hotel Malahide
23. The Greedy Goose Restaurant
24. The Old Schoolhouse Bar & Restaurant
25. Wrights Cafe Bar

## Sports & Leisure

26. Fingal Sailing School
27. Malahide Basketball Club
28. Malahide Castle & Gardens
29. Malahide Cricket Club
30. Malahide Golf Club
31. Malahide Hockey Club
32. Malahide Lawn Tennis and Croquet Club
33. Malahide Marina
34. Malahide Park, Off Estuary Road
35. Malahide Playground
36. Malahide Rugby Club
37. Malahide Yacht Club - Clubhouse
38. Malahide Yacht Club, Broadmeadows
39. Mint Fitness
40. St. Sylvesters GAA Club
41. Swords Sailing & Boating Club
42. The Arena Health & Fitness Club
43. The Island Golf Club

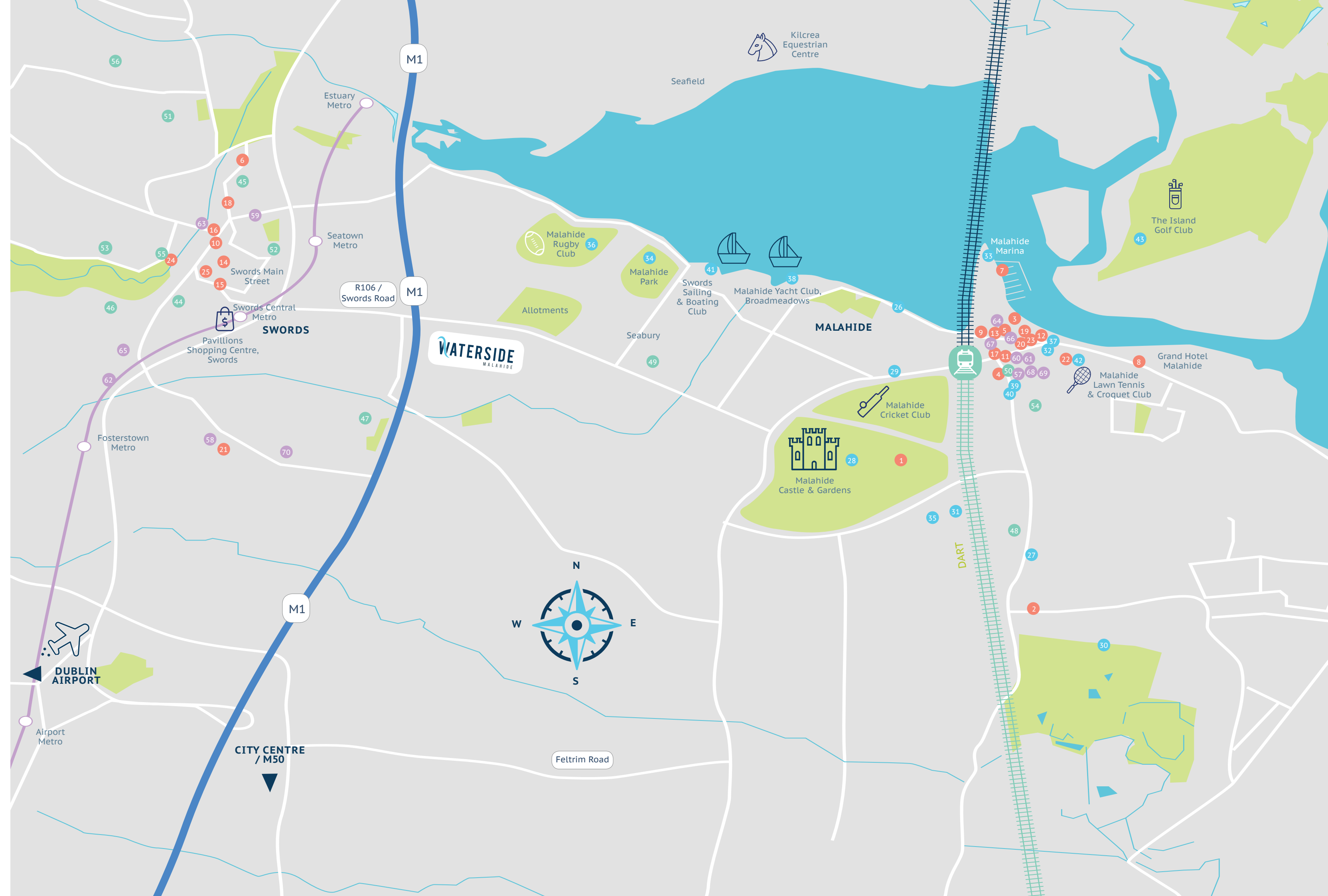
## Schools & Education

44. Coláiste Choilm
45. Fingal Community College
46. Holy Family Junior National School
47. Holywell Educate Together National School
48. Malahide Community School
49. Pope John Paul II National School
50. Saint Andrews National School
51. Saint Finian's Community College
52. St. Colmcille's B.N.S.
53. St. Cronan's Junior National School
54. St Oliver Plunkett School
55. The Old Borough National School
56. Thornleigh Educate Together

## Retail & Shopping

57. AIB Bank
58. Airside Retail Park
59. Aldi
60. Bank of Ireland
61. Boots Pharmacy
62. Boroimhe Shopping Centre
63. Castle Shopping Centre
64. Donnybrook Fair
65. Lidl
66. Malahide Shopping Centre
67. Malahide & District Credit Union Limited
68. Permanent TSB
69. SuperValu
70. Tesco

- LUAS Red Line
- LUAS Green Line
- # # # DART Line
- # # # Commuter Train
- Proposed Metro Line









# WATERSIDE LIVING

## So much on your doorstep

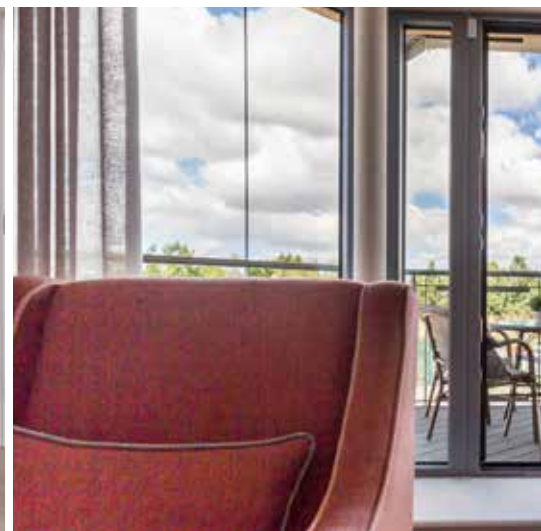
Living in Waterside offers residents the opportunity to avail of a host of amenities in the surrounding locality.

The area offers a range of high quality Schools, Retailers, Sports Clubs and Leisure Facilities. Between Swords and Malahide, there are 7 Primary Schools, 6 Secondary Schools, and numerous Childcare Facilities, (including 2 Creches within the Waterside Development).

Numerous sporting clubs are available in the locality, catering for GAA, Soccer, Rugby, Tennis, Hockey, Cricket and Golf. Water sports facilities include Malahide Yacht Club and the Marina. Retail facilities include The Pavilions Shopping Centre, Swords (offering 44,500 m<sup>2</sup> of retail, leisure and restaurant facilities), Malahide Shopping Centre, Donnybrook Fair, as well as Airside Retail Park in Swords.

Complementing the above amenities, Malahide and Swords offer a whole host of other services such as cafes, restaurants, pubs, hotels, banking and much more.





## SPECIFICATIONS

### **External Finishes**

High quality elevations comprising of brickwork and low maintenance rendered finishes. Upvc fascias, soffits and gutters throughout. Traditional, interlocking flat style tile that gives a clean and modern look.

### **Internal Finishes**

Walls and ceilings are skimmed and painted throughout.

### **Bathrooms and en-suites**

Attractive bathrooms and en-suites with extensive wall and floor tiling, thermostatically controlled showers and top quality sanitary ware as standard.

Chrome heated towel rails are fitted as standard in the main bathroom.

### **Doors**

High quality flush painted internal doors with trim, matching skirting board and architrave.

### **Wardrobes**

Built in wardrobes with hanging rails and shelving in the two main bedrooms.

### **Kitchens**

Custom designed fitted kitchens to include high quality integrated appliances comprising an oven, hobs, extractor hood, fridge/freezer, dishwasher and washer/dryer.





## Heating and Electrical

Gas central heating with modern efficiency condensing boilers and thermostatically controlled radiators.

Smoke, heat and carbon monoxide detectors fitted as standard.

Solar PV panels which will reduce the electrical energy demand and overall energy costs for each dwelling.

## Insulation

Insulation levels to the highest industry standard, reducing heat loss through floors, walls and roofs.

## Windows

Stylish PVC coloured windows throughout, delivering low maintenance requirements and excellent thermal performance.

## Guarantee

10-year Homebond Structural guarantee.

This development will qualify for the First Time Buyers Help to Buy Scheme.

## BER Rating A3

Excellent energy performance ensures every household gets the benefit of reduced utility bills.



# WATERSIDE THE DEVELOPMENT

## The latest phase of the mature Waterside Development is now being launched

The Waterside development benefits from a wide range of neighbourhood amenities:

- Daybreak convenience shop
- Four Star Pizza
- 2 Crèches
- Playground
- Park and playing fields
- Picturesque walk ways
- A feature water fountain







Waterside Playground



Waterside, Malahide



Waterside, Malahide



# ABOUT CANNON KIRK

## | **Founded in 1981...**

Cannon Kirk have built in excess of 3,000 homes in Ireland. Built to the highest standards, Cannon Kirk continues to deliver quality, reliable and sustainable homes, helping to build a sense of place. Some of Cannon Kirk's Irish residential developments have included addresses in Glenageary, Sutton, Stepside and Malahide.



# CANNON KIRK

G R O U P



Waterside, Malahide



# A DEVELOPMENT BY



**CANNON KIRK**  
GROUP

## Joint Agents:



01 631 8402

sales@hookemacdonald.ie

PSRA no. 001651



01 845 3459

kevinflanigan@eircom.net

PSRA no. 001878

## Solicitors:

Patrick Donaghy & Co.  
Solicitors

01 679 4165

donaghys@donaghys.ie

## Funded by:



[www.ulsterbank.ie](http://www.ulsterbank.ie)



[WWW.WATERSIDELIVING.IE](http://WWW.WATERSIDELIVING.IE)

These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors and Hooke & MacDonal and Kevin Flanigan shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variations with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee in Hooke & MacDonal and Kevin Flanigan has the authority to make or give representations of warranty in relation to this property.