



THE
Orchard
An tÚllord

Watergrasshill, Co. Cork



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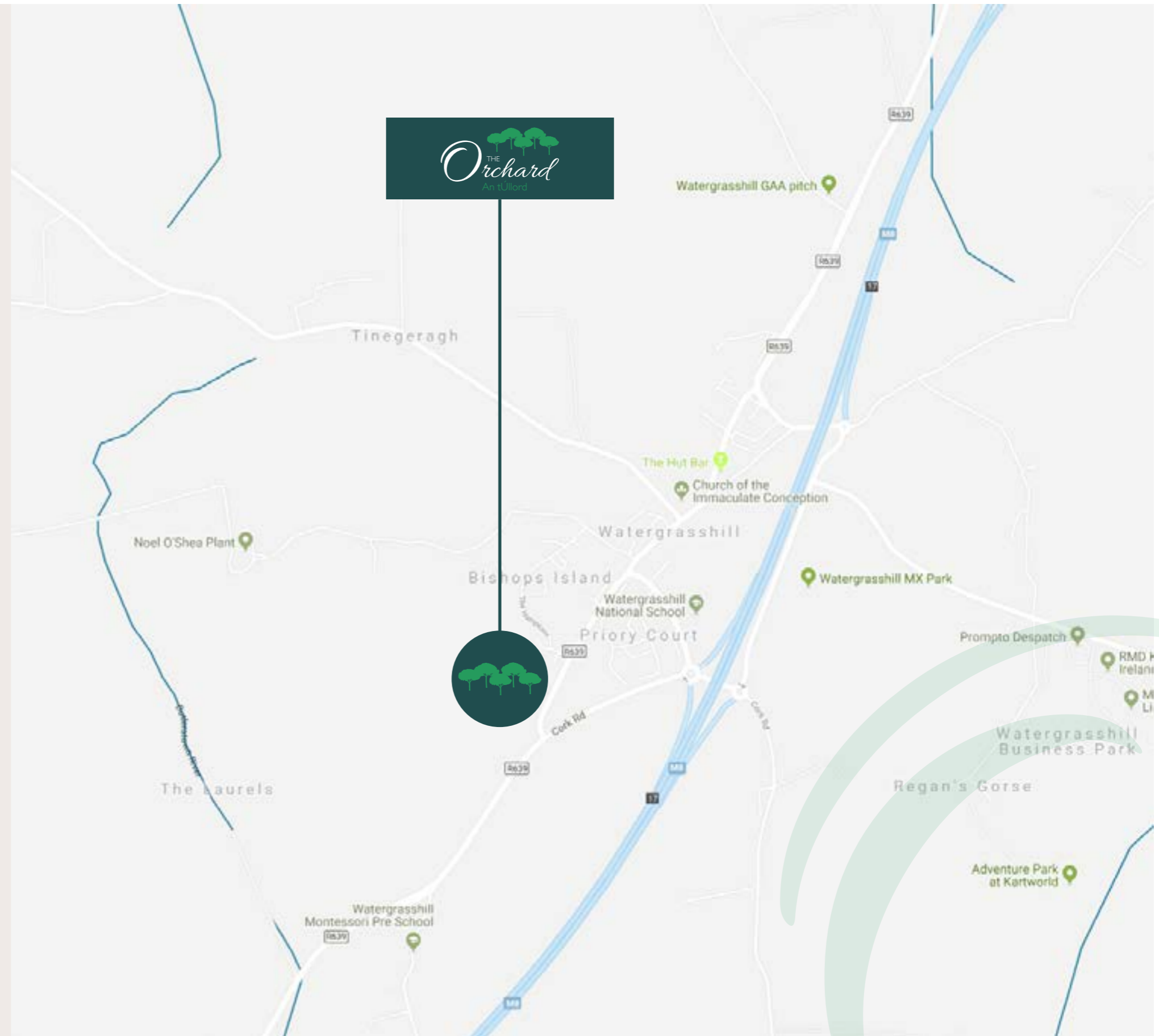
Prestige Homes
BETTER BY DESIGN

The Location

The Orchard is situated in one of the most accessible locations around Cork City. Positioned at the heart of the bustling village of Watergrasshill and also ideally located just off exit the M8 motorway. The Orchard is an excellent choice for those who want to live in a vibrant and growing community and yet have that feel of being that little bit removed from a congested urban landscape.

The Orchard in Watergrasshill provides you with the best of both worlds with lots of local community activities and amenities and yet you are 2 minutes drive from the motorway to commute in any direction for work or leisure. With the extended Cork city boundary, Watergrasshill is now an even more attractive location for those looking for tranquil and convenient living and value for money and The Orchard is sure to become more and more sought after in the years ahead.

*The perfect mix
of urban and rural.*



The Development - Phase I

The Orchard is an exciting new development of stunningly designed family sized homes in the thriving village of Watergrasshill on the outskirts of Cork City. There will be a total of 58 homes constructed over the first two phases. Phase One (29 units) and Phase Two (29 units) and there is potential for two further phases in due course (subject to planning permission).

In Phase One there will a selection of 3 bed homes ranging in size from 950 sq ft to 1275 sq ft and a selection of 4 bed homes ranging in size from 1400 sq ft to 1925 sq ft .

The houses have been carefully designed to meet the needs of all types of home owners from those just starting out to growing families that are in need of more space. All houses are finished to the highest of building standards and benefit from NZEB/A2 energy efficiency ratings.

*Exceptional
Design and Finish.*



The Development - Phase I

House Types

- House Type A**
 5 Bed Detached (1925 sq ft)
- House Type B**
 4 Bed Detached (1600 sq ft)
- House Type C**
 4 Bed Semi Detached (1400 sq ft)
- House Type D**
 3 Bed Semi Detached (1275 sq ft)
- House Type E**
 3 Bed Semi Detached (1150 sq ft)
- House Type F**
 3 Bed Semi Detached (950 sq ft)



*Exceptional
Design and Finish.*

The Development - Phase 2

The Orchard is an exciting new development of stunningly designed family sized homes in the thriving village of Watergrasshill on the outskirts of Cork City. There will be a total of 58 homes constructed over the first two phases. Phase One (29 units) and Phase Two (29 units) and there is potential for two further phases in due course (subject to planning permission).

In Phase Two there will a selection of 3 bed homes ranging in size from 950 sq ft to 1275 sq ft and a selection of 4 bed homes ranging in size from 1400 sq ft to 1925 sq ft .

The houses have been carefully designed to meet the needs of all types of home owners from those just starting out to growing families that are in need of more space. All houses are finished to the highest of building standards and benefit from NZEB/A2 energy efficiency ratings.

*Exceptional
Design and Finish.*



The Development - Phase 2

House Types

- House Type A**
 5 Bed Detached (1925 sq ft)
- House Type B**
 4 Bed Detached (1600 sq ft)
- House Type C**
 4 Bed Semi Detached (1400 sq ft)
- House Type D**
 3 Bed Semi Detached (1275 sq ft)
- House Type E**
 3 Bed Semi Detached (1150 sq ft)
- House Type F**
 3 Bed Semi Detached (950 sq ft)



*Exceptional
Design and Finish.*

House Type A

5 Bed Detached (1925 sq ft)



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

House Type B

4 Bed Detached (1600 sq ft)



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

House Type C

4 Bed Semi Detached (1400 sq ft)



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

House Type D

3 Bed Semi Detached (1275 sq ft)



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

House Type E

3 Bed Semi Detached (1150 sq ft)



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



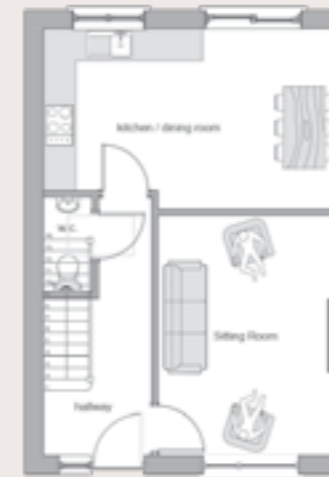
Rear Elevation



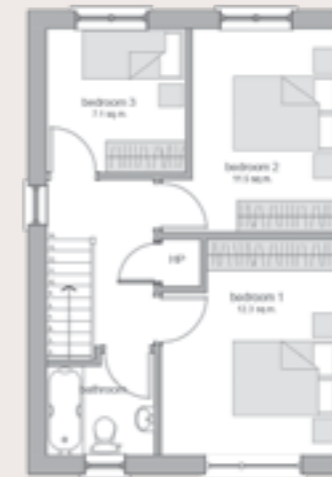
Side Elevation

House Type F

3 Bed Semi Detached (950 sq ft)



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

The Design

- Concrete Block Construction with insulated cavity.
- Timber Stud internal partitioning walls
- Decorated sand and cement render exterior finish.
- Cedral Wood effect panelling on partial Front Façade.
- Liscannor Natural Stone (Dry Finish) on partial Front Façade.
- Tegral Endurance Fibre Cement Roof Slates.
- UPVC Fascia, Soffit, Gutters and Downpipes.
- NZEB (Nearly Zero Energy Building) A2 Standard Energy Efficiency.
- Air to Water Electric Heat Pump for Heating/Hot Water.
- Zoned Heating with digital control panel.
- Underfloor Heating on ground floor/Steel Radiators upper floor.
- Pressurised Water system with power showers.
- Aqua Box Water Storage in Attic area.
- UPVC Triple Glazed Windows and Doors.
- Ultratec Front Entrance Door.
- DCV (Demand Controlled Ventilation) System.
- Kitchen PC Sum (€4000 to €6000 depending on House Type).
- Tiling PC Sum €2500 (Supply and install for wet areas in bathrooms).
- Standard Sanitary Ware from Sonas Range (Value €1500).
- Paint Grade 2 panelled internal doors plus ironmongery.
- Paint grade MDF architraves, skirting and window boards.
- Painted red deal timber stairs.
- Interior and Exterior Paint.
- Wired for an alarm.
- Rear and Front Garden : Grass seeded topsoil.
- Treated Timber Side gates.
- Front Boundary divisions : precast concrete pencil kerbs (front lawns).
- Rear & Side Boundaries : Precast concrete base panel and treated timber panel.
- Common Public Area Boundaries : Block walls rendered on public side.
- Paved Driveways at front of Houses.



Sanitary Ware from Sonas Range



Sanitary Ware from Sonas Range



Tiling / Kitchen PC Sum



Paint Grade Skirting and Window Boards



Liscannor Natural Stone Facade



Paved Driveways

Purchasers Information

The Orchard, Bishops Island Watergrasshill
Phase Two 2019.

House Types:

Type A	5 Bed Detached (1925 sq ft)	€440,000
Type B	4 Bed Detached (1600 sq ft)	€385,000
Type C	4 Bed Semi Detached (1400 sq ft)	€335,000
Type D	3 Bed Semi Detached (1275 sq ft)	€299,500
Type E	3 Bed Semi Detached (1150 sq ft)	€285,000
Type F	3 Bed Semi Detached (950 sq ft)	€270,000

Optional Extras:

***** Estimates only *****

Ground Floor Rear extension	€35,000 (estimate only)
Regulations compliant Attic Preparatory work	€15,000 (estimate only)

Reservation / Purchase Details:

- €10,000 deposit required to reserve a house and a total of 10% of the purchase price needs to be paid at contract signing.
- No further payments required until the house is completed and ready for hand over.
- Reservation process : Booking deposit and confirmation of mortgage approval/financial capacity to complete the purchase at the agreed price.to be forwarded to:

Ms Kathryn Murphy

GJ Moloney Solicitors
City Quarter
Lapps Quay
Cork
Ph: 021 4254100
Email : kmurphy@gjmoloney.ie

PC Sums :

- Fitted Kitchen :Type A **€6k** Type B **€5k** Type C & D **€4.5k** Type E & F **€4k** .
- Tiling :Value €2500



Prestige Homes

BETTER BY DESIGN

Prestige Homes is a progressive and ambitious property development company producing high quality and well designed family sized homes. Careful consideration is given to designing and building our homes to the highest possible standards for comfort living and energy efficiency.

Managing Director David Hogan has previously built a number of housing developments in Cork via a joint venture company Ventura Homes Ltd. Choosing Prestige Homes for your dream property is a choice of style , luxury finish and top notch living.

David Hogan

Prestige Homes
Ph 087 9690789

Email: david@prestigehomes.ie



In conjunction with Cullaun Capital

Developer:



Main Contractor :



Design Team:



Structural Guarantee:



Funding Partner:

