

Rinn 
na Mara
Kinvara

rinnamara.ie

*Welcome to
Rinn na Mara
Kinvara*



Introducing the
perfect opportunity
for modern living in
an enviable location.



Calm village life



In one of Ireland's most desirable harbour towns

Enjoy the best of everything at Rinn na Mara, a stunning development of uniquely designed modern homes in Kinvara, Co Galway. Comprising just 27 spacious family homes, Rinn na Mara allows residents to enjoy the luxury of a new build in a picture-perfect location on the southern shores of Galway Bay, at the gateway to the beautiful Burren.



These eye-catching new homes are meticulously designed to reflect the beauty of their surroundings, with exceptional contemporary elevations using high-quality materials. A modern internal layout includes many notable features, including a fully fitted office area, ideal for flexible home working and with high-speed fibre broadband available in the area, multiple family members can stream, zoom or shop all at the same time!

Sustainability is a key consideration in Rinn na Mara, with high levels of insulation, A-rated air-to-water heat pumps installed in every house and with ducting in place for electric vehicle charging.

The high-quality finish of these exceptional homes is complemented by wonderful landscaping throughout the development, all designed to reflect and enhance the beautiful location on the edge of the Burren. With precise attention to detail taken for every element, purchasers can rest assured that Rinn na Mara is unparalleled in comparison to any other new home development.



BER A2



Kinvara

Life without compromise

Rinn na Mara is located in the beautiful seaside village of Kinvara, an integral stop on the Wild Atlantic Way and one of the most sought after locations in the West of Ireland. Kinvara is also regarded as the gateway to the Burren National Park in Co. Clare, an area of outstanding natural beauty.

Visitors are immediately struck by Kinvara's picturesque setting. A 16th century castle, Dúngaire Castle, is located on the edge of the shimmering Co Galway shoreline, a postcard scene like no other. Yet there's no need to sacrifice convenience – as Galway City is just a 30 minute drive away.

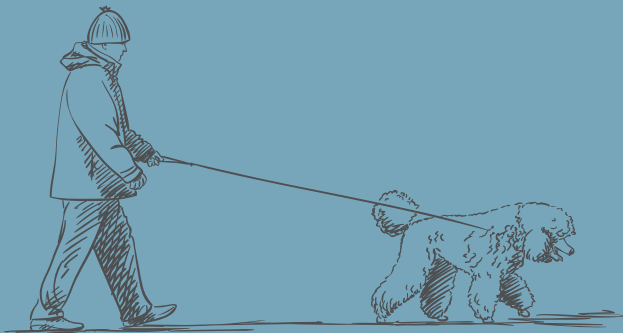




For families, Kinvara is the perfect location. Children can both learn and play in this peaceful community, as the village is home to a local childcare facility and to St Joseph's National School, with Doorus National School and Northampton National School both in the immediate vicinity, and also in the village is a highly regarded secondary school, Seamount College. Sport is a large part of the community with GAA, soccer, athletics, horse-riding, gymnastics, sailing and fishing, being just some of the local sports available.



Take a Stroll to the market



Despite its peaceful appearance, Kinvara is a dynamic and bustling village, full of wonderful shops, cafés, bars and places to go. A vibrant farmer's market is held weekly, complete with live music and delicious food, while a lively calendar of events includes two annual festivals and a sense that something is always happening.



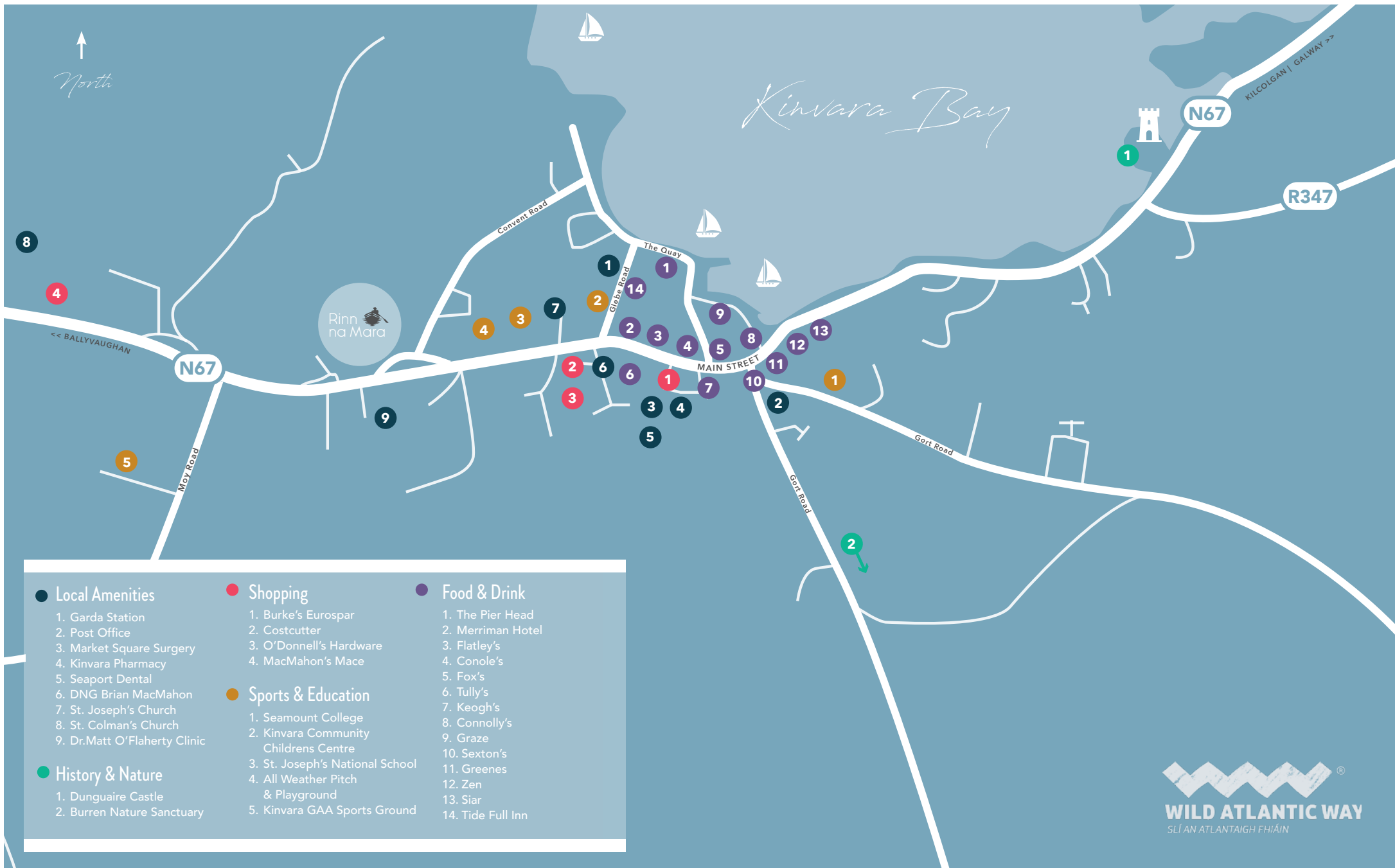
Take a trip to
see some of the
surrounding natural
landscapes





Kinvara is convenient to many major roads, including the M18 and M6, which offer quick access to Galway City and other employment hubs, such as Ennis, Shannon and Limerick. Shannon Airport is a mere 40 minutes away. The village itself is on the scenic N67 road, a wonderful route along the coast linking renowned Co. Clare towns like Ballyvaughan, Lahinch and Lisdoonvarna with Galway City. A bus service that serves Galway city several times daily makes the commute even easier.





- **Local Amenities**
 - 1. Garda Station
 - 2. Post Office
 - 3. Market Square Surgery
 - 4. Kinvara Pharmacy
 - 5. Seaport Dental
 - 6. DNG Brian MacMahon
 - 7. St. Joseph's Church
 - 8. St. Colman's Church
 - 9. Dr.Matt O'Flaherty Clinic
- **Shopping**
 - 1. Burke's Eurospar
 - 2. Costcutter
 - 3. O'Donnell's Hardware
 - 4. MacMahon's Mace
- **Food & Drink**
 - 1. The Pier Head
 - 2. Merriman Hotel
 - 3. Flatley's
 - 4. Conole's
 - 5. Fox's
 - 6. Tully's
 - 7. Keogh's
 - 8. Connolly's
 - 9. Graze
 - 10. Sexton's
 - 11. Greenes
 - 12. Zen
 - 13. Siar
 - 14. Tide Full Inn
- **Sports & Education**
 - 1. Seamount College
 - 2. Kinvara Community Childrens Centre
 - 3. St. Joseph's National School
 - 4. All Weather Pitch & Playground
 - 5. Kinvara GAA Sports Ground
- **History & Nature**
 - 1. Dunguaire Castle
 - 2. Burren Nature Sanctuary



Specifications

Internal Finishes

- Hollowcore concrete to first floor with full block wall construction to all internal rooms, ensuring a safer and quieter internal environment
- Walls and ceilings will be plaster skimmed and painted in a neutral colour throughout using Colourtrend paint finishes
- 'Deanta' or equivalent Shaker style doors, complete with matching skirting and architrave
- All joinery painted throughout
- Contemporary high-quality chrome ironmongery throughout
- Bespoke chimney breast to living room with designer-chic built-in electric fire
- Feature bespoke wall panelling to dining area
- Flooring provided to attic space in plywood and accessed via built-in Stira stairs
- Velux window fitted to the attic, flooding the space with natural light

Wardrobes

- High quality contemporary style fitted wardrobes
- Generous wardrobe space with shelf and hanging space
- Soft close hinges to all doors

Electrical

- Homes will include USB charging points and CAT 6 cabling for the provision of high quality WiFi and streaming services.
- Recessed under-counter LED lighting to kitchens
- Generous lighting and power points throughout
- Smoke, heat and carbon monoxide detectors fitted as standard
- Wired for TV, Telephone, Broadband and Intruder Alarm

Bathrooms & En Suites

- Top quality sanitary ware in a contemporary style
- Wet-room style tanked and tiled shower areas throughout
- Contemporary high specification wall and floor tiles
- Thermostatically controlled high pressure showers

Kitchen / Utility

- Superb quality custom-designed kitchens
- Soft-close drawers and doors
- Selected contemporary sink and mixer tap combination
- Under sink pull out recycle bins
- Utility rooms with fitted units to match kitchen and worktop, with plumbing for washing machine and dryer

Energy Efficiency

- Fully NZEB compliant with BER 'A2' energy rating
- Environmentally friendly and highly effective A-Rated 'Air to Water' heat pump located externally
- Heat recovery system recovers the heat energy from the air expelled from the house saving on heating costs.
- High levels of insulation in walls, roof and floors
- Air tightness membrane incorporated to reduce heat loss
- Each home is wired for an electric car charging point
- Dual flush WC cisterns for water conservation
- Rainwater harvesting butt installed for water conservation

Heating & Ventilation System

- Pressurised hot and cold water system ensuring maximum convenience
- Thermostatically controlled underfloor heating throughout the entire house, both downstairs and upstairs
- Whole house Heat Recovery Ventilation system supplies a constant flow of fresh air allowing for 24-hour controlled ventilation, while reducing levels of condensation and dust

Guarantee

- Each home is covered by a 10 year Homebond guarantee

Homes will include an innovative fully fitted home office area



Illustration is for indicative purposes and applicable to relevant house types only





The Sandmartin



The Heron

External Finishes

- The architectural detailing of Rinn na Mara provides homes to be truly proud of, with exceptional contemporary elevations
- Low maintenance render façades with premium natural stone and cedar cladding finishes to front elevations
- High performance low maintenance A-rated triple glazed uPVC windows and doors
- Multi-point locking system to external doors
- Traditional blockwork construction throughout
- Low maintenance aluminium fascia, soffit, gutters and downpipes
- High quality slate finish
- Cobblelock paved driveway to the front and feature paved patio area to the rear
- Timber front pedestrian gate with feature slatted timber cladding to patio boundary wall
- Block-built side walls to rear gardens of houses capped and plastered
- Generous external lighting provided to each dwelling
- Each home is provided with an outside tap to the rear

Additional features for The Cormorant & The Puffin

- Bespoke porch to main entrance door with wrap around canopy over
- West facing patio with fully cladded overhang and architectural feature timber slats on metal stirrups/upstands to the sides
- Separate Garage completed. Double doors, window and lighting and power points provided to same.
- Feature planter bed constructed at main entrance door to dwelling with selected shrubbery
- Option of bedroom no.1 downstairs being used as a study / tv room or family room



Gardens & Landscaping

- High quality landscaping throughout designed by an award winning landscape architect
- Biodiversified plant selection throughout with emphasis on native Burren environment
- All public common spaces to be fully landscaped and to incorporate seating and communal spaces
- Rear gardens of houses with paved patio area and lawns levelled, raked and seeded
- All public facing walls to be clad in premium natural stone



“The rich biodiverse flora and fauna of the Burren and its environs, and the past imprints of life, in fossil and wave, etched into its fabric, are the inspiration for the landscape and community spaces of Rinn na Mara. Spaces where people can enjoy a slower pace of life immersed in nature.”

Patricia Tyrrell
Landscape Designer

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Site Plan

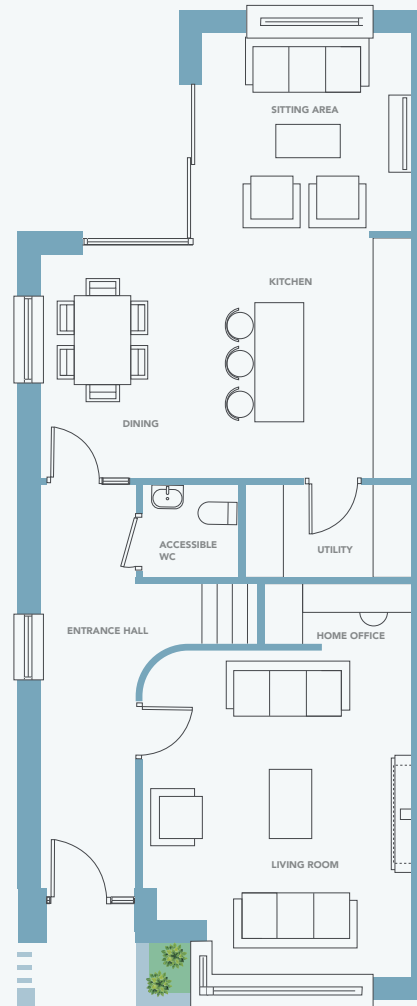
- The Sandmartin**
4 Bedroom Semi-Detached
134 SQM / 1437 SQFT
- The Cormorant**
5 Bedroom Detached
153 SQM / 1647 SQFT
- The Heron**
3 Bedroom Semi-Detached
112 SQM / 1208 SQFT
- The Starling**
2/3 Bedroom Semi-Detached
106 SQM / 1136 SQFT
- The Puffin**
5 Bedroom Detached
150 SQM / 1614 SQFT
- The Skylark**
2/3 Bedroom Semi-Detached
93 SQM / 1006 SQFT



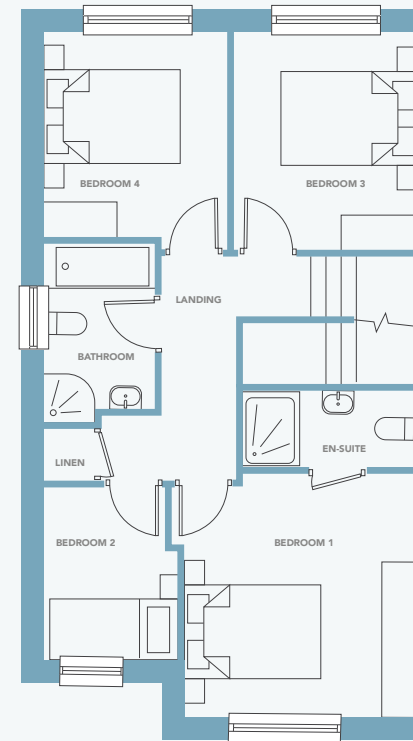
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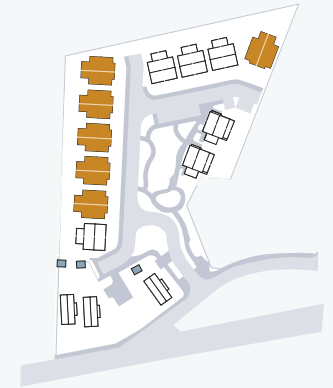
The Sandmartin
 4 Bedroom Semi-Detached
 134 SQM / 1437 SQFT



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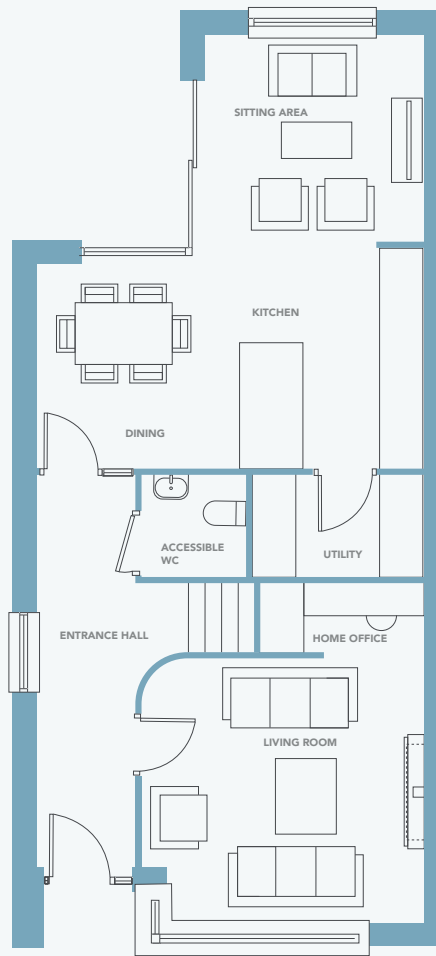
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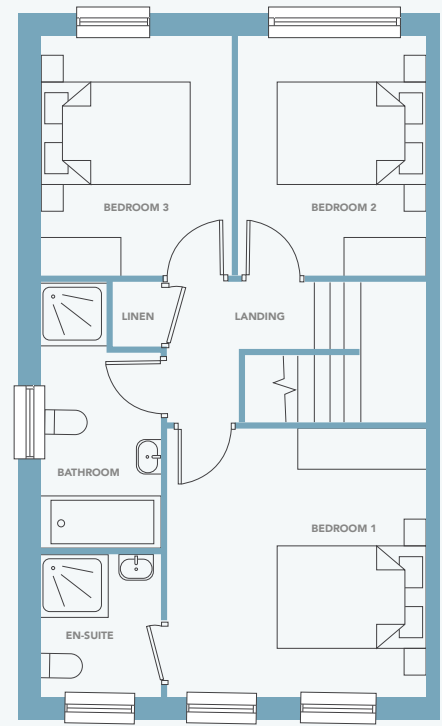
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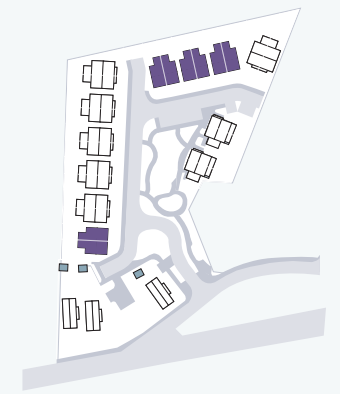
The Heron
 3 Bedroom Semi-Detached
 112 SQM / 1208 SQFT



GROUND FLOOR



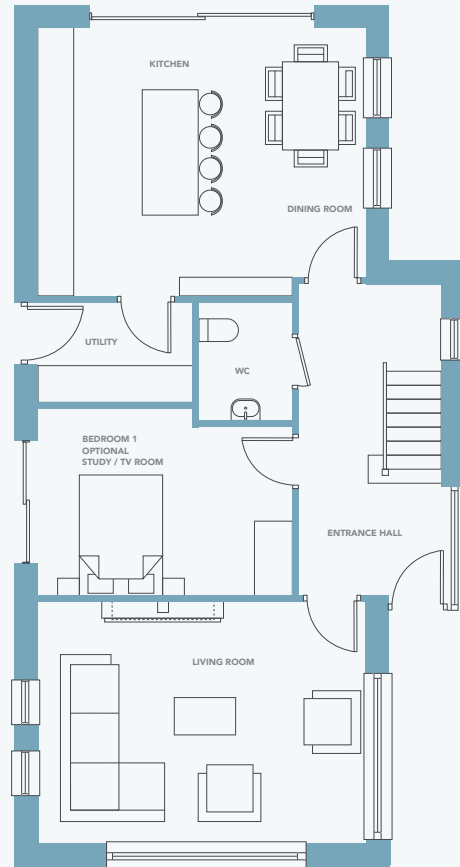
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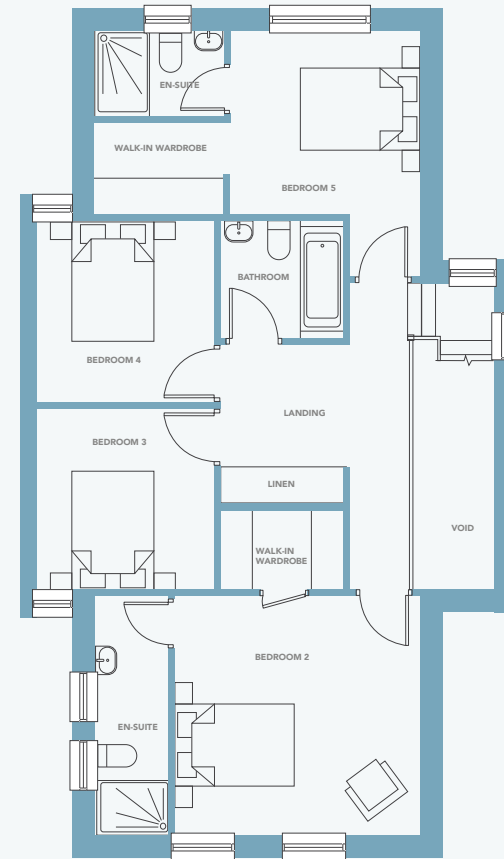
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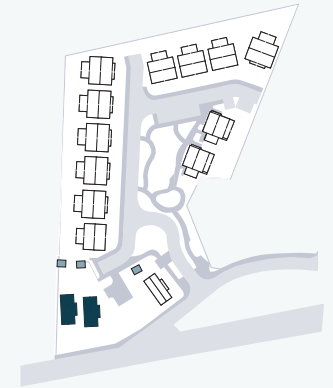
The Puffin
 5 Bedroom Detached
 150 SQM / 1614 SQFT



GROUND FLOOR



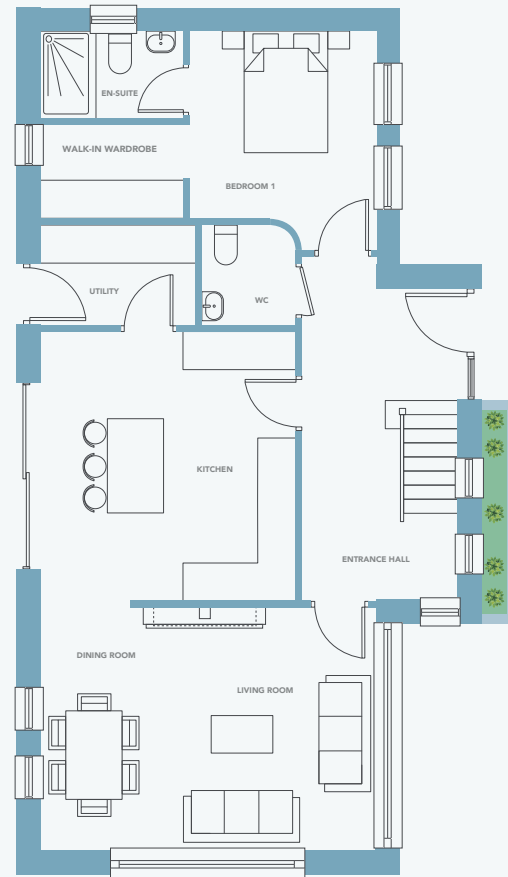
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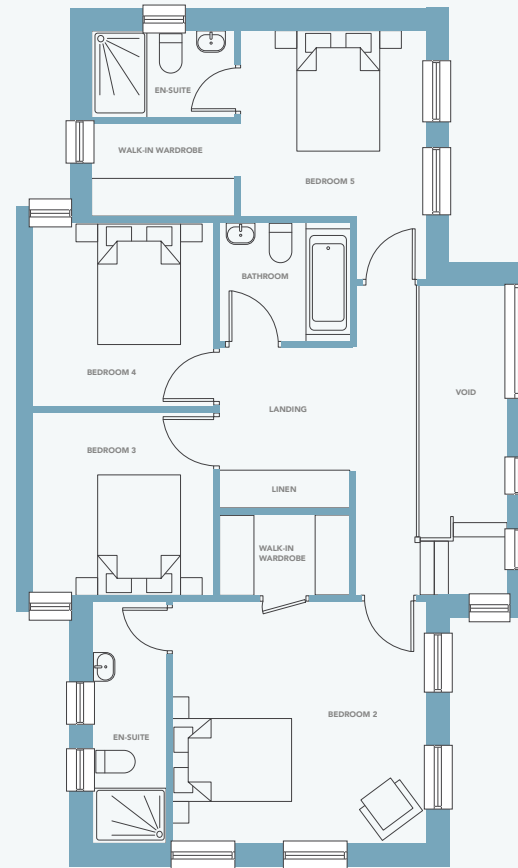
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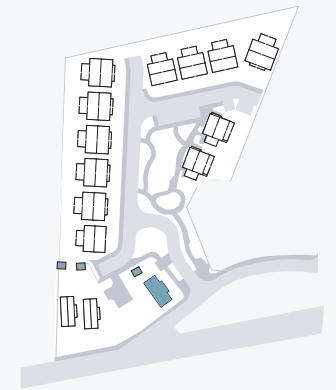
The Cormorant
 5 Bedroom Detached
 153 SQM / 1647 SQFT



GROUND FLOOR



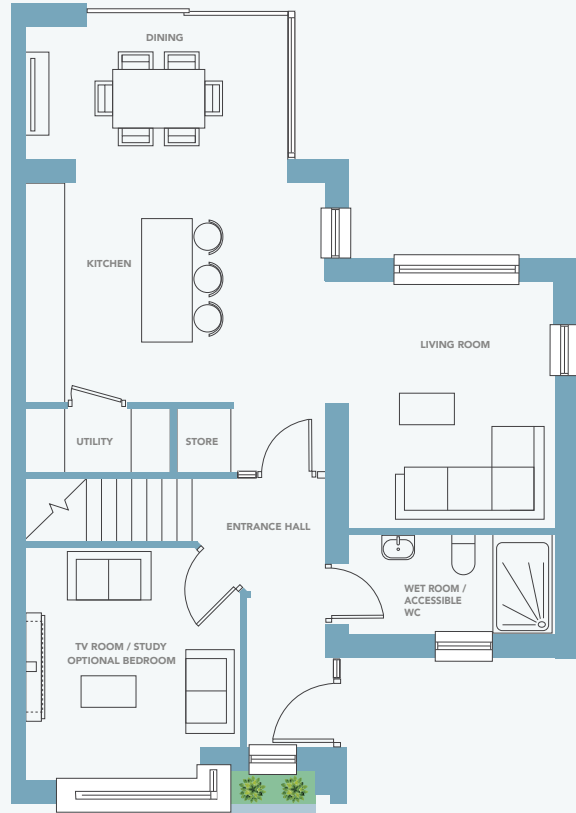
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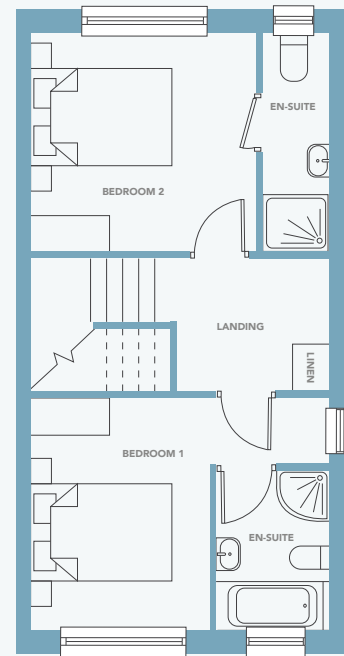
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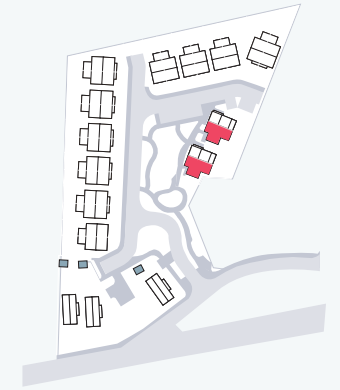
The Starling
 2/3 Bedroom Semi-Detached
 106 SQM / 1136 SQFT



GROUND FLOOR



FIRST FLOOR

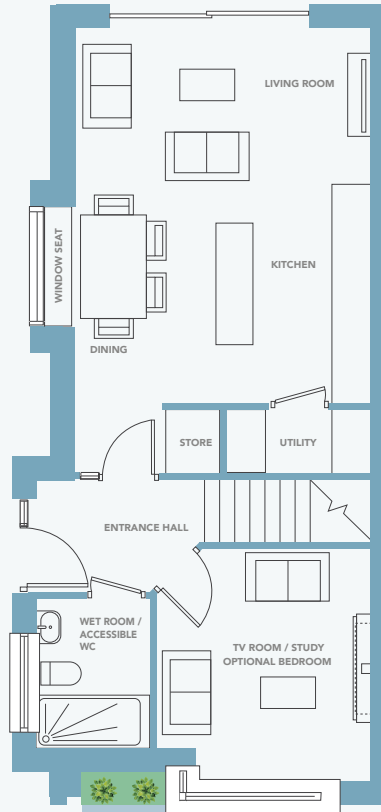


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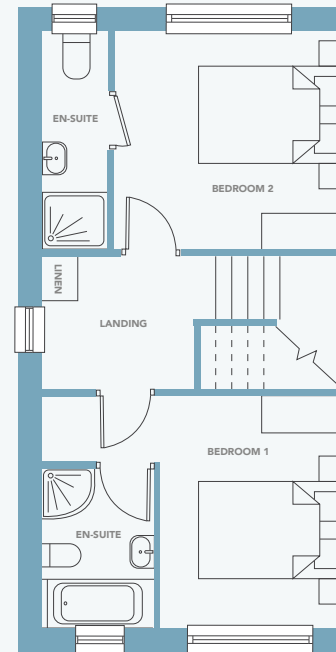


The Skylark

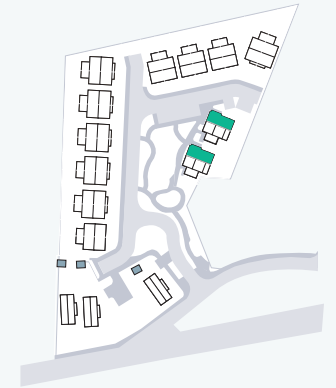
2/3 Bedroom Semi-Detached
93 SQM / 1006 SQFT



GROUND FLOOR



FIRST FLOOR



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Sales Information / Agents



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Office: 091 564 212
Jamie Costello: 087 6658 119
Colm O'Donnellan: 087 2887 446

Professional Team

Builders: JF FORDHAM CONSTRUCTION
Design / Engineering: FDG ENGINEERING & DESIGN
Solicitor: GEOFFREY BROWNE & CO
Landscape Architecture: PATRICIA TYRRELL LIVING LANDSCAPES



HELP TO BUY:

All Homes at Rinn na Mara qualify for the enhanced Help to Buy Scheme for first time buyers, meaning qualifying purchasers could be entitled to a tax rebate of up to 10% of the value of the property, subject to a maximum of €30,000. For more information go to: <https://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx>



BOOKING INFORMATION:

An initial booking deposit of €10,000 by bank draft or cheque made payable to the selling agent with your solicitor's details are required to secure a property. On signing of unconditional contracts within 21 days of receipt, the balance of the contract deposit of 10% of purchase price will be required to be paid to developer's legal advisors, Geoffrey Browne and Co Solicitors. Subject to contract/contract denied. Balance will be payable on completion.



DISCLAIMER:

The joint selling agents for themselves and for the vendors or lessors of the property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Donnellan & Joyce Auctioneers or of DNG Brian Mac Mahon has any authority to make or give representation or warranty whatever in relation to this development.





