

RIVER — WALK



CONTEMPORARY NEW HOMES

BALLYMORE EUSTACE

ballymore.

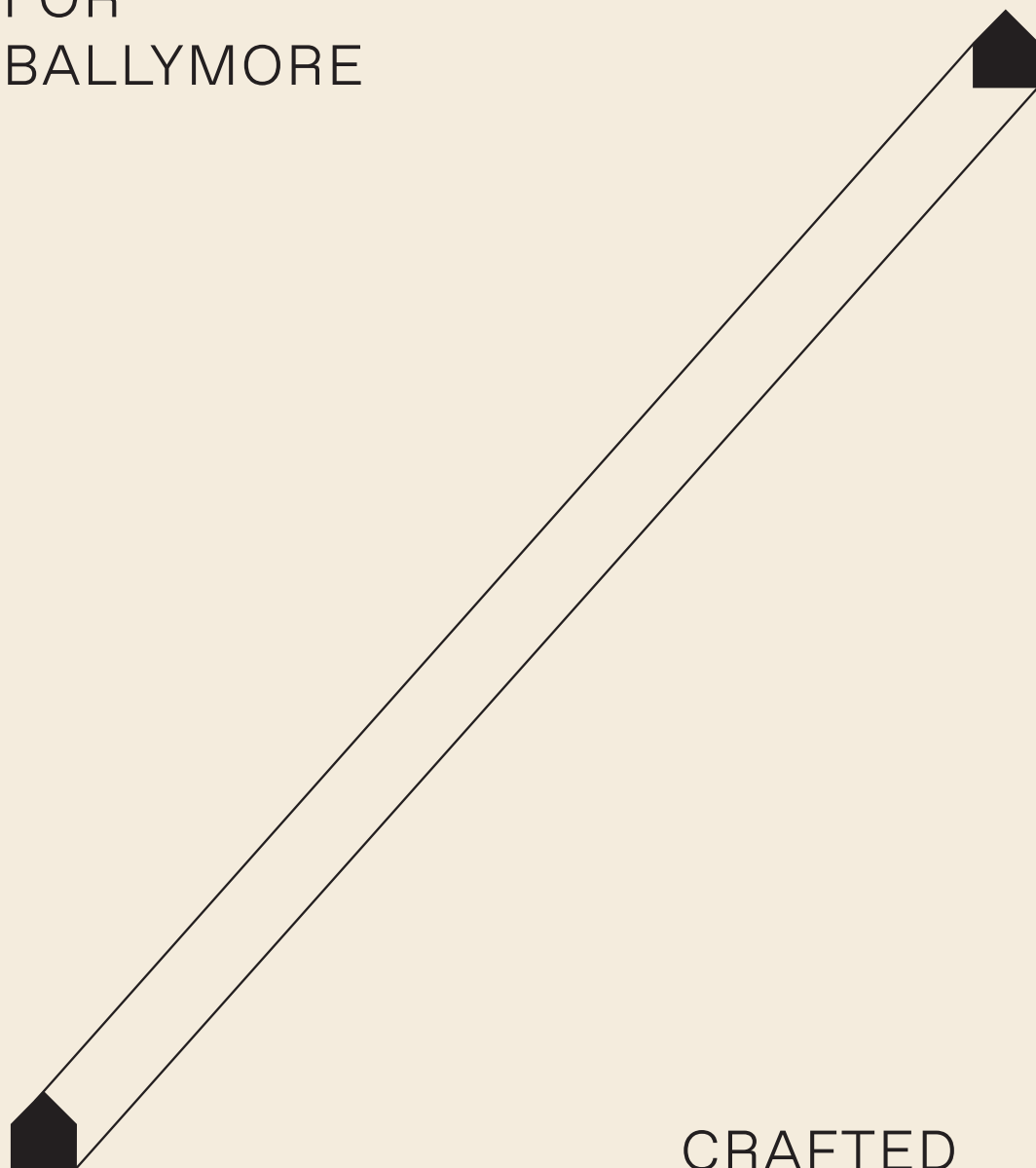
THE
ballymore.
COLLECTION

The Ballymore Collection is a unique residential offering within the Ballymore portfolio focusing on setting new benchmarks for contemporary design, sustainability and well-being.



RIVER — WALK

CREATED
FOR
BALLYMORE



CRAFTED
BY
BALLYMORE

River Walk is a homecoming for the team some 40 years after starting our journey here in Ballymore Eustace. A much-loved village, the mission here has been to ensure Ballymore Eustace thrives in the future, not just by retaining its magic but by having the capacity to welcome a new generation of locals.

As a development, it is important that it does justice to the place and its people first and foremost; then, it needs to attract potential buyers with something beautiful, contemporary and functional. As with other Ballymore developments, River Walk homes prioritise exceptional design, build and energy efficiency.

The development has been designed with tranquility and community togetherness in mind. A great deal of time was invested in tastefully integrating it with the historic village. I'm sure you will agree that River Walk reflects what a beautiful and unique part of Ireland this is. There's little doubt that you'll have many years of happiness calling River Walk home.

I hope that River Walk will ensure that Ballymore Eustace continues to be loved and that its village story continues to be written. Soon, alongside proud legacy residents, there will be a new generation of spirited locals. That is something we are excited about and incredibly proud of.

SEAN MULRYAN
CHAIRMAN AND CEO, BALLYMORE GROUP

ballymore.





IDYLLIC TOWN, BRIGHT FUTURE

A mere 45 minutes from Dublin, one finds Ballymore Eustace, an idyllic township abundant in natural beauty and history. The town of Ballymore, its central hub, feels like one of Ireland’s time-capsule towns. Yet, while many small villages are struggling, Ballymore is thriving, attracting new businesses, young families, working professionals and retirees.

It’s no mystery why - a picturesque setting, proximity to Dublin, an abundance of local amenities and, most importantly, friendly locals.

WELCOME TO THE RIVER WALK



R — W

EXPLORE — BALLYMORE EUSTACE



Grafton Street, Dublin

VILLAGE LIFE, NATURAL WONDER AND DUBLIN AT YOUR FINGERTIPS

Ballymore Eustace is perfect for those who value village life, the natural world, and the big city. A historical core serves as the heart-beat of this village, as does the adjacent river Liffey, which offers beauty, peace, and recreation. Close by is County Wicklow which has some of the country's most striking natural scenery.

The cosmopolitan buzz of Dublin, meanwhile, is only 40km away.





R — W

RIVER — WALK
DEVELOPMENT

BALLYMORE EUSTACE

- HOSPITALITY
- ARTS AND CULTURE
- RETAIL
- WORKSPACE

RIVER WALK ———
RUN / WALK TRAILS - - - - -

GOLDEN FALLS LOOP TRAIL

MAP NOT TO SCALE
LOCATIONS APPROXIMATE ONLY

SEE — THE NEIGHBORHOOD

Ballymore's ever-green outlook is
down to its vibrant community.

A WHOLESOME COMMUNITY

Ballymore, locals value things done the traditional way, but this doesn't mean they don't embrace the new. The local artisans are a case in point. Let's meet them.

Dominic Doyle runs the neighbourhood grocer. It's a handsome red brick building brimming with the region's freshest produce, a well-stocked European-centric larder, and a Marzocco coffee machine churning out perfect flat whites. They pride themselves on sourcing the best produce from local artisan suppliers and is a showcase for quality of food produced across the country. It's a community meeting point and a favourite amongst older residents as well as the millennial set.





THE FINEST FOODS - FRESH & LOCALLY SOURCED

Locals here value quality food. It's why, for twenty years, they've rallied around a local institution, The Ballymore Inn, owned by Barry and Georgina O'Sullivan. When they opened the Inn the motto was to create a place to enjoy beautiful, local-ingredient based food without the fussy pretence of fine dining. The award winning restaurant more than lives up to that aim, attracting customers from far and wide to enjoy its exceptional culinary delights and warm hospitality.



SMALL TOWN BIG ON CULTURE

It might be a small town, but it is big on culture. For instance, there's always a gig at Mick Murphy's, where the stage will be occupied by national and overseas musicians and singers who travel here to experience the joy of an intimate performance in an Irish Village.

For the visual artists, the town is also home to a popular art studio run by resident artist Fiona Barrett. Classes are provided to all ages groups with the mission to inspire and support people's creative process.



Meanwhile, for a quick local culture fix, a short 7-minute drive takes you to Russborough House, a Palladian mansion within 200-acres of green space. Open to the public, the house heaves with rare furniture and European artwork from the 17th-20th century, including pieces by Goya, Vermeer and Rubens. There is also plenty here for all the family with a traditional maze, children's playground and outdoor adventure zone.

PLACES TO GATHER

An Irish town would not be complete without a pub (or two). Ballymore Eustace is no exception and the pubs here, each with distinct charm and character provide a great place to gather. There is Paddy Murphy's, where the game will always be on, and Mick Murphy's, which often hosts live musicians.



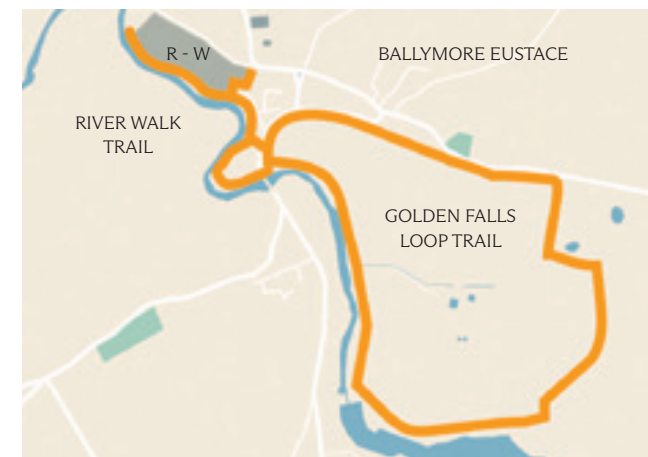
“IT'S A PLACE THAT WARMS YOU UP

AND THAWS YOU OUT”



WHERE SURROUNDS LEND THEMSELVES TO AN ACTIVE LIFESTYLE

Ballymore locals can enjoy an active, outdoor lifestyle. The walks and trails along the banks of the Liffey are a year-round favourite amongst amblers and runners alike, while on the water, rowers, kayakers, paddle boarders and the odd wild-bather frolic. The surrounding area also has a rich equestrian history, so tracks and horse facilities are close at hand. There are also numerous sporting ovals, various outdoor courts, and even a water ski club within the village surrounds.



Locals enjoy the Golden Falls Loop Trail and the River Walk Trail.



"A TOWN THAT INSPIRES YOU TO
GET STUCK INTO THE VILLAGE LIFE
AND MEET THE NEIGHBOURS"



LOCAL AMENITIES
AT YOUR DOORSTEP



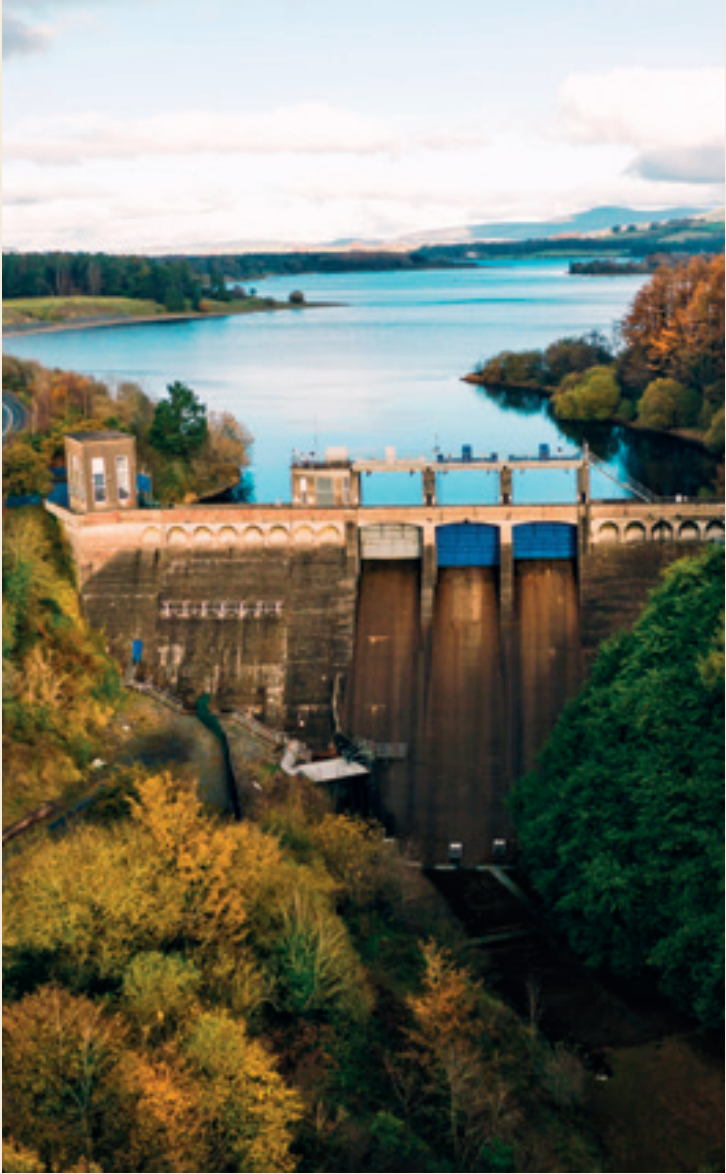
BLESSINGTON



RUSSBOROUGH HOUSE



THE AVON RI OUTDOOR CENTRE



GOLDEN FALLS



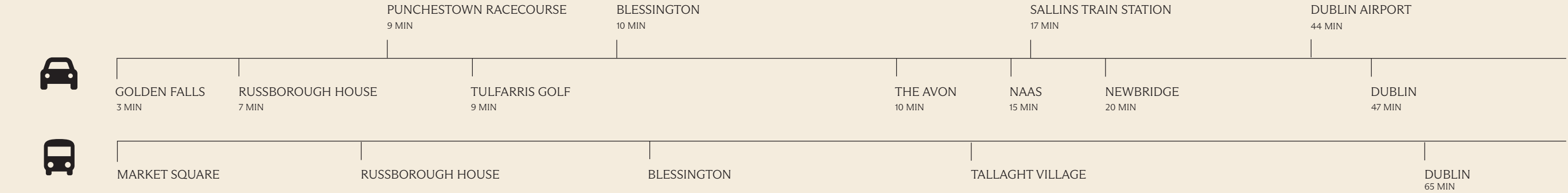
PUNCHESTOWN RACE COURSE



TULFARRIS GOLF COURSE



NAAS



THE — HUB

A TOWN MADE FOR THE POST-PANDEMIC
WORKFORCE

The Covid-19 Pandemic has ushered in a new era of hybrid working. Ballymore has seen unprecedented interest from people wanting a change with their newfound flexibility. Only 45 minutes from Dublin, it is perfect for workers who only need to commute a few days a week or for those who are looking for gentler living that's still close to the city.

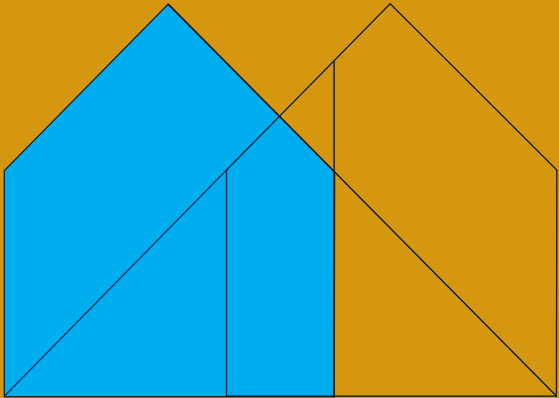
For this reason, there has been an increase in interest in available work space in Ballymore and in 'The Hub', a bright and fully-equipped co-working space in town. It offers a state-of-the-art boardroom with video conferencing, a private phone booth, collaboration spaces, and photocopy and scanning needs for the modern remote worker.

As a resident of River Walk you automatically become a VIP member of The Hub for the 1st year.

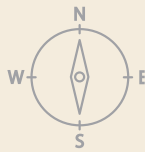
This will give all residents the benefit of 30 complementary days to use the hub workspaces as well as other exclusive discounts and benefits.



THE — HOMES












R — W




AMENITIES

- RETAIL
- MEDICAL
- THE HUB
- CRECHE

				
THE RYE	THE BARROW	THE BLACKWATER	THE LIFFEY	THE MORELL
4 BED DETACHED 174.3 – 178.8 sq.m 1,876 – 1,925 sq.ft	4 BED DETACHED 141.2 – 151.6 sq.m 1,519 – 1,632 sq.ft	4 BED DETACHED 141.8 - 142.3 sq.m 1,526 - 1,532 sq.ft	3 BED SEMI-DETACHED 112.4 – 115.8 sq.m 1,210 – 1,246 sq.ft	2 BED DETACHED 88 - 95.4 sq.m 947 – 1,027 sq.ft
	4 BED SEMI- DETACHED 142.6 – 163 sq.m 1,535 – 1,755 sq.ft	4 BED SEMI- DETACHED 142.1 sq.m 1,530 sq.ft	3 BED DETACHED 112.4 sq.m 1,210 sq.ft	2 BED SEMI-DETACHED 88 sq.m 947 sq.ft

SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY AND SUBJECT TO CHANGE



AN EXTENSION OF THE VILLAGE



River Walk has been designed to feel a part of the historic Ballymore Eustace village. Moving between the centre of town and River Walk, one will get a sense of integration through the winding footpath, colour scheme, materiality and the landscapes. It is a testament to how modern design can eloquently converse with hundreds of years of history.

River Walk hugs the very edges of Ballymore, beyond which farm lands roll. It's quaint gardens, and open floor plans, are modelled after the typical Irish cottage. Some of the larger homes even having distinct red corrugated iron roofs. The end result is a development that manages to simultaneously and rather beautifully gesture to the countryside as well as the village.





A CONTEMPORARY INTERPRETATION OF THE IRISH HOME

Our homes are contemporary interpretations of classic Irish design. The smaller ones are modelled on an Irish cottage, while the larger homes are a nod to the traditional farmhouse. Inside both the ceilings are large: about a foot taller than average for Ireland. This gives the homes a sense of generosity, especially in the kitchen and living areas. The rooms also radiate natural light thanks to large glazed windows connecting interior spaces to landscaped gardens and walkways.

The interiors at River Walk are designed to pay homage to tradition while also embracing the modern. For instance, the terrazzo-style flooring, bathroom fixtures, and craftsman tiling speak to the past, while grand windows, open living, striking lighting and luxury appliances ensure they also celebrate contemporary living. Of course, homes should not just look good; they should also be efficient and green. River Walk has sustainability credentials, with all homes boasting an A rating for energy efficiency.





SUPERIOR ENERGY EFFICIENCY

Exceeding the average energy efficiency, the homes at River Walk feature well-insulated walls, floors, and roofs. The result is more sustainable homes, achieving a A-ratings.

EXTERNAL FINISHES

The purposefully designed exteriors are a natural extension of Ballymore Eustace Village. From the variation in external render finishes and colour scheme to the high-quality materials such as fibre cement timber effect cladding and corrugated metal roofs, no detail is overlooked. Additionally, 4-bedroom homes feature Juliet balconies, adding visual interest throughout the development.

GARDENS

The enclosed gardens act as an additional room in the home for seamless indoor-outdoor living. With a patio and wall-mounted lights, the space is ideal for al fresco dining and entertaining. For additional privacy, a solid timber gate leads to the rear garden with a shed for added storage.

PARKING

Each home is appointed with two parking spaces.

LANDSCAPE

Central to the design concept, the natural landscape influenced how the development is integrated with the riverside and parklands. To provide the easy connectivity, a network of walkways knits together the proposed development with the existing fabric.



INTERNAL FINISHES

The fixtures and finishes within each home are carefully considered and feature painted balustrades and solid oak handrails, joinery finished with satinwood paint, emulsion painted walls and ceilings, and high-quality floor tiling in the shower and bath enclosures.

BATHROOMS AND ENSUITES

High-quality floor and wall tiling in shower and bath enclosures is standard in bathrooms and ensuites. The guest wc has a tiled floor.

WARDROBES

With an assortment of both storage and hanging options, the wardrobes have been designed with multiple uses in mind.

SECURITY

For additional privacy, homes are pre-wired to facilitate an alarm system and doors and windows include a multi-point locking system.

ELECTRICAL

Designed for flexibility and functionality, light and power sockets with contemporary switches are generously appointed throughout, with 5-amp sockets located in the living room, en suite, and kitchen. Recessed spotlighting in the kitchen and bathrooms with pendant light fittings elsewhere allow for ample lighting.

CHARGING POINT

Pre-wired charging points are available for all residents.



HEATING SYSTEMS

Each home has excellent indoor air quality due to mechanical ventilation and includes an air-to-water heat pump system that provides domestic hot water and efficient heating, serving wall-mounted radiators. For ultimate convenience, the heat system can be controlled by a mobile device.

KITCHENS

Modern, stylish kitchens showcase quartz worktops, an island with additional storage, undercounter LED strip lighting, and full-height wall units in two-storey homes.

WINDOWS

Full-height windows in energy-saving uPVC invite exceptional natural light into the living areas on the ground floor.

STAIRCASES

Each two-storey house features painted balustrades & solid oak handrails.

GUARANTEE

Each home at River Walk is covered by a 10-year structural guarantee scheme.

Information is for guidance only and is subject to change





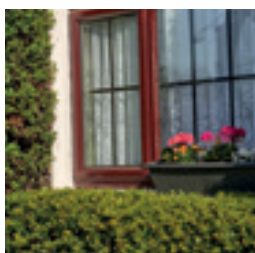
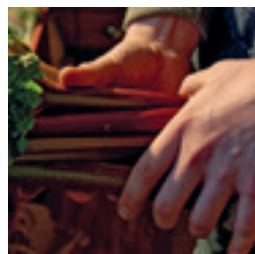
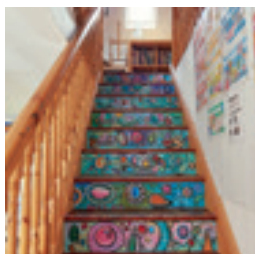
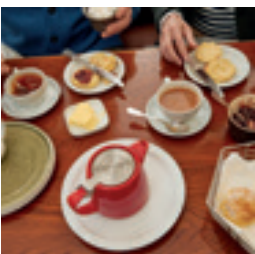
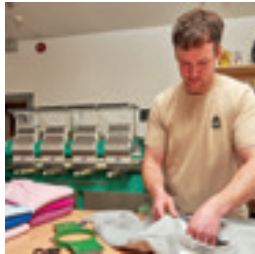












40 YEARS OF MAKING PLACES

Ballymore is a leading property developer with a multi-award-winning portfolio of some of Europe’s largest and most transformative urban development and regeneration projects. We have completed over 9,000 homes and been awarded over 40 accolades in the UK and Ireland over the past five years.

2022 represents 40 years in business for Ballymore and we intend to mark this milestone with significant investment in our UK and Irish business, a development pipeline with the potential for a further 15,000 homes. We’re also adding to our commercial, retail, and leisure portfolio, with around 4.5 million sq ft of commercial space within planning systems.

Ballymore’s Dublin City footprint will expand beyond our completed Dublin Landings project to our new Dublin Arch development in the north inner city and across the Liffey to Dublin 8 and the St James’s Gate development, where we are creating a visionary new neighbourhood at the Guinness brewery. Other current and upcoming Irish projects are planned for Bray, Malahide, Ashtown, and several residential developments in Co. Kildare.



**CELEBRATING 40 YEARS
IN BUSINESS.
CREATING PLACES
WITH SOUL.**

ballymoregroup.com



Dublin Landings



Guinness Quarter



Dublin Arch



College Square



Longstone

THE BALLYMORE GROUP

Ballymore Group is committed to delivering high-quality homes and has been for four decades. The family-owned business was started by CEO Sean Mulryan and his wife Bernardine in Ballymore Eustace in 1982.

Since then, the group has overseen thousands of homes in urban developments in Ireland and the UK. Ballymore’s projects are renowned for best-in-class design and innovation, winning 40 top industry awards in the last three years.



PSRA: 003008
045 897 711

PROFESSIONAL TEAM

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THE
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