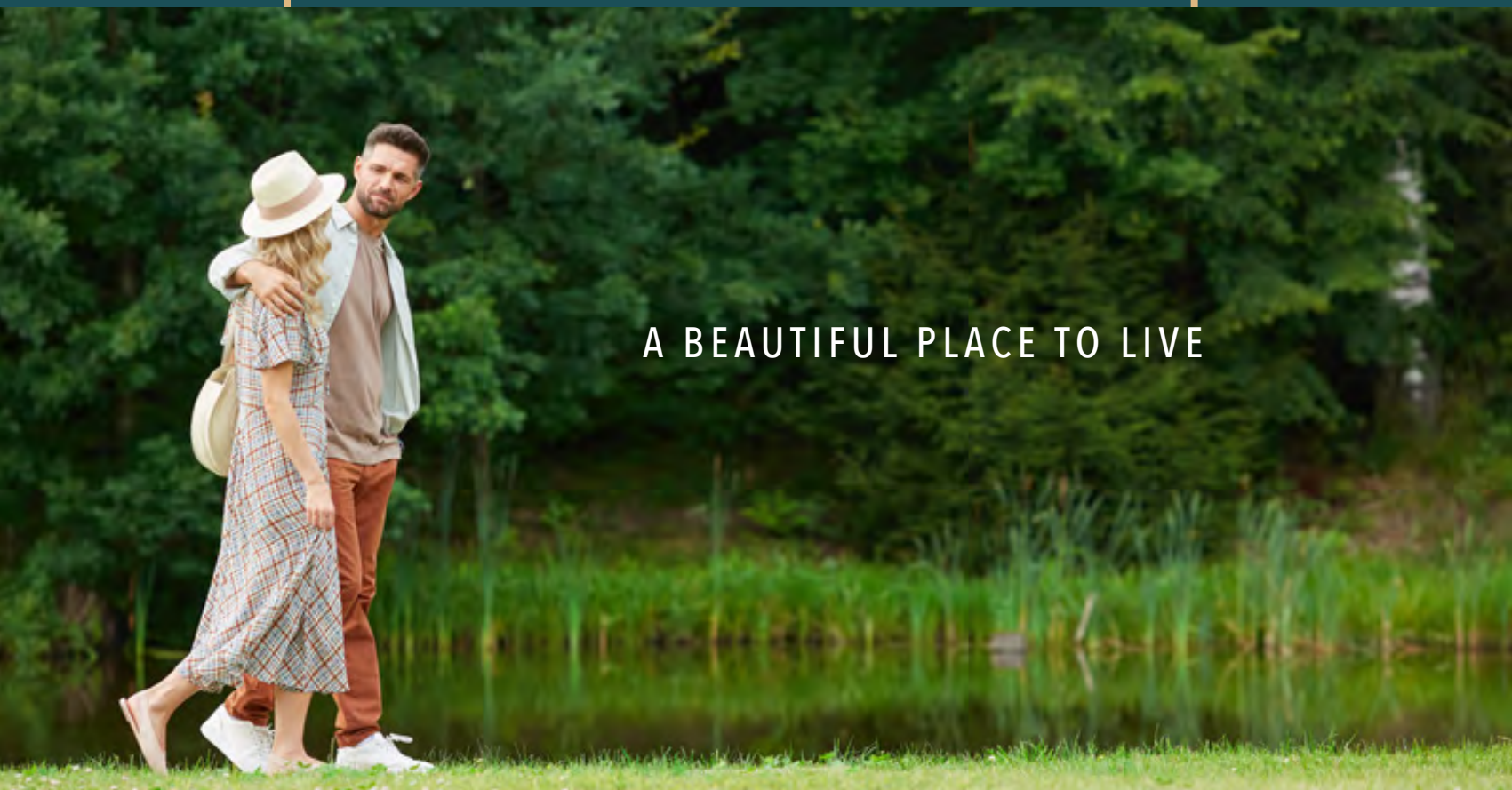




ROSE HILL

MALLOW



A BEAUTIFUL PLACE TO LIVE



ROSE HILL



# HOMES DESIGNED AROUND YOU

Welcome to Rose Hill, a stunning new development on the west side of Mallow Town. It comprises of 73 beautifully finished homes thoughtfully laid out with a large centrally located green, beautiful tree lined avenues and a convenient on-site creche.

It's a development that has considered every stage of life for those who may choose to call it home. From terraced to fully detached designs, in choices of three and four beds, it has options to suit those just starting out, those with growing families and those looking for somewhere idyllic to retire.

Whichever house-type you choose you'll enjoy thoughtful design, incredible attention to detail and a BER A2 rated level of energy and cost efficiency.



## AT THE HEART OF IT ALL

Nestled in the heart of scenic countryside, Mallow is a vibrant, bustling and unexpectedly charming town. Founded as a Spa town and holiday health retreat in 1724, after curative springs were discovered, Mallow has long been an oasis for rest, work and play.

Known affectionately today as the Crossroads of Munster, this modern, thriving town has every amenity you might need. And yet, in a matter of minutes in either direction, you've the freedom to escape into an entirely different world of breathtaking lakes, rivers and mountain trails.

It's a town that offers an unrivalled opportunity to live in the heart of it all. With every amenity and every escape, all there on your doorstep.





ROSE HILL

A FINGER ON THE PULSE

FRESH FLAVOURS

Brimming with pubs, restaurants, cafes and hotels, you’ll be spoiled for dining choices. There are bakeries, delis, specialist stores and a weekly farmers market to sample the freshest flavours the surrounding lands have to offer.

LATEST FASHIONS

From favourite brands to unique boutiques, this bustling town is a haven for retail therapy with everything from new school shoes to formal wear. And all the latest trends.

SPORTING ACTION

For sports fans, Mallow has it all. One of the oldest rugby clubs in the country. Golf and soccer clubs. A GAA club and family sports complex. A swimming pool. And the renowned Mallow Racecourse.



EXPAND YOUR HORIZONS

LEARN

A centre for learning excellence for all ages, Mallow has a choice of eight national schools and four secondary schools for families to choose from. And three third level and adult education facilities.

EXPLORE

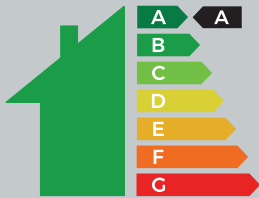
Nestled within the most breathtaking countryside, explore the incredible Ballyhass Lake, Blackwater River, Ballyhoura Mountain or visit the Donkey Sanctuary. All on your doorstep.

TRAVEL

Mallow is the ideal base, for wherever you want to go. Hop on the train and be in Cork City in less than half an hour. Or Dublin in just over two. And trips further afield couldn’t be easier to plan either with Cork Airport (42km), Kerry Airport (70km) and Shannon Airport (84km) all in close proximity.



# SPECIAL FEATURES



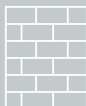
## BUILDING FABRIC

Passive principles have been applied to the building fabric with a high-level of insulation, improved air-tightness, and reduced thermal bridges which result in a reduced energy demand and increased levels of comfort.



## WINDOWS

High-quality uPVC windows with soft-coat, low-emissivity glass and multi chamber, steel reinforced frames combine to significantly reduce heat loss.



## EXTERNAL WALLS

Selected stock brick on certain elevations, painted smooth plaster rendered walls provide a high-quality, contemporary finish. Low maintenance uPVC fascia, soffit and rainwater pipes compliment the natural slate finish.



## INTERIOR FINISHES

Increased ceiling heights create rooms that feel open and inviting. Superior-quality internal joinery is present throughout and includes oak handrails to stairs. A sealed attic hatch with pull-down ladder allows easy access to additional storage area.



## EXTERNAL DOOR

Market leading heavy-duty engineered multi-point locking door giving the aesthetic appeal of a traditional timber door while providing exceptional strength, security and thermal performance characteristics.



## INTERNAL DOORS

High-quality oak finish doors are fitted with satin chrome-finished handles, hinges and locks.



## 10-YEAR HOMEBOND GUARANTEE

Each home is covered by a 10-year Structural Defects HomeBond insurance warranty and a 5-year Mechanical and Electrical Inherent Defects warranty offering unrivalled insurance protection for your home.



## SMART HEATING CONTROL

The optional Online System allows full remote control of the heating and hot water system from any location. Temperatures and timings of individual zones can be adjusted via phone so you can arrive back to a warm home at any time of day or night. This level of functionality can help further reduce bills by switching off the heating if you are delayed.



## MEDIA & COMMUNICATIONS

High-speed data points and a generous allowance of high quality switches, sockets and telephone points throughout. The development provides for super-fast broadband and cable TV.



## KITCHEN & UTILITY

Imaginatively designed, superior quality kitchens which are fully fitted by our award winning suppliers. The utility rooms are also designed to maximise on storage with units that complement the kitchen. (PC Sum Allowance).



## HEATING

An ‘A’ Rated split bi-zone Air Source Heat Pump allows precise control over the three heating zones – living, sleeping and water. In addition to the separate heating zones, radiators are fitted with thermostatically-controlled valves providing additional room-by-room control.



## GARDENS & DRIVEWAY

Professionally designed landscaping throughout the development. All gardens are generous in size and come with seeded lawns surrounded by a secure 1.8m timber fence with concrete posts providing privacy on each side of the garden. Cobblelock paving and concrete footpaths provided as standard.



## BATHROOMS & EN-SUITES

All bathrooms and en-suites come fully- fitted with a sophisticated range of designer sanitary ware. A high-pressure water supply is pumped to all showers. (Shower door/screen not included).



## HEAT-RECOVERY VENTILATION

This system provides a healthier living environment while significantly reducing the heating demand. The outgoing air passes through a heat exchanger and preheats the incoming air, recovering 90% of the heat that would otherwise be lost. The air in the house is changed more frequently than naturally ventilated houses and all incoming air is filtered, reducing dust and other pollutants creating a fresher, healthier place to live.



## SECURITY & SAFETY

Mains-powered smoke, carbon monoxide and heat detectors are fitted throughout the house. All windows and doors come with multi-point locking systems.

HOUSE TYPE A

4 BED DETACHED  
227.70 sq.m    2450.96 sq.ft



GROUND FLOOR

ROOM	SQM	SQ FT
Sitting Room	23.10	248.65
Kitchen/Dining Room	51.00	548.96
Living Room	16.90	181.91
WC	2.80	30.14
Utility Room	4.00	43.06
Study/TV Room	10.30	110.87



FIRST FLOOR

ROOM	SQM	SQ FT
Master Bedroom	17.90	192.68
Master Bedroom En-suite	3.70	39.83
Master Bedroom Wardrobe	3.30	35.52
Bedroom 1	14.20	152.85
Bedroom 1 En-suite	2.60	27.99
Bedroom 2	11.40	122.71
Bedroom 3	16.00	172.22
Bedroom 3 En-suite	2.60	27.99
Bathroom	11.10	119.48
Storage:	1.80	19.38





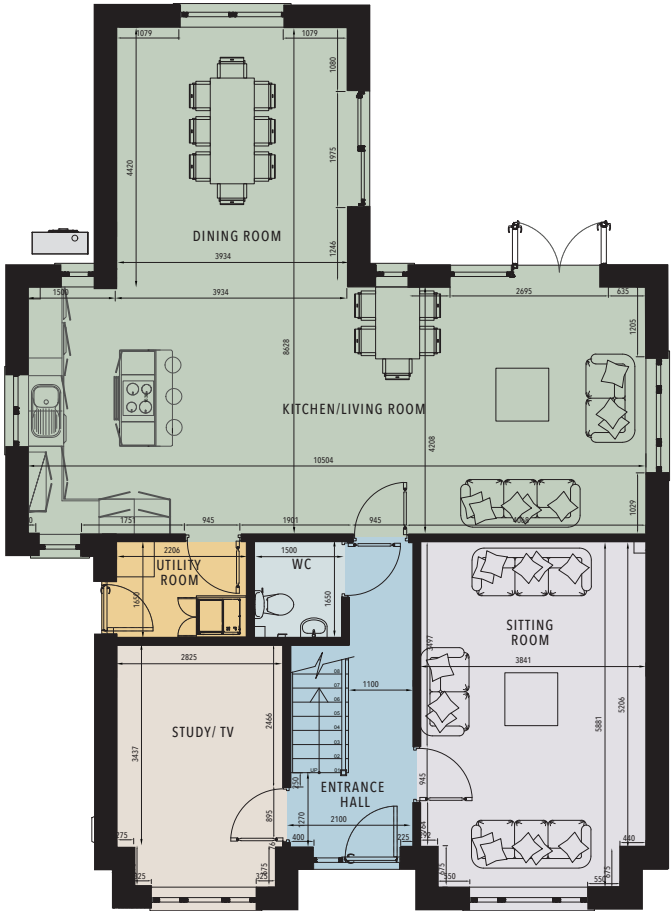
HOUSE TYPE B

4 BED DETACHED  
207.40 sq.m    2232.45 sq.ft



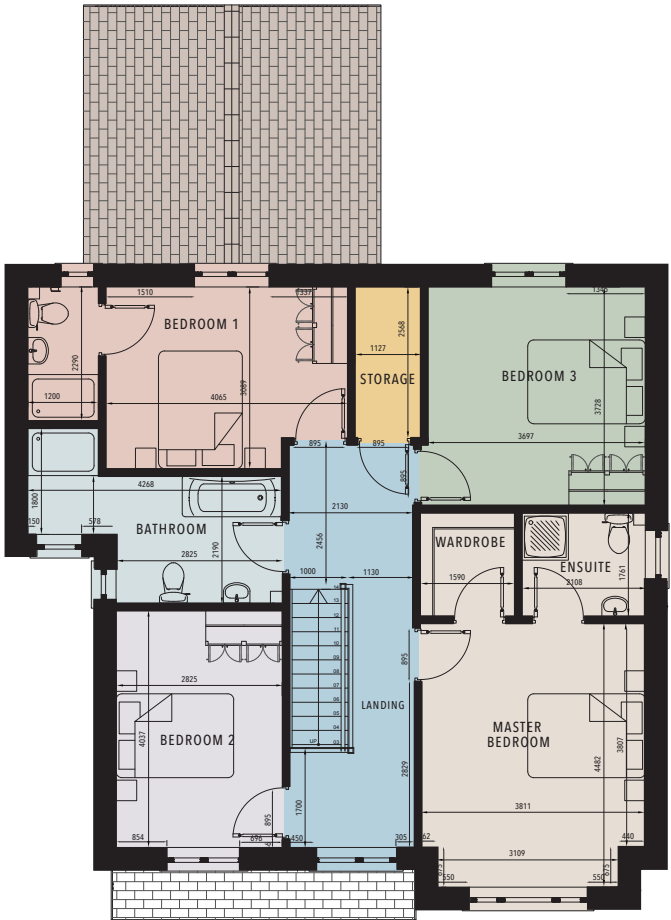
GROUND FLOOR

ROOM	SQM	SQ FT
Sitting Room	22.10	237.88
Kitchen/Living Room	44.00	473.62
Dining Room	17.40	187.29
WC	2.40	25.83
Utility Room	3.60	38.75
Study/TV Room:	11.30	121.63



FIRST FLOOR

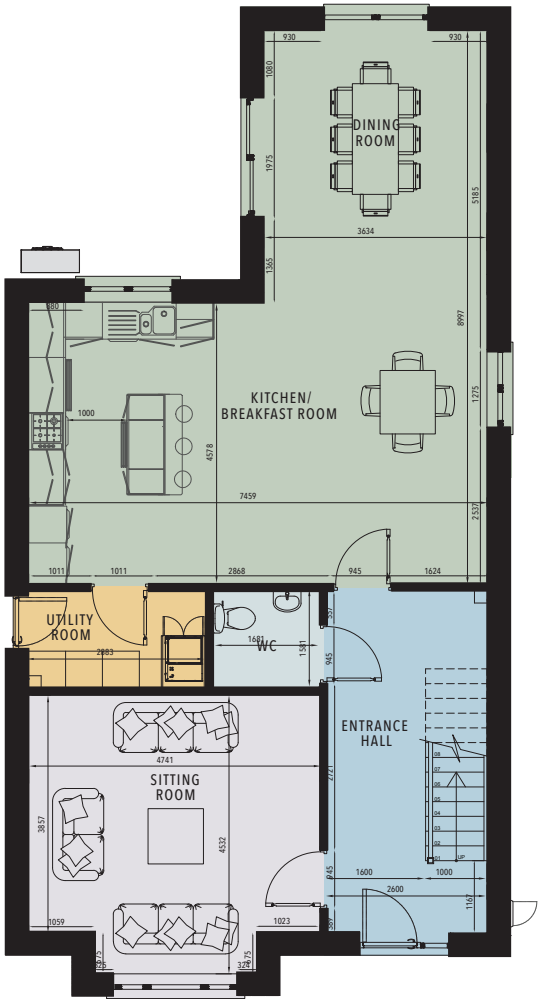
ROOM	SQM	SQ FT
Master Bedroom	16.60	178.68
Master Bedroom En-suite	3.70	39.83
Master Bedroom Wardrobe	2.80	30.14
Bedroom 1	12.10	130.24
Bedroom 1 En-suite	2.70	29.06
Bedroom 2	11.40	122.71
Bedroom 3	13.90	149.62
Bathroom	8.60	92.57
Storage	2.90	31.22





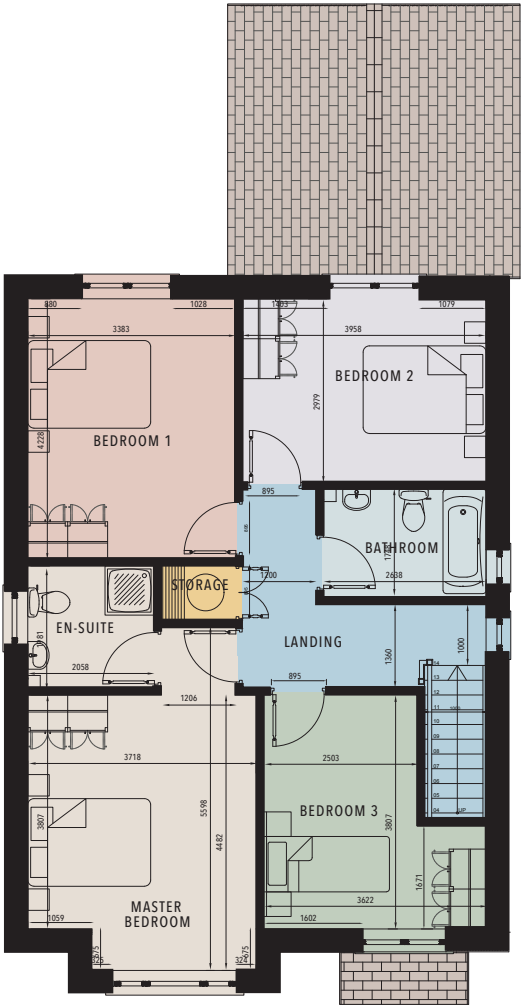
# HOUSE TYPE C

4 BED DETACHED  
172.60 sq.m   1857.87 sq.ft



## GROUND FLOOR

ROOM	SQM	SQ FT
Kitchen/Breakfast Room	34.00	365.98
Dining Room	15.60	167.92
Utility	4.50	48.44
WC	2.60	27.99
Sitting Room	19.80	213.13



## FIRST FLOOR

ROOM	SQM	SQ FT
Master Bedroom	17.30	186.22
Master Bedroom En-suite	4.10	44.13
Bedroom 1	14.30	153.93
Bedroom 2	11.70	125.94
Bedroom 3	11.40	122.71
Bathroom	4.60	49.51
Storage	1.00	10.76



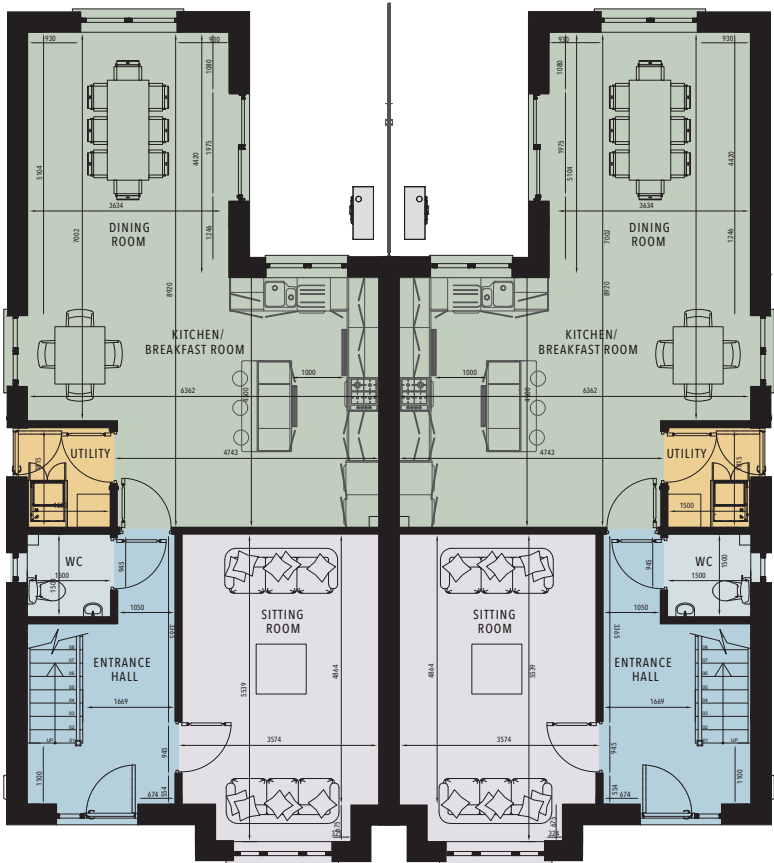
# HOUSE TYPE D1/D2

4 BED SEMI DETACHED  
139.50 sq.m   1501.58 sq.ft



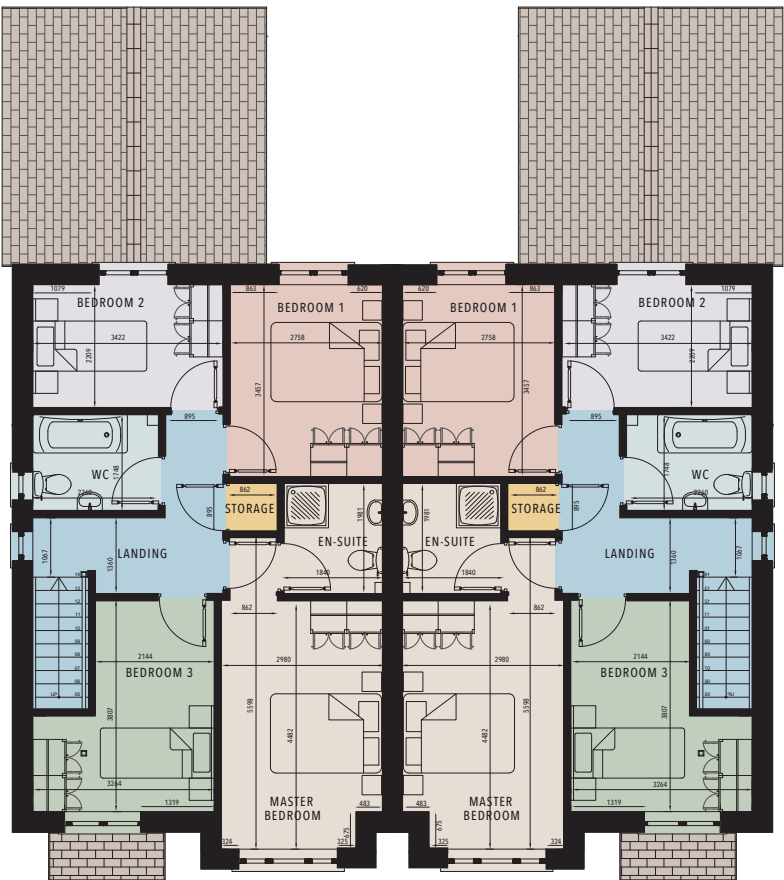
## GROUND FLOOR

ROOM	SQM	SQ FT
Sitting Room	19.00	204.52
Kitchen/Breakfast Room	25.60	275.56
Dining Room	15.60	167.92
Utility	2.60	27.99
WC	2.20	23.68



## FIRST FLOOR

ROOM	SQM	SQ FT
Master Bedroom	13.70	147.47
Master Bedroom En-suite	3.60	38.75
Bedroom 1	9.50	102.26
Bedroom 2	7.50	80.73
Bedroom 3	10.00	107.64
Bathroom	4.00	43.06
Storage	0.75	8.07





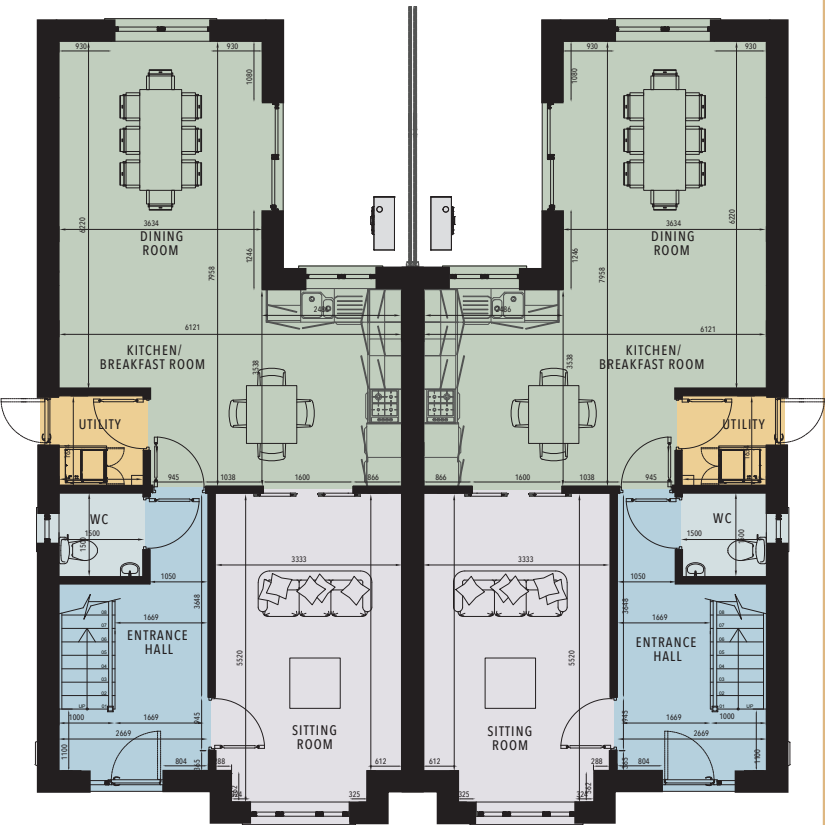
# HOUSE TYPE E

3 BED SEMI DETACHED  
124.20 sq.m    1336.89 sq.ft



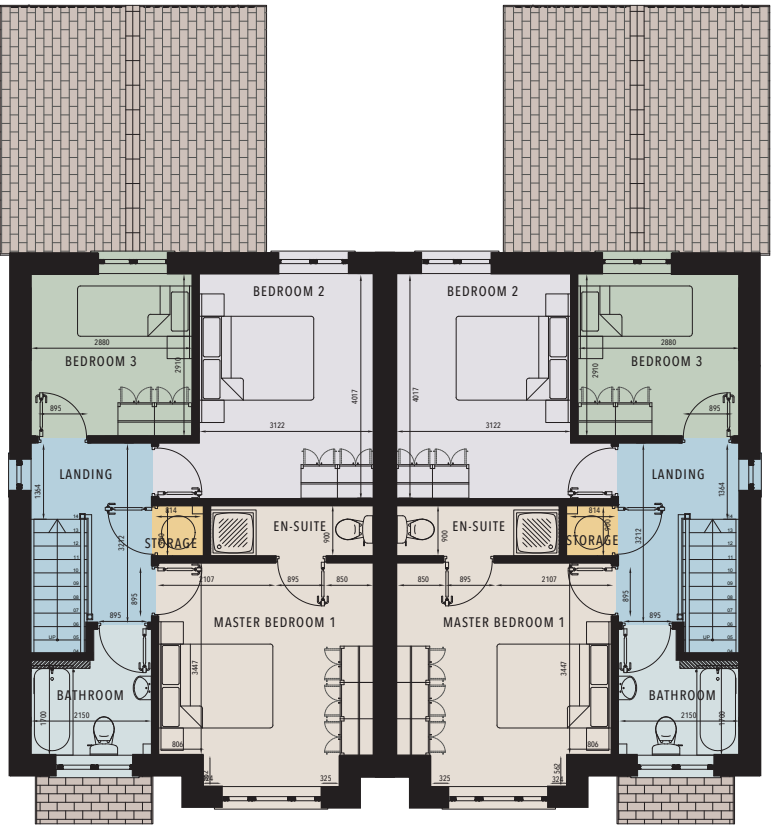
## GROUND FLOOR

ROOM	SQM	SQ FT
Sitting Room	18.70	201.29
Kitchen/Breakfast Room	19.60	210.97
Dining Room	15.60	167.92
Utility	2.40	25.83
WC	2.20	23.68



## FIRST FLOOR

ROOM	SQM	SQ FT
Master Bedroom 1	14.60	157.15
Master Bedroom 1 En-suite	2.60	27.99
Bedroom 2	13.30	143.16
Bedroom 3	8.30	89.34
Bathroom	4.20	45.21
Storage	0.73	7.86





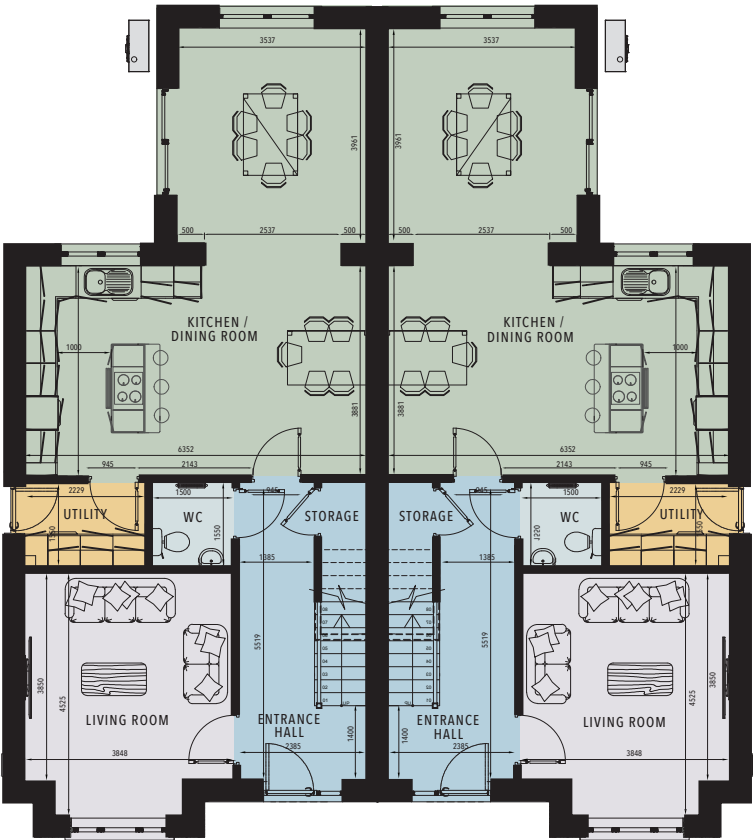
# HOUSE TYPE G1/G2

4 BED SEMI DETACHED  
139.20 sq.m   1498.35 sq.ft



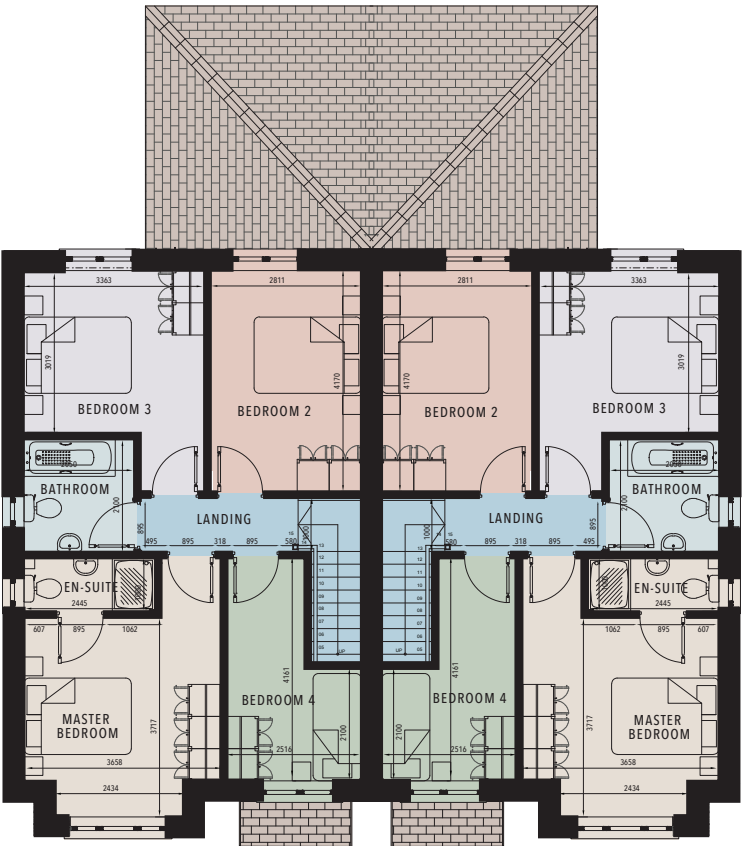
## GROUND FLOOR

ROOM	SQM	SQ FT
Living Room	16.50	177.61
Kitchen/Dining Room	40.20	432.71
Utility	3.50	37.67
WC	2.30	24.76
Storage	2.50	26.91



## FIRST FLOOR

ROOM	SQM	SQ FT
Master Bedroom	14.00	150.70
Master Bedroom En-suite	2.40	25.83
Bedroom 2	11.60	124.86
Bedroom 3	11.50	123.79
Bedroom 4	8.30	89.34
Bathroom	4.30	46.29





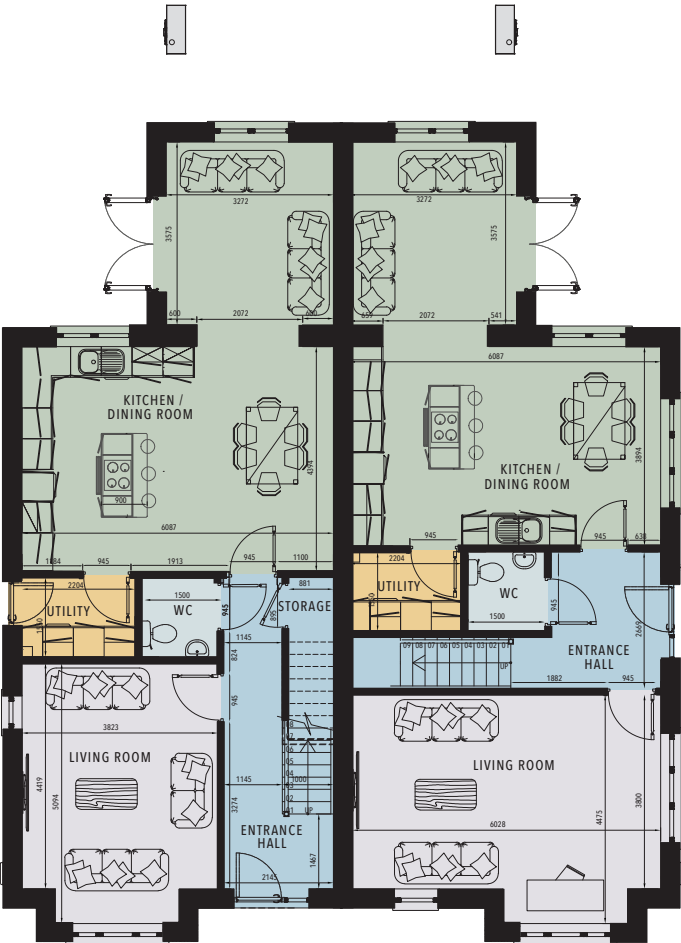
# HOUSE TYPE G3/G4

4 BED SEMI DETACHED  
144.20 sq.m   1552.17 sq.ft



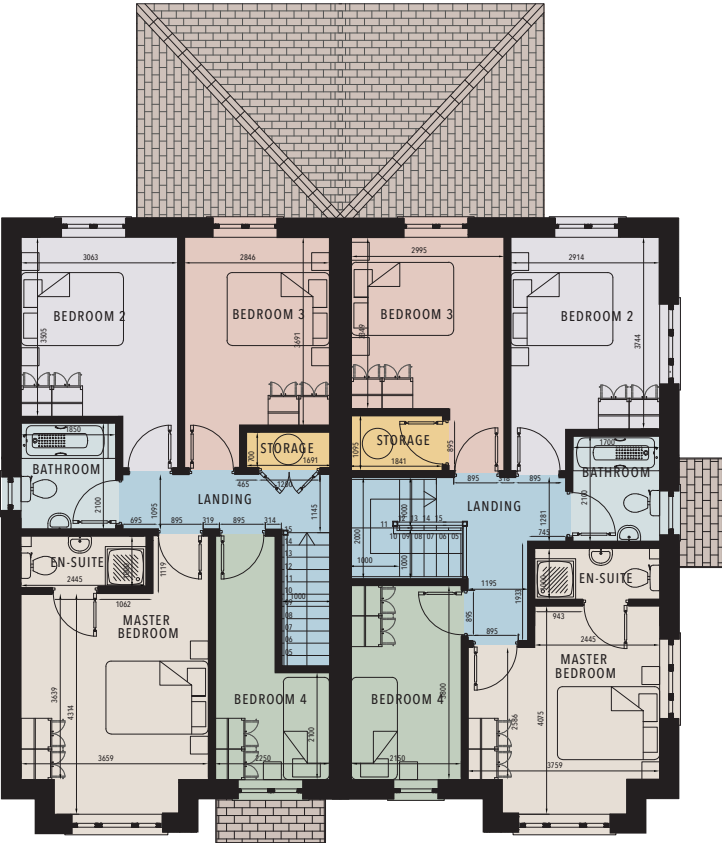
## GROUND FLOOR

ROOM	SQM	SQ FT
Living Room	24.50	263.72
Kitchen/Dining Room	36.30	390.73
Utility	3.50	37.67
WC	2.30	24.76



## FIRST FLOOR

ROOM	SQM	SQ FT
Master Bedroom	13.40	144.24
Master Bedroom En-suite	2.40	25.83
Bedroom 2	11.80	127.02
Bedroom 3	11.40	122.71
Bedroom 4	8.20	88.26
Bathroom	3.60	38.75
Storage	2.00	21.53





# HOUSE TYPE H1/J1

3 BEDROOM TERRACE

106.00 sq.m   1140.98 sq.ft

2 BEDROOM TERRACE

88.70 sq.m   954.77 sq.ft



## H1

### GROUND FLOOR

ROOM	SQM	SQ FT
Living Room	16.00	172.22
Kitchen/Dining Room	18.50	199.13
Utility	3.40	36.60
WC	2.30	24.76
Storage	2.00	21.53

## J1

### GROUND FLOOR

ROOM	SQM	SQ FT
Kitchen/Living/Dining Room	33.10	356.29
WC	1.50	16.15



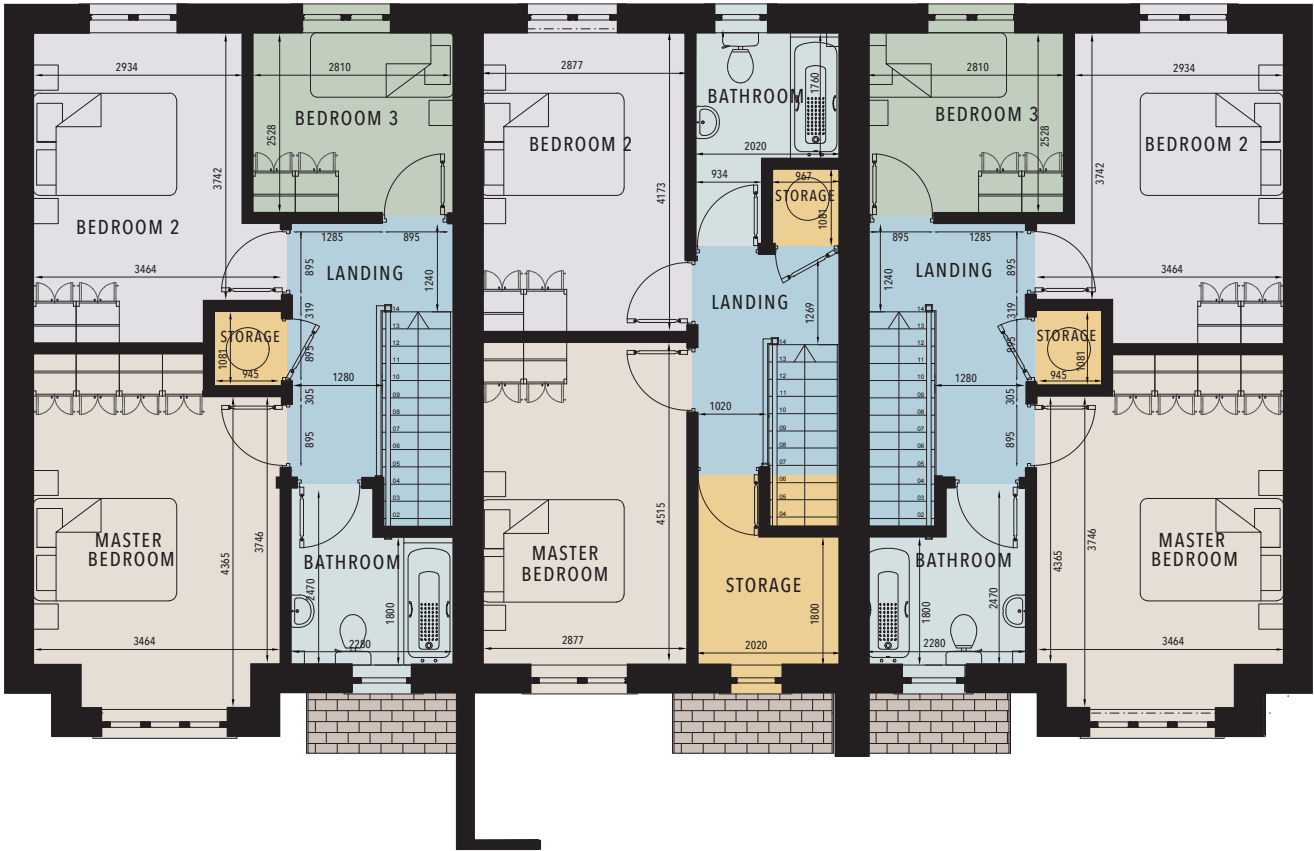
# HOUSE TYPE H1/J1

3 BEDROOM TERRACE

106.00 sq.m   1140.98 sq.ft

2 BEDROOM TERRACE

88.70 sq.m   954.77 sq.ft



## H1

### FIRST FLOOR

ROOM	SQM	SQ FT
Master Bedroom	15.90	171.15
Bedroom 2	13.00	139.93
Bedroom 3	7.10	76.42
Bathroom	4.90	52.74
Storage	1.00	10.76

## J1

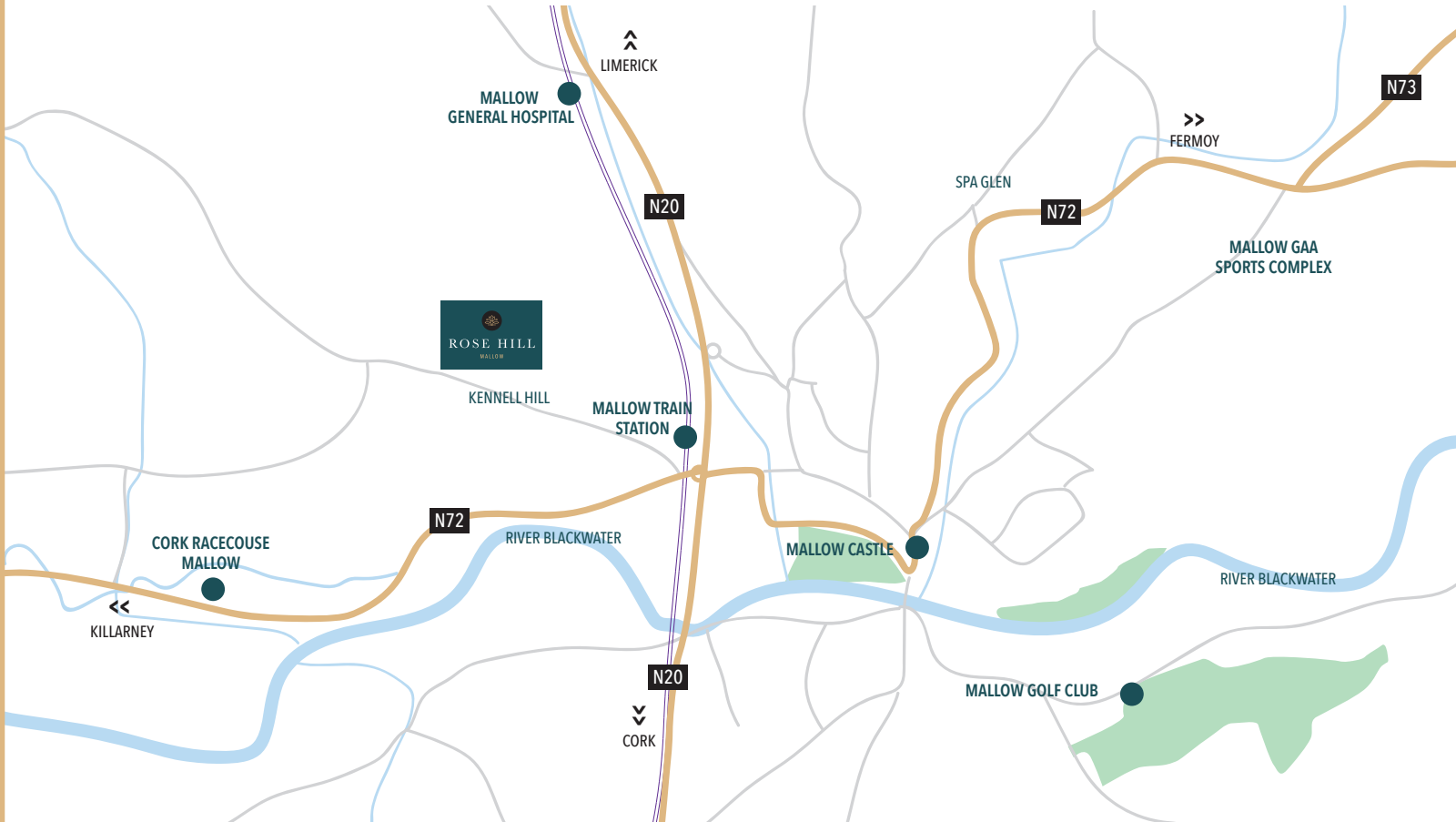
### FIRST FLOOR

ROOM	SQM	SQ FT
Master Bedroom	13.00	139.93
Bedroom 2	12.00	129.17
Bathroom	4.70	50.59
Storage	5.40	58.13



ROSE HILL

# LOCATION



# SITE MAP

- |                  |                  |
|------------------|------------------|
| HOUSE TYPE A     | HOUSE TYPE F     |
| HOUSE TYPE B     | HOUSE TYPE G1/G2 |
| HOUSE TYPE C     | HOUSE TYPE G3/G4 |
| HOUSE TYPE D1/D2 | HOUSE TYPE H1/J1 |
| HOUSE TYPE E     |                  |





## SELLING AGENTS



021 427 1371  
rosehill@savills.ie  
PSRA Licence 002233



## DEVELOPER



## PROJECT MANAGER



## MORTGAGE CALCULATOR



rose-hill.sussd.ie



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