



# 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, deli's, 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.

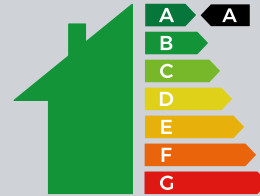
### EXPLORE

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



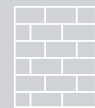
## BUILDING FABRIC

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.

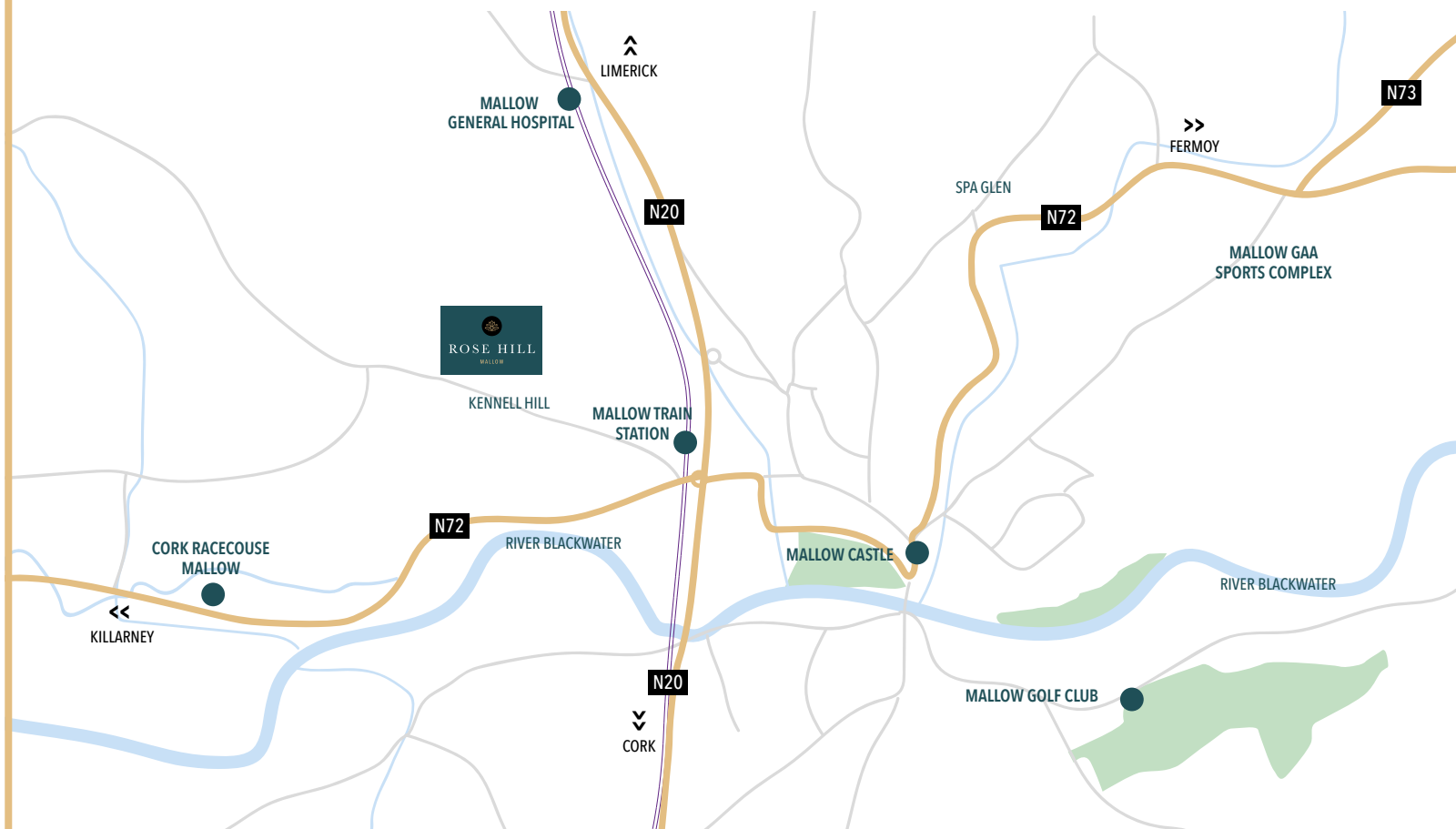


## SECURITY & SAFETY

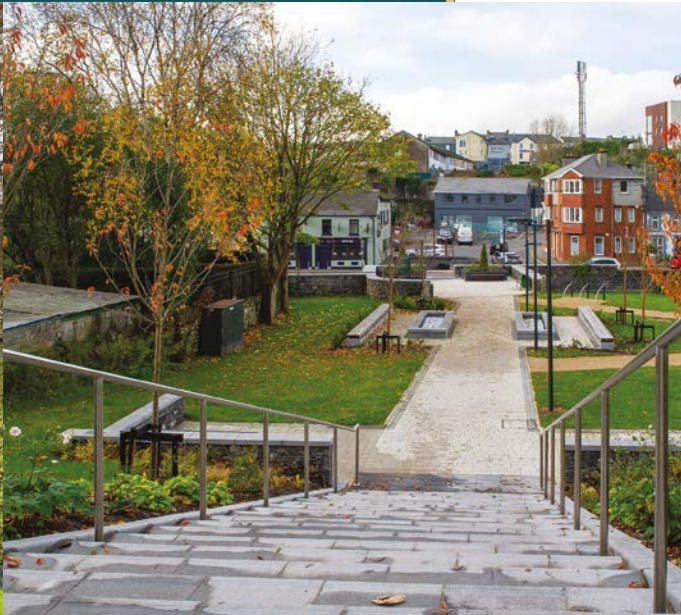
Mains-powered smoke, carbon monoxide and heat detectors are fitted throughout the house. All windows and doors come with multi-point locking systems.

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













# LOCATION



MALLOW IS A TOWN THAT OFFERS AN UNRIVALLED OPPORTUNITY TO LIVE IN THE HEART OF IT ALL



# SITE MAP

- |   |   |
|---|---|
|  HOUSE TYPE B1   |  HOUSE TYPE E1                           |
|  HOUSE TYPE B2   |  HOUSE TYPE F1                           |
|  HOUSE TYPE B3   |  DUPLEX APARTMENT BLOCKS 1-4 (ROSE WOOD) |
|  HOUSE TYPE C1   |  DUPLEX APARTMENT BLOCK 1 (ROSE VIEW)    |
|  HOUSE TYPE C2   |  APARTMENT BLOCKS 1 & 2                  |
|  HOUSE TYPE C3   |  APARTMENT BLOCK N/P                     |
|  HOUSE TYPE C4  |  CRECHE                                 |
|  HOUSE TYPE D1 |   |
|  HOUSE TYPE D2 |   |
|  HOUSE TYPE D3 |   |



## ROSE HILL

These particulars do not form an offer or part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Photos of interiors are for illustrative purposes only. Intending purchasers must satisfy themselves as to the accuracy of details provided to them in this brochure and nothing contained herein or information provided by the developers, vendor or other agents shall be deemed to be a warranty or representation in respect of the property. The information contained in this brochure is given in good faith however neither the developers or the vendors, nor their agents shall be held liable for any inaccuracies herein.



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