



WHITEHAVEN

SANTRY



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ABOUT COST RENTAL





WHAT IS **COST RENTAL**?

Cost Rental is a not-for-profit form of home rental where the rent you pay covers the cost of the construction, management, and maintenance of your new home. With rents set at a minimum of 25% below the average local market rate, Cost Rental offers a long-term, secure tenancy that is more affordable.

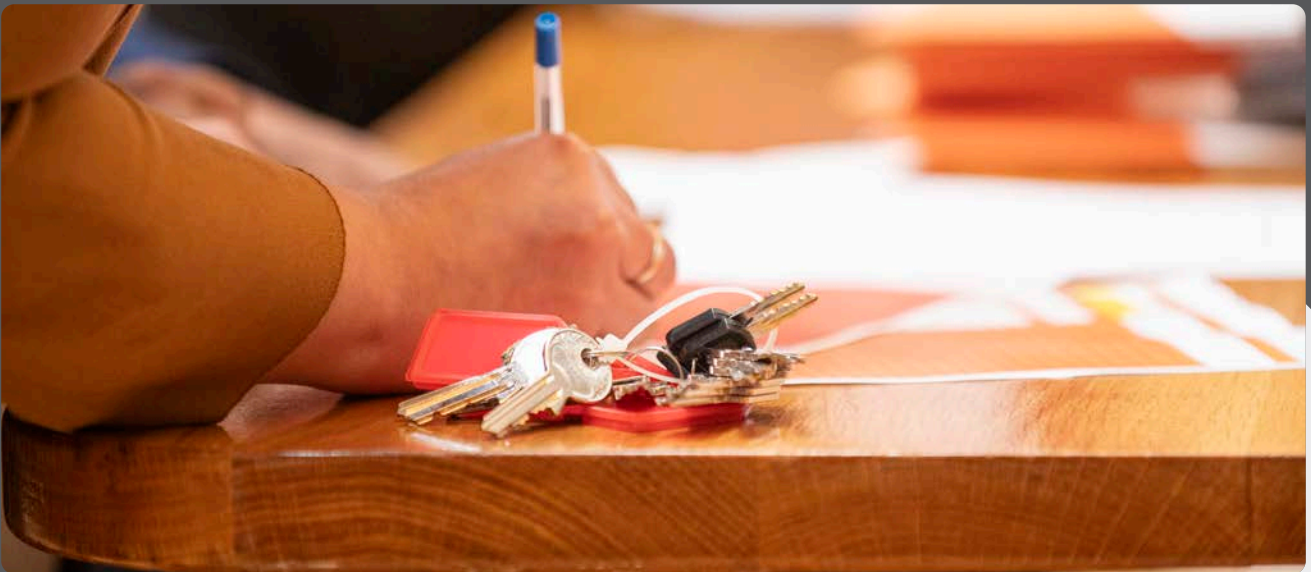
Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

*Please note that all images in this brochure are for illustrative purposes only and may not be representative of finished homes



WHY CHOOSE COST RENTAL?

- **Long-term, secure tenure:** After a six-month probationary period in your new home, you will have a tenancy of unlimited duration*.
- **Not-for-profit:** Rents are set at a minimum of 25% below the local market average. Rates are set to cover the cost of construction and maintenance in your new home, not to generate profit, resulting in rent that is more affordable.
- **Quality homes in sustainable communities:** Tuath's Cost Rental homes are modern, energy-efficient and comfortable, and are located in vibrant, sustainable communities.
- **Experienced management:** Tuath is a professional housing organisation and experienced Cost Rental provider, offering residents excellent service and peace of mind.



AM I ELIGIBLE FOR A COST RENTAL HOME?

TO APPLY FOR OUR COST RENTAL PROPERTIES, YOU MUST BE ABLE TO PROVE THE FOLLOWING:

- Your net household income is below €66,000 per annum for Dublin or less than €59,000 for elsewhere in the country
- You can afford to pay the rent for the home
- You do not own a property
- You are not in receipt of any social housing supports
- Your household size matches the size of the property advertised
- Your household has only entered one application for a specific Cost Rental property

*Permanent tenancy is dependent on consistent rent payment and fulfilment of tenancy obligations. Terms and conditions for Cost Rental housing in Ireland follow those set out in the Affordable Housing Act, 2021.



WHITEHAVEN

TUATH HOUSING IS PLEASED TO INTRODUCE 161 COST RENT HOMES AT WHITEHAVEN.

BUILT TO PASSIVE HOUSE STANDARD, WHITEHAVEN IN NO SANTRY OFFERS SOME OF THE MOST SUSTAINABLY DESIGNED RESIDENTIAL DEVELOPMENT IN THE IRISH MARKET TO DATE.



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Rent

- 1 Bed apartment - €1,395 per month
- 2 Bed apartment - €1,697 per month
- 3 Bed apartment - €1,850 per month

Deposit

- 1 Bed apartment - €1,345 per month
- 2 Bed apartment - €1,647 per month
- 3 Bed apartment - €1,800 per month



BUILDING STANDARDS AND HOME EFFICIENCY

WHITEHAVEN'S A-RATED HOMES ARE FINISHED TO A HIGH STANDARD WITH COMFORT AND CONVENIENCE IN MIND.

Energy efficiency and sustainability

The homes at Whitehaven are designed to be well-insulated and airtight, and all are fitted with solar panels and heat pumps. This high-spec finish has allowed them to achieve an 'A' BER energy rating, the highest possible rating, resulting in a reduced carbon footprint and energy cost savings.



External finishes

- Highly insulated envelope, preventing drafts and heat transfer from the building's interior to the exterior

Heating and electrical

- Efficient junctions for airtightness, helping to prevent heat loss
- Electric wall-mounted radiators
- Hot water heat pumps installed
- Generous lighting, power points and switches
- Smoke and heat detectors fitted as standard
- TV connection in living room, kitchen and master bedroom

Windows and doors

- High-performance windows
- Blinds fitted in windows

Internal finishes

- Flooring provided
- Walls painted throughout
- Floor coverings, fitted wardrobes and blinds

Kitchens

- Superb modern kitchen
- All kitchens fitted with an upstand

Bedrooms

- Fitted wardrobes in place

Bathrooms and ensuite

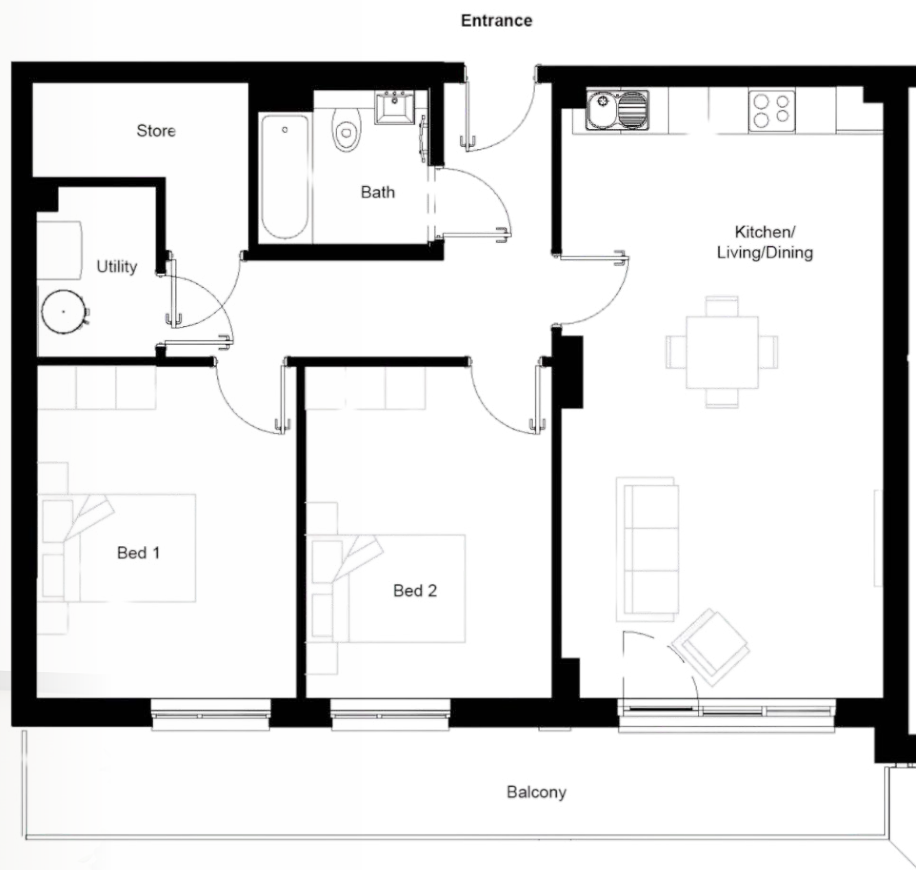
- Bathrooms fitted with stylish sanitaryware and designed around contemporary fresh lines to offer excellent quality throughout



2 BED APARTMENT

UNIT TYPE 1

81.2 sqm | 874 sqft



For illustrative purposes.

Plans and dimensions are indicative only and subject to change. Visuals used are for illustrative purposes only and may not be representative of finished homes.

2 BED APARTMENT

UNIT TYPE 2

82.7 sqm | 890 sqft



2 BED APARTMENT

UNIT TYPE 3

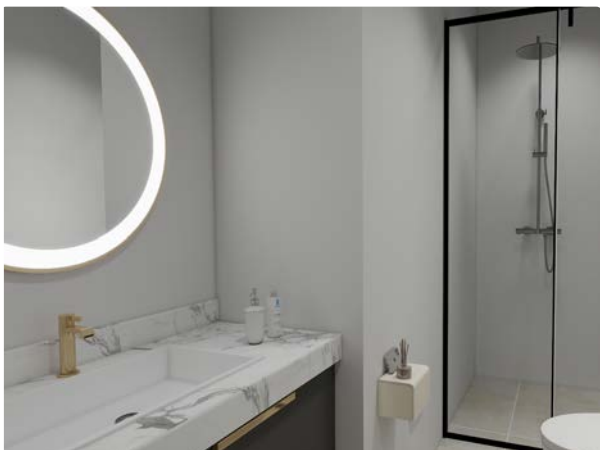
82.8 sqm | 891 sqft



2 BED APARTMENT

UNIT TYPE 4

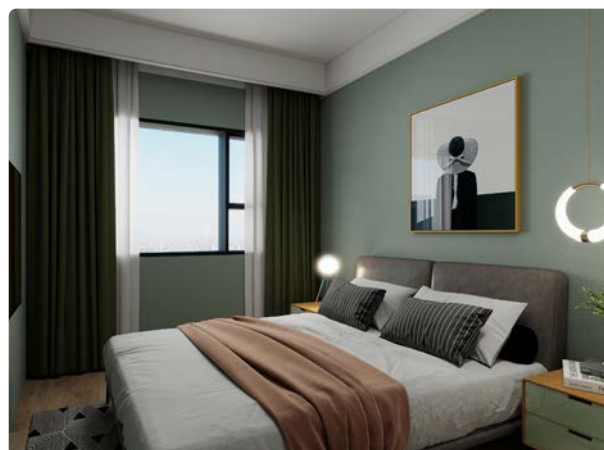
92.1 sqm | 991.4 sqft



3 BED APARTMENT

UNIT TYPE 1

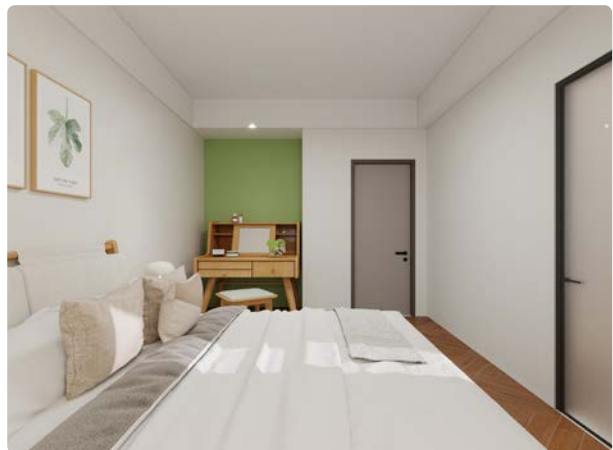
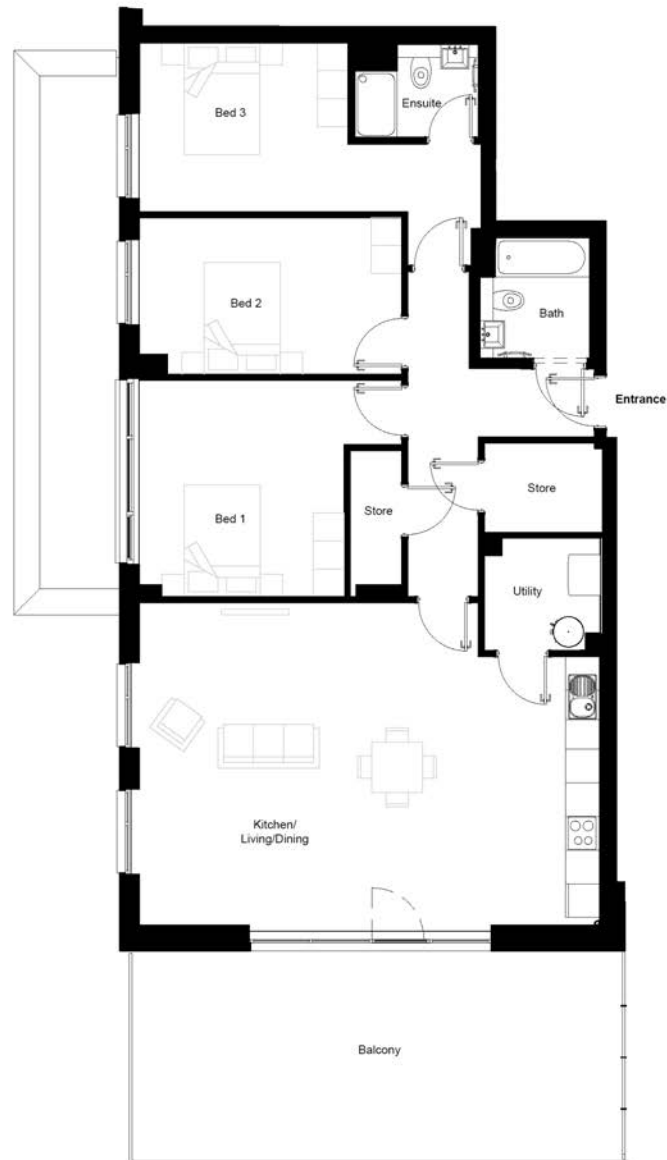
104.1 sqm | 1120.5 sqft



3 BED APARTMENT

UNIT TYPE 2

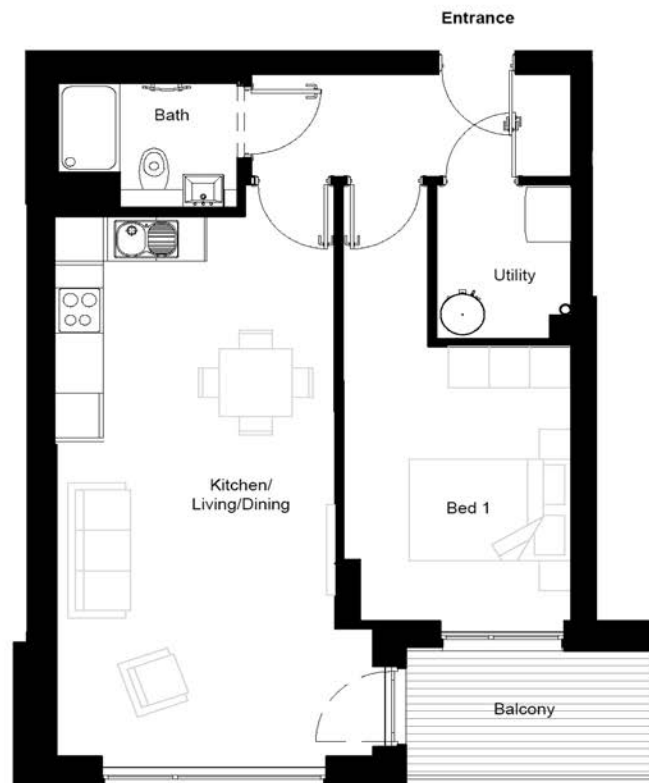
121.9 sqm | 1312.1 sqft



1 BED APARTMENT

UNIT TYPE 1

52.9 sqm | 569.4 sqft



2 BED APARTMENT

UNIT TYPE 5

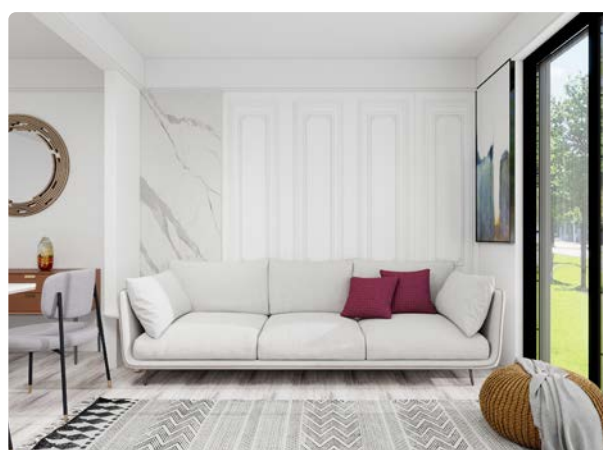
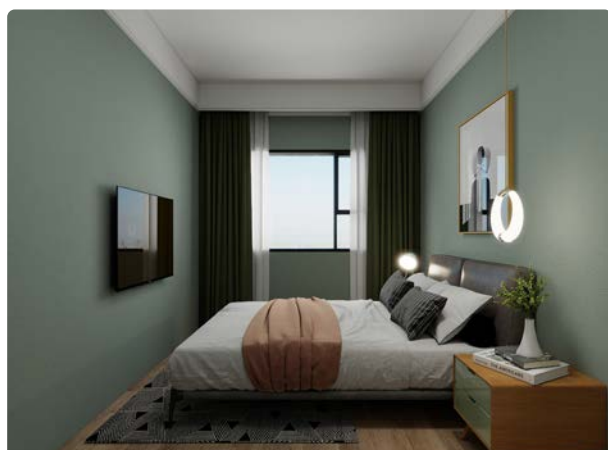
77.4 sqm | 833.1 sqft



2 BED APARTMENT

UNIT TYPE 6

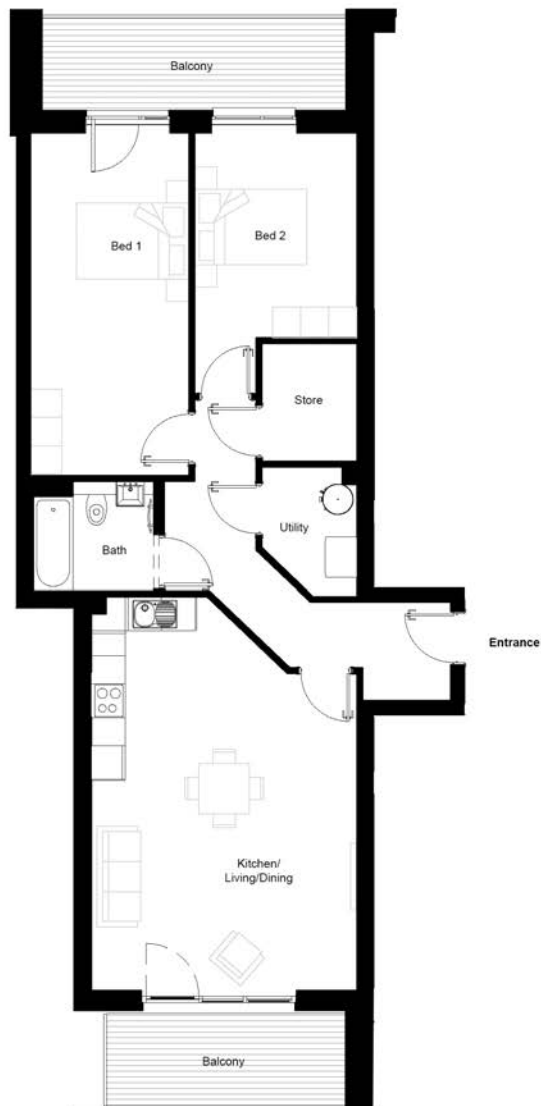
78.6 sqm | 846 sqft



2 BED APARTMENT

UNIT TYPE 7

80.5 sqm | 866.5 sqft



2 BED APARTMENT

UNIT TYPE 8

80 sqm | 861.1 sqft





Schools

- Santry National School
- Gaelscoil Bhaile Munna
- Our Lady of Victories Boys' National School
- St. Aidan's CBS
- Tinity Comprehensive School
- Dublin City University

Shopping

- Omni Park Shopping Centre
- Santry Village Retail Units
- Gulliver's Retail Park
- Aldi, Lidl, and Tesco (various locations nearby)

Sport

- Santry Sports Grounds
- Morton Stadium
- Santry Soccer Club
- ALSAA (Airline Staff Sports and Athletics Association)
- DCU Sports Complex

Transport

- Dublin Bus routes (e.g., 16, 41, 33, 104)
- M50 and M1 motorway access
- Proximity to Dublin Airport
- Future Metrolink project (planned)

Places of Interest

- Santry Demesne Park
- Morton Stadium
- National Botanic Gardens (short drive)
- Dublin City University (DCU)

LOCAL AMENITIES AND ACCESS

Whitehaven in Northwood, Santry is a well-connected community with a variety of amenities. Residents can access green spaces and a creche facility is planned for the development. A public green space offers green connections between Cedar View at the north of Whitehaven and Northwood Avenue to the South. Dublin City Centre is just 8km away, with a nearby bus connection to the city. Northwood is near the R108, N1 and M50 and just 4km from the Ballymun interchange.



By foot/bike

- Santry Park
- Santry River amenity walk
- Santry Community Garden

By car

- N1
- M50
- Ballymun interchange

By public transport

- Dublin City Centre – 8km
- High frequency bus corridor – 12 min walk away
- Planned Metro Link stop within walking distance of development

To learn more about Cost Rental homes with Tuath,
please visit our website: tuathhousing.ie/cost-rental/

tuathhousing.ie/cost-rental/



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