



CLÁÍ MÓR

OLD MONIVEA ROAD
GALWAY CITY



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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.



CLAÍ MÓR

TUATH HOUSING IS PLEASED TO INTRODUCE 28 HOMES AT CLAÍ MÓR, GALWAY CITY'S FIRST EVER COST RENTAL HOMES, LOCATED NEAR A VARIETY OF AMENITIES.



Rent

- 1 Bed Duplex - €1,100 per month
- 2 Bed Duplex - €1,400 per month
- 3 Bed Duplex - €1,600 per month

Deposit

- 1 Bed Duplex - €1,050
- 2 Bed Duplex - €1,350
- 3 Bed Duplex - €1,550



BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at Cláí Mór 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 features

- Architecturally designed with brick on selected areas to the front façade along with painted nap plaster finish
- Each home includes private open space
- Excellent permeability through the scheme with dual access from Monivea Road and Ballybane More Road
- Generous green space with landscaping

Internal features

- Walls and ceilings painted throughout and finished with emulsion paint
- Woodwork and joinery finished with satin oil paint
- Flooring throughout

Electrical and heating

- BER 'A' rating
- Generous lighting, power points, switches

Kitchen

- Stylish elegant kitchens from Keane Kitchens
- Built-in oven/hob
- Fridge/freezer and washer/dryer provided

Bathroom and ensuite

- Bathrooms and ensuite are fitted with stylish sanitary ware
- All bathrooms have a painted finish with feature tiling
- Pressurised hot water system for baths and showers

Windows and doors

- High performance low energy double glazed windows and doors

Heating and ventilation

- Highly efficient heat recovery ventilation system
- Air to water heat pump system providing on demand domestic hot water and energy efficient heating

Resident facilities

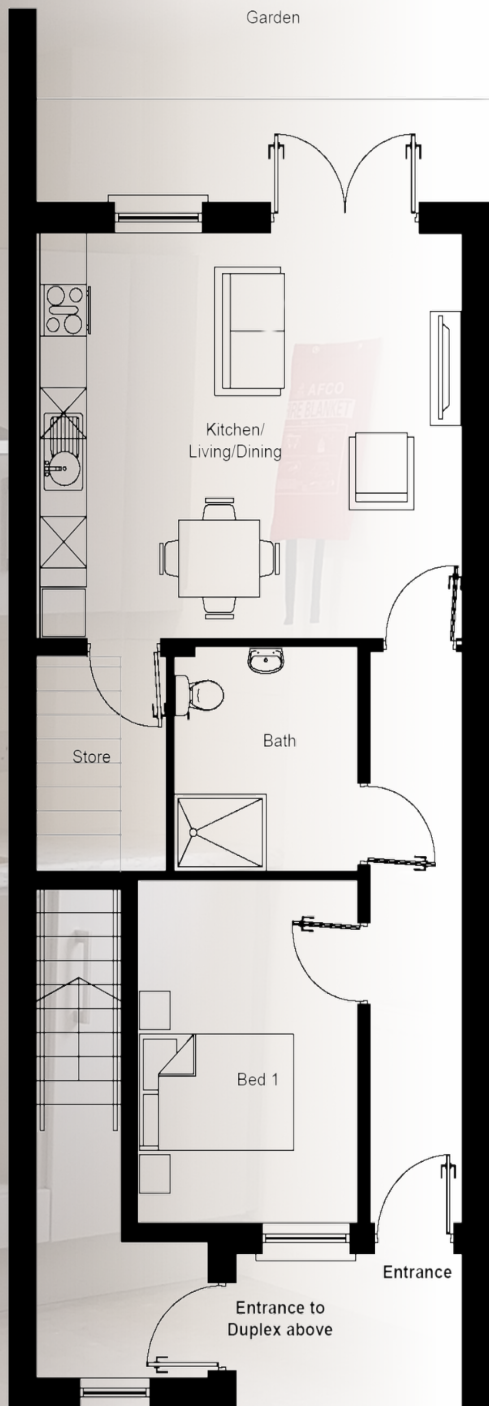
- Pocket parks and children's playground
- Car parking and secure bicycle storage
- Communal Electric Vehicle charging points
- Purpose built creche facility to come



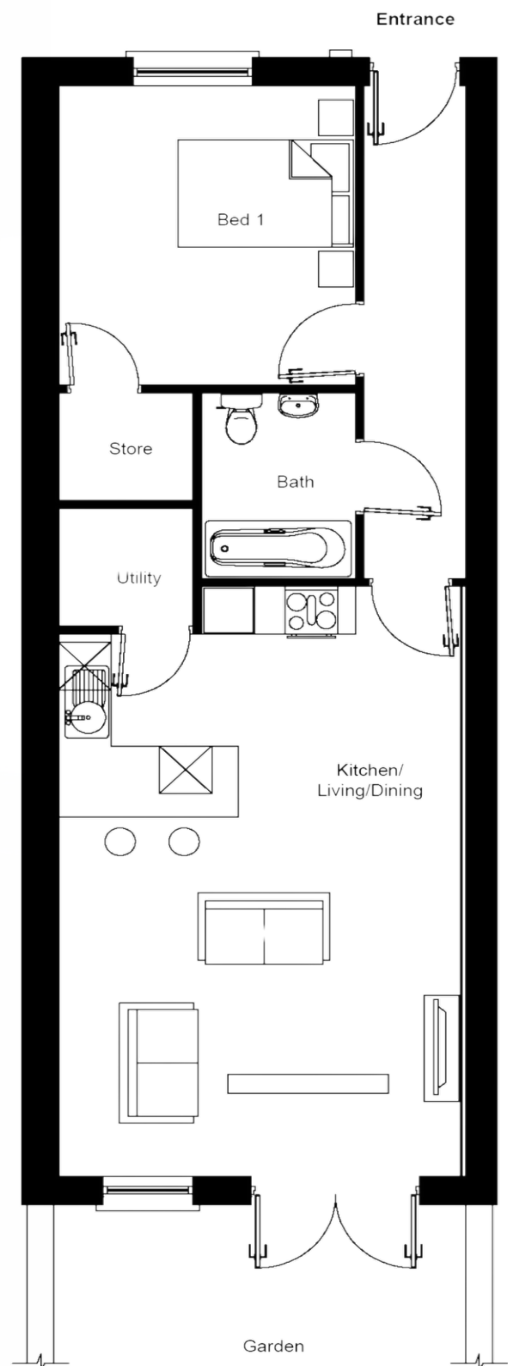


1 BED DUPLEXES

Unit Type 1



Unit Type 2



For illustrative purposes.

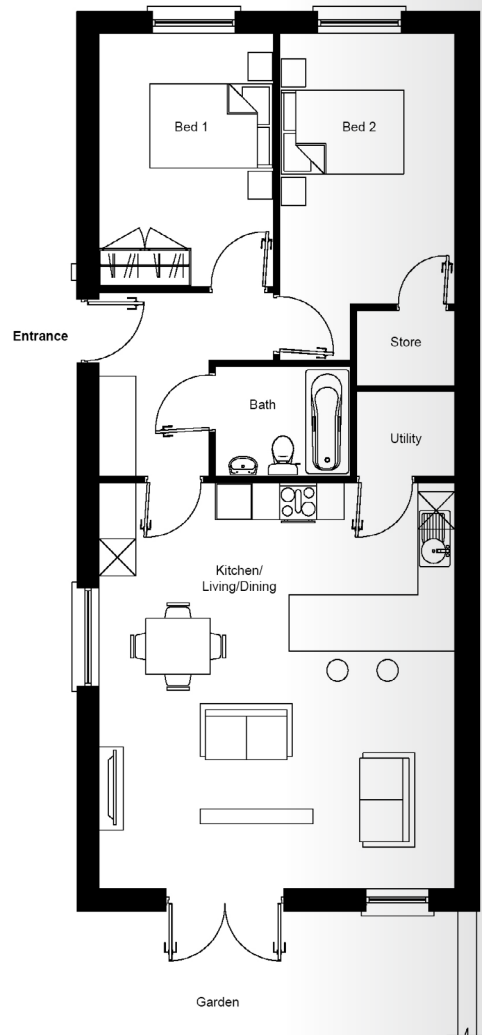
Plans and dimensions are indicative only and subject to change. Visuals used are for illustrative purposes only and may not be representative of finished homes.

2 BED DUPLEXES

Unit Type 1



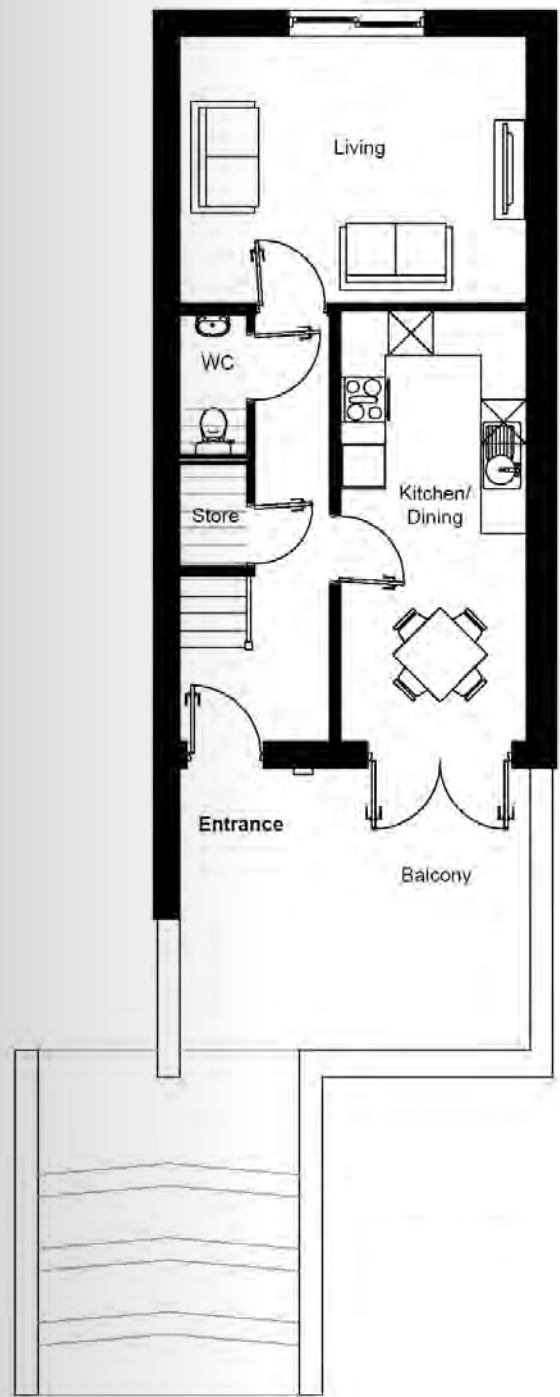
Unit Type 2



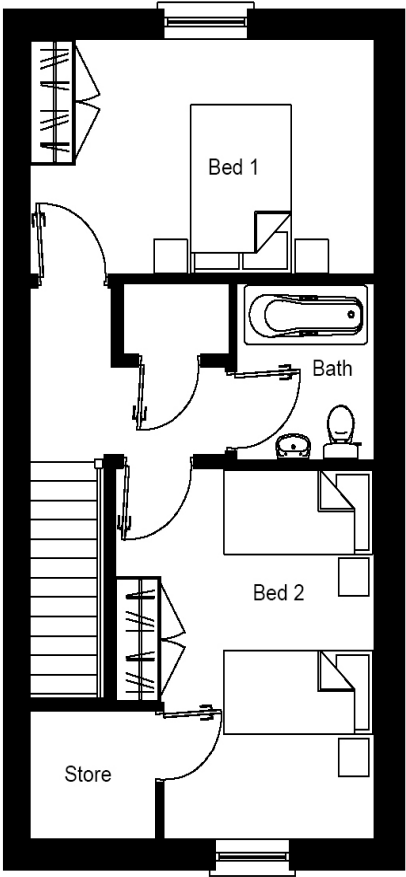
2 BED DUPLEX

UNIT TYPE 3

First Floor



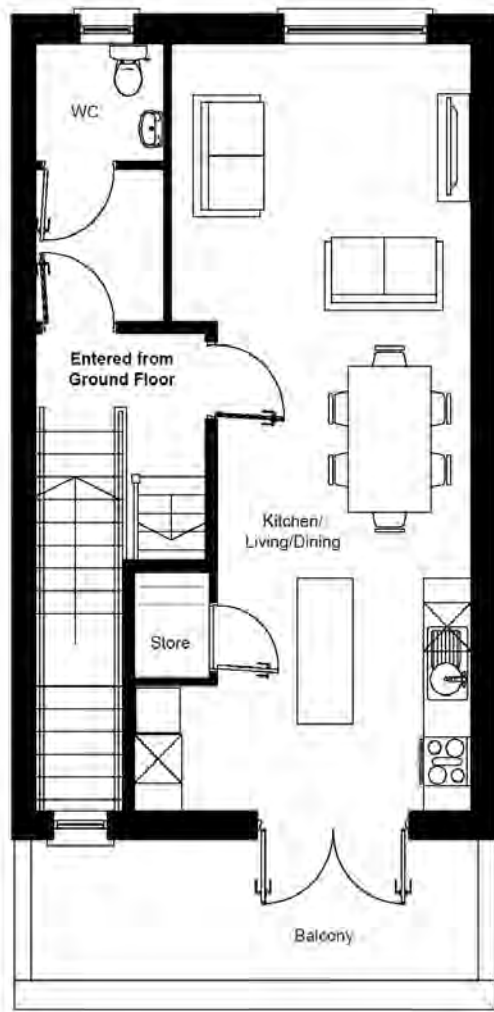
Second Floor



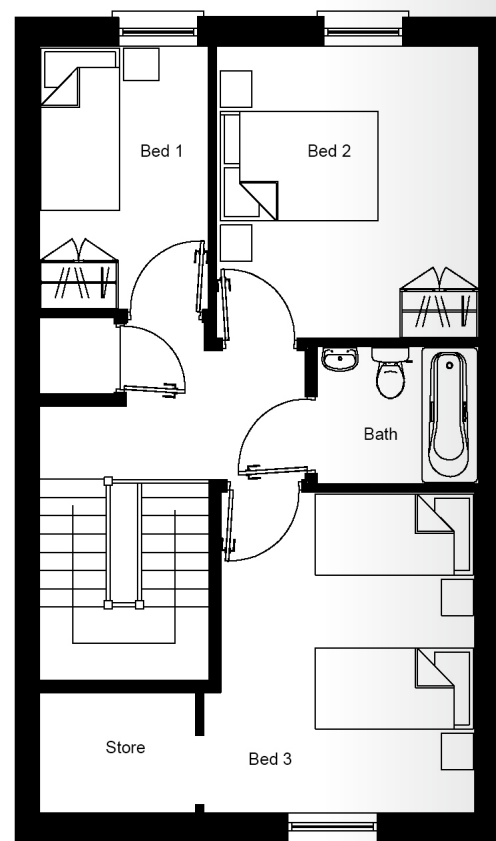
3 BED DUPLEX

UNIT TYPE 1

First Floor



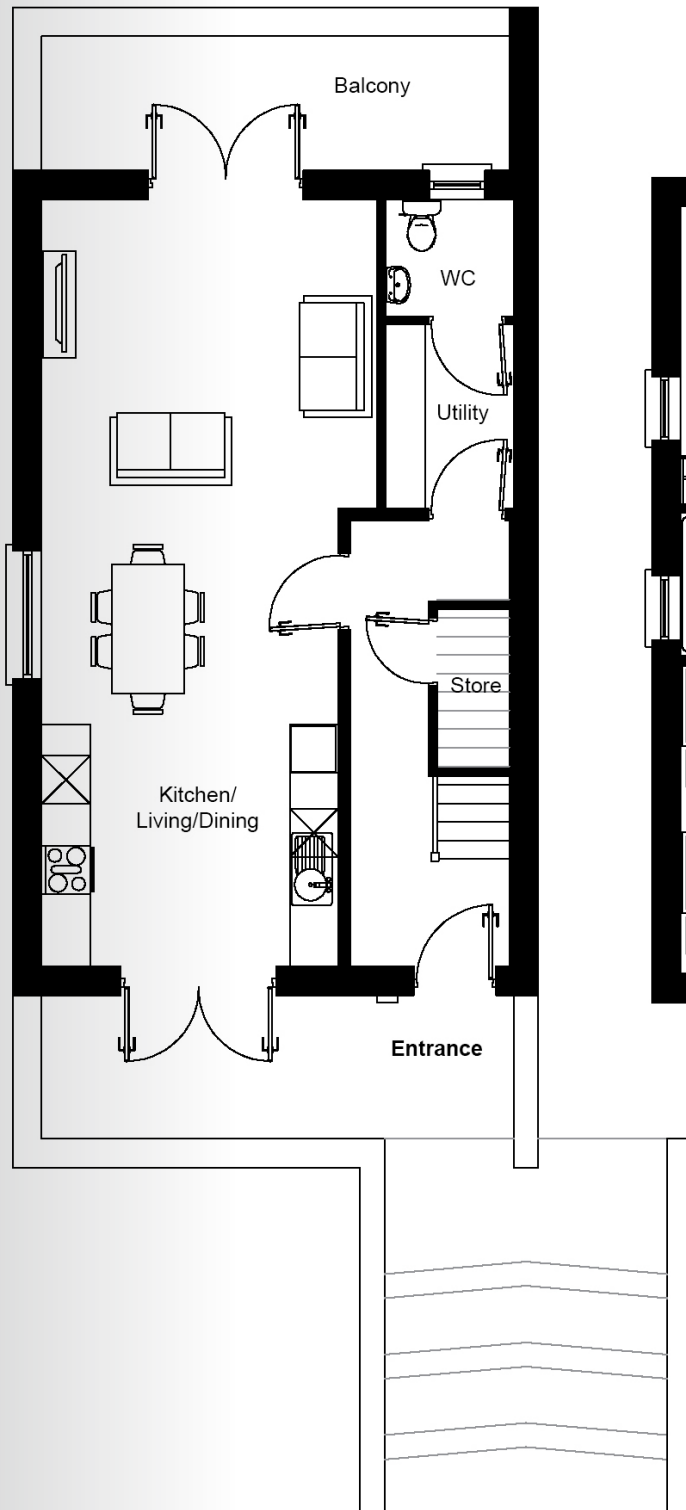
Second Floor



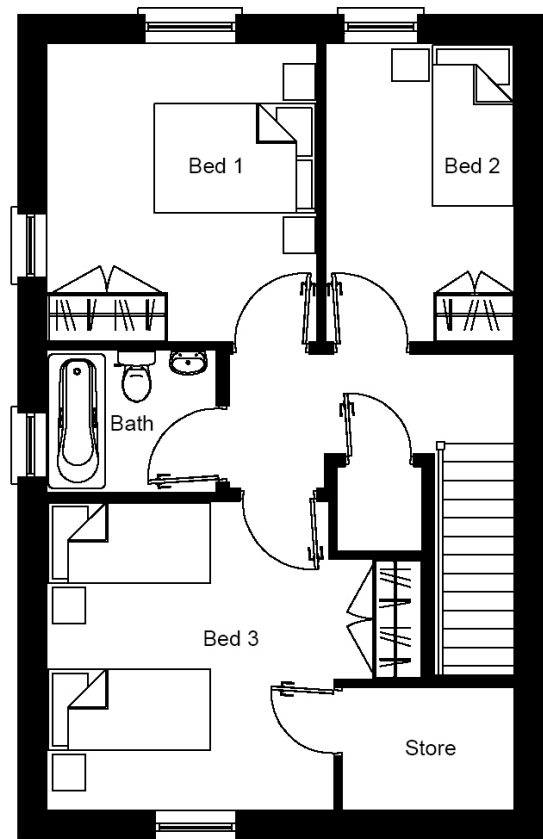
3 BED DUPLEX

UNIT TYPE 2

First Floor



Second Floor



Schools

- Merlin Woods Primary
- Merlin College Coláiste Mhuirlinne

Shopping

- Eyre Square Centre
- Galway Market
- Gateway Retail Park
- Galway Shopping Centre
- Briarhill Shopping Centre
- Briarhill Business Park

Sport

- Galway Racecourse
- Pearse Stadium
- Eamonn Deacy Park
- Galway Sportsgrounds

Places of Interest

- Galway Cathedral
- Spanish Arch
- Galway City Museum
- Salthill Promenade
- Eyre Square
- The Latin Quarter

LOCAL AMENITIES AND ACCESS

Claí Mór is a well-connected and vibrant community, near to a variety of amenities and resources.

The development sits 7km from Galway City centre and is a 4 minute drive from the N6/M6 Galway to Dublin route. Claí Mór is only a 10 minute drive from both Galway Ceannt and Oranmore train stations and is serviced by the Paddocks bus stop with the regular 401 bus route, facilitating ease of access to the city and Salthill.

Schools (Merlin Woods Primary and Merlin College Coláiste Mhuirlinne), universities (ATU Galway and University of Galway), essential services (Merlin Park Hospital, Parkmore Business Park) and recreational facilities (Merlin Park Woods, Doughiska Playground, Castlegar GAA, Renmore Gymnastics Club and Galway Racecourse) make it an attractive place to live.



By car:

- N6 national road – 4 minutes
- M6 motorway Galway to Dublin route – 4 minutes
- Merlin Park Woods – 3.7km
- Doughiska Playground 1.5km
- Castlegar GAA – 2.2km
- Renmore Gymnastics Club – 1.9km
- Galway Racecourse – 2.1km

By public transport:

- Galway Ceannt train station – 10 minute drive
- Oranmore train station – 10 minute drive
- The Paddocks bus stop 401 bus – 1 minute walk

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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