



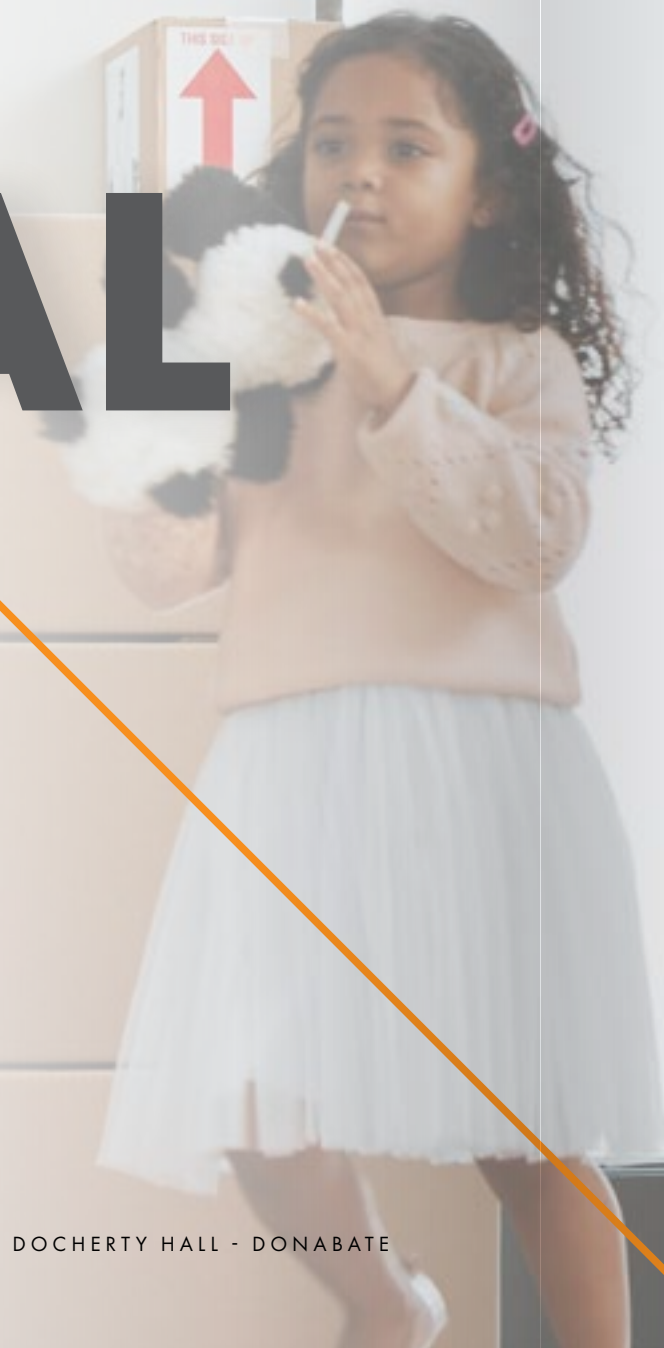
DOCHERTY HALL

D O N A B A T E

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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.

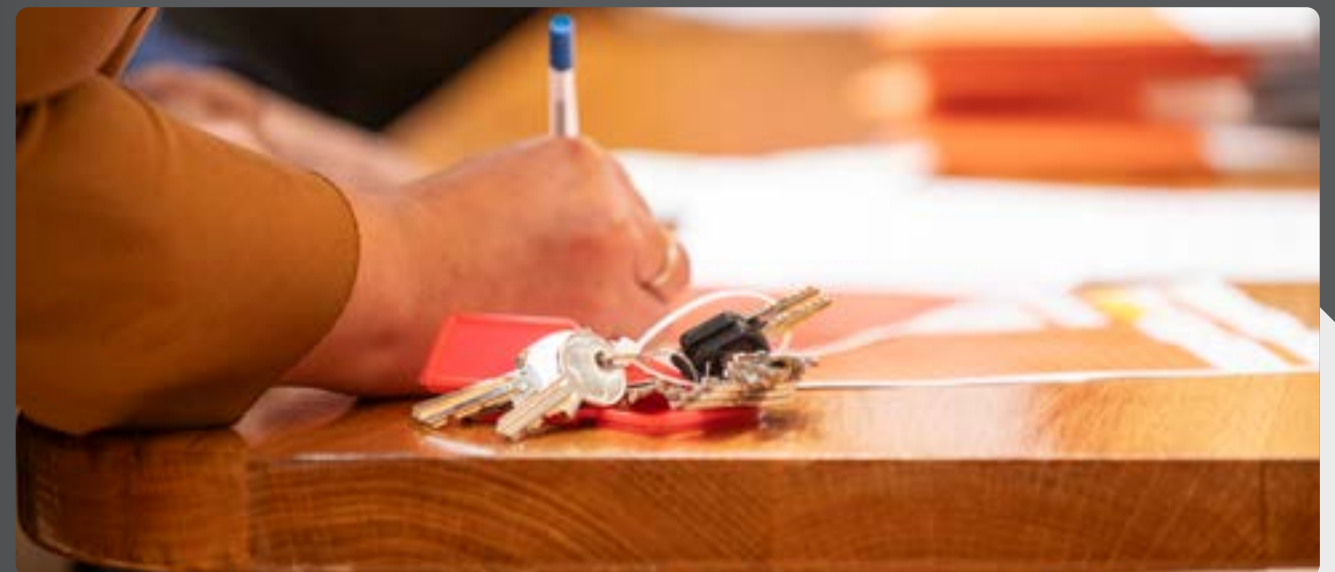
Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

***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.

DOCHERTY HALL

Tuath Housing is pleased to introduce 50 modern, A-rated Cost Rental homes at Docherty Hall, near to the coastal communities of Donabate and Portrane and providing ease of access to Dublin city and a variety of amenities.

Rent

1-bed apartment – €1,327 per month
2-bed apartment – €1,547 per month
3-bed apartment – €1,747 per month

Deposit

1-bed apartment – €1,227 per month
2-bed apartment – €1,497 per month
3-bed apartment – €1,697 per month



BUILDING STANDARDS AND HOME EFFICIENCY

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

Energy efficiency and sustainability

The homes at Docherty Hall are designed to be well-insulated and airtight, and all are fitted with 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

- Maintenance-free exteriors.
- Tasteful mix of brick and/or render.
- PVC fascia, gutters and downpipes.

Internal finishes

- Walls and ceilings painted throughout.
- Quality interior joinery to include painted doors, contemporary skirting and architraves finished in an off-white satin paint.
- Fitted wardrobes in the master bedroom.
- Double glazed windows.

Kitchen Facilities

- Superb modern kitchen with built-in oven/hob, fridge/freezer and soft close doors.
- All kitchens are fitted with an upstand.
- Washer and dryer provided.

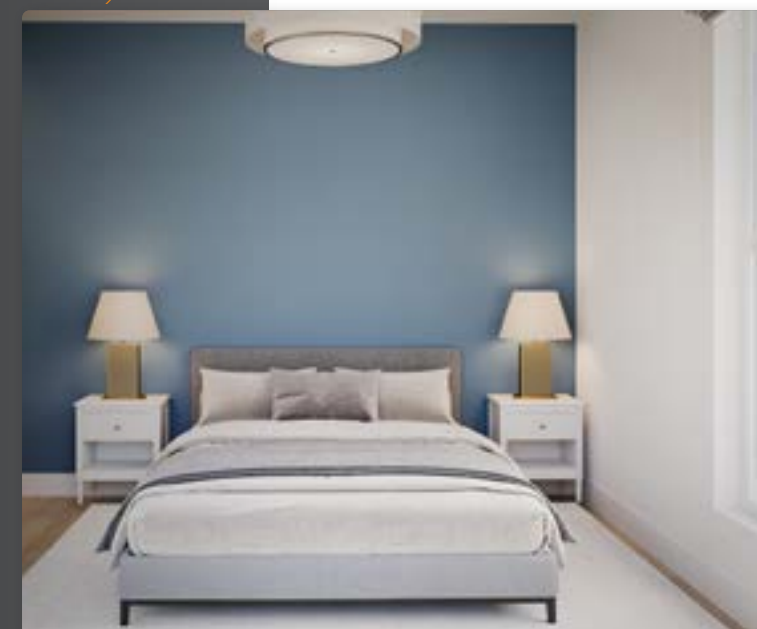


Bathroom and Ensuite

- High quality tiling to floors and wet areas in bathroom and ensuite.
- Contemporary bath or shower suites with pressurised water supply.
- Heated towel rails and high quality sanitary ware in all bathrooms and ensembles.

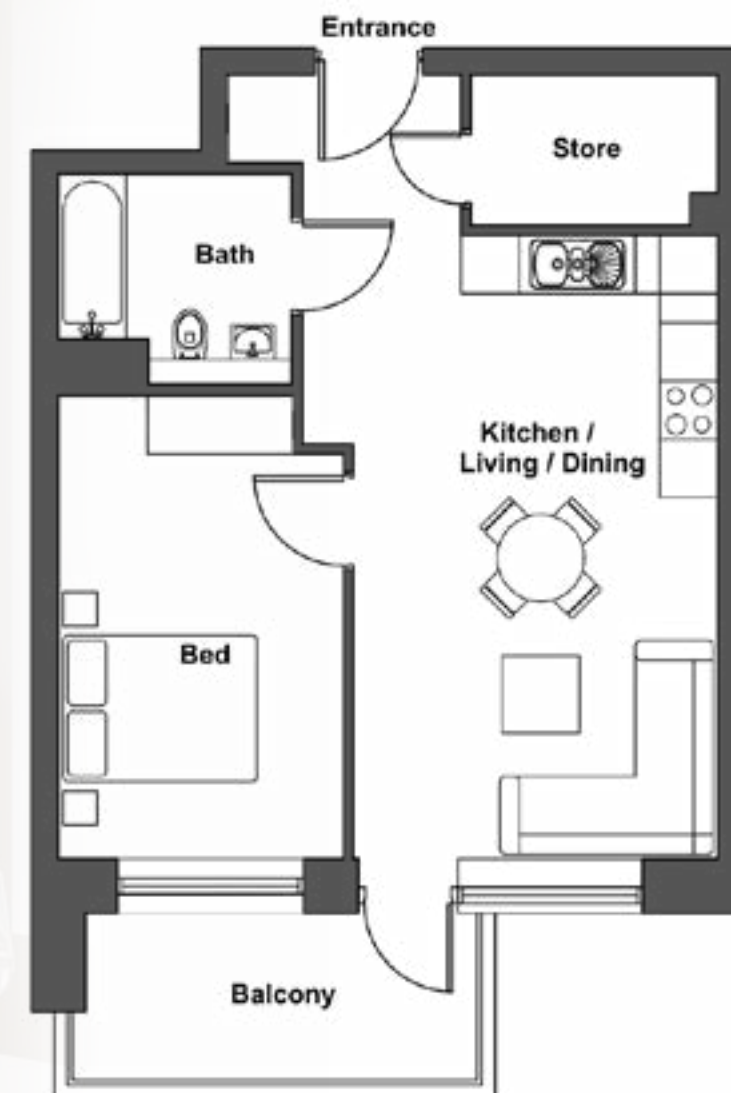
Heating and Electrical

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing heat pump heating system which is thermostatically controlled to maximise comfort.
- White goods (large appliances) included.



1-BED APARTMENT

53sqm | 570sqft



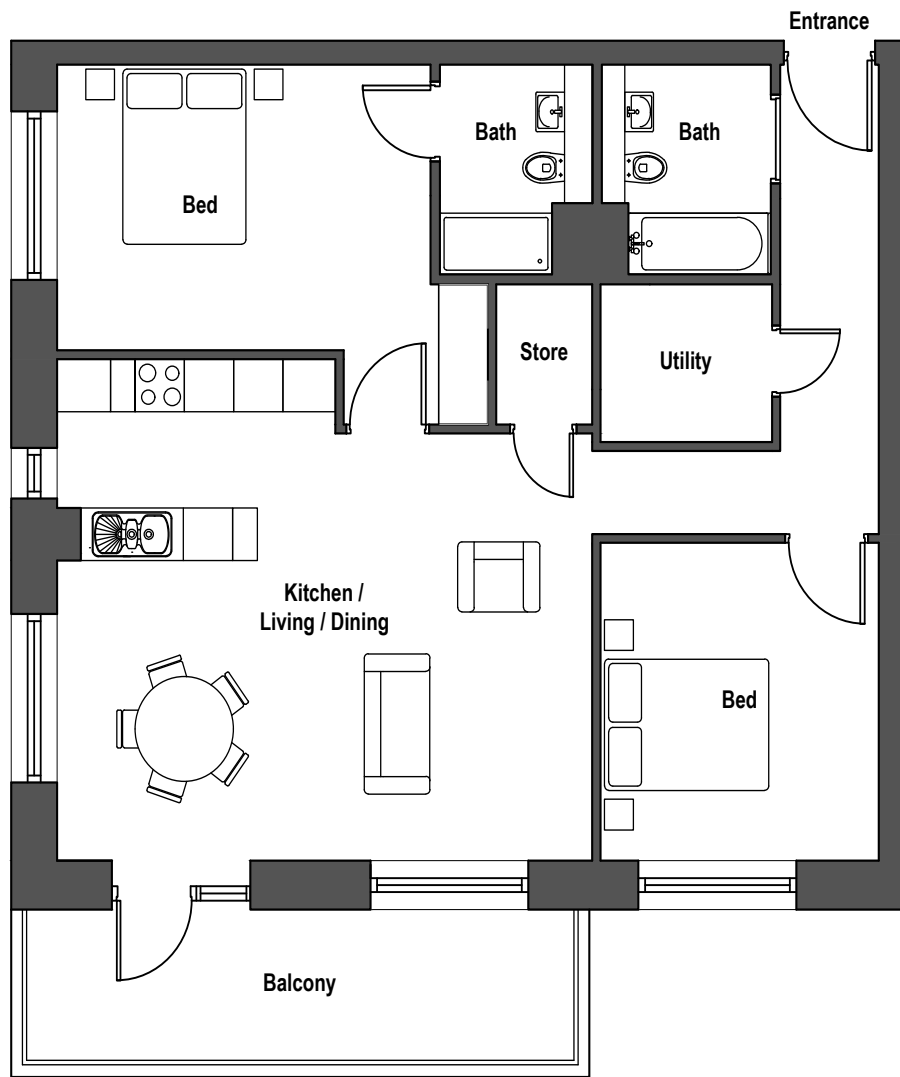
For illustrative purposes.

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 A

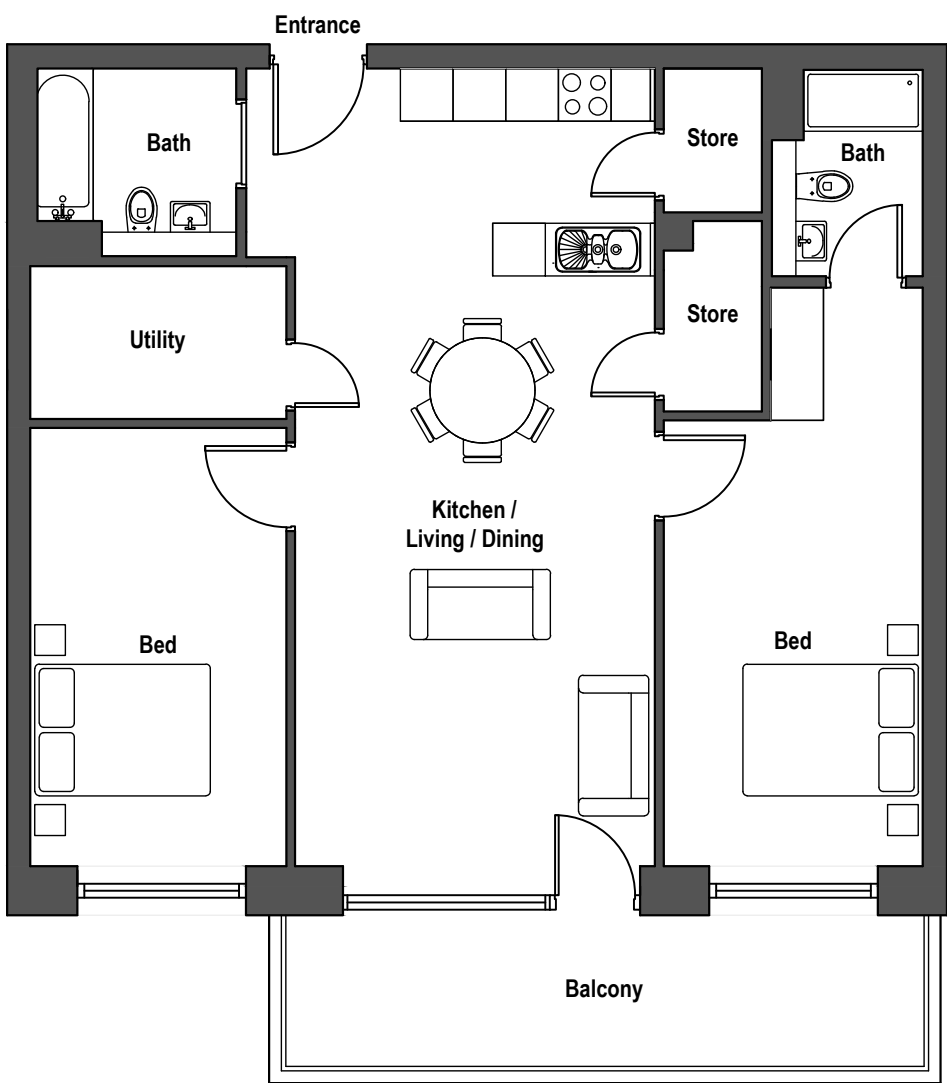
83 sqm | 980 sqft



2-BED APARTMENT

UNIT TYPE B

83 sqm | 990 sqft



3-BED APARTMENT

107 sqm | 1152 sqft



Schools

- Rush National School
- St. Joseph's Secondary School
- Lusk Senior National School
- St. Finian's Community College
- Donabate Community College
- Scoil Phadraic Cailiní National School
- Donabate Portrane Educate Together National School
- St. Patrick's Boys' National School
- Gaelscoil Na Mara

Shopping

- SupervValu Donabate
- Tesco Superstore
- Aldi
- Grogan's

Sport

- Portrane Hockey Club
- Swords Cricket Club
- St. Patrick's Donabate GAA Club
- St. Ita's AFC
- Portrane AFC
- Donabate Golf Club
- Donabate Portrane Tennis Club

Transport

- Donabate Train Station

Places of Interest

- Newbridge House & Farm
- Donabate Portrane Cliff Walk
- Donabate Beach
- Malahide Castle & Gardens
- Turvey Nature Reserve
- Portrane Beach



LOCAL AMENITIES AND ACCESS

Docherty Hall is a well-connected and vibrant community, close to a variety of amenities and resources.

The development sits in close proximity to the coastal communities of Donabate and Portrane. Docherty Hall is only a short drive from Donabate Beach and Donabate Train Station, connecting you to the sea and the city with ease.

Schools (Rush National School and Donabate Portrane Educate Together), and recreational facilities like Ballymastone Recreational Club and Pavillion Swords Shopping Centre make it an attractive place to live.

By car

- Dublin Airport – 14 mins
- Donabate Beach – 3 mins
- Swords Pavilions Shopping Centre – 10 mins
- Dublin City Centre - 28 mins

By public transport

- Northern Commuter: Donabate Station to Dublin Connolly – 25 mins
- Northern Commuter: Donabate Station to Dublin Pearse – 35 mins
- 33B Portrane / Donabate to Swords – local link to the wider Dublin network
- 23 / 24 / F-Spine – from Swords to Dublin city centre and key destinations

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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