



COIS MARA

— COURTMACSHERRY —



17

EXCEPTIONAL HOMES
BY THE SEA

Welcome to Cois Mara

Cois Mara is a new development of 17 A-Rated energy-efficient homes in Courtmacsherry, offering the opportunity to enjoy life in one of West Cork's most attractive coastal villages. With the harbour, coastline and local amenities close by, it is a setting that puts the sea and all that Courtmacsherry has to offer within easy reach.

Offering a selection of 3-bedroom semi-detached, 4-bedroom semi-detached and 4-bedroom detached homes, Cois Mara brings contemporary, energy-efficient homes to an exceptional coastal setting, intended for year-round living in the heart of West Cork.





Sales Agent

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First Home
Scheme ✓

Help to Buy
Scheme ✓



Designed for Living

The homes at Cois Mara have been designed with a contemporary feel, combining clean architectural lines with natural stone detailing and a style that sits comfortably within its West Cork coastal setting.

Generous glazing brings plenty of natural light into the homes, while private gardens, landscaped surroundings and a choice of three and four-bedroom designs create homes suited to everyday life, whether starting out, raising a family or putting down roots by the coast.



Coastal Charm

Courtmacsherry offers that rare blend of a welcoming community and stunning coastal setting, with its own beach, picturesque harbour, woodland walks and the sea all part of everyday life.

The village is home to great cafés, pubs and local amenities, with a strong community and plenty to enjoy on and off the water.

Blind Strand, Broadstrand and Dunworley beaches are only minutes away, while colourful Clonakilty is around 15 minutes by car and Cork City approximately an hour.

It's a place to put down roots, be part of a community and enjoy a very special way of life by the sea.



House Types

Type	Description	Approx Sqft	Quantity	Price
A	4 Bed Detached	1851	3	tbc
B	4 Bed Semi-Detached	1381	8	from €525,000
C	3 Bed Semi-Detached	1162	4	from €475,000
D	3 Bed Semi-Detached	1090	2	from €450,000

Site Plan



Type A



Type C



Type B



Type D

€TBC



House Type A : 4 bedroom detached

House Type A



Ground Floor



First Floor

from
€525,000



House Type B : 4 bedroom semi-detached

House Type B



Ground Floor



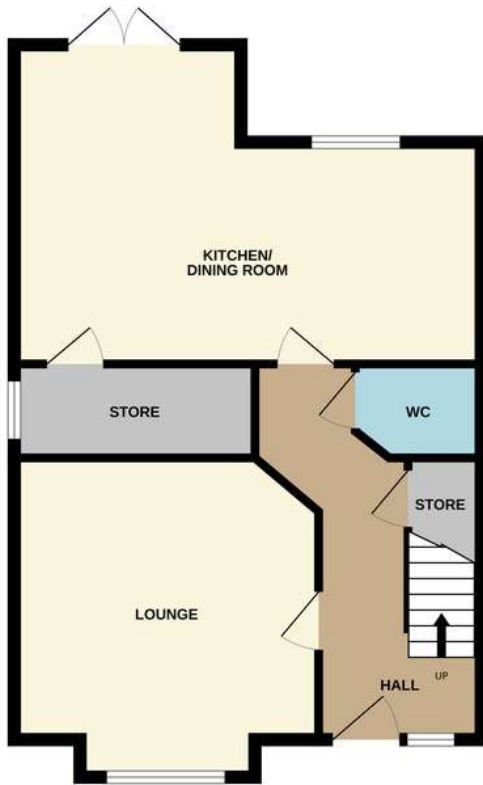
First Floor

from
€475,000



House Type C : 3 bedroom semi-detached

House Type C



Ground Floor



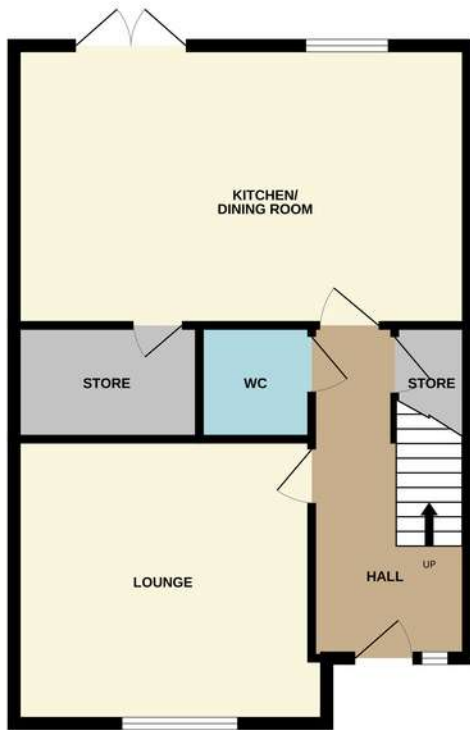
First Floor

€450,000



House Type D : 3 bedroom semi-detached

House Type D



Ground Floor



First Floor

Specifications

- A-Rated energy-efficient homes with high levels of insulation and airtightness.
- Mitsubishi air-to-water heat pump with coastal protection.
- Underfloor heating downstairs with radiators upstairs.
- Mechanical extract ventilation (MEV) system.
- Shaker-style internal doors with architectural lever handles and ironmongery.
- Semi-glazed Shaker-style door between hallway and kitchen.
- Shaker-style skirting boards and architraves.

Kitchen Installation PC Sum

- €5,000 : 3-bedroom semi-detached homes
- €7,000 : 4-bedroom semi-detached homes

Specifications

- Red deal staircase, handrail, spindles and newel caps.
- Internal walls and ceilings painted throughout.
- Double-glazed uPVC windows.
- Ultratech hardwood front door.
- Anti-snap and anti-drill door locks.
- Cat 6 cabling and provision for TV and broadband connection.
- Generous provision of lighting and power points.
- Smoke and heat detectors fitted throughout.
- Rendered façades with stone detailing as per contract drawings.
- Rear gardens fully seeded.
- Concrete post and timber fencing to rear gardens.
- Concrete footpaths where required.

Planning Note

The planning permission includes the following condition:

“The Proposed dwellings shall be occupied as places of permanent residence and shall not be used as a holiday home development without a prior grant of planning permission”.

Disclaimer: All information provided is to the best of our knowledge but is not guaranteed and should be independently verified. No warranties or representations are made regarding the accuracy, completeness, condition or planning status of the property. Interested parties should satisfy themselves as to the correctness of all information provided, including measurements, boundaries, size or acreage, BER details and services. All measurements and distances are approximate and for guidance only. Photographs and video are for illustrative purposes and may include items not included in the sale (e.g. furniture).



