



Longview

Ballyvolane

PHASE 4: PART A



WELCOME

Welcome to Longview, where your dream home awaits

Discover the perfect blend of modern living and natural beauty at Longview, an exclusive new development just minutes from Cork City Centre. Nestled amidst the rolling hills of Ballyvolane and benefitting from expansive green spaces throughout, our homes offer breathtaking views of the city while providing a peaceful retreat from the hustle and bustle. These exceptional homes are designed for modern living.

Choose from our beautifully crafted 2, 3 and 4 bedroom townhouse, semi-detached and detached homes, each thoughtfully designed to meet the needs of today's families. Whether you're starting out, growing your family, or looking for your forever home, Longview has the perfect space for you.

Live sustainably without compromising on comfort. Our homes are highly energy-efficient, featuring cutting-edge air-to-water heating systems, underfloor heating for that cosy feeling underfoot, and PV panels that harness the power of the sun. With EV chargers installed as standard (applicable to houses with driveways only), you're all set for the future of driving.

Enjoy a lifestyle of convenience by being close to everything you need. Longview is ideally located near schools, shopping centres, sports clubs, and excellent transport links, making your daily commute or weekend outings a breeze.



The location and lifestyle you have always dreamed of



Ballyvolane offers unrivalled convenience for families with its offering of childcare facilities and selection of primary and secondary schools. A stone's throw from Longview, families have access to educational institutions such as Scoil Oilibhéir Primary School and St. Aidan's Community College. Additionally, Upper Glanmire Primary School and Coláiste Chroí Naofa Secondary School in Carrignavar are popular choices for residents.

Longview is not just a place to live, but also a hub for the sports enthusiast surrounded by an array of sports facilities, clubs, and amenities catering to diverse tastes and ages, the opportunities are endless.

The area hosts some of Cork's most renowned clubs, including Glen Rovers Hurling Club, St. Nicholas Football Club, Delaney's GAA Club, Leeds AFC, St. Mary's AFC, Old Christians Rugby Club. The community also offers a selection of gyms and health clubs, all conveniently situated in close proximity.

Don't miss out on the opportunity to make Longview your new home. Contact us today to take the first step toward the lifestyle you've always dreamed of!





House Specifications

ENERGY RATING

BER A0



STRUCTURE

Houses are built with block and a highly efficient timber frame. Traditional render, paint and brick finish with tiled roof.



INTERNAL FINISHES

Walls and ceilings are painted throughout and finished in emulsions paint. All joinery is finished in a wood care range.



WINDOWS

All windows are double glazed uPVC windows.



KITCHENS AND WARDROBE

Allowance available.



OUTSIDE

Homes are finished with cobblelock driveways. Rear gardens will have a seeded lawn. An external tap is provided to the rear of the property.



LOW ENERGY DESIGN

High levels of insulation have been incorporated in the walls, floor and roofs to ensure a comfortable living environment and lower energy bills.



ELECTRICAL

Generous light switches and sockets are provided throughout the homes with TV and Broadband provisions. Houses future proofed with EV Chargers (applicable to houses with driveways only) by Ohme EV Chargers (www.ohme-ev.com). Cat 6 cable provision. Solar panel installed on all properties.



HEATING AND HOT WATER

All homes are highly efficient with A0 rated BER Certification. The heat pump system provides zoned heating system with underfloor heating to the ground floor for 2 zones and highly efficient steel rads at first floor level. A pressurised hot water system is also a feature.



BATHROOMS AND EN-SUITE

Stylish bathrooms and en-suites with pressurised showers and close coupled WC. Guest bathrooms are fitted with a close coupled WC and a sink with half pedestal.



EXTERNAL COMMON AREAS

Beautiful and substantial communal landscaped areas will be provided. A combination of hard and soft landscaping will ensure the development is finished impeccably.



GUARANTEE

Each home comes with a 10 year structural guarantee from Homebond.

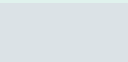
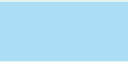
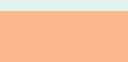


SPECIFICATIONS

Subject to change at developers discretion to all substitute materials or equivalent.



Site Map

-  **HOUSE TYPE A**
3 BED DETACHED 129.7sq m / 1,396sq ft
-  **HOUSE TYPE A1**
3 BED DETACHED 129.7sq m / 1,396sq ft
-  **HOUSE TYPE B**
4 BED DETACHED 168sq m / 1,808sq ft
-  **HOUSE TYPE B1**
4 BED DETACHED 168sq m / 1,808sq ft
-  **HOUSE TYPE B2**
4 BED DETACHED 141sq m / 1,517sq ft
-  **HOUSE TYPE C**
3 BED SEMI-DETACHED 110.4sq m / 1,188.3sq ft
-  **HOUSE TYPE D**
4 BED SEMI-DETACHED 145.2sq m / 1,562sq ft
-  **HOUSE TYPE E**
2 BED MID 87.66sq m / 944sq ft
-  **HOUSE TYPE F**
3 BED MID 107sq m / 1,153sq ft
-  **HOUSE TYPE F1**
3 BED END 107sq m / 1,153sq ft

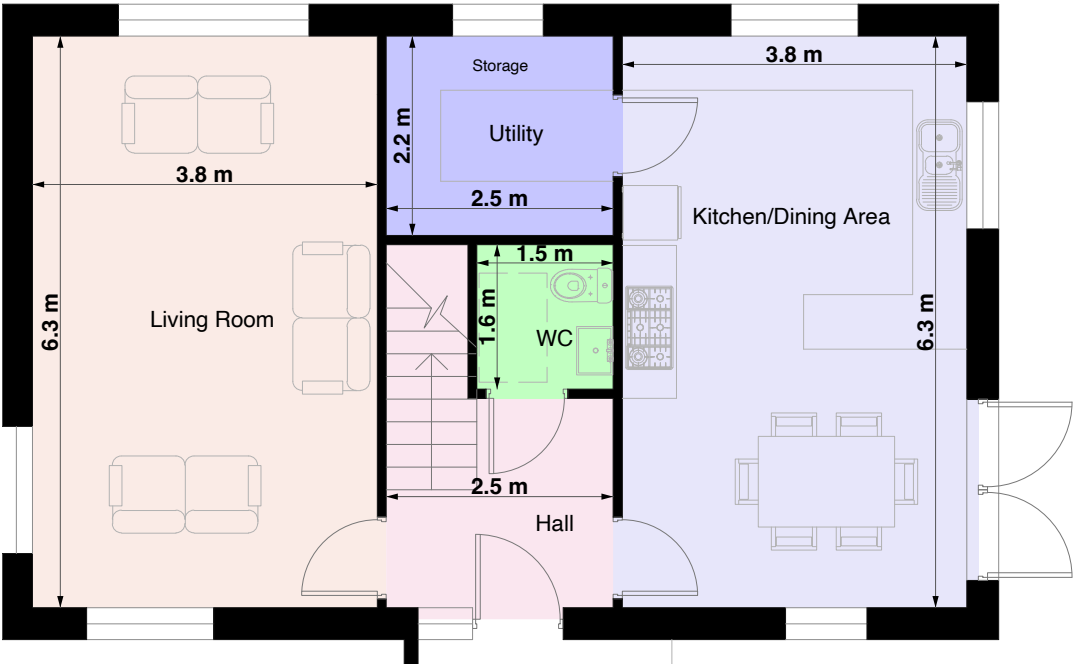




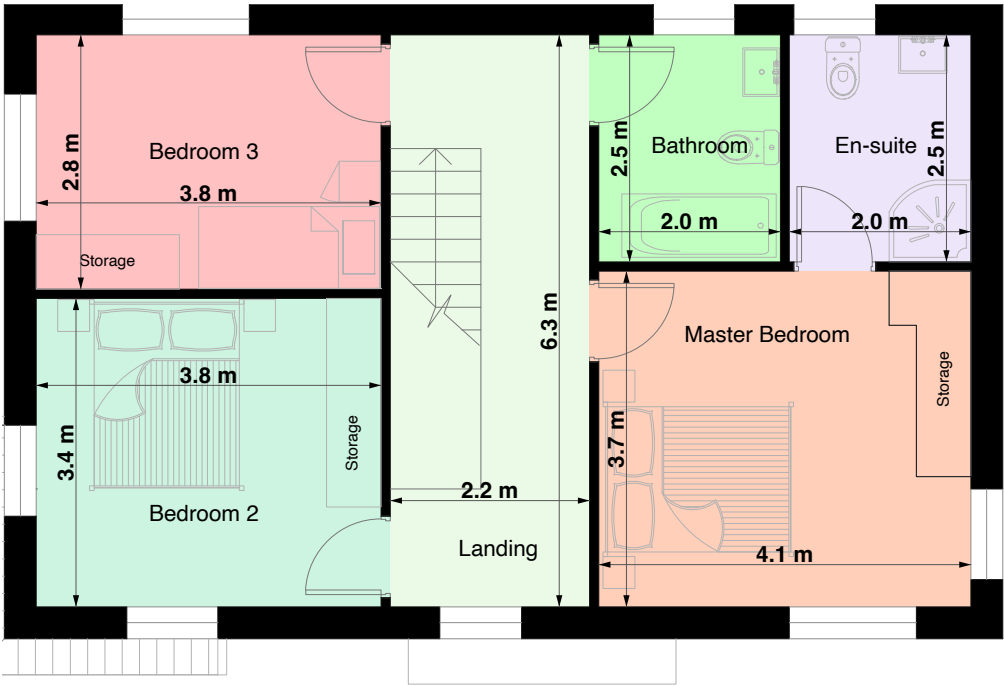
House Type A

3 BED DETACHED 129.7sq m / 1,396sq ft

All plans and CGI's are for illustrative purposes. Plans feature approximate dimensions subject to detailed construction specifications build up.



GROUND FLOOR



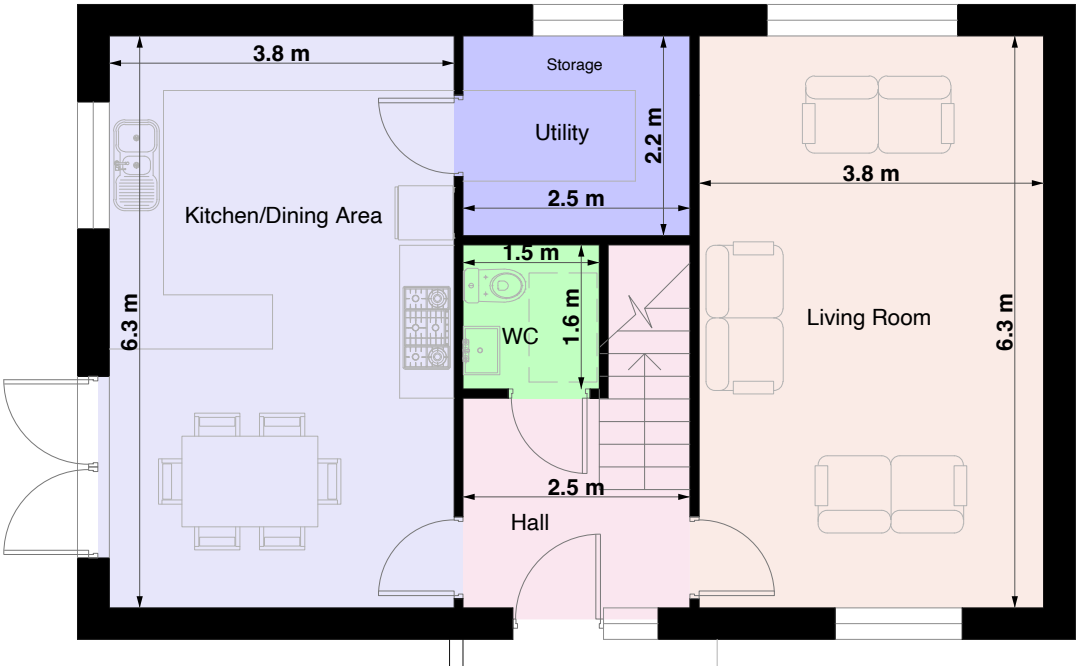
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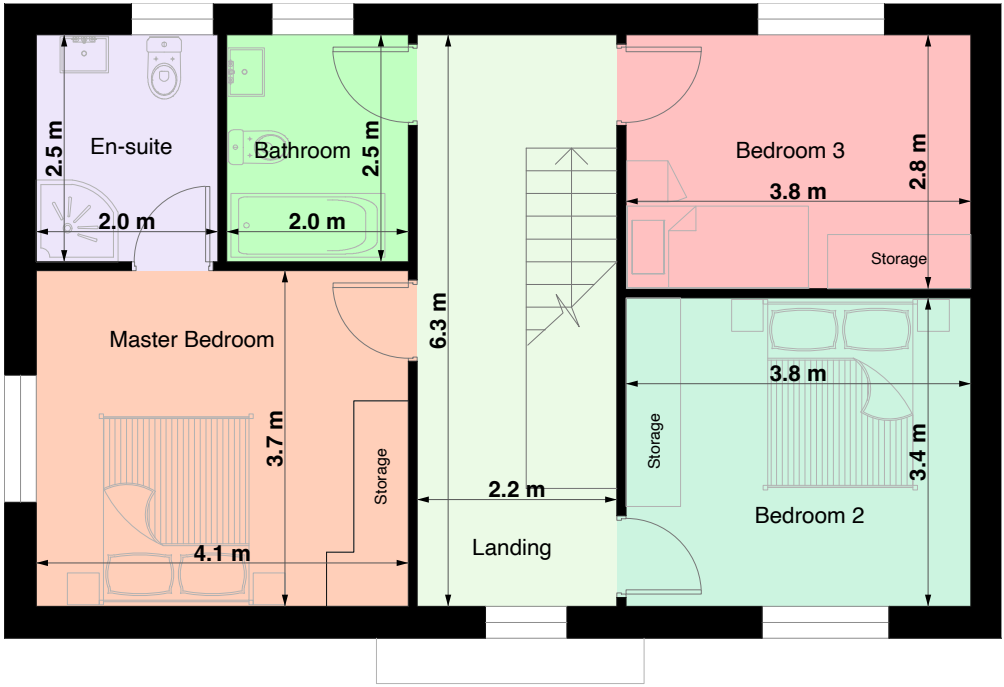
House Type A1

3 BED DETACHED 129.7sq m / 1,396sq ft

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GROUND FLOOR



FIRST FLOOR



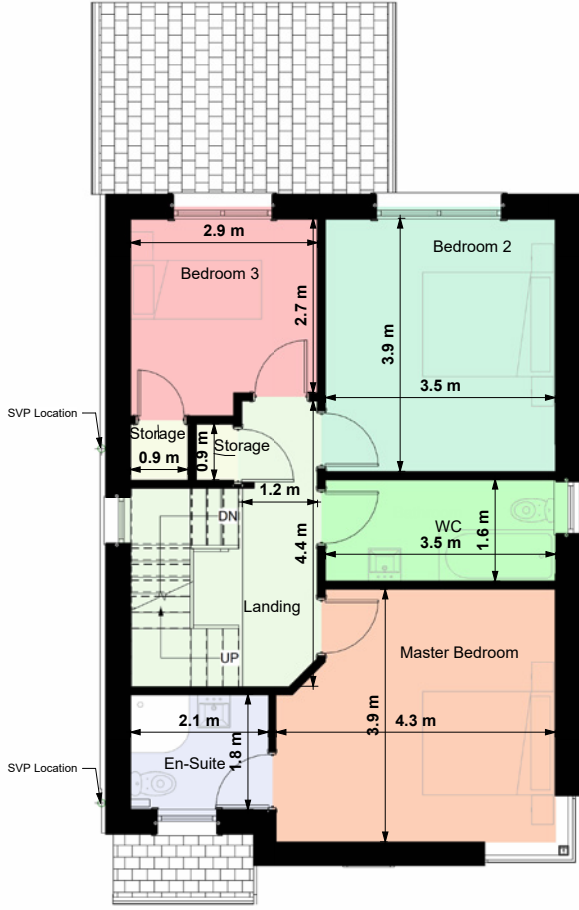
House Type B

4 BED DETACHED 168sq m / 1,808sq ft

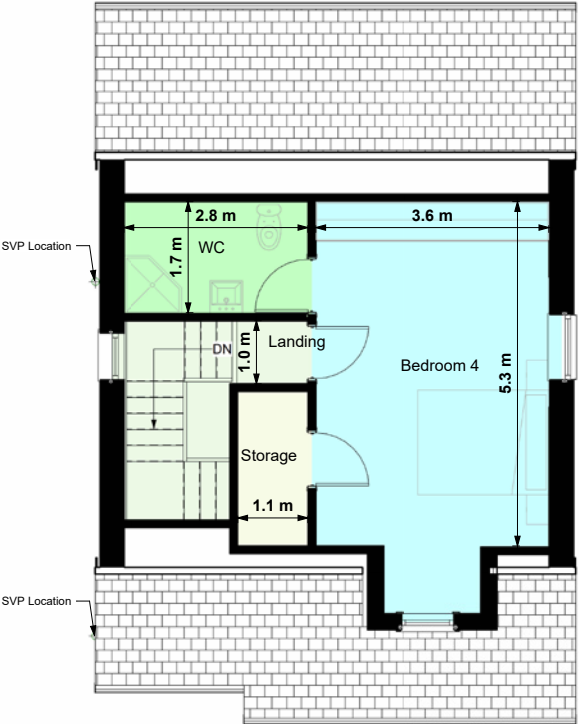
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



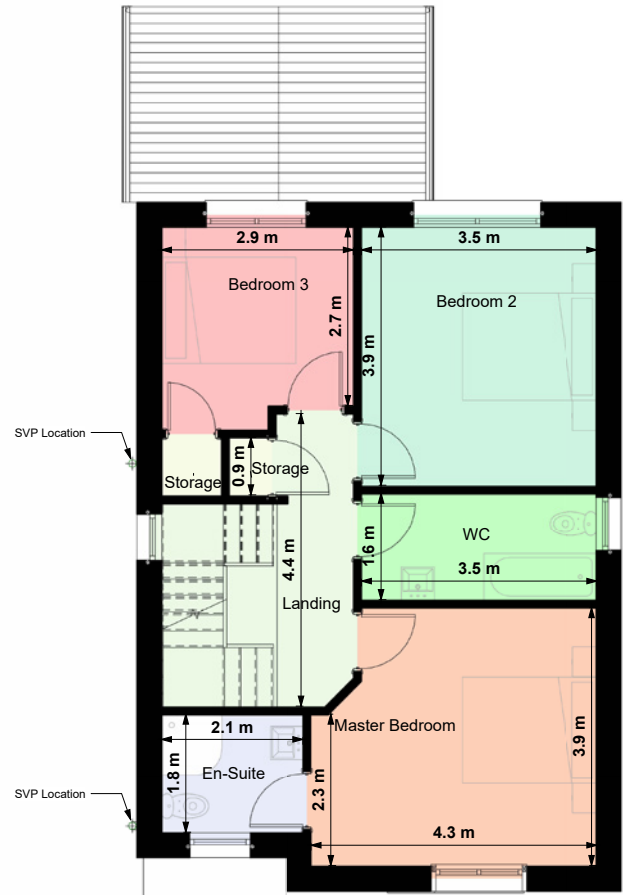
House Type B1

4 BED DETACHED 168sq m / 1,808sq ft

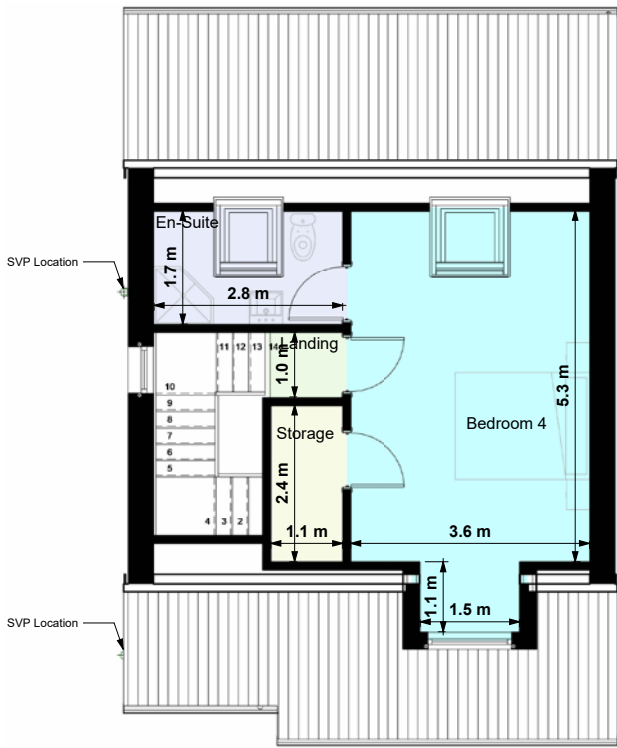
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GROUND FLOOR



FIRST FLOOR



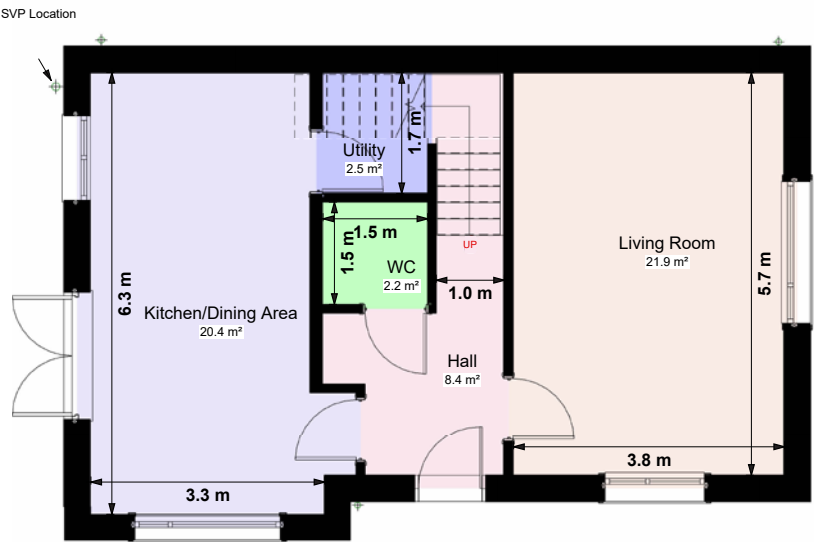
SECOND FLOOR



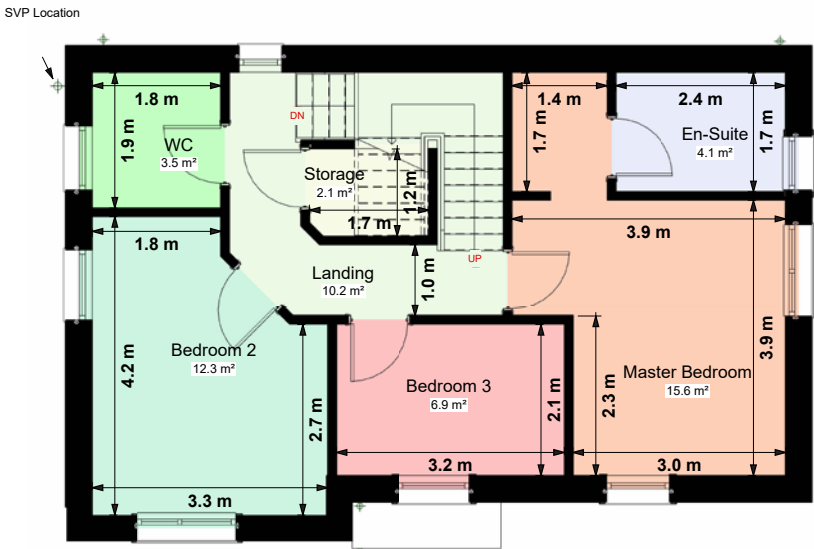
House Type B2

4 BED DETACHED 141sq m / 1,517sq ft

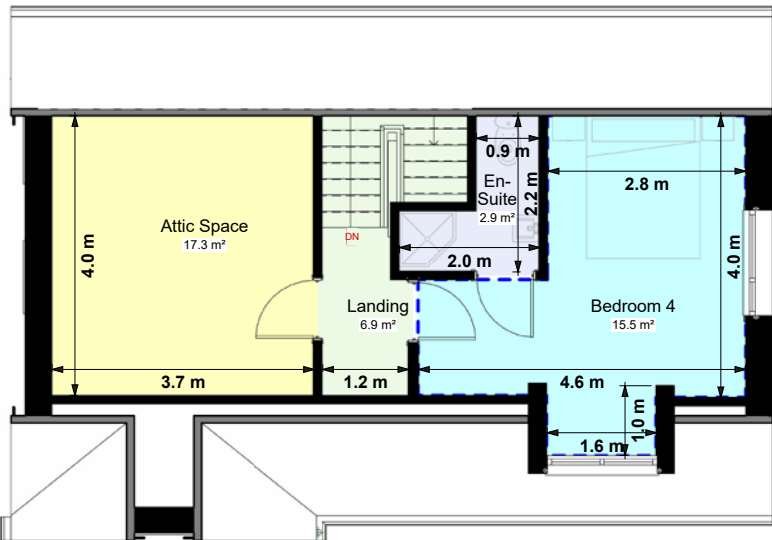
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

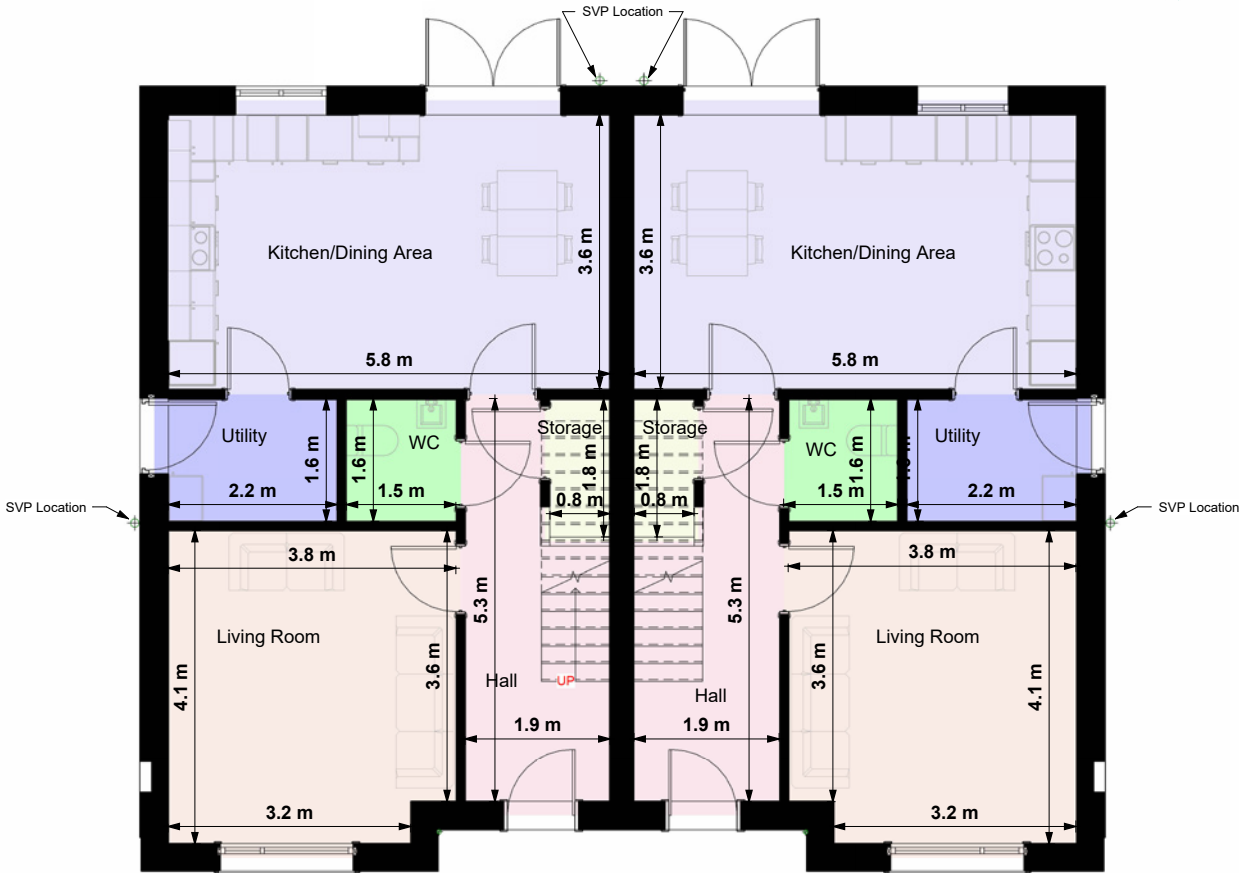




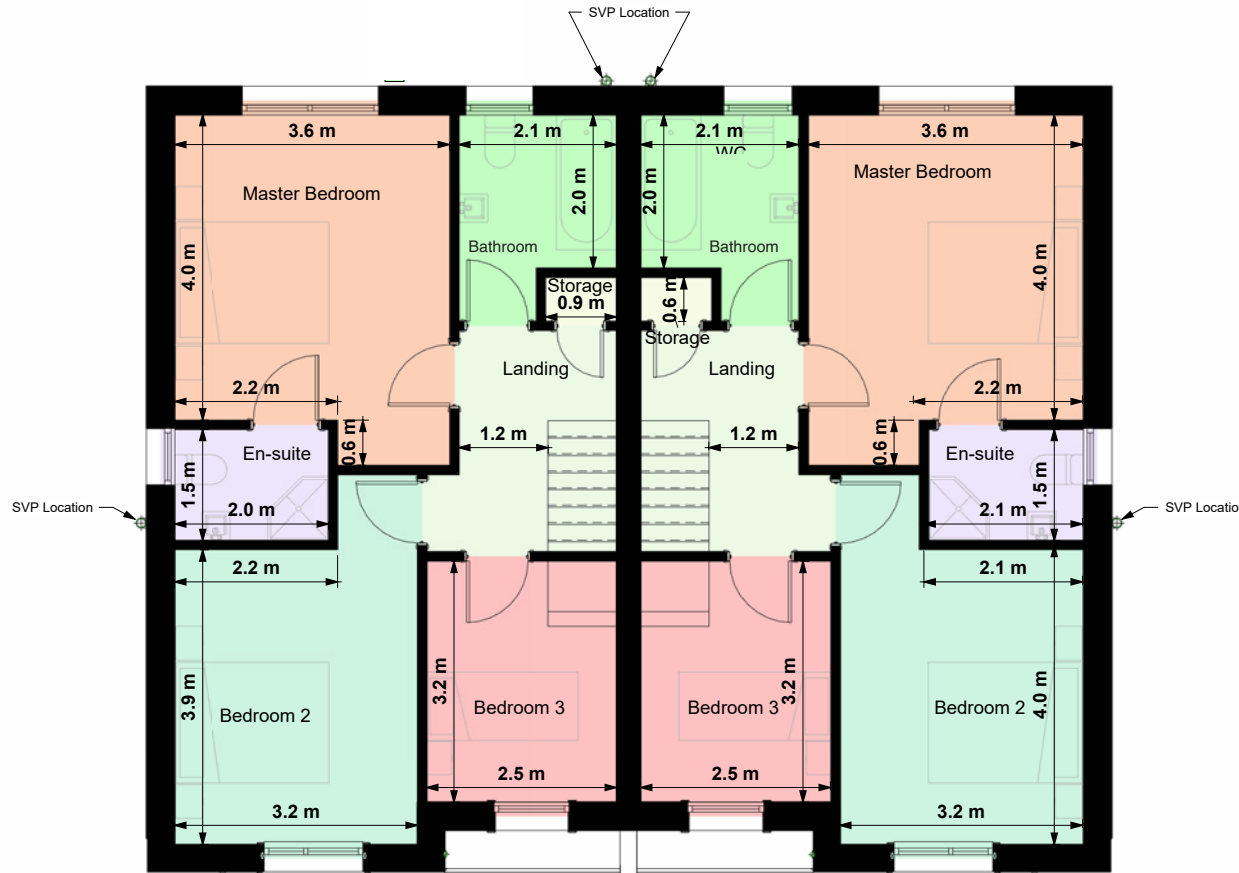
House Type C

3 BED SEMI-DETACHED 110.4sq m / 1,183.3sq ft

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GROUND FLOOR



FIRST FLOOR



House Type C/D

3 BED SEMI-DETACHED 110.4sq m / 1,183.3sq ft
4 BED SEMI-DETACHED 145.2sq m / 1,562sq ft

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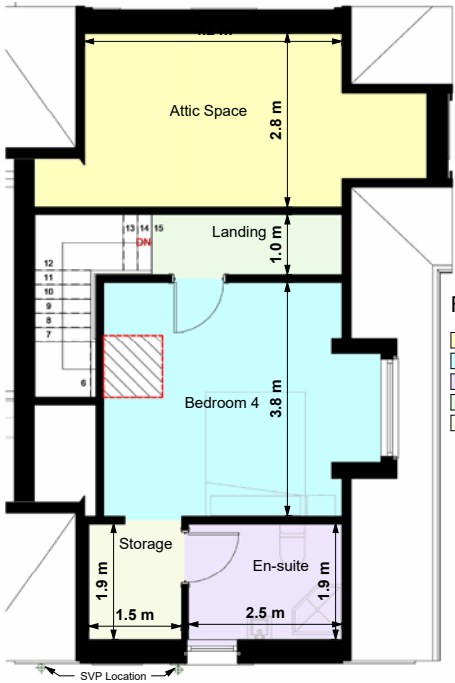
Longview



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



House Type D/C

4 BED SEMI-DETACHED 145.2sq m / 1,562sq ft
3 BED SEMI-DETACHED 110.4sq m / 1,183.3sq ft

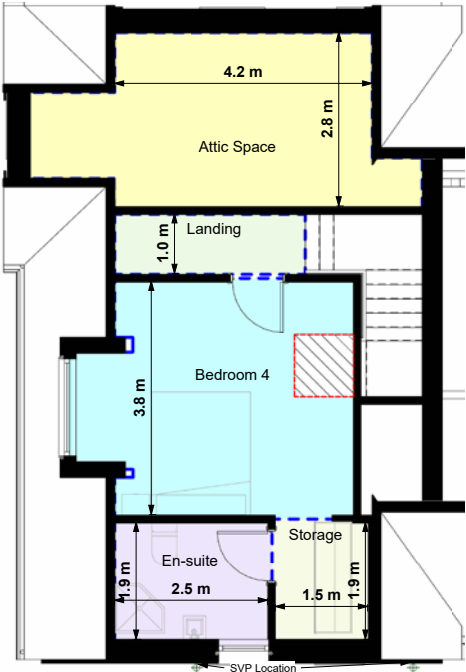
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





House Type E/F/F1

2 BED MID 87.66sq m / 944sq ft
3 BED MID / 3 BED END 107sq m / 1,153sq ft

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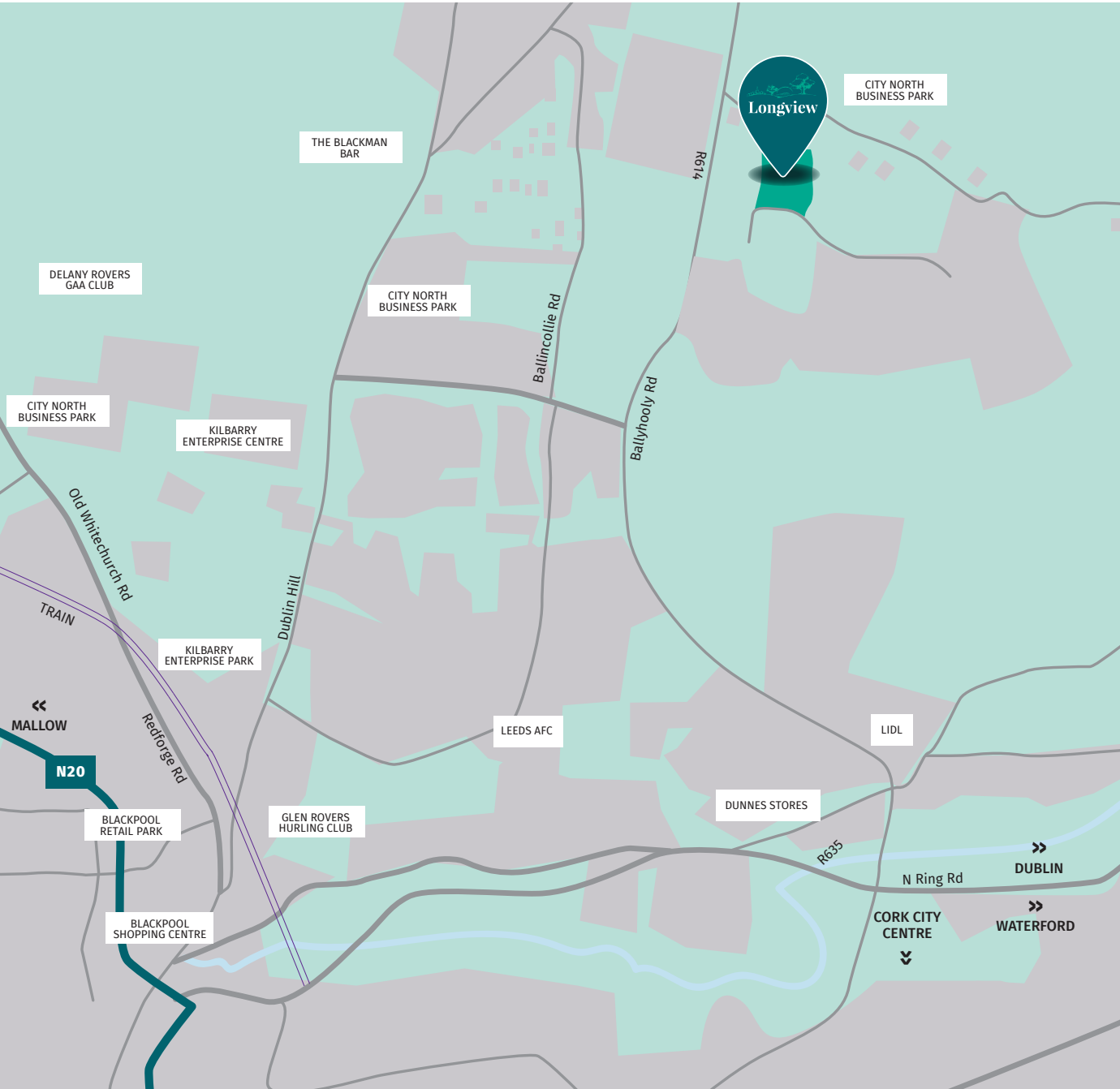
GROUND FLOOR



FIRST FLOOR



Location Map



SELLING AGENTS

savills 021 427 1371
longview@savills.ie
PRSA LICENCE NO. 002233

DEVELOPER

**Longview
Estates**

CONTRACTORS

CiField
CONSTRUCTION

FINANCED BY

**Ardcairn
Capital**

SUPPORTED BY

HIS Co
HOUSING INFRASTRUCTURE SERVICES CO

DESIGN TEAM

Aitiri ARCHITECTS
JKA John Kelleher & Associates
Building Services Engineers
CK CONSTRUCTION
MHL CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

BER A0

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