At Home in Pallaskenry

Connected to Community. Close to Nature.

COIS CURRÁN





Pallaskenry, Co. Limerick

A2-rated 3-bedroom homes in a welcoming village community.

Roche Group
BUILT ON REPUTATION

COIS CURRÁN

Cois Currán has been designed as a collection of 30 new 3-bedroom homes within the established village of Pallaskenry.

Introduction

A Place to Feel at Home

Cois Currán is a development of 30 new A2-rated 3-bedroom semi-detached homes and townhouses in Pallaskenry, Co. Limerick.

Designed around everyday life, the homes combine generous living spaces, practical layouts and energy-efficient construction in an established village setting.

Whether you are buying your first home, putting down roots or looking for more space, Cois Currán offers the opportunity to enjoy a quieter pace of life while remaining connected to Limerick and the wider Mid-West.



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Built on Reputation.

A home should feel part of the place around it.

Behind Cois Currán is the wider construction experience of Roche Group.

With roots in Limerick and experience across residential development, construction, civil engineering and infrastructure, Roche brings that knowledge to homes designed for the way people live today.

Cois Currán continues that approach in Pallaskenry — creating energy-efficient homes within an established village community.

We Build Every Home Like It's Our Own.

Village Life

Everything You Need. Right Where You Live.

Pallaskenry is a well-established village with a strong local community and many of the essentials of everyday life close at hand.

Local shops, cafés, bars, a post office and personal services make day-to-day living convenient without having to travel into the city.

Education

Families are particularly well served, with education available within the village itself:

Pallaskenry National School / Scoil Mhuire
Salesian Secondary College and Agricultural College, Pallaskenry.

Having primary, secondary and further education close to home is one of the real advantages of village life in Pallaskenry.

Sport & Community

Local GAA facilities, playgrounds and recreational amenities provide plenty of opportunities for sport, activity and community life close to home.

COIS CURRÁN



30 New Homes
3-bedrooms
A2 Rated
Semi-Detached &
Townhouses

BER A2



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University of Limerick



Dromore Castle, Pallaskenry
Co. Limerick

Location & Lifestyle

Space to Breathe. Places to Go.

Pallaskenry is approximately 18km west of Limerick City, offering a more relaxed setting while remaining within easy reach of major employment, education and transport connections.

The village is approximately 5km north of the N69, providing convenient access towards Limerick City, Foynes and the wider Mid-West.

Exceptionally Well Placed

Approx. 18km
Limerick City Centre

Approx. 18km
Raheen Business Park

Approx. 18km
Foynes

Approx. 20km
University of Limerick

Close to Nature

The surrounding area offers easy access to the Shannon Estuary, Dromore Lake and the open countryside of West Limerick.

Historic castles and heritage sites throughout the locality add further character to an area where nature, history and village life come together.



Limerick City

Site Plans

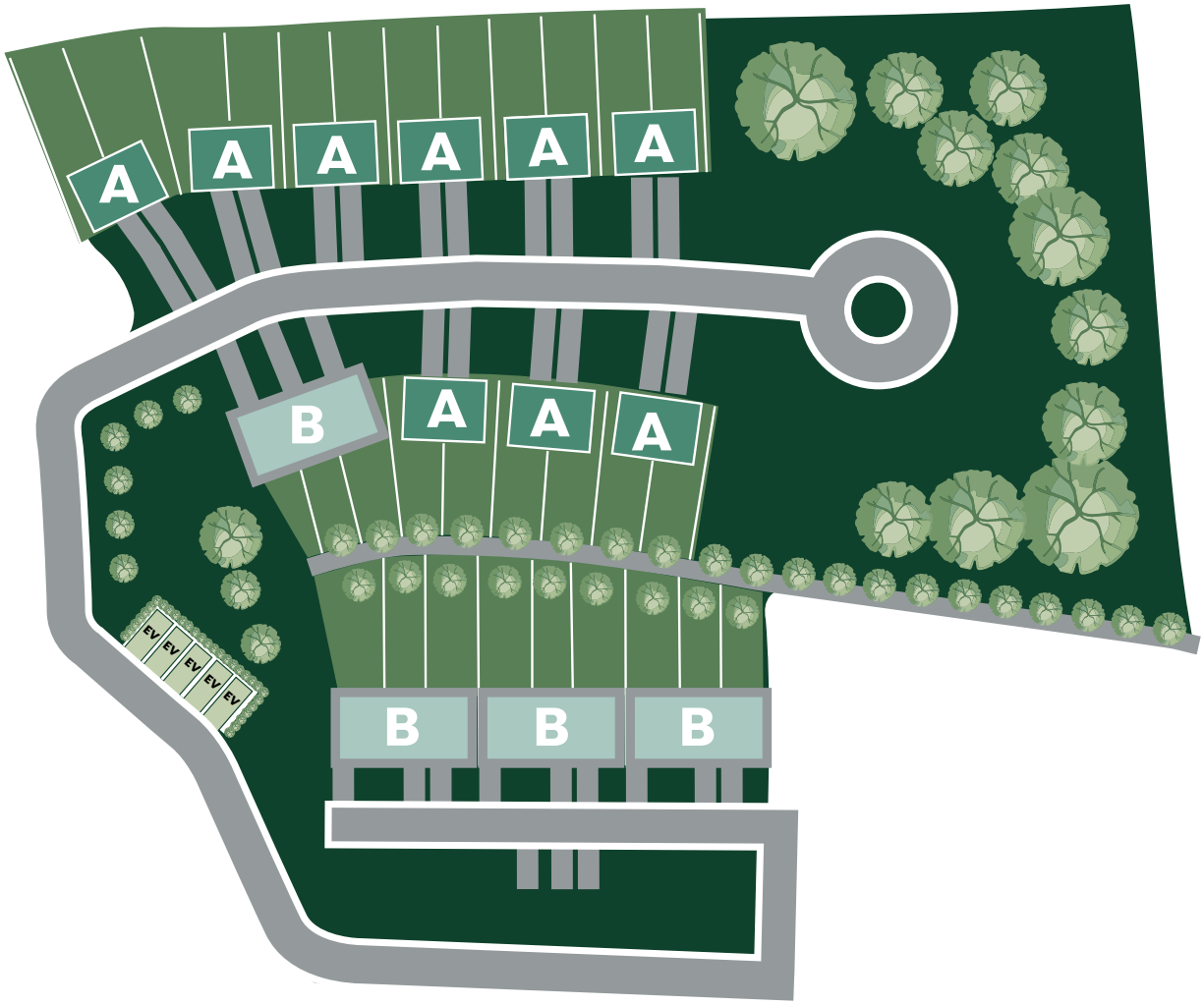


COIS CURRÁN

30 beautifully crafted semi-detached homes & townhouses in Pallaskenry.

A House Type A
3-bedroom Semi-Detached

B House Type B
3-bedroom Terraced House



House Type A

3-bedroom Semi-Detached

108 sq. m. / 1,162 sq. ft.
3-bedrooms · 3 Bathrooms

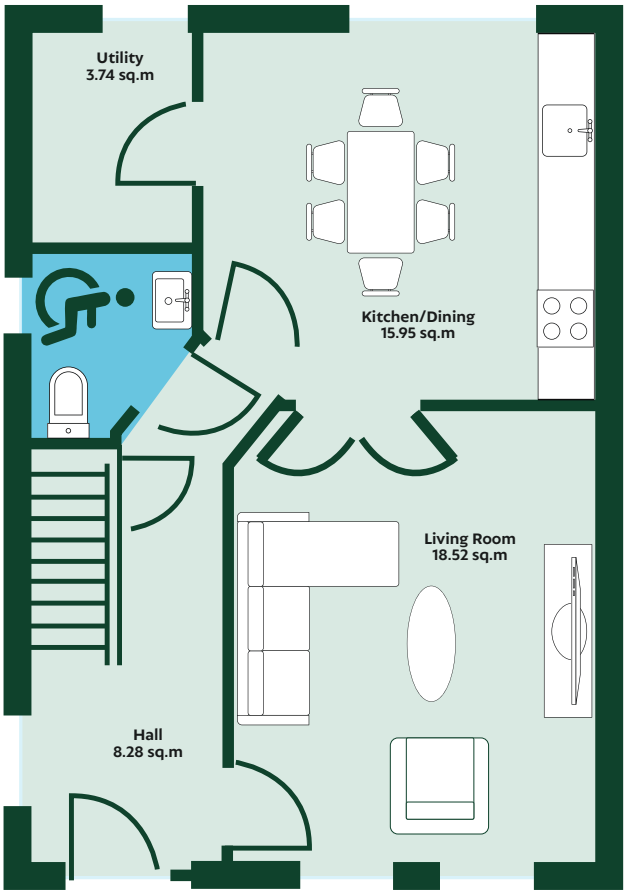
A generously proportioned three-bedroom home with a practical layout designed for modern family life.

Bright living spaces provide room for relaxing, entertaining and working from home, while three bedrooms offer flexibility as needs change over time.

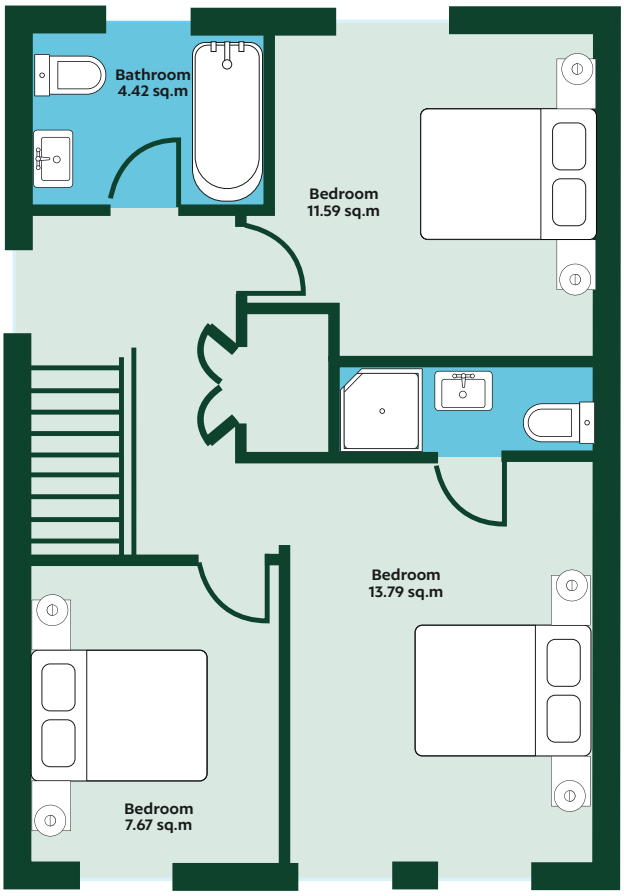
COIS CURRÁN

- Semi Detached
- 3 Bed
- 3 Bathrooms
- Floor Area: 108 sq.m

Ground Floor



First Floor



House plan layouts are for illustrative purposes only

House Type B

3-bedroom Terraced House

108 sq. m. / 1,162 sq. ft.
3-bedrooms · 3 Bathrooms

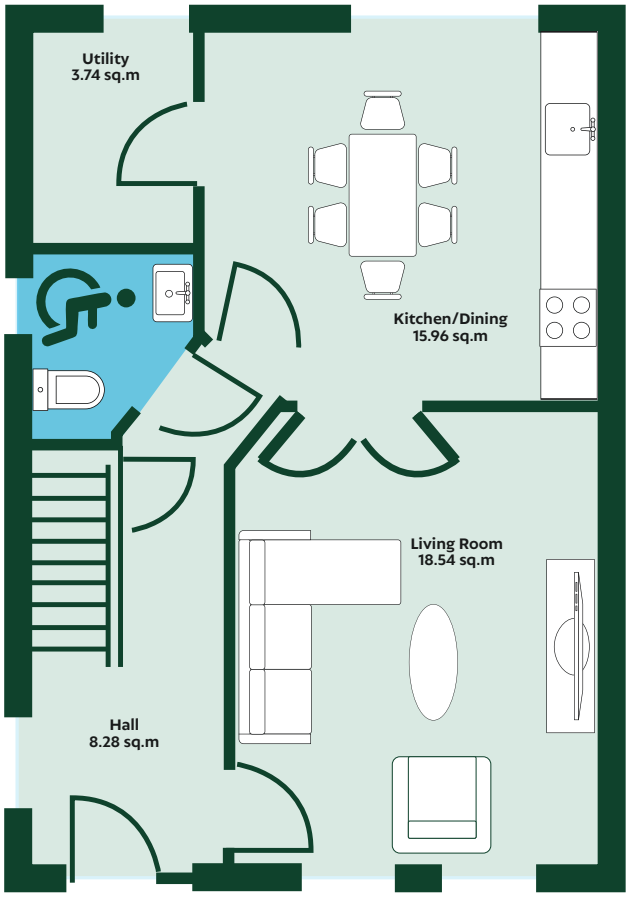
A thoughtfully planned three-bedroom home offering comfortable living spaces across two floors.

The layout balances shared family areas with private bedroom accommodation, creating a home that works equally well for busy weekdays and quieter weekends..

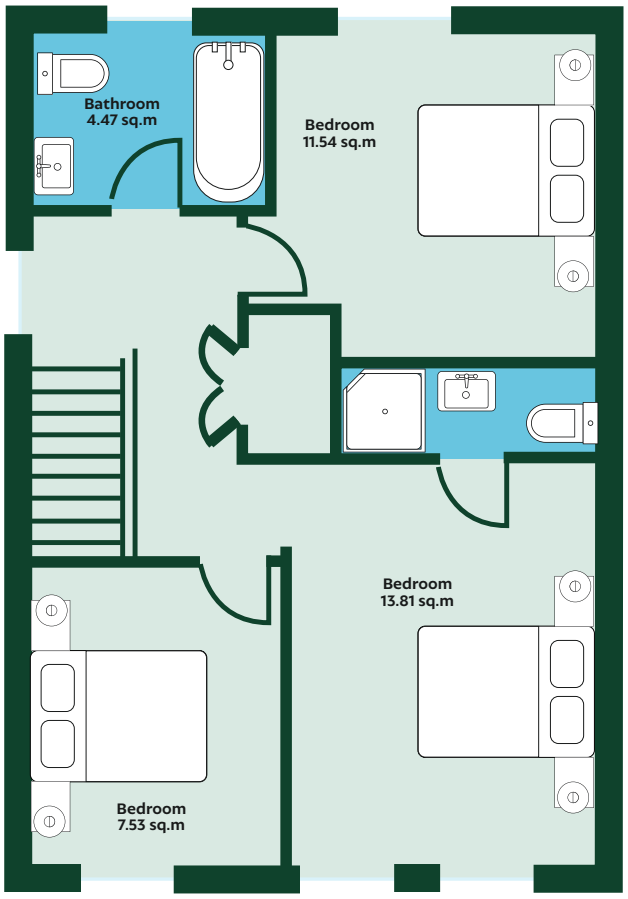
COIS CURRÁN

- Terraced
- 3 Bed
- 3 Bathrooms
- Floor Area: 108 sq.m

Ground Floor



First Floor



Townhouse plan layouts are for illustrative purposes only

COIS CURRÁN

SPECIFICATIONS & FINISHES/ TURNKEY

The Roche Group is delighted to introduce Cois Currán, 30 beautifully crafted semi-detached homes and townhouses in Pallaskenry.

ENERGY RATING & BUILD:
- A2 BER energy rating
- Highly insulated, airtight construction
- Air-to-water heat pump system
- Underfloor heating to ground floor
- Radiators to upper floors
- High-quality insulated ICF construction
- Low-energy LED lighting throughout

EXTERNAL FINISHES
- Natural sandstone feature to front elevation
- Rendered finish to remainder of house
- Black flat-tile roof
- Black uPVC fascia, soffit and guttering

INTERNAL FINISHES
- Solid painted timber staircase with hardwood handrail
- Quality interior joinery
- Painted internal doors with chrome handles
- Contemporary skirting and architraves
- Walls, ceilings, skirtings and doors painted as standard
- Tiles/oak flooring throughout the house
- Access stairs to attic

KITCHEN
- Modern fitted kitchen
- Tiled splashback
- Kitchen appliances allowance included (Terms and Conditions Apply)

BATHROOM / ENSUITE / WC
- High-quality sanitaryware
- Heated chrome towel rails
- Vanity unit
- Shower and shower doors
- Power shower to main bathroom
- Electric shower to ensuite
- Tiled floors and wet areas

ELECTRICAL
- Telephone and data outlets
- Extensive provision of lighting and power points
- External weather-resistant power point
- Pre-wired for EV charger

GARDENS & OUTSIDE SPACE
- Cobble-lock driveways
- Gardens levelled and seeded
- Outdoor tap to rear garden

HOMEBOND

10-YEAR STRUCTURAL / LATENT DEFECTS INSURANCE
Certificates provided on completion include:
- BER
- Airtightness
- Electrical
- Plumbing and ventilation
- Structural warranty

GOVERNMENT INCENTIVES:
- Help to Buy and First Home Scheme eligibility applies, subject to purchaser eligibility, property price and current scheme conditions.

It's What You Don't See That Makes the Difference.

The quality of a home is about much more than its finishes.
At Cois Currán, the construction approach combines an A2 BER rating, heat-pump technology and ICF construction to create homes designed around energy performance and everyday comfort.

A2 Rated
Homes at Cois Currán are designed to achieve an A2 Building Energy Rating, helping to reduce energy demand compared with older housing stock.

Heat Pump Technology
Modern heat-pump technology provides an efficient approach to home heating.

ICF Construction
Cois Currán homes use Insulated Concrete Formwork construction, combining insulation with a concrete structural core.

We Build Every Home Like It's Our Own.
The construction experience behind Roche Group means attention is given not only to what you see when you walk through the front door, but to the structure, materials and workmanship behind the finished home.



Help for First-Time Buyers

Help to Buy
Cois Currán is registered for the Help to Buy Scheme, subject to purchaser eligibility and scheme conditions.

The current Help to Buy scheme applies to qualifying new homes with a purchase value of up to €500,000 and can provide eligible purchasers with relief of up to €30,000, subject to Revenue criteria.

First Home Scheme
Qualifying homes may also be eligible for the First Home Scheme, subject to purchaser eligibility, property price and scheme conditions.

The current property price ceiling for houses and apartments in Limerick City and County is €450,000.



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Your Purchase Journey

Buying a new home is a major milestone, and Roche Group aims to keep you informed, supported and clear on what happens next at every stage.

COIS CURRÁN

1. Choose Your Home
Explore the available homes and select the property that best suits your needs.

The Roche team will guide you through availability, house types and the information you need before moving forward.

2. Secure Your Property
A €5,000 booking deposit is required to secure your chosen home.

Once your booking is in place, the Roche team will outline the next steps, key dates and information required from you.

3. Arrange Finance & Supports
Progress your mortgage approval and any relevant purchaser supports as early as possible.

Help-to-Buy can be used where applicable, subject to prior approval and eligibility.

Your solicitor will also begin preparing for the legal stages of the purchase.

4. Contracts Issued
Contracts are issued to your solicitor for review.

During this stage, Roche Group will continue to keep you informed as the legal and financial elements of the purchase progress.

5. Sign Contracts
Once your solicitor is satisfied and your finance is in place, contracts are signed.

The balance of the 10% deposit becomes payable at this stage.

Contracts must be signed before any works, selections or customisation can proceed.

6. Personalise Your Home
Once contracts are signed, you can progress any available finishes, options or customisation relevant to your chosen home and its stage of construction.

The Roche team will explain the choices available and any deadlines that apply.

7. Your Home Takes Shape
As construction progresses, your new home moves through the key stages towards completion.

Roche Group will keep you updated on progress and any important milestones along the way.

8. Preparing for Completion
As your home nears completion, Roche Group will guide you through the practical steps required before closing.

Your solicitor will also complete the final legal and financial arrangements.

9. Welcome Home
Once all legal and financial requirements are complete, your home is ready for handover.

You will receive the information you need to understand your new home and settle in with confidence.

10. Here When You Need Us
The relationship does not end when the keys are handed over.

As a Roche homeowner you can continue to access support, trusted expertise associated with owning a Roche home.

With you every step of the way.

Roche Group
BUILT ON REPUTATION

Find your place in Pallaskenry

A2-rated 3-bedroom homes.
Village life. Space to breathe.
A community to call home.



COIS CURRÁN

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Unit 4/5, Ballinvullin
Business Park,
Newcastle West,
Co. Limerick, Ireland.
V42 EY17

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Partners

ENGINEERING	ARCHITECTS	PROJECT MANAGEMENT	FINANCE	SOLICITORS
WOODS	ADAMSON | MCGERR ARCHITECTS	PUNCH consulting engineers	PROPERTY BRIDGES DEVELOPMENT FINANCE	HARRISON O'DOWD LLP SOLICITORS

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