

*“Live
to the rhythm
of Your own
Drum”*



DRUMCORA
HOUSE

BLACKROCK

*Period Elegance.
Contemporary Comfort.*

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Neighbourhood

Not every important decision announces itself. Some simply feel right.

Drumcora House belongs to that rare category. Behind the familiar façade of one of Blackrock's distinguished houses, twelve beautifully crafted homes bring together the grace of a period residence and the comfort of contemporary living.

Here, the old house has not been overwritten. It has been listened to. Its proportions, presence and quiet authority remain, while a new chapter has been shaped around light, ease and the way people live now.

It is less about moving somewhere new, more about arriving somewhere that already feels part of your life.



Interior & exterior photography throughout this brochure feature images from two professionally styled show apartments within the development and are presented to illustrate the standard of design, craftsmanship and finish offered.

Individual Residences offered for sale will differ in layout, orientation and certain specification & architectural details.

Drumcora House is available to view by appointment

The House

A house of character carries more than architecture.

It carries memory, craft, and the quiet confidence of having stood well for generations.

Drumcora House has long held its place on Blackrock Road. Its restoration has been approached with care rather than display: original details respected, handsome rooms allowed to breathe, new work introduced with enough confidence to be contemporary and enough restraint to belong.

Nothing feels forced, this special house has evolved and its spirit remains intact.



Life, Gently Rebalanced

A good home changes the rhythm of a day.

Morning light across the kitchen. Coffee before the first call. The Marina close enough for an ordinary walk, not a special plan. Friends lingering a little longer after dinner because the room invites it.



There is pleasure, too, in what a home asks less of you. Less maintenance. Less friction. Fewer small demands competing for your time.

More time and space for living well.



Blackrock

Some neighbourhoods spend years trying to create a reputation.

Blackrock simply lives up to its own.

Its appeal is not loud. It comes from tree-lined avenues, the river, the Marina, mature gardens, long-established clubs, familiar cafes and a community that has always understood the value of place.

There is a particular ease here: close to the life of the city, yet with a settled character that feels distinctly its own.

Fashion moves quickly.

Blackrock endures.

People remain.



Nothing By Accident

The most satisfying homes reveal their quality slowly.

In the way light reaches a room. In the tactile feel of a handle, the depth of a worktop, the calm of a bathroom at the beginning and end of the day. In storage where it should be. In technology that works quietly, without asking to be noticed.

Drumcora has been considered at that level.

Not to impress for a moment.

To answer and satisfy for years.



Two Expressions. One Address.

Within the restored house, six Residences carry the character of the original architecture: generous proportions, individual detail and a sense of permanence that cannot be newly manufactured.

Alongside them, six contemporary Residences introduce lift access, generous glazing, private exterior space and a lighter architectural language shaped around modern ease.

Different in expression yet equal in intent, execution and elevation.

Each belongs unmistakably to Drumcora House.



The Courtyard and Arrival

Arrival matters.

The restored entrance, the sense of enclosure, the movement from Blackrock Road into a quieter world. These are not incidental moments; they shape the feeling of coming home.

Beyond the house, landscaped gardens and the courtyard create a calm centre to your home. A place to pause before the day begins, to return through in the evening, to notice the seasons changing in small ways.

Practicality is quietly resolved: secure parking, EV charging, private storage and clear access. The details that support daily life have been given the same attention as your private spaces themselves.



Made To Be Lived In

Beautiful finishes matter.
But only when they make life better.

Kitchens should welcome busy
weekday breakfasts as naturally
as lingering dinner with friends.
Bedrooms should feel calm and
restorative before anything else.
Bathrooms should have the ease
of a good hotel without losing the
warmth of home.

Materials have been chosen for
longevity, not novelty. Joinery is
considered. Lighting is layered.
Comfort is built in rather than
added afterwards.

This is not design as performance.
It is design in service of a gracious
everyday life.



The Collection

Only twelve homes share this address.
That intimacy matters.

It gives Drumcora House the feeling of a private residence rather than a conventional development. Each home has its own character, its own outlook, its own relationship with the original house, the contemporary wing or the landscaped setting.

Some will be chosen for their period proportions; some for lift-served ease and contemporary light.

All offer a way of living that feels beautifully resolved.



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Drum”*



RESIDENCE 01

HISTORIC



Ground Floor,
2 Bed, Own Door Residence

Terrace

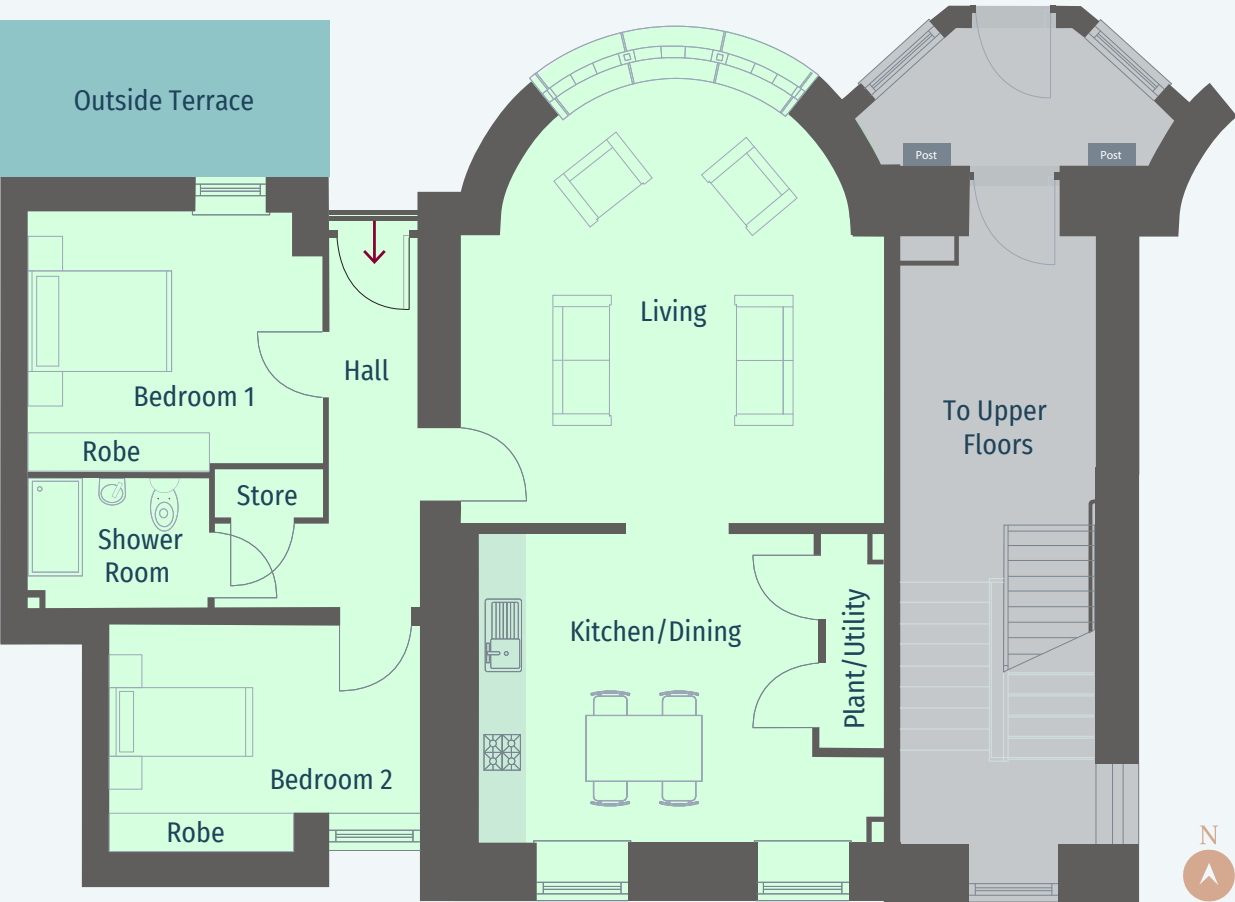
1022 sq.ft | 95 m²

BER A0

Morning light, garden views and
the quiet grace of the original house.

RESIDENCE 01

Ground Floor | 1022 sq.ft | 95 m²



Residence 01	ft	m
Living	18'1" x 19'4"	5.5m x 5.9m
Kitchen/Dining	17'5" x 13'1"	5.3m x 4.0m
Bedroom 1	12'6" x 11'2"	3.8m x 3.4m
Bedroom 2	13'5" x 9'6"	4.1m x 2.9m
Shower Room	7'7" x 5'11"	2.3m x 1.8m
External Store Unit	4'7" x 7'7"	1.4m x 2.3m

Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances.

RESIDENCE 02

HISTORIC



Ground Floor

2 Bed, Own Door Residence

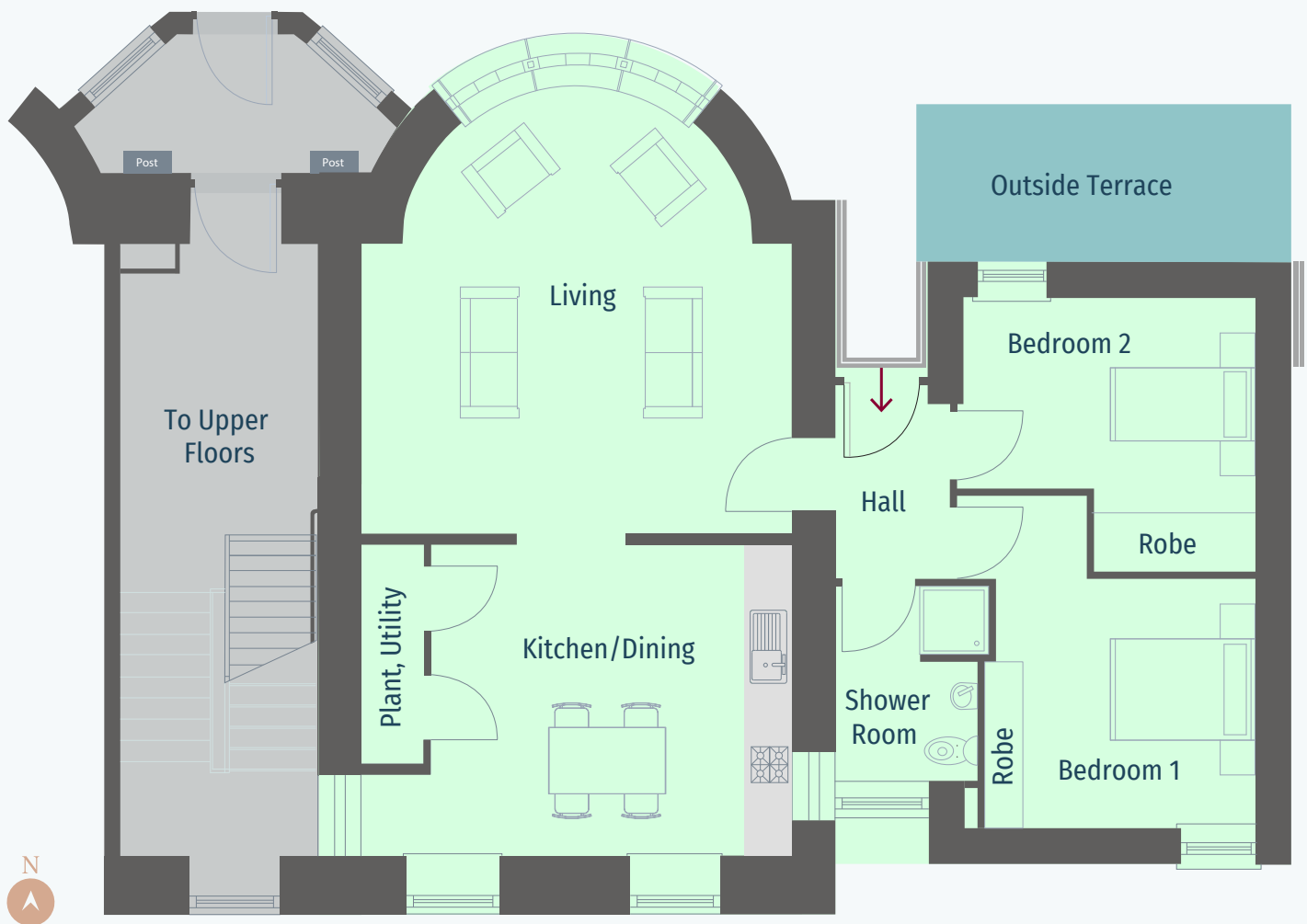
Terrace

968 sq.ft | 90 m²

BER A

RESIDENCE 02

Ground Floor | 968 sq.ft | 90 m²



Residence 02	ft	m
Living	18'1" x 19'4"	5.5m x 5.9m
Kitchen/Dining	18'4" x 13'1"	5.6m x 4.0m
Bedroom 1	11'6" x 14'1"	3.5m x 4.3m
Bedroom 2	12'6" x 8'2"	3.8m x 2.5m
Shower Room	5'11" x 8'2"	1.8m x 2.5m
External Store Unit	4'7" x 7'7"	1.4m x 2.3m

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*A calm private setting, beautifully
balanced for everyday living.*



RESIDENCE 03

HISTORIC



First Floor

2 Bed Residence

968 sq.ft | 90 m²

BER A0

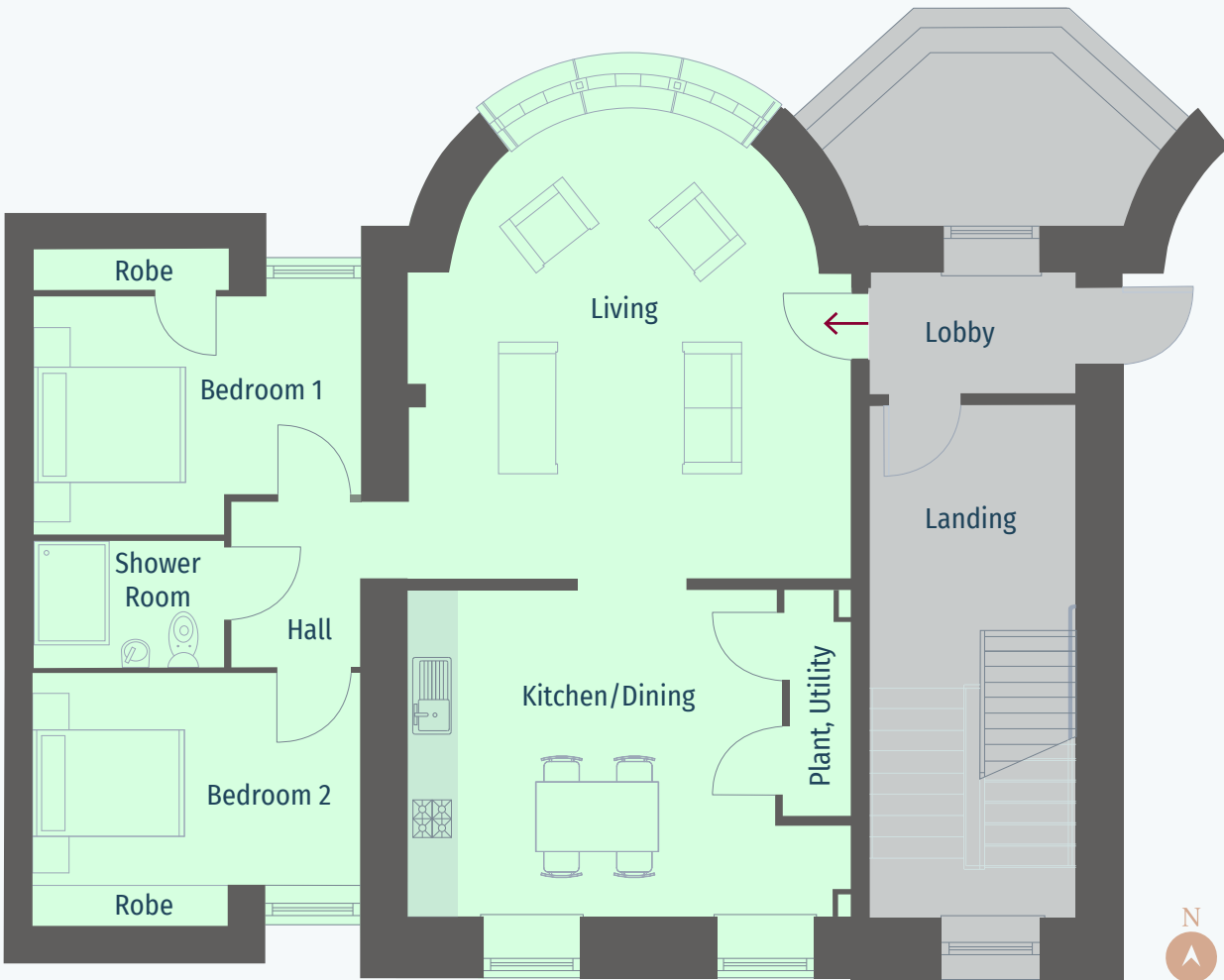


Light, proportion and period character
held in easy balance.



RESIDENCE 03

First Floor | 968 sq.ft | 90 m²

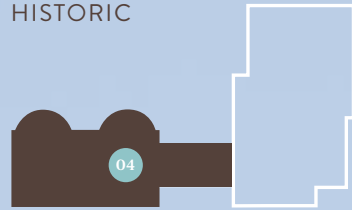


Residence 03	ft	m
Living	18'1" x 19'4"	5.5m x 5.9m
Kitchen/Dining	18'1" x 13'1"	5.5m x 4.0m
Bedroom 1	13'5" x 9'6"	4.1m x 2.9m
Bedroom 2	13'5" x 10'2"	4.1m x 3.1m
Shower Room	7'7" x 4'11"	2.3m x 1.5m
External Store Unit	4'7" x 7'7"	1.4m x 2.3m

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RESIDENCE 04

HISTORIC



First Floor

2 Bed Residence

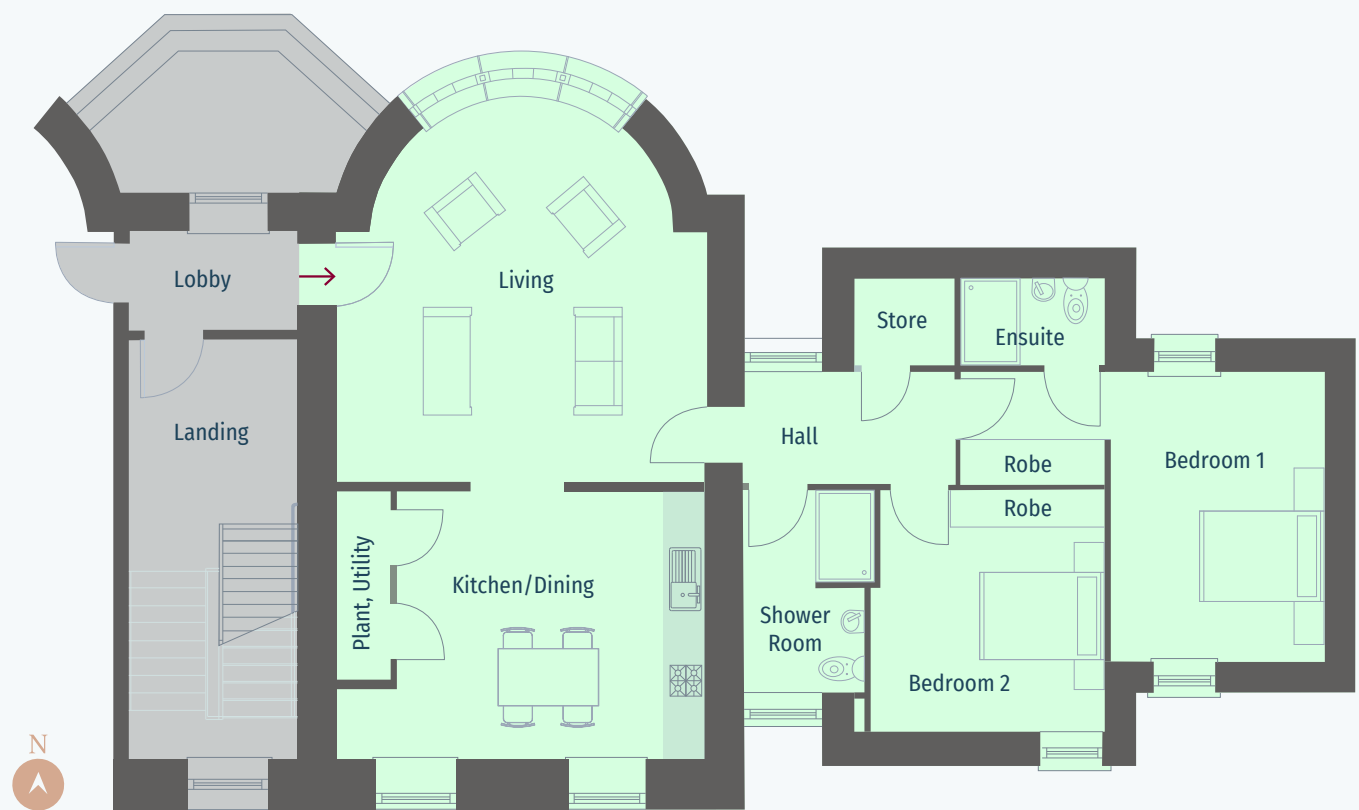
1098 sq.ft | 102 m²

BER A0



RESIDENCE 04

First Floor | 1098 sq.ft | 102 m²



Residence 04	ft	m
Living	18'4" x 19'4"	5.6m x 5.9m
Kitchen/Dining	18'4" x 13'1"	5.6m x 4.0m
Bedroom 1	10'6" x 14'5"	3.2m x 4.4m * plus Robes
Ensuite	6'11" x 4'3"	2.1m x 1.3m
Bedroom 2	11'6" x 12'2"	3.5m x 3.7m
Shower Room	5'11" x 9'10"	1.8m x 3.0m
External Store Unit	4'7" x 7'7"	1.4m x 2.3m

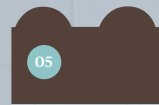
Please note the plans illustrated are not to scale and any measurements are indicative only and it should be noted the developer reserves the right to change and in some cases variations may occur, subject to construction variances and tolerances.

Generous rooms with the presence and individuality of the restored house.



RESIDENCE 05

HISTORIC



Second Floor and Attic

2 Bed, 2 storey Residence

1442 sq.ft | 134 m²

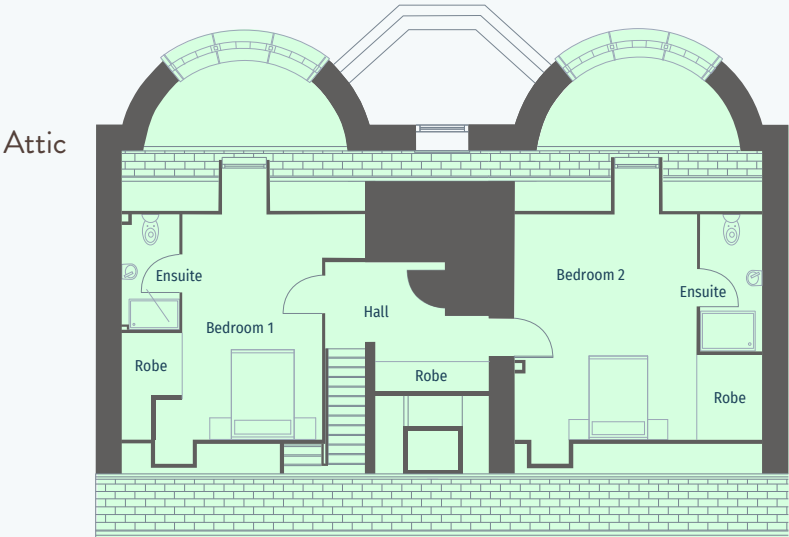
BER A

The scale of a house, with the ease and privacy of a residence.



RESIDENCE 05

Second Floor and Attic | 1442 sq.ft | 134 m²



Residence 05	ft	m
Living/Dining	18'1" x 18'8"	5.5m x 5.7m
Kitchen	8'10" x 14'1"	2.7m x 4.3m
Guest WC	5'3" x 5'11"	1.6m x 1.8m
Bedroom 1	14'9" x 16'9"	4.5m x 5.1m
Ensuite 1	4'3" x 8'6"	1.3m x 2.6m
Bedroom 2	13'5" x 16'9"	4.1m x 5.1m
Ensuite 2	4'7" x 9'10"	1.4m x 3.0m
External Store Unit	4'7" x 7'7"	1.4m x 2.3m

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RESIDENCE 06

HISTORIC



Second Floor

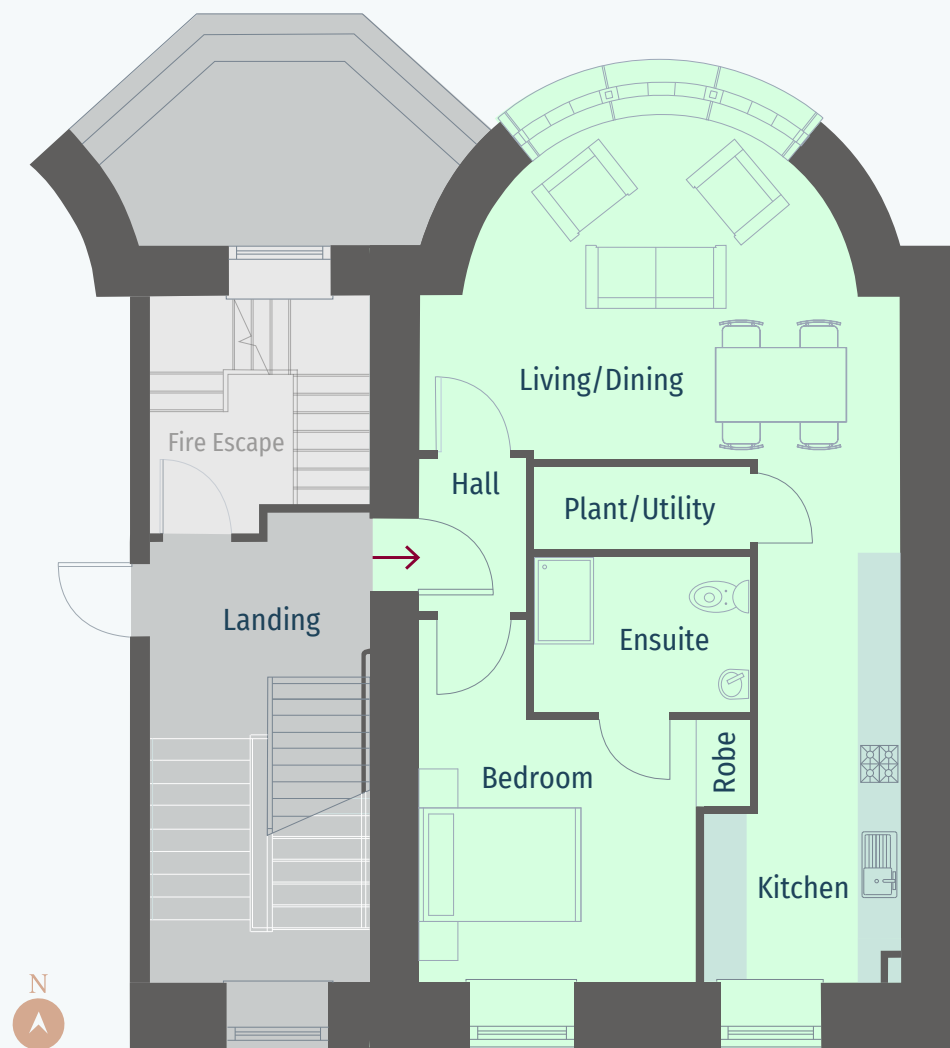
1 Bed Residence

549 sq.ft | 51 m²

BER A

RESIDENCE 06

Second Floor | 549 sq.ft | 51 m²



Residence 06	ft	m
Living/Dining	18'1" x 18'8"	5.5m x 5.7m
Kitchen	7'7" x 9'10"	2.3m x 3.0m
Bedroom 1	10'6" x 9'10"	3.2m x 3.0m
Ensuite	7'7" x 5'11"	2.3m x 1.8m
External Store Unit	4'7" x 7'7"	1.4m x 2.3m

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Distinctive, intimate and unmistakably Drumcora.



RESIDENCE 07

CONTEMPORARY



07

Ground Floor

3 Bed Residence

Large Terrace

1260 sq.ft | 117 m²

BER A0



Lift-served ease, contemporary light and a calm connection to the setting.

RESIDENCE 07

Ground Floor | 1260 sq.ft | 117 m²



Residence 07	ft		m	
Living/Kitchen/Dining	29'0"	x 19'1"	8.8m	x 5.8m
Bedroom 1	17'9"	x 10'10"	5.4m	x 3.3m
Ensuite	10'10"	x 5'11"	3.3m	x 1.8m
Bedroom 2	11'2"	x 9'10"	3.4m	x 3.0m
Ensuite	5'3"	x 10'6"	1.6m	x 3.2m
Bedroom 3	8'10"	x 14'1"	2.7m	x 4.3m
Shower Room	8'10"	x 5'11"	2.7m	x 1.8m
External Store Unit	4'7"	x 7'7"	1.4m	x 2.3m

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RESIDENCE 08

CONTEMPORARY



08

Ground Floor

2 Bed Residence

Large Terrace

1130 sq.ft | 105 m²

BER AO

RESIDENCE 08

Ground Floor | 1130 sq.ft | 105 m²



Residence 08	ft		m	
Living/Dining/Kitchen	23'4"	x	27'7"	7.1 m x 8.4m
Bedroom 1	17'1"	x	11'6"	5.2m x 3.5m
Ensuite	9'2"	x	4'7"	2.8m x 1.4m
Bedroom 2	11'10"	x	12'10"	3.6m x 3.9m
Shower Room	6'3"	x	7'10"	1.9m x 2.4m
External Store Unit	4'7"	x	7'7"	1.4m x 2.3m

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A modern home shaped around openness, comfort and natural light.



RESIDENCE 09

CONTEMPORARY



09

First Floor

3 Bed Residence

Balcony

1260 sq.ft | 117 m²

BER A0

Clean lines, generous glazing and
an effortless sense of arrival.

RESIDENCE 09

First Floor | 1260 sq.ft | 117 m²



Residence 09	ft		m	
Living/Kitchen/Dining	29'0"	x 19'1"	8.8m	x 5.8m
Bedroom 1	17'9"	x 10'10"	5.4m	x 3.3m
Ensuite	10'10"	x 5'11"	3.3m	x 1.8m
Bedroom 2	11'2"	x 9'10"	3.4m	x 3.0m
Ensuite	5'3"	x 10'6"	1.6m	x 3.2m
Bedroom 3	8'10"	x 14'1"	2.7m	x 4.3m
Shower Room	8'10"	x 5'11"	2.7m	x 1.8m
External Store Unit	4'7"	x 7'7"	1.4m	x 2.3m

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RESIDENCE 10

CONTEMPORARY



10

First Floor

3 Bed Residence

Balcony

1313 sq.ft | 122 m²

BER A0

RESIDENCE 10

First Floor | 1313 sq.ft | 122 m²



Residence 10	ft		m	
Living/Kitchen/Dining	29'6"	x 21'0"	9.0m	x 6.4m
Bedroom 1	12'10"	x 11'6"	3.9m	x 3.5m
Ensuite	9'2"	x 7'3"	2.8m	x 2.2m
Bedroom 2	15'1"	x 9'10"	4.6m	x 3.0m
Ensuite	6'3"	x 5'3"	1.9m	x 1.6m
Bedroom 3	11'2"	x 12'6"	3.4m	x 3.8m
Shower Room	5'7"	x 9'10"	1.7m	x 3.0m
External Store Unit	4'7"	x 7'7"	1.4m	x 2.3m

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Designed for privacy, light and the quiet pleasure of modern living.



RESIDENCE 11

CONTEMPORARY



Second Floor

2 Bed Residence

Balcony

947 sq.ft | 88 m²

BER A0

A refined contemporary residence with space to gather, retreat and breathe.



RESIDENCE 11

Second Floor | 947 sq.ft | 88 m²



Residence 11	ft	m
Living/Kitchen/Dining	13'5" x 30'2"	4.1m x 9.2m
Bedroom 1	14'5" x 11'10"	4.4m x 3.6m
Bedroom 2	8'10" x 11'10"	2.7m x 3.6m
Shower Room	8'10" x 7'3"	2.7m x 2.2m
External Store Unit	4'7" x 7'7"	1.4m x 2.3m

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RESIDENCE 12

CONTEMPORARY



12

Second Floor

3 Bed Residence

Balcony

1313 sq.ft | 122 m²

BER A0

RESIDENCE 12

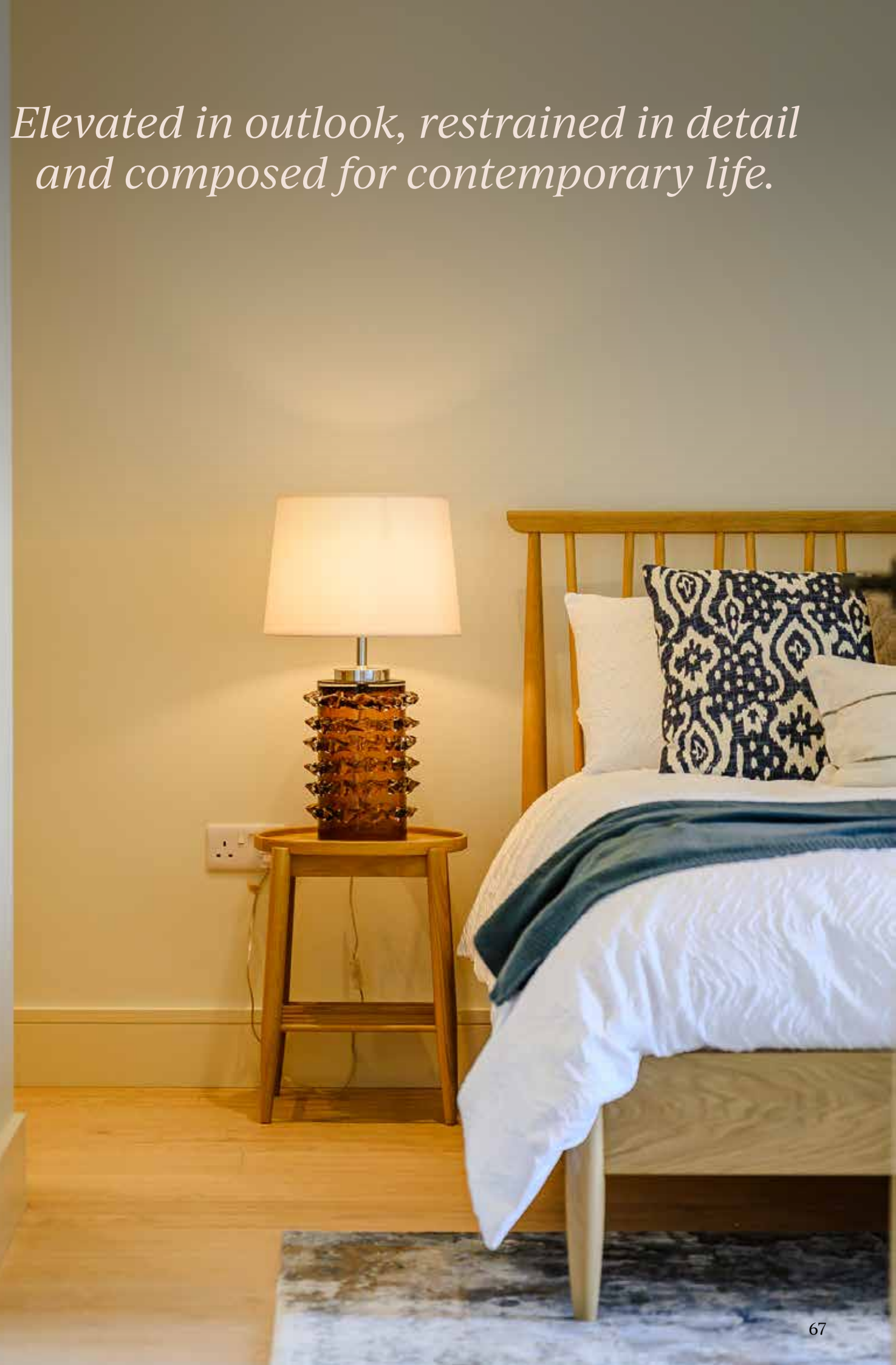
Second Floor | 1313 sq.ft | 122 m²



Residence 12	ft	m
Living/Kitchen/Dining	29'6" x 21'0"	9.0m x 6.4m
Bedroom 1	12'10" x 11'6"	3.9m x 3.5m
Ensuite	9'2" x 7'3"	2.8m x 2.2m
Bedroom 2	15'1" x 9'10"	4.6m x 3.0m
Ensuite	6'3" x 5'3"	1.9m x 1.6m
Bedroom 3	11'2" x 12'6"	3.4m x 3.8m
Shower Room	5'7" x 9'10"	1.7m x 3.0m
External Store Unit	4'7" x 7'7"	1.4m x 2.3m

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Elevated in outlook, restrained in detail and composed for contemporary life.



SITE PLAN



SPECIFICATIONS

EXTERNAL FINISHES

Historic Building:

- Slate or lime render finish on existing stone wall with cork board insulation.

Contemporary Building:

- Solid brick external leaf insulated cavity and concrete block internal leaf finished internally with insulated plasterboard.
- Glazed balconies to the upper floor apartments with composite decking board, external lighting and outdoor heater.

INTERIOR CRAFTSMANSHIP

- All walls and ceilings are plaster skimmed and painted in a neutral tone.

INTERNAL DOORS AND JOINERY

- Contemporary square edged skirtings.
- Attractive painted timber apartment entrance door
- Internal apartment doors are modern flush panel painted doors with modern black door handles.

KITCHEN

- Contemporary kitchens supplied by House of Coolmore to include soft closing doors.
- Recessed undercounter and ambient lighting
- Dekton countertops and splashback
- Integrated waste & recycling drawer.

UTILITY

- Fitted countertop and/or cabinetry for storage.
- Washing machine plumbed.

APPLIANCES

- All kitchen appliances supplied are Neff including an integrated fridge freezer, electric oven, combi oven or microwave, induction hob, integrated dishwasher, and extractor hood.

BATHROOMS & EN-SUITES

- All bathrooms and en-suites are fitted with high quality Roca sanitary ware throughout.
- Luxury square basin to main bathroom and en-suite with attractive polished chrome taps.
- Custom made mirrored storage cabinet in all bathrooms to include undermounted lighting.
- Wall hung rimless WCs with soft close seat and dual flush cisterns for water conservation.
- Rainfall shower head and slide rail kit in brushed chrome to all showers.
- Shower doors/screens are fitted to all showers.
- A selection of quality Porcelain tiles to floors and walls in main bathroom and en-suites.
- Electric heated towel rails fitted where applicable.

BESPOKE JOINERY

- Contemporary style bespoke fitted wardrobes in all bedroom with oak effect interiors and internal lighting.

TECHNOLOGY & COMFORT

- Secure access control to entrance lobbies.
- Smoke and heat detectors fitted as standard.
- Lighting is a mixture of low voltage LED down lights and ceiling hung pendant lighting on a dimmer.
- Recessed under-counter lighting to all kitchens.
- External lighting to balconies and terraces.
- Ceiling mounted electric infrared heater to balconies.
- Pre-wired for multiple networks such as, Virgin Media, Vodafone or SKY.
- Generous and considered placement of electrical sockets to include USB sockets.

HEATING AND VENTILATION

- The energy saving Air/Water heat pump provides continuous hot water, and zoned underfloor heating to the apartments.
- A Vent-Axia HRV (Heat Recovery Ventilation) system provides continuous fresh filtered air to a home while reclaiming up to 90% of the heat from stale outgoing air.



- Pressurised hot and cold-water systems providing water to the kitchen, hand basins, showers, and baths. Priority hot water is available on demand.

ENERGY EFFICIENCY & BER

The apartments at Drumcora House enjoy features designed to reduce energy demand including:

- High levels of insulation in the walls and floors
- Double Glazed Munster Joinery windows with high u-values
- Dual flush cisterns for water conservation along with low pressure water conservation taps
- A0 - A Building Energy Rating (BER).

CAR PARKING & SECURITY

- At least one assigned car parking space for each apartment. Some units are being sold with two spaces.
- All apartment owners will have one EV charging unit to their car space.
- Centralised and secure waste store provided.
- Drumcora House is further distinguished by its meticulously restored original ornate cast-iron entrance gates and elegant period stone pillars.
- Separate pedestrian and vehicular access is available with an Audio Visual Intercom system controllable from each apartment.

- External Lock Up Storage unit provided for each apartment with lighting and electrical socket.

COMMUNAL LANDSCAPED GARDEN

- Exquisitely landscaped gardens and exterior common areas by Lavender Landscapes to include attractive modern paving, planting, and lighting.

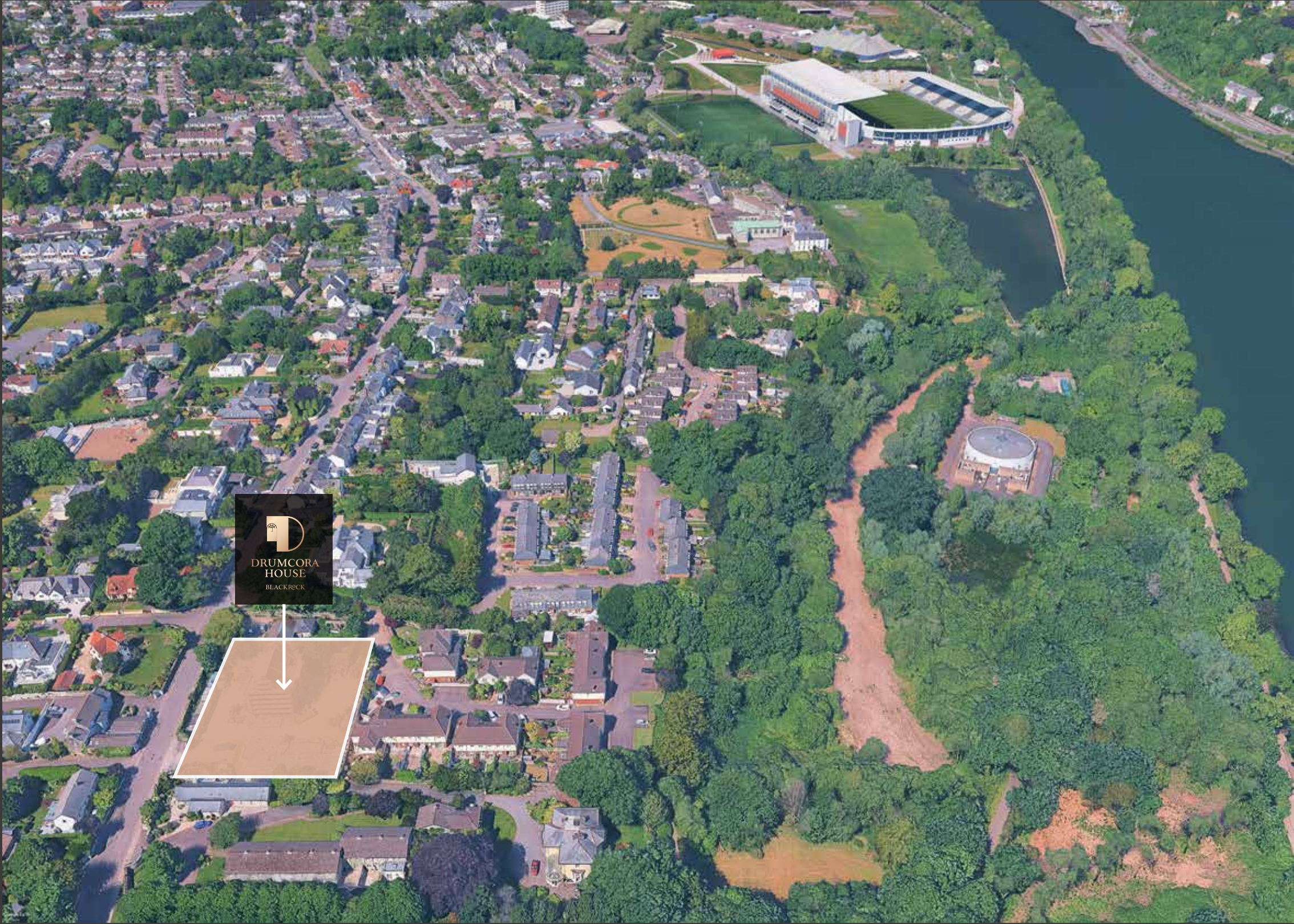
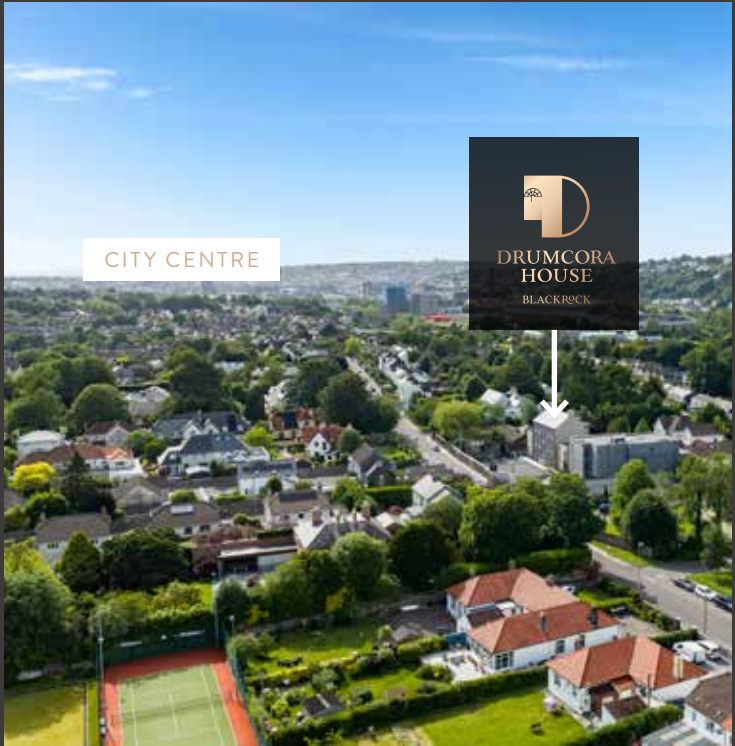
GUARANTEE

- All apartments come with a 10-year Home Bond Structural Guarantee including Mechanical & Electrical Latent Defects cover.

MANAGEMENT COMPANY

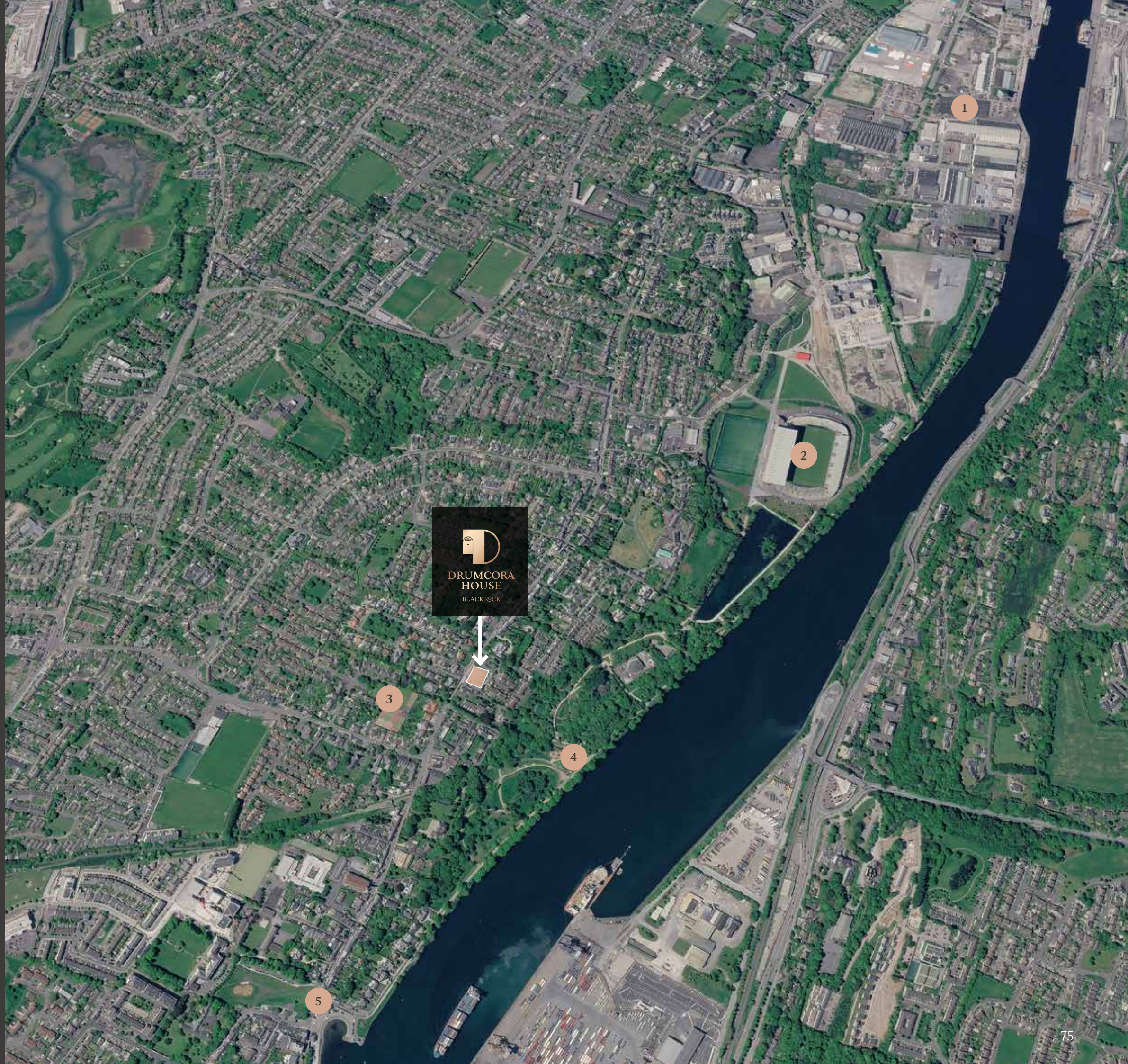
- All homeowners will automatically become a member of the management company. A management agent has been appointed by the Developer.

LOCATION

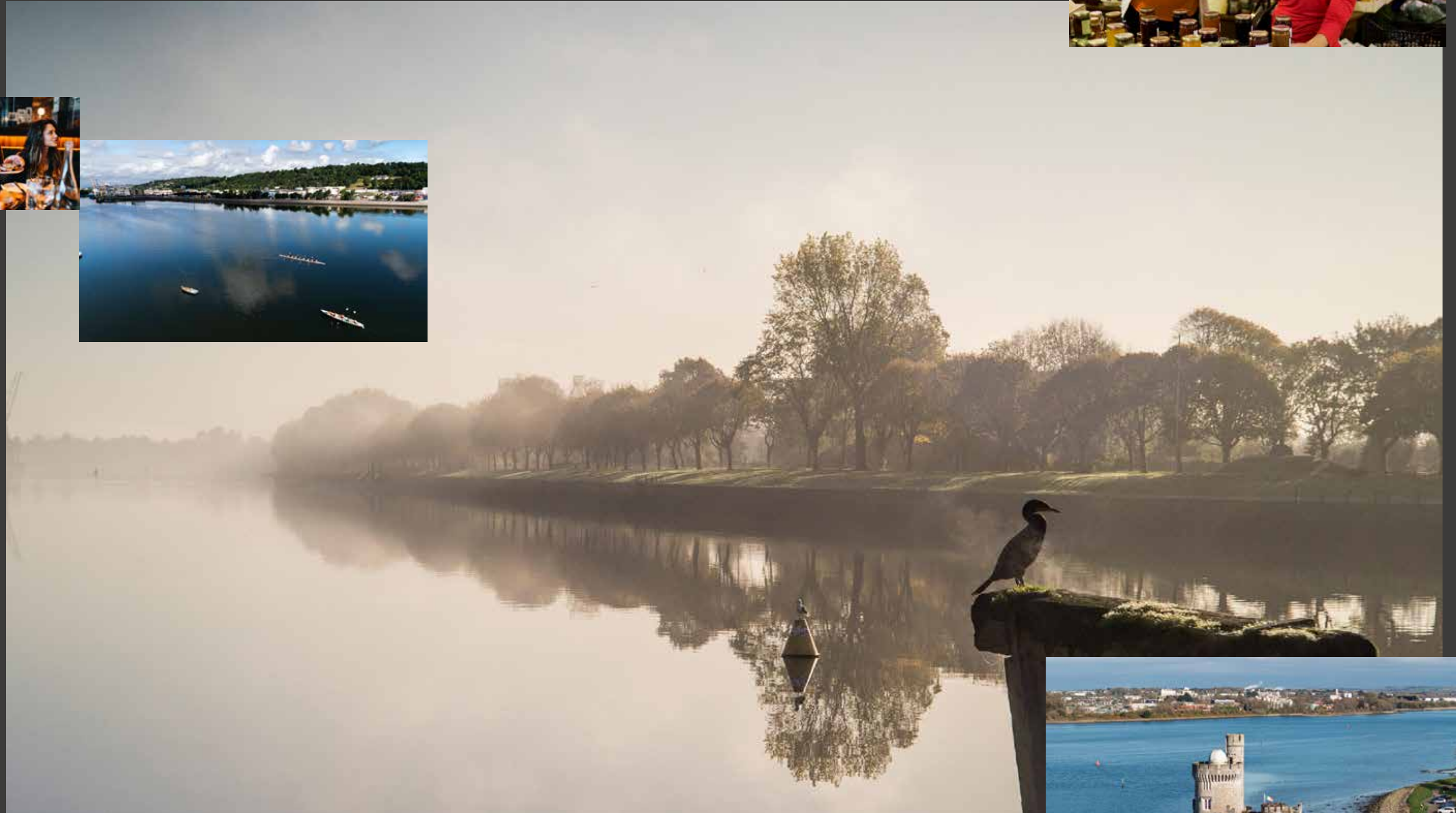


LOCATION

- 1 Marina Market
- 2 Páirc Uí Chaoimh
- 3 Tennis Club
- 4 Marina Greenway
- 5 Blackrock Village



NEIGHBOURHOOD



Some places remain with us long after we leave.

Others invite us to stay.

Drumcora House has been part of Blackrock for generations. Now, with twelve new homes shaped by care, craft and contemporary ease, its next chapter begins.

Perhaps one of those stories will be yours.



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EXCLUSIVE BOUTIQUE DEVELOPMENT
OF 12 LUXURY APARTMENTS



DRUMCORA
HOUSE

BLACKROCK

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DOSA Consulting Engineers

Builders:
Westbrook Construction Ltd