



THE
GREEN
— LIXNAW —



THIS IS THE GREEN - LIXNAW

Set in the heart of North Kerry, Lixnaw offers the kind of lifestyle where life can move at a more comfortable pace. Surrounded by the beauty of the Kerry countryside and shaped by a strong sense of local community, it is a wonderful place to put down roots, raise a family and enjoy everything that village living has to offer.

The Green brings you the opportunity to become part of this welcoming community, combining the comfort of a new home with the character and charm of an established Kerry village.

Whether you are buying your first home, looking for more space for a growing family or simply searching for somewhere that feels a little more peaceful, Lixnaw offers a place you will be proud to call home.



THE HOMES

Energy-Efficient by Design

Each home at The Green is built to a high standard, achieving an A2 BER rating with modern, energy-efficient technology designed to provide year-round comfort and lower running costs.

THE DESIGN

Made for Modern Living

Bright, spacious interiors, open-plan living areas and quality finishes create stylish, practical spaces designed around everyday life.



AT HOME IN THE HEART OF KERRY

A Relaxed Way of Life

Life in Lixnaw offers the charm and slower pace of village living, surrounded by the beautiful North Kerry countryside. With local amenities close at hand and plenty of open space to enjoy, it's an ideal setting for those looking for a comfortable, relaxed place to call home.

Connected to Everything You Need

Enjoy peaceful village living without feeling far from everything. Lixnaw is conveniently located between Listowel and Tralee, offering easy access to a wider choice of shops, schools, restaurants, services and employment – making everyday life that little bit easier.

LIFE IN LIXNAW

LIFESTYLE

Life in Lixnaw offers the perfect opportunity to slow things down without feeling disconnected. Surrounded by the beautiful North Kerry countryside, residents can enjoy a more relaxed pace of life, with open spaces, scenic surroundings and everyday essentials close to home.

The Green offers the ideal balance between peaceful village living and convenient access to shopping, dining, employment and entertainment – giving you more space to live, unwind and enjoy the things that matter most.



HERITAGE

Lixnaw is a village with a rich heritage and a strong sense of identity, shaped by generations of local life and tradition. Its history forms an important part of the character of the area, creating a wonderful blend of old and new.

Today, Lixnaw continues to embrace its roots while growing as a modern and welcoming place to live, offering residents the opportunity to become part of a community with a proud past and an exciting future.



COMMUNITY

At the heart of Lixnaw is a strong and welcoming community – the kind of place where people can truly feel at home. Local clubs, schools, businesses and community organisations all contribute to the friendly atmosphere and strong sense of belonging that makes village life so special.

For families, first-time buyers and those looking to settle somewhere for the long term, The Green offers more than simply a new home; it offers the opportunity to become part of an established community and build a life in a place with a genuine sense of togetherness.



This exciting new development in Lixnaw offers the opportunity to enjoy modern, energy-efficient living in the heart of North Kerry. Surrounded by beautiful countryside and a welcoming community, The Green combines peaceful village life with easy access to Listowel, Tralee and everyday amenities.

Designed for first-time buyers, growing families and those looking to put down roots, these A-rated homes offer quality, comfort and contemporary living in a location that truly feels like home.



SITE LAYOUT PLAN



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HOUSE TYPE A

1,076 square feet
3 Bed, 3 Bath

HOUSE TYPE A
GROUND FLOOR



HOUSE TYPE A
FIRST FLOOR



HOUSE TYPE B

1,442 square feet
4 Bed, 3 Bath

HOUSE TYPE B
GROUND FLOOR



HOUSE TYPE B
FIRST FLOOR



HOUSE TYPE C

1,087 square feet
3 Bed, 3 Bath

HOUSE TYPE C
GROUND FLOOR



HOUSE TYPE C
FIRST FLOOR



HOUSE TYPE D

543 square feet
1 Bed, 1 Bath

HOUSE TYPE D
GROUND FLOOR



HOUSE TYPE E₁

1,011 square feet
3 Bed, 3 Bath

HOUSE TYPE E
GROUND FLOOR



HOUSE TYPE E
FIRST FLOOR OPTION 1



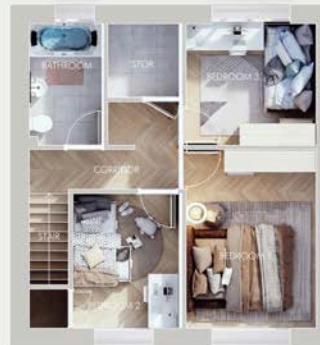
HOUSE TYPE E₂

1,011 square feet
3 Bed, 3 Bath

HOUSE TYPE E
GROUND FLOOR



HOUSE TYPE E
FIRST FLOOR OPTION 2



THIS IS THE GREEN LIXNAW





BEAUTIFULLY DESIGNED FOR MODERN LIVING

Every home is crafted to the highest standards of energy performance, achieving a BER A2 rating through a combination of advanced construction methods and low-carbon technologies.

EnergyEfficient Features

- Air to water heat pump system
- High-performance insulation and airtightness
- Mechanical ventilation for improved air quality
- Double-glazed windows
- Solar PV (optional, depending on spec)

These features ensure lower running costs, greater comfort, and a home that's ready for the future.

Modern Interiors Designed for Living

Step inside and discover bright, spacious interiors designed to enhance everyday life. Each home features:

- Open plan kitchen/dining areas with contemporary fitted units
- Generous living rooms with large windows for natural light
- Luxurious bathrooms with high-quality sanitaryware
- Well proportioned bedrooms,
- Ample storage throughout
- High-speed broadband connectivity for remote work and entertainment

Finishes are selected with durability and elegance in mind, creating a warm, modern aesthetic that feels instantly like home.

A COMMUNITY DESIGNED
WITH CONTEMPORARY HOMES
WITH THE FUTURE IN MIND



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Every home at The Green has been thoughtfully designed with modern living and energy efficiency in mind. With an A-rated energy performance, these homes are built to provide greater comfort throughout the year while helping to reduce energy use and everyday running costs.

High standards of insulation, efficient heating systems and quality construction all work together to create warm, comfortable homes that are better suited to the way we live today.

At The Green, energy efficiency isn't simply an added feature – it's built into your home from the very beginning.





YOUR PURCHASE JOURNEY

We're with you at every step. From choosing your home to collecting your keys, our team is here to make the process straightforward and enjoyable.



1

Explore Your Options

Discover the homes available at The Green and find the one that suits your needs.

2

Reserve Your Home

Once you've chosen your home, you can secure it with a booking deposit. We'll confirm the next steps and key dates.

3

Arrange Finance & Supports

Progress your mortgage approval and explore available supports such as Help to Buy and the First Home Scheme. Our team can advise and guide you where possible.

4

Contracts Issued

Your solicitor will receive the contracts for review. We'll continue to keep you informed and are available to answer any questions during this stage.

5

Sign Contracts

Once your solicitor is satisfied and your finance is in place, contracts are signed and your home is formally reserved.

6

Personalise Your Home

After signing contracts, you can discuss available options and finishes to make your home your own (subject to build stage and deadlines).

7

Your Home Takes Shape

As construction progresses, we'll keep you updated on key milestones and important dates.

8

Preparing for Completion

As your home nears completion, we'll guide you through the final steps, including your final inspection and any remaining legal and financial arrangements with your solicitor.

9

Handover Day

Once everything is in place, it's time to collect your keys. We'll carry out a full handover and ensure you have all the information you need.

10

Welcome Home

The journey doesn't end when you get your keys. You're now part of The Green, Lixnaw – a vibrant community in a beautiful Kerry village.



The Help to Buy (HTB) Scheme is a Government initiative designed to help first-time buyers purchase a newly built home.

Eligible applicants may receive a refund of Income Tax and DIRT paid over the previous four tax years, subject to Revenue rules and eligibility criteria. The maximum benefit available under the scheme is currently €30,000.

Unlike a loan, the Help to Buy Scheme does not need to be repaid, making it one of the most valuable supports available to first-time buyers.

ILLUSTRATIVE EXAMPLE

Purchase price of home	€400,000
Add: Estimated Legal Fees	€1,750
Add: Stamp Duty (1%)	€4,000
TOTAL COST TO PURCHASE HOME	€405,750
Less: Help to Buy (Max)	€30,000
NET COST TO PURCHASER	€375,750

See the Help to Buy website for current qualifying criteria and county-by-county maximum purchase price limits.





The First Home Scheme (FHS) is a Government-backed shared equity scheme designed to bridge the gap between a purchaser's mortgage, deposit and the purchase price of a new home.

Under the scheme, the Government and participating lenders may provide an equity contribution towards the purchase of a new-build home.

In return, the First Home Scheme takes an equity share in the property.

ILLUSTRATIVE EXAMPLE 1 - FIRST HOME SCHEME ONLY

Purchase price of home	€400,000
Add: Estimated Legal Fees	€1,750
Add: Stamp Duty (1%)	€4,000
TOTAL COST TO PURCHASE HOME	€405,750
Less: First Home Scheme Contribution (30% of Purchase Price)	€120,000
NET COST TO PURCHASER	€285,750

ILLUSTRATIVE EXAMPLE 2 - FIRST HOME SCHEME + HELP TO BUY

Purchase price of home	€400,000
Add: Estimated Legal Fees	€1,750
Add: Stamp Duty (1%)	€4,000
TOTAL COST TO PURCHASE HOME	€405,750
Less: First Home Scheme Contribution (20% of Purchase Price)	€80,000
Less: Help to Buy (Max)	€30,000
NET COST TO PURCHASER	€295,750

The maximum First Home Scheme contribution reduces from 30% to 20% where purchasers also avail of the Help to Buy Scheme.

See the Help to Buy and First Home Scheme websites for current qualifying criteria, county-by-county maximum purchase price limits and scheme calculators.



Set within the peaceful surroundings of North Kerry, The Green offers a fresh take on modern village living. Lixnaw is a friendly, well-connected community where residents can enjoy a relaxed countryside setting while remaining conveniently close to the bustling towns of Listowel and Tralee.

With space to grow, a strong sense of community and the beauty of the Kerry countryside on your doorstep, Lixnaw is an ideal place to build your future.

The Green brings contemporary, energy-efficient homes to a location that offers the perfect balance of comfort, convenience and a more relaxed way of life.



A-RATED ENERGY EFFICIENCY



SCHEMES AVAILABLE



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28 Denny Street Tralee Co. Kerry

BUILT FOR THE FUTURE

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