



65 beautifully designed new homes
in one of Athlone's most sought-after locations.

A NEW STANDARD OF LIVING

BEAUTIFULLY DESIGNED. PERFECTLY PLACED.

The Gardens, Hillquarter is a thoughtfully designed collection of 65 A-rated homes, crafted for modern living in one of Coosan's most desirable settings.

Combining high-quality finishes, energy efficiency and timeless style, these homes offer the perfect balance of comfort, convenience and natural beauty.

YOUR NEW HOME.
YOUR NEW LIFESTYLE.

BER A





DESIGNED AROUND THE WAY YOU LIVE

The interiors at The Gardens, Hillquarter are thoughtfully designed around modern life, offering flexible spaces that can adapt as your needs change.

Whether it's room for family life, a dedicated home office or space to relax and entertain, each home combines comfort, practicality and contemporary design.

Space to live your way.



BUILT FOR TODAY. READY FOR TOMORROW

Energy efficiency has been considered from the outset at The Gardens, Hillquarter.

Each home combines high levels of insulation, airtight construction and modern energy-efficient technology to create a comfortable home with reduced energy demand and lower running costs.



A-Rated Homes

All homes are A-rated and incorporate sustainable and renewable technology, helping to reduce energy demand and running costs.

High Levels of Insulation

A high level of insulation is incorporated in floors, walls and roofs to keep your home warm and comfortable all year round.

Airtight Construction

All houses are constructed to provide a high level of airtightness to retain heat and improve energy efficiency.

Air-to-Water Heat Pump

Each home is fitted with an air-to-water heat pump, providing an efficient modern heating system designed to help reduce energy demand.

EV Parking

Provision for EV parking.



PRIME LOCATION

AN EXCEPTIONAL LOCATION

FOR MODERN LIVING.

Set in the sought-after area of Coosan, The Gardens, Hillquarter offers peaceful surroundings with excellent access to Athlone and all its amenities.

With Lough Ree and Coosan Point close by, residents can enjoy scenic walks, water-based recreation and beautiful natural surroundings, while Athlone town centre offers an excellent choice of shopping, dining, schools, sporting facilities and everyday amenities.



Athlone Pedestrian and Cycleway Bridge



River Shannon



Greenway

EXCLUSIVE COOSAN LIVING, MOMENTS FROM LOUGH REE AND ATHLONE YACHT CLUB

The Gardens, Hillquarter enjoys an exceptional setting in Coosan, one of Athlone's most sought-after residential areas, where peaceful surroundings, mature landscapes and a strong sense of community create a truly special place to call home.

With Lough Ree and Athlone Yacht Club close by, life here naturally lends itself to the outdoors. Whether it's sailing, boating, kayaking or simply enjoying a quiet walk by the water, residents can make the most of one of the Midlands' most beautiful natural amenities. Coosan Point and the shores of Lough Ree provide a wonderful backdrop for weekend walks, family time and relaxed evenings beside the lake.

A PLACE TO GROW, LEARN, PLAY AND BELONG

The Gardens, Hillquarter is ideally suited to growing families. Set in Coosan, Athlone, the development enjoys easy access to a strong choice of primary, secondary and third-level education options, together with childcare, sports and everyday amenities close at hand.

From early years through to university level, Athlone offers convenient and well-established educational choices for every stage.



Schools

- Coosan National School
- Cornamaddy C.N.S.
- Our Lady's Bower
- Marist College
- Athlone Community College
- Coláiste Chiaráin

Universities

- TUS Athlone



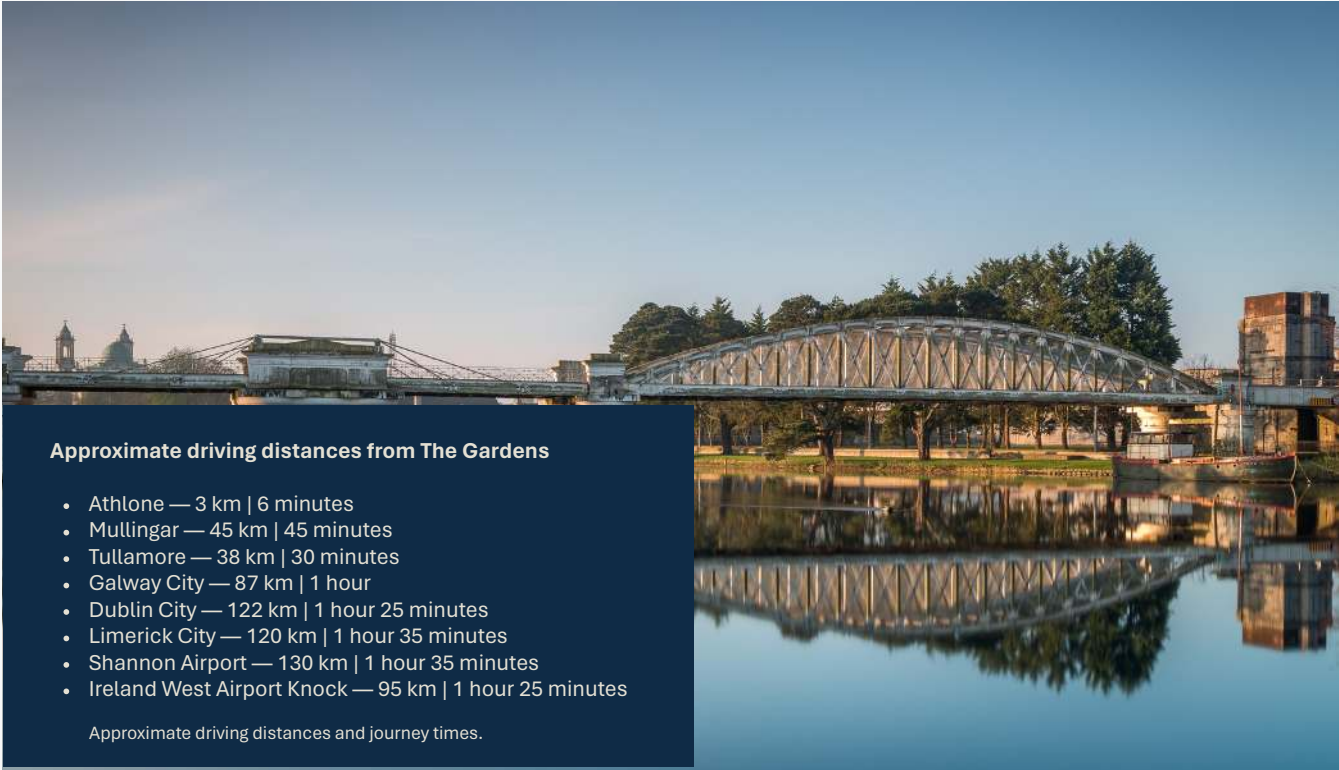
Nearby amenities include:

- Athlone town centre
- Coosan Point, Lough Ree & Athlone Yacht Club
- Supermarkets, cafés & restaurants
- Sports clubs and leisure facilities
- Scenic walks and outdoor recreation
- Athlone Train Station
- Convenient access to the M6 motorway

PERFECTLY POSITIONED

With the M6 close by, The Gardens offers excellent access to Athlone and effortless connections towards Dublin, Galway and Ireland’s regional airports.





Approximate driving distances from The Gardens

- Athlone — 3 km | 6 minutes
- Mullingar — 45 km | 45 minutes
- Tullamore — 38 km | 30 minutes
- Galway City — 87 km | 1 hour
- Dublin City — 122 km | 1 hour 25 minutes
- Limerick City — 120 km | 1 hour 35 minutes
- Shannon Airport — 130 km | 1 hour 35 minutes
- Ireland West Airport Knock — 95 km | 1 hour 25 minutes

Approximate driving distances and journey times.



Location	Approx. Distance (km)
Motorway / Transport	
M6 Motorway Access	3 km
Athlone Train Station	3 km
Retail	
Athlone Town Centre	3 km
Golden Island Shopping Centre	3 km
Education	
Coosan National School	2 km
Our Lady's Bower	4 km
Marist College	4.5 km
TUS Athlone	5.5 km
Leisure	
Coosan Point	2 km
Lough Ree	2 km
Athlone Golf Club	8 km
Athlone Regional Sports Centre	4 km

THE GARDENS, HILLQUARTER SITE PLAN





BUILT WITH CARE. DESIGNED FOR LIFE.

Home specifications may vary depending on house type.

EXTERNAL FEATURES

- Low-maintenance exterior finishes
- Tasteful mix of brick and/or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.
- Standing-seam porch roofs where applicable.

GARDEN & OUTDOORS

- Seeded gardens.
- Secure, ring-fenced green area within the development.
- Provision for EV Parking

ELECTRICAL & HEATING

- Air-to-water heat pump.
- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.

KITCHEN

- Contemporary fitted kitchen with soft-close doors.
- Ergonomic kitchen design.
- Durable, hard-wearing worktops, full hob backsplash and matching upstand.

BATHROOM & ENSUITE

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads and bath fittings.

ENERGY EFFICIENCY

- All homes are A-rated and incorporate sustainable and renewable technology, helping to reduce energy demand and running costs.
- High levels of insulation incorporated in floors, walls and roofs.
- Constructed to provide a high level of airtightness to retain heat.

WINDOWS & DOORS

- Double-glazed windows.
- French doors to back garden where applicable.

HOMEbond PROTECTION

- Each home will be registered with HomeBond and covered by HomeBond latent defects insurance, subject to the applicable policy terms, conditions, exclusions, limits and period of cover.



HOMES DESIGNED FOR MODERN FAMILY LIVING

At The Gardens, Hillquarter, every home has been thoughtfully designed with modern life in mind.

Spacious interiors, practical layouts and beautiful finishes create the perfect setting for making memories that last a lifetime.

HOUSE TYPES & SIZING

THE GARDENS · HILLQUARTER

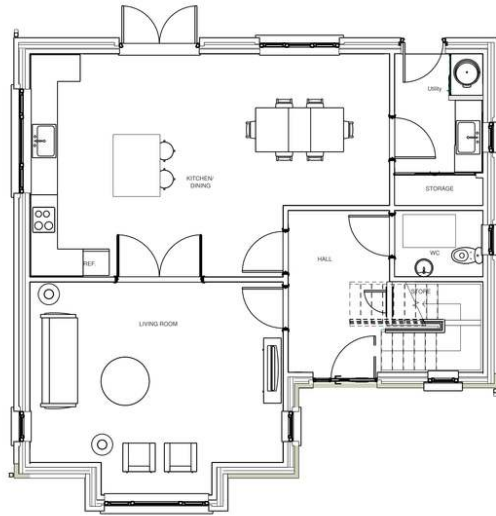
Type	Description	Size (m²)
A	4-bed two-storey detached	176.8
A1	4-bed two-storey detached	186.8
A2	4-bed two-storey detached	186.8
B	4-bed two-storey semi-detached	138.4
C	3-bed two-storey terraced	111.2
C1	2-bed two-storey terraced	93.2
D	3-bed two-storey terraced	110.9
D1	2-bed two-storey terraced	96.2

Floor areas are approximate and may vary.

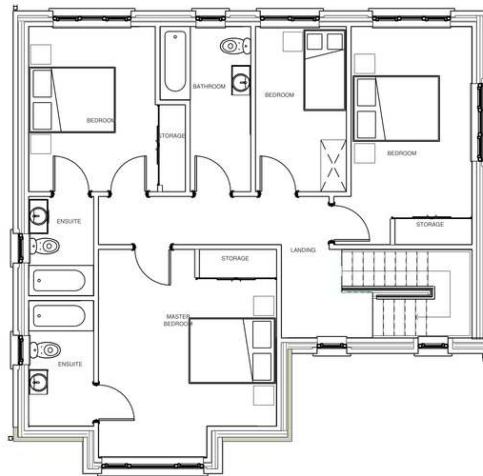


House Type A 4-Bed Two-Storey Detached

176.8 m²



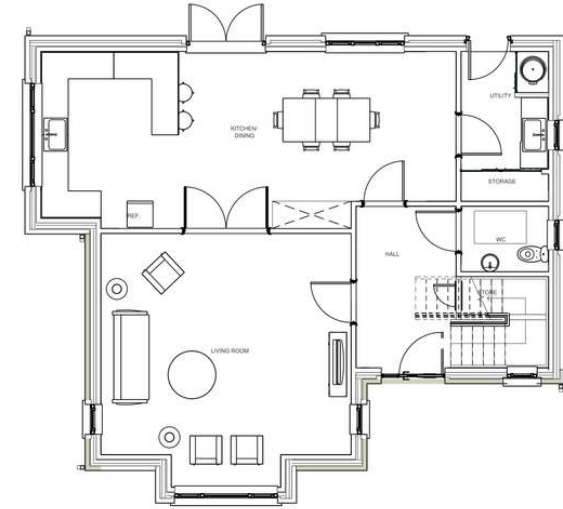
Ground Floor



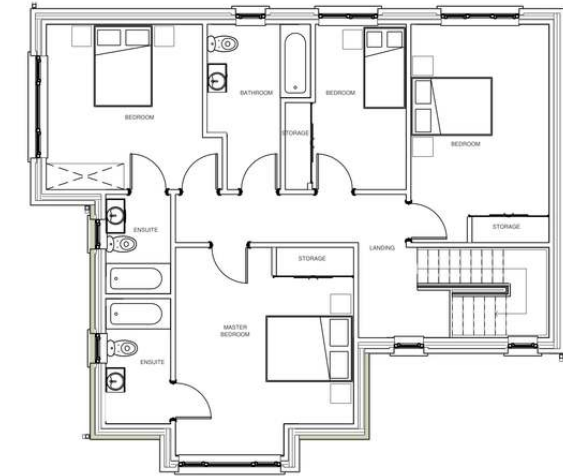
First Floor

House Type A1 4-Bed Two-Storey Detached

186.8 m²



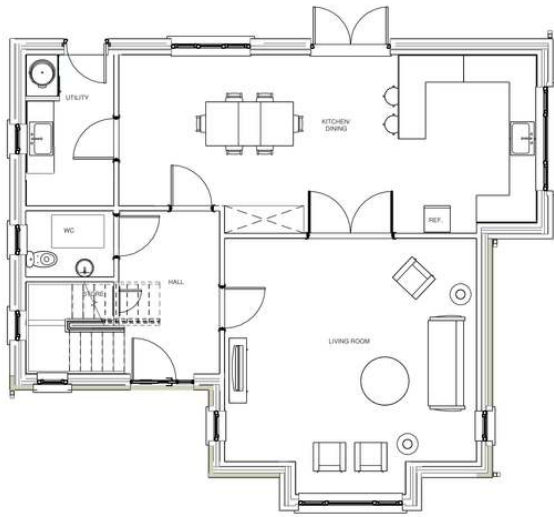
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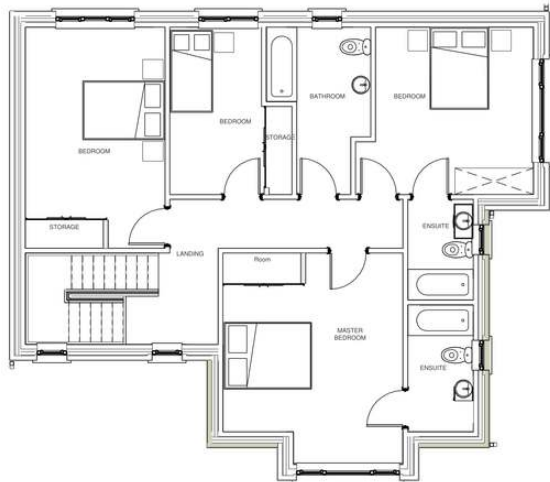
First Floor

House Type A2 4-Bed Two-Storey Detached

186.8 m²



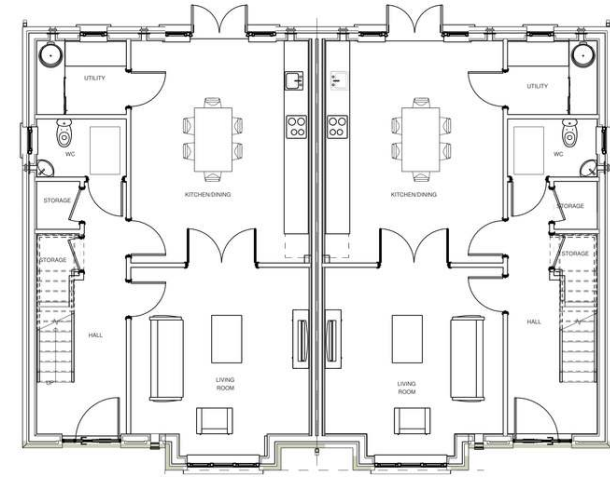
Ground Floor



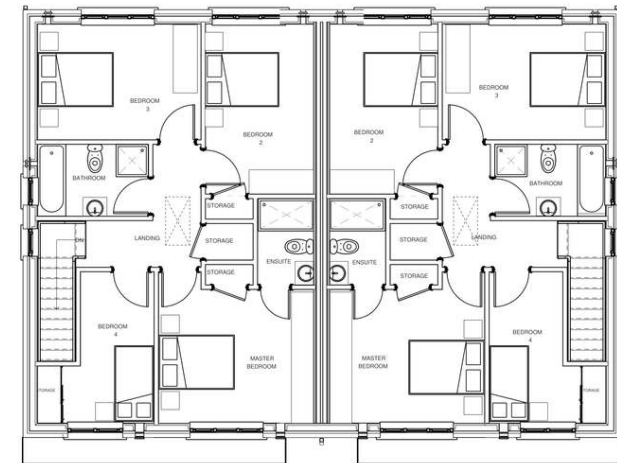
First Floor

House Type B 4-Bed Two-Storey Semi-Detached

138.4 m²



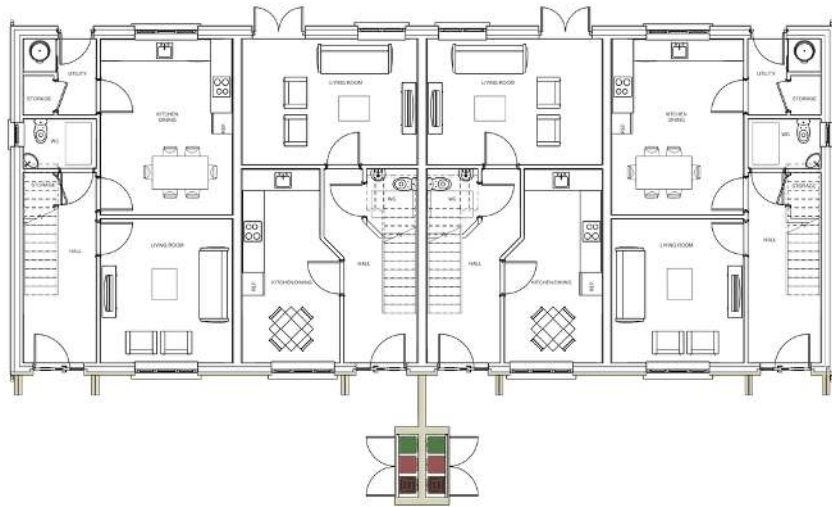
Ground Floor



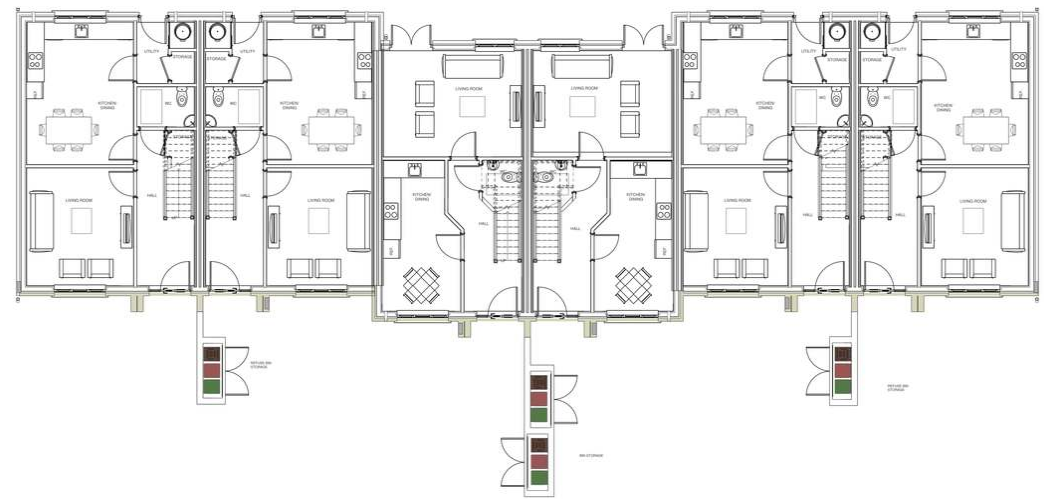
First Floor

House Type C & C1 2 & 3 Bed Two-Storey Terraced (4 Unit House Type)

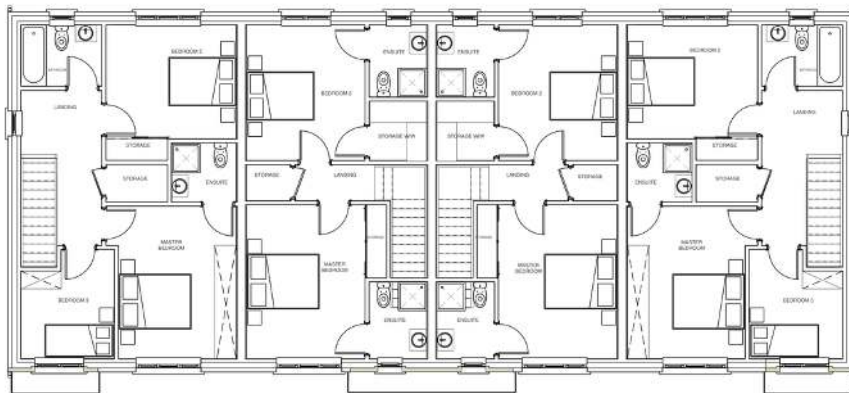
111.2 m²



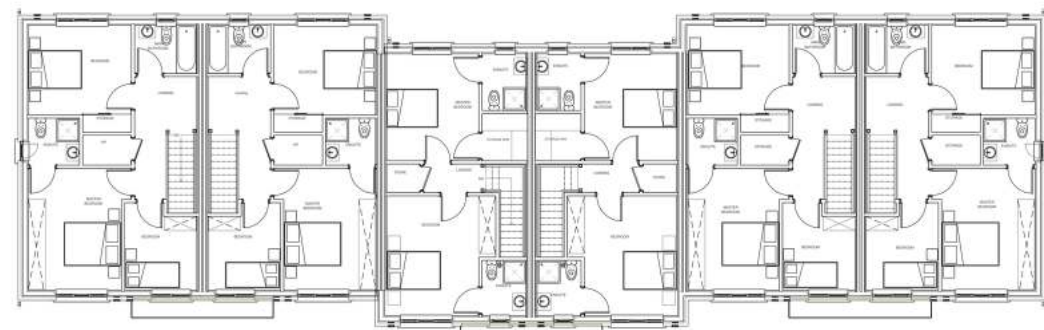
Ground Floor



Ground Floor



First Floor



First Floor



Ground Floor



First Floor



Ground Floor



First Floor

YOUR ROUTE HOME

Financial supports may make purchasing a new home at The Gardens, Hillquarter more achievable for eligible buyers.

Supports available to eligible purchasers may include Help-to-Buy and the First Home Scheme.



HELP-TO-BUY SCHEME

Designed to help first-time buyers get their deposit together.

The Help-to-Buy Scheme is a tax rebate for eligible first-time purchasers buying or building a new home to live in. Subject to conditions, it can provide a refund of Irish Income Tax and DIRT paid in Ireland, up to the current scheme limits.



FIRST HOME SCHEME

A shared equity support designed to help bridge the funding gap.

The First Home Scheme can help eligible first-time buyers and other eligible homebuyers where there is a gap between their deposit and mortgage, and the price of their new home. The scheme may provide funding of up to 30% of the purchase price, or up to 20% where the buyer is also using the Help-to-Buy Scheme.

Scheme information correct at September 2026 and subject to change.

Terms, eligibility criteria, property price ceilings and participating lender requirements apply. Purchasers should check the official scheme websites and seek independent financial advice.

Our team can guide you through the buying process and help you explore the supports available.





DEVELOPER



Hillquarter Homes Limited is committed to creating thoughtfully designed homes and welcoming places where people can enjoy an exceptional quality of life.

Combining modern design, practical living and careful attention to detail, The Gardens, Hillquarter has been designed as a sustainable, nature-rich neighbourhood in a well-connected Coosan location.

Our focus is on creating attractive, energy-efficient homes and a lasting community that residents will be proud to call home.

SELLING AGENT



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PSRA Licence No. 004165

DISCLAIMER

The information contained in this brochure, including plans, drawings, photographs, CGI images, specifications, dimensions, distances and other details, is provided for general guidance and illustrative purposes only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, all information is approximate and may be subject to change.

Hillquarter Homes Limited reserves the right to alter designs, layouts, materials, finishes, landscaping and specifications during the course of the development. Completed homes may therefore differ from the information and imagery shown. Prospective purchasers should satisfy themselves as to all details by inspection, independent enquiry and reference to the relevant contract documentation.

Mark Nestor Property Services and its representatives are not authorised to make any representation or warranty in relation to the development. Where any discrepancy arises, the purchaser's contract documentation shall take precedence.



Coosan, Athlone
thegardenshillquarter.ie
090 640 9095

A new standard of living in Coosan.