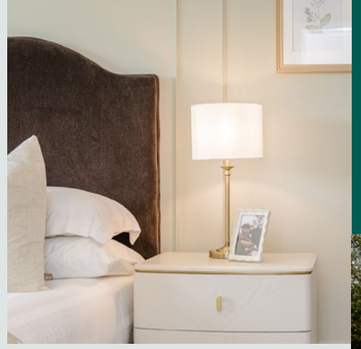

CASTLE PARK
MALLOW

Set on the western edge of Mallow, this thoughtfully planned development features 93 beautifully finished homes. Designed for balanced modern living, with tree-lined avenues around a leafy central green and an on-site creche at your doorstep, everything you need is right here.

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Homes designed to enjoy



Castle Park has carefully considered every stage of life, and designed houses to meet those needs.

Choose from a range of two, three and four-bedroom layouts across terraced, semi-detached, and detached designs. Whatever you choose, you'll enjoy thoughtful design, attention to detail, and a BER A efficiency that locks in warmth and lowers your energy bills.





Each house is built around how modern life flows. Bright and airy interiors balance busy morning routines with evening relaxation and socialising. High-speed fibre points throughout make remote working effortless, while regular trains get you into Cork City centre in just 20 minutes. Private gardens and generous living zones give everyone space to breathe and unwind.

Whether you are stepping onto the property ladder, making room for a growing family, or right-sizing for retirement, you can find a home designed to fit at Castle Park.



In the heart of it all





Set on the banks of the River Blackwater, Mallow has long welcomed anyone looking to recharge and put down roots.

Dating back to the 12th century as a river crossing and Norman stronghold, Mallow quickly grew into a bustling market hub and official charter town. When curative mineral springs were discovered here in 1724, it was dubbed "The Bath of Ireland", quickly becoming a celebrated 18th-century spa retreat.



Today Mallow is affectionately known as the "Crossroads of Munster". It balances its history and heritage with a modern outlook and amenities. Here, you never have to choose between town's convenience and the great outdoors. Head into the town centre for high-street shopping, cosy cafés, and everyday essentials within easy walking distance. Head in any other direction, and within minutes you're out in open green spaces, with lakes, rivers and mountain trails all ready to explore.

Mallow offers an unrivalled opportunity to live life in the heart of it all; enjoying the relaxed pace of countryside living with all the conveniences of city life.







Love everyday life



FOOD AND DINING

Whatever you're craving, Mallow's food scene can satisfy it. Start your morning with specialty coffee, brunch, and still-warm breads from local bakeries and deli's. Taste the freshest flavours the nearby land has to offer when you browse at the weekly farmer's market. When evening falls, you're spoiled for choice; there's everything from fine dining to comforting bistro fare in Mallow's restaurants, gastro-pubs and hotels.

RETAIL AND FASHION

Spend time shopping, not sitting in traffic. From staple brands to unique specialist shops, Mallow's town centre has plenty of choice – and plenty of parking. Browse the independent fashion and footwear boutiques along Davis Street and Bank Place, or pick up everyday essentials easily at Market Square Shopping Centre. Effortless high-street shopping, close to your home.

ENTERTAINMENT AND SPORT

Catch new releases at the revamped 10-screen Arc Cinema. Nurture creative talents at Centre Stage School of the Performing Arts or have a splash in the newly upgraded swimming pool. Mallow has it all; one of Ireland's longest-established rugby clubs, golf and soccer clubs, gyms, GAA, the renowned Mallow Racecourse, and a vibrant Arts Festival every summer.









LEARN AND GROW

Morning drop-offs are effortless, with an on-site creche located within Castle Park, and the surrounding area supports learning at every age. Mallow has a choice of eight national schools, four secondary schools, three third level and adult education facilities. There's also preschools, playgroups, and an active local community with sports, hobbies, and social clubs to explore.

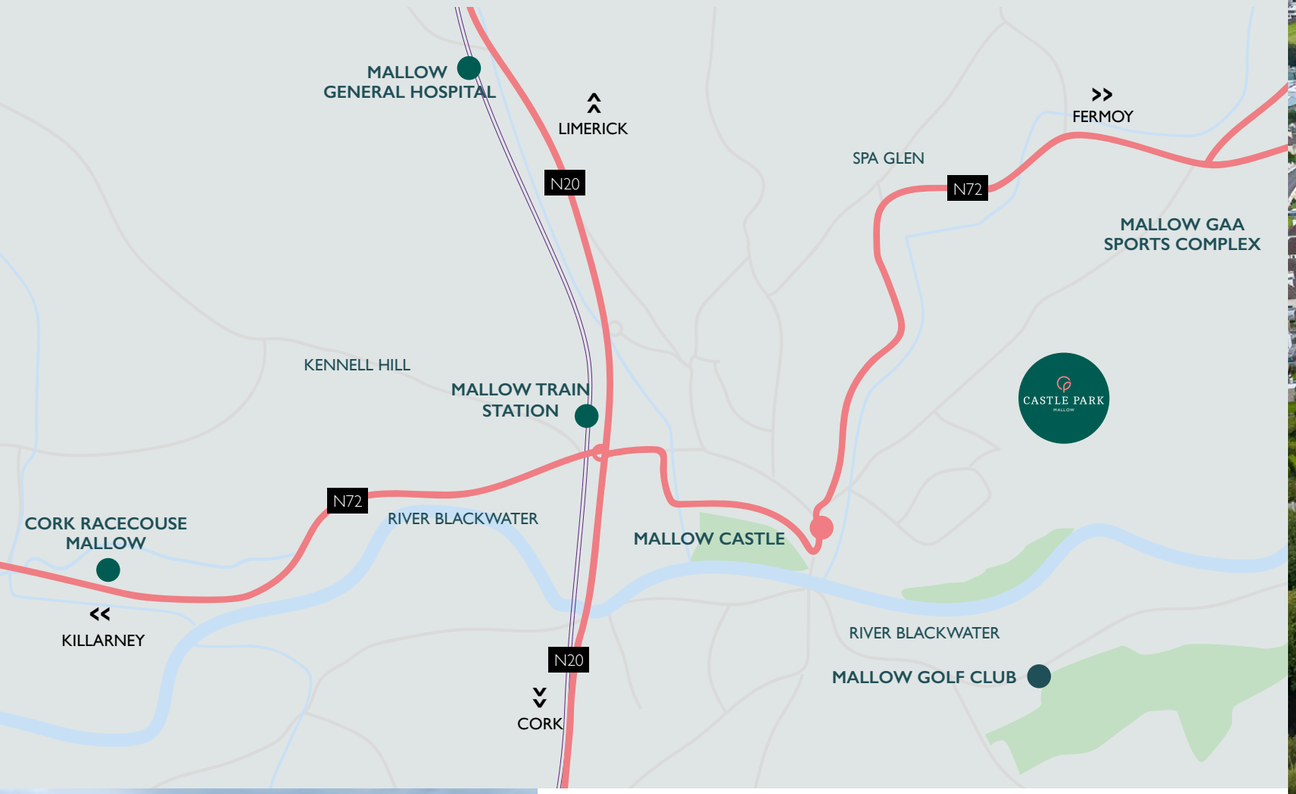
EXPLORE

Accessible parklands and outdoor adventure, on your doorstep. Mallow Castle's historic grounds are easy to explore, with flat, paved paths taking in scenic river walks, a sensory playground and castle ruins. Ready for more? Hit the Ballyhoura trails for hiking, running, or cycling. Paddleboard at Ballyhass Lake or dive into the Blackwater Sub Aqua Club. From relaxing strolls to pushing your limits, the great outdoors is always simple to enjoy.

TRAVEL

Stay connected at "Crossroads of Munster". By rail, Cork city is 20 minutes away, with frequent commuter trains on affordable Leap Card fares. You're also just over two hours from Dublin by rail. Limerick and Killarney are an hour's drive away. Fancy a getaway? With 3 airports close by - Cork (42 km), Kerry (70 km), and Shannon (84 km) - overseas travel couldn't be easier.

Connected to everything



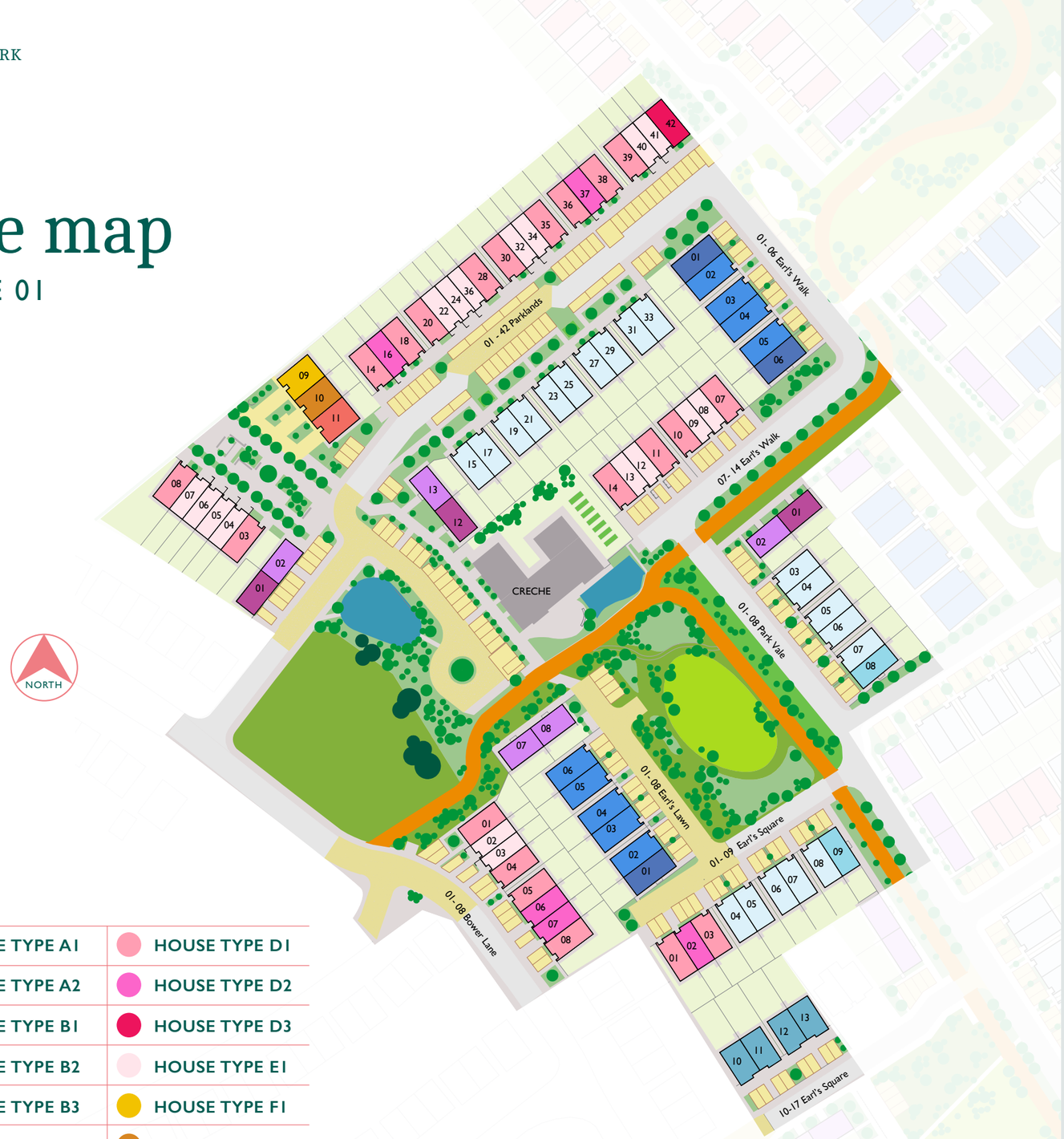


You're 5 minutes' drive from Mallow train station and less than 10 from Mallow General Hospital. Schools, sports grounds and shopping centres are all in easy reach. The nearby N20 and N72 connects you quickly you to Cork, Limerick, Killarney, and Fermoy. Castle Park puts you right where you need to be.



Site map

PHASE 01



- HOUSE TYPE A1
- HOUSE TYPE A2
- HOUSE TYPE B1
- HOUSE TYPE B2
- HOUSE TYPE B3
- HOUSE TYPE C1
- HOUSE TYPE C2
- HOUSE TYPE D1
- HOUSE TYPE D2
- HOUSE TYPE D3
- HOUSE TYPE E1
- HOUSE TYPE F1
- HOUSE TYPE F2
- HOUSE TYPE F3

ALL PHASES

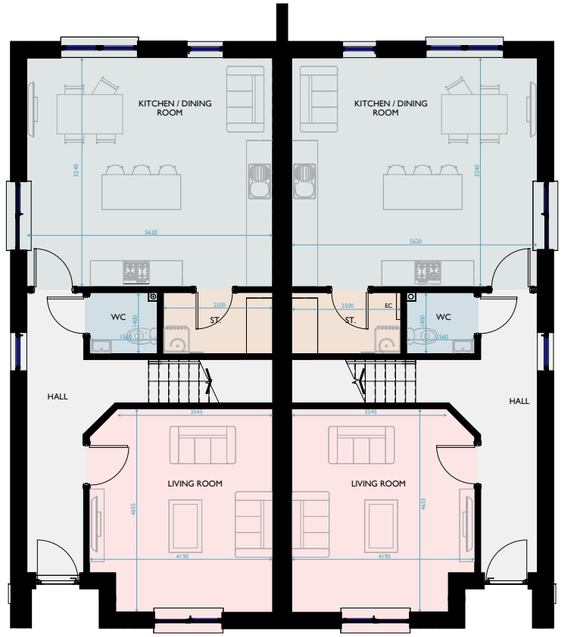


House type A1

4 BED SEMI-DETACHED

SQFT 1498 SQM 139

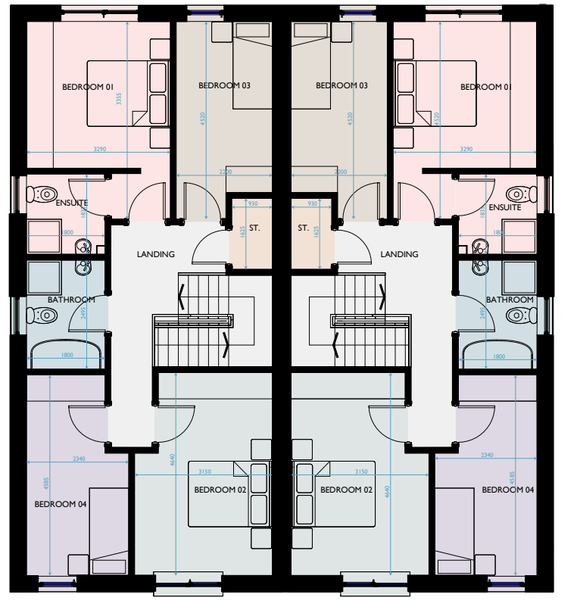




A1 (m) A1

GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	139	13
Living Room	202	19
Storage	38	4
WC	24	2
Kitchen/Dining Room	316	29



FIRST FLOOR

ROOM	SQFT	SQM
Landing	139	13
Storage	16	2
Bedroom 1	135	13
Ensuite	37	3
Bedroom 2	147	14
Bedroom 3	100	9
Bedroom 4	103	10
Bathroom	47	4

House type A2

4 BED SEMI-DETACHED

SQFT 1462 SQM 136





A2 (m) A1



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	80	7
Living Room	280	26
Storage	40	4
WC	24	2
Kitchen/Dining Room	319	30

FIRST FLOOR

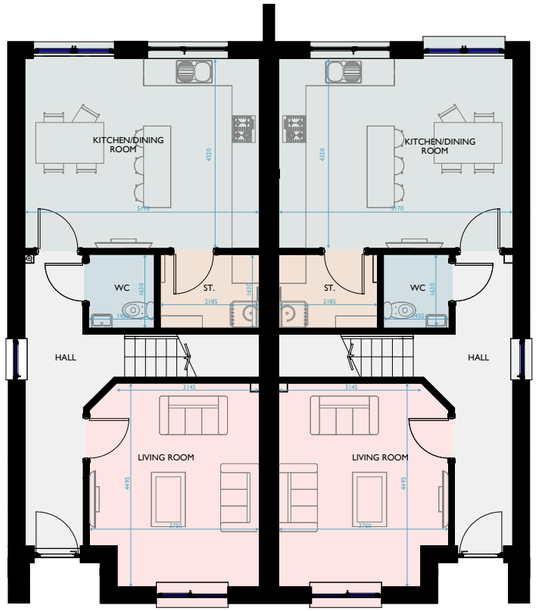
ROOM	SQFT	SQM
Landing	133	12
Storage	17	2
Bedroom 1	132	12
Ensuite	38	4
Bedroom 2	149	14
Bedroom 3	101	9
Bedroom 4	105	10
Bathroom	48	5

House type B1

3 BED SEMI-DETACHED

SQFT 1242 **SQM** 115

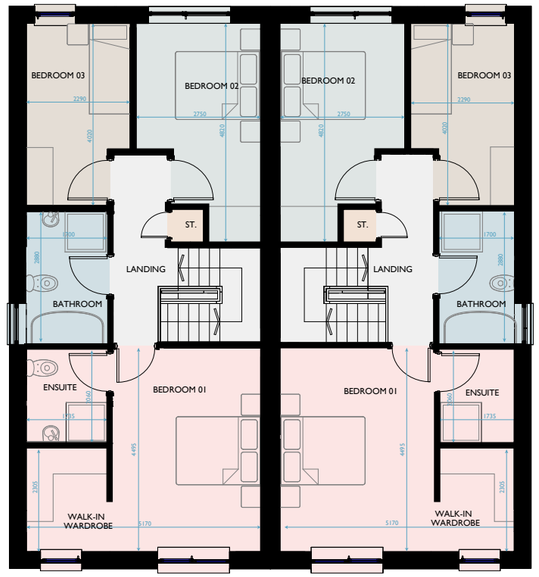




B1 (m) B1

GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	153	14
Living Room	173	16
Storage	39	4
WC	26	2
Kitchen/Dining Room	234	22



FIRST FLOOR

ROOM	SQFT	SQM
Landing	104	10
Storage	5	1
Bedroom 1	205	19
Ensuite	39	4
Bedroom 2	123	11
Bedroom 3	88	8
Bathroom	54	5

House type B2

3 BED SEMI-DETACHED

SQFT 1242 **SQM** 115





B2 (m) B1

GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	78	7
Living Room	250	23
Storage	38	4
WC	26	2
Kitchen/Dining Room	234	22



FIRST FLOOR

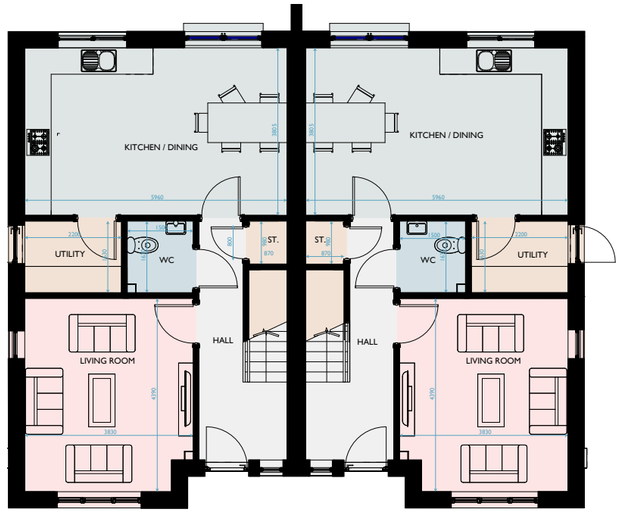
ROOM	SQFT	SQM
Landing	108	10
Storage	5	1
Bedroom 1	186	17
Ensuite	41	4
Bedroom 2	124	12
Bedroom 3	90	8
Bathroom	64	6

House type B3

3 BED SEMI-DETACHED

SQFT 1253 **SQM** 116

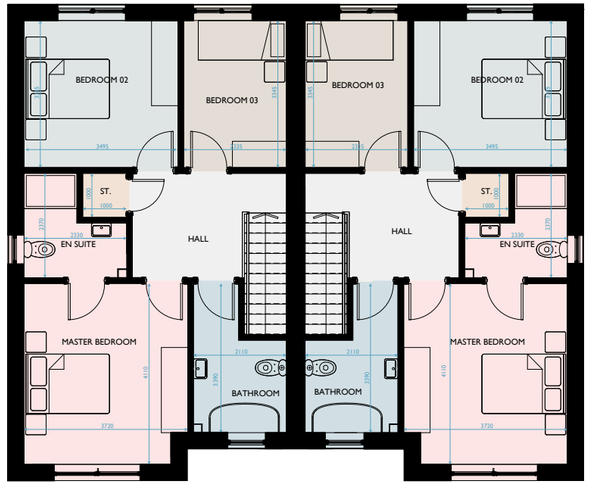




B3 B3 (m)

GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	78	7
Living Room	178	17
Storage	10	1
WC	26	2
Kitchen/Dining Room	244	23
Utility	39	4



FIRST FLOOR

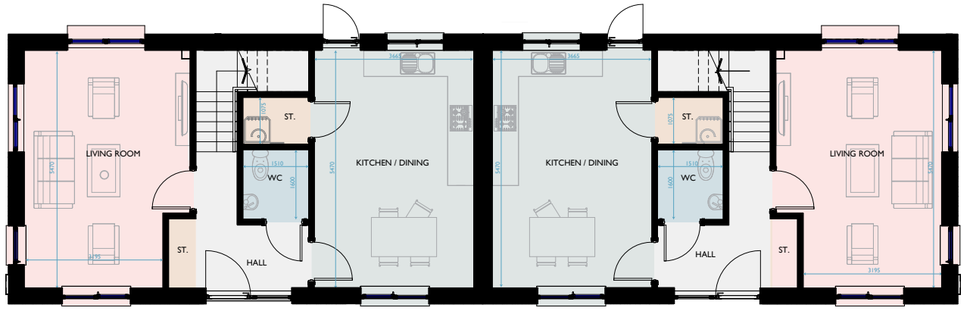
ROOM	SQFT	SQM
Landing	74	7
Storage	11	1
Master Bedroom	161	15
Ensuite	45	4
Bedroom 2	126	12
Bedroom 3	84	8
Bathroom	61	6

House type C1

3 BED SEMI-DETACHED

SQFT 1214 **SQM** 113





C1 C1 (m)



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	98	9
Living Room	213	20
Storage	17	2
WC	26	2
Kitchen/Dining Room	215	20

FIRST FLOOR

ROOM	SQFT	SQM
Landing	104	10
Storage	19	2
Bedroom 1	144	13
Ensuite	38	4
Bedroom 2	80	7
Bedroom 3	123	11
Walk-in wardrobe	22	2
Bathroom	43	4

House type C2

3 BED SEMI-DETACHED

SQFT 1214 **SQM** 113





C2 C1 (m)



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	98	9
Living Room	213	20
Storage	17	2
WC	26	2
Kitchen/Dining Room	215	20

FIRST FLOOR

ROOM	SQFT	SQM
Landing	102	10
Storage	18	2
Bedroom 1	144	13
Ensuite	38	4
Bedroom 2	82	8
Bedroom 3	124	12
Walk-in wardrobe	23	2
Bathroom	43	4

House type D1

3 BED END OF TERRACE

SQFT 1277 **SQM** 119

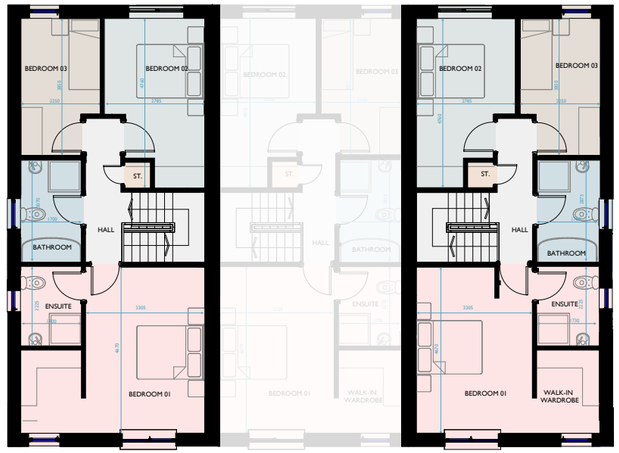




GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	129	12
Living Room	182	17
Storage	34	3
WC	23	2
Kitchen/Dining Room	234	22

D1 (m) D2 D1



FIRST FLOOR

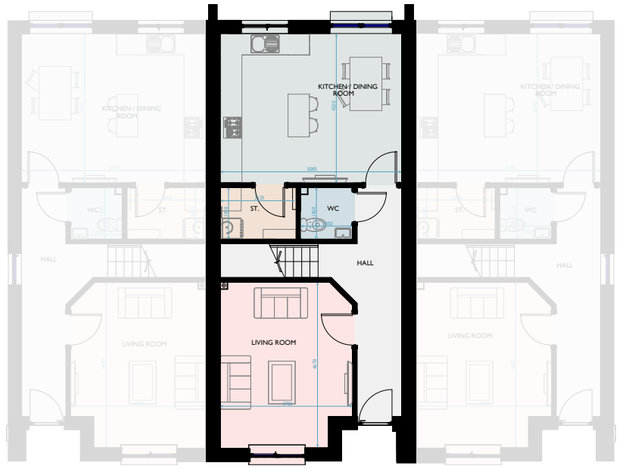
ROOM	SQFT	SQM
Landing	91	9
Storage	5	1
Bedroom 1	167	16
Ensuite	41	4
Walk-in wardrobe	44	4
Bedroom 2	123	11
Bedroom 3	87	8
Bathroom	53	5

House type D2

3 BED MID TERRACE

SQFT 1256 **SQM** 117

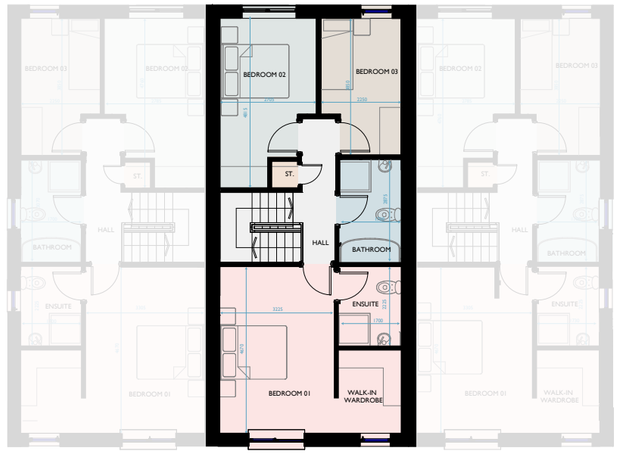




GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	128	12
Living Room	178	17
Storage	33	3
WC	23	2
Kitchen/Dining Room	229	21

D1 (m) **D2** D1



FIRST FLOOR

ROOM	SQFT	SQM
Landing	88	8
Storage	5	1
Bedroom 1	164	15
Ensuite	41	4
Walk-in wardrobe	42	4
Bedroom 2	119	11
Bedroom 3	87	8
Bathroom	56	5

House type D3

3 BED END OF TERRACE

SQFT 1296 **SQM** 120







GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	74	7
Living Room	255	24
Storage	36	3
WC	25	2
Kitchen/Dining Room	235	22

FIRST FLOOR

ROOM	SQFT	SQM
Landing	44	4
Storage	5	1
Bedroom 1	165	15
Ensuite	41	4
Walk-in wardrobe	43	4
Bedroom 2	123	11
Bedroom3	86	8
Bathroom	54	5

House type E1

2 BED MID TERRACE

SQFT 1002 **SQM** 93





GROUND FLOOR

ROOM	SQFT	SQM
Living Room	252	23
Storage	32	3
WC	17	2
Kitchen/Dining Room	171	16

FIRST FLOOR

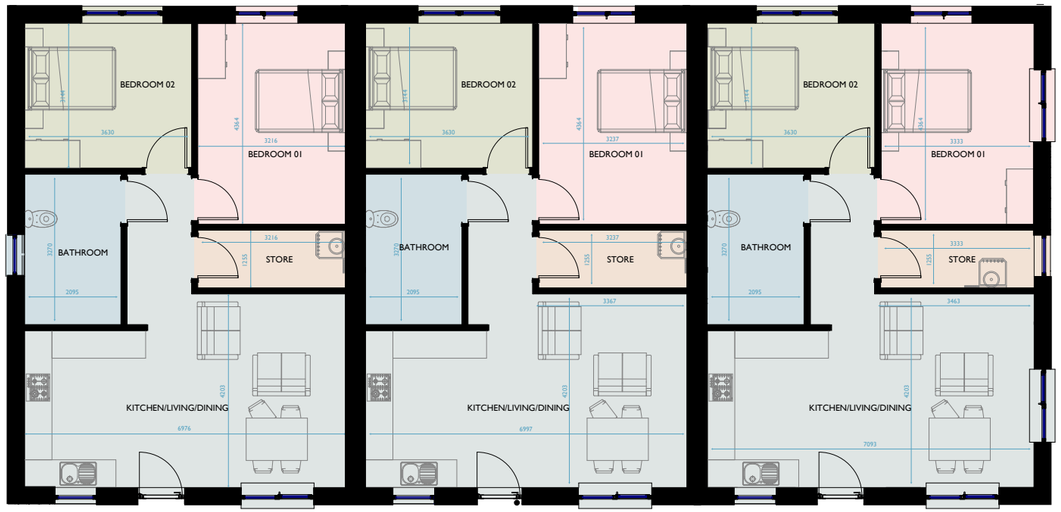
ROOM	SQFT	SQM
Landing	50	5
Storage	8	1
Bedroom 1	159	15
Ensuite	41	4
Bedroom 2	123	11
Bathroom	54	5

House type F1/F2/F3

2 BED BUNGALOW

SQFT 727 SQM 68



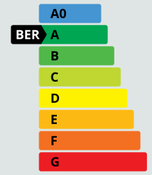


F1 F2 F3

GROUND FLOOR

ROOM	SQFT	SQM
Kitchen/Living/ Dining Room	336	31
Storage	43	4
Bedroom 1	151	14
Bedroom 2	123	11
Bathroom	74	7

Special features



ENERGY RATING

BER A

BUILDING FABRIC

Passive principles have been applied to the building fabric with a high-level of insulation, improved airtightness, and reduced thermal bridges. These result in reduced energy demand and increased levels of comfort.

INTERNAL DOORS

High-quality oak finish doors are fitted with satin chrome-finished handles, hinges and locks.

WINDOWS

High-quality uPVC windows combine soft-coat low-emissivity glass and multi-chamber steel reinforced frames to significantly reduce heat loss.

INTERIOR FINISHES

Increased ceiling heights ensure rooms feel open and inviting. Superior-quality internal joinery throughout, including oak handrails to stairs. A sealed attic hatch with pull-down ladder allows easy access to this storage area.

EXTERNAL WALLS

Selected stock brick on certain elevations and painted smooth plaster rendered walls give a high-quality contemporary finish. Low-maintenance uPVC fascia, soffit and rainwater pipes compliment the natural slate finish.

10-YEAR HOMEBOND GUARANTEE

Each home is covered by a 10-year Structural Defects HomeBond insurance warranty and a 5-year Mechanical and Electrical Inherent Defects warranty, offering unrivalled insurance protection for your home.

EXTERNAL DOORS

A market-leading heavy-duty engineered multi-point locking door has the aesthetic appeal of a traditional timber door while providing exceptional strength, security and thermal performance.

SMART HEATING CONTROL

An optional Online System allows full remote control of heating and hot water. Temperatures and timings of individual zones can be adjusted via phone. Arrive back to a warm home at any time of day or night; reduce bills by switching off heating that isn't required.

MEDIA AND COMMUNICATIONS

High-speed data points and a generous selection of high-quality switches, sockets and telephone points throughout. Infrastructure is provided for super-fast broadband and cable TV.

BATHROOMS AND EN-SUITES

All bathrooms and ensuites are fully-fitted with high quality sanitary ware. A high-pressure water supply is pumped to all showers. (Shower door/ screen not included.)

KITCHEN AND UTILITY

Expert-designed superior-quality kitchens are fully fitted by our award-winning suppliers. Utility rooms are designed to maximise on storage with units complimenting the kitchen.

HEAT-RECOVERY VENTILATION

This system provides a healthier environment while reducing the heating demand. Outgoing air passes through a heat exchanger to preheat the incoming air, recovering 90% of the heat that would otherwise be lost.

Air in the house is changed more frequently than in naturally-ventilated houses. Incoming air is filtered to reduce dust and pollutants for a fresher, healthier place to live.

HEATING

An 'A' Rated split 3-zone Air Source Heat Pump allows separate and precise control over the three areas; living areas, sleeping and water. Radiators are fitted with thermostatically-controlled valves for additional room-by-room control.

GARDENS AND DRIVEWAY

Professionally-designed landscaping throughout the development. All gardens are generously sized. They come with seeded lawns, and surrounded by secure 1.8m timber fencing with concrete posts, for privacy on each side of the garden. Cobblelock paving and concrete footpaths are provided as standard.

SECURITY AND SAFETY

Mains-powered smoke, carbon monoxide and heat detectors are fitted throughout the house. All windows and doors come with multi-point locking systems.

Government initiatives

Are you a first time buyer? You may be eligible for support from government schemes, as well as lower interest rates.
Getting the keys to your first home should be exciting, not overwhelming. We aim to make your experience as stress-free as possible, so here are some of the supports available to assist you:

HELP TO BUY (HTB)

You may be eligible for up to €30,000 in income tax and DIRT tax refunds towards your deposit.

FIRST HOME SCHEME (FHS)

First time buyers and other eligible buyers can qualify for shared-equity support, covering up to 30% of a new home's purchase price.

GREEN MORTGAGE

Discounted interest rates for purchasers of energy-efficient homes. Our A0-rated homes qualify for the lowest green mortgage rates available in Ireland.

Developments of Distinction

JOINT SELLING AGENTS

savills

021 427 1371
castlepark@savills.ie
PSRA 002233

LIAM MULLINS & ASSOCIATES · M.I.P.A.V. BONDED

022 21400
info@liammullins.com
PSRA 003065

DEVELOPER

reside. GROUP

PROJECT MANAGER

HALLMARK DEVELOPMENTS

BER A

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