



**Tuath**  
Housing

**COST RENTAL**



**BALMOSTON**

D O N A B A T E



# CONTENTS

<b>Cost Rental</b>	<b>4</b>
<b>Balmoston</b>	<b>8</b>
<b>Rental rates and deposits</b>	<b>9</b>
<b>Building standards and home efficiency</b>	<b>10</b>
<b>Floor plans</b>	<b>13</b>
<b>Local amenities and access</b>	<b>18</b>

# ABOUT COST RENTAL





# WHAT IS COST RENTAL?

Cost Rental is a not-for-profit form of home rental where the rent you pay covers the cost of the construction, management, and maintenance of your new home. With rents set at a minimum of 25% below the average local market rate, Cost Rental offers a long-term, secure tenancy that is more affordable.

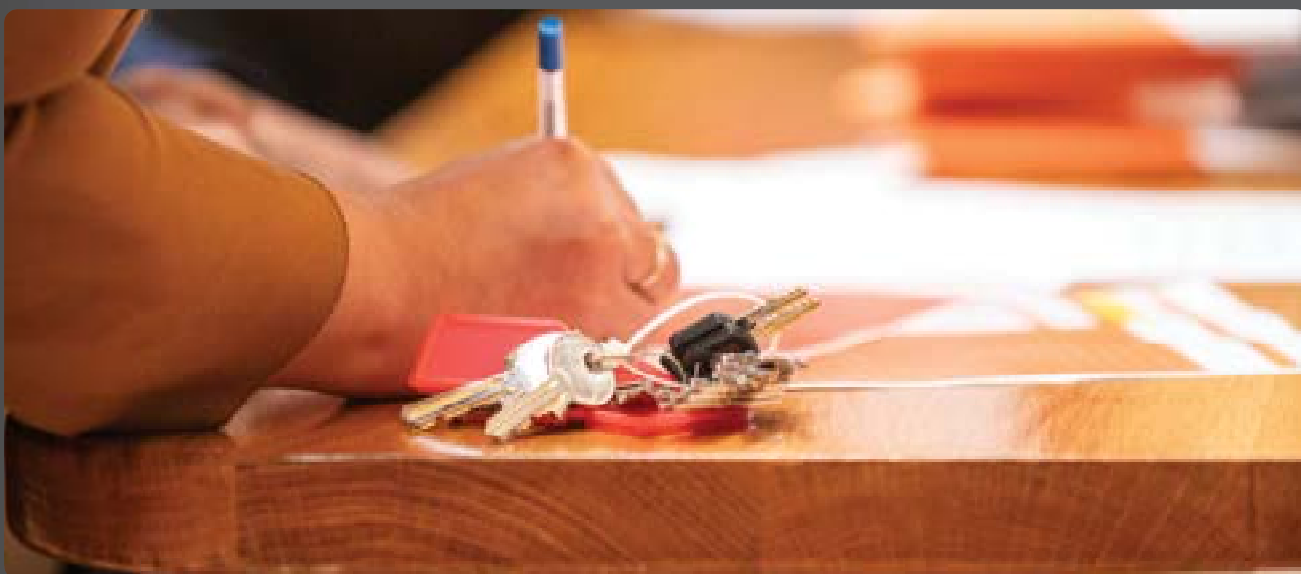
Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

**\*Please note that all images in this brochure are for illustrative purposes only and may not be representative of finished homes**



# WHY CHOOSE COST RENTAL?

- **Long-term, secure tenure:** After a six-month probationary period in your new home, you will have a tenancy of unlimited duration\*.
- **Not-for-profit:** Rents are set at a minimum of 25% below the local market average. Rates are set to cover the cost of construction and maintenance in your new home, not to generate profit, resulting in rent that is more affordable.
- **Quality homes in sustainable communities:** Tuath's Cost Rental homes are modern, energy-efficient and comfortable, and are located in vibrant, sustainable communities.
- **Experienced management:** Tuath is a professional housing organisation and experienced Cost Rental provider, offering residents excellent service and peace of mind.



## AM I ELIGIBLE FOR A COST RENTAL HOME?

### TO APPLY FOR OUR COST RENTAL PROPERTIES, YOU MUST BE ABLE TO PROVE THE FOLLOWING:

- Your net household income is below €66,000 per annum for Dublin or less than €59,000 for elsewhere in the country
- You can afford to pay the rent for the home
- You do not own a property
- You are not in receipt of any social housing supports
- Your household size matches the size of the property advertised
- Your household has only entered one application for a specific Cost Rental property

\*Permanent tenancy is dependent on consistent rent payment and fulfilment of tenancy obligations. Terms and conditions for Cost Rental housing in Ireland follow those set out in the Affordable Housing Act, 2021.

# BALMOSTON

**TUATH HOUSING IS PLEASED TO INTRODUCE NEW COST RENTAL HOMES AT BALMOSTON, NEAR TO THE COASTAL COMMUNITIES OF DONABATE AND PORTRANE AND PROVIDING EASE OF ACCESS TO DUBLIN CITY AND A VARIETY OF AMENITIES.**



# ON

## Rent

- 1 Bed Apartment - €1,327 per month
- 2 Bed Apartment - €1,547 per month
- 2 Bed Duplex - €1,575 per month
- 3 Bed Apartment - €1,747 per month
- 3 Bed Duplex - €1,795 per month

## Deposit

- 1 Bed Apartment - €1,227
- 2 Bed Apartment - €1,497
- 2 Bed Duplex - €1,525
- 3 Bed Apartment - €1,697
- 3 Bed Duplex - €1,745



# BUILDING STANDARDS AND HOME EFFICIENCY

**BALMOSTON'S A-RATED HOMES ARE FINISHED TO A HIGH STANDARD WITH COMFORT AND CONVENIENCE IN MIND.**

## **Energy efficiency and sustainability**

The homes at Balmoston are designed to be well-insulated and airtight, and all are fitted with solar panels and heat pumps. This high-spec finish has allowed them to achieve an 'A' BER energy rating, the highest possible rating, resulting in a reduced carbon footprint and energy cost savings.



### **External features**

- Maintenance-free exteriors
- Tasteful mix of brick and/or render
- PVC fascia, gutters and downpipes
- Seeded garden where applicable

### **Internal finishes**

- Walls and ceilings painted throughout
- Quality interior joinery to include painted doors, contemporary skirting and architraves finished in an off-white satin paint
- Flooring throughout

### **Electrical and heating**

- Generous lighting, power points and switches
- Smoke and heat detectors fitted as standard
- TV connection in living, kitchen and master bedroom
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise comfort
- Electric Vehicle Charging points are available within the development
- White goods (large appliances) included



### **Kitchen**

- Superb modern kitchen with soft close doors
- All kitchens are fitted with an upstand
- Built-in oven/hob and fridge/freezer
- Washer and dryer provided

### **Bathroom and ensuite**

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

### **Windows and doors**

- Double glazed windows with fitted blinds throughout
- French two-tone double doors to back garden where applicable

### **Wardrobes**

- Fitted wardrobes in all bedrooms

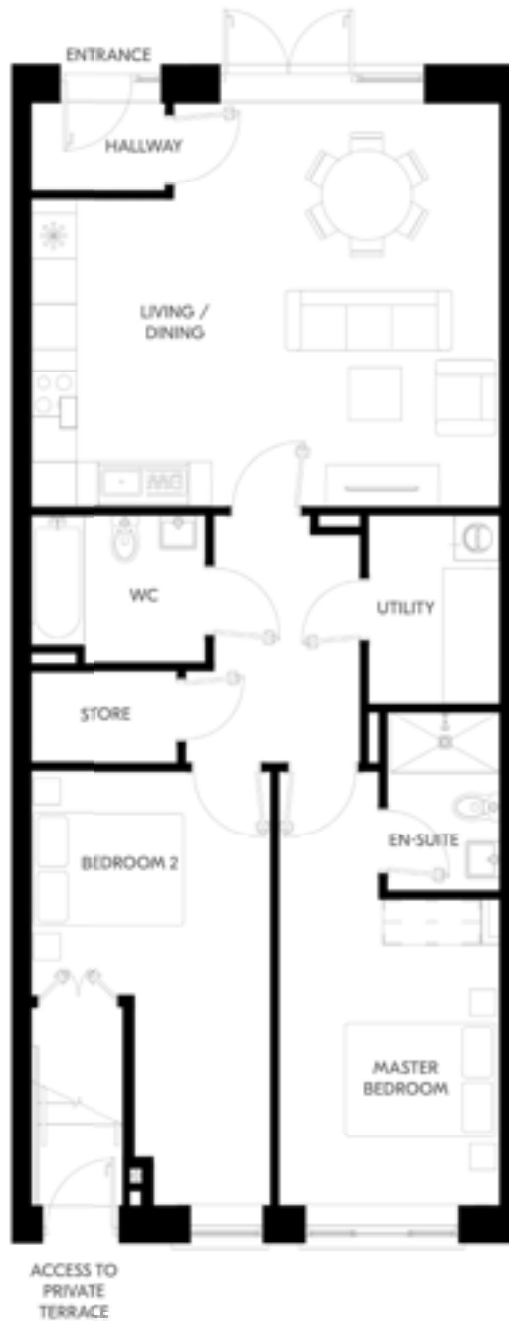




# THE APPLE

## 2 BED APARMTENT

83 - 92 sqm | 900 - 994 sqft



### For illustrative purposes.

Plans and dimensions are indicative only and subject to change. Visuals used are for illustrative purposes only and may not be representative of finished homes.

# THE LAUREL

## 3 BED DUPLEX | TOWNHOUSE

92 sqm | 989 sqft



**First Floor**



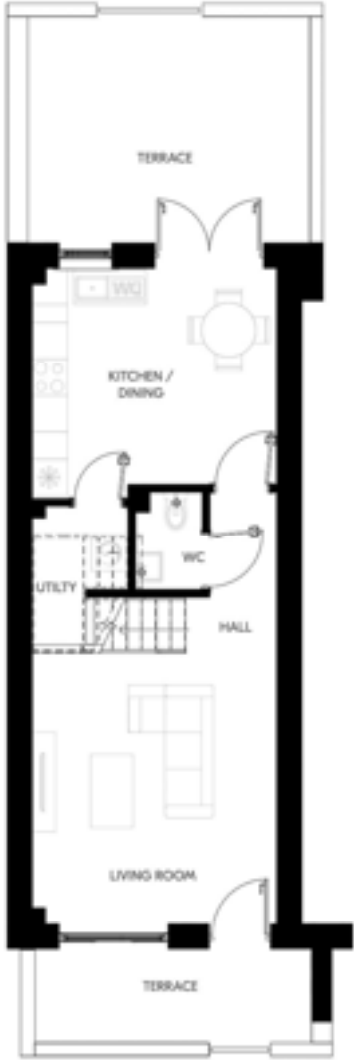
**Second Floor**



# THE BRAMBLE

## 2 BED DUPLEX | TOWNHOUSE

88 - 85 sqm | 948 - 1022 sqft



Ground Floor



First Floor



# THE BUCKTHORN

## 3 BED APARTMENT

95 - 108 sqm | 1028 - 1169 sqft



# THE CHERRY

## 1 BED APARTMENT

52.5 - 55 sqm | 565 - 592 sqft



### Schools ●

1. Rush National School
2. St. Joseph's Secondary School
3. Lusk Senior National School
4. St. Finian's Community College
5. Donabate Community College
6. Scoil Phadraic Cailiní National School
7. Donabate Portrane Educate Together National School
8. St. Patrick's Boys' National School
9. Gaelscoil Na Mara

### Supermarkets ●

1. SuperValu Donabate
2. Tesco Superstore
3. Aldi
4. Grogan's

### Sports Clubs ●

1. Portrane Hockey Club
2. Swords Cricket Club
3. St. Patrick's Donabate GAA Club
4. St. Ita's AFC
5. Portrane AFC
6. Donabate Golf Club
7. Donabate Portrane Tennis Club

### Cafes and Restaurants ●

1. Cates Cafe
2. Cuppaccabana
3. An Bacus Beag
4. Pasta Castello
5. Chung's Chinese Restaurant
6. Keelings
7. Shoreline Bar & Bistro

### Places of Interest ●

1. Newbridge House & Farm
2. Donabate Portrane Cliff Walk
3. Donabate Beach
4. Malahide Castle & Gardens
5. Turvey Nature Reserve
6. Portrane Beach

### Transport ●

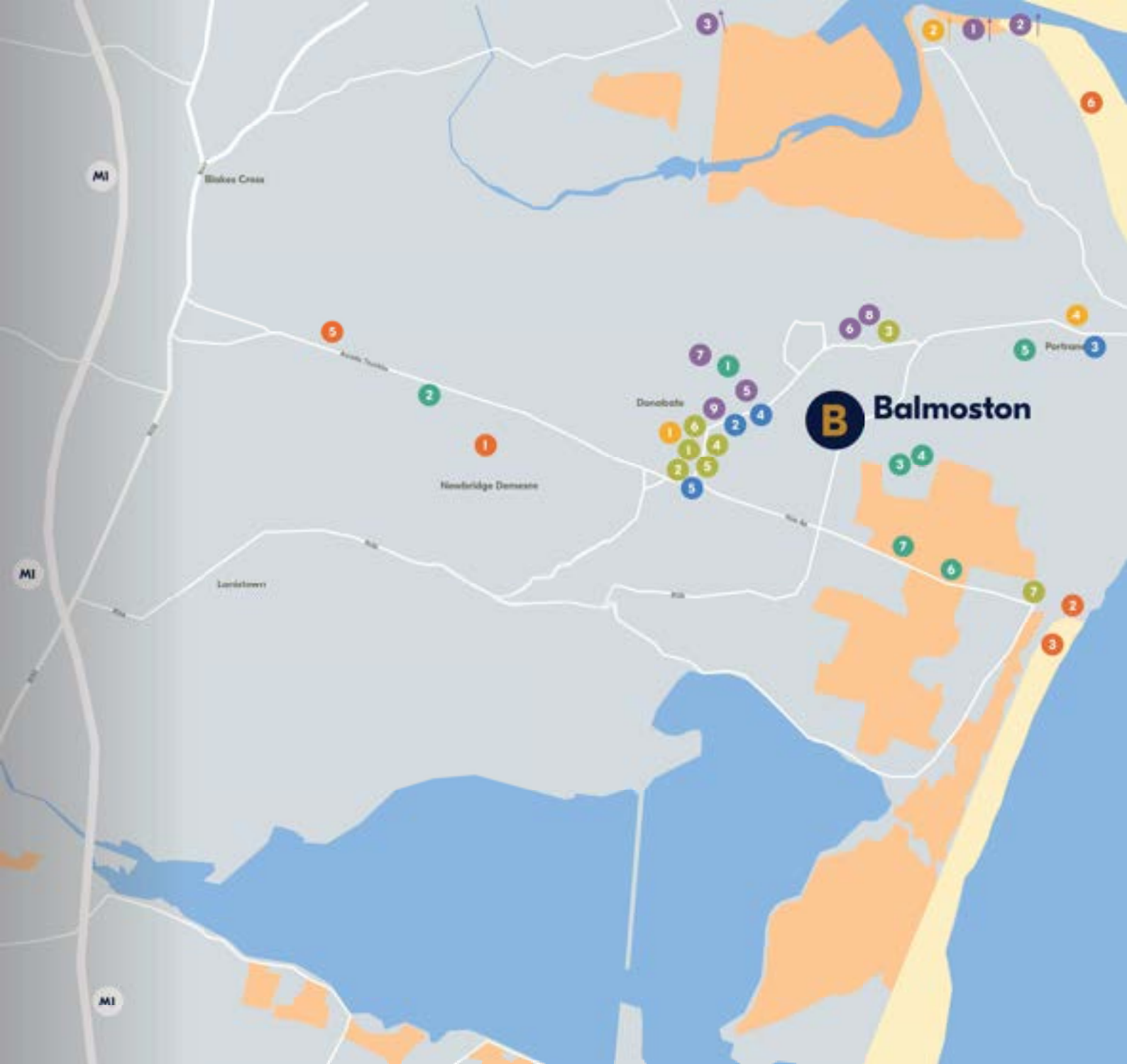
1. 33B - Swords Pavilions to Portrane
2. 33T - Donabate to Lusk
3. 33D - Portrane to St. Stephen's Green/Custom House Quay
4. 33E - Skerries to Dublin Abbey Street
5. Train Station

## LOCAL AMENITIES AND ACCESS

Balmoston is a well-connected and vibrant community, close to a variety of amenities and resources.

The development sits in close proximity to the coastal communities of Donabate and Portrane. Balmoston is only a short drive from Donabate Beach and Donabate Train Station, connecting you to the sea and the city with ease.

Schools (Rush National School and Donabate Portrane Educate Together), and recreational facilities like Ballymastone Recreational club and Pavillion Swords Shopping Centre make it an attractive place to live.



### By car

- Dublin Airport – 14 mins
- Donabate Beach – 3 mins
- Swords Pavilions Shopping Centre – 10 mins
- Dublin City Centre - 28 mins

### By public transport

- Donabate Station to Connolly Station – 25 mins
- Donabate Station to Pearse Station – 35 mins
- 33B Swords Pavilions to Portrane
- 33T Donabate to Lusk
- 33D Portrane to St. Stephen's Green/Custom House Quay
- 33E Skerries to Dublin Abbey Street

To learn more about Cost Rental homes with Tuath,  
please visit our website: [tuathhousing.ie/cost-rental/](https://tuathhousing.ie/cost-rental/)

[tuathhousing.ie/cost-rental/](https://tuathhousing.ie/cost-rental/)



33 Leeson Street Lower D02 KD68

[www.tuathhousing.ie](https://www.tuathhousing.ie)

Tel: 01 676 1602