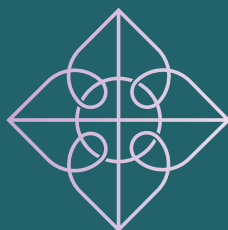




LORCAN WALK



St. Laurence's Park

STILLORGAN



Rialtas na hÉireann
Government of Ireland

Delivering Homes,
Building Communities
2025-2030



Comhairle Contae County Council



A New Address at the Heart of Stillorgan

Thoughtfully designed homes in a
vibrant, connected community.

Welcome to St. Laurence's Park, a distinctive new residential development in the heart of Stillorgan. Combining contemporary design, exceptional convenience and a strong sense of place, St. Laurence's Park offers a unique opportunity to put down roots in one of South Dublin's most established and desirable neighbourhoods. Surrounded by excellent amenities, transport connections and community facilities, these thoughtfully crafted homes are designed to support modern living while fostering connection, belonging and a vibrant community spirit. Whether commuting to the city, enjoying the local café culture or making the most of nearby parks and coastal destinations, residents will enjoy a lifestyle that brings the very best of South Dublin to their doorstep.



Live at the heart of South Dublin

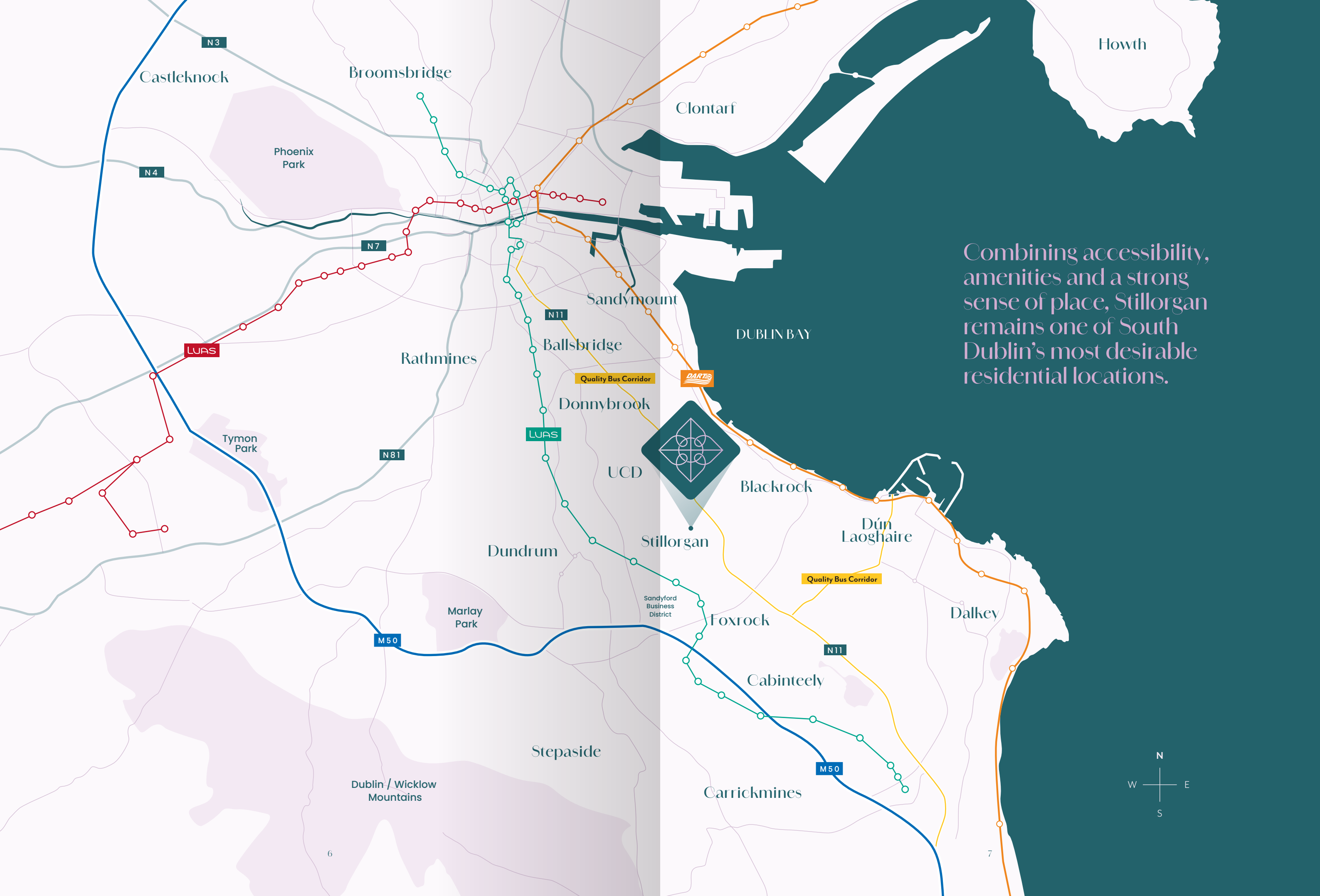
A connected, vibrant neighbourhood with everything on your doorstep.

Stillorgan is widely recognised for its convenience, strong community feel and excellent range of everyday amenities. Residents can enjoy the vibrant village atmosphere, with cafés, restaurants, supermarkets and retail all within easy walking distance, with Stillorgan Shopping Centre and Odeon cinema only a 2 minute walk away offering up a host of amenities within the immediate vicinity alongside nearby shopping destinations including Dundrum Town Centre and Blackrock Village.

The area also benefits from a wealth of outdoor amenities, with local parks, green spaces and coastal walks all easily accessible, while nearby Mount Merrion, Blackrock and Dún Laoghaire provide further leisure and lifestyle options. Connectivity is a key advantage of this location. St Laurence Park is positioned just off the N11, offering direct access to Dublin City Centre and beyond, while the M50 provides a convenient link to the wider national road network. Frequent Dublin Bus routes and nearby Aircoach services ensure easy public transport connections, and extensive cycling infrastructure supports sustainable commuting.



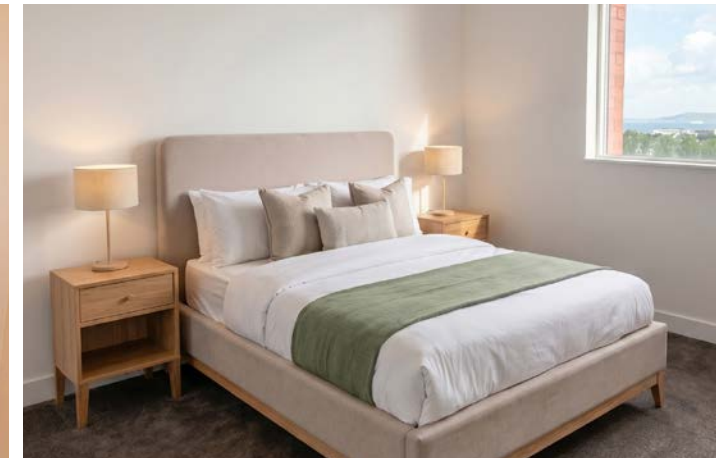
Located in the heart of Stillorgan, St Laurence Park offers residents an exceptional South Dublin address in one of the city's most established and well-connected neighbourhoods.



Combining accessibility, amenities and a strong sense of place, Stillorgan remains one of South Dublin's most desirable residential locations.

Contemporary homes designed for modern living

High-quality one-bedroom apartments
in an exceptional location.





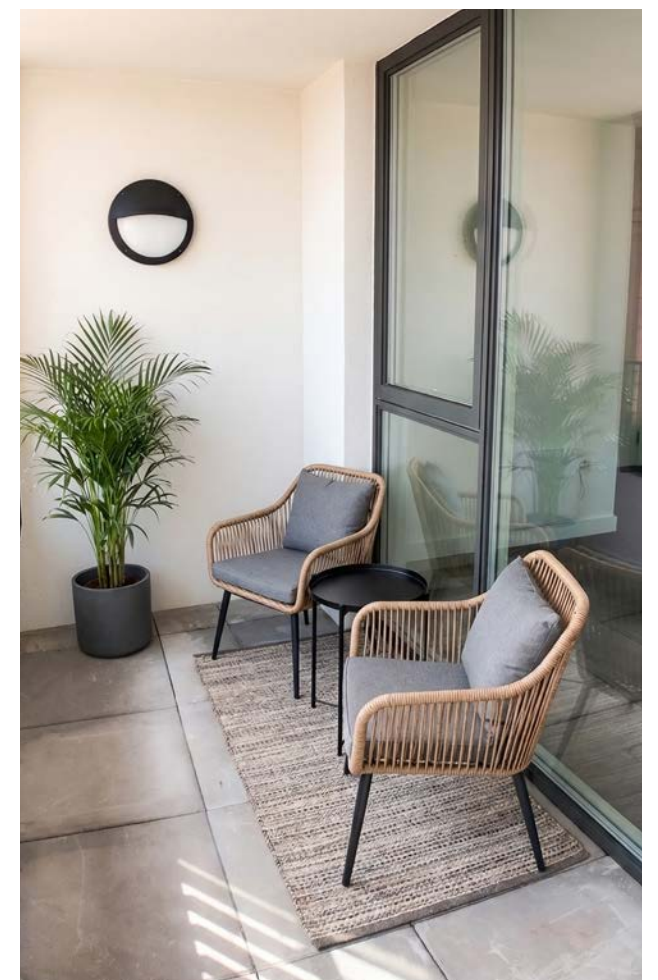
ST. LAURENCE'S PARK

STILLORGAN

Each apartment has been designed to maximise comfort, practicality and long-term liveability, with high standards of construction and energy performance throughout.

St. Laurence's Park presents a collection of high-quality, thoughtfully designed one-bedroom apartments delivered as part of an innovative and community-focused development. A total of 40 newly built apartments are available under the Affordable Purchase Scheme, offering modern, energy-efficient homes in a prime South Dublin location.

The development is centred around a landscaped courtyard and shared outdoor spaces, creating opportunities for residents to enjoy a sense of community while benefiting from well-considered, modern surroundings. With affordable prices starting from €255,000, these homes provide an opportunity for first-time buyers to access high-quality apartment living in one of Dublin's most sought-after locations.





Specifications

APARTMENTS

Kitchens

The kitchens are contemporary in style and expertly finished to the highest standard.

Bathrooms & Ensuites

The bathroom design boasts sleek back-to-wall WC (concealed cistern) and wall mounted wash hand basin and heated towel rail and a level access shower with full height shower door.

Internal Finishes

The internal aesthetic features plasterboard in the ceilings and walls, expertly lined with skim coating for a flawless finish. Construction stud-work partition walls with painted doors and door-frames, architraves, skirting and window boards etc. Smoke and/or heat detectors are newly fitted in accordance with all fire and safety regulations.

Construction

The design is of extremely high quality and distinctive by award winning ABK architects. High quality materials are chosen for their robustness and weathering capacity. The materials are – brick, powder coated aluminium and granite with triple glazed alu-clad windows and wintergarden glazing – from conception to completion. The separating walls between apartments meet all regulations for sound-containment and fire-safety. All drainage and sanitary pipework are also to local authority and Building Regulation standards.

Heating

The apartments are designed to achieve optimum comfort to suit time of year and outside temperature. Water heating is powered by a highly efficient Dimplex – Edel200 heat pump and apartments are mechanically ventilated with heat recovery by an Xpelair Natural Air 180 unit. Electric radiators provide top up heating if required. There is a separate cupboard for mechanical services allocated to each unit.

Energy & Efficiency

The apartments are superbly designed to ensure absolute efficiency in the use of energy. A variety of keenly considered features work in harmony to minimise usage and maintain low running costs: high performance insulation, triple-glazed Aluclad windows and a state-of-the-art heating system. This is a Nearly Zero Energy Building (NZEB) compliance building and will employ a fabric first approach in pursuing the highest level of energy conservation, both in design and running costs.

Electrical & Lighting

Lighting is a key factor in the overall design of the home aesthetic and installation has been carried out to comply with national rules and regulations.

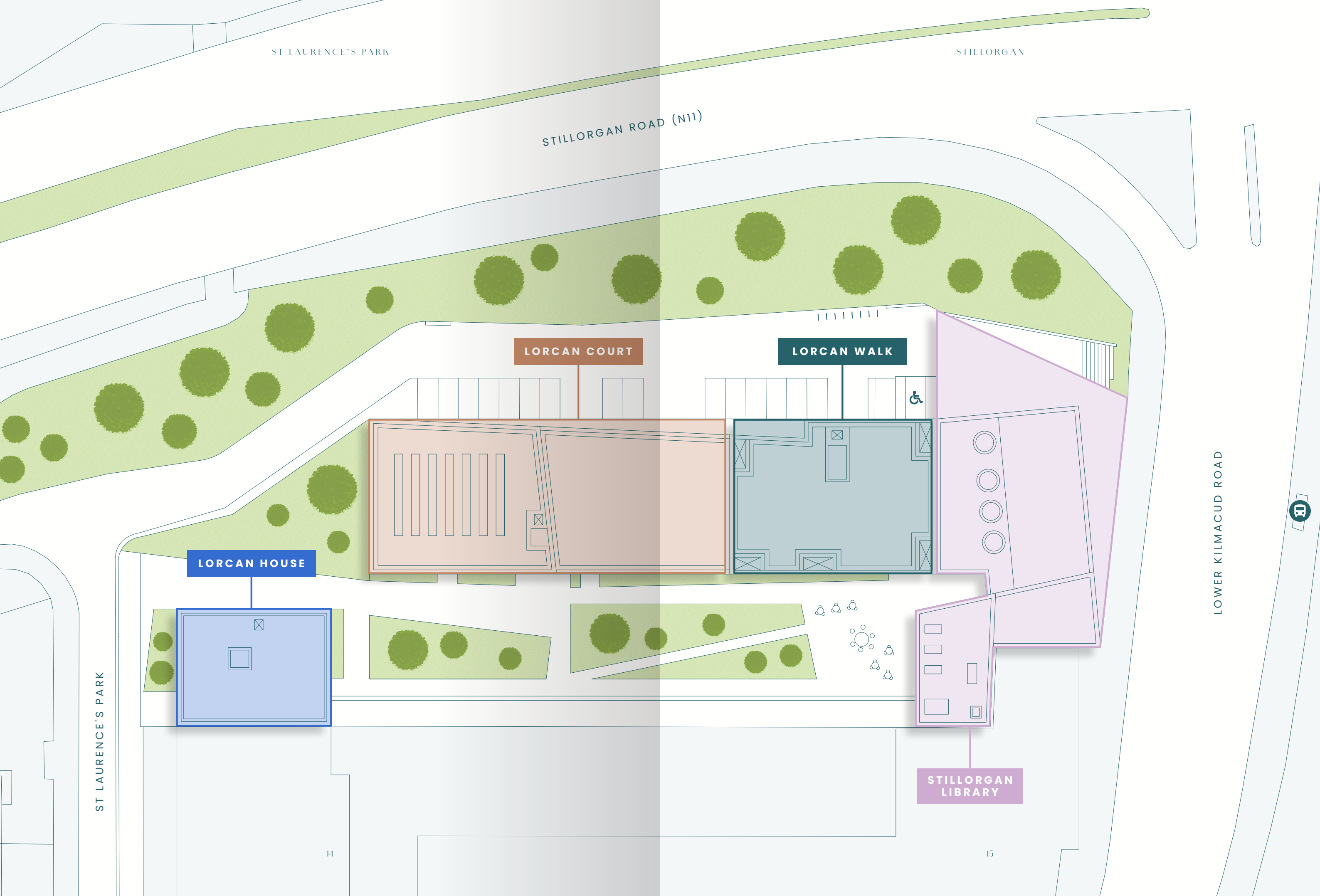


EXTERNAL

- Bicycle Parking: The residential parking is provided within a secure, covered cycle store accessed from the communal courtyard.
- Each apartment has private amenity space as a recessed balcony providing additional requisite comfort and a number have wintergarden enclosing glazing to provide additional quality acoustic conditions.
- The external landscaping reinforces the existing character of the site by retaining the tree belt whilst providing an improved

amenity for residents. Planted buffer zones are provided at ground floor around a planted residential courtyard.

- The scheme has been designed to comply with disability accessible regulations. External spaces are fully disabled accessible. Ground levels have been manipulated to provide gradual change in levels in compliance with building regulations.
- A dedicated and adequately ventilated refuse store is allocated for the block.



ST LAURENCE'S PARK

STILLORGAN

STILLORGAN ROAD (N11)

LORCAN COURT

LORCAN WALK

LORCAN HOUSE

STILLORGAN LIBRARY

LOWER KILMACUD ROAD

ST LAURENCE'S PARK

14

15

Floor Plans

1st Floor



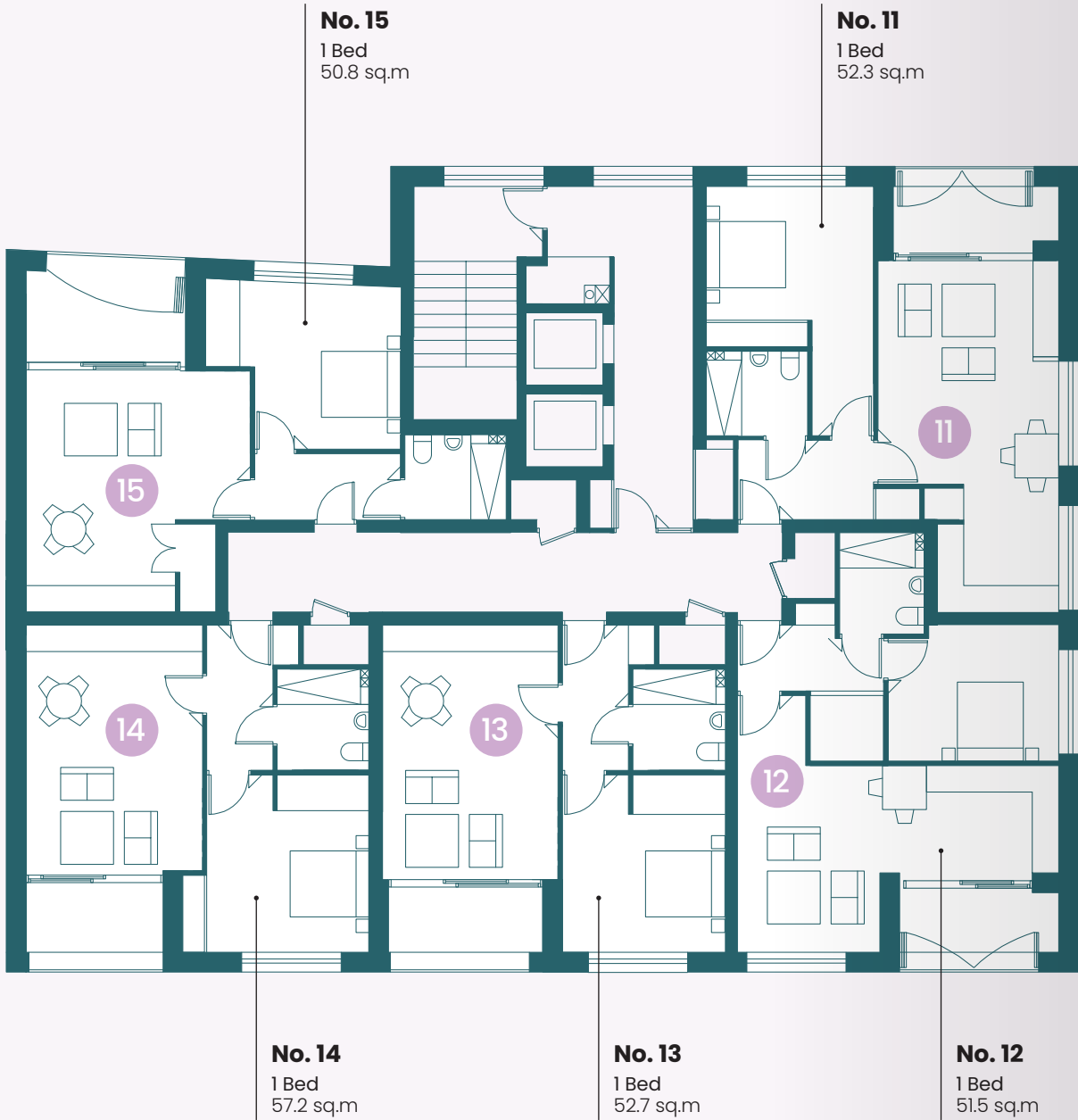
Floor Plans

2nd Floor



Floor Plans

3rd Floor



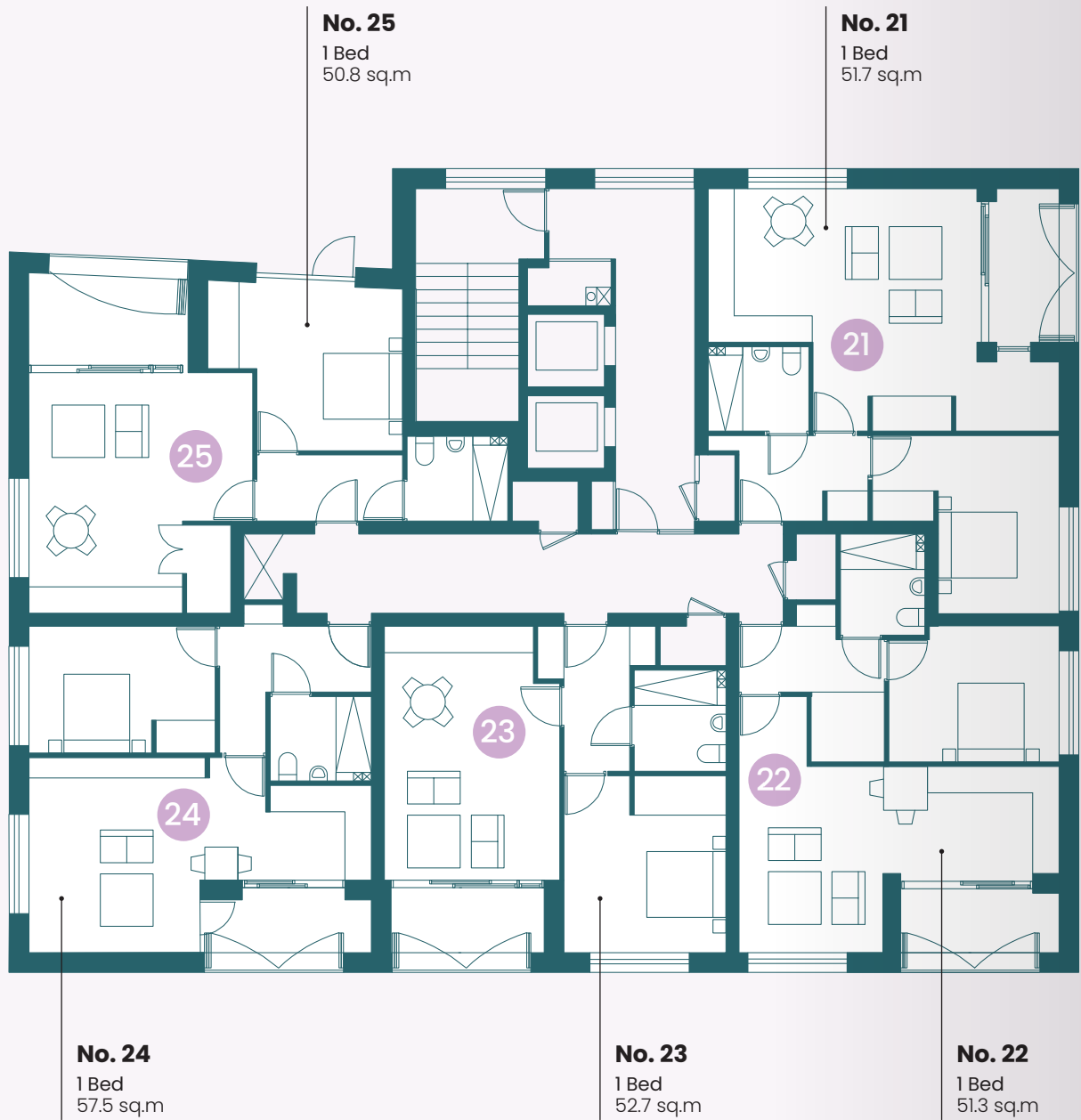
Floor Plans

4th Floor



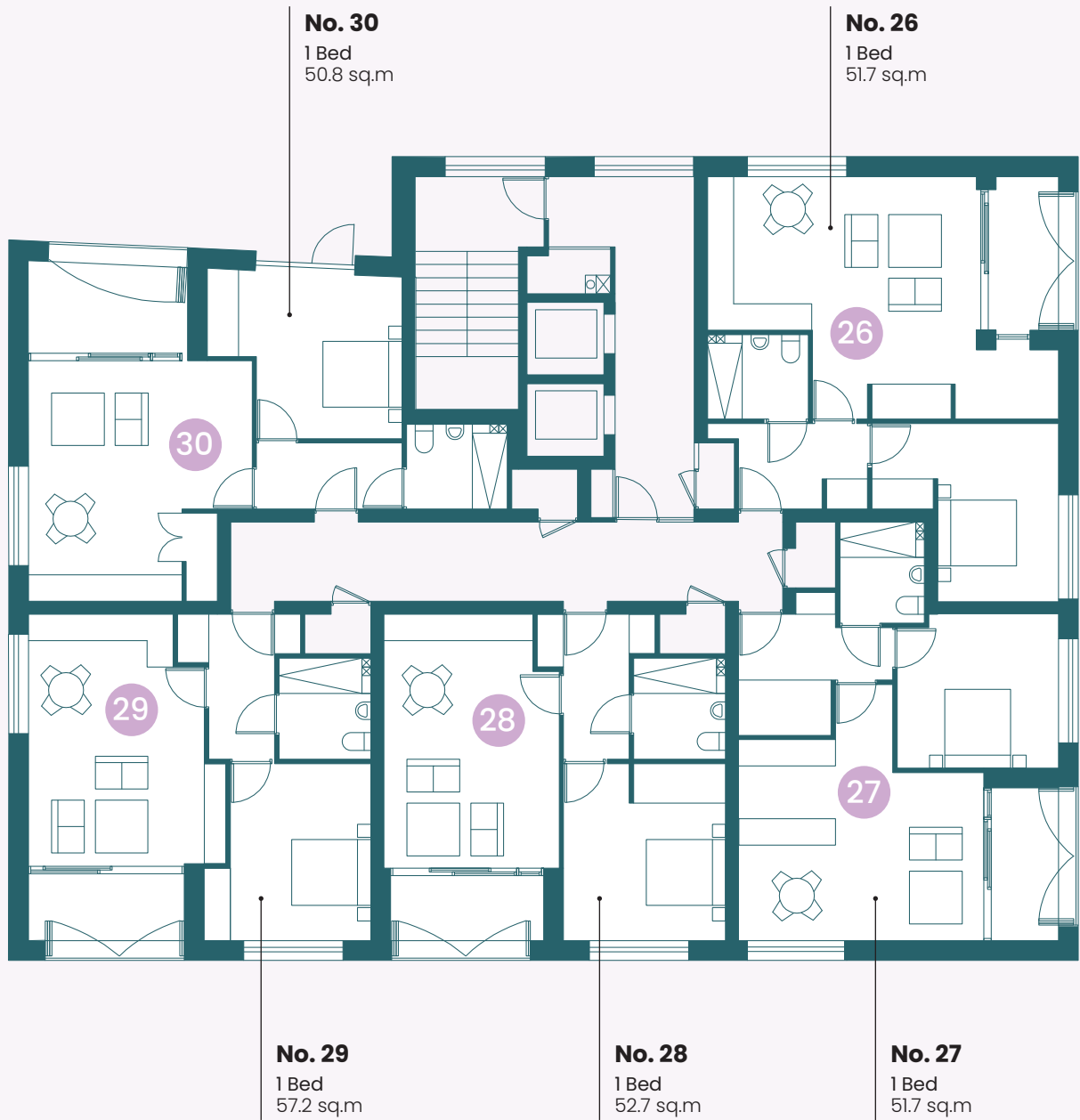
Floor Plans

5th Floor



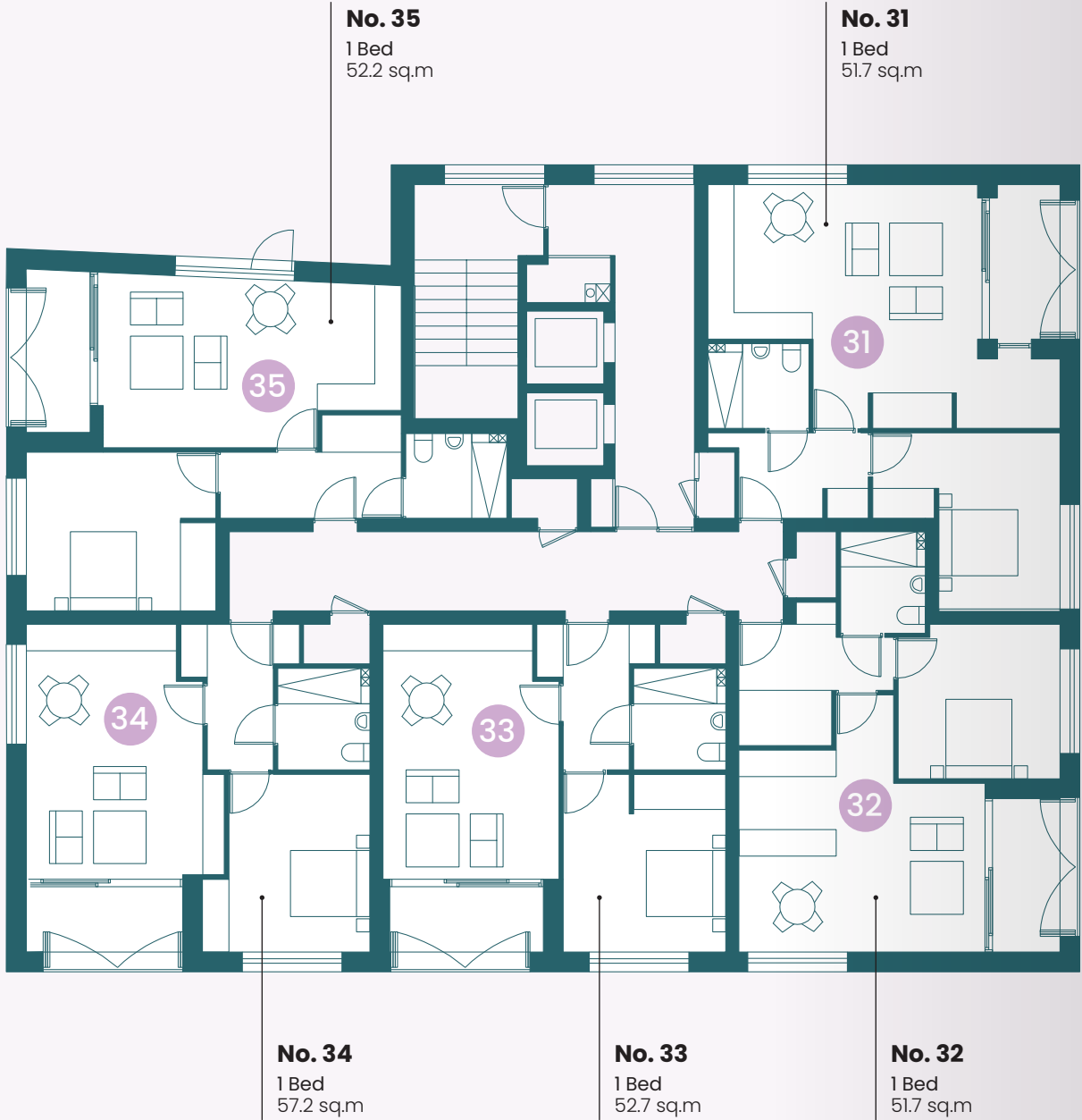
Floor Plans

6th Floor



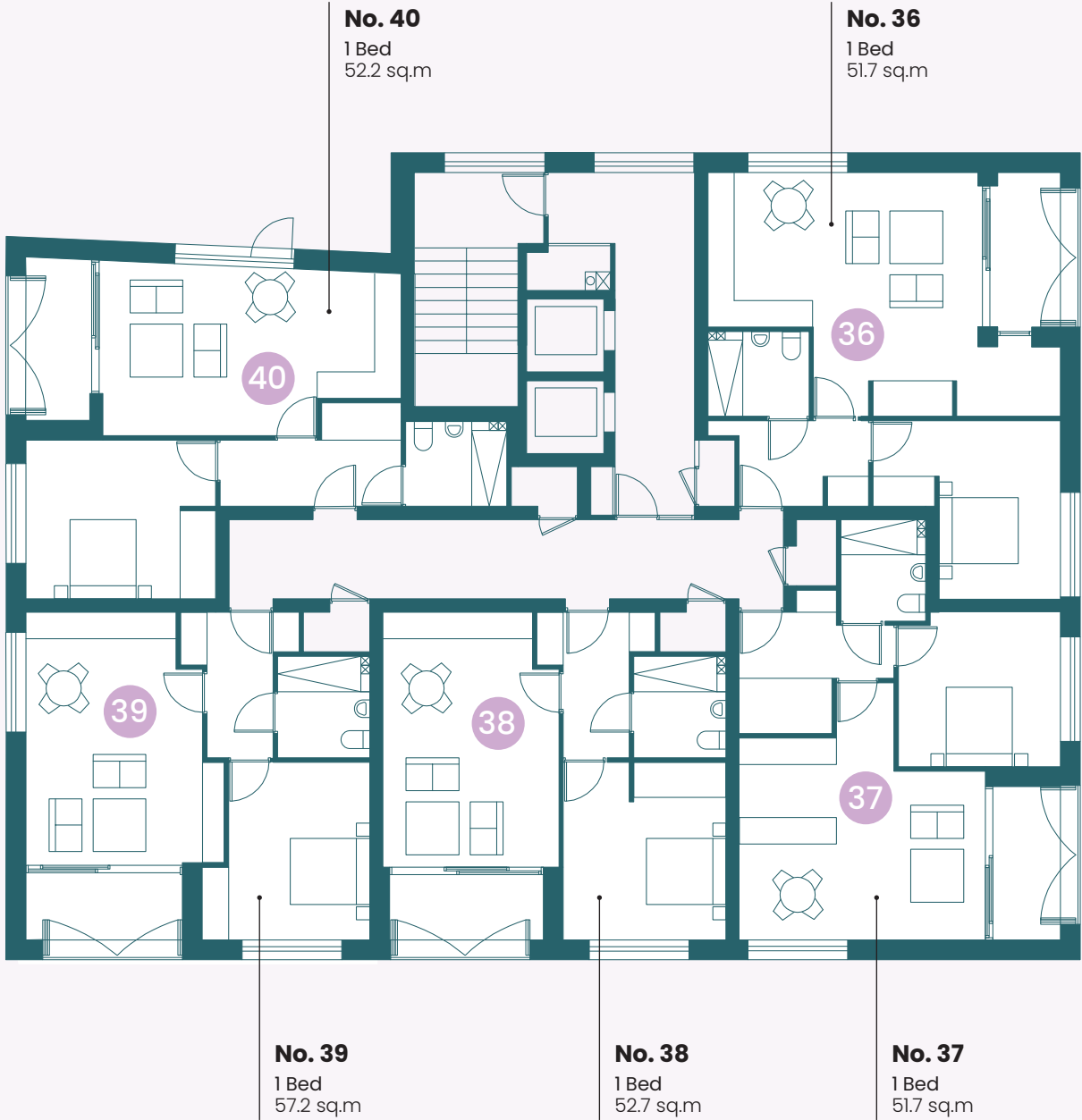
Floor Plans

7th Floor



Floor Plans

8th Floor





Making home ownership more achievable

A smarter way to bridge the gap to owning your home.

The Affordable Purchase Scheme is designed to help eligible buyers purchase a new home at a price below full market value, making home ownership more achievable.

Under the scheme, the purchase price of your home is reduced based on your income and mortgage capacity, meaning you pay an amount that reflects what you can realistically afford.

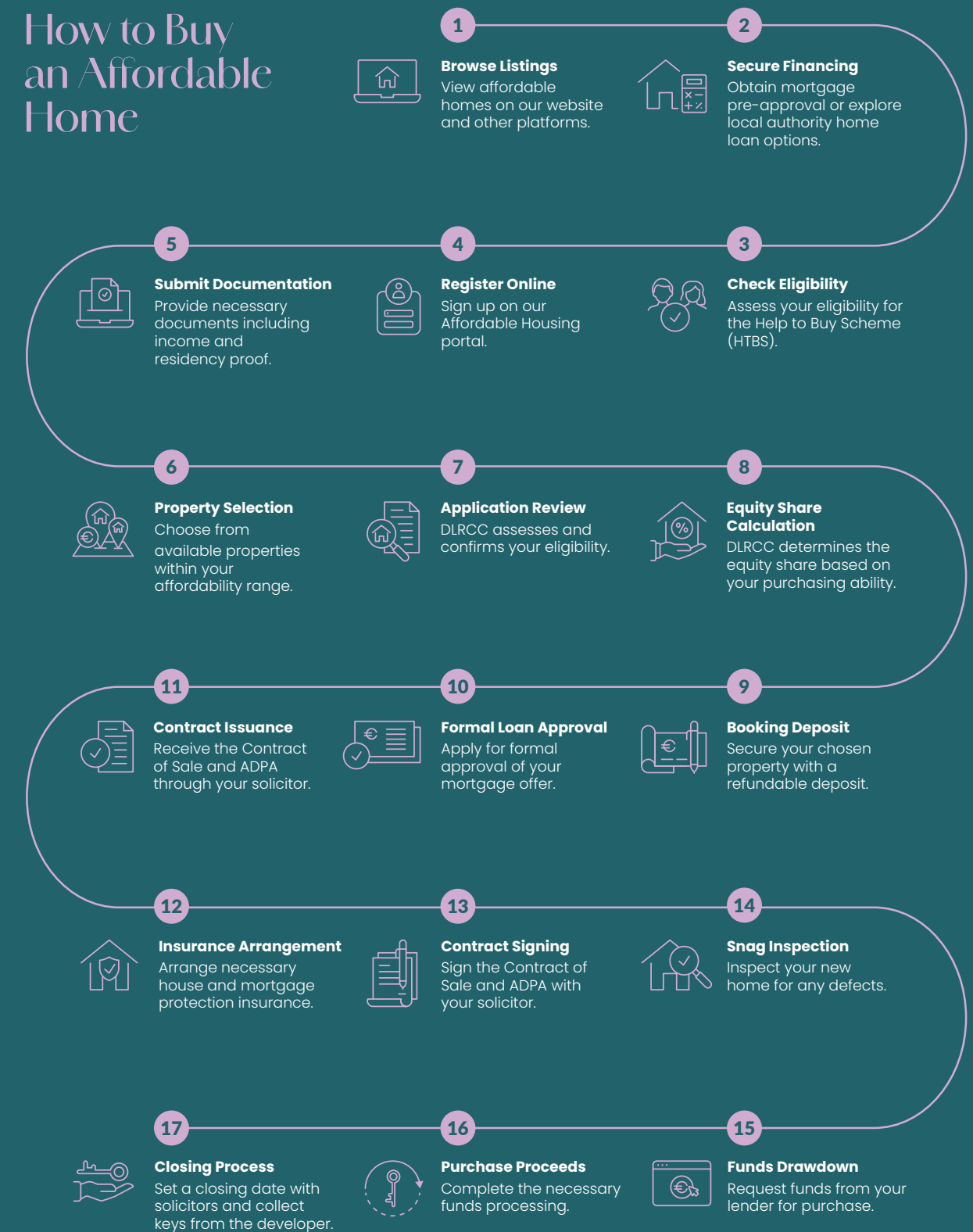
To make this possible, the local authority contributes towards the difference between the open market value of the property and the price you pay. This contribution is taken as an equity share in your home.

This approach bridges the gap between your mortgage and the full market value, enabling more people to access high-quality homes in locations where affordability can otherwise be a barrier.

For example, if your home is offered at a reduced price, the Council retains a percentage stake equivalent to that reduction.

- You own your home outright from day one
- The Council holds an equity share reflecting the discount applied
- You may choose to buy back this share at any time
- The equity share is repaid if the property is sold or transferred

How to Buy an Affordable Home





Delivered by Dún Laoghaire– Rathdown County Council

Creating homes and
communities for the future.

Dún Laoghaire–Rathdown County Council (DLRCC) plays a central role in delivering St. Laurence's Park and bringing much-needed affordable homes to the market in South Dublin.

As the local authority, DLRCC is responsible for developing and delivering the Affordable Purchase Scheme within the area, ensuring that high-quality homes are made available to eligible buyers at reduced prices.

At St Laurence Park, DLRCC is providing a carefully designed residential development that prioritises quality, sustainability and community. The scheme forms part of a wider vision that includes new homes, enhanced public spaces and the delivery of a new civic library for the local area.

Through its Affordable Purchase offering, the Council contributes financially to each home, reducing the upfront cost for purchasers while retaining an equity share in the property.

This initiative reflects DLRCC's ongoing commitment to increasing housing supply, supporting first-time buyers and delivering vibrant, well-connected communities across



Your questions answered

Everything you need to know about the scheme.

01 What's for sale?

40 One Bedroom Apartments.

02 Who can apply?

First Time Buyers over the age of 18 who live in Ireland and eligible Fresh Start Applicants.

03 How much do the apartments cost (after DLRCC contribution)?

The price you will pay will depend on how much you (and your spouse/partner) afford. One-bedroom apartments will cost between €255,000 and €405,000; with DLRCC taking a stake of 10% to 40% in the home, which can be bought out at a later date.

04 How much do I/we need to earn?

The salary range (single or combined) for one-bedroom apartments is €57,375 to €91,125. If your salary/salaries are below this level, you can still apply but will need to have a higher deposit than 10%. If your salary/salaries are higher, you must be able to demonstrate that your maximum borrowings are below the general 4 times calculation and that your purchasing power falls within the necessary range.

05 What deposit do I/we need?

You will need a 10% deposit of then purchase price. This can be made up of a combination of savings and Help to Buy Grant. The Help to Buy Grant can be up to the full 10% deposit required (but is limited to €30,000).

06 How can I/we find out what Help To Buy I am entitled to?

The amount of your Help To Buy grant (which can be up to €30,000) will be based on the income tax you have paid over the last four years. Details of how to apply to revenue are set out here: <https://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx>

07 When do I/we need to submit my application?

Applications need to be submitted via DLRCC's on-line portal [insert link when open] which opens on xxth July 2026 at 12pm. 70% of the units will be allocated on a first come first served basis of valid applications received (the remaining 30% will be allocated on a lottery basis).

08 What do I/we need to be able to apply?

1. There are a number of documents needed from Revenue
 - Help to Buy Grant details (including application code and maximum relief available)
 - Employer details summary
2. Documents from your employer
 - Salary cert
3. Information from banks
 - Mortgage approval in principle
 - Bank statements showing savings for deposit
 - Latest three month's statements from all accounts for all applicants (single and joint)
4. Normal identification requirements
 - Photo ID
 - Right to reside
 - Local residency proof (for lottery)

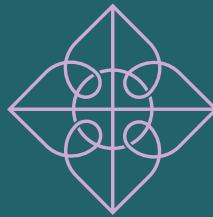
09 Can I visit the units before I apply?

No unfortunately there are no show units available to view in advance of applying, successful applicants will be invited to view the apartments once their application has been approved.

10 Am I eligible for this scheme?

In order to be eligible to apply for Dun Laoghaire Rathdown County Council's Affordable Housing Schemes, applicants must satisfy the following criteria:

- You must be over 18 years of age;
- If you are married, in a Civil Partnership or in an intimate committed relationship with a partner and you intend to live in the affordable dwelling together, you must apply as a joint application;
- Each applicant must be a First-Time Buyer or meet the exceptions under the Fresh Start Principle, or own a dwelling which is not suited to the current accommodation needs of the applicant's household due to its size;
- Each person included in the application must currently live in the Republic of Ireland and have the right to reside indefinitely in the State;
- The affordable home must be the household's normal place of residence.
- Applicants from a member state of the EU/European Economic Area can apply for an affordable home, provided they are living in Ireland for a minimum of 3 months;
- Eligibility is based on an applicant's purchasing power. Purchasing power is calculated by adding an applicant's savings, HTB and the max. mortgage available to them. Purchasing Power cannot exceed 90% of the Market Value of the property.



stlaurencespark.ie



PSRA: 001651

