



# Arbutus

*Montenotte*

# Perfect Location, Incredible Views



# Welcome

Welcome to Arbutus Montenotte, a beautiful development of 16 elegantly-appointed townhouses in Cork City's most prestigious residential location.

This is a rare opportunity to acquire a modern, spacious home in one of Cork's most desirable neighbourhoods, constructed to the highest build and environmental standards and finished with grace and luxury.

Perched on a south-facing hillside site, Arbutus Montenotte makes the most of its defining feature; sweeping, panoramic views over the cityscape laid out below. From this vantage point on high you can enjoy the best of both worlds – an escape from the crowded city streets, with all their amenities still within easy reach.



# Houses

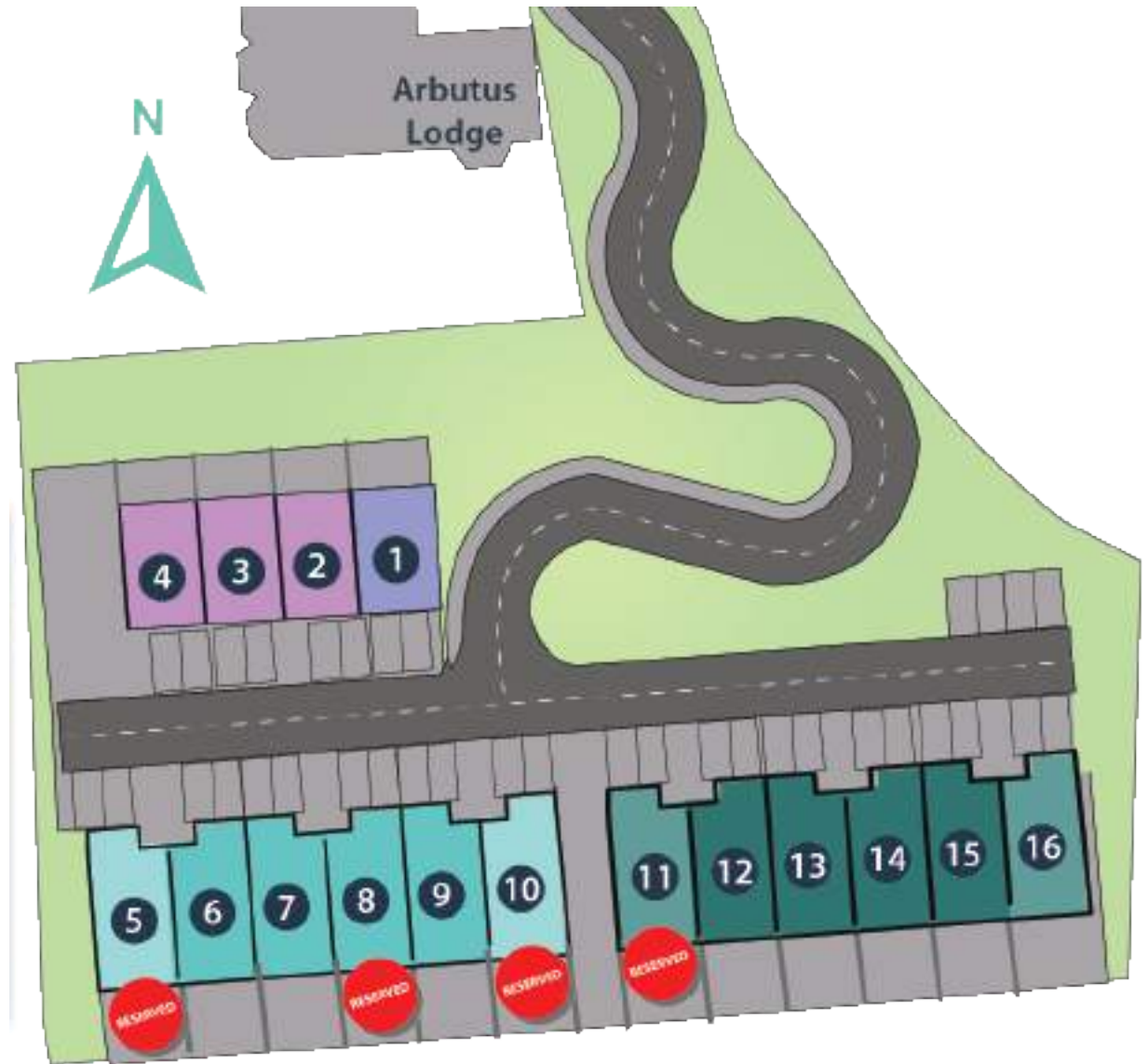
Arbutus Montenotte offers you the opportunity to enjoy life on high in a beautiful three or four bedroom townhouse.

The exclusive properties are divided into three terraces with 16 houses in total.

No's 1 to 4 comprise four bedroom townhouses with ground floor living areas opening onto an ideal low-maintenance patio area to the rear with attractive landscaping.

No's 5 to 10 consist of three bedroom townhouses of a split-level design to maximise the views to the south. The lower level Kitchen/Living area opens onto an impressive terrace with lower level garden and outdoor storage area.

No's 11 to 16 has a selection of tree and four bedroom homes. The three bedroom layouts are slightly different to those seen in no's 5 to 10. These house too have the stunning outdoor patio area and superb views beyond.



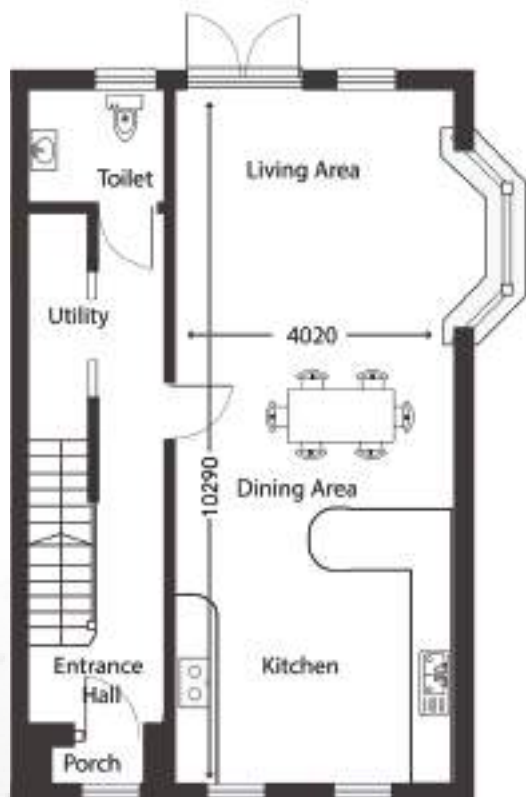


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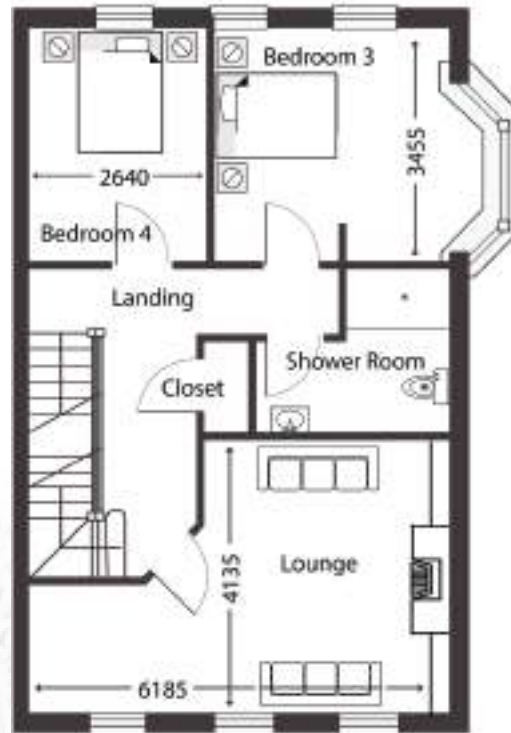
# House No.1

4 bedroom end terrace townhouse

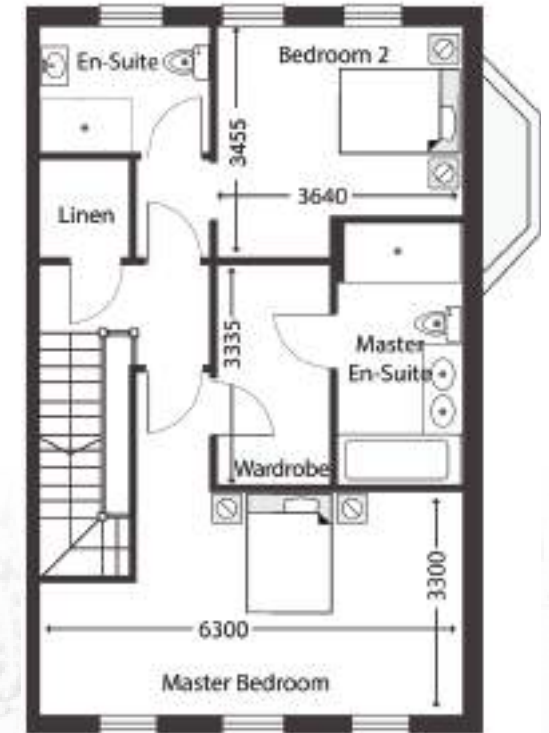
192.5 sq.m/ 2073 sq.ft



Ground Floor



First Floor



Second Floor

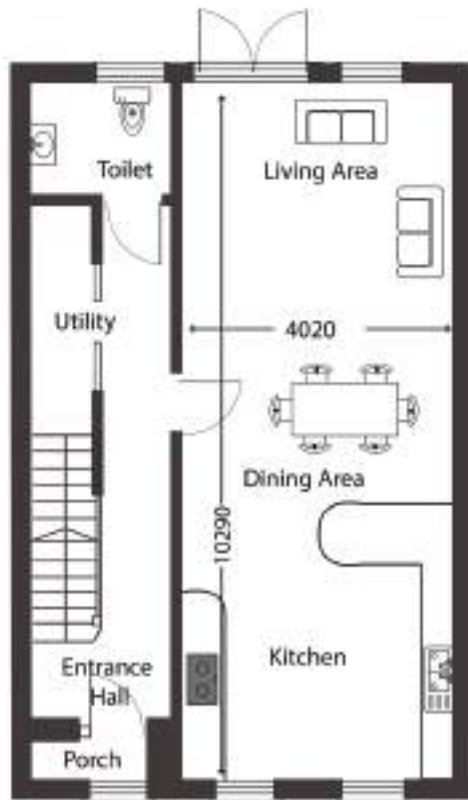
# Houses No.2, No.3 & No.4

4 bedroom townhouses

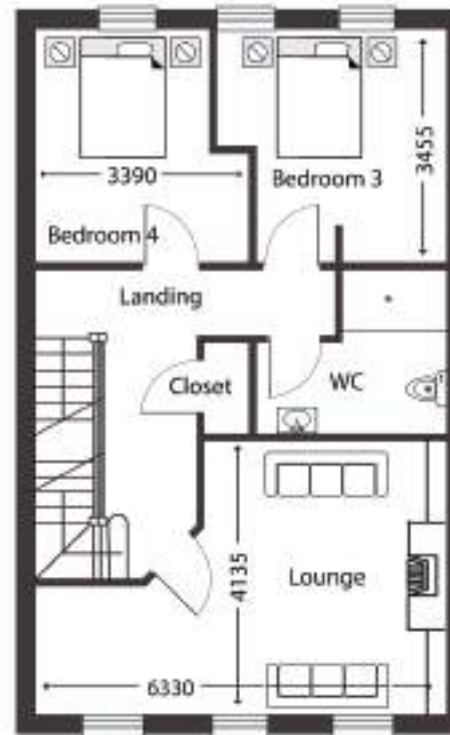
No.2 193.3 sq.m/ 2081 sq.ft

No.3 193.3 sq.m/ 2081 sq.ft

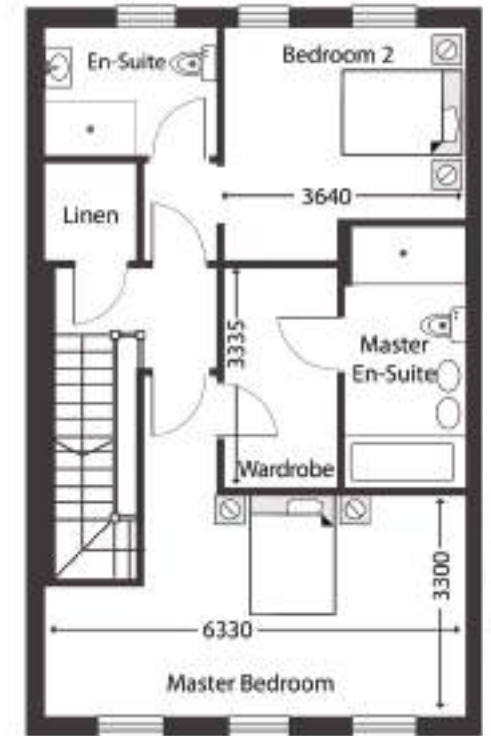
No.4 189.6 sq.m/ 2041 sq.ft



Ground Floor



First Floor



Second Floor



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# House No.5

3 bedroom end terrace townhouse

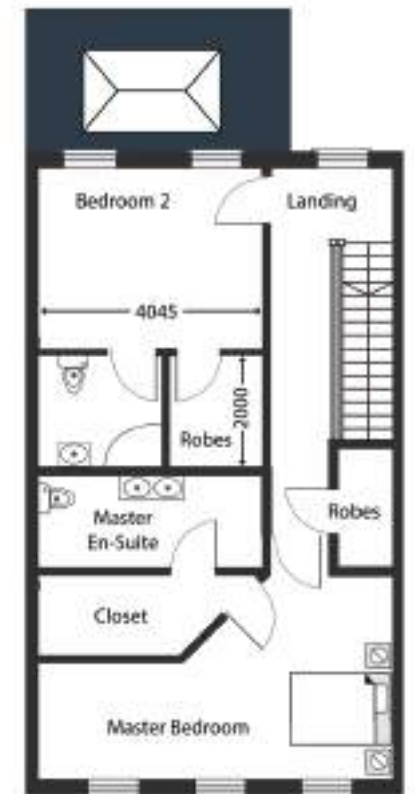
209.31 sq.m/ 2254 sq.ft



Lower Ground Floor



Ground Floor (entry level)



First Floor

# Houses No.6 & No.8

3 bedroom townhouses

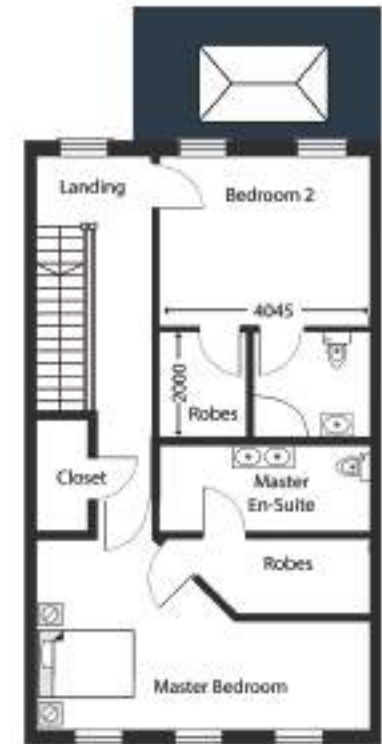
214.14 sq.m/ 2306 sq.ft



Lower Ground Floor



Ground Floor (entry level)



First Floor

# Houses No.7 & No.9

3 bedroom townhouses

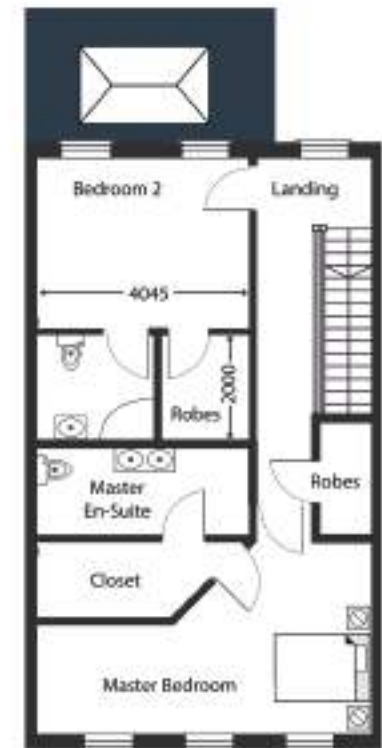
214.14 sq.m/ 2306 sq.ft



Lower Ground Floor



Ground Floor (entry level)



First Floor

# House No.10

3 bedroom end terrace townhouse

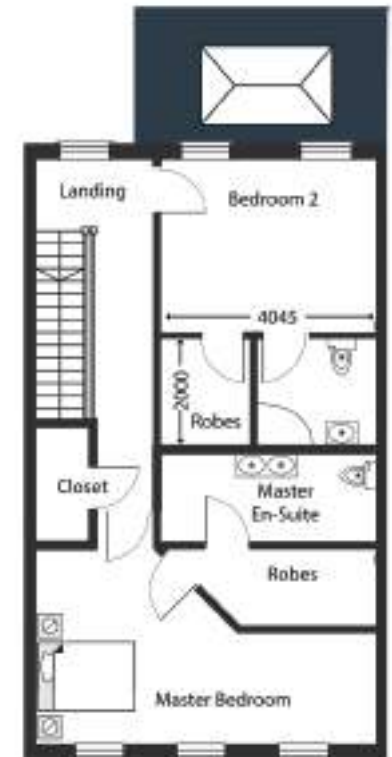
209.31 sq.m / 2254 sq.ft



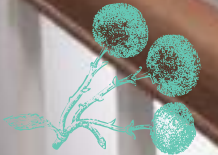
Lower Ground Floor



Ground Floor (entry level)



First Floor



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# House No.11

4 bedroom end terrace townhouse

209.31 sq.m / 2254 sq.ft



Lower Ground Floor



Ground Floor (entry level)



First Floor

# Houses No.12 & No.14

4 bedroom townhouses

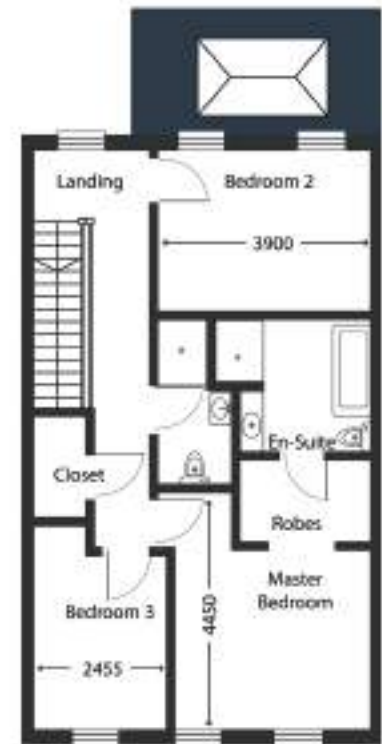
214.14 sq.m/ 2306 sq.ft



Lower Ground Floor



Ground Floor (entry level)



First Floor



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# Houses No.13 & No.15

3 bedroom townhouses

214.14 sq.m/ 2306 sq.ft



Lower Ground Floor



Ground Floor (entry level)



First Floor

# House No.16

4 bedroom end terrace townhouse

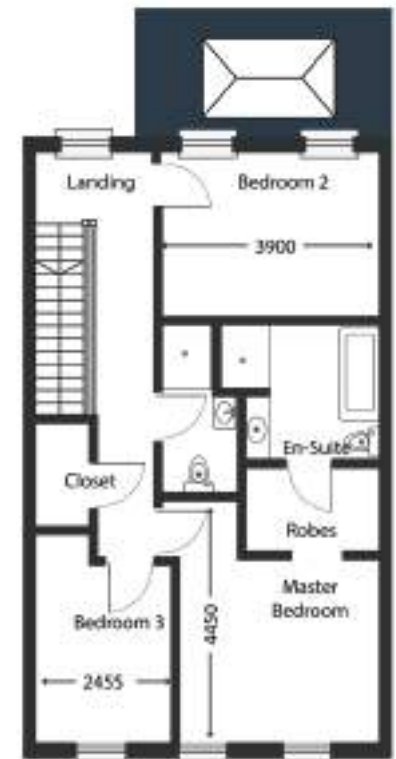
209.31 sq.m / 2254 sq.ft



Lower Ground Floor



Ground Floor (entry level)



First Floor



# Specifications

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## ENERGY, HEATING AND WATER

- NZEB (Nearly Zero Energy Building) A-Rated design principles
- Double glazed, future proof dual coloured energy efficient windows with Prestige front doors
- Solid concrete floors to each level
- Smart controlled air to water heating system with Under Floor Heating throughout
- Pressurised water system
- Mechanical ventilation system

## ELECTRICAL

- LED downlighters
- Chrome sockets to kitchen
- USB and Wi-Fi enabled sockets in main areas
- Hardwired for burglar alarm
- Fully fitted Glen Dimplex Opti-Myst insert electric fire in the lounge
- Integrated fire, smoke and carbon alarm system

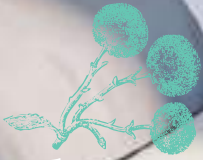
## INTERIOR

- Painted internally with a high-quality pigment paint
- Prestige front door with 3-point locking system
- Extra height ceilings to ground and first floor
- Plaster cornicing to main rooms
- 4 panel white regency doors with satin chrome ironmongery
- White 220mm wells moulded skirting, white 110mm architraves complete with heel blocks
- Solid staircases with polished steps, newels and handrails
- Custom designed fitted kitchen, utility and silestone worktops with a choice of finishes
- Fully porcelain tiled bathroom floors and wet shower areas with glazed screens
- Wall hung cisterns and wash hand basins with concealed pipework and stainless steel fittings
- Fully fitted master wardrobes

## EXTERIOR

- 10-year structural guarantee
- Moulded entrance canopy, mid bands and parapet cornicing
- Ornate chimneys and moulded cappings
- Cast iron rainwater goods
- Paved entrance driveways and patio areas
- Private terrace areas to each house screened for privacy yet to maximise views, where applicable
- Low level entrance planters and black GMS railings
- Communal garden areas with high quality landscaping
- Communal (secure) bin store





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# City Living



A city of character, community and creativity, Cork is a thriving cultural and commercial hub with a confident spirit that belies its compact size. Located just 1.6km from the city centre, Arbutus Montenotte is the perfect location to take full advantage of all of the city's amenities while still maintaining the peaceful charm of the Montenotte neighbourhood.

Both Kent Station and Cork Airport are a short distance away, while the M8 Dublin-Cork motorway, the N20 Cork-Limerick road and the N25 Cork-Waterford road are all easily accessed from the city centre.

## Foot

**Cork City Centre** 1.6km/20min

**Kent Train Station** 800m/10min

## Bus

Bus routes 207, 208 and 209 operate from St. Luke's Cross to **Cork City Centre, Douglas, Bishopstown, Curraheen Road and University College Cork.**

## Car

**Cork City** 1.6km/5min

**Cork Airport** 9.5km/20min

**Limerick** 100km/1hr30min

**Waterford** 123km/1hr45min

**Dublin** 257km/2hr49min

## Rail

Trains from Kent Train Station serve **Dublin Heuston, Mallow, Cobh and Midleton.**





Ballyhooly Rd


Gardiner's Hill

Middle Glanmire Rd

St. Lukes

Wellington Rd

Summerhill North

Cork (Kent) 

River Lee

Anderson Quay





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For more information, get in touch today



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Downing**

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