



LUMANN

STRAFFAN

CONTEMPORARY HOMES

IN KILDARE'S MOST PICTURESQUE VILLAGE



CGI's are for illustrative purposes only.



ELEGANT LIVING IN STRAFFAN

LUMANN is a new development of 65 distinctive A2 rated homes superbly located in the heart of Straffan. Offering a selection of 2,3,4 & 5 bedroom homes which have been creatively designed with great attention to detail, delivered by award winning Lagan Homes.

Finished to an exceptional standard, they offer spacious and light filled accommodation within beautifully landscaped surroundings. These generously proportioned contemporary homes offer a perfect balance of living and bedroom accommodation with high quality kitchens and contemporary bathrooms.



A WONDERFUL LOCATION

Lumann occupies an unrivalled setting in the village of Straffan; approached up a sylvan avenue it sits in a beautiful parkland setting in this most picturesque of Kildare villages.

Straffan provides the best of country living while still having every amenity a family could need within easy reach. Located just a short drive from the M7 & M4 motorways, connecting you to Dublin and the airport in 30 minutes.





VILLAGE LIFE

Strolling around Straffan village will become your new hobby. Finding unique pieces for your new home in Straffan Antiques and Design, before exploring further in the delightful Quirc interiors and indulging in a treat in their cool cafe.





AMENITIES

Fishing, walking, cycling and golf on one of the world's finest courses all form part of the local amenities. The K Club has numerous dining options and bars, including the River Room, The Palmer and the new bar and grill at The South.

Straffan is adjacent to the bustling towns of Naas and Maynooth which offer excellent dining, shopping and services. Kildare Village is less than 30 minutes away, providing world class shopping from the best brands, while the Japanese Gardens at the National Stud provide an oasis of calm tranquillity.





SCHOOLS

For families there are a selection of primary and secondary schools within easy commute.

- St Brigid's National School
- St Anne's National School
- Rathcoffey National School
- St Laurence's National School
- St Wolstan's Community School
- St Mary's College
- Salesian College
- Clongowes Wood College



School admission policies vary and must be checked with the relevant school



SPORTS AND LEISURE

For those who like the outdoors there are a selection of sporting clubs and leisure activities on your doorstep.

- The K Club
- Carton house
- Palmerston House
- Straffan GAA
- Straffan AFC
- Straffan Equestrian



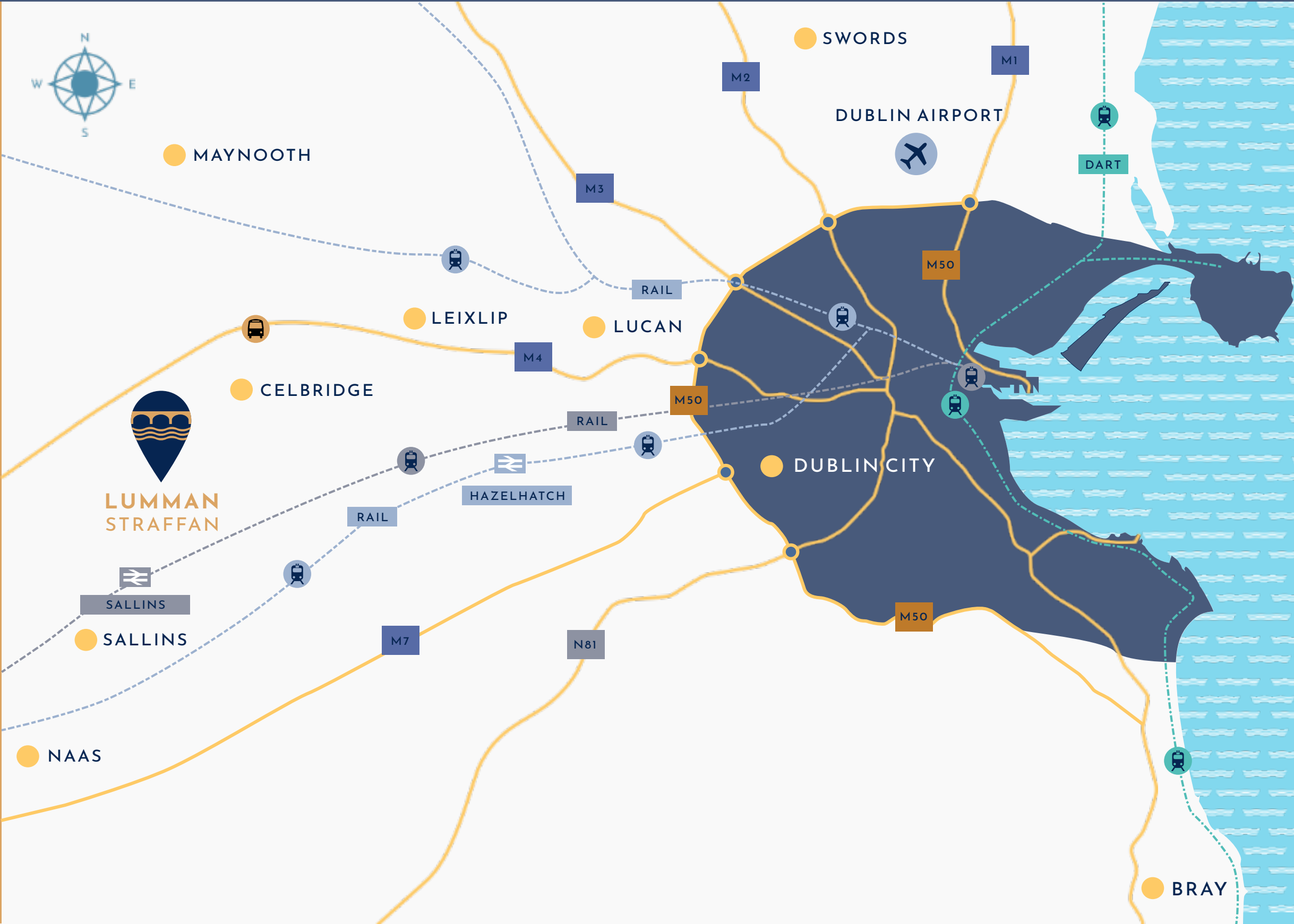
GETTING ABOUT

TRAVEL TIMES BY CAR TO POPULAR DESTINATIONS



SALLINS TRAIN STATION	10 MINS
NAAS	18 MINS
MAYNOOTH	10 MINS
M50	18 MINS
LUAS RED COW	22 MINS
BLESSINGTON LAKES	27 MINS
DUBLIN CITY CENTRE	35 MINS
DUBLIN AIRPORT	30 MINS

Travel times are approximate and may vary.





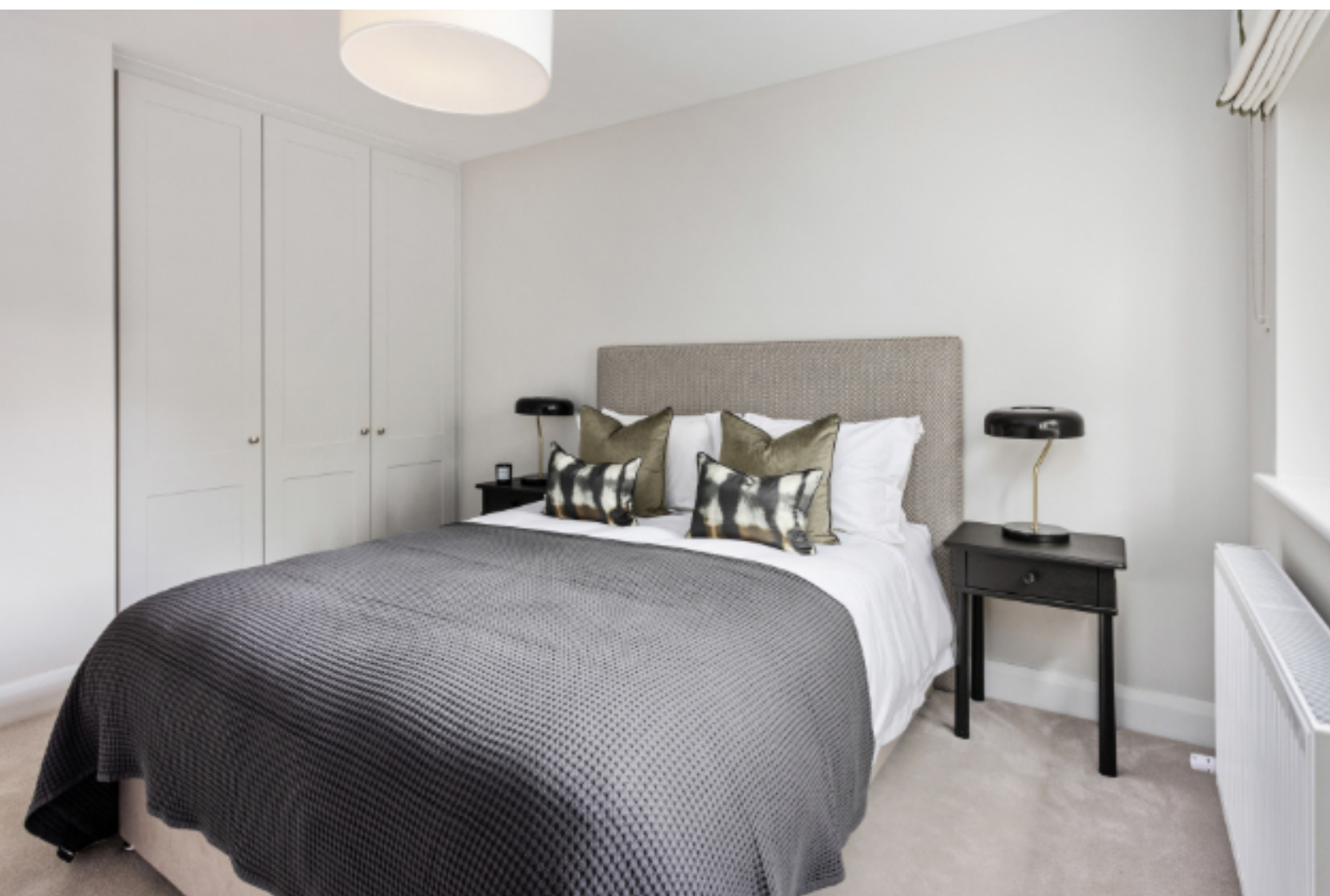


THE HOMES

Lumann is brought to you by Lagan Homes, a well-regarded and award-winning developer that has been building homes for over 30 years – all built in the right place, in the right way, in the right style.

The generously proportioned A-rated homes in Lumann are high quality, incredibly comfortable and energy efficient. The combination of render and stone facades, spacious living accommodation, stylish kitchens with stone worktops and contemporary bathrooms make these family homes a real pleasure to live in.









SITE MAP



MORELL

2 BED TERRACE

APPROX 86 SQ.M / 930 SQ.FT



WEIR

3 BED END TERRACE / SEMI DETACHED

APPROX 113.4 SQ.M / 1221 SQ.FT



DILLON

3 BED SEMI DETACHED

APPROX 119 SQ.M / 1281 SQ.FT



LYONS

4 BED DETACHED / SEMI DETACHED

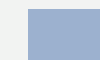
APPROX 132.6 SQ.M / 1427 SQ.FT



ALLINGHAM

4 BED DETACHED

APPROX 131.6 SQ.M / 1417 SQ.FT



BARTON

3 BED DETACHED

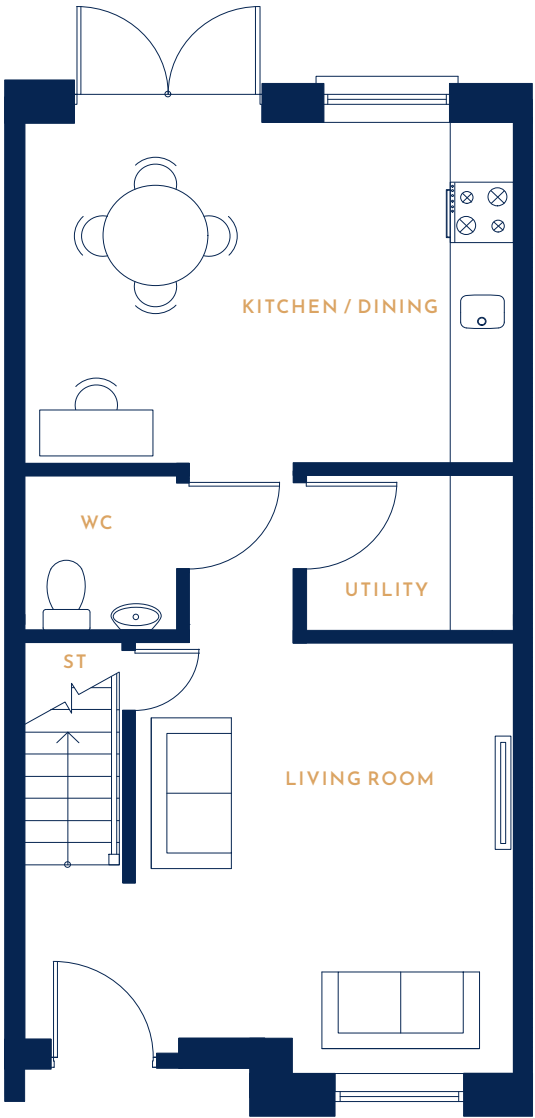
APPROX 117.1 SQ.M / 1260 SQ.FT



THE MORELL

2 BED TERRACE

APPROX 86 SQ.M / 930 SQ.FT



GROUND FLOOR



FIRST FLOOR

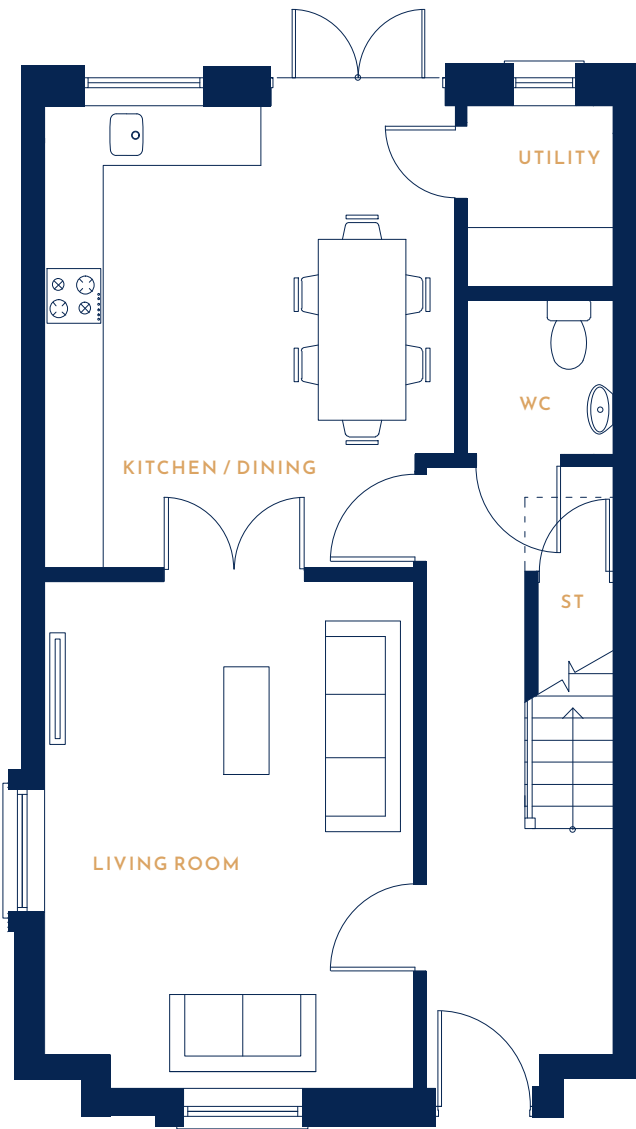
Indicative layout for illustrative purposes only. Drawings not to scale.
Subject to minor variation during construction.



THE WEIR

3 BED END TERRACE

APPROX 113.4 SQ.M / 1221 SQ.FT



GROUND FLOOR

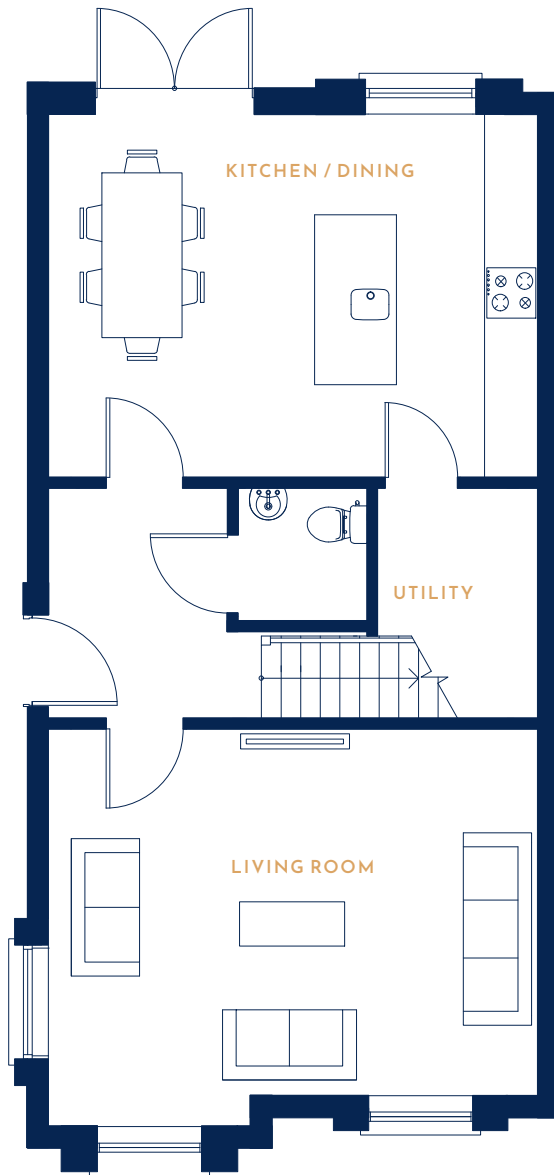


FIRST FLOOR

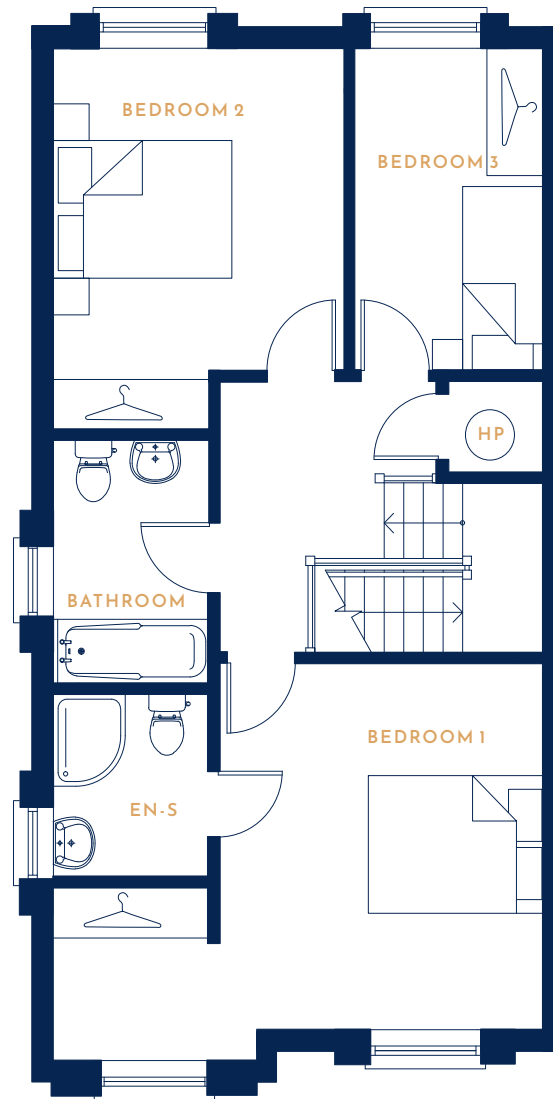
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THE DILLON
3 BED SEMI DETACHED
APPROX 119 SQ.M / 1281 SQ.FT



GROUND FLOOR

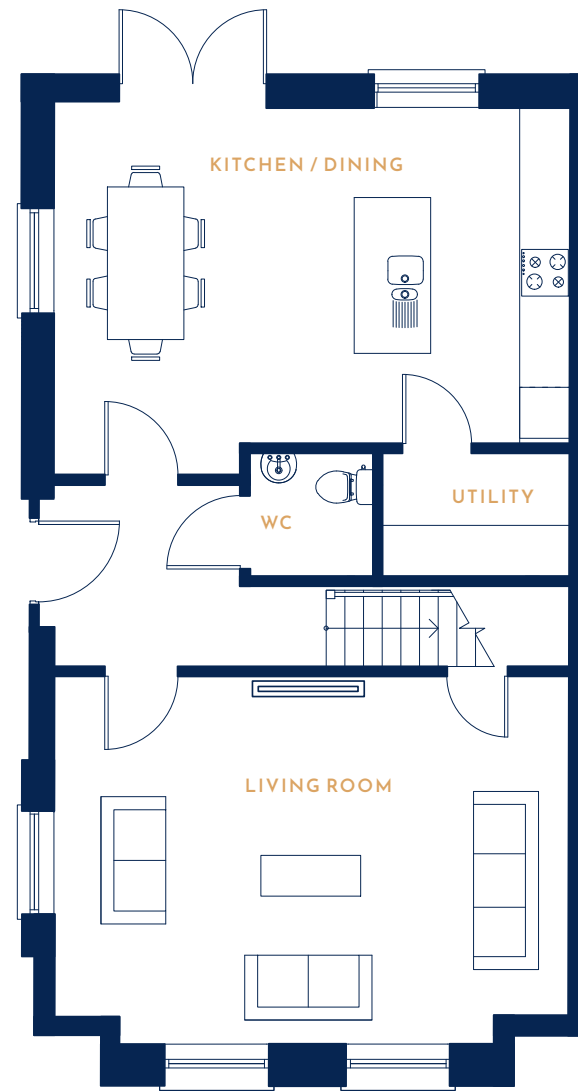


FIRST FLOOR

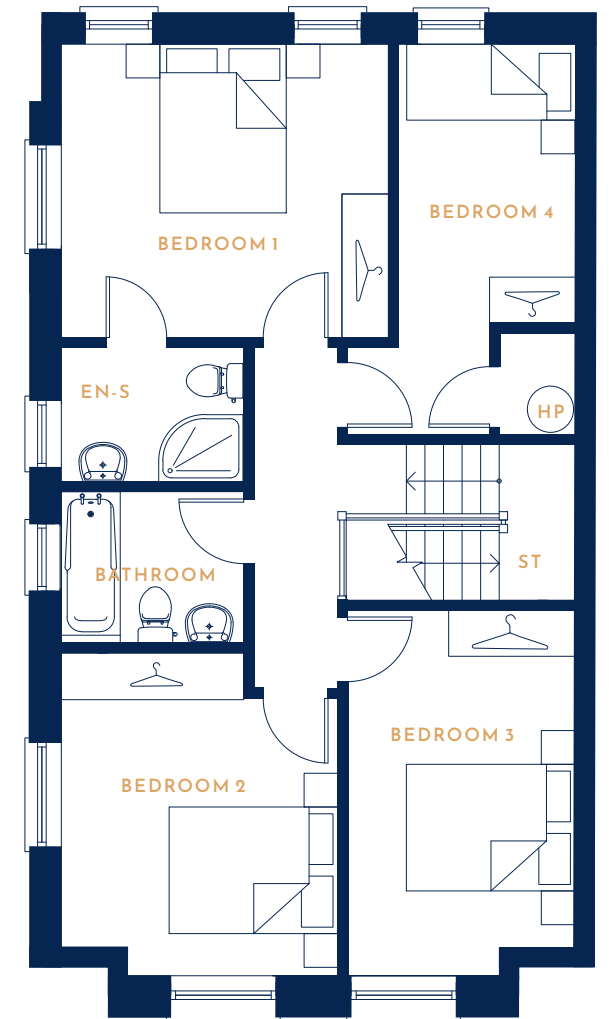
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THE LYONS
4 BED DETACHED/SEMI DETACHED
APPROX 132.6 SQ.M / 1427 SQ.FT



GROUND FLOOR



FIRST FLOOR

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THE ALLINGHAM

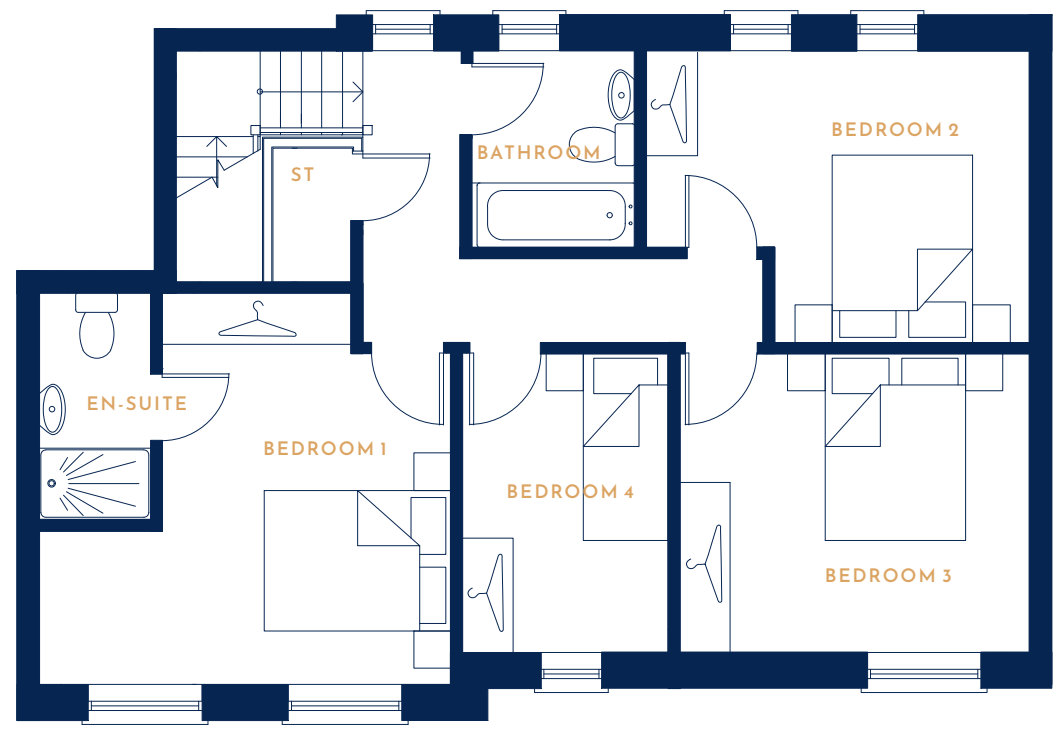
4 BED DETACHED

APPROX 131.6 SQ.M / 1417 SQ.FT

GROUND FLOOR



FIRST FLOOR



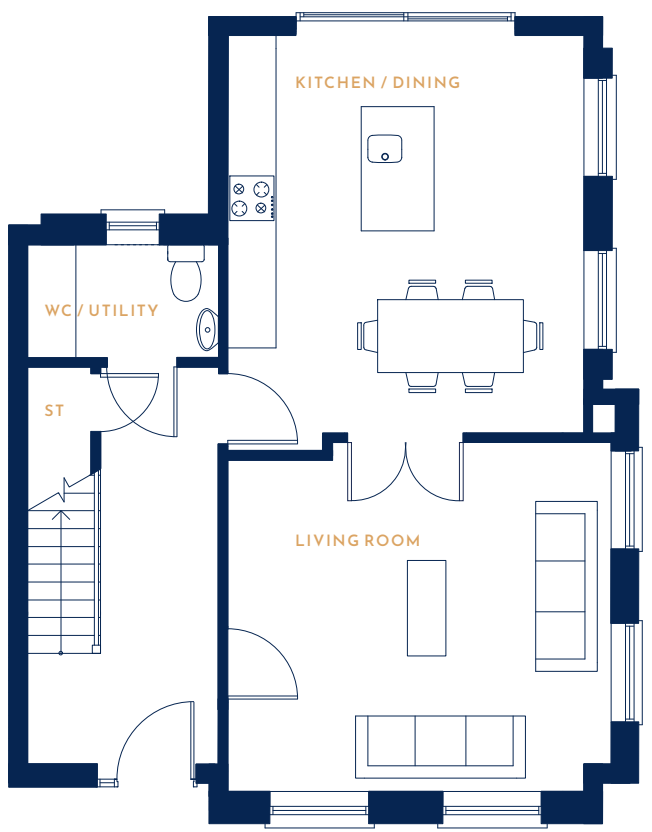
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THE BARTON

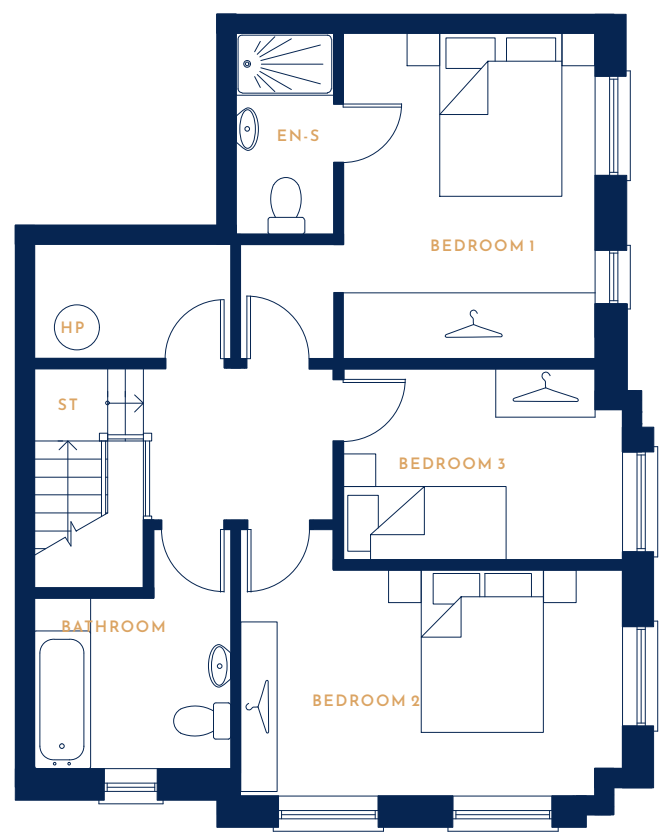
3 BED DETACHED

APPROX 117.1 SQ.M / 1260 SQ.FT

GROUND FLOOR



FIRST FLOOR



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LUMANN

SPECIFICATION

HEATING, VENTILATION AND WATER SYSTEMS

- Pressurised hot and cold-water system to kitchen, utility room, bathrooms and en- suites.
- Demand control ventilation system
- Highly efficient air source heat pump serving central heating system with thermostatic zoned heating control for each floor.

KITCHENS & WARDROBES

- Individually custom designed framed shaker style kitchens.
- Reconstituted stone worktops and splashback.
- Kitchen appliances provided subject to contracts being signed and returned within 21 days of being issued.
- Contemporary fitted wardrobes in all bedrooms.

BATHROOMS

- Attractive bathrooms and ensuites fitted with high quality Villeroy & Boch sanitary ware throughout.

ELECTRICAL, MEDIA & COMMUNICATIONS

- Wired for high-speed broadband.
- Data points and digital TV connection.
- Smoke, heat and carbon monoxide detectors fitted throughout.
- Ducting in place to allow easy installation of electric car charging points. (Charger can be installed by home owner.)

INTERNAL FINISHES

- High quality painted doors, with matching skirting board and architrave.
- All walls, ceilings and joinery painted and finished to a high standard.
- Attic storage with pull down ladder access.

ENERGY EFFICIENCY

- All homes have a BER A2 rating and are built to NZEB (Nearly Zero Energy Building) standards.
- Extensive roof, wall and floor insulation.
- Highly thermally efficient maintenance free uPVC double glazed windows.
- Highly efficient air source heat pump serving central heating system.

EXTERNAL FINISHES

- Attractive stone and render finish.
- Ultratech front door with five-point locking system.
- UPVC high performance windows throughout, delivering low maintenance requirement and excellent thermal performance.
- Maintenance free UPVC fascia & soffits.
- Gardens are rotavated and seeded.
- All houses have parking for 2 cars.

STRUCTURAL GUARANTEE

- 10 year Structural Guarantee provided.



Established in 1983, Lagan Homes has three companies operating in Northern Ireland, the Republic of Ireland and England. Lagan Homes is at the forefront of high quality home building and our strength lies in our people from experienced innovative architects to skilled meticulous craftsmen.

Our shared goal is to deliver stylish homes for comfortable living, in convenient and desirable locations.



L U M A N N

PROFESSIONAL TEAM

DEVELOPER



SELLING AGENT



PSRA license No: 002373

01 624 2320

ARCHITECT



SOLICITOR

EVERSHEDS
SUTHERLAND



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