Golding Green

KINSEALY | CO·DUBLIN

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Welcome to Golding Green

Grounded by Nature. Shaped by the Coast.

Welcome to Golding Green, a new neighbourhood where contemporary design, quality craftsmanship and one of North Dublin's most sought-after locations come together to create a place you'll be proud to call home.

Nestled within the tranquil surroundings of Kinsealy, Golding Green has been thoughtfully designed to offer more than just beautifully crafted homes. It is a vibrant new community where modern living, natural surroundings and timeless character come together to create a truly special place to live.

Each home has been carefully considered to maximise natural light, space and comfort, combining energy-efficient design with high-quality finishes and exceptional attention to detail.

Attractive streetscapes and surroundings create a welcoming environment where neighbours become friends and families thrive.

Perfectly positioned between the coastal villages of Malahide and Portmarnock and a short journey to Swords, Dublin Airport and Dublin City Centre, Golding Green offers an enviable lifestyle with everything you need close at hand.

Enjoy a morning coffee overlooking the marina in Malahide, stroll along the renowned Velvet Strand, explore the grounds of Malahide Castle or embrace the peace and comfort of home in the quiet surroundings of Kinsealy. Here, every day brings the perfect balance of convenience, community and coastal living.

DISCOVER A LIFE WELL LIVED

There are few places in Dublin where village charm, coastal beauty and city convenience come together as naturally as they do at Golding Green.

Set within the peaceful surroundings of Kinsealy, Golding Green captures the very best of North Dublin living. Here, life feels more relaxed and connected, while the city, coastline and everyday conveniences remain within easy reach.

From exploring the independent shops and cafés of Malahide Village to walking the shoreline at Portmarnock, cycling the scenic greenway towards Sutton and Howth or enjoying the area's many parks and sporting amenities, Golding Green places an enviable lifestyle on your doorstep.

Families can enjoy some of North Dublin's most treasured destinations, including Malahide Castle & Gardens, where woodland walks, formal gardens, playgrounds and cafés provide a wonderful setting throughout the seasons. Nearby Newbridge House & Farm offers another much-loved escape, combining historic gardens, open parkland and a host of family attractions.

A location designed for every stage of life, Kinsealy offers a perfect balance of connectivity, community and convenience. With excellent transport links to Dublin City Centre and Dublin Airport, outstanding schools, sporting facilities and local amenities close by, Golding Green provides the perfect setting to create a life well lived.

Golding Green is more than an address. It is a place where contemporary living, natural surroundings and coastal influence come together to create something truly special.

GROUNDED BY NATURE

SOME PLACES SIMPLY FEEL LIKE HOME FROM THE MOMENT YOU ARRIVE.

Golding Green has been created with more than just beautiful homes. It is a carefully planned neighbourhood where elegant streetscapes, green spaces and a strong sense of community come together to create a welcoming place for people to live, grow and belong.

Every detail encourages connection to enhance everyday living. The surrounding villages, excellent schools, sporting facilities and local amenities ensure everything you need is close at hand.

Designed for the way we live today, each home combines timeless craftsmanship, energy-efficient design and quality finishes throughout. Spacious interiors, considered layouts and thoughtful details create homes that are both charming and functional.

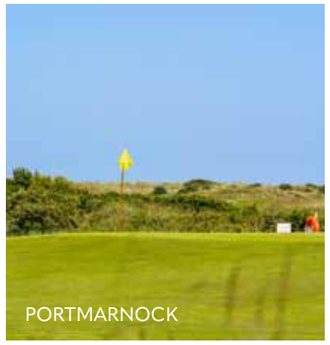
Whether you're creating a home for a growing family or looking for a place to put down roots, Golding Green offers a lifestyle defined by comfort, community and quality.

Golding Green isn't simply somewhere to live.
It's somewhere to belong.

MALAHIDE

PORTMARNOCK

PORTMARNOCK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MALAHIDE

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PORTMARNOCK

SHAPED BY THE COAST

Living at Golding Green means embracing one of North Dublin's most captivating coastal settings.

Just minutes from home, Portmarnock's famous Velvet Strand stretches along Dublin Bay, offering miles of golden sand and a breathtaking natural landscape that can be enjoyed every day. Morning walks by the water, refreshing sea swims, family days on the beach and spectacular sunsets become part of everyday life rather than occasional escapes.

The recently completed coastal greenway connecting Portmarnock and Baldoyle provides the perfect setting for walking, running and cycling, while panoramic views across Dublin Bay towards Howth Head showcase the remarkable surroundings that make this location so special.

Golf enthusiasts are well catered for, with some of Ireland's most renowned courses close by, including Portmarnock Golf Club, The Island Golf Club and Portmarnock Resort & Jameson Golf Links.

Whether enjoying an early morning stroll along the shoreline, lunch overlooking the sea or an afternoon spent outdoors, Golding Green offers a lifestyle where the coast becomes a natural extension of home.

PORTMARNOCK

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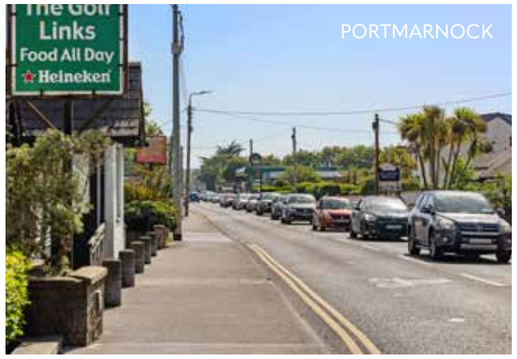

PORTMARNOCK

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VILLAGE LIFE

One of the greatest pleasures of living at Golding Green is having two of North Dublin's most cherished coastal villages right on your doorstep.

Just a short drive away, Malahide has earned its reputation as one of Dublin's most desirable places to live. Rich in heritage, character and community spirit, its picturesque streets are home to independent boutiques, artisan food stores, welcoming cafés and an impressive choice of restaurants.

Start the day with coffee at The Greenery, enjoy brunch at Avoca Malahide, or spend a leisurely afternoon exploring the village, the marina and the beautiful grounds of Malahide Castle and Gardens. As evening arrives, Malahide offers an outstanding dining scene, with much-loved restaurants such as Old Street, Kajjal and Sale e Pepe providing the perfect setting for relaxed evenings and special occasions.

The village's traditional pubs, including Gibney's of Malahide, Duffy's and Fowler's are at the heart of local life, offering a warm welcome and a true sense of community.

Nearby Portmarnock offers its own distinctive coastal charm, with excellent amenities, schools, cafés and community facilities, combining a relaxed seaside atmosphere with everything needed for modern family living.

MALAHIDE

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DESIGNED FOR MODERN LIVING

Every home at Golding Green has been designed around the way people live today, combining contemporary design with timeless comfort, quality and style.

Elegantly designed interiors maximise natural light, while well-proportioned living spaces provide a sense of connection throughout each home. From the moment you step inside, every detail has been designed to enhance everyday living.

At the heart of each home, beautifully appointed kitchens provide the perfect setting for family life, entertaining friends and creating lasting memories. Large bedrooms, elegant bathrooms and intelligent storage solutions ensure every aspect of modern living has been thought through.

Built to the highest standards, these A-rated homes combine energy-efficient design with quality materials and exceptional craftsmanship. Designed for comfort and efficiency, they offer a warmer, more sustainable home with reduced energy consumption and lasting appeal.

Site Plan

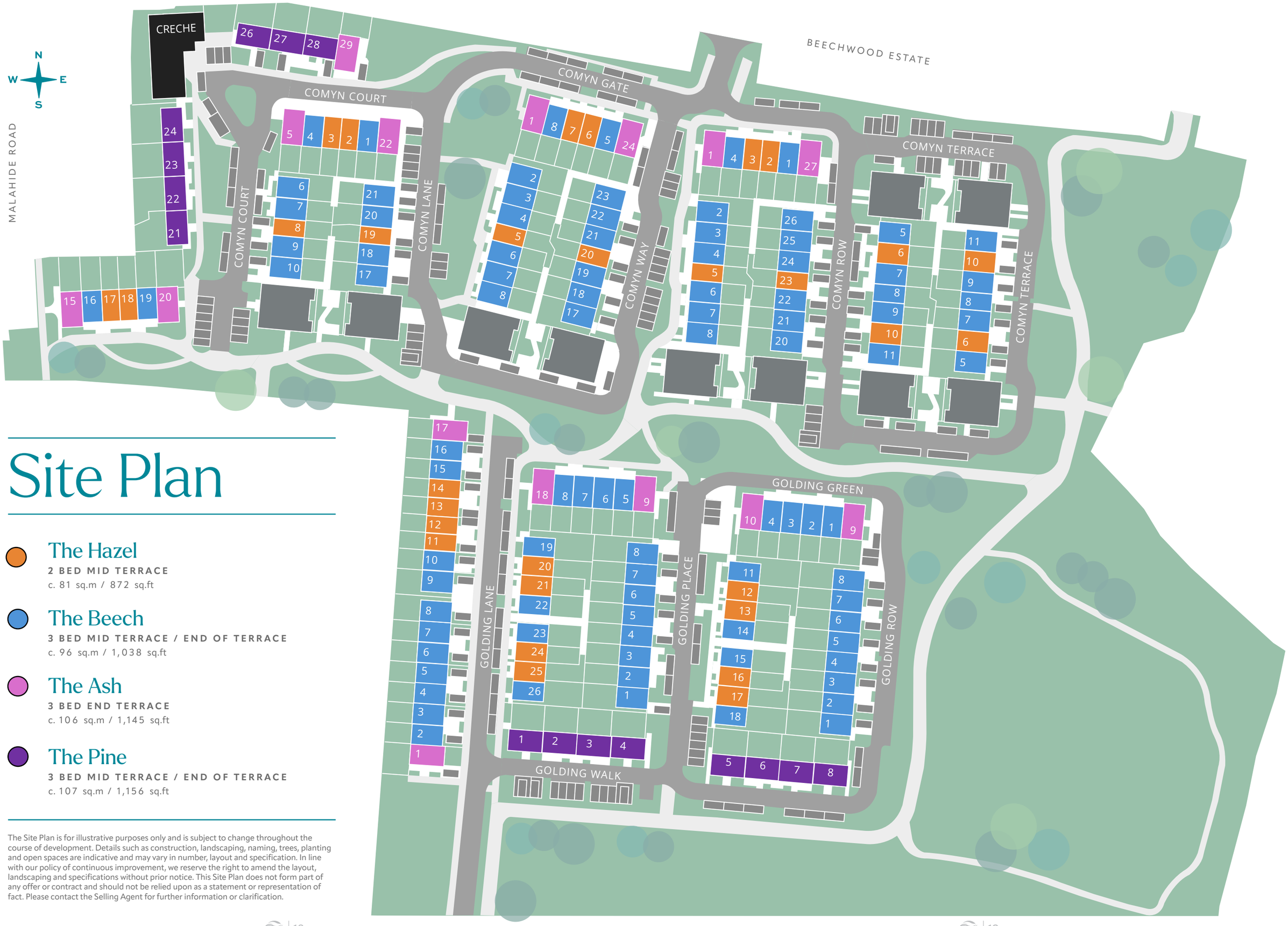
The Hazel
2 BED MID TERRACE
c. 81 sq.m / 872 sq.ft

The Beech
3 BED MID TERRACE / END OF TERRACE
c. 96 sq.m / 1,038 sq.ft

The Ash
3 BED END TERRACE
c. 106 sq.m / 1,145 sq.ft

The Pine
3 BED MID TERRACE / END OF TERRACE
c. 107 sq.m / 1,156 sq.ft

The Site Plan is for illustrative purposes only and is subject to change throughout the course of development. Details such as construction, landscaping, naming, trees, planting and open spaces are indicative and may vary in number, layout and specification. In line with our policy of continuous improvement, we reserve the right to amend the layout, landscaping and specifications without prior notice. This Site Plan does not form part of any offer or contract and should not be relied upon as a statement or representation of fact. Please contact the Selling Agent for further information or clarification.



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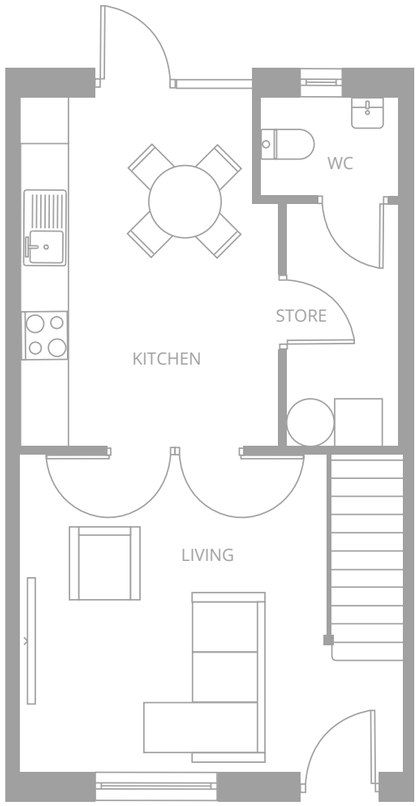
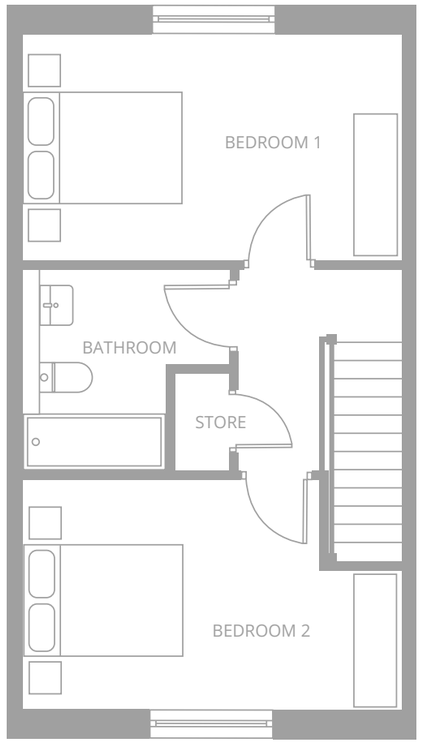


GROUND FLOOR



FIRST FLOOR

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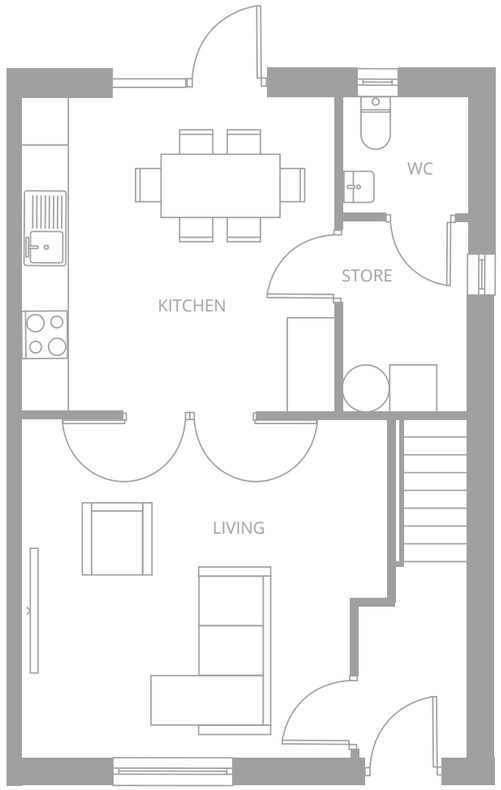

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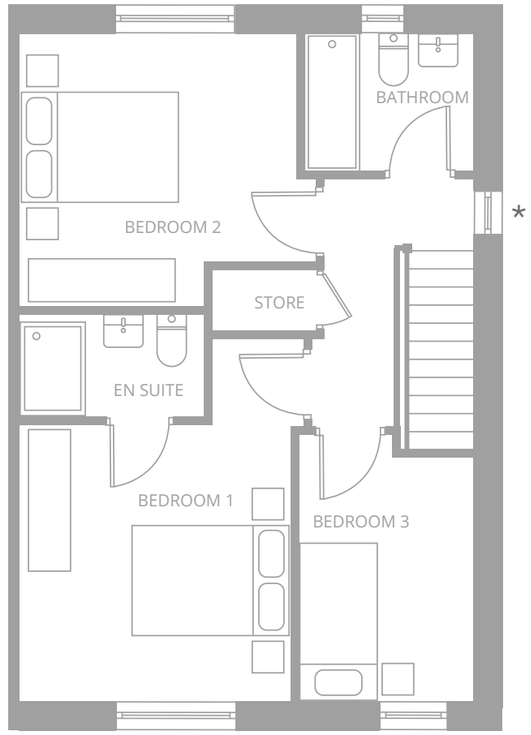

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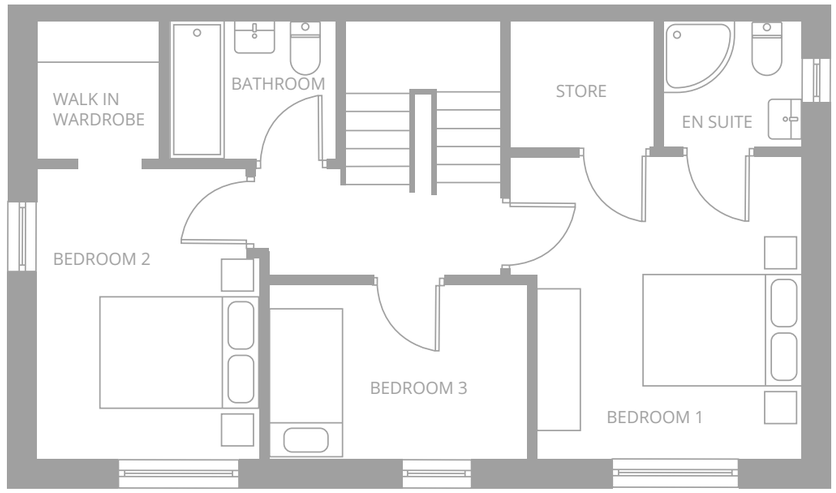

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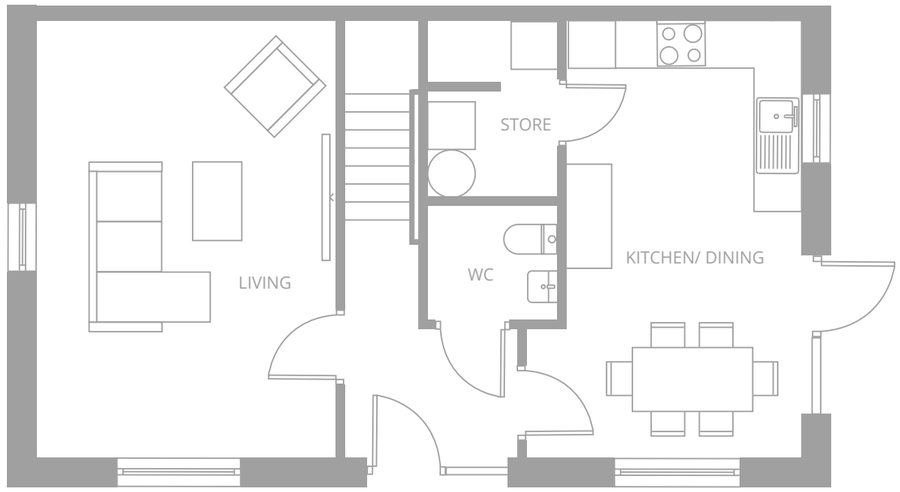

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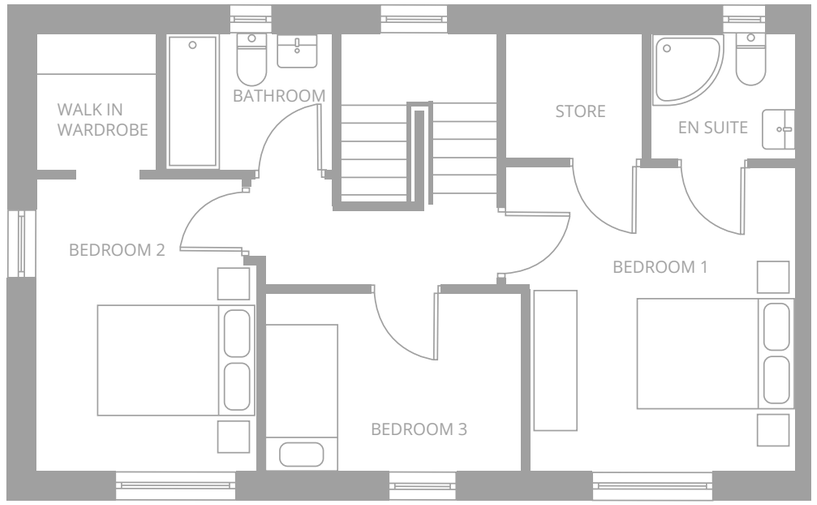

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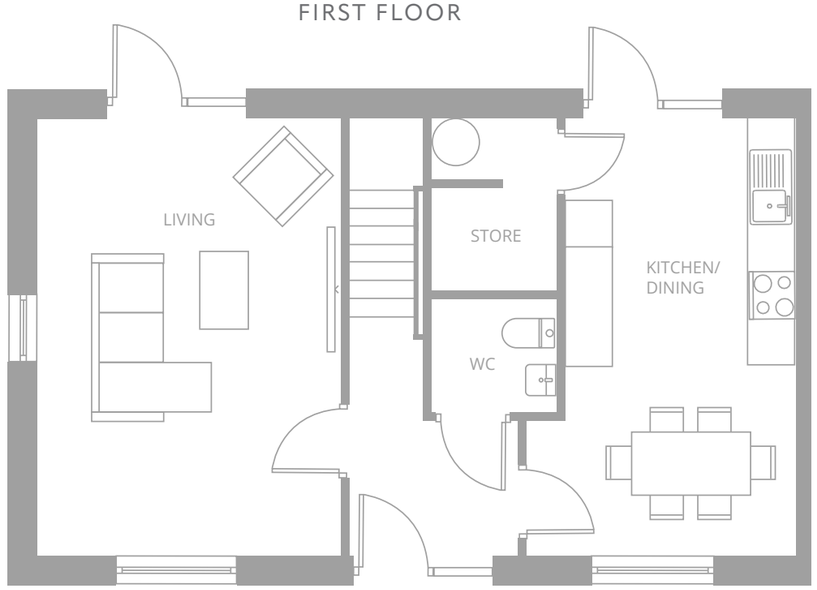

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SPECIFICATION

These spacious homes at Golding Green, built by Lydon, immediately impress with their attention to detail and thoughtful design. Each home has been carefully crafted to provide generous, light-filled accommodation, combining modern comfort with timeless quality.

Energy Efficiency

- A-rated heat pump with dual-zone controls.
- High-performance, uPVC high-performance double-glazed windows by Munster Joinery.
- Continuous mechanical extract ventilation system with integrated humidity sensor delivering a refreshed indoor environment through extract fans and passive vents.
- High levels of floor, wall, and attic insulation to reduce heat loss.
- Internal mechanical insulated pipework.
- High level of airtightness, exceeding current Building Regulations.
- Energy-saving LED lighting throughout.

Kitchen

- Superior contemporary bespoke fitted kitchens by QK Living.
- Hob, oven and extract fan, fridge freezer and dishwasher appliances. *
- Soft-close doors and drawers.
- Contemporary marble-effect, square-edge laminate worktop with matching upstand.
- Stainless steel sink with mixer tap.
- Separate utility/storeroom with countertop and provision for a washing machine and dryer.

Electrical

- Generous provision of lighting and power points throughout.
- Future provision for a public electric vehicle charging point where applicable.

Bathrooms & En-Suites

- High-quality wall and floor tiling to wet areas.
- Chrome heated towel rails to all bathrooms and en-suites.
- High-quality sanitary ware.
- Twin shower head with rainfall shower to ensuites and separate handset to bathrooms.

Security & Safety

- Smoke detectors throughout, mains powered with battery backup.
- Locking system fitted to all external ground-floor windows and doors.
- Safety restrictors fitted to upper-floor windows.
- Provision for a wireless alarm system (to be fitted by the homeowner).

Media & Communication

- Wired for high-speed broadband (Cat 6).
- Telephone/data points to the living room and main bedroom.
- Infrastructure installed to accommodate Eir and SIRO services.

Heating

- Energy-efficient heat pump with dual time and temperature control zones.
- Pressurised hot and cold water system.

Wardrobes & Storage

- High-quality fitted wardrobes.

Interior Finishes

- High-quality painted internal doors.
- Superior quality internal joinery.
- Contemporary skirting and architraves.
- Brushed satin finish ironmongery.

External Features

- High-quality, low-maintenance coloured render finishes.
- Glazed patio doors opening to a private rear garden.
- External lights fitted above the front and rear doors.
- Side gates fitted where applicable.
- Gardens level and seeded with dividing post and panel fencing.

Warranty Cover

All homes are covered by:

- 10-year HomeBond structural guarantee and latent defects insurance.
- 5-year mechanical and electrical defects insurance.

* Subject to contracts being signed

STARTER HOME PURCHASE SCHEME

The homes at Golding Green are being made available under The Starter Home Purchase Scheme (formerly the Local Authority Affordable Purchase Scheme), delivered in partnership with The Land Development Agency (LDA) and Fingal County Council (FCC) and built by Lydon.

The Starter Home Purchase Scheme is designed to support buyers who are ready to begin their journey to home ownership but need help bridging the gap between their mortgage, savings and the full price of a newly built home. Applicants who are eligible for the Fresh Start Principle may also be eligible for the scheme.

Under the Starter Home Purchase Scheme, homes are sold at a reduced price below open market value, with the exact price calculated by the local authority based on your income and mortgage capacity. The local authority contributes the difference between the market value and what you pay, retaining this contribution as an equity share in your home.

Each property has a Minimum Sale Price, already set below market value, and you must be able to show you can meet this amount through a combination of mortgage, savings, and (if eligible) the Help to Buy scheme. If your income and borrowing capacity are higher, the purchase price will reflect that. Over time, you can choose to redeem or "buy out" the local authority's equity share in part or in full, although there is no obligation to do so. Certain events, such as selling your home, will trigger repayment of the equity share, as set out in the Affordable Dwelling Purchase Agreement, which should be reviewed carefully with your solicitor.

Video Guide for Making your Application.

Frequently Asked Questions

WELL CONNECTED

Portmarnock DART station is just a 4km drive away, providing frequent services to Malahide, Dublin City Centre and beyond, as well as connections on the Dublin–Belfast line via the Enterprise service. Excellent public transport links are available from nearby bus stops 3662 and 1221. Several bus routes serve the area, including the 102, which provides a direct connection between Sutton and Dublin Airport, as well as the H2, 42, and late-night 42N services, offering convenient access to the city centre and surrounding areas. For drivers, the M50/M1 junction is only 5km away, offering easy access to major routes nationwide, with direct options into Dublin City Centre via the coast road or Malahide Road. Dublin Airport is also conveniently located just 6km away.

There are few places in Dublin where countryside, coastline and vibrant village life come together so effortlessly.

Golding Green enjoys a truly special position in North Dublin, offering the peaceful surroundings of Kinsealy while placing some of the area's most desirable destinations just moments away.

DESTINATION	BY CAR	BY BICYCLE	BY DART from Portmarnock Train station
DUBLIN AIRPORT	6 km	20 mins	–
DUBLIN CITY CENTRE	11 km	37 mins	25 mins
MALAHIDE	4.5 km	14 mins	8 mins
PORTMARNOCK	4 km	15 mins	–
HOWTH	12 km	48 mins	30 mins
CONOLLY STATION	10 km	35 mins	28 mins
GRAND CANAL DOCK	14.5 km	37 mins	38 mins
SWORDS	6 km	19 mins	–

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Local Amenities

RESIDENTS CAN ENJOY EASY ACCESS TO PARKS, PLAYGROUNDS AND THE SCENIC COASTAL GREENWAY. THE LOCAL TRAIN STATION MAKES COMMUTING TO THE CITY SIMPLE AND EFFICIENT.

Schools

1. Pope John Paul II National Catholic School
2. St. Andrews National School
3. Saint Oliver Plunkett School
4. Malahide Community School
5. St. Helens Junior/Senior School
6. Portmarnock Community School
7. Malahide/Portmarnock Educate Together NS
8. St Nicholas of Myra National School Kinsealy

Sports

1. Malahide Rugby Club
2. Malahide Yacht Club
3. Malahide Castle Sports & Leisure Hub
4. Malahide Fingal Hockey Club
5. Naomh Mearnog GAA Club
6. Portmarnock Sports & Leisure Club
7. Malahide Golf Club
8. Portmarnock Golf Club

Shopping

1. Malahide Shopping Centre
2. Avoca Malahide
3. The Hilltop Stores
4. Dunnes Stores
5. Kinsealy Pet Store
6. M&S Food

Recreation

1. Old Street Restaurant
2. The Greedy Goose
3. South Bank Bistro & Bar
4. The Greenery Malahide
5. The Garden House, Malahide
6. Lali's Restaurant Strand Road
7. DoChefOliveira Coffee
8. Pineapple Pink
9. Little Handmade Bakery
10. Soul Food Cafe

LOCAL FLAVOURS, COASTAL CHARM

LIFE AT GOLDING GREEN PLACES CAFÉS, RESTAURANTS AND LOCAL EXPERIENCES WITHIN EASY REACH.

From leisurely mornings enjoying coffee with friends to relaxed evenings discovering the area's dining scene, North Dublin offers a wonderful blend of character, quality and choice.

Malahide's vibrant village atmosphere is home to independent cafés, celebrated restaurants and welcoming pubs, while Portmarnock's coastal setting provides its own unique charm with a selection of local amenities and places to enjoy.

Whether it is a casual coffee, a family lunch, a special celebration or an evening by the coast, Golding Green connects you to the very best of local life.

A lifestyle shaped by community, culture and the simple pleasures of everyday living.

PORTMARNOCK

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SPORT & LEISURE

Golding Green offers the perfect environment for those who enjoy an active lifestyle, with the coast, countryside and some of North Dublin's finest sporting amenities all close to home.

For those drawn to life by the water, Malahide Marina and Malahide Yacht Club provide the perfect backdrop to enjoy sailing, boating and the unique atmosphere of Dublin Bay. The nearby coastline offers endless opportunities for sea swimming, coastal walks, cycling and outdoor adventures throughout the year.

Golf enthusiasts are also well catered for, with some of Ireland's most renowned courses nearby, including Portmarnock Golf Club, Malahide Golf Club and The Island Golf Club.

For families, the area's strong sporting tradition creates wonderful opportunities to get involved, with local GAA, rugby, football, tennis and community clubs helping to foster a strong sense of connection.

MALAHIDE

PORTMARNOCK

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KINSEALY

KINSEALY

EDUCATIONAL EXCELLENCE

Golding Green is ideally positioned within one of North Dublin's most established educational areas, offering families an excellent choice of schools close to home.

Within Kinsealy and the surrounding communities of Malahide, Portmarnock and Swords, families have access to a wide range of respected primary and secondary schools, providing quality educational opportunities throughout every stage of a child's journey.

Nearby schools including St. Nicholas of Myra National School, Malahide/Portmarnock Educate Together National School and Malahide Portmarnock Educate Together Secondary School serve the local community, while other options such as St. Andrew's National School, Malahide Community School, Portmarnock Community School, St. Finian's Community College and Fingal Community College are all within easy reach.

Beyond the classroom, the area offers a wealth of opportunities for children to explore their interests, from sporting clubs and sailing to music, arts and outdoor activities — helping young people build confidence, friendships and skills that last a lifetime.

Excellent transport connections also provide convenient access to many of Dublin's leading universities and third-level institutions, making Golding Green a location designed to support every stage of family life.

At Golding Green, families can enjoy the reassurance of a well-connected location where education, opportunity and community come together.

WELCOME HOME

AT GOLDING GREEN, YOU ARE NOT SIMPLY CHOOSING A NEW HOME — YOU ARE BECOMING PART OF A CAREFULLY CREATED NEIGHBOURHOOD IN ONE OF NORTH DUBLIN'S MOST DESIRABLE LOCATIONS.

Grounded by Nature. Shaped by the Coast.

LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Lydon

DNG
NEW HOMES
PSRA No. 004017

(01) 491 2600

Comhairle Contae Fhine Gall
Fingal County Council

Rialtas na hÉireann
Government of Ireland

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BROCHURE DESIGN
BYRON

GOLDINGGREEN.IE