LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Parkside

LDA Cost Rental Scheme



Parkside, Belmayne, Dublin 13

Cost Rental Scheme

Introducing Parkside

The Land Development Agency (LDA) proudly presents Parkside apartments in Belmayne, Dublin 13, offering a small number of one- and two-bedroom apartments to rent from €1,320 per month.



Located in the northern suburb of Dublin, Parkside offers coastal proximity and city connectivity. It's less than a 20-minute drive to Portmarnock, Malahide, and Howth, and just 25 minutes to Dublin City via the nearby M50/M1 interchange. Dublin Airport is only 15 minutes away. Local transport options include Clongriffin railway station with DART, commuter trains, and the Rosslare Euro service, as well as Dublin Bus services through the area.

Retail amenities are abundant, with Clare Hall and Northside Shopping Centre nearby providing access to well-known retailers such as Tesco Extra, Dunne Stores, McCabes Pharmacy, Eason, O'Briens and many more. Leisure activities include Father Collins Park, Leisureplex, Clontarf Golf Course, and several nearby beaches to choose from.

Families will find several schools and crèches in the area, such as St. Francis of Assisi Primary School, Tigers Childcare, and Belmayne ETSS.

View on the mao **Parkside**



For frequently asked questions, see our **FAQs**.

General information can also be found on our **website**.

Apartment Features

The apartments are provided unfurnished with:

- Fully fitted kitchen and white goods.
- Wardrobes in all bedrooms.
- Bathroom fittings.
- Blinds and flooring throughout.
- Highly efficient A-rated apartments.
- Centralised heating system.

Car parking is not available at Parkside.

Virtual Tours

Virtual Tour - for illustrative purposes only:

Parkside Virtual Tour






Sample images for illustrative purposes only.

Eligibility Criteria

Affordability is a key criteria and is measured as rent being no more than 35% of your Net Household Income. To be considered eligible for Parkside, applicants combined Net Household Income must fall within the following range:

Apartment Type	Rent Per Month From	Suitable For	Household Net Income Threshold From
One-bedroom	€1,320	Single person, or cohabiting couple.	€45,257 - €66,000
Two-bedroom	€1,635	Two adults, a cohabiting couple, a cohabiting couple and one adult, two cohabiting couples, or cohabiting couple/lone parent with one child.	€56,057 - €66,000

Household types include Families, friends sharing, and cohabiting couples.

We will not consider an application that will lead to over-occupation of a property. Over-occupation is when more than two children are occupying one bedroom per household or when two children, one of whom is aged 10 or more and of the opposite sex, are sharing a room.



Application Process

Register your interest on the LDA website at LDA Cost Rental and follow the instructions. All registrations are online and cannot be made by post, email or over the phone.

To be eligible for Parkside, applicants must meet the following criteria:

• Your net household income is below €66,000 per annum. Net household income is the combined income of all householders over 18 years. Please refer to your payslips for Net Pay. Use this Net Income Calculator to understand how this is calculated.
• You are not in receipt of any social housing supports (including Rent Supplement or HAP).
• You do not own a property.
• Applicants must be permanent residents and tax domicile in Ireland.
• Your household size matches the size of the property advertised (All members of the household must be living in Ireland at the time of applying).
• Your household has only entered one application.
• You can afford to pay the cost of rent for the home. Affordability is measured as 35% of net household income.

*** Terms and conditions for cost rental housing in Ireland are set out in the Affordable Housing Act 2021.**

Once you have selected the property that you are eligible for, you are invited to enter your details into a self-service eligibility checker and register your interest. Applicants will be required to prove how they calculated their Net Household Income, with supporting documentation.

You must first register your interest in one property type and indicate your eligibility by providing the information requested when applying through LDA Cost Rental.

