# OLD ORCHARD

MONALEEN

www.oldorchard.ie

# OLD ORCHARD

MONALEEN



# A way of life

Homeland is proud to present Old Orchard – a collection of 1, 2, 3, and 4-bedroom homes in the heart of Monaleen, Limerick. Nestled in a peaceful, leafy neighbourhood, Old Orchard offers thoughtfully designed homes that blend practicality, quality, and energy efficiency (BER A2), providing an ideal choice for families, professionals, and first-time buyers.

Each home features spacious kitchens with quality fittings, fitted wardrobes and considered layouts designed to support everyday family life. Built to last, these homes offer comfort and functionality that make day-to-day living effortless.

Old Orchard is set within a welcoming community with excellent local schools, shops, and recreational facilities nearby. Parks, walking paths, and neighbourhood amenities create a safe and friendly environment where families can thrive.

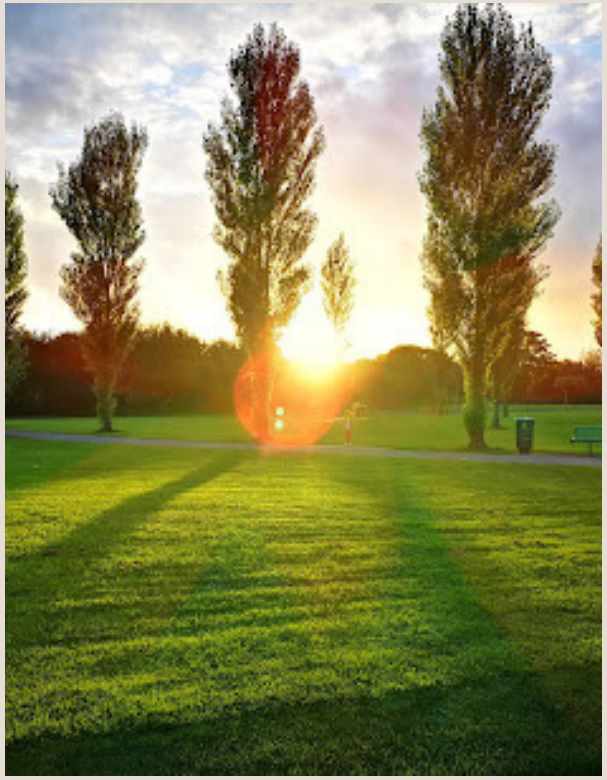


# Prime Location with Exceptional Connectivity




Old Orchard is situated close to the Golf Links Road in Monaleen, a highly sought-after residential area in Limerick. This prime location offers the perfect balance between tranquil suburban living and easy access to a wide range of essential services.

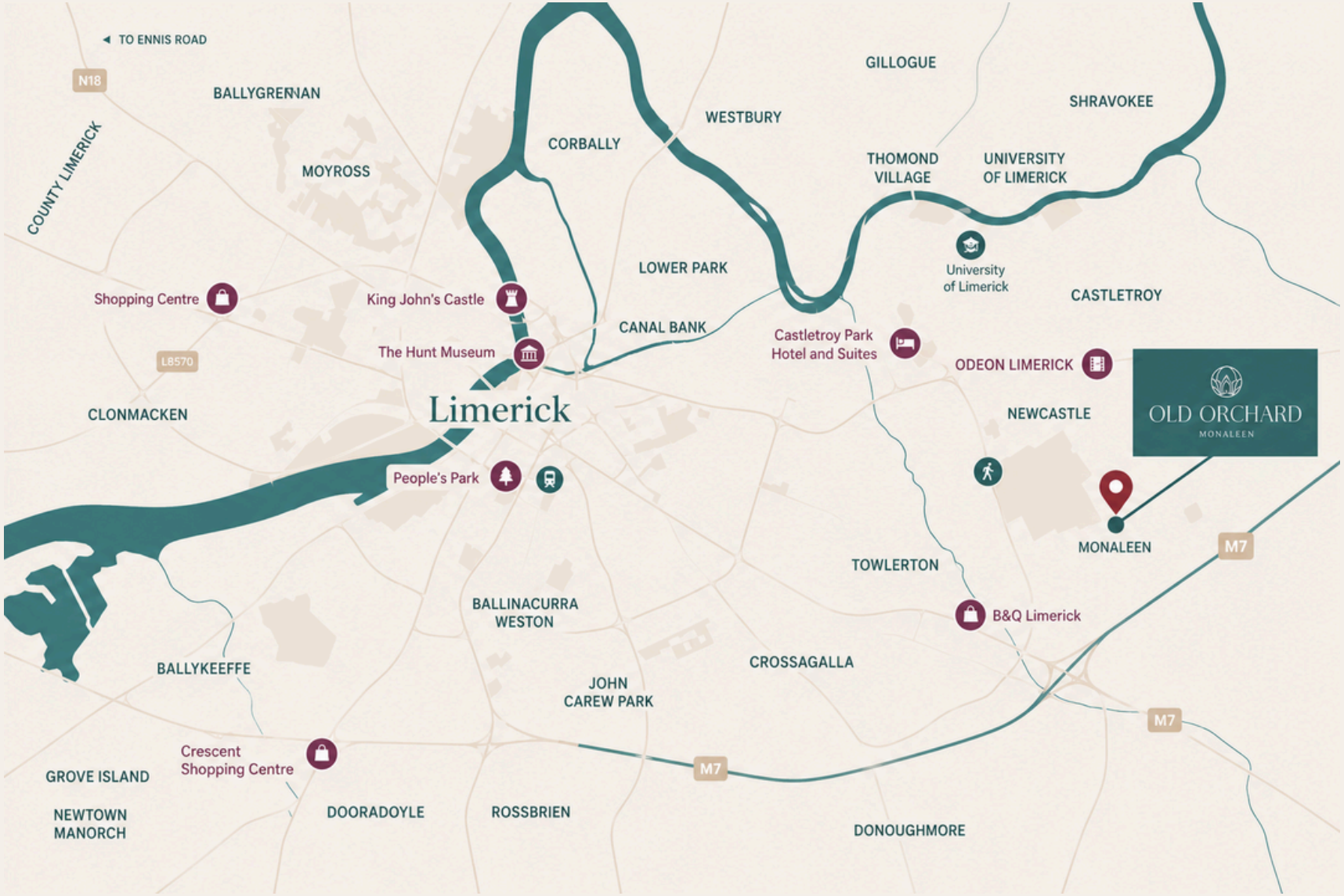
The neighborhood is well-served by public transport, with several bus routes passing through nearby stops such as Monaleen Park and Kylemore, facilitating commuting to the city center and other areas. Additionally, renowned educational institutions like Monaleen National School and Castletroy College are in close proximity, making Old Orchard an attractive choice for families with school-aged children.



| Location | Distance | Approx. Time |
|---|---|---|
| Monaleen National School | 1.2km | 3 minutes |
| Castletroy College | 2km | 5 minutes |
| Castletroy Shopping Centre | 2km | 6 minutes |
| Limerick City Centre | 8km | 20 minutes |
| M7 Motorway Access | 3km | 5 minutes |
| Train Station (Limerick Colbert) | 7km | 15 minutes |

For daily needs, Castletroy Shopping Centre is within short distance, offering a variety of shops, supermarkets, and dining options. With quick access to the M7 motorway, connecting Limerick to cities like Galway, Cork, and Dublin, Old Orchard is ideal for those seeking a well-located home with all amenities within reach.

# Location Map



# Site Map

**A** 4 BED | SEMI-DETACHED
1499 sq. ft. (139.2 sq. m.)

**B** 3 BED | SEMI-DETACHED
1162 sq. ft. (108 sq. m.)

**C** 3 BED | TERRACE
1162 sq. ft. (108 sq. m.)

**C1** 3 BED | END OF TERRACE
1162 sq. ft. (108 sq. m.)

**E** 3 BED | TERRACE
989 sq. ft. (92 sq. m.)



# TYPES B AND C | 3 BEDROOM SEMI-DETACHED AND TERRACE 108M2



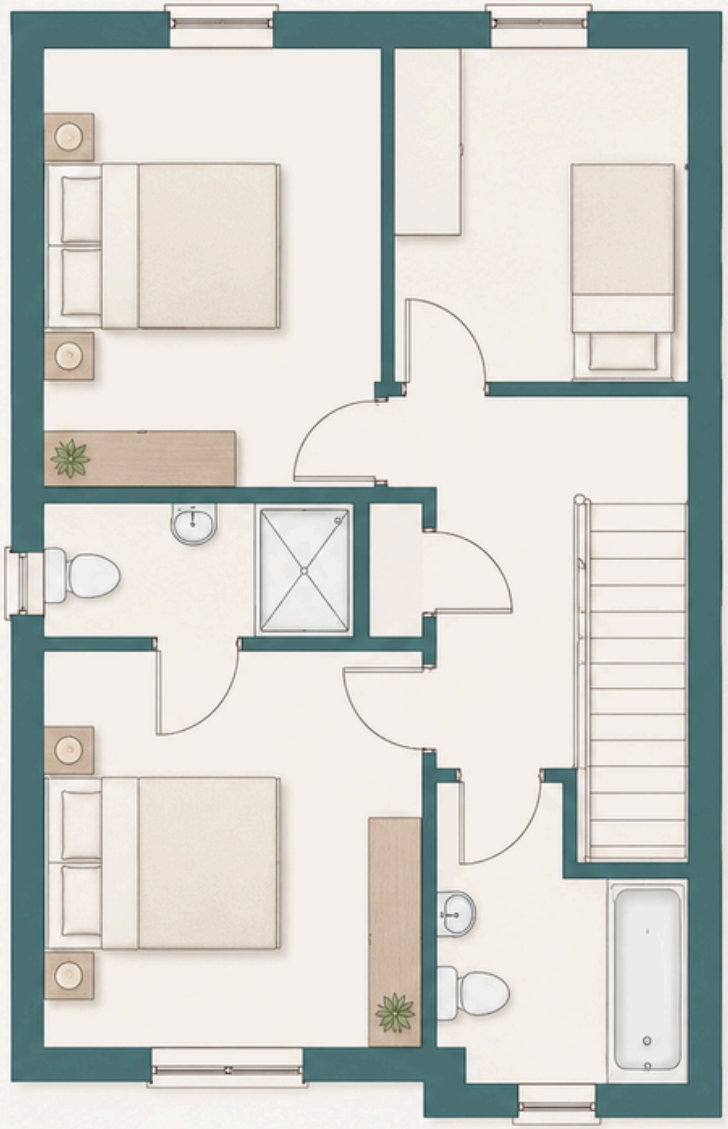
# Type B

3 BED | SEMI-DETACHED

1163 SQ.FT. (108 SQ. M.)



GROUND FLOOR



FIRST FLOOR

Plans are not drawn to scale and are indicative only. Homeland Projects Ltd. may alter the layout without notice. The finished home may vary from the information provided.

# Type C

3 BED | SEMI-DETACHED

1163 SQ.FT. (108 SQ. M.)



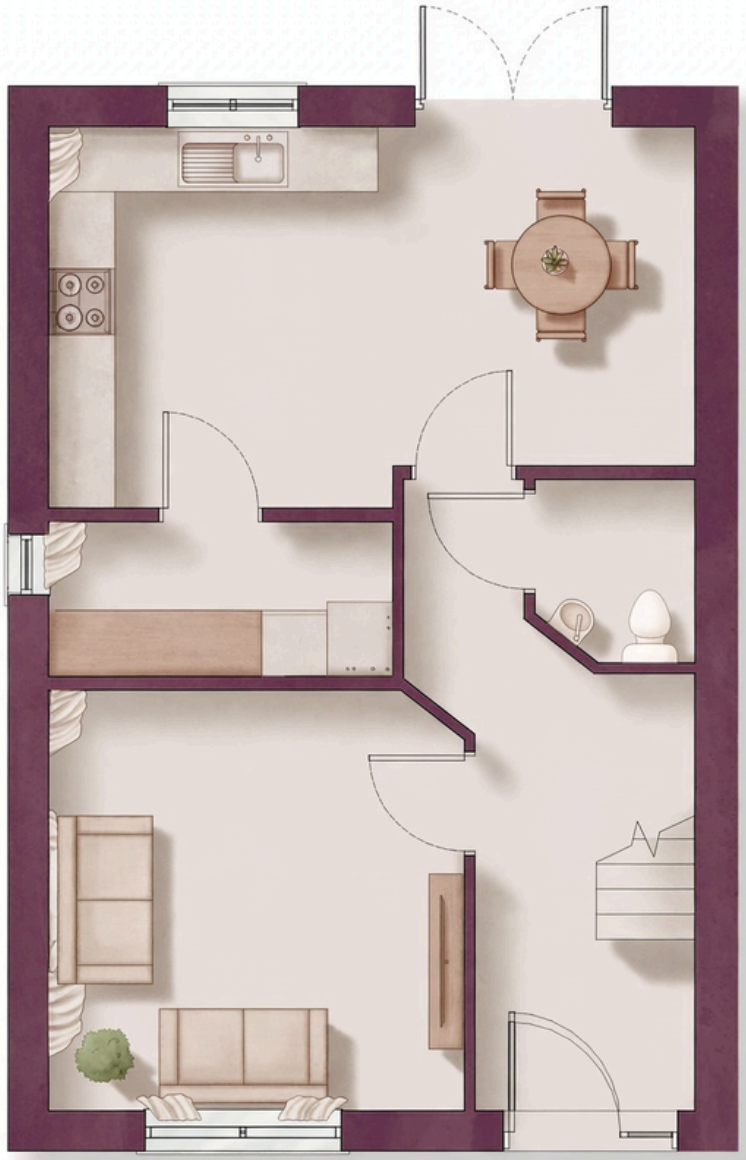


Plans are not drawn to scale and are indicative only. Homeland Projects Ltd. may alter the layout without notice. The finished home may vary from the information provided.

# Type C1

3 BED | SEMI-DETACHED

1163 SQ.FT. (108 SQ. M.)





Plans are not drawn to scale and are indicative only. Homeland Projects Ltd. may alter the layout without notice. The finished home may vary from the information provided.

# TYPE E - 3 BEDROOM TERRACE 92M2

Coming soon



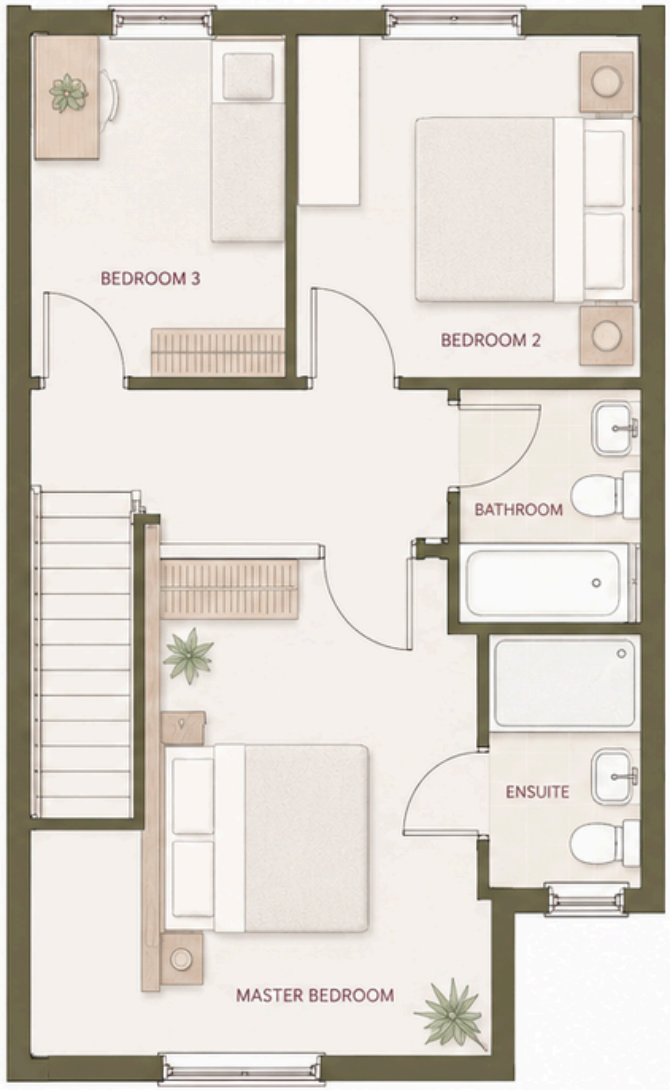
# Type E

3 BED | TERRACE

989 SQ.FT. (92 SQ. M.)




GROUND FLOOR




FIRST FLOOR

Plans are not drawn to scale and are indicative only. Homeland Projects Ltd. may alter the layout without notice. The finished home may vary from the information provided.

# Gallery















# Specifications



## Comfort & Energy Efficiency

### Air to Water Heating System

Each home features an advanced air-to-water heat pump that provides efficient heating and hot water year-round. This low-maintenance system draws renewable heat from the outdoor air, ensuring comfort, lower energy bills, and a sustainable living.

### Demand-Controlled Ventilation

A low-energy ventilation system continuously refreshes indoor air, removing moisture and odours while drawing in filtered air from outside. It maintains a healthy, comfortable atmosphere throughout your home.

### BER A2 Energy-Efficient Construction

Built with precision timber-frame technology, Old Orchard homes achieve exceptional insulation, airtightness, and A2 BER ratings. Designed for warmth, quietness, and low running costs, they deliver comfort with sustainability in mind.

### External Finishes

A refined blend of block and render gives each home a timeless, durable finish that stands up to weather while remaining easy to maintain.

# Specifications





## Craftsmanship & Interior Design

### Interior Finishes

Spacious, light-filled rooms feature smooth plastered walls with a high-quality matt paint finish. Shaker-style timber doors with modern ironmongery, and square-profile timber stairs, balustrades, skirting, and architraves with satin paint, create an elegant, refined interior. Ample fitted wardrobes complete the space.

### Kitchen

Each home features a stylish shaker-style kitchen with generous storage and high-quality countertops, combining timeless design with everyday practicality. Utilities come fully plumbed for washing machine and dryer as standard, while utility rooms are thoughtfully fitted with additional storage, ensuring a clean and functional space for modern living.

### Bathrooms & En-suites

Stylish, contemporary bathrooms and en-suites are finished with high-quality floor and wall tiles. A modern range of sanitaryware is included.

### Windows & Doors

Low-maintenance double-glazed uPVC windows maximise light and insulation, while the front door with 3-point locking combines security and style.

# Specifications

## Technology & Security



**Smart Home Ready**

Homes are pre-wired for high-speed fibre broadband and smart home systems, giving flexibility to connect your preferred technology. Electrical Vehicle-enabled, with ducting and infrastructure in place for charger installation.

**Landscaping & Outdoor Spaces**

Private rear gardens with quality fencing provide peaceful outdoor areas, while paved driveways and landscaped surroundings create a welcoming setting.

**Home Warranty**

All homes include a 10-year Homebond structural warranty, offering long-term peace of mind.

# Making Your First Home More Affordable

**Help to Buy**

As Old Orchard is fully approved for the Help to Buy Scheme, buyers can take advantage of a tax refund of up to €35,000 to reduce their upfront costs. This support makes it easier for first-time buyers to cover their deposit and move into their new home with confidence.



**Green Mortgage**

With its BER A2 rating, Old Orchard qualifies for a green mortgage in Ireland, giving buyers access to preferential, lower interest rates. This means future homeowners can enjoy reduced monthly repayments while investing in a sustainable, energy-efficient home that delivers long-term savings and a smaller carbon footprint.



# About Homeland

Homeland is one of Ireland's most exciting next-generation property developers. We are a team of industry innovators and leaders, focusing on developing prime residential sites across the country.

Our mission is to maximise the potential of each development with cutting edge designs while delivering high-quality homes to the market.

Understanding the evolving demands of contemporary living, our experienced management and development team is dedicated to creating homes that are stylish and comfortable, with a focus on sustainability.

At Homeland, we pride ourselves on our meticulous attention to detail, crafting unique and functional homes that exceed expectations.

Homeland











# Contact Us

sales@homelandprojects.ie

# OLD ORCHARD

MONALEEN

Disclaimer: These particulars are issued by Homeland Projects. Please be aware that: (i) The particulars are provided as a general outline for guiding potential purchasers/tenants and do not form part of any offer or contract. (ii) Any representation, including descriptions, dimensions, references to condition, permissions or licenses for use or occupation, access, and any other details, are made in good faith and believed to be accurate. However, any intending purchaser or tenant should not solely rely on them as statements or representations of fact but must independently verify their accuracy at their own expense. (iii) Images provided in this brochure are for illustrative purposes only and may not accurately represent the final product or exact specifications.