



CASTLE GARDENS
At Waterford Castle







CASTLE GARDENS...
YOUR OWN ISLAND HAVEN

The island has for a long time been the preserve of a small number of discerning guests who've discovered and been charmed by Waterford Castle; but now the dream of owning an island home is to

become a possibility for a privileged few. We offer you Castle Gardens... superbly designed and built homes that promise the perfect blend of sophisticated living and the ultimate in leisure.

A photograph of a modern building's glass facade. The image shows a series of vertical glass panels separated by dark frames. A semi-transparent dark green horizontal band is overlaid across the bottom portion of the image, containing the text 'CONTEMPORARY DESIGN' in white, serif, all-caps font.

CONTEMPORARY
DESIGN

Award winning architects Fewer Harrington Lawlor were retained with a clear direction to design homes that would meet the expectations of the most sophisticated and exacting. Discreetly situated in a secluded enclave alongside the 11th fairway and adjacent to the 10th green, Castle Gardens are located on the site of the old island glasshouses. The design of this intimate development follows strikingly simple architectural lines that gives them an enduring quality and a sense of timelessness.

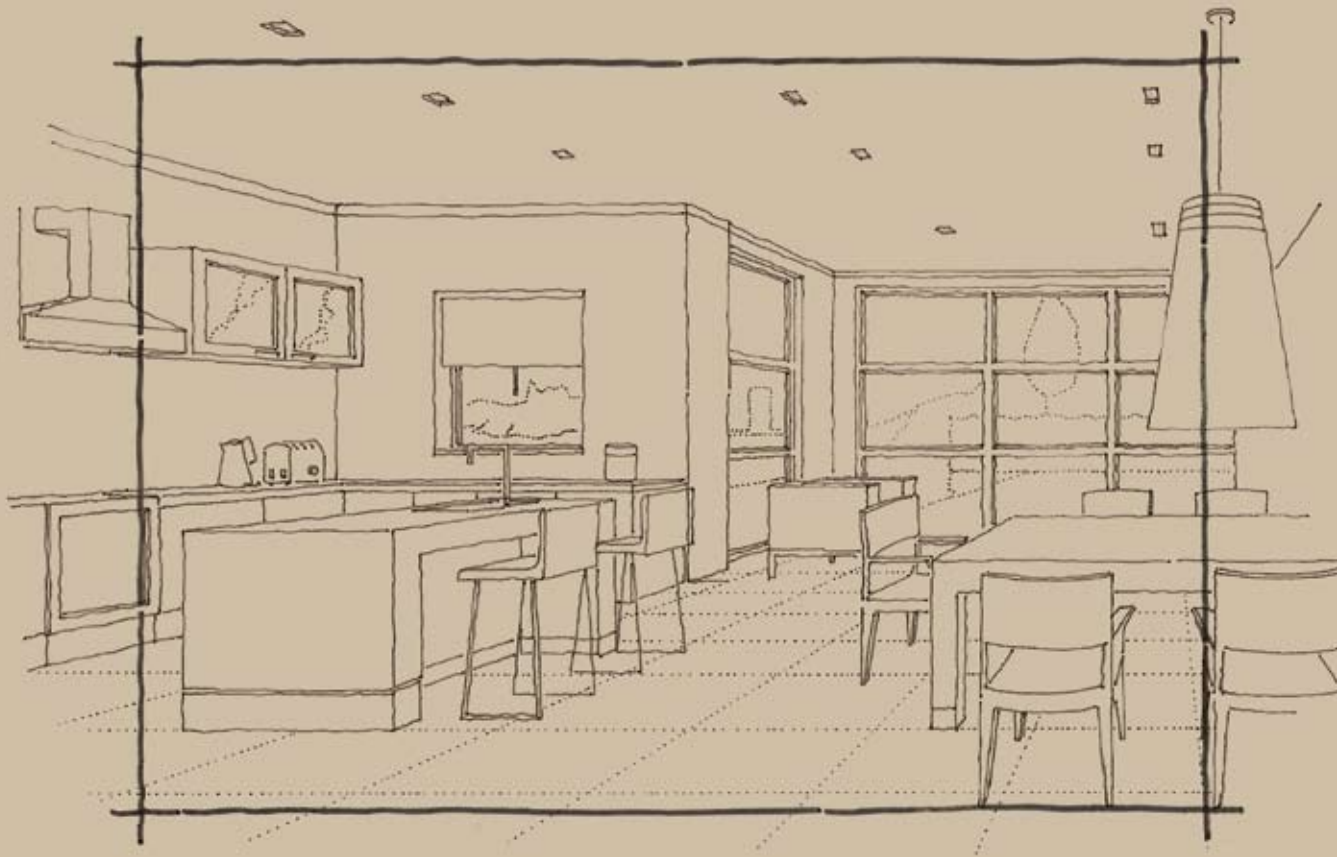
The sequenced internal layout optimises space and light and the use of porcelain tiling throughout the ground floor; gently warmed by underfloor heating, ensures a nice flow through the living areas. Full height doors and a glazed wall that flanks the timber staircase; leading to a wall of light, all add to a sense of drama downstairs. Upstairs too, a floating ceiling with integrated lighting and hand built high gloss storage solutions are design details that give a distinctive feel to these contemporary homes.





INTERIOR DETAILING





Interior specialists Architecture Collective were charged with finding the perfect design solution for contemporary country living. The result is an immaculate design scheme that is stylish, relaxed and undisputedly smart. They have used native Irish woven fabrics and linens and sourced some interesting Irish design pieces including stunning Duff Tisdall oak furniture. Ultimate design classics such as the Eames chair in the living room and the SMEG fridge lend a sophisticated edge. Jane O'Malley's wonderful artwork, the great colours of handcrafted Ceadogán wool rugs and decorative detail that includes contemporary design pieces from Waterford Crystal and ceramics by local artists reflect a dedication to aesthetics.



The oak Scavolini kitchen, with wall mounted glazed units make the kitchen decidedly smart as well as being functional;

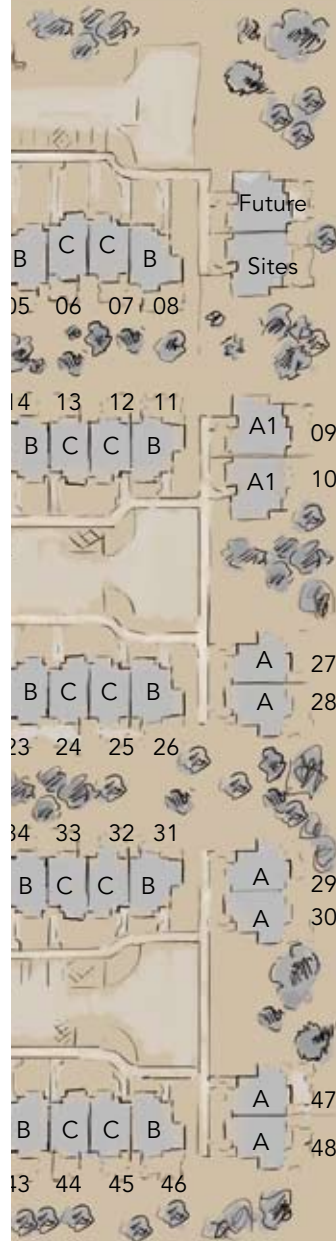
with the thoughtful addition of items such as the SMEG fridge, Miele coffee machine and stainless steel Neff built-in appliances.

EXTERNAL FEATURES

- Natural slate roof
- Stainless steel balconies
- Kilkenny limestone cladding, reveals and sills
- Solid timber double glazed windows.
- Hardwood external doors
- Golf buggy parking bay
- Patio area with furniture
- Landscaping designed to enhance your home and maximise privacy

HOUSES OF TOMORROW

Energy efficient measures have been designed and installed to the approval of Sustainable Energy Ireland under the Houses of Tomorrow scheme. High efficiency gas fired condensing boilers supply heating to the lodges via underfloor heating pipework. Solar panels on the roof provide free hot water to the lodges during periods of high solar radiation. The lodges are well sealed against air infiltration and have a mechanical heat recovery ventilation system installed throughout. A high efficiency room sealed Faber gas fire is provided in the living area. These measures combine to achieve a minimum 40% reduction in annual fuel consumption and related CO² emissions.



PLAN



FRONT ELEVATION



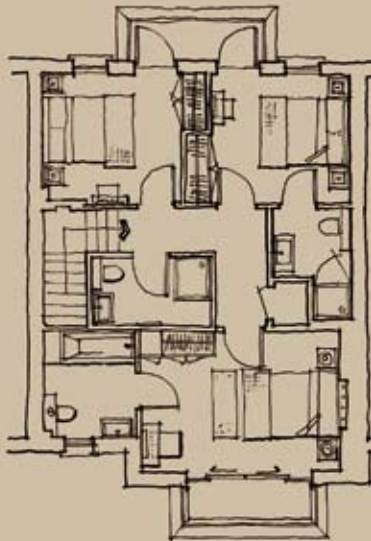
REAR B ELEVATION

HOUSE TYPE A1

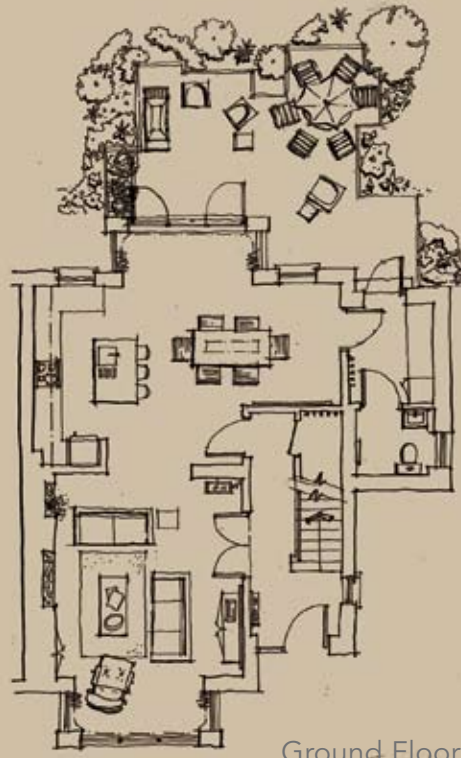


Ground Floor

First Floor

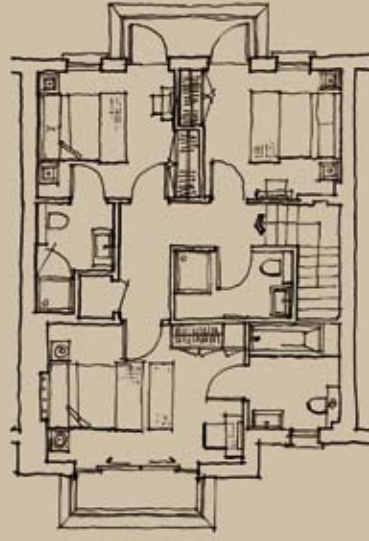


HOUSE TYPE A & B



Ground Floor

First Floor



INTERNAL FEATURES

Each home benefits from a full designer interior fitout.

LIVING AREAS:

- Wall mounted recessed living flame gas fire with honed finish granite panel overhead and a concealed 32" flatscreen television
- Bespoke seating and soft furnishings using Irish woven fabrics, leather and linens
- Oak furniture by leading Irish designers Duff Tisdall and classic designer chairs from Charles Eames at Vitra and Arper Italia
- Artwork and ceramics by Irish artists
- Specialist designer lighting from AXO Light Italia
- Specially commissioned Irish made floor rugs from Ceadogán Rugs
- Accessories from John Rocha and Jasper Conran at Waterford Crystal

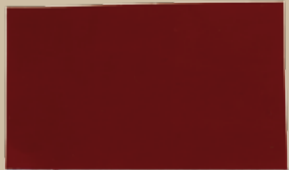
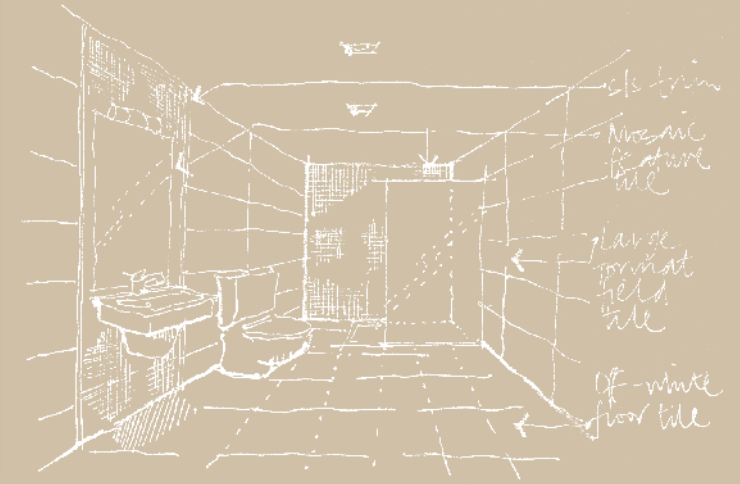
KITCHEN:

- Bespoke Scavolini SAX high tech oak kitchen with glazed wall units, an island unit and glass splashback
- Neff built-in stainless steel kitchen appliances
- Miele coffee machine
- Smeg FAB refrigerator

A minimalist interior space featuring a large window with a white ledge. The floor is made of light-colored wood. The walls are white, and the overall atmosphere is calm and serene. The text "CALM OASIS" is overlaid on the bottom left of the image.

CALM OASIS

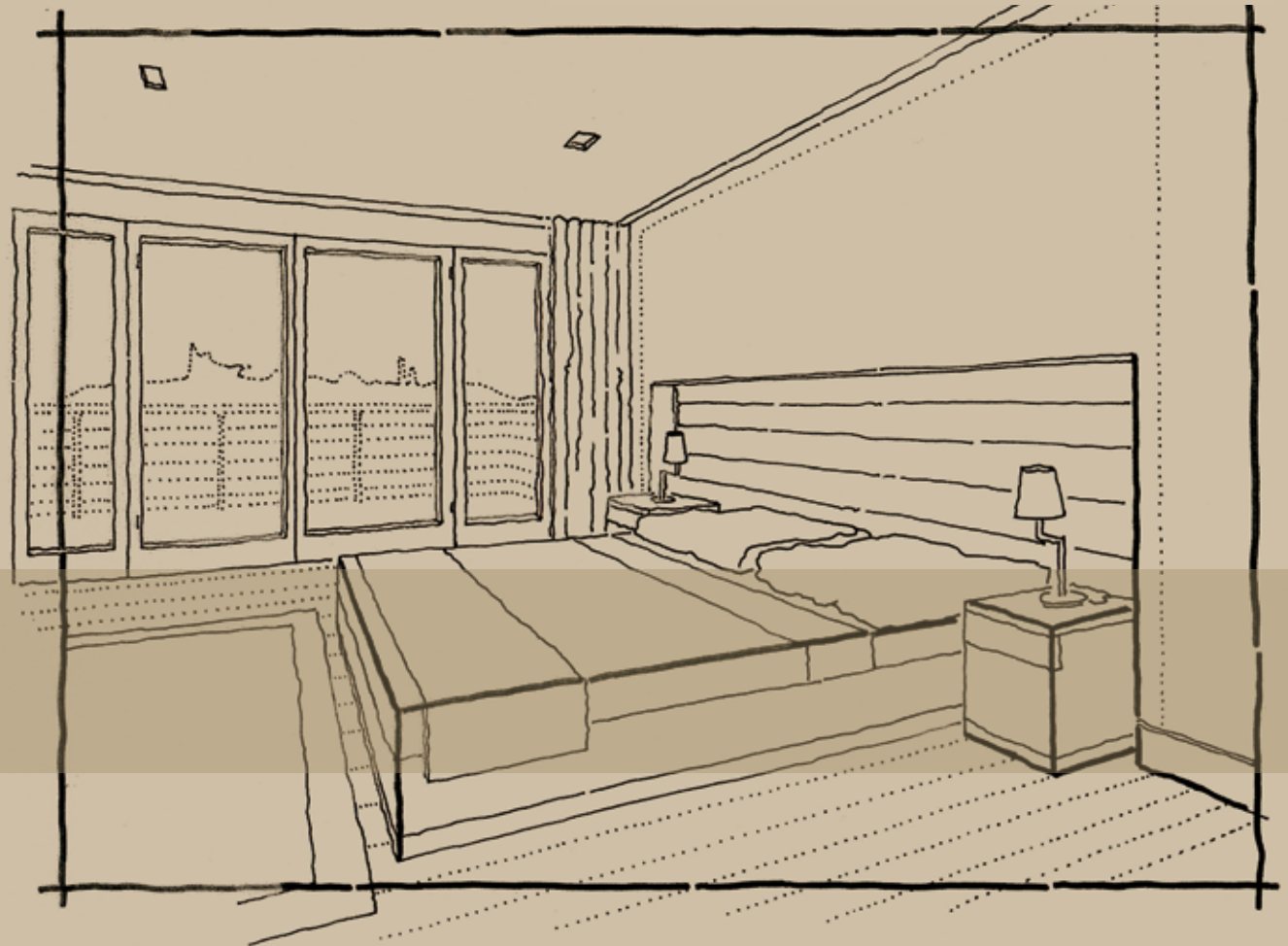
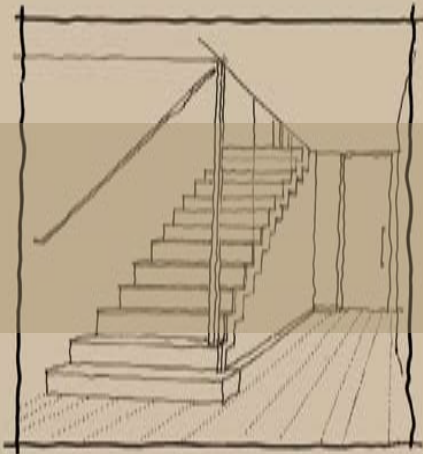
The bedroom decoration was conceived to create a calm oasis of timeless comfort. The simplicity of the look adds a certain poise and elegance to the design and the colour palette of soft tonal browns add warmth to the feel. Features such as the recessed leather headboard in the master bedroom and the glossy lacquered wardrobes give a distinctly glamorous edge.



10YR 10/312 - Master Bedroom Jewellery



90YR 16/129 Stair wall





COUNTRY LIVING



A very generous patio leads directly from the living area and feels like a natural extension of the house into the outdoors. It provides an intimate garden space; enhanced by mature planting that reflects the style of planting found all over the island; integrating the house comfortably into its exceptional setting, nicely screening it from view and making this the perfect spot for outdoor dining and relaxation.

Castle Gardens' architects and interior designers have pooled cutting edge design, technology and glamour to achieve something very desirable indeed. The overriding impression of these homes is really rather WOW... in a nicely understated kind of way!



LOCATION, LUXURY AND LIFESTYLE:

It is rare that a truly unique investment opportunity presents itself – one that meets the key criteria of a sound property investment - location, luxury and lifestyle. And still offers more ... The real benefit of owning a property on the Island is immeasurable; the quality of life that a home in this exceptional environment affords is the ultimate yield.

- A unique island environment with world class hotel and resort facilities
- Proximity to a thriving, progressive city with all its amenities and services
- A limited number of homes on offer in a small scale, intimate development
- Superb quality of the build design and interior specification

INVESTMENT BENEFITS FUTURE PROOFING:

Section 23 status of a home in Castle Gardens affords you the luxury of buying now to secure future living – a secure retirement residence, an exclusive second home perhaps– the ultimate bolt hole for you, your family and friends or as a corporate hideaway, where you can enjoy the experience of contemporary country living at its finest.





COUNTRY PURSUITS



CHAMPIONSHIP GOLF



MARINA



EQUESTRIAN

RESORT LEISURE PRIVILEGES INCLUDE:

- 2 Island Golf Memberships of the 18 hole championship golf course
- Privilege Visitor Green Fees
- Resort resident access to croquet, tennis and leisure facilities (pool, fitness and relaxation areas) and the Spa
- Privilege amenities rates for the Equestrian Centre and Golf Academy
- Privilege rental rates/purchase price for a berth at the Yacht Marina

Golf privileges are immediately available. Privileges relating to planned leisure amenities will apply as the facilities are developed.

HOMEOWNER BENEFITS:

- 24 hour island security to ensure your absolute privacy
- Maintenance of landscaped areas around your home
- Housekeeping services – including bed linen and general household cleaning

Please note that charges may apply to some services.

This document and any price lists do not form part of any contract and are for guidance purposes only. Every care is taken in preparing these particulars but neither the vendor nor their agents hold themselves responsible for any inaccuracy in descriptions, dimensions or any other details which are given in good faith and believed to be correct. Intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only. No binding agreements are deemed to be in existence until signed contract documents have been exchanged between the respective parties.



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