



# SKYLARK

ST. MARNOCK'S BAY





# Where the park meets the sea

Enjoy an outdoors lifestyle like no other at Skylark, the latest phase of the popular St. Marnock's Bay development located next to the white sands of Portmarnock, North County Dublin.

With an excellent mix of 2, 3 & 4 bedroom family homes, Skylark residents also benefit from 6,000sq.ft of mixed retail, at the recently opened St. Marnock's Bay Retail Centre, along with a brand new park, under construction adjacent to the development, which upon completion will stretch to 2 acres of beautiful parklands and amenities for the whole family to enjoy.





# Homes for the Future

Skylark embraces Evara's four principles of modern and sustainable home building: Community, Connectivity, Environment and Future Homes. This is a fantastic opportunity for modern homeowners to enjoy a new way of life in a convenient and attractive location.







Discover the laidback atmosphere of North Dublin coastal living, with excellent family amenities, wonderful restaurants & bars and great outdoor activities

Skylark is situated adjacent to the well-established locale of Portmarnock, a popular village situated between the picturesque towns of Malahide and Howth. A new 1.8km cycle greenway and plenty of coastal paths link these three North Dublin locations, offering residents a wonderful opportunity to enjoy the best of the coast any day of the week.

The area is also a great location for those who love an active and healthy lifestyle. GAA, football, tennis, golf, sailing and badminton are all well-established in the area, with the local Portmarnock Sports & Leisure Club offering many other sports, including an excellent swimming pool.

# COMMUNITY



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## VILLAGE LIFE

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Skylark is a short walk from the village of Portmarnock, a bustling hub of activity that includes cafés, restaurants, schools and more. A busy sports and leisure club and many community activities ensure that every resident can get involved in this friendly and vibrant village.

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## EDUCATION

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Portmarnock is home to two well-established primary schools and a highly regarded secondary school, changing the school run into a scenic walk for Skylark residents. Plus the neighbouring villages of Malahide, Baldoyle, Sutton and Howth offer even more choice.

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## PARKS AND LEISURE

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As well as the upcoming Skylark park, residents can enjoy strolling along Portmarnock's famous coastline, miles of beautiful white sand known as the Velvet Strand. Or, cycle the newly opened greenway between Sutton and Portmarnock for even more stunning views.

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## SHOPPING AND RETAIL

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Portmarnock is home to a wide range of local shops, the newly opened St. Marnock's Retail Centre, home to Centra and Cleary's Pharmacy. There are two major supermarkets in Portmarnock, Dunnes Stores and Lidl. Head to neighbouring Malahide for the best in boutique shopping, or visit the weekend farmer's market in Howth – all just a short drive away.

The top of the page features several large, expressive teal brushstrokes of varying shapes and sizes, creating an artistic, organic feel.

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## Explore the popular eateries and shops of Portmarnock, Malahide & Howth

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Take the short stroll from Skylark to Portmarnock village, a friendly and buzzing community with plenty of local amenities, delicious cafés and restaurants, and local food stores.

Visitors and locals alike flock to Malahide and Howth for their great range of restaurants and bars. Why not take on the challenging cliff walk in Howth and reward yourself afterwards with a seafood feast on the West Pier?



# Local Amenities

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- 1 ST. MARNOCK'S BAY RETAIL CENTRE - CENTRA & CLEARY'S PHARMACY
- 2 THE KILNS CRECHE & MONTESSORI
- 3 TOP OIL SERVICE STATION
- 4 CLEARY'S PHARMACY
- 5 LIDL
- 6 INSOMNIA COFFEE COMPANY
- 7 J.W. SMYTH FAMILY BUTCHER
- 8 HONEY HONEY CAFÉ
- 9 MAGGIE & ME BOUTIQUE
- 10 JUS DE VINE
- 11 BREZZI'S WOODFIRED PIZZA

- 12 SAINT ANNE'S CHURCH
  - 13 ST MARNOCK'S NATIONAL SCHOOL
  - 14 THE STABLES RETAIL PARK
  - 15 PORTMARNOCK HOTEL AND GOLF LINKS
  - 16 KOBATHAI TAKEAWAY
  - 17 WHITE SANDS HOTEL
  - 18 DUNNES STORES & POST OFFICE
  - 19 PORTMARNOCK COMMUNITY SCHOOL
  - 20 PORTMARNOCK SPORTS & LEISURE CLUB
  - 21 MALAHIDE GOLF CLUB
  - 22 NAOMH MEARNOG GAA CLUB
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# Schools

Families can choose from a wide range of excellent and well-established schools, at both primary and secondary levels. These include St. Marnock's, the local primary school, and Portmarnock Community School, a highly regarded secondary school. The neighbouring locales of Howth, Sutton and Malahide offer even more options – and of course the neighbouring DART service means that every school along the Dublin coastline is easily accessed. Please refer to local schools for admission policies.



# A PLACE WHERE ADVENTURE BEGINS



Skylark is situated on one of the most picturesque stretches of coastline in North County Dublin. It's the perfect location for an outdoor lifestyle, offering a great foundation for a sustainable and healthy community. With the upcoming Skylark Park within the development, residents can simply step out their front door to enjoy the fresh air; walk for a further five minutes for a myriad of ways to enjoy the crisp sea air.

# ENVIRONMENT



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## COASTAL LIFE

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As well as Portmarnock's famous Velvet Strand, Skylark residents can enjoy the wonderful coastal walkways of Baldoyle and Malahide. Or head to the neighbouring fishing village of Howth for the challenging cliff walk loop, followed by fresh seafood in one of the many restaurants on the pier.

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## LOCAL SPORTS

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For golfers, Skylark is heaven. Just a short stroll away is the famous Portmarnock Golf Club, which has hosted the Irish Open several times, and the Bernhard Langer-designed Portmarnock Links course. Alternatively, GAA, rugby, hockey, tennis, gymnastics, badminton and soccer clubs are all close by.

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## LIFE ON THE WATER

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As you'd expect in such a busy coastal location, all kinds of watersports are available in the area, including kayaking, sea swimming, paddle-boarding and kite-surfing. Alternatively, get involved in one of the many sailing clubs in Howth, Sutton and Malahide.

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## FITNESS ON YOUR DOORSTEP

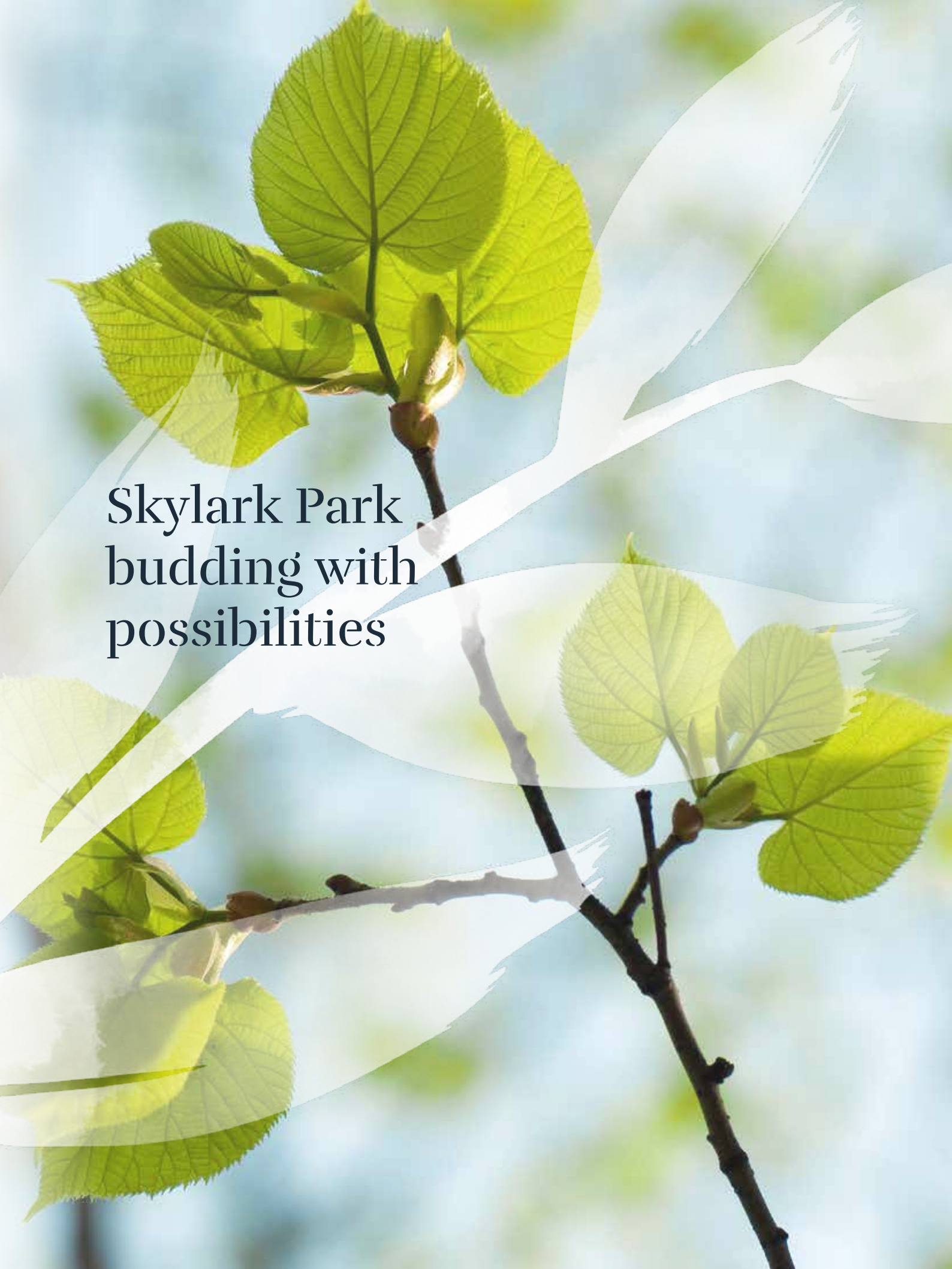
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At Skylark, a healthy lifestyle comes naturally. A number of cycleways link the development to the neighbouring villages, while strolls by the sea will become the customary way to end the day. And, with adventure sports on your doorstep, kids will soon find screentime a lot less attractive.

Breathe the fresh sea air  
and pedal along Dublin's  
most picturesque  
cycleway





A close-up photograph of a tree branch with bright green leaves and buds, set against a soft, out-of-focus background of more foliage and a pale blue sky. A white, abstract, brush-stroke-like graphic element is overlaid on the image, creating a sense of movement and design. The text is positioned on the left side, partially overlapping the white graphic.

Skylark Park  
budding with  
possibilities



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## Step out into Skylark Park, approximately two acres of green space adjacent to your new home

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Perhaps fittingly for a location known for its outdoor lifestyle, Skylark also benefits from a brand new park next to the development. This wonderful green space will, upon completion, stretch to two acres of perfect parkland, ideal for family picnics, a quick burst of fresh air on a busy day, or simply to let the kids run around and make the most of their surroundings.

This great amenity also adds another dimension to your daily routine. Kick back with a book on a sunny day, or even take the laptop for a spot of inspiration on a work-from-home day. Skylark Park is set to become an extension of your own garden – so the only question you will have each day is “park or beach”?







Explore Portmarnock's  
idyllic Velvet Strand,  
famous for its soft  
white sands that stretch  
for miles along the coast





Skylark is situated in one of the most highly sought after areas on the north coast of Dublin. Portmarnock quite simply offers the best of every world – great public transport links, close proximity to major roads and the airport, local amenities within walking distance, plenty of opportunity for healthier modes of transport and lots of ways to enjoy the absolutely stunning scenery and coastline on your doorstep.



# CONNECTIVITY



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## THE DART

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Skylark is located next to Portmarnock train station, which is on the main DART line between Malahide, Dublin City Centre and South County Dublin. With services running every 20/30 minutes, commuters can reach their workplace in just 30 minutes.

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## EXCELLENT ROAD NETWORK

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Portmarnock is just a short drive from the M50/M1 interchange, which opens up Ireland's major road network to every part of the country. And, with Dublin International Airport just 15 minutes away, holidays will be relaxing from the minute you leave the house.

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## PATHWAYS AND TRAILS

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While the area is popular and well-established as a great location for families, there are plenty of opportunities to enjoy nature. Malahide Castle is only a few minutes drive from Skylark, complete with fairy trail and woods; alternatively, discover the ancient trails and monuments in the beautiful woods surrounding Howth Castle.

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## CYCLING & WALKING ROUTES

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The cycle lanes and greenways of Malahide, Portmarnock, Baldoye and Howth are incredibly popular every day of the week. And for fit commuters, there is now a full, dedicated cycle path from Sutton along the coast into Fairview, on the edge of the city centre.



# Getting Around

Transport links are truly excellent at Skylark. A three-minute walk will bring you to Portmarnock DART station, which offers a fast and regular service between Malahide, Dublin City Centre and beyond. For those who need to travel further afield, Portmarnock is also on the main Dublin-Belfast route, and the excellent Enterprise train service. Bus services are plentiful, and include the 32 and the 42 Dublin Bus routes. The 42N also offers a late-night service at the weekend.

For those who prefer the car, or perhaps need easy access to the whole of the Country, Skylark is ideally positioned. Just 20 minutes will take you to the M50/M1 junction, which in turn leads on to most of the major roads out of Dublin City. A more direct route into Dublin City Centre is available on the coast road and via the Malahide Road - just take your pick!

For international globetrotters, Dublin Airport is only 8km away - imagine how easy it will be to jet off on holidays or business from this convenient location!



# Station

3 min walk to  
Portmarnock DART Station



# Beach

15 mins walk to  
Portmarnock Strand



# Shopping

5 Min Walk to  
St. Marnock's Bay Retail Centre



# Night Out

5 mins DART ride to  
Gibneys in Malahide

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## Key distances by DART

Dublin City Centre is an easy 20-minute journey away, while the picturesque towns of Howth and Malahide are only a few minutes down the track.

4

MINS

Malahide

8

MINS

Raheny

20

MINS

Connolly

23

MINS

Tara Street



When designing the homes in Skylark, we aimed to combine our dedication to protecting and respecting the environment while also providing residents with the very best in modern essentials, such as super-fast and reliable broadband and cost-efficient heating and ventilation systems. Whether you're working from home, raising a family or simply enjoying life to the full, we're proud to say that Skylark homes are leading the way in modern smart living.

# FUTURE HOMES



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## FIBRE - OPTIC BROADBAND

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All Skylark homes are equipped with high performance 100% fibre-optic broadband network.

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## MODERN HEATING

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All homes are fitted with innovative high-efficiency air to water heat pump systems for both heating and hot water. This system is designed to operate at lower temperatures, saving both energy and money.

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## ELECTRIC CHARGING POINT

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To make sustainable travel easy, every home in Skylark is enabled for electric charging points.

Modern living  
made easy at  
Skylark





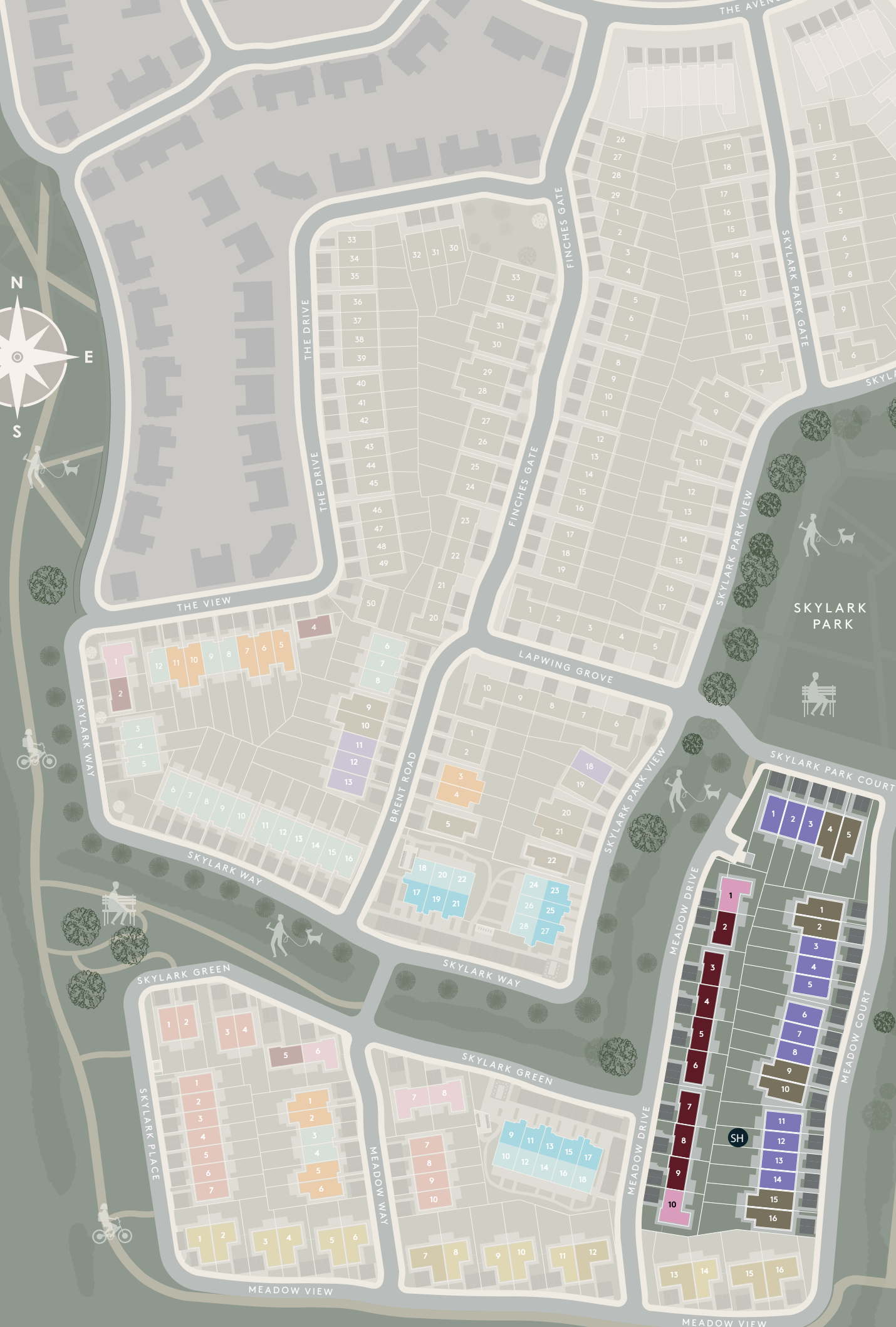




The recently opened St. Marnock's Bay Retail Centre comprises approximately 6,000 sqft of mixed retail use to include Centra and Cleary's Pharmacy, providing residents of Skylark with convenience, food & beverage and a pharmacy on your door step.

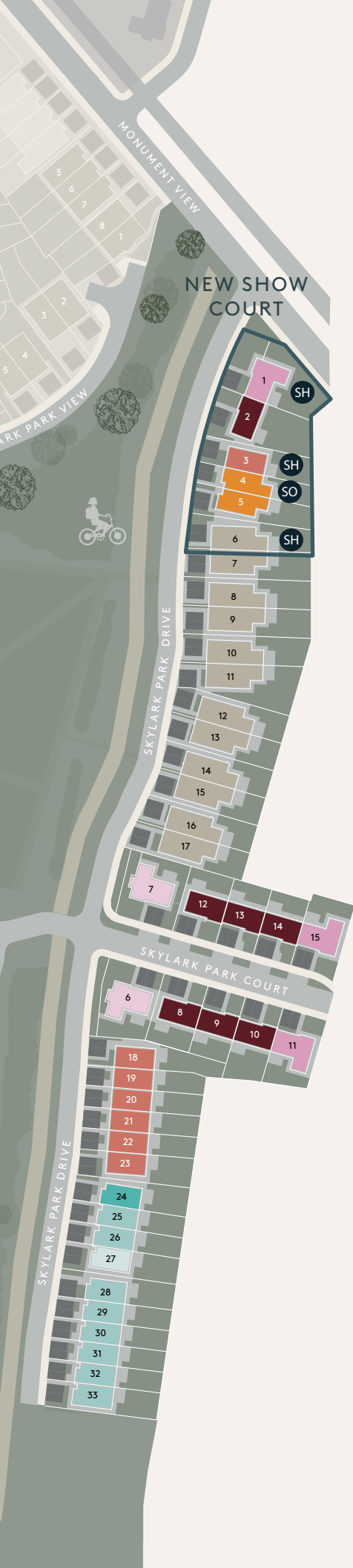








# Site Map



## THE PETREL A

**3 BED MID-TERRACE**  
From 108 SQ M | 1,162 SQ FT

## THE PETREL B

**3 BED END OF TERRACE**  
From 109 SQ M | 1,173 SQ FT

## THE PETREL C

**3 BED END OF TERRACE**  
From 109 SQ M | 1,173 SQ FT

## THE SISKIN

**3 BED MID / END OF TERRACE**  
From 110 SQ M | 1,184 SQ FT

## THE HERON

**3 BED MID / END OF TERRACE**  
From 117 SQ M | 1,259 SQ FT

## THE CRANE

**4 BED MID / END OF TERRACE**  
From 134 SQ M | 1,442 SQ FT

## THE SANDERLING A

**4 BED SEMI-DETACHED / END OF TERRACE**  
From 141 SQ M | 1,517 SQ FT

## THE SANDERLING B

**4 BED DETACHED**  
From 142 SQ M | 1,528 SQ FT

## THE DUNLIN A

**4 BED MID / END OF TERRACE**  
From 146 SQ M | 1,571 SQ FT

## THE DUNLIN B

**4 BED SEMI-DETACHED**  
From 147 SQ M | 1,582 SQ FT

**SH** Show House

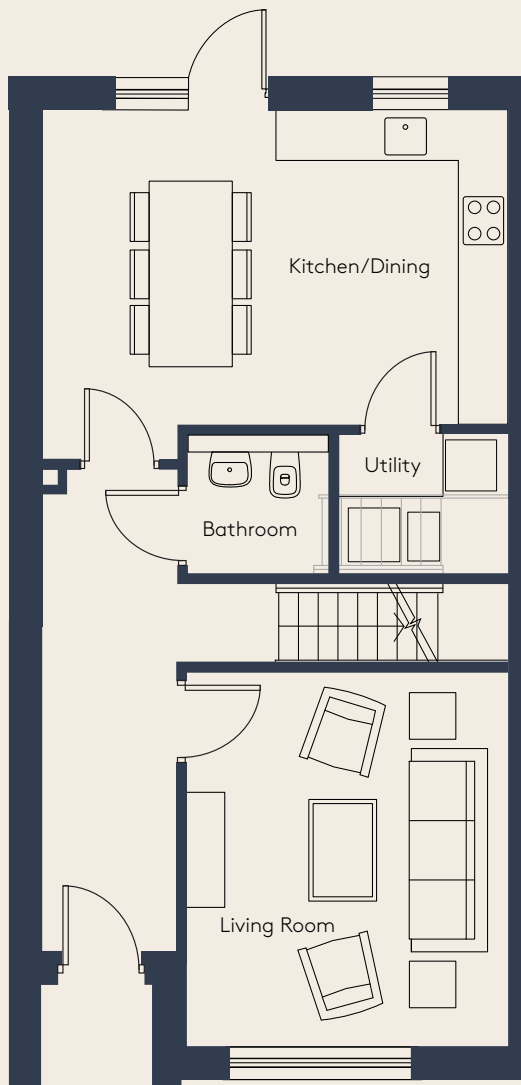
**SO** Sales Office

\*Site Map is for illustrative purposes only and garden sizes may vary.

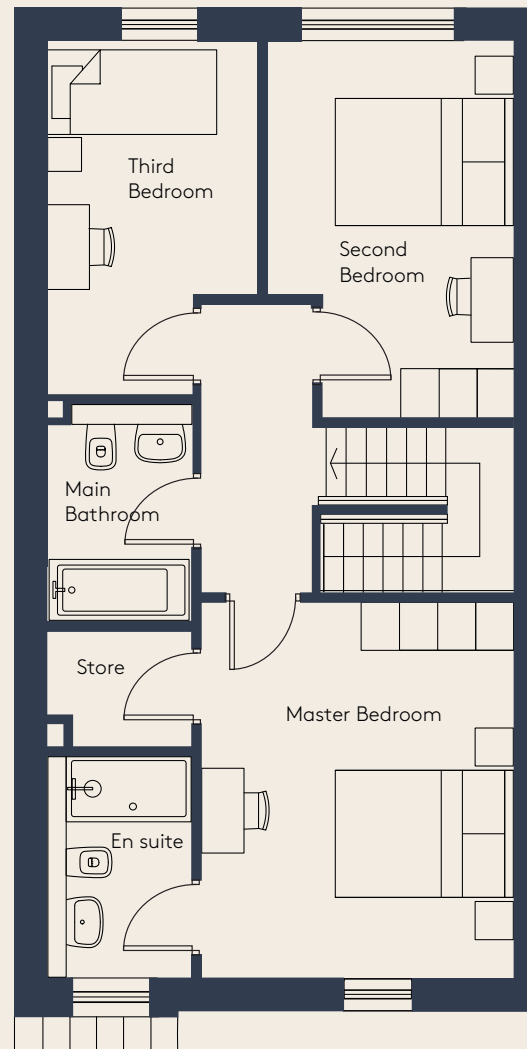
# THE PETREL A

## 3 BEDROOM MID-TERRACE HOUSE

From 108 SQ M | 1,162 SQ FT



Ground Floor



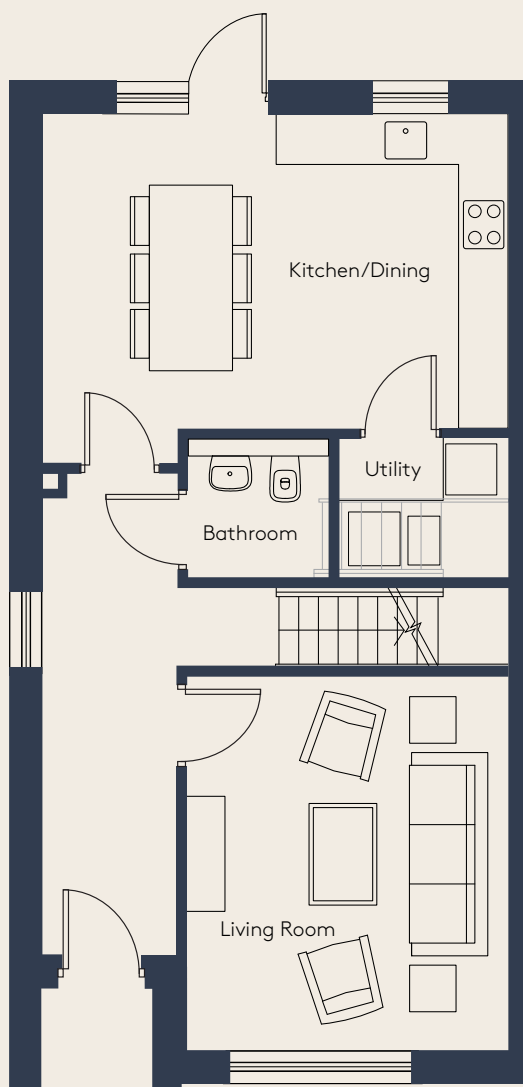
First Floor

Plans are for illustrative purposes only.

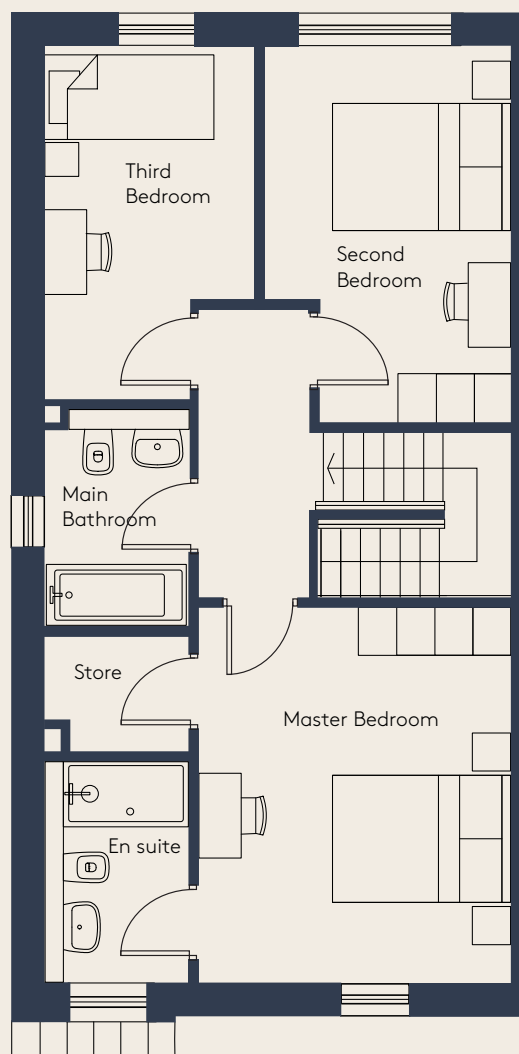
# THE PETREL B

3 BEDROOM END OF TERRACE HOUSE

From 109 SQ M | 1,173 SQ FT



Ground Floor



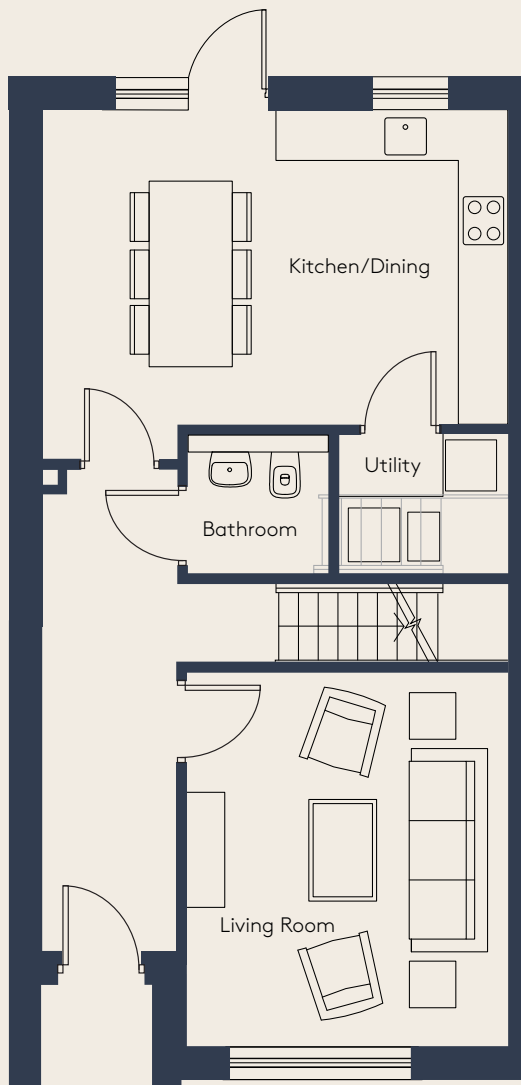
First Floor

***This house may be handed.***  
Plans are for illustrative purposes only.

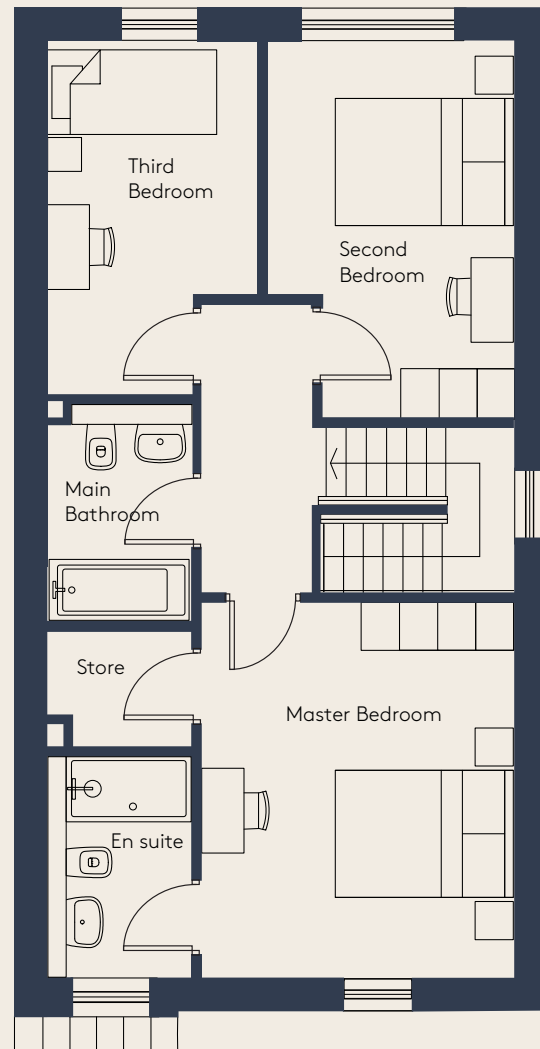
# THE PETREL C

## 3 BEDROOM END OF TERRACE HOUSE

From 109 SQ M | 1,173 SQ FT



Ground Floor



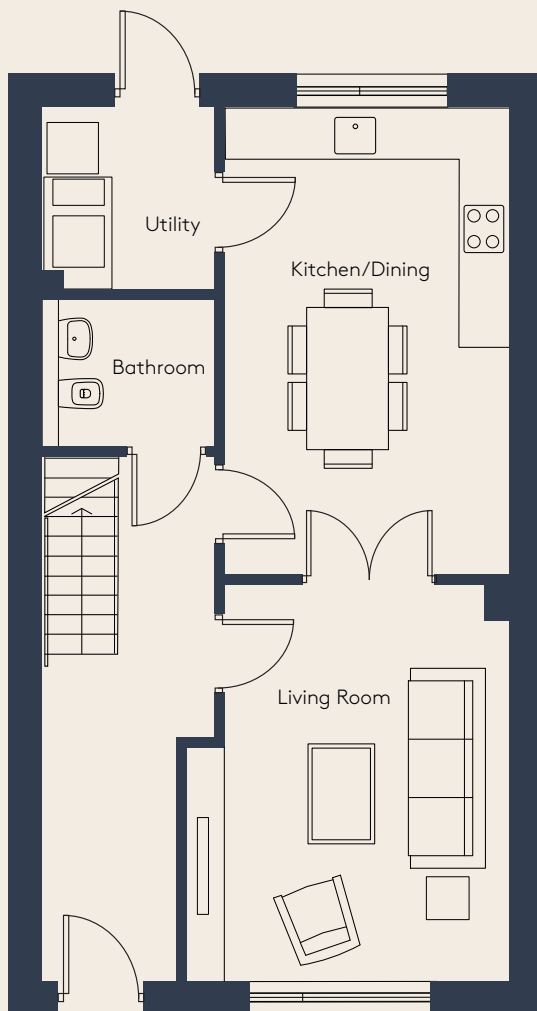
First Floor

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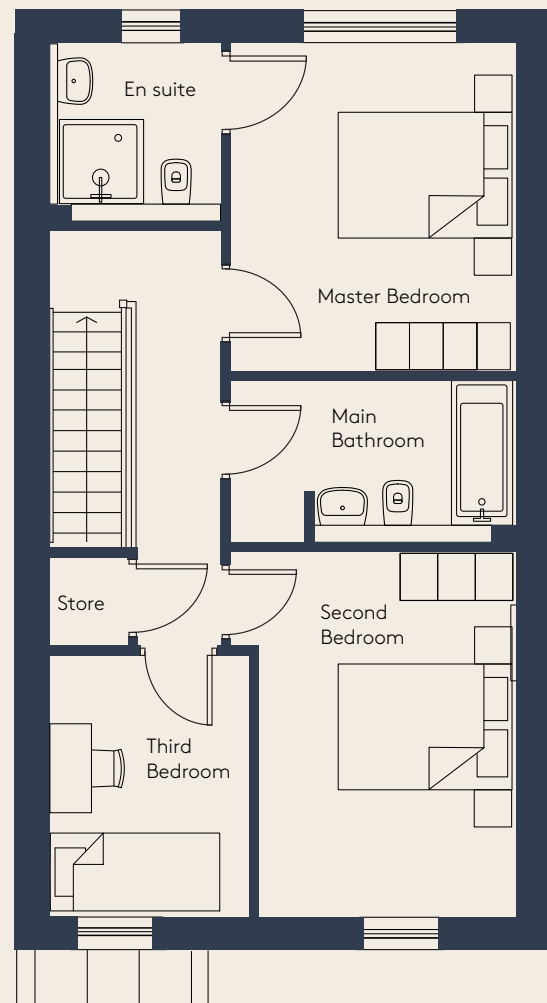
# THE SISKIN

3 BEDROOM MID / END OF TERRACE / SEMI-DETACHED HOUSE

From 110 SQ M | 1,184 SQ FT



Ground Floor



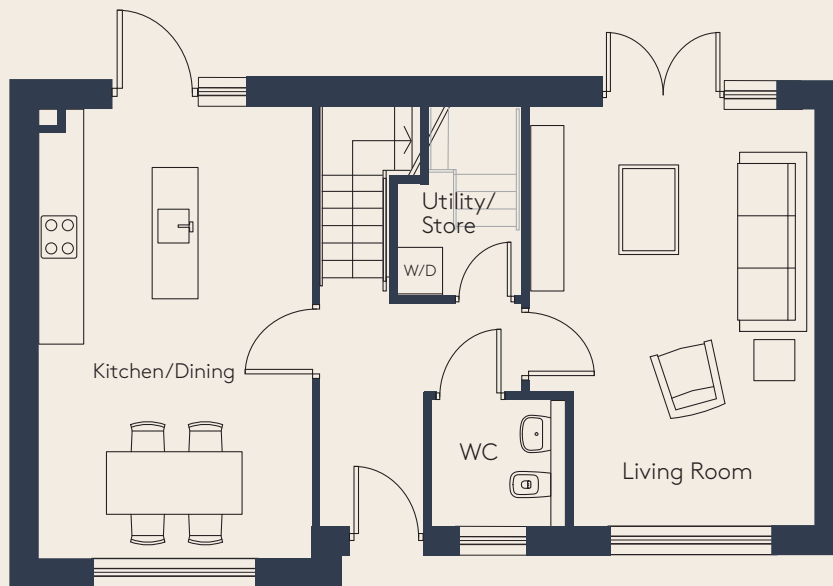
First Floor

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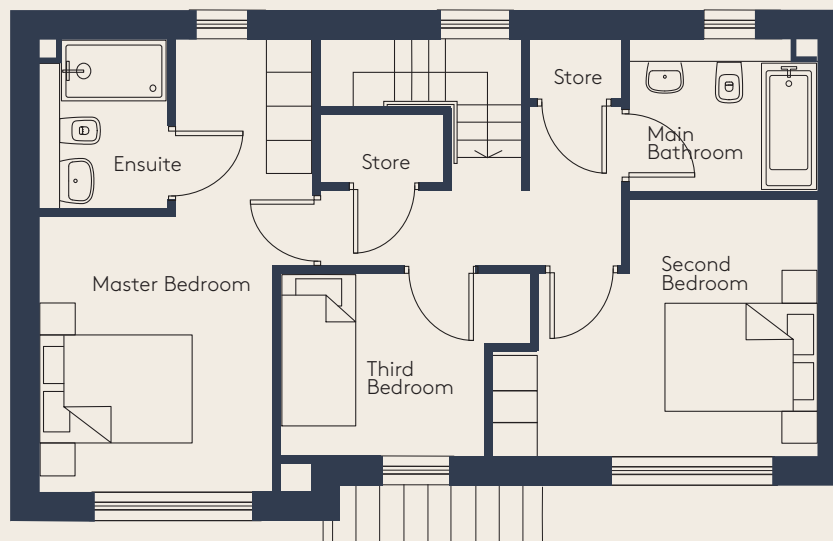
# THE HERON

## 3 BEDROOM MID-TERRACE / END OF TERRACE HOUSE

From 117 SQ M | 1,259 SQ FT



| Ground Floor



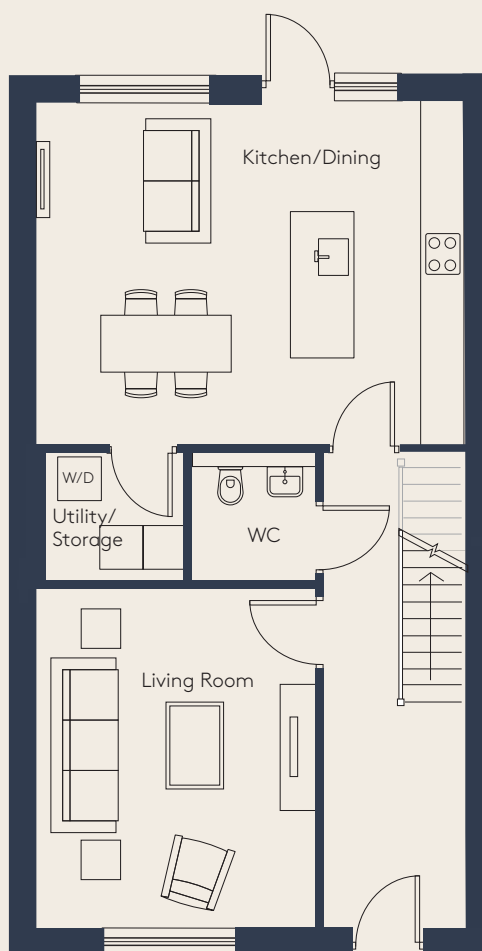
| First Floor

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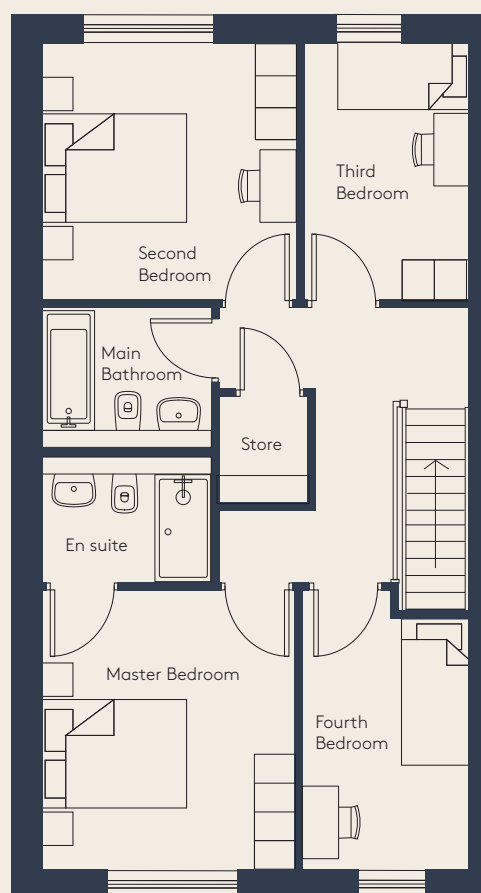
# THE CRANE

4 BEDROOM MID-TERRACE / END OF TERRACE HOUSE

From 134 SQ M | 1,442 SQ FT



Ground Floor



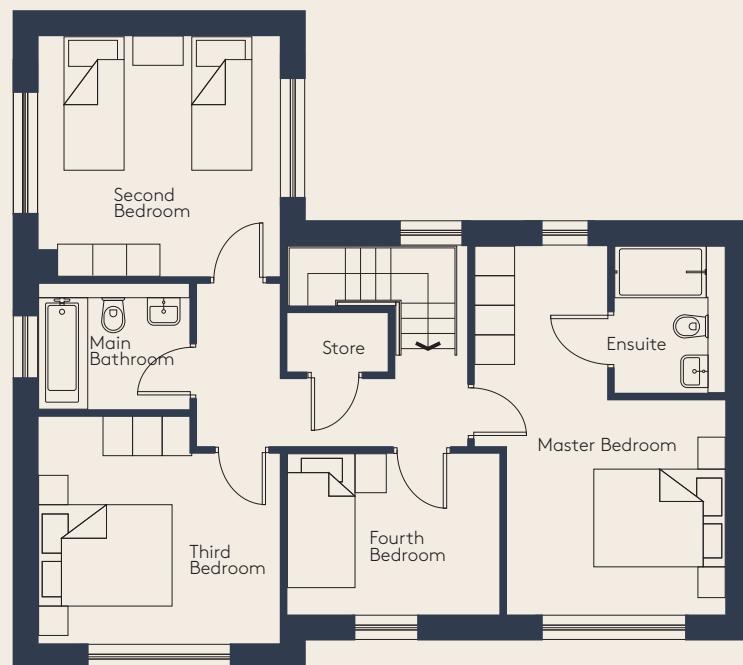
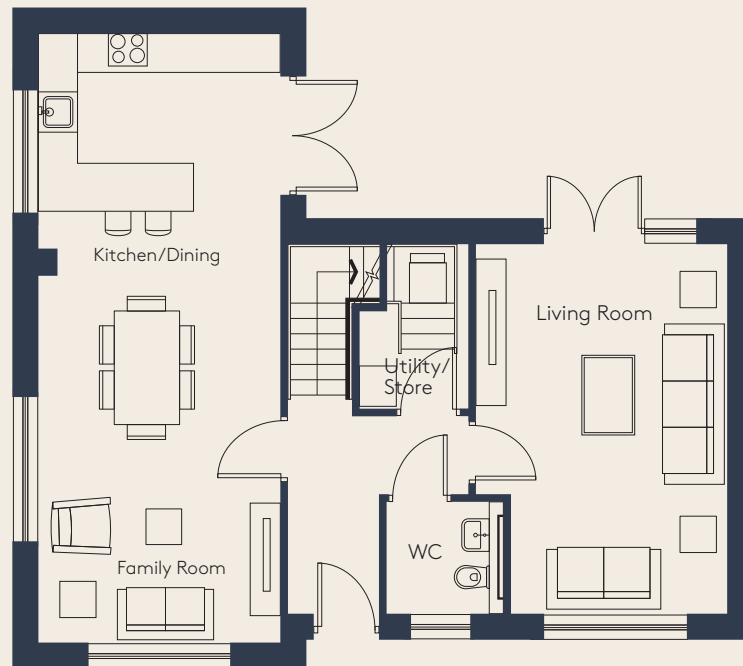
First Floor

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# THE SANDERLING A

4 BEDROOM SEMI-DETACHED / END OF TERRACE HOUSE

From 141 SQ M | 1,517 SQ FT

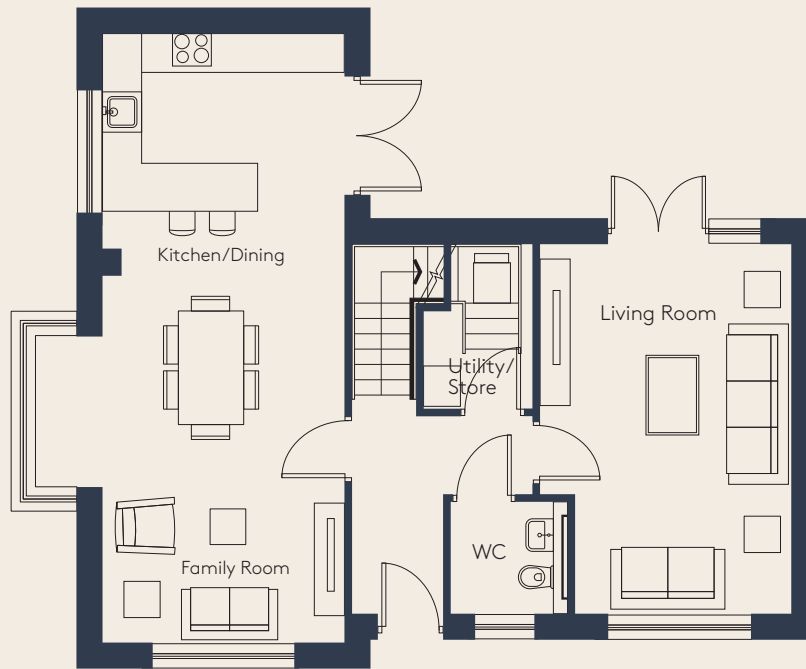


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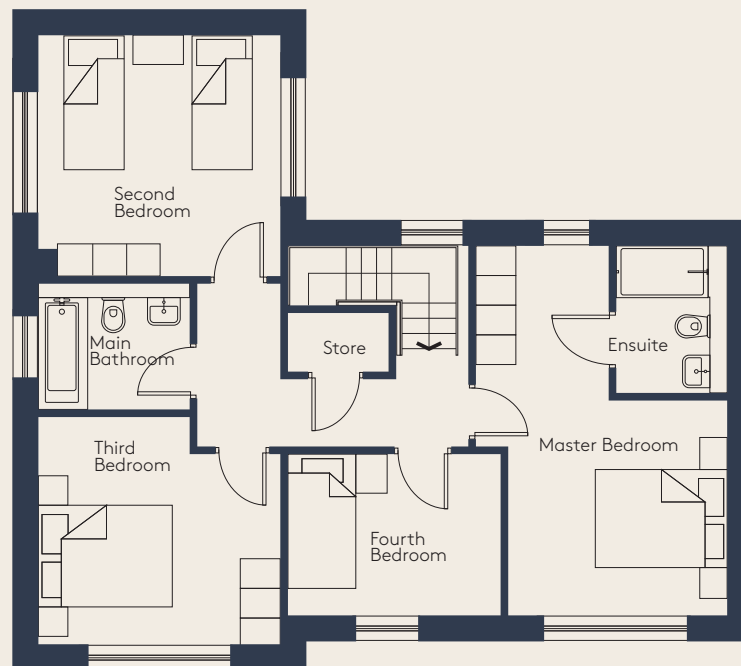
# THE SANDERLING B

4 BEDROOM DETACHED HOUSE

From 142 SQ M | 1,528 SQ FT



Ground Floor



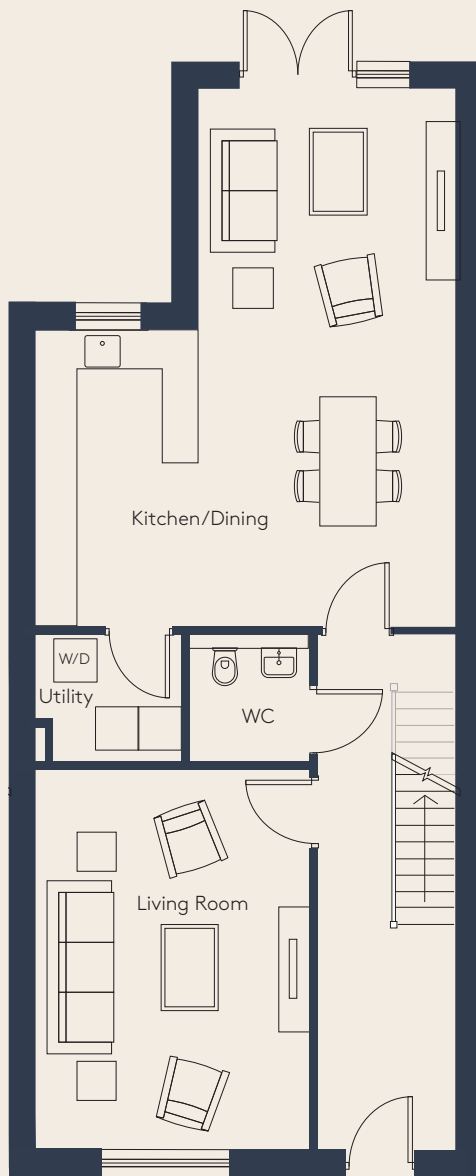
First Floor

Plans are for illustrative purposes only.

# THE DUNLIN A

## 4 BEDROOM MID-TERRACE HOUSE

From 146 SQ M | 1,571 SQ FT



Ground Floor



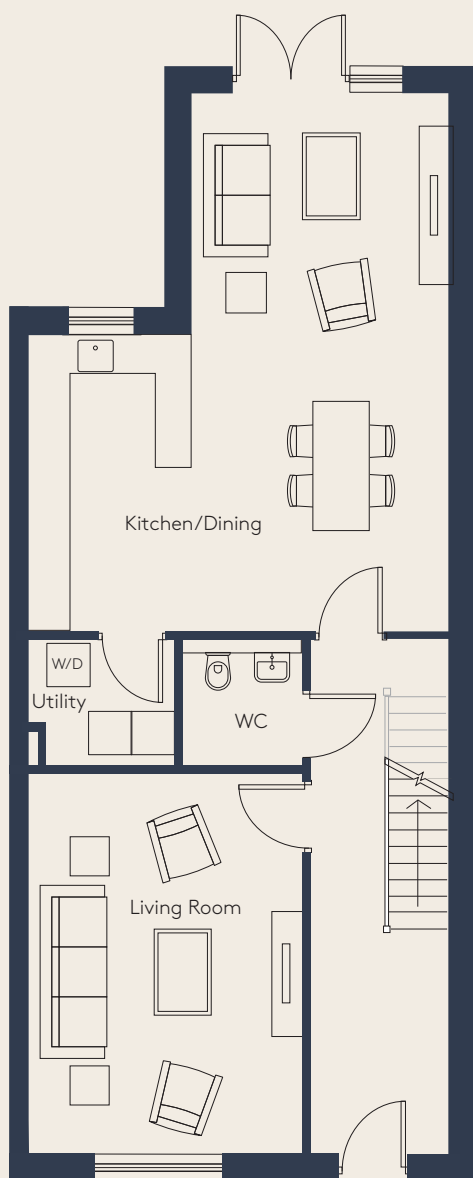
First Floor

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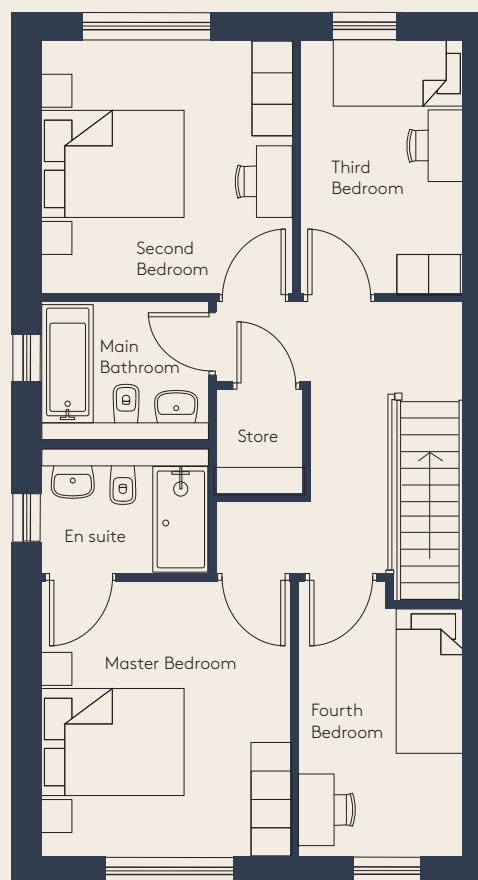
# THE DUNLIN B

4 BEDROOM SEMI-DETACHED HOUSE

From 147 SQ M | 1,582 SQ FT



Ground Floor



First Floor

***This house may be handed.***  
Plans are for illustrative purposes only.





# Specifications

## HOUSE EXTERNAL FINISHES

- Cobblelock Kilsaran paving to front with planted neighbouring divisions
- Private rear garden with paved patio area and seeded lawn to houses
- Low maintenance mix of brick and render finishes
- Premium front entrance door with multi point locking system

## BUILDING ENERGY EFFICIENCY

- BER A2 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system for wet areas ensuring good air quality
- High performance Rational triple glazed windows.
- Recessed low energy lighting in kitchen areas
- Houses pre-wired for electrical vehicle charge point
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving

## ELECTRICAL

- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB power points are in the living area, kitchen and bedroom areas
- External weather proof electrical point to rear
- Pre-wired for Eir and Virgin services
- Data outlets in living areas and main bedroom
- Mains powered battery backup smoke and heat detectors fitted throughout

## HEATING & HOT WATER

- Zone controlled heating
- Boosted water supply to ensure ample water pressure in showers

## KITCHENS

- Super-matt lacquered doors in white and ribbed doors in natural oak finish by Bespace
- Quartz worktop and splash back
- Emotion LED built in lights to wall units
- Pull out recycling centres
- High capacity pull out drawers
- Built in appliances include oven, fridge freezer, dishwasher, hob and Elica extractor fan
- Appliances provided subject to signed contracts returned within 28 days

## BATHROOMS

- Stylish contemporary sanitary ware
- High quality large format floor and wall tiling fitted as similar to the showhouse
- Heated towel rails in bathrooms and en-suite
- Bath screens and shower doors fitted as standard

## BEDROOMS

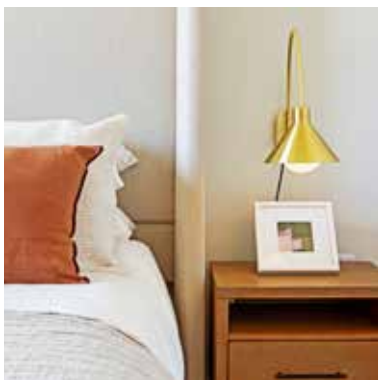
- Superior quality built in contemporary wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

## INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary internal doors with satin finish ironmongery

## WARRANTY

- 10 year Homebond warranty provided







# Passionate About Our Communities

Community engagement is one of Evara's core values. We have worked with various voluntary groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were also very proud to be a cornerstone sponsor of Dragons at the Docks again in 2024. In 2022 it raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.

- 1 Dragons at the Docks
- 2 Adamstown Cricket Club Women's Team
- 3 Malahide United Under 8s
- 4 Adamstown Community College Under 17/19s Soccer Team
- 5 Adamstown Community College GAA team
- 6 Lucan Sarsfields U15 Girls





We are delighted as Adamstown Cricket Club's First Women's Cricket Team to be sponsored by Evara. Evara are building not only homes but a community in Adamstown and Lucan and we are delighted they have chosen to be associated with the local women and girls of the Adamstown Cricket Club. To have Evara's support and belief in our team has been a great experience and we look forward to growing our team with the new residents as the neighbourhood grows."

**Meena Baskarasubramanian, Founding Member and Women's Secretary Adamstown Cricket Club.**



Lucan Sarsfields GAA Club is delighted to have had the support of Evara throughout this year. It has been a pleasure dealing with Evara. They are approachable, professional and motivated to give back to this Community as it continues to grow. We look forward to building on our relationship into the new year and welcoming new players to Lucan Sarsfields from the wider community that Evara has developed throughout Lucan and Adamstown."

**Colm Farrell, Chairperson  
Lucan Sarsfields GAA Club**

# Professional Team



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## Selling Agents



PSRA No. 002233

Tel: 01 618 1300



PSRA No. 003533

Tel: 01 8462752

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## Architects



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## Solicitors

**MCCANN FITZGERALD**



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These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



