Foothills

KILLINARDEN

Foothills

KILLINARDEN

Welcome to Foothills – a vibrant new neighbourhood where the rhythm of modern living blends peacefully with natural beauty. Wake up each day to breathtaking mountain views, leafy trails, and the promise of adventure just beyond your doorstep, all within a community offering new homes for every stage of life.

Beneath these grounds, traces of a Bronze Age settlement were uncovered – quiet reminders that people have been choosing this landscape as home for thousands of years. Today, Foothills continues that story with a thoughtfully crafted collection of 1, 2, 3, and 4 bedroom homes, creating a place where life unfolds with ease and belonging.

It's your chance to put down roots in a thriving, well-connected community, surrounded by green spaces and modern amenities for a balanced lifestyle. With nearby local transport and quick access to Ireland's motorway network, Foothills keeps you seamlessly connected to the city and beyond.

New A-Rated 1, 2, 3 & 4 Bed Homes in Killinarden, Dublin

Images are for illustrative purposes only and not an exact representation. Externals will be a mix of render and dry dash.

A New Adventure Begins

Foothills offers a selection of 1, 2, 3 and 4 bedroom homes crafted for every stage of life – whether you're a first time buyer starting your journey or a growing family looking for space to thrive. Each home is built with thoughtful design and A-rated energy efficiency, ensuring style and sustainability go hand in hand. Here, every detail is designed to help you feel instantly at home, with spaces that welcome you in and grow with you over time.

Foothills Masterplan

Foothills is a new neighbourhood shaped by its unique setting, where stunning mountain views, generous green spaces and modern homes come together to create an exceptional place to live. Thoughtfully designed for all stages of life, it offers a connected and welcoming community with nature woven into everyday living.

Phase 1 Homes

Phase 2 Homes

Phase 3 Homes

Foothills
KILLINARDEN

Contemporary Homes Designed Around Light-Filled Interiors and Modern Living.

Images are for illustrative purposes only and not an exact representation. Externals will be a mix of render and dry dash.

Thoughtful Architecture Paired With Exceptional Attention to Detail.

Images are for illustrative purposes only and not an exact representation. Finishes may vary.

Sustainable Living Without Compromising on Comfort.

Our commitment to detail and our careful selection of materials guarantee the best quality, design and innovation.

Images are for illustrative purposes only and not an exact representation. Finishes may vary.

Your Journey to Your New Home

Offering a mix of homes that qualify for various schemes including the Help To Buy Scheme, the First Home Scheme and the Starter Home Purchase Scheme (formerly the Local Authority Affordable Purchase Scheme), home-buyers at every stage of their journey can call Foothills home.

For information on the Starter Home Purchase Scheme see pages 46-49.

Killinarden is a bustling residential area just west of Tallaght village, with sweeping views of the Dublin Mountains and invigorating country air – an idyllic combination of urban convenience, community charm, and nature-led living.

Discover your Area

Perfectly positioned at the foot of the Dublin Mountains, you're just a short drive from the scenic Bohernabreena, where every weekend brings a new trail to explore. Whether it's a peaceful walk, a family hike, or simply soaking in the views, nature is never far from your doorstep. At Foothills, the great outdoors becomes part of your everyday life.

Get Local

Retail

1. The Square Tallaght
2. Tallaght Retail Centre
3. The Village Green Tallaght
4. Tallaght Village
5. Saint Dominic's Shopping Centre
6. SuperValu
7. Centra Killinarden
8. Citywest Shopping Centre

Entertainment

1. The Civic Theatre
2. Rua Red, South Dublin Arts Centre
3. County Library, Tallaght
4. Movies@ The Square
5. Sean Walsh Memorial Park
6. The Priory Market

Education

1. Killinarden Community School (KCS)
2. Knockmore Junior School
3. Cnoc Mhuire Senior School
4. Scoil Chaitlin Maude
5. Sacred Heart Senior National School
6. St Thomas Junior National School
7. Mount Seskin Community College
8. Old Bawn Community School
9. Tallaght Community National School
10. St Aidan's Community
11. St Aidan's Senior School
12. IICP College
13. TU Dublin

Sports

1. Croi Ro Naofa GAA Club
2. Sacred Heart Boxing Club
3. SDCP-Sacred Heart Football Club
4. SCD Leisure Tallaght
5. Tallaght Stadium
6. Tallaght Athletic Club
7. National Basketball Arena
8. Tallaght Town AFC Carolan Park
9. Thomas Davis GAA Club
10. St Anne's GAA Club

Explore our Amenities

People & Community

New community centre, a new large park and cycle and walking paths will be delivered

Contemporary Homes

635 homes delivered in three phases, tailored to the discerning buyer at every stage of their journey

Walk & Cycle Paths

3.6km of pathways meander through the development and park

Sport & Recreation

Two new sports pitches to play, unwind, and train

Schools & Education

A number of schools, educational centres, crèches and TU Dublin are situated nearby

Follow the Gentle Pull of the Mountains and Explore Elder Park

Perfect for weekend picnics, playdates, and peaceful walks, Foothills offers a variety of green spaces from the expansive Elder Park to Foothills Way Park and beyond that invite you to slow down and savour the outdoors. For sports lovers, two full-size pitches will bring energy and excitement to the neighbourhood, while over 3.5km of cycling and walking paths make it easier than ever to stay active and connected. All of this is wrapped in lush landscaping designed to bring a sense of calm to everyday life, and embedded deep in its story is the Bronze Age settlement on the grounds of Elder Park, adding a rich layer of history to your new home. Foothills is a lifestyle, a community, and a new beginning.

1. Soccer Pitch / Play area
2. Teen space
3. Dog Park
4. Playground
5. Flexible Grass Area adjacent to Community Centre
6. Visitor Parking
7. Pitch for Sacred Heart FC
8. Existing Hedgerows to be retained
9. Areas of Woodland Planting
10. Attenuation Ponds
11. Wildflower Meadow
12. Bronze-age Settlement
13. Cycle Path
14. Community Centre

Elder Park

Site Plan

PHASE 1

House Types

The Fern
3 Bedroom Mid-Terrace
c. 108 Sq.m / 1,168 Sq.ft

The Heather I
3 Bedroom End-Terrace
c. 107 Sq.m / 1,159 Sq.ft

The Heather II
3 Bedroom End-Terrace
c. 107 Sq.m / 1,159 Sq.ft

The Heather III
3 Bedroom End-Terrace
c. 107 Sq.m / 1,159 Sq.ft

The Sorrel I
3 Bedroom Mid-Terrace
c. 123 Sq.m / 1,334 Sq.ft

The Sorrel II
3 Bedroom End-Terrace
c. 123 Sq.m / 1,325 Sq.ft

The Sorrel III
3 Bedroom End-Terrace
c. 122 Sq.m / 1,321 Sq.ft

The Willow I
3 Bedroom End-Terrace
c. 116 Sq.m / 1,255 Sq.ft

The Willow II
3 Bedroom End-Terrace
c. 116 Sq.m / 1,255 Sq.ft

The Brook
4 Bedroom End-Terrace
c. 155 Sq.m / 1,670 Sq.ft

For identification purposes only. Not to scale. Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.

N
W E
S

Site Plan PHASE 1

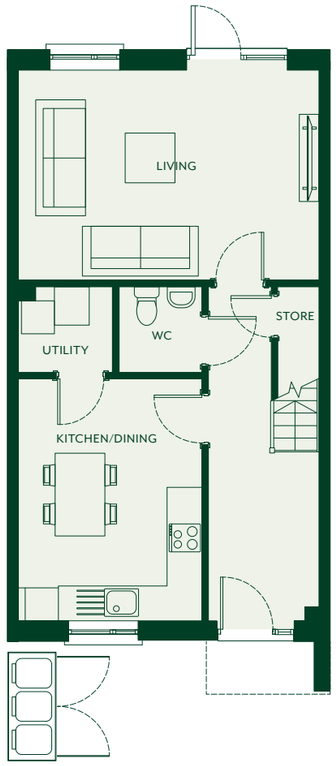
The Fern

The Fern

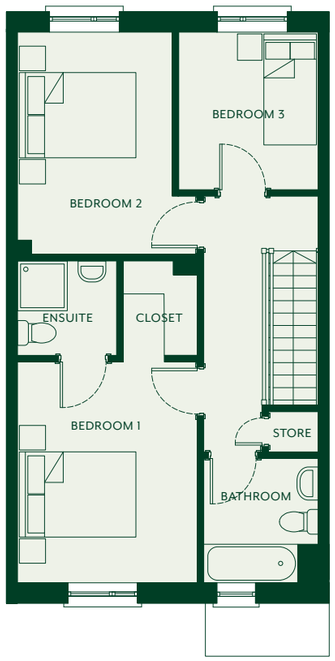
3 Bed
Mid-Terrace

c. 108 sq.m / 1,168 sq.ft

Front Elevation



Ground Floor



First Floor

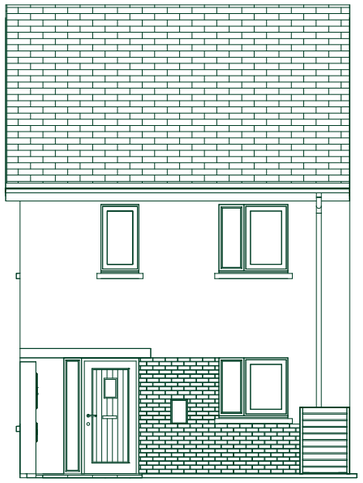
Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

The Heather I

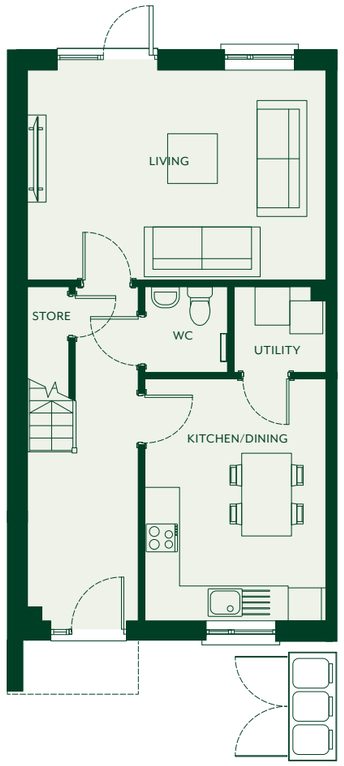
The Heather I

3 Bed
End-Terrace

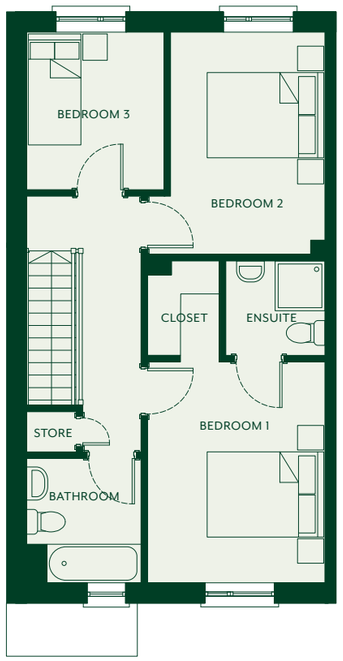
c. 107 sq.m / 1,159 sq.ft



Front Elevation



Ground Floor



First Floor

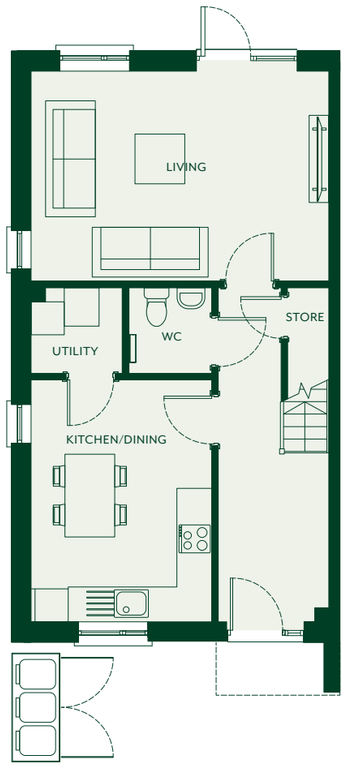
Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

The Heather II

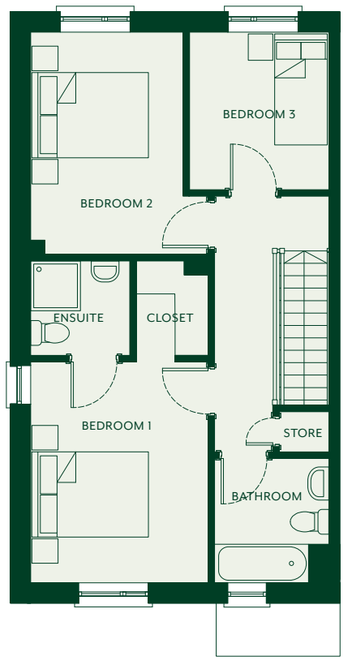
3 Bed
End-Terrace

c. 107 sq.m / 1,159 sq.ft

Front Elevation



Ground Floor



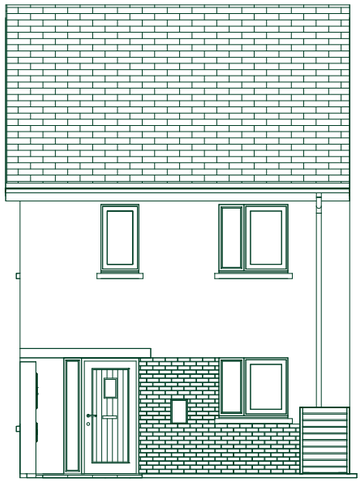
First Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

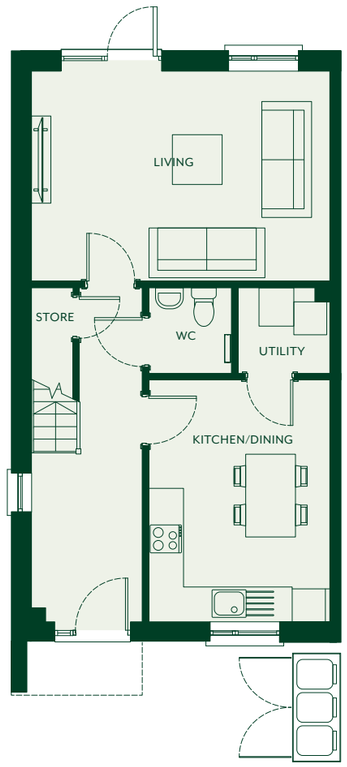
The Heather III

3 Bed
End-Terrace

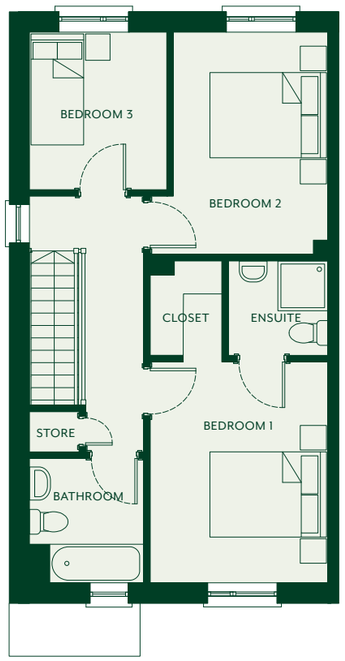
c. 107 sq.m / 1,159 sq.ft



Front Elevation



Ground Floor



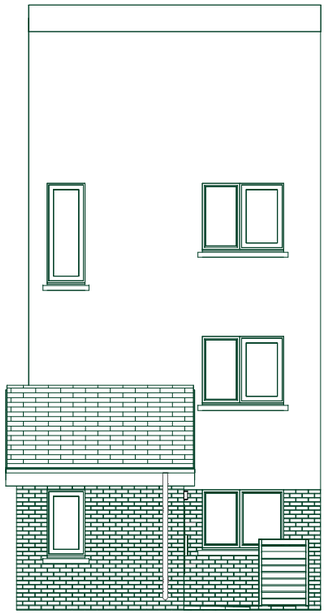
First Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

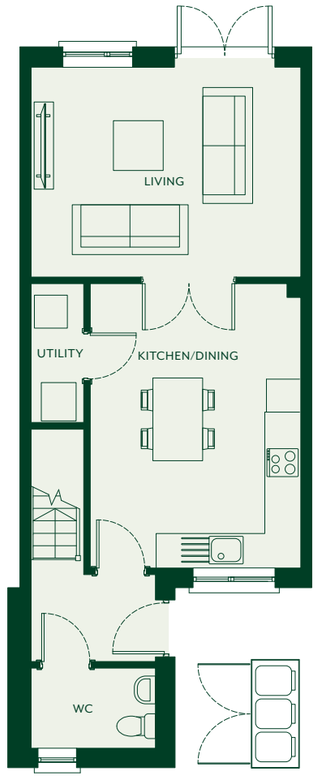
The Sorrel I

3 Bed
Mid-Terrace

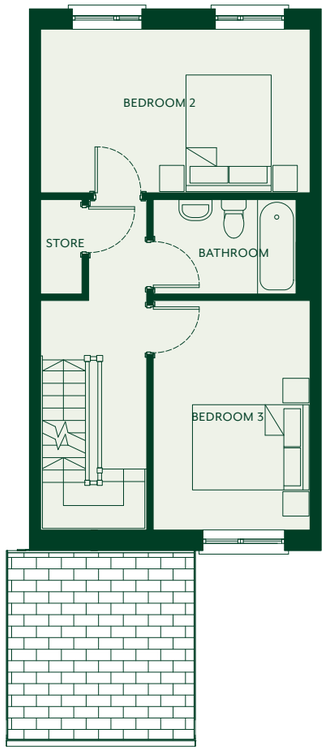
c. 123 sq.m / 1,334 sq.ft



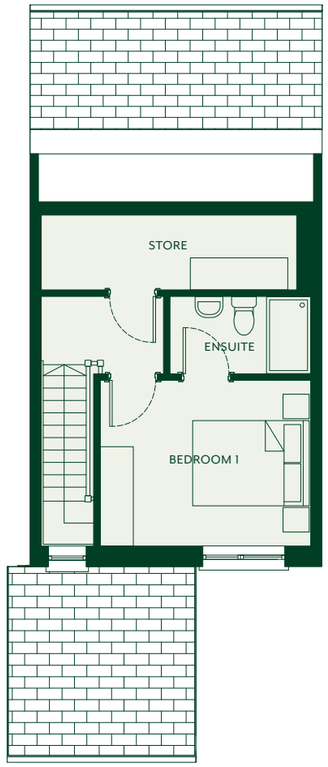
Front Elevation



Ground Floor



First Floor



Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

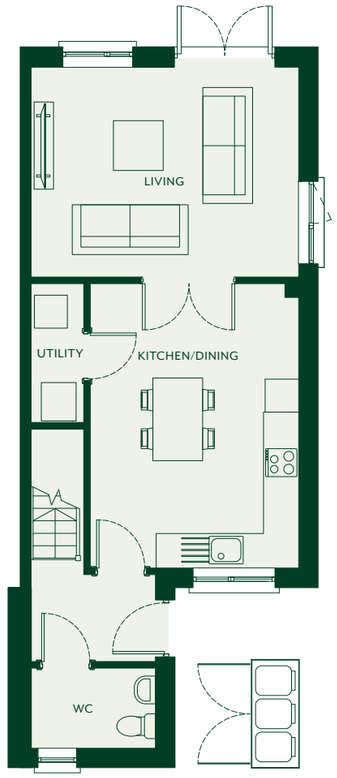
The Sorrel I

The Sorrel II

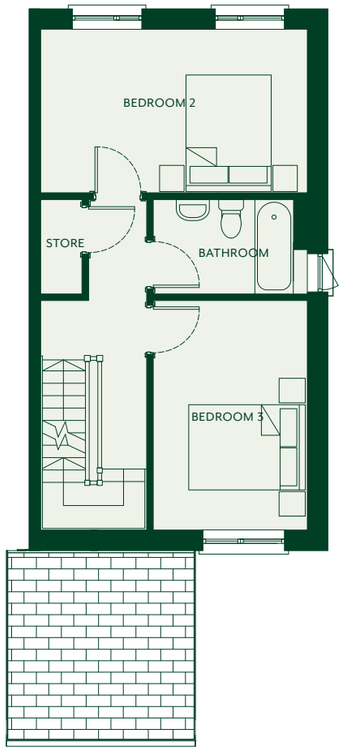
3 Bed
End-Terrace

c. 123 sq.m / 1,325 sq.ft

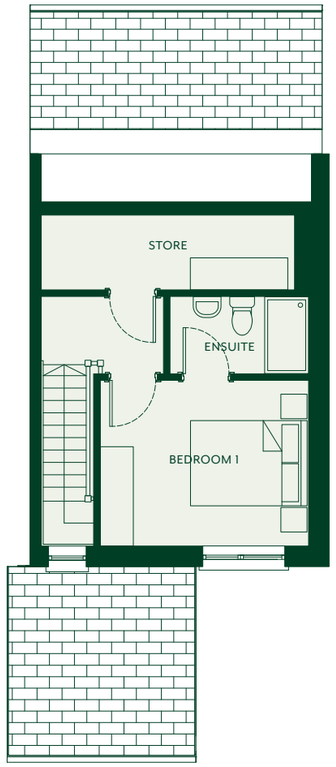
Front Elevation



Ground Floor



First Floor



Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

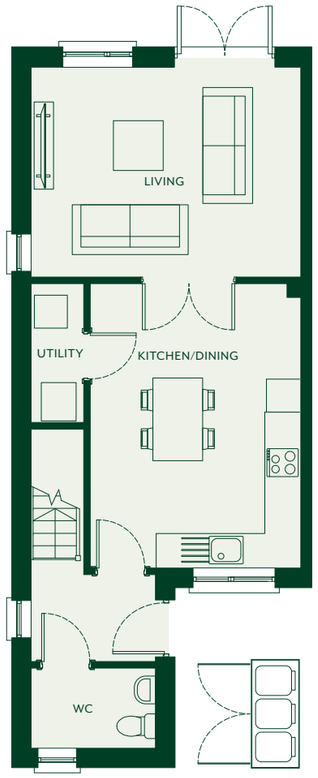
The Sorrel II

The Sorrel III

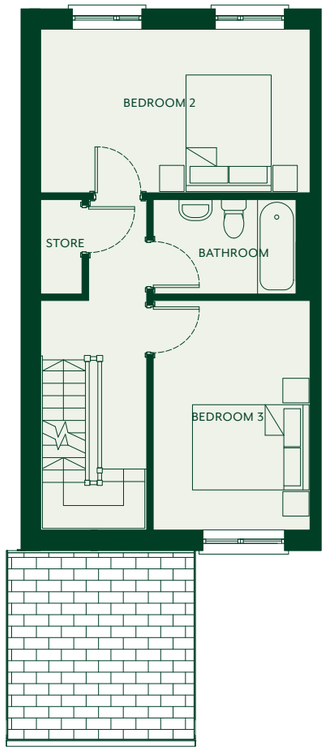
3 Bed
End-Terrace

c. 122 sq.m / 1,321 sq.ft

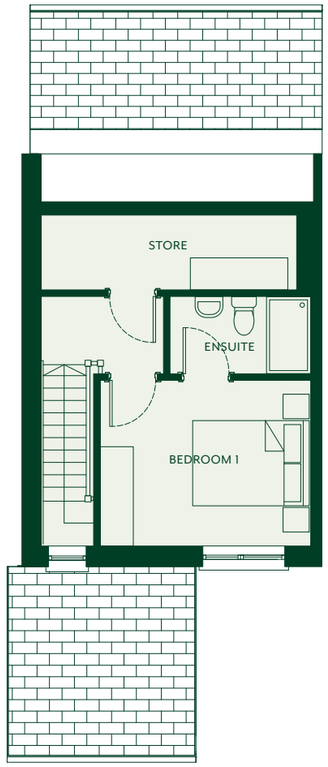
Front Elevation



Ground Floor



First Floor



Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

The Sorrel III

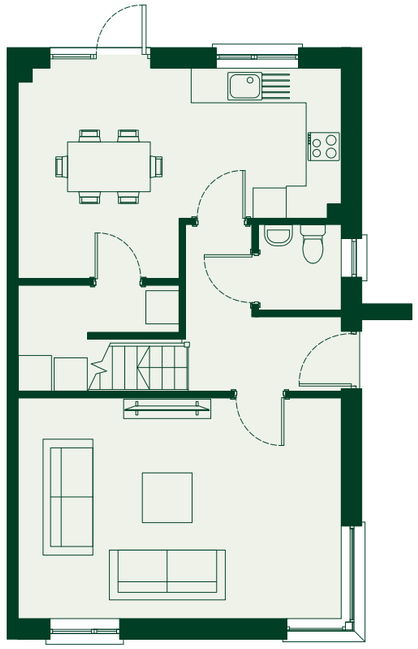
The Willow I

3 Bed
End-Terrace

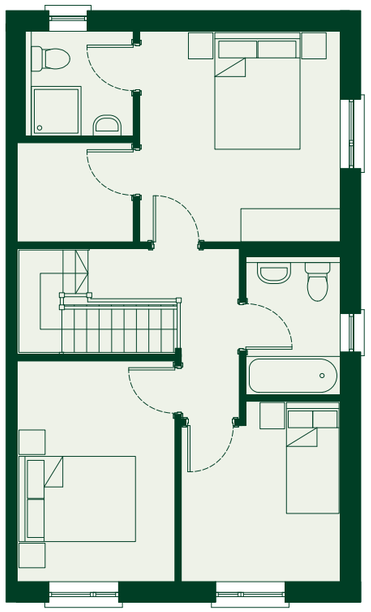
c. 116 sq.m / 1,255sq.ft

Front Elevation

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



Ground Floor



First Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

The Willow I

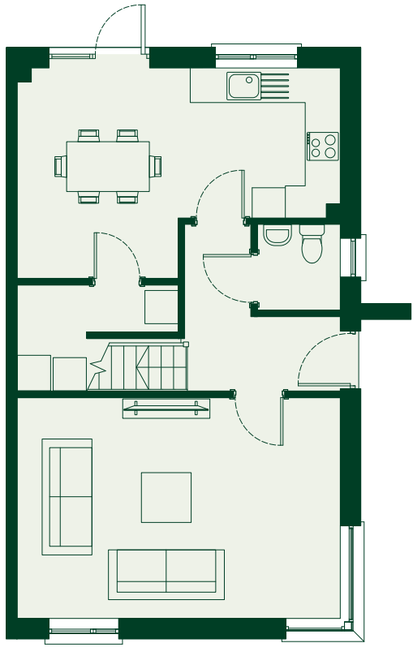
The Willow II

3 Bed
End-Terrace

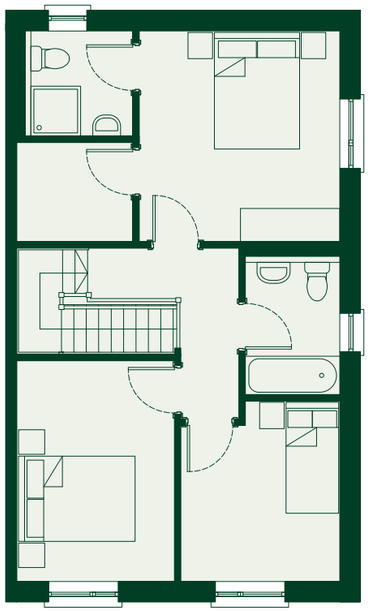
c. 116 sq.m / 1,255sq.ft

Front Elevation

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.



Ground Floor



First Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

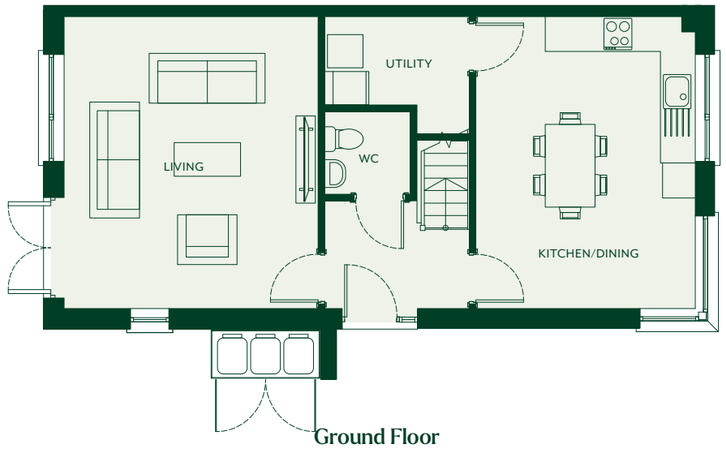
The Willow II

The Brook

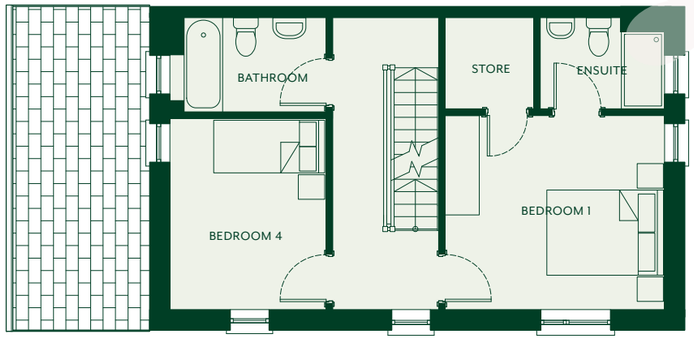
4 Bed
End-Terrace

c. 155 sq.m / 1,670 sq.ft

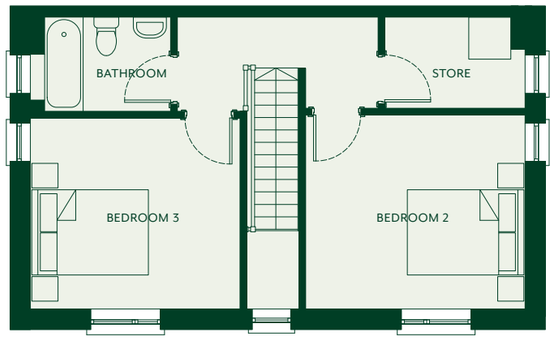
Front Elevation



Ground Floor



First Floor



Second Floor

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

The Brook

Specifications

EXTERNAL SPECIFICATION

- Anthracite UPVC high-performance double glazed windows with low U-value for energy efficiency
- High quality, dry dash render and brick façade to achieve a contemporary & minimalist aesthetic
- Quality paved front driveways to accommodate parking (where applicable)
- Large, glazed patio doors (where applicable) to private rear garden to maximise natural light in the heart of the home
- Side passage gate (where applicable)
- Seeded gardens with secure post and panel fencing to rear gardens
- Quality paved patio area to the rear garden with external wall light

INTERNAL SPECIFICATION

- High quality painted, contemporary timber doors
- Satin chrome finish ironmongery
- Smooth finish painting throughout
- Superior quality internal joinery throughout

BATHROOM AND EN-SUITES

- Modern high quality sanitary ware to all bathrooms
- Tiling supplied to wet area walls in main bathroom, and ensuite
- Contemporary shower enclosure, complete with pressurised water supply
- Heated towel rails to all bathrooms

SECURITY AND SAFETY

- Ultra Tech hardwood front door with multi-point locking system
- Smoke detectors fitted throughout
- Safety restrictors provided on upper floor windows

KITCHENS

- Contemporary designed kitchen featuring shaker style doors
- Soft close on all doors and drawers
- Modern style worktop and splash-back
- Fully integrated oven and hob appliances (subject to signing contracts in 28 days)
- Separate utility room with space provided for a washing machine and dryer (where applicable)
- Undermount stainless steel sink
- Integrated charcoal extractor fan

HEATING AND ELECTRICAL

- Air-to-water heat pump to provide all hot water needs
- Boosted water supply to ensure ample water pressure in showers
- TV connection points in the living room
- Zone Controlled Heating on each floor
- Generous lighting and power points
- Future proofing for electrical car charging point on curtilage spaces only

MEDIA AND COMMUNICATIONS

- Wired for high-speed broadband
- Telephone & data points in the living room
- Main infrastructure installed to accommodate Siro & EIR

BUILDING AND ENERGY EFFICIENCY

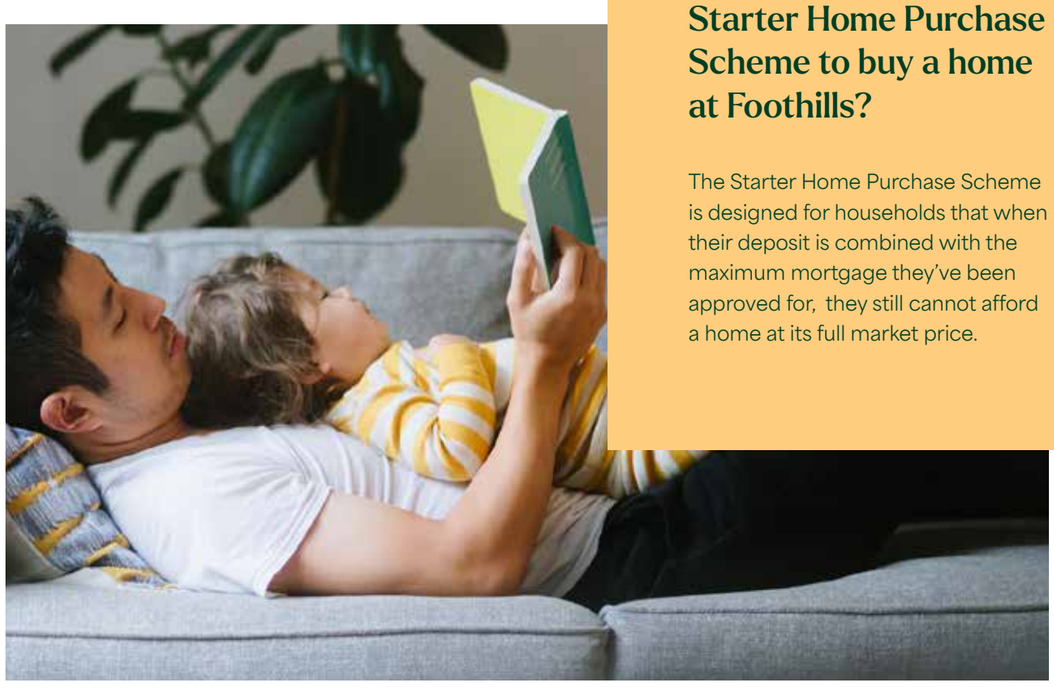
Our homes are A-rated and have been constructed to achieve a minimum of an A Building Energy Rating. A range of passive and active energy management measures have been incorporated to include, heat pump, uPVC windows with double glazing, high levels of thermal insulation and airtightness to improve the buildings' energy efficiency – keeping the heat in and your energy bills down.

A Guide to the Starter Home Purchase Scheme

What is the Starter Home Purchase scheme?

The Starter Home Purchase Scheme (formerly the Local Authority Affordable Purchase Scheme) helps buyers by offering an equity facility. Under the scheme, you'll enter into an Affordable Dwelling Purchase Agreement (ADPA) with SDCC, who will contribute towards the difference between the open market value and the price you pay. This contribution will be expressed as a percentage and represents the equity share they will retain in your home.

Put simply, it means that if you buy a home at Foothills at a 20% reduction on the open market value, SDCC will have a 20% equity share in your home. You can buy out this equity share any time you wish – but there is no obligation to do so. If you choose not to redeem the equity share while living in the home, SDCC will recover its share when the property is sold or transferred.



Who can use the Starter Home Purchase Scheme to buy a home at Foothills?

The Starter Home Purchase Scheme is designed for households that when their deposit is combined with the maximum mortgage they've been approved for, they still cannot afford a home at its full market price.

Key Criteria for the Scheme You Must Satisfy the Following Criteria:

1. Be over 18 years of age
2. Be a First Time Buyer or meet the exceptions under the Fresh Start Principle - or own a dwelling which is too small to suit the accommodation needs of your household.
3. You have not previously purchased or built a home in the Republic of Ireland or elsewhere. Exceptions apply to Fresh Start principle applicants.
4. Each person in the application must have the right to reside indefinitely in Ireland.
5. You must purchase the home to live in it yourself.
6. The minimum equity stake from SDCC that you need is 5%.
7. You must have a minimum deposit of 10% of the affordable purchase price. SDCC's Scheme of Priority ensures that 30% of the starter homes available to purchase are reserved for applicants who live or have lived in the SDCC administrative area for a minimum of five years.

Starter Home Purchase Scheme

Steps to buying through the Starter Home Purchase Scheme...

1. Apply for Mortgage Approval in Principle from an approved lender or Local Authority Home Loan
2. Starter Homes will be advertised on www.sdcc.ie and in the local press
3. Check your eligibility for the Help to Buy Scheme (HTBS)
4. Apply for Starter Home Purchase Scheme when the portal opens, including all relevant documentation
5. SDCC will assess applications in the order in which they are received and liaise with eligible applicants.
6. SDCC will advise the sales agent to contact you to choose from available properties based on your eligibility
7. SDCC will calculate the Equity Share based on your purchasing power
8. Pay your booking deposit to the sales agent and appoint a solicitor to manage the conveyancing
9. Apply for formal loan offer from your lender and forward a copy to SDCC
10. Contract of sale and Affordable Dwelling Purchase Agreement (ADPA) will now be issued to your solicitor
11. Arrange house and mortgage protection insurance
12. Sign contract of sale and ADPA with your solicitor
13. Solicitor returns signed contract of sale and ADPA
14. Requisition of funds (if applicable) from lender and HTBS. Your purchase can now proceed to close following receipt of HTBS funds if applicable and draw down of lender funds

Congratulations You're a Homeowner!

Tips for Applying for a Starter Home at Foothills

You must satisfy the following criteria:

1. Check your eligibility

First you should confirm your eligibility for the scheme, by checking if you meet the criteria above.

2. Prepare your documents

Gather all the required documents in advance, as some may take time to obtain. For example, the Approval in Principle (AIP) letter from your mortgage provider can take several days or weeks to secure. Other documents may include proof of income, identification, and any supporting paperwork requested by SDDC.

3. Stay informed about key dates

Soon, we will announce the date that the application portal for Starter Homes at Foothills will open. From that date you will be able to apply via SDCC. The portal will remain open for 3 weeks and you must submit your application before the closing date.

HOUSE BUILDER

Arden

Quality homes, sustainable living

IN PARTNERSHIP WITH

SDCC

Comhairle Contae Átha Cliath Theas South Dublin County Council

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

SELLING AGENTS

Sherry FitzGerald

PSRA: 002183

Sherry FitzGerald
176 Pembroke Road, Ballsbridge,
Dublin 4.D04 EN80

newhomes@sherryfitz.ie
T: 01 667 1888

DESIGN TEAM

CONSTRUCTION ARCHITECT
Reddy Architecture

LANDSCAPE ARCHITECT
RMDA

ENGINEERING CONSULTANT
Barrett Mahony (BMCE)

MECHANICAL & ELECTRICAL CONSULTANT
Waterman Moylan

SOLICITOR

Philip Lee LLP,
Connaught House,
One Burlington Road,
Dublin 4, D04 C5Y6, Ireland

BER A

DISCLAIMER

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale Express your interest and Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Arden may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Sherry Fitzgerald has the authority to bind Arden in any way or to make or give any representation or warranty in relation to this development or any part of it.

thefoothills.ie

Foothills

KILLINARDEN