



LANDEN PARK

at Oldtown Demesne

Naas, Co. Kildare



**Large Detached & Semi-Detached Family Homes
built to 'A' rated energy standard**

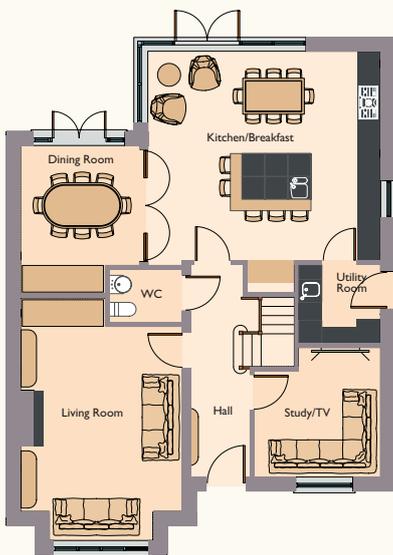
LANDEN PARK *at Oldtown Demesne*

Naas is a vibrant, cosmopolitan town with a rich and varied history. An ideal choice for the discerning home-owner looking for a lifestyle that combines the convenience and comfort of suburban living with easy access to the city. Quality jobs, good schools, an array of sporting facilities and leisure pursuits with excellent public transport links – living in Naas offers

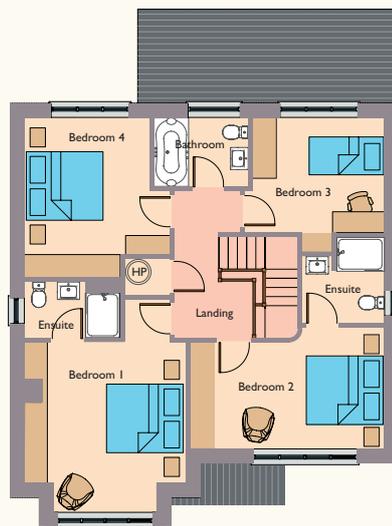
all of this and more; you're just minutes away from the Curragh, Punchestown, the Japanese Gardens, Kildare Village and with excellent transport links you're within easy reach of Dublin.



THE PHEASANT *4 Bedroom, approx 2,050 sq.ft., Detached House*



Ground Floor

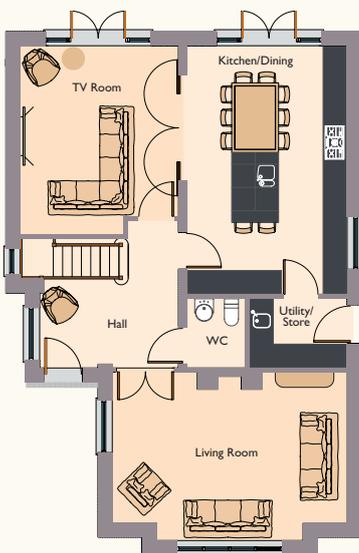


First Floor

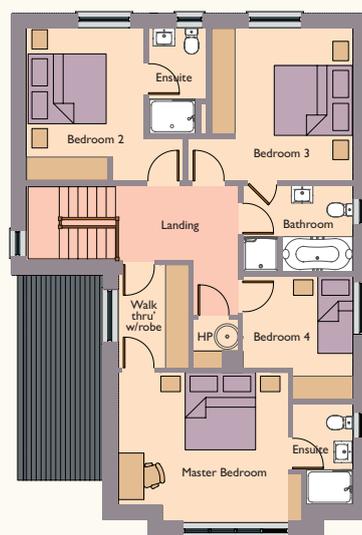
This superbly designed spacious family home has a well-planned kitchen with breakfast area and dining room allowing for a perfect set-up to entertain. The lighting in the living room adds a certain ambience to this family home. A highly functional utility room and guest w.c. are welcome features. Underfloor heating on the ground floor make this a truly comfortable home. Upstairs there are four generously-proportioned bedrooms, two of which are en-suite and a family-sized bathroom. Fitted wardrobes of extremely high quality are provided in all four bedrooms. The spacious landing adds a wow-factor. Luxurious internal fittings as standard. This home has every creature comfort.



THE SWAN *4 Bedroom, approx 1,950 sq.ft., Detached House*



Ground Floor

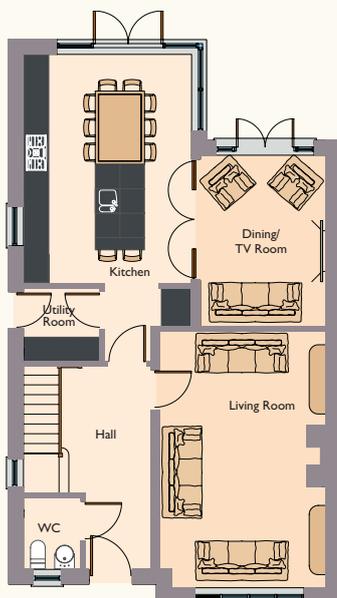


First Floor

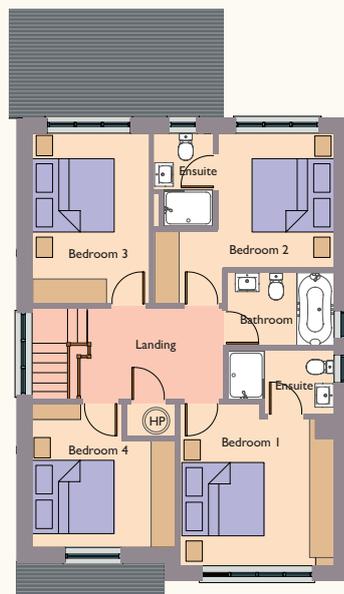
The living space arrangement of this modern-style home facilitates today's open plan lifestyle with a combined kitchen/breakfast area leading to the living/dining area. For those seeking their own retreat downstairs, there is also a separate well-proportioned living room. A utility room and w.c. are essential for today's family living. Underfloor heating on the ground floor make this a truly comfortable home. Upstairs there are four spacious bedrooms, two of which are en-suite and a family sized bathroom. Fitted wardrobes of extremely high quality are provided in all four bedrooms. Luxurious internal fittings as standard. This house is the definition of modern living.



THE HERON *4 Bedroom, approx 1,750 sq.ft., Detached House*



Ground Floor



First Floor

A classic-design style house with a traditional canopy over the front door. The elegant layout features a kitchen/breakfast area with a utility room and living/dining area. There is also a separate living room with an energy efficient multi-fuel stove. Underfloor heating on the ground floor makes this a truly comfortable home. A downstairs w.c. completes the ground floor. Upstairs are four well-proportioned bedrooms, two of which are en-suite and a family bathroom. Fitted wardrobes of extremely high quality are provided in all four bedrooms. Luxurious internal fittings as standard. A spacious landing area is a welcome feature. This is a house where you will truly feel at home.

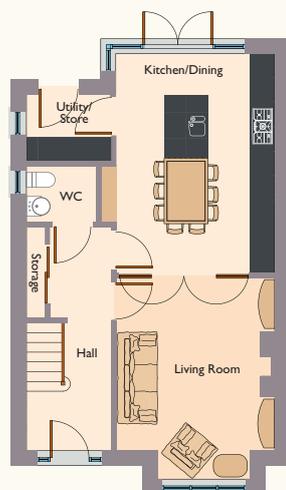
THE LARK *4 Bedroom, approx 1,530 sq.ft., Semi-Detached House*



Designed to complement modern living, this four bedroom home has three levels providing ample circulation space. The ground level has a good sized kitchen/dining area with utility room, a w.c. and a comfortable living room. There is also a separate storage area. Underfloor heating on the ground floor make this a truly comfortable home.

The mid-level has three bedrooms, one en-suite and family sized bathroom. The top floor level holds the fourth bedroom, complete with en-suite. Fitted wardrobes of extremely high quality are

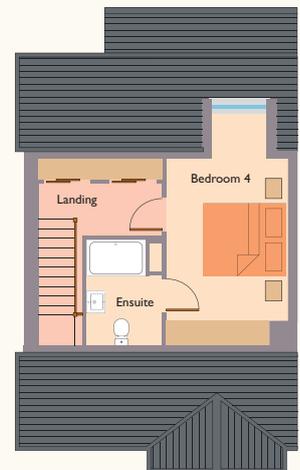
provided in all four bedrooms. Luxurious internal fittings as standard. The Lark encapsulates everything you need to make a house feel like a home.



Ground Floor



First Floor



Top Floor



LANDEN PARK at Oldtown Demesne



Site Plan



Location Map

 Oldtown has a rich and varied history. The lands on which these homes are built have been the seat of the Kings of Leinster, the site where St Patrick baptised their children and the location selected by the great Irish military engineer, Thomas De Burgh for his house, one of the first Palladian winged houses in the country. Landen Park marks the next exciting chapter in Oldtown's history as a prestigious residential location.





Superior Low Energy Design:

- 'A' rated energy efficient homes.
- Low energy, low carbon houses.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm concrete construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- GFCH with 'A' Rated Gas Condensing Boiler and multi-zone controls.
- Solar panels for hot water and photovoltaic solar panels for electricity generation.
- Thermal mass for passive heat storage.
- Underfloor heating on ground floor with thermostatically controlled radiators upstairs.

Building Guarantee:

- These quality homes are covered by the HomeBond 10 Year Guarantee Scheme.

Kitchen & Utility:

- Elegant high-quality fitted kitchens in either contemporary or classic styles with a choice of finishes.
- Fitted storage units to utility room.

Bathrooms & En-Suites:

- Stylish bathrooms with attractive range of high quality sanitary ware and fittings.
- Bathrooms & ensuite fully tiled as per show homes.
- Downstairs w.c. fitted with electric towel rail.

Internal Finishes:

- Eircom and UPC available on site.
- Internal walls plastered and painted with a choice of two colours.
- Wood burning stove with bespoke fireplace exclusively designed for Landen Park by Michelle Hetherington.
- Smoke, heat and CO2 detectors fitted as standard.
- Intruder alarm fitted as standard.
- CAT 6 cable wiring for data and telephone points for high speed broadband connection.
- Standard pendant light fittings and attractive power points. Showhouse light fittings not included.

Wardrobes:

- High quality fitted wardrobes with a choice of contemporary or classic styles.

External Finishes:

- Each home will have an external e-car charge point.
- Low maintenance, attractive brick and render finishes.
- Each house has parking spaces for two cars.

Gardens:

- Gardens are top soiled and seeded with grass with front driveways as per showhouse.

Parkland Amenity:

- Landen Park is located in the curtilage of Oldtown Demesne renowned for its environmental beauty.
- Professionally landscaped setting bounded by the Oldtown Demesne walls.

Management Fee:

- Please note that these homes will be subject to an annual management fee.

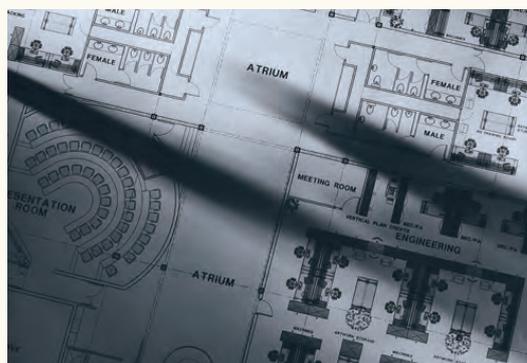
Whilst care has been taken in the preparation of this brochure, maps and plans are not to scale and measurements are approximate.

Capital Homes is the New Homes division of Capital Securities Corporation Ltd, a Private Equity firm based in Tullamore, Co. Offaly. Landen Park will be our flagship development and will demonstrate our commitment to providing a new standard in quality and comfort for new homes in the Irish market.

In creating our vision for Landen Park we have brought together a highly skilled team all of whom have long-run experience in residential development under our Alliance of Competencies model.

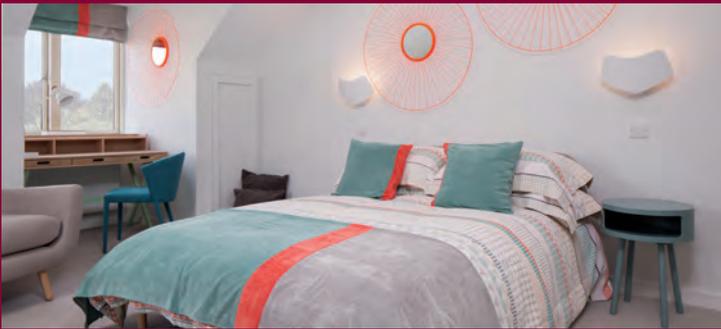
Our developments will have an emphasis on enabling a sustainably comfortable lifestyle using high quality building materials, fixtures and fittings, while ensuring each home is equipped to achieve an A-rated energy efficiency level. Additional non-standard features such as external plug points for electric cars will positively differentiate Capital Homes, while an emphasis on creating an inclusive family and community-based lifestyle will be an integral part of our developments.

Our aim is to establish a brand which has a reputation for providing quality homes, value for money and excellent customer service in terms of the sales process and after-care for residents of Capital Homes' developments.





New layout just completed





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Contact Us

For sales enquiries please contact our sales agents:



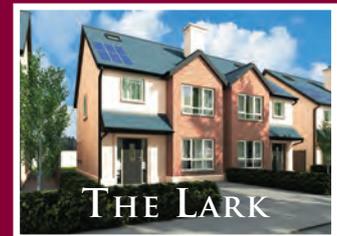
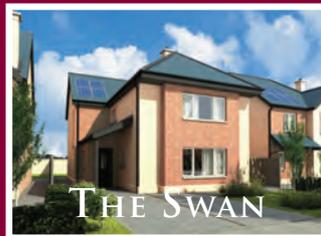
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