



## Life at Acha Bhile

Acha Bhile is a scheme of high quality houses and apartments built to exacting standards. With a variety of house and apartment types available, Acha Bhile will cater for the needs of first time buyers and families alike. An on-site creche is also being built to provide first class local child-minding facilities.

In keeping with the latest advances in technology Cronan Nagle Developments has partnered with i-Homes for this exclusive development at Acha Bhile, Ennis.

The fully integrated cabling infrastructure offers the ultimate in convenience and flexibility, by providing home owners with easy access to a wide range of communication and entertainment services.

These homes have been built with the needs of modern buyers in mind, with a focus on style, space and privacy. The quality of finish and attention to detail within the homes enhances the appeal of Acha Bhile, while great thought has been given to the layout of the development. The houses and apartments are grouped around a number of large green spaces, providing a sense of light and openness.

No matter which home you choose Acha Bhile will provide you with the ultimate in comfortable and convenient living.



# A Prime Location

Acha Bhile occupies a wonderful site within the suburbs of Ennis, fronting onto the main Ennis / Lahinch Road and approximately a quarter of a mile from the proposed link/relief road to the Ennis Bypass. The development is within easy reach of the popular Ennis and Woodstock Golf Club as well as the Woodstock Hotel and Leisure Centre.

From Acha Bhile the cities of Limerick and Galway are within a 40-minute drive, while Shannon International Airport is a 25-minute drive away.

The countryside surrounding the area also means that residents of Acha Bhile can avail of fabulous natural amenities almost on their doorstep. To the northwest is the incredible Burren landscape, while the Atlantic Coast and its famous seaside resort of Lahinch is within a 20 minute drive.



### Key Guide

- Secondary Schools
- Primary Schools
- Shopping Centres





## ECO Homes Sustainable Energy, Ireland

*House of tomorrow construction standard*

- Energy consumption 40% less than an equivalent house built to current Irish Building Regulations
- Reduced carbon di-oxide emissions
- High level of comfort i.e. draught free house
- Whole house ventilation system with highly efficient heat recovery unit cuts down on heat loss and energy costs
- Filtered air due to whole house ventilation system, reduces allergies and respiratory illnesses
- Highly efficient gas boilers (over 90% efficient)
- Low emissivity glass, helps to keep the heat inside the house
- Substantial levels of insulation
- Thermostatic radiator valves provide better control over individual radiators
- Natural gas means no space taken up by oil or gas storage tanks and no running out of fuel
- Concrete construction gives high thermal mass which helps to keep temperatures stable throughout Winter and Summer

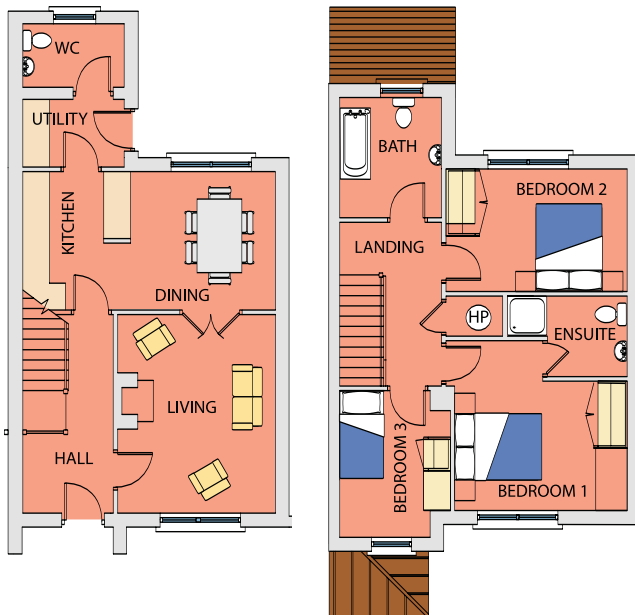


Type A



Type B

## Type A

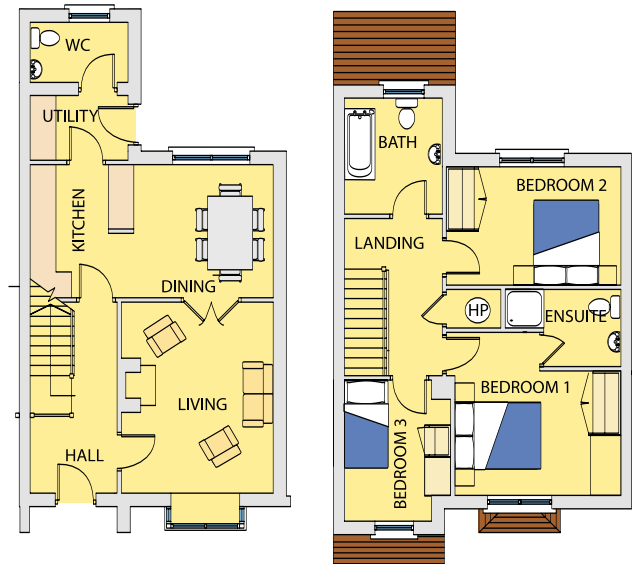


Ground Floor

First Floor

3 Bed Townhouse  
102 Sq.m 1100 Sq.Ft

## Type B



Ground Floor

First Floor

3 Bed Townhouse  
102 Sq.m 1100 Sq.Ft

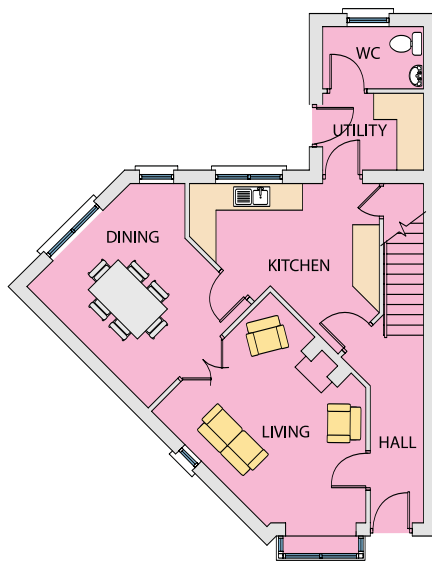


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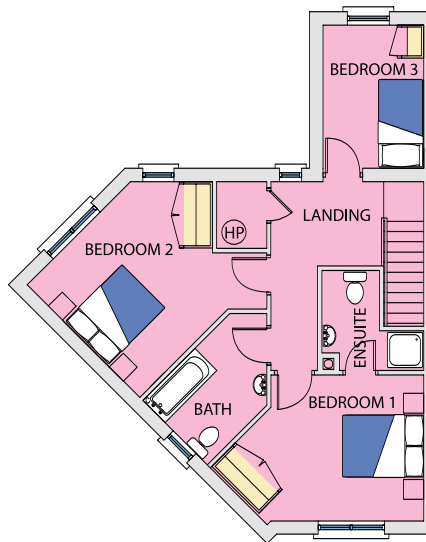


Type D

## Type C



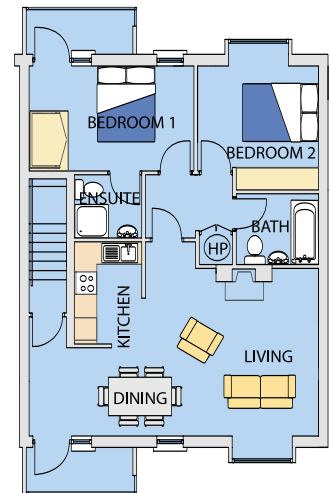
Ground Floor



First Floor

3 Bed Semi Detached  
117 Sq.m 1260 Sq.Ft

## Type D & E

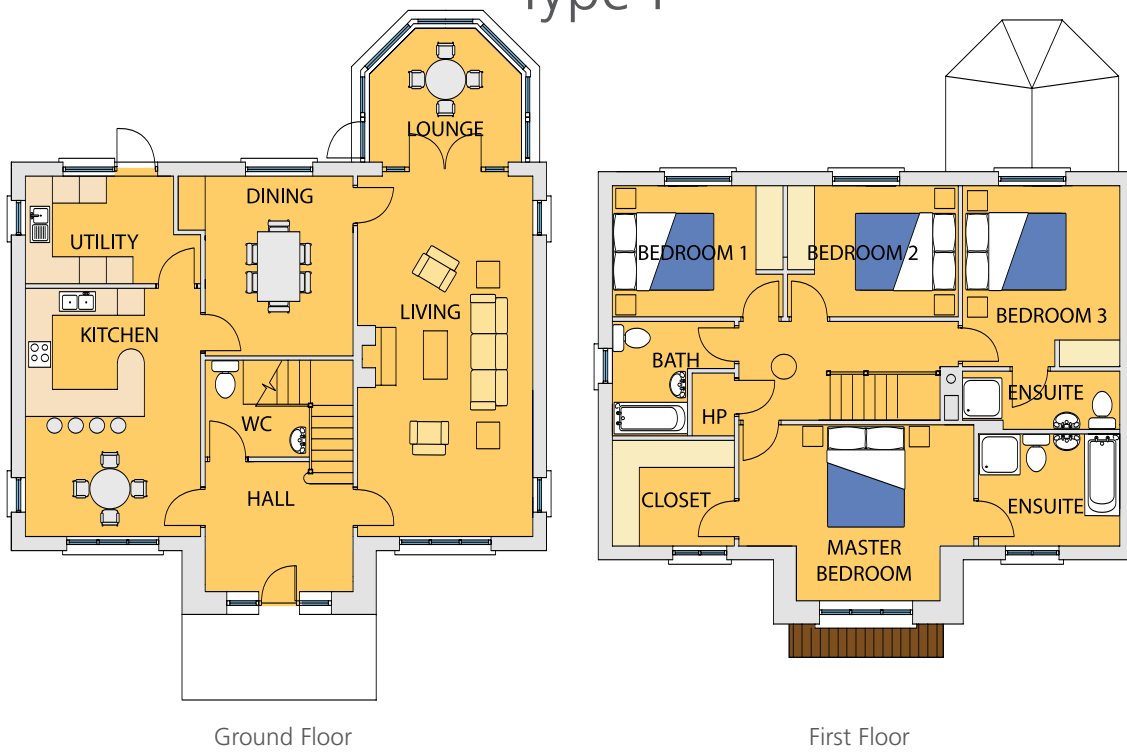


Typical 2 Bed Apartment  
70 Sq.m 753 Sq.Ft



Type F

# Type F



4 Bed Detached  
200 Sq.m 2146 Sq.Ft



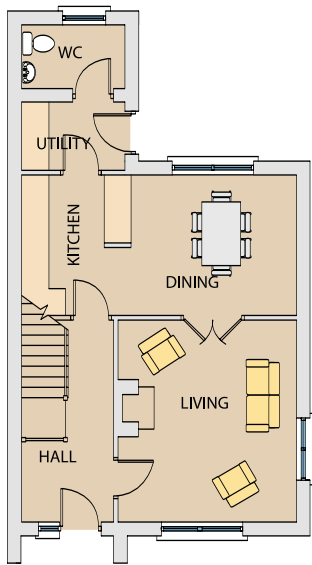
Type G

Type H

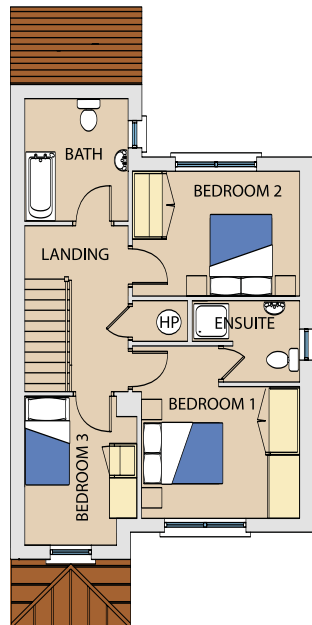
Type A

## Type G

## Type H

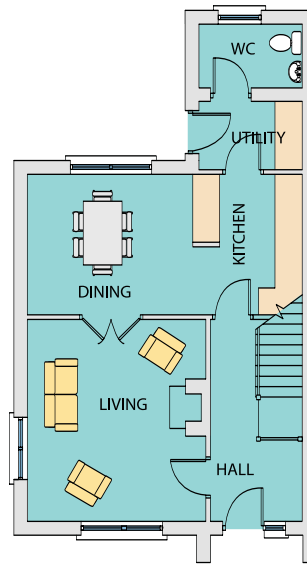


Ground Floor

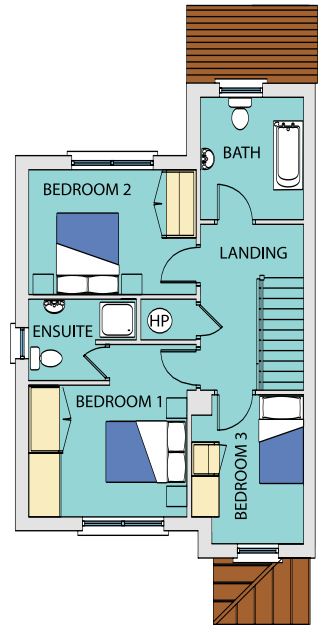


First Floor

3 Bed Detached  
102 Sq.m 1100 Sq.Ft



Ground Floor



Ground Floor

3 Bed Semi Detached  
102 Sq.m 1100 Sq.Ft

# Standard Features

## General

- ECO Homes as standard in both apartments and houses
- i-Homes Package installed in both apartments and houses
- Insulated Solid Concrete Structure
- External walls have coloured render finish
- Tiled roof
- Painted internal walls
- Hardwood front door
- Excellent standard of insulation

- High quality vitreous china sanitary ware with PVC bath
- Generous electrical specification
- Premier structural guarantee
- Ample Visitors & Residents parking
- No stamp duty for owner occupiers
- Landscaping with native trees in public areas
- 10% reduction on all audio & visual equipment bought at i-Homes

## Houses

- Colour render and red brick style finish
- Woodgrain effect pvc double glazed windows
- Regency moulded, standard 6 panel internal doors
- Red deal stairs
- Moulded skirting & architrave
- Standard fitted kitchen
- Fitted remote control gas fire
- Master bedroom ensuite
- Downstairs wc
- Thermostatically controlled power shower (from gas heating system)
- Gardens front & rear top soiled
- Tarmacadam driveway with concrete kerbing

## Apartments

- Hardwood veneered internal doors
- Bevelled skirting & architraves
- Painted white undercoat finish throughout
- Standard fitted kitchen
- Standard fitted wardrobes
- Fitted remote control gas fire
- Tiled splash backs to bathrooms & kitchen worktops tiled
- Thermostatically controlled instant shower (direct from gas heating system)
- Door bell to ground floor & intercom to first floor apartments

## i-Homes standard Package

An i-Homes™ Cable Management system has been installed throughout your new home which provides home owners with easy access to a wide range of services throughout. These services include the following:

- **Telephone**  
For your convenience and ease of access, telephone points are provided in all main rooms and viewing / entertainment areas for digital transmission
- **TV**  
All main rooms are cabled to cater for TV and Satellite, with further provision being made for SKY+ throughout your home.
- **Surround Sound**  
Your main reception area is pre-cabled for 5:1 Surround Sound bringing Home Cinema right into your living room
- **Central Media System**  
Cabling and a 6 zone Multi Media Russound CAV6.6 unit with build in Tuner is installed which gives the home owner the ability to listen to various different music sources.  
  
A control with Backlight LCD Display with selectable Amber/Green colour buttons, Source Labels / IR Control / Source In / Party Mode / DND Support is also included in multiply rooms.  
  
An IR Learner is also included for the Home Owner where all IR devices can be controlled from one central unit.
- **Broadband**  
Provision for broadband is available in multiple rooms with a structured CAT 5 cabling system.



- **Wireless Access**  
A broadband ready Wireless network is also included for the home owner allowing Internet access through out the home with a wireless enabled pc or laptop
- **PC Networking**  
A secure PC Network is pre-installed so that computers, printers and other devices can be shared throughout your new home.
- **Home Office**  
Working Full-Time or Part-Time from home has never been easier, as the i-Homes™ system allows you setup your office in whatever room you choose
- **Audio / Video /Media-Server/ Mood Lighting etc..**  
In addition i-Homes™ offer a wide range of equipment from LCD or Plasma screens, Home Cinema Surround Systems, Media -Server & Mood Lighting. We also integrate to both the AMX and Creston range of products.