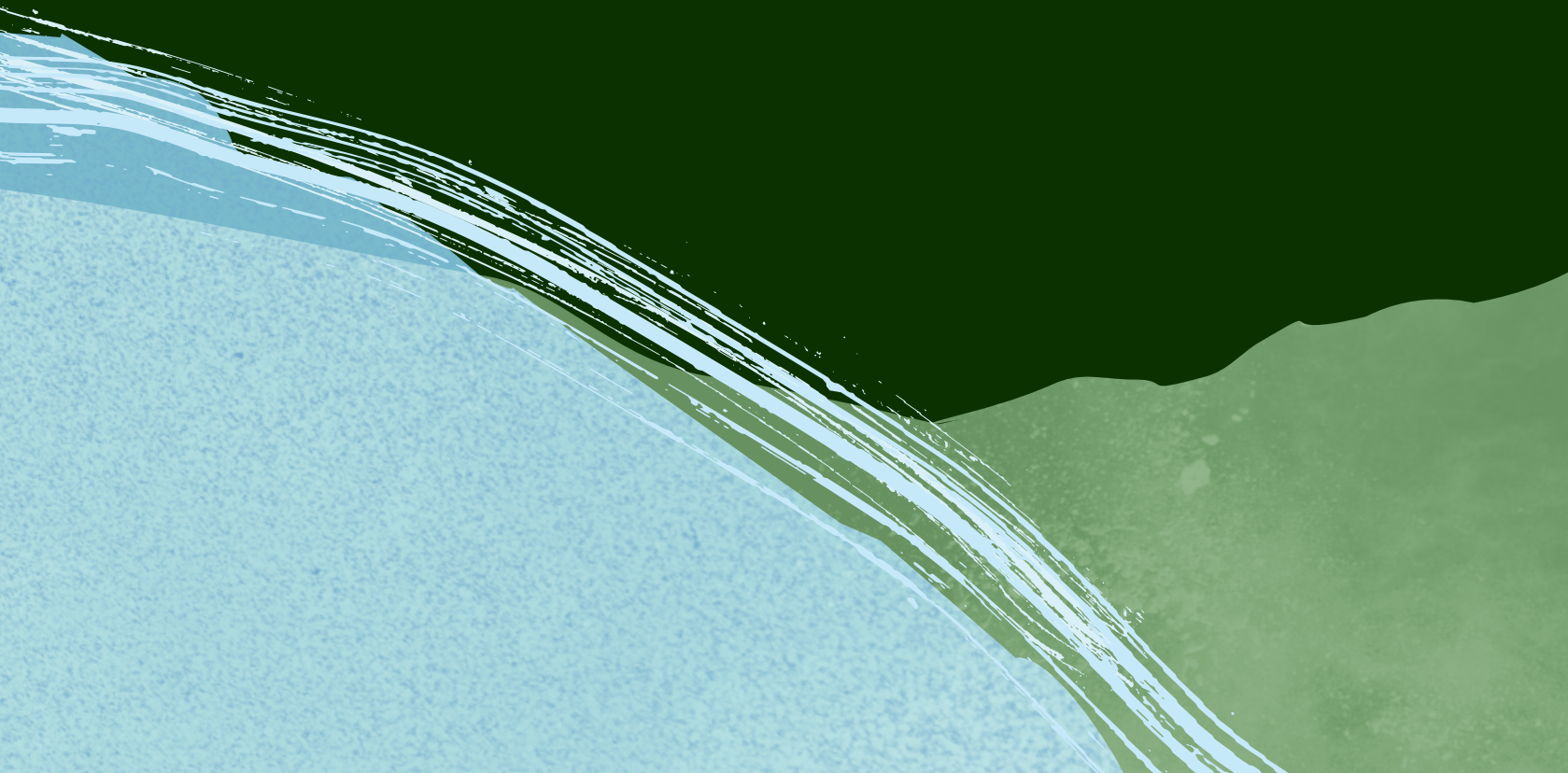


Robinrath

N A V A N



The Gateway to Great Living

Just a short walk from Navan town centre and surrounded by beautiful rolling countryside and UNESCO World Heritage sites, your new home in Robinrath offers the best of all worlds.

With brand new 3 and 4 bedroom houses, 3 bedroom duplexes and 2 bedroom own door apartments to choose from, Robinrath is your gateway to every aspect of great living.



Bustling Town with Nature on Your Doorstep



Robinrath offers easy access to the many local amenities, schools, and more. You can shop locally, stroll to Navan town centre, or make use of plentiful public transport options nearby.



Navan is a vibrant, welcoming town known for its excellent cafés, restaurants, shopping, and leisure amenities. Just beyond the town, scenic trails and open spaces are perfect for walking, cycling, fishing, and water sports – ideal for families who love the outdoors. Nearby, the 30km Boyne Valley to Lakelands Greenway runs from Blackwater Park in Navan to Kingscourt, offering a haven for nature and adventure lovers.





Contemporary modern living meets local ancient history. A vibrant cultural and entertainment scene combines with rolling lush scenery.



Excellent transport links and rapid access to major motorways are complemented by easy trips to essential shopping and amenities.



Become a part of a Creative, Foodie Town



Navan's attractive streetscaping helps to make the central zone around Watergate Street a pleasurable, inspiring environment. It plays host to a multitude of cafés, bars, restaurants and public sculpture.

As you explore, you'll also find an impressive trail of contemporary artwork, and foodies can enjoy an excellent variety of eateries to suit all tastes from street food to fine dining.



Be at Home in a Lively, Social Town



While some towns are best known for their accessibility to Dublin, Navan is a destination in its own right.

A busy market town, it lies where the rivers Blackwater and Boyne meet and has a lively retail and social offering. Its nightlife offers something for everyone, from cosy traditional pubs to lively modern venues.

You'll find a host of great places where you can sip signature cocktails, enjoy authentic Irish music, or dance the night away. The choice, as they say, is yours!



A Neighbourhood Full of Choice

A Neighbourhood Full of Choice

EDUCATION

1. Gaelscoil Éanna
2. Beaufort College
3. St. Joseph's Mercy Secondary School
4. Navan Educate Together National School
5. Ard Rí Community National School
6. Loreto Secondary School
7. St. Patrick's Classical School

SHOPPING

8. Navan Town Centre
9. Navan Retail Park
10. Lidl
11. Beechmount Shopping Centre
12. Beechmount Garden Centre
13. Marks & Spencer
14. Tesco Superstore
15. Aldi
16. Centra Commons Road

SPORTS & FITNESS

17. Navan Pitch & Putt Club
18. Claremont Stadium
19. Navan Tennis Club
20. Club Active Gym
21. Snap Fitness Navan

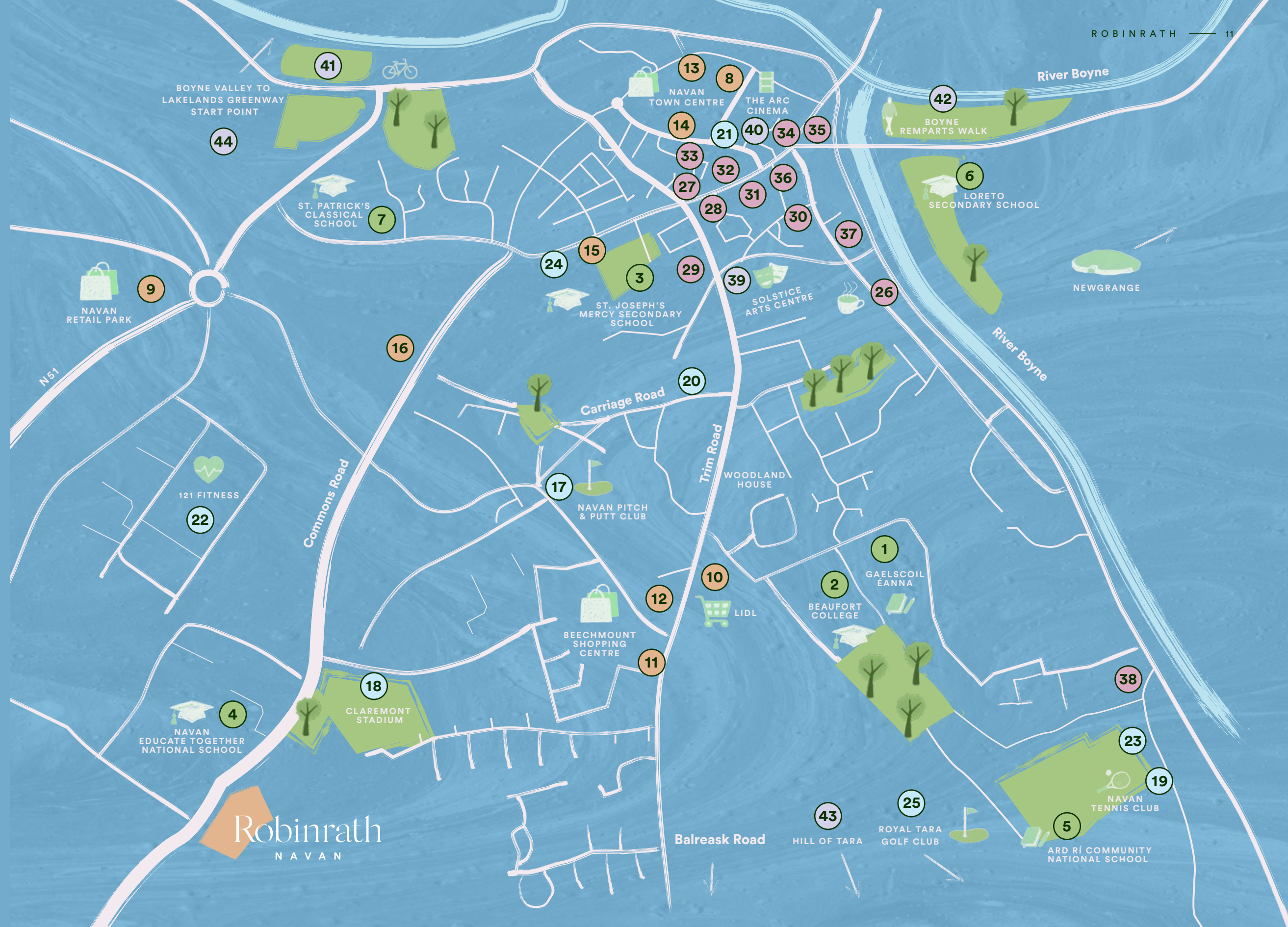
22. 121 Fitness
23. Navan Rugby Football Club
24. Navan O'Mahony's GAA Club
25. Royal Tara Golf Club

BARS & RESTAURANTS

26. Seven Arches Bar & Restaurant
27. Camile Thai
28. Ryan's Bar
29. Crave
30. LUVIDA
31. Pimiento's Café
32. The Gate Restaurant
33. Fifty50
34. Room8
35. Crystal Café
36. The Central Bar & Restaurant
37. Newgrange Hotel
38. Ardboyne Hotel

RECREATION

39. Solstice Arts Centre
40. The Arc Cinema
41. Blackwater Park
42. Boyne Ramparts Walk
43. Hill of Tara
44. Boyne Valley to Lakelands Greenway Start Point





NEWGRANGE



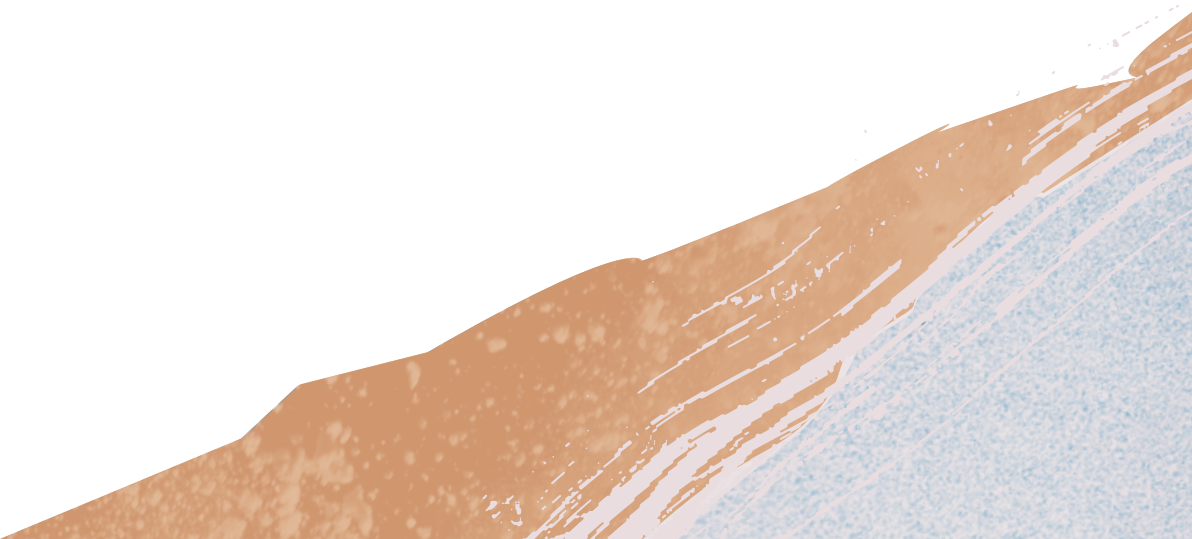
LOUGHCREW CAIRNS



Enjoy the Jewels of Ireland's Ancient East

What better reminder of the importance of preserving our planet than the incredible ancient heritage just a short distance from your new home? Newgrange, a UNESCO World Heritage site and the crown jewel of Ireland's Ancient East, is a remarkable Stone Age monument featuring the largest concentration of prehistoric megalithic art in Europe.

Located just over 20 minutes away, Newgrange is sure to become a favourite spot to share with visiting friends and family. Alternatively, head west to Loughcrew Cairns, where one of the ancient tombs offers a magical experience as sunlight streams through its chamber at sunrise during the Spring and Autumn equinoxes.



Easy Local and City Commutes



BY CAR

Navan Park & Ride Facility – 5 Minutes
Located just beside St. Patrick’s Classical School, the Navan Park & Ride consists of a new offline bus bay, new bus shelters, cycle parking and 181 car parking spaces.

M3 – 7 Minutes

Newgrange – 25 Minutes

Navan Road Parkway Station – 30 Minutes

Dublin Airport – 35 Minutes

Dublin City – 40 Minutes



ON FOOT

Navan Educate Together School – 2 Minutes

Nearest Bus Stop – 2 Minutes

Claremont Stadium – 6 Minutes



NEAREST BUS ROUTES

N1, N2 and 189



Eligible for Government Initiatives

Buying your first home is an exciting time in anyone’s life. Our goal is to make sure the experience is as simple and stress free as possible. If you decide to buy a new home did you know there are government support schemes that may be available to help you?



This shared equity scheme helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home.



Did you know you may be eligible to get up to €30,000 towards your deposit?



A Green Mortgage offers lower interest rates to those who are buying a more energy efficient home.

Find out more about eligibility and how to apply with our helpful guides.

Visit [cairnhomes.com](https://www.cairnhomes.com) for more information.





Supporting Biodiversity and the Local Economy

The main green space at Robinrath will feature a fully equipped play area, complemented by footpaths, seating areas, native tree and shrub planting. This public park with a dedicated play and social space will enhance the area while preserving the existing hedgerow as a natural backdrop.

This native hedgerow will also create a vital wildlife corridor, providing shelter and food, and ensuring safe movement for local biodiversity.



Space to Live, Work and Play

Designed for growing families, as well as working from home or commuting professionals, Robinrath's 2, 3 and 4 bedroom homes offer spacious environments, both inside and out.





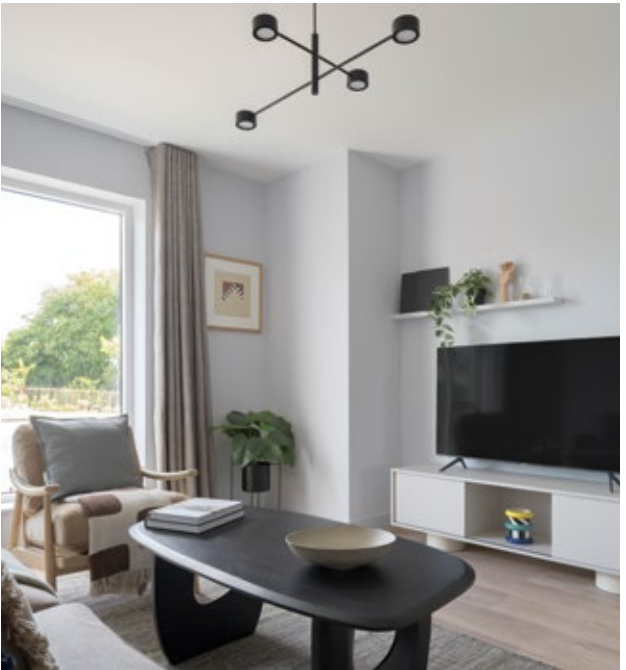
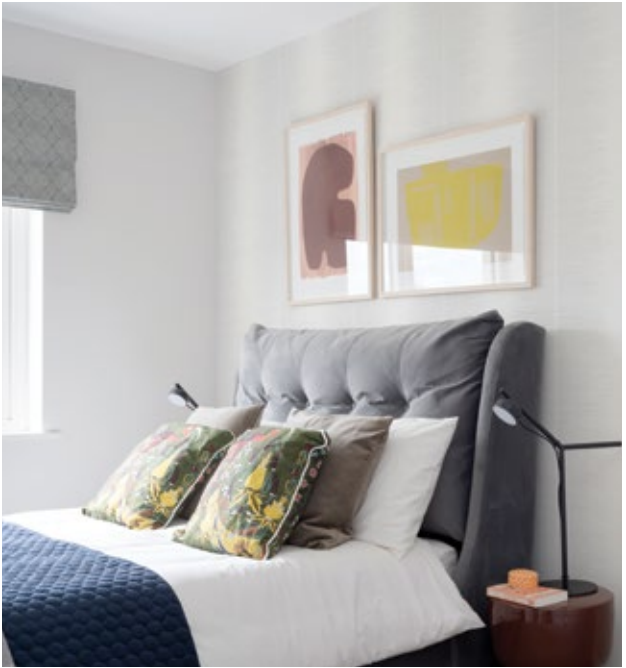
Kitchen and dining spaces are sociable and open plan, while good-sized bedrooms are perfect for private relaxation or home-office configurations. Plenty of open green space behind these homes offers further play and outdoor space for the whole family.



Intelligent Design in Every Detail

Smart design thinking ensures every element of the homes in Robinrath support your comfort, convenience and a contemporary lifestyle. Each home is crafted to the highest standards, with A-rated energy efficiency, ample natural light, and excellent insulation.

From carefully considered layouts to stylish fixtures and fittings, plus energy-efficient features including air-to-water heat pumps, LED lighting and high levels of insulation, these homes deliver maximum comfort alongside minimal environmental impact.

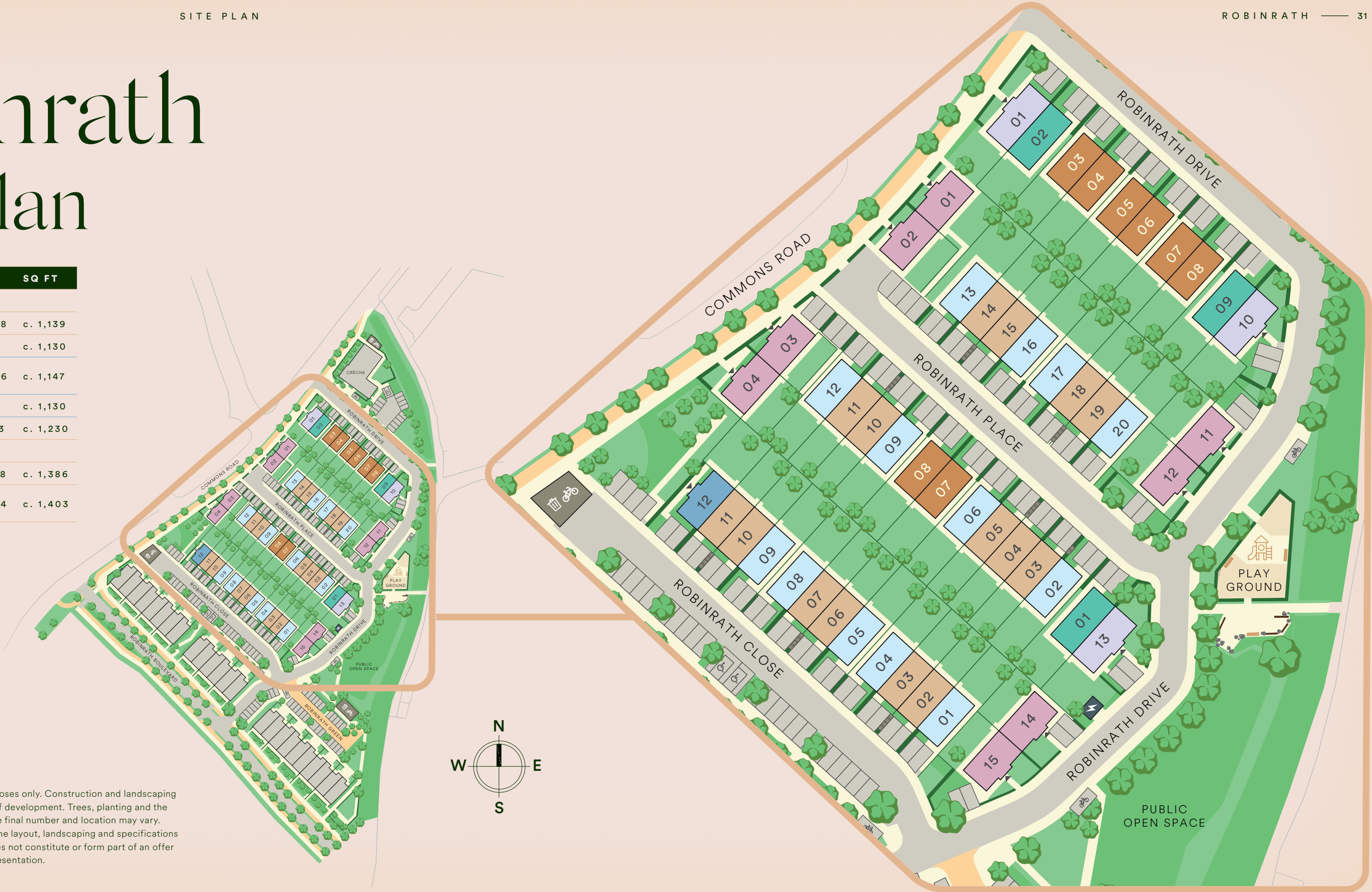




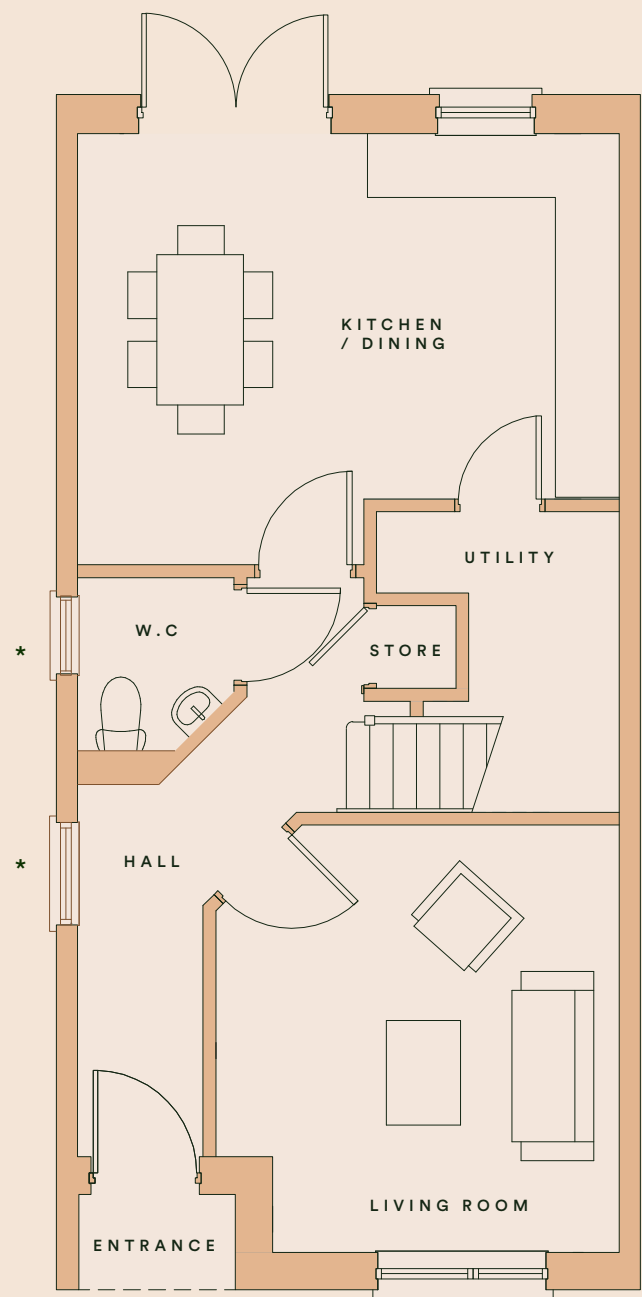
Robinrath Site Plan

HOUSE TYPE	SQ M	SQ FT
3 BEDROOM		
F1 - MID TERRACE	c. 105.8	c. 1,139
F2 - END TERRACE	c. 105	c. 1,130
F2S - END TERRACE (SIDE ENTRY)	c. 106.6	c. 1,147
F3 - SEMI DETACHED	c. 105	c. 1,130
C3 - SEMI DETACHED	c. 114.3	c. 1,230
4 BEDROOM		
J3 - SEMI DETACHED	c. 128.8	c. 1,386
J3S - SEMI DETACHED (SIDE ENTRY)	c. 130.4	c. 1,403

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cairn Homes PLC reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.



3 Bedroom House



GROUND FLOOR

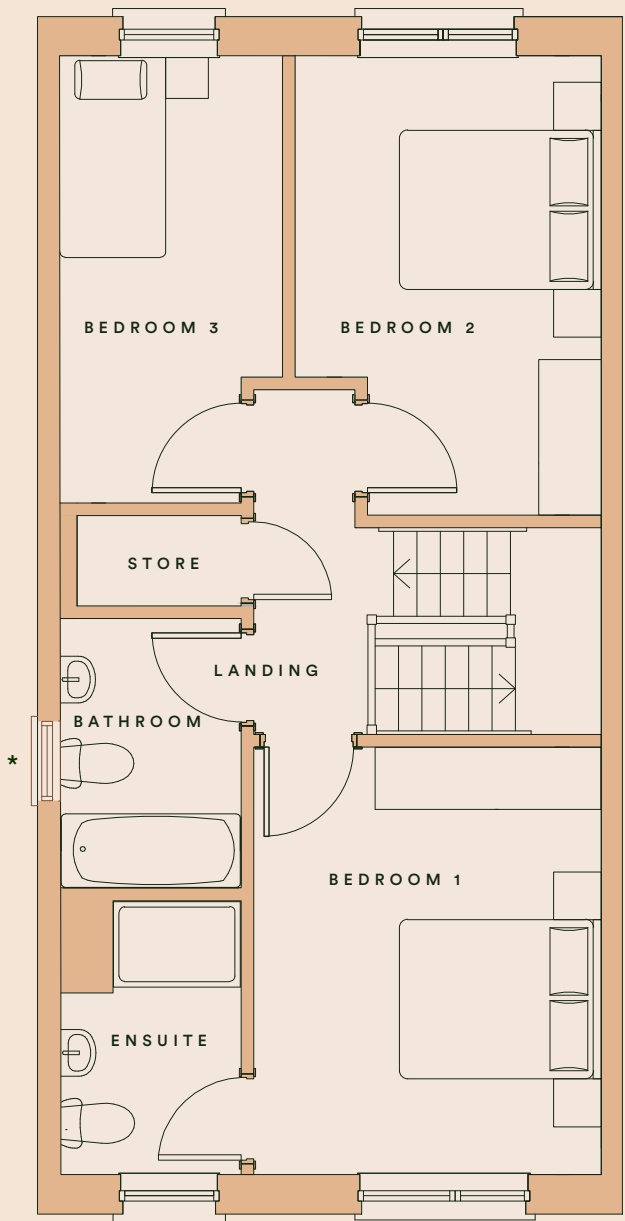
*Windows in End Terrace and Semi-Detached only

Please note: A mirror version of this house type layout may feature in Robinrath, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions 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.

F1 MID TERRACE
c. 105.8 SQ M
c. 1,139 SQ FT

F2 END TERRACE
c. 105 SQ M
c. 1,130 SQ FT

F3 SEMI-DETACHED
c. 105 SQ M
c. 1,130 SQ FT

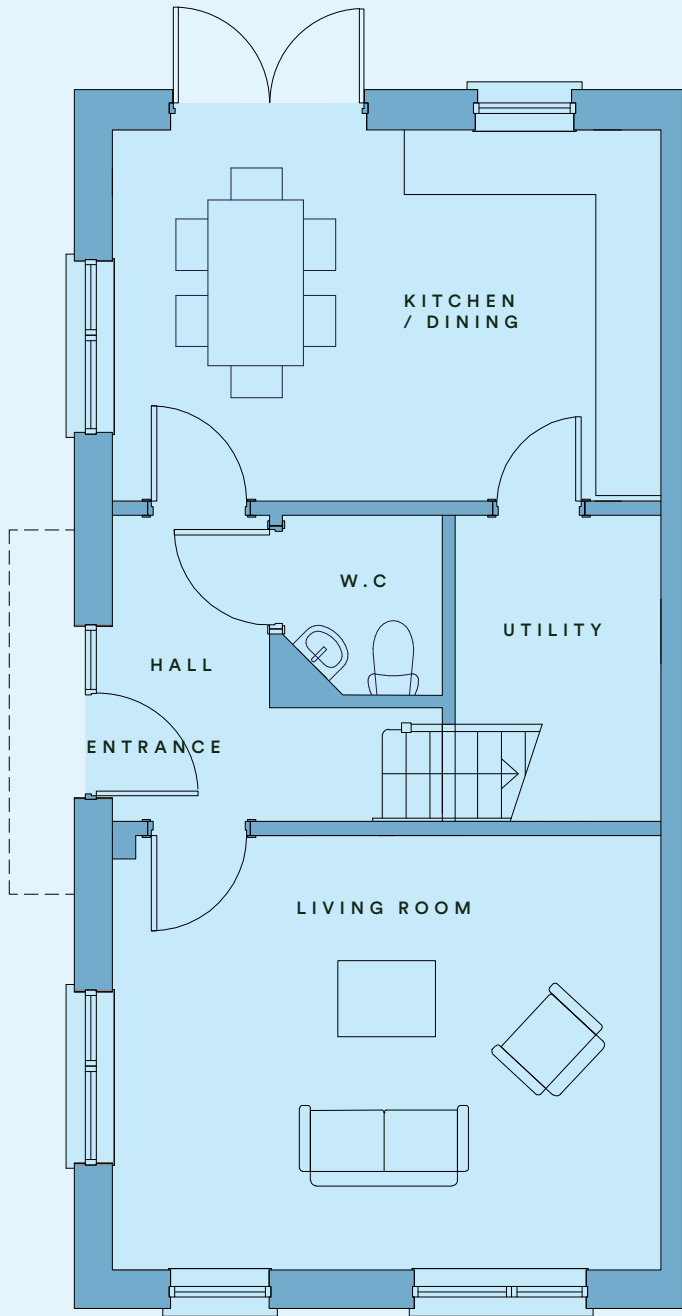


FIRST FLOOR

*Windows in End Terrace and Semi-Detached only

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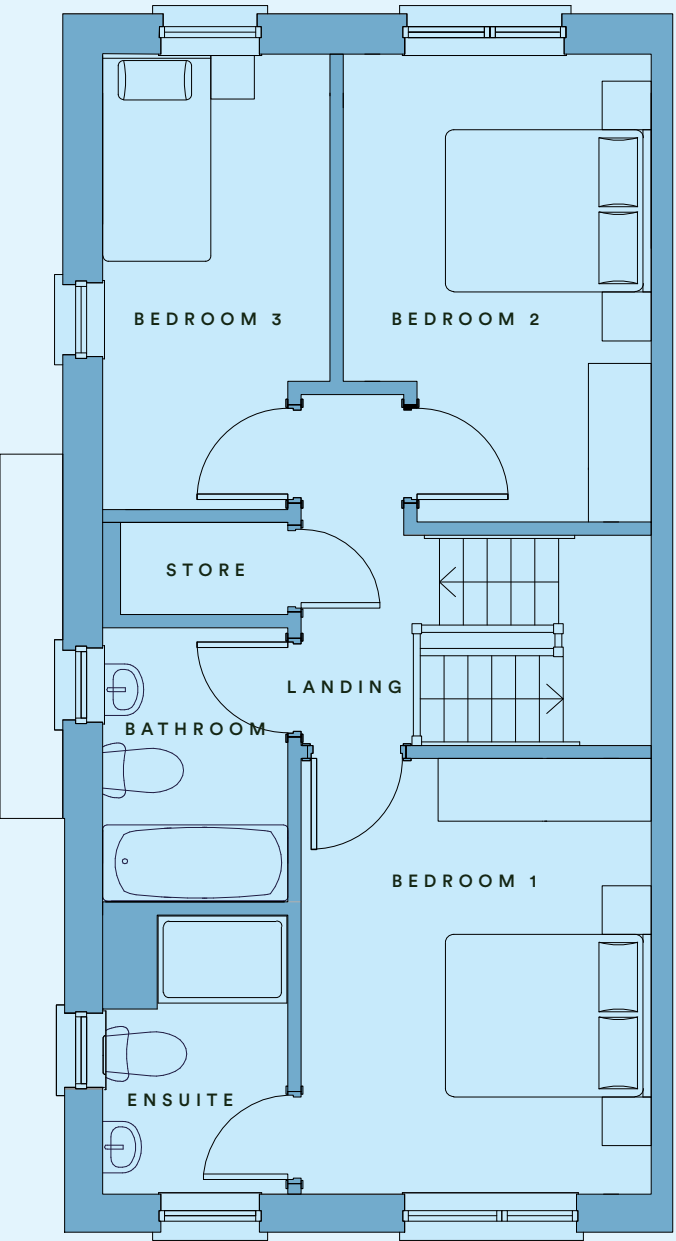
3 Bedroom House



GROUND FLOOR

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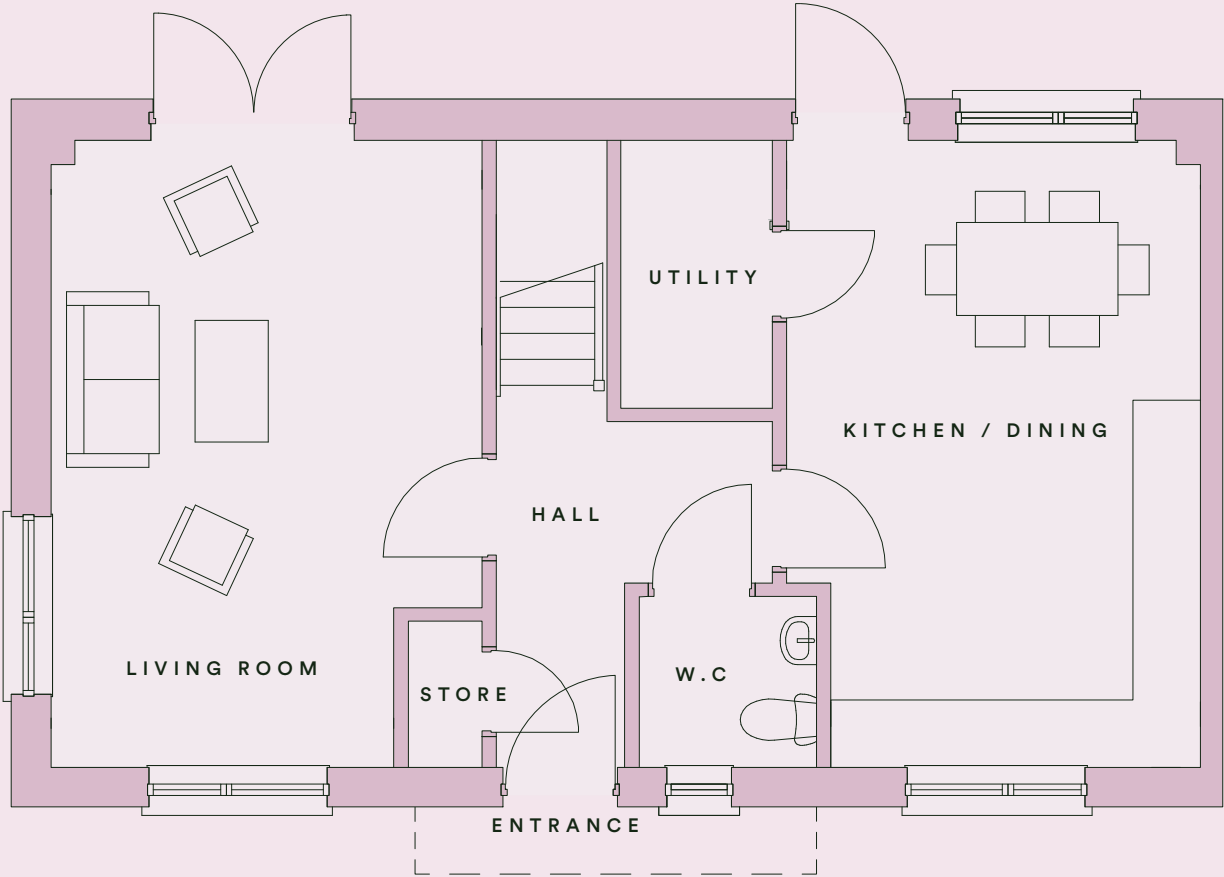
F2S **END TERRACE (SIDE ENTRY)**
c. 106.6 SQ M / 1,147 SQ FT



FIRST FLOOR

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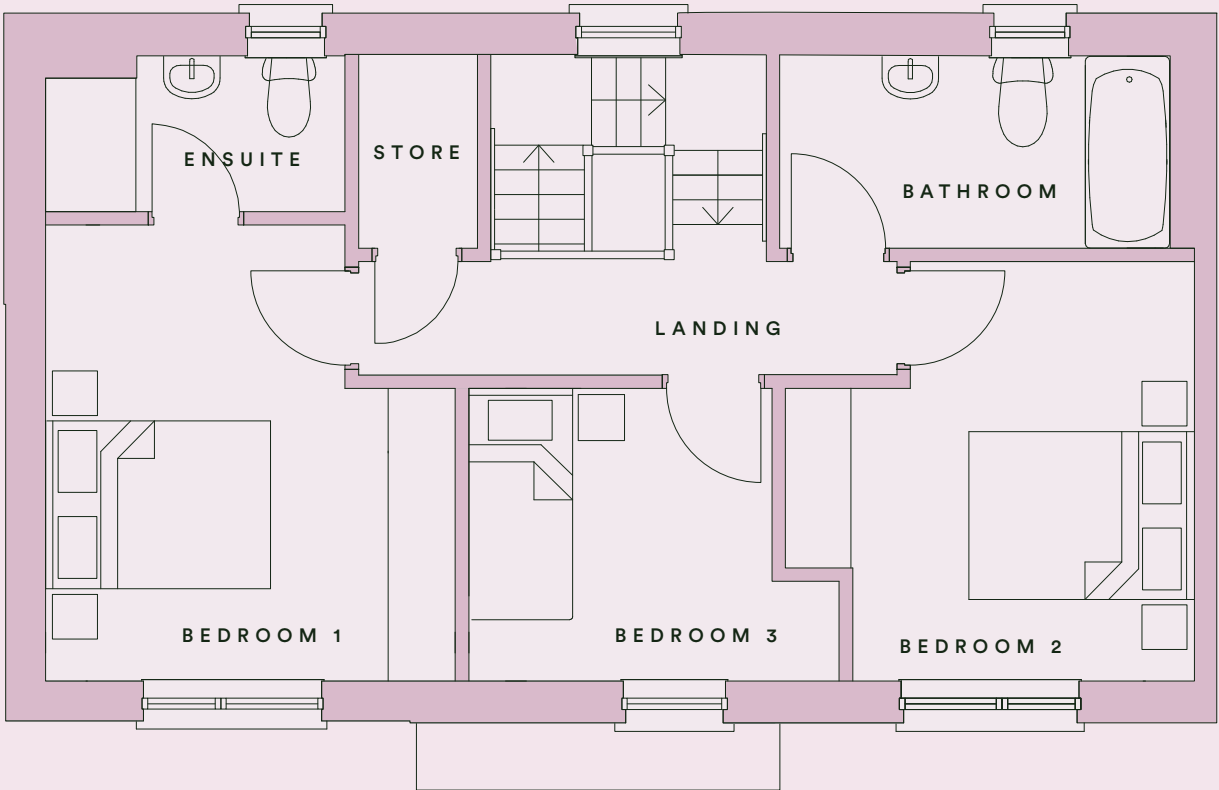
3 Bedroom House



GROUND FLOOR

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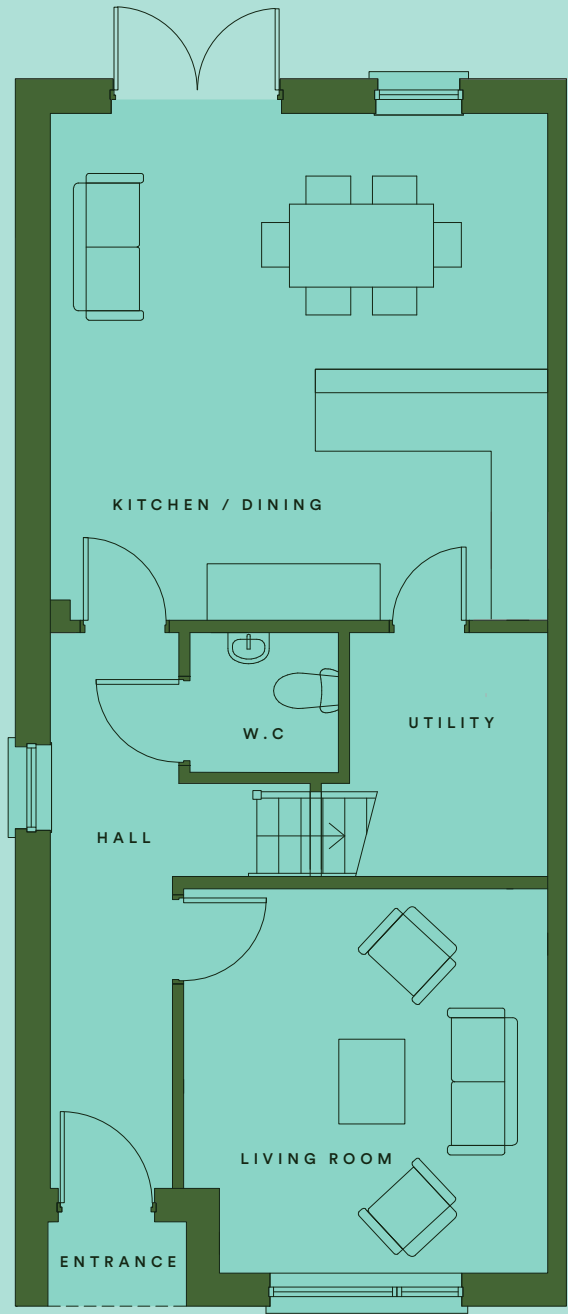
C3 SEMI DETACHED
c. 114.3 SQ M / 1,230 SQ FT



FIRST FLOOR

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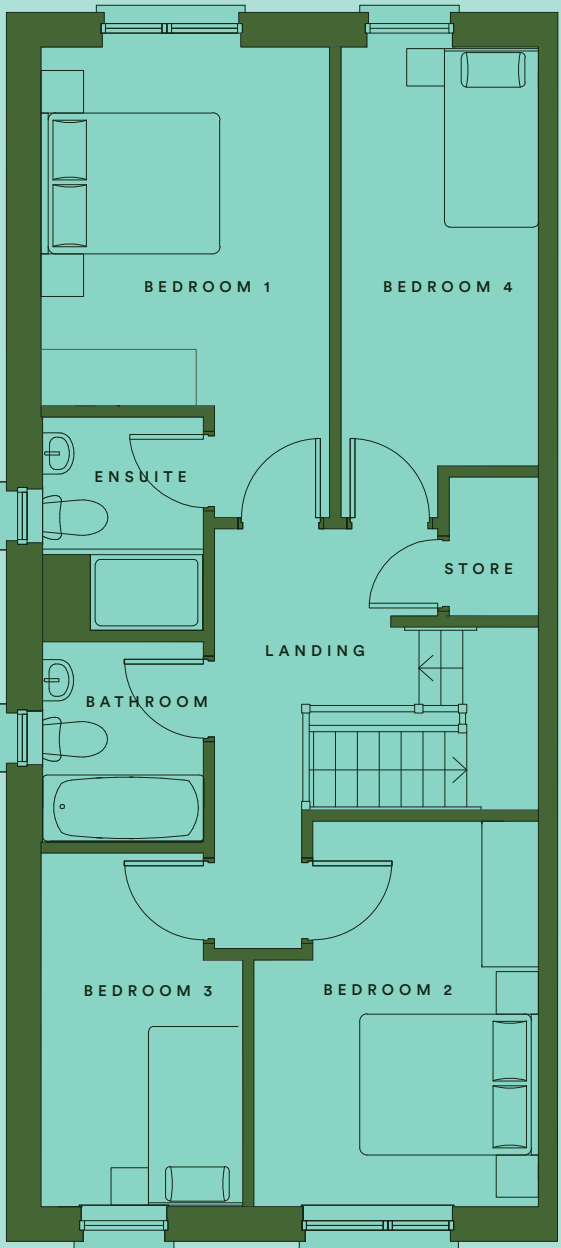
4 Bedroom House



GROUND FLOOR

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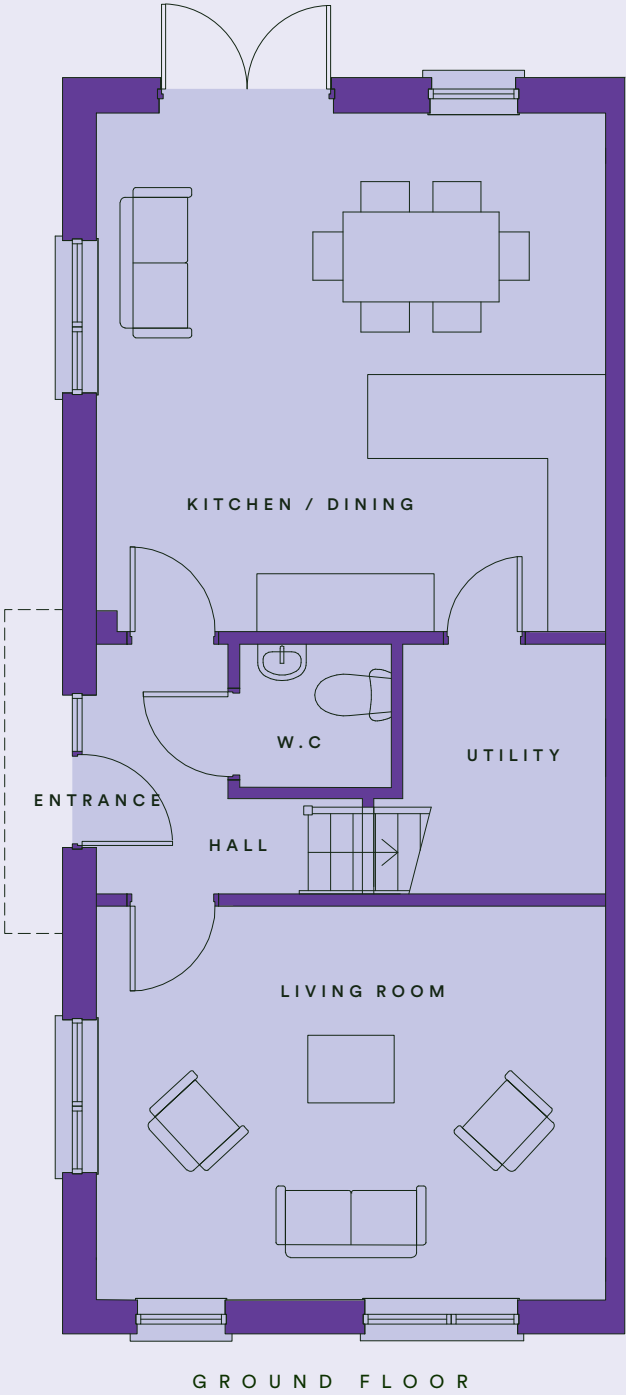
J3 SEMI DETACHED
c. 128.8 SQ M / 1,386 SQ FT



FIRST FLOOR

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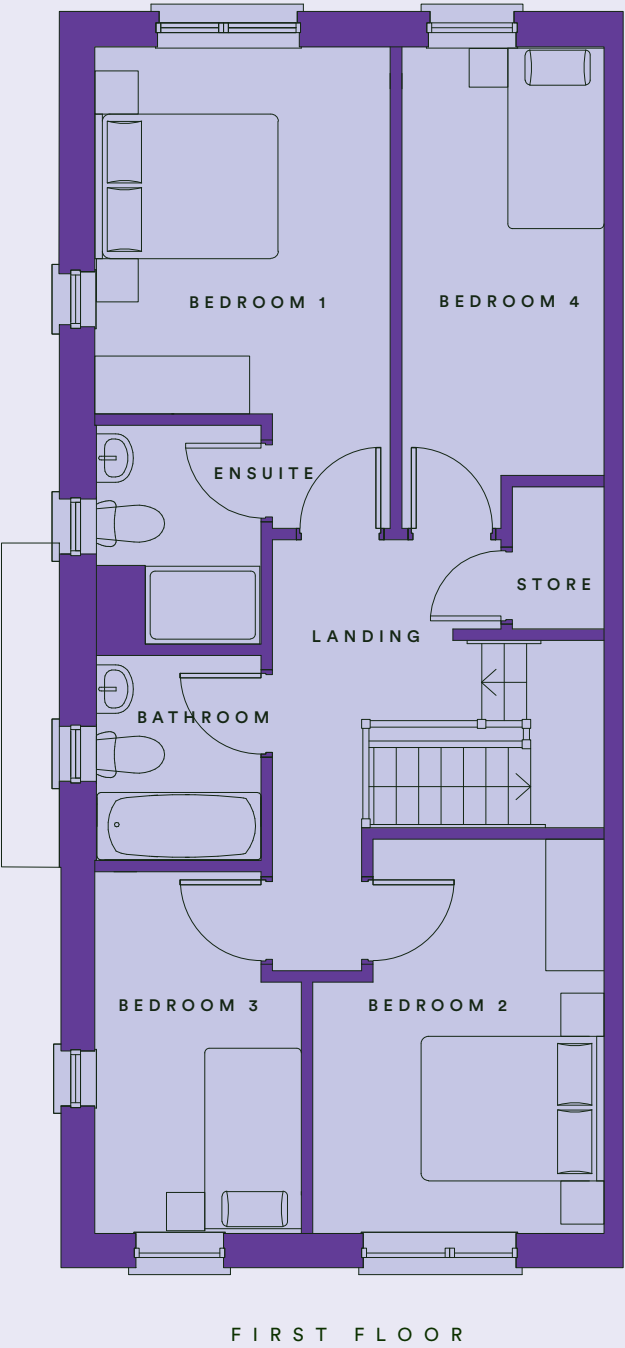
4 Bedroom House



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SEMI DETACHED (SIDE ENTRY)
c. 130.4 SQ M / 1,403 SQ FT



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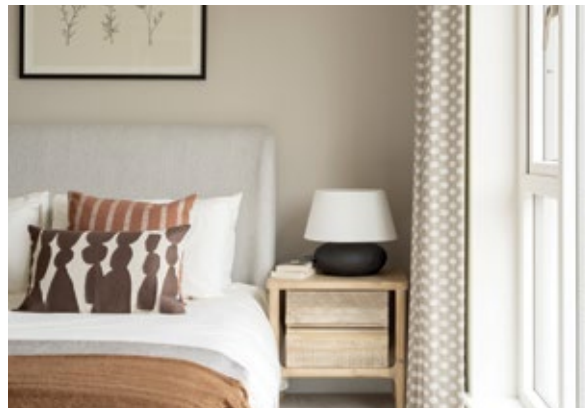
High Quality Fixtures, Fittings and Appliances

EXTERNAL FEATURES

- High quality brick and render façades
- Reconstituted stone window sills to selected windows
- UPVC high-performance double-glazed windows with low U-Value for energy efficiency
- Engineered timber front door with multi point locking system
- Large, glazed patio doors to private rear gardens
- Side passage gate (where applicable)
- Paved patio area to rear garden with external wall light
- Seeded gardens with dividing fence
- External tap provided to rear of all houses

ENERGY EFFICIENCY

- A2 BER energy rating
- Highly insulated airtight design
- Whole house Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation system
- High levels of roof, wall and floor insulation
- Heat pump with dual zone controls
- Internal pipe insulation to reduce heat loss
- Energy saving LED light fittings



SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered with battery backup)
- Locking system to all ground floor windows and doors
- Safety restrictors provided on upper floor windows

MEDIA & COMMUNICATIONS

- Wired for high-speed broadband (Cat 6)
- Telephone/data points in living room
- TV connection point to living room
- Main infrastructure installed to accommodate Siro and Virgin

ELECTRICAL

- Generous provision of lighting and power points
- White sockets and light switches in kitchen worktop area
- External weatherproof power point to rear garden
- Future proofing for electrical car charging point to off curtilage car parking spaces

BATHROOMS & ENSUITES

- High quality tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower doors
- Heated towel rails in all bathrooms and ensuites
- High quality sanitary ware

HEATING

- Energy efficient heat pump supplying panel radiators
- Time and temperature zone control provided
- Pressurised hot and cold water

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens
- Fully integrated dishwasher, cooking and fridge/freezer appliances
- Stainless steel sink and mixing tap
- Separate utility with countertop and space for washing machine and dryer

INTERIOR FINISHES

- Extra height ceilings at ground floor
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery with hardwood handrail to stairs
- Pull-down attic ladder fitted to all houses

WARDROBES & STORAGE

- Shaker style fitted wardrobes in all double bedrooms

WARRANTY COVER UNDER HOMEBOND

- 10 year Structural/Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance

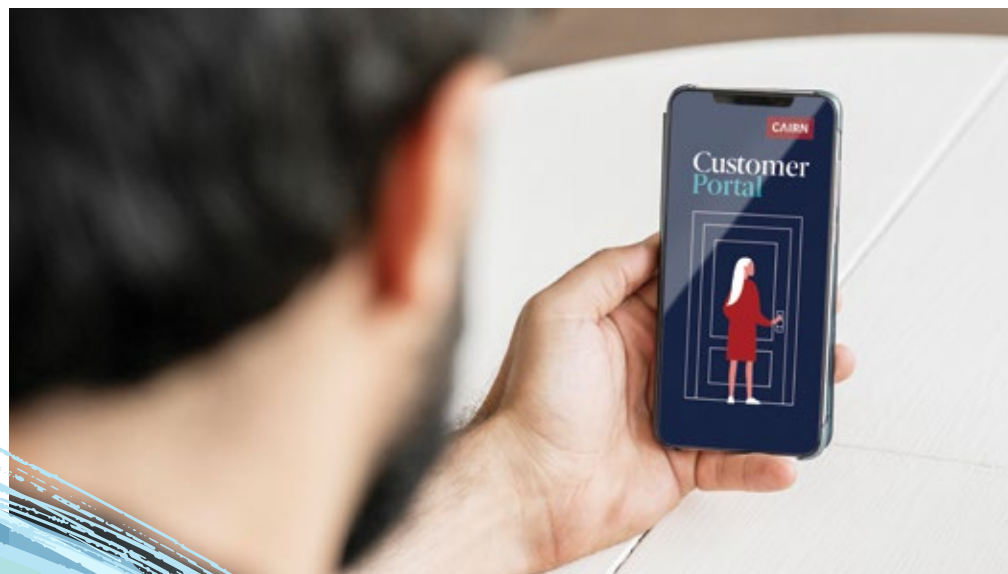
Customer Care Portal

Buying a new home is one of life's most exciting and rewarding milestones, and at Cairn, we're committed to making your journey from first viewing to settling in – and beyond – as seamless and enjoyable as possible.

To support you every step of the way, our dedicated Customer Team is here to guide you through the entire process. But our commitment doesn't end when you move in. We've developed the Cairn Customer Care Portal – a unique digital platform designed to provide a comprehensive and convenient homeowner experience.

This user-friendly online portal gives you round-the-clock access to essential information about your new home, all conveniently stored in one place. From operating manuals and appliance warranties to maintenance tips and helpful FAQs, it's designed to give you peace of mind and empower you to feel completely at home.

To make things even easier, the portal includes step-by-step video guides to help you get the most out of your home's features, from using your heating system to troubleshooting common issues. You'll also find a customer feedback survey where you can share your thoughts and help us continue to improve our service. And if you ever need to speak to someone directly, a list of useful contact numbers is just a click away.



The portal continues to support you long after move-in day. During your first year, you can log queries or service requests directly through the portal, which will be managed promptly by our experienced Customer Care team. Beyond practical support, the portal also helps you feel connected to your new community. You'll receive updates on local events, neighbourhood news, and important announcements, so you're always in the loop.

At Cairn, we're proud to offer an experience that goes far beyond handing over the keys. With the Cairn Customer Care Portal, you're not just buying a home – you're gaining a smarter, more connected, and more supported way to live.





Built For Good

Built For Good

Since 2015, Cairn has been building a future for good for everyone. Cairn homes are built to exceed expectations. Every home we build is A-rated, energy efficient and set in prime locations, with world-class design, planning and innovation central to every development.

Community is central to everything we do.

That spirit is woven throughout Cairn, from our unique aftercare services to the outstanding architecture, design and landscaping of our developments, through to sustainability, partnerships, biodiversity and decarbonisation initiatives and more.

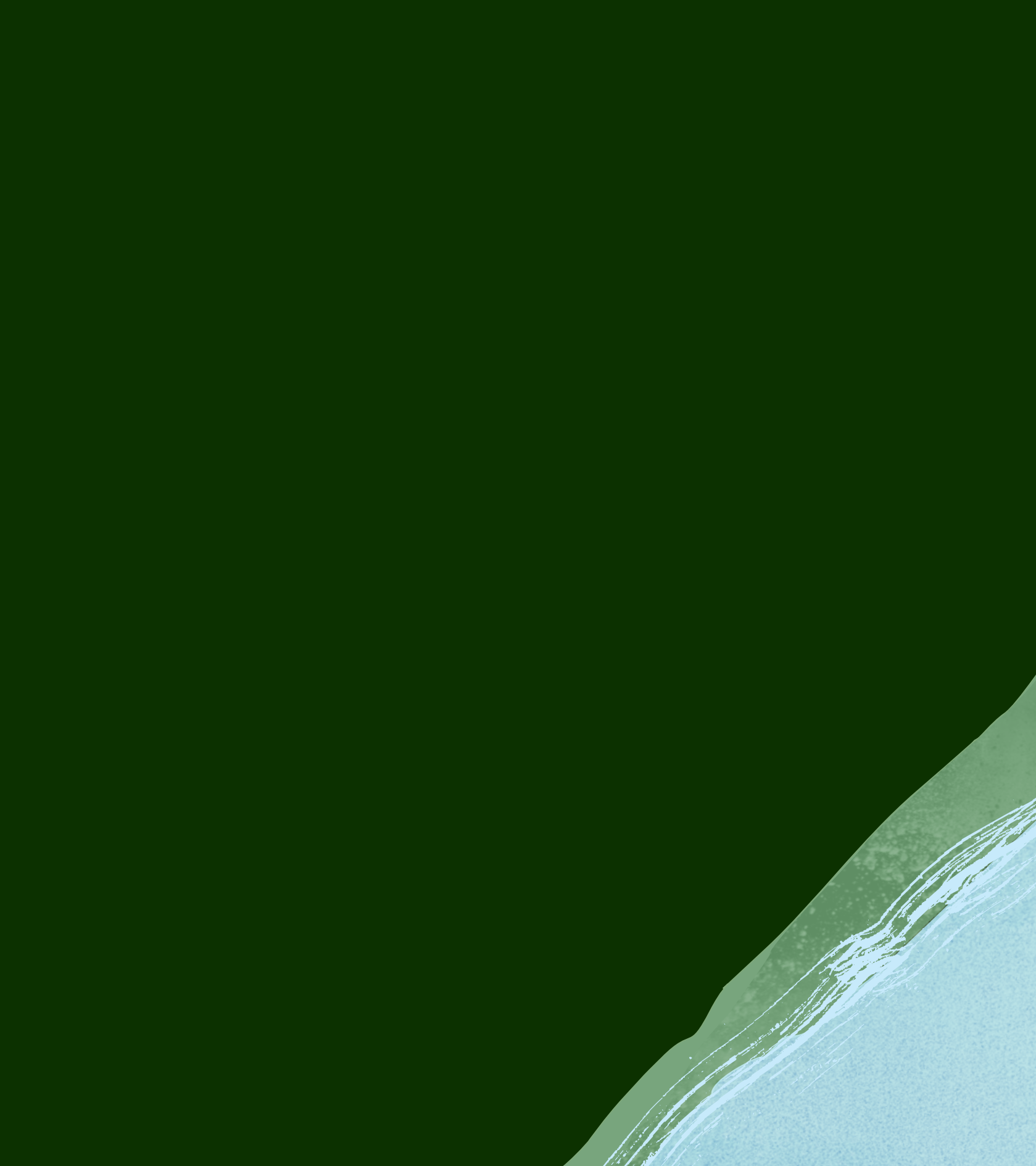
Beyond Bricks and Mortar

Community building and home building are one and the same for Cairn. We've always known the importance of growing sustainable communities where everyone can thrive.

Over 20,000 people live in more than 8,000 Cairn homes across Ireland, surrounded by over 40,000 trees we've planted. In 2024, we became title sponsor of the Cairn Community Games, the historic Irish institution that has been a source of community for generations.

Our 'We're All In' sponsorship is a call to young people to become the best version of themselves, however they show up. This support runs across youth sports, as well as in the arts, music and culture activities. The ambition is to maximise opportunities for children to take part, bringing the thriving volunteer squad with them in community creation for generations to come.







CAIRN

Built For Good



01 631 8402
PSRA 001651



046 902 3232
PSRA 001249

DISCLAIMER

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