Aster Park

RUSH

At Ballymore, we know that a true home extends beyond its physical boundaries — it's deeply rooted in the fabric of its community and environment. That's why we chose Rush, a vibrant seaside village that's a haven for families, professionals and nature lovers. This town is famous for its charming cafes and shops, historic streets and breathtaking coastline. But life here is not just about enjoying stunning views; it's about forming lasting connections with family, friends and neighbours.

Introducing Aster Park, our latest development, set against this idyllic backdrop. We're proud to present homes built to endure and designed to complement a magnificent setting. Here, residents will enjoy the refreshing sea breeze, access to a specially designed family play area and the serene charm of lush greenery.

Welcome to homes that not only benefit from a thriving community but actively enhance it.

Sean Mulryan
Chairman and CEO, Ballymore Group

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better by nature

Welcome to better living

Aster Park is an idyllic haven, offering families elegant two, three and four bedroom homes in the stunning coastal town of Rush. This historic County Dublin hamlet offers a unique blend of beachfront serenity and vibrant village life – boasting renowned architecture, enduring seaside traditions and amazing cuisine.

But Rush isn't just a place to live; it's a landscape to love, a community to engage with and a place where memories last. This is living, reimagined for those who want the scenic route every day.

Your home by the sea

ARTS & CULTURE

1. Rush Library
2. Millbank Theatre

EDUCATION

3. Ros-Eo Childcare Centre
4. Acorns Montessori
5. Tadpoles Childcare
6. Bright Beginners
7. The Crescent Academy
8. Mill Bank Kids, Pre-School & Afterschool Club
9. Rush National School
10. Gaelscoil Ros Eo
11. Rush and Lusk Educate Together National School
12. Saint Joseph's Secondary School
13. St Catherine's National School

LEISURE

14. Kenure Park
15. Playground at The Harbour
16. Kenure Fairy Trail

SHOPPING / RETAIL

17. Tesco Superstore
18. Super Valu
19. Paws Lane Pet Shop

HEALTH

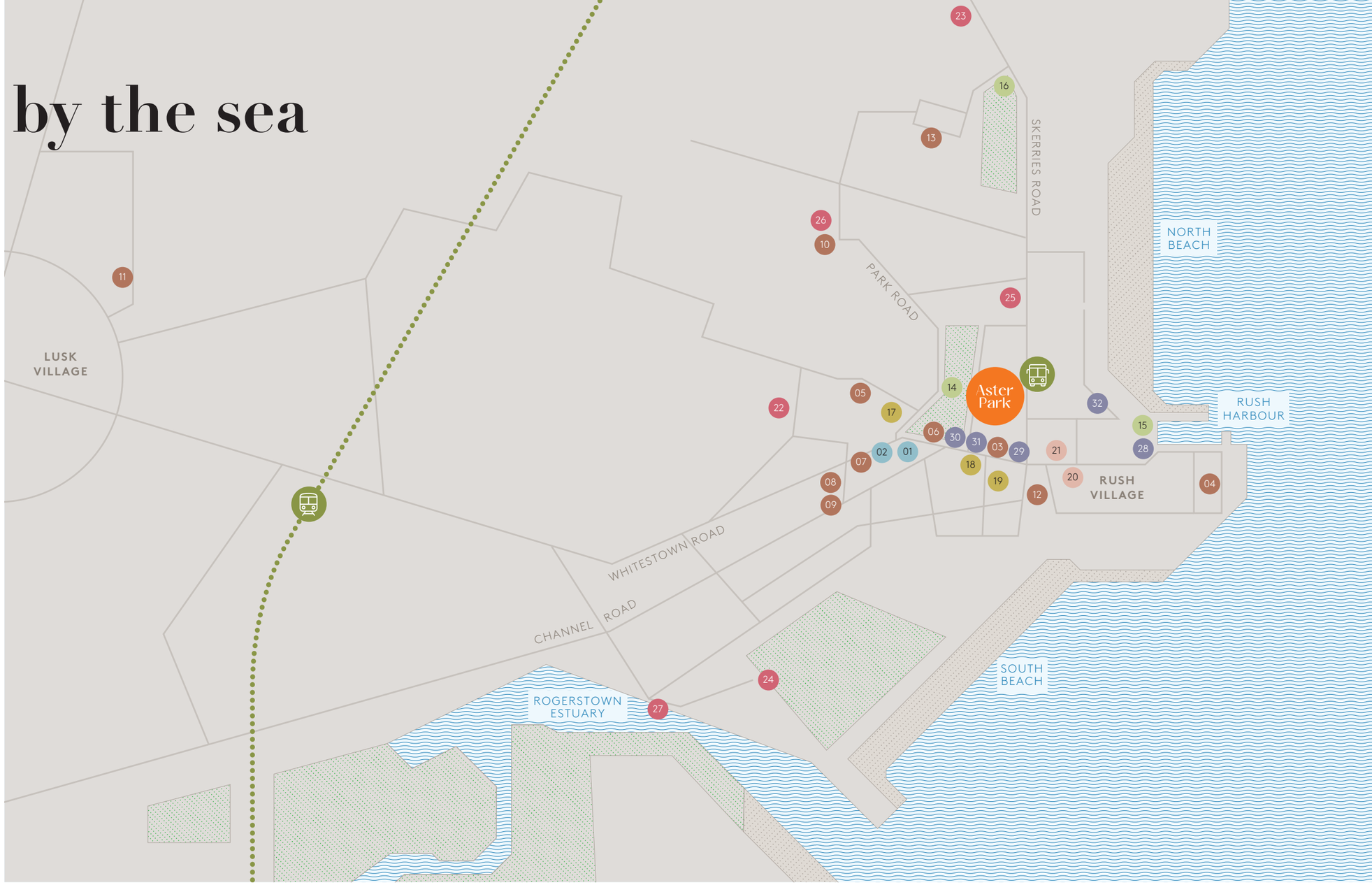
20. Rush Health Centre
21. NC Fitness

SPORTS

22. Hayestown Football Pitch
23. Rush Athletic Football Club
24. Rush Golf Club
25. Rush Cricket Club
26. St Maurs GAA Club
27. Rush Sailing Club

FOOD & BEVERAGE

28. The Harbour Bar
29. The Strand Bar
30. The Guilty Goat
31. Sanuk Thai
32. The Salty Blonde



Aster Park offers the perfect balance for those who appreciate the buzz of the city and the tranquility of seaside living. This idyllic location is not only less than an hour away from the city centre but also provides a peaceful coastal retreat at the end of the day. With excellent transport links nearby, including the M1, Lusk/ Rush Train Station and the 33, 33a and 33X Dublin Bus services, residents enjoy effortless commuting. This connectivity ensures that parents can balance work commitments with quality family time.

You’re never far from nature

Rush takes coastal living to the next level with vibrant cuisine, top quality shopping and breathtaking scenery. Start any day with a premium cup from The Salty Blonde or Adam & Eve Coffee. A local favourite, The Harbour Bar awaits, serving up creative dishes that transform local flavours into culinary masterpieces. Shopping here is a breeze, with everything from family run artisanal stores to large supermarkets

Living in Rush means you’re never far from nature. The renowned North and South Beaches offer sand and surf for all ages, while the serene trails along Rogerstown Estuary provide peaceful escapes into lush landscapes. Dive into history at Kenure House’s ruins, or catch a live show at Millbank Theatre, the cultural pulse of this lively community.

Rush is where life’s pleasures from gourmet meals to quiet walks along the coast are just moments away from your front door.

Stay Connected to Dublin and Beyond

Rush's prime location offers seamless connectivity, with the M1 motorway effortlessly linking residents to the city centre, while neighbouring Skerries and Swords provide additional local amenities. Lusk/Rush Train Station and extensive Dublin Bus services ensure the capital's cultural and commercial hotspots are just a comfortable commute away. The town's proximity to Dublin Airport opens doors to international travel, connecting the tranquil shores of Rush to a world of destinations.

Train to Dublin City

- DUBLIN CITY CENTRE 30-40 MINS
- MALAHIDE 8 MINS
- DONABATE STATION 5 MINS

Car to Train Station and Beyond

- TRAIN STATION 4.1 KM / 7 MINS
- SKERRIES 6.6 KM / 8 MINS
- DONABATE 12.6 KM / 17 MINS
- M1 MOTORWAY 13.4 KM / 18 MINS
- SWORDS 15 KM / 22 MINS
- DUBLIN CITY CENTRE 30.1 KM / 44 MINS
- PORT TUNNEL 23 KM / 23 MINS
- DUBLIN AIRPORT 18.8 KM / 22 MINS
- MALAHIDE 18.5 KM / 22 MINS

Travel by Bus

- TRAIN STATION 10 MINS
- CONVENTION CENTRE 52 MINS
- EDEN QUAY 62 MINS
- MERRION SQUARE 71 MINS

Travel by Bicycle

- TOWN CENTRE 3 MINS
- TRAIN STATION 15 MINS
- SKERRIES 20 MINS
- DONABATE 40 MINS
- MALAHIDE 60 MINS

Better by the coast

Master plan

Aster Park

MASTER PLAN IS FOR ILLUSTRATION PURPOSES ONLY
AND SUBJECT TO CHANGE

Better living for the whole family

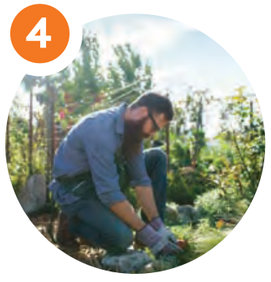
Aster Park is a hub of connectivity and green spaces, designed to enrich your daily life. In the heart of the community, a playground acts as a canvas for childhood adventures, while nearby, the serene picnic area offers a perfect setting for leisurely afternoons.

Meandering through the neighbourhood, dedicated cycling lanes call out to riders. For four-legged residents, a dedicated walking path ensures daily strolls are as refreshing for pets as they are for owners. And along the gentle curves of the river, a walking trail offers a peaceful retreat into nature, inviting residents to enjoy riverside tranquility.

Picnic Area

Playground

Fit Trail



Community Garden

Riverside Park

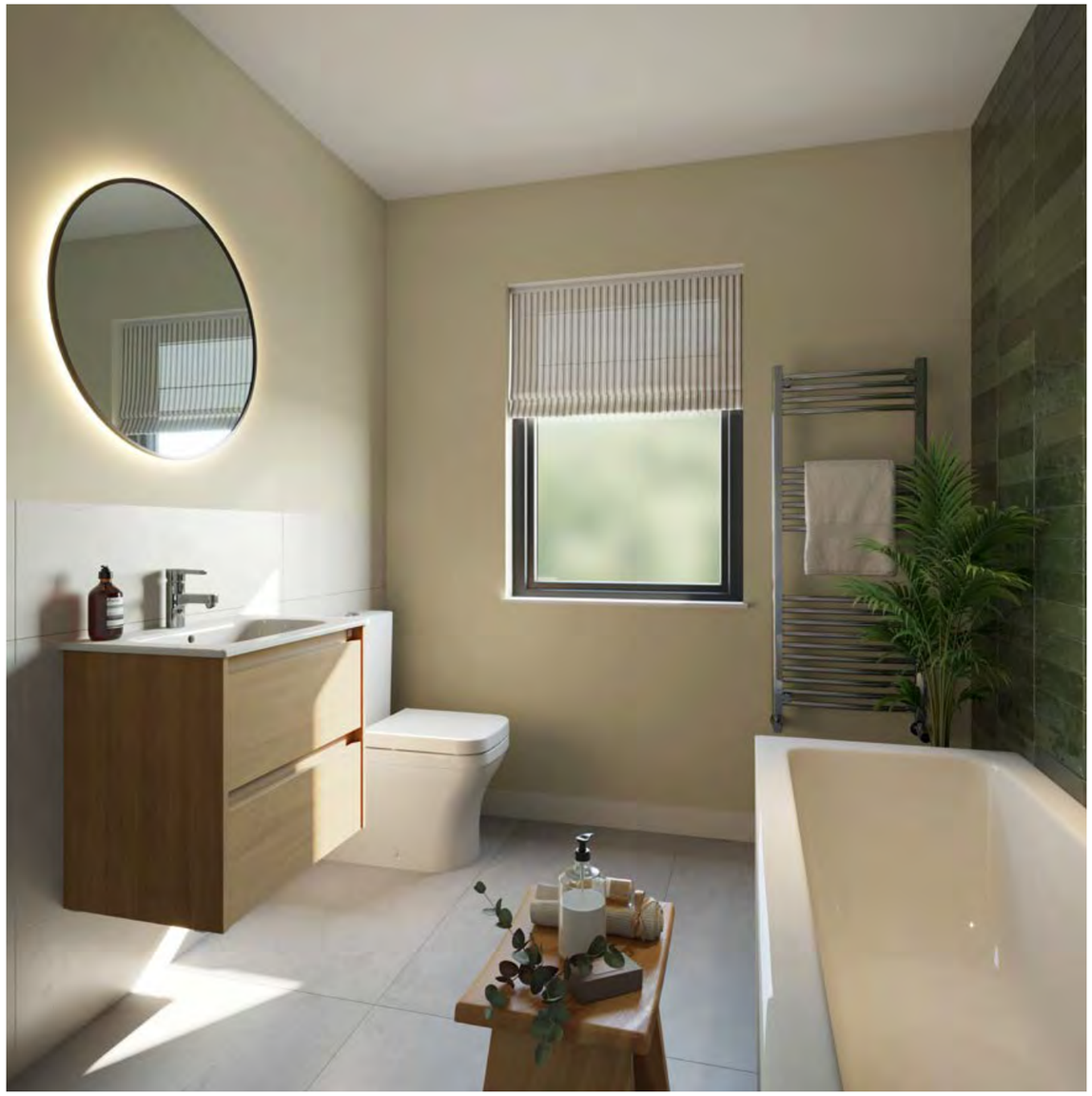
Cycle Path

A place to build better bonds

Aster Park is where families thrive and children meet lifelong friends, amidst games and laughter. With nature walks and sports grounds just moments away, this is a place where teamwork is a fertile ground for a new generation.

Here, every kick of the ball and sprint towards the finish line is an opportunity for young people to engage and for families to support one another. Welcome to a community like no other.

Aster Park homes are crafted with a holistic vision of design excellence. From the refined elegance of the kitchen and living areas to the tranquil repose of the bedrooms, these are spaces where families thrive.



Better by design

Welcome to homes where every detail has been meticulously crafted to elevate your living experience. From the plush serenity of our bedroom collections to the sleek contours of our kitchen and bath fittings, each element is selected to create a feeling of unrivalled elegance.

Aster Park offers a seamless mix of elegance and practicality. This is where living rooms are a sanctuary for relaxation and comfort while dining areas provide joy in elevated surroundings

This is your home as it should be: a sanctuary from the bustling world, a place where each element is chosen to enhance your well-being.

Site Plan

CAMPION
2 Bedroom Terrace
(Sub-type H2FA)
86 sq.m | 926 sq.ft

CAMPION
2 Bedroom End of Terrace
(Sub-type H2HC)
86 sq.m | 926 sq.ft

SEA HOLLY
3 Bedroom Terrace
(Sub-type H3FA)
107 sq.m | 1,153 sq.ft

SEA HOLLY
3 Bedroom End of Terrace
(Sub-type H3GA)
107 sq.m | 1,153 sq.ft

SAMPHIRE
4 Bedroom Terrace
(Sub-type H4EA)
130 sq.m | 1,400 sq.ft

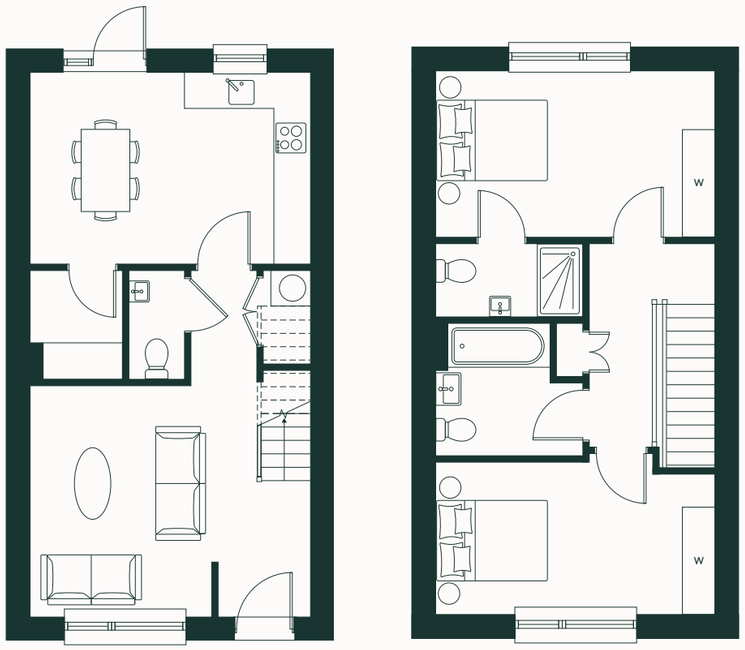
SAMPHIRE
4 Bedroom End of Terrace
(Sub-type H4GA)
130 sq.m | 1,400 sq.ft

Aster Park

SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY
AND SUBJECT TO CHANGE

CAMPION

2 Bedroom Terrace
(Sub-type H2FA)
86 sq.m | 926 sq.ft



Ground Floor

First Floor

Aster Park

FLOOR PLANS ARE FOR ILLUSTRATION PURPOSES ONLY
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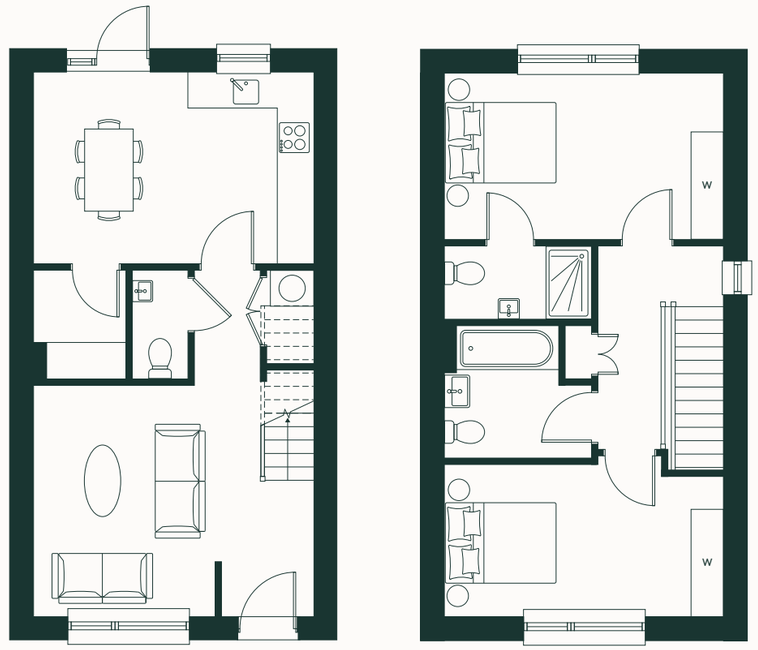
CAMPION

2 Bedroom End of Terrace
(Sub-type H2HC)
86 sq.m | 926 sq.ft



Ground Floor

First Floor

Aster Park

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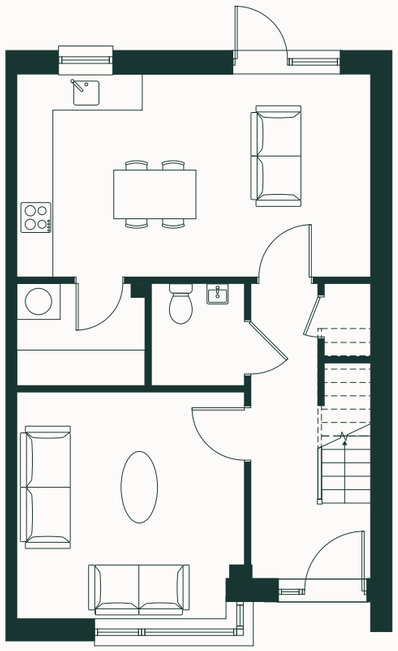
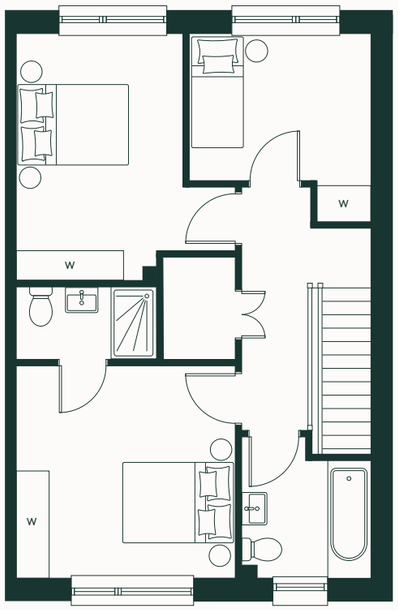
SEA HOLLY

3 Bedroom Terrace
(Sub-type H3FA)
107 sq.m | 1,153 sq.ft



Ground Floor



First Floor

FLOOR PLANS ARE FOR ILLUSTRATION PURPOSES ONLY
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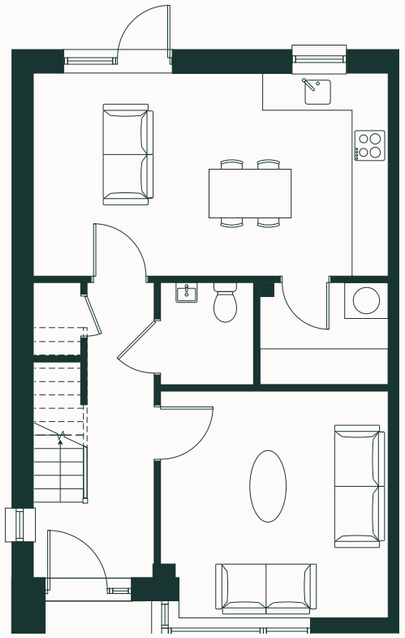
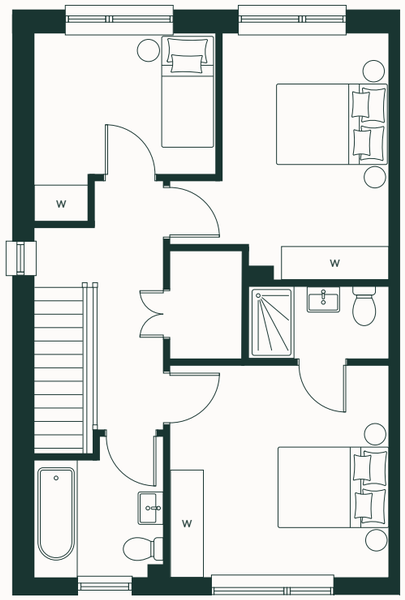
SEA HOLLY

3 Bedroom End of Terrace
(Sub-type H3GA)
107 sq.m | 1,153 sq.ft



Ground Floor



First Floor

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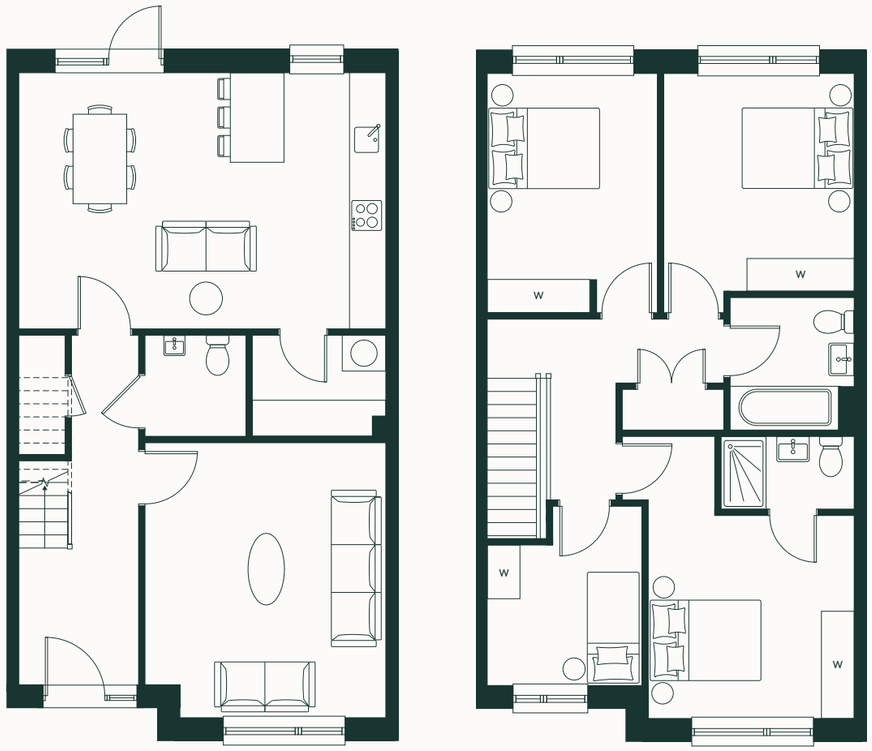
SAMPHIRE

4 Bedroom Terrace
(Sub-type H4EA)

130 sq.m | 1,400 sq.ft



Ground Floor

First Floor

Aster Park

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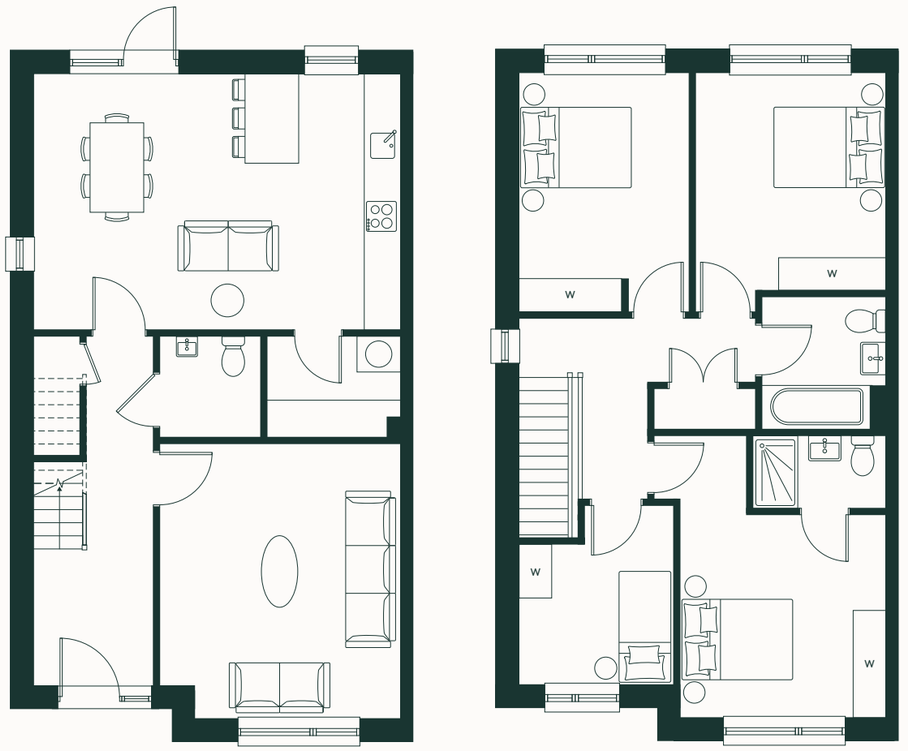
SAMPHIRE

4 Bedroom End of Terrace
(Sub-type H4GA)

130 sq.m | 1,400 sq.ft



Ground Floor

First Floor

Aster Park

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Design Features

At Ballymore, we're not just building houses; we're crafting homes that stand as a testament to quality and innovation. We're proud to offer you a living experience that is as warm, safe and comfortable as it is enduring.

DISTINCT ARCHITECTURAL VARIATION

The selection of facade materials is complemented by double-glazed window configurations. This architectural approach celebrates variety, offering a rich array of designs. Each home at Aster Park boasts its own distinct style while contributing to the harmony of the entire neighbourhood.

ENERGY EFFICIENCY

Homes at Aster Park boast exemplary energy efficiency, targeting an A Building Energy Rating (BER). Each residence is equipped with an air-to-water heat pump system, ingeniously designed to convert outside air into heated water for domestic use. This innovative approach significantly reduces the reliance on electricity and gas for heating, aligning with sustainable living practices and delivering energy savings to homeowners.

ELECTRICAL

Aster Park homes are tailored for convenience with an array of electrical points. Rooms, from the master bedroom to the kitchens and living areas, include connections for data and televisions, offering the ultimate flexibility for entertainment setups and home office configurations.

STORAGE

In designing Aster Park, we prioritised both practicality and style, particularly through the integration of effective storage solutions. These ensure that each home is as functional as it is comfortable. The built-in wardrobes combine utility with elegance, providing ample space to store belongings while enhancing the overall look and feel of your living spaces. This approach ensures you can enjoy a well-organised and stylish home, with each detail planned to meet your needs.

Specification

INTERIOR FINISHES & FEATURES

- All walls and ceilings have a plastered and painted finish.
- High-quality, energy-efficient windows.
- Multi-point locking system to doors and windows.
- Wardrobes feature a contemporary design with a range of storage and hanging options.

KITCHENS

- Modern, stylish kitchens with feature units.
- Kitchen islands to select homes add a touch of elegance and functionality.

ELECTRICAL

- Generous light and power points are provided in each home using contemporary switches and sockets.
- Rooms are equipped with pendant fittings.
- Appliances not included

BATHROOMS & EN SUITES

- Contemporary designed bathrooms and en suites with high-quality sanitaryware.
- Bathrooms and en suite include a wall-mounted light fixture.
- Bathrooms include floor tiles and wall tiles in the shower and bath area.

OUTDOOR SPACE

- All homes have on-street parking.
- A private rear garden offers a wonderful extension of the living space with hardwood side gates included where applicable.
- All public spaces will be fully landscaped.

SUPERIOR ENERGY EFFICIENCY

- Homes at Aster Park are highly energy-efficient and will achieve an A rating.
- High levels of insulation are incorporated in the walls, floors and roofs to provide a greener home and a more sustainable way of living.
- The air-to-water heat pump system provides domestic hot water and efficient heating.

SECURITY

- Homes are pre-wired to facilitate an alarm system.

GUARANTEE

- Homes are covered by a 10-year Structural Guarantee Scheme.

INFORMATION IS FOR GUIDANCE PURPOSES ONLY AND IS SUBJECT TO CHANGE

We are Ballymore

Ballymore Group is committed to delivering high-quality homes and has been for four decades. The family-owned business was started by CEO Sean Mulryan and his wife Bernardine in Ballymore Eustace in 1982.

Since then, the group has overseen thousands of homes in urban developments in Ireland and the UK. Ballymore's projects are renowned for best-in-class design and innovation, winning 40 top industry awards in the last three years.

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Affordable Purchase Scheme

Fingal County Council in association with Ballymore is excited to introduce The Affordable Purchase Scheme in Aster Park, tailored specifically for first-time buyers meaning it also qualifies for the Help To Buy Scheme.*

The Affordable Purchase Scheme aims to make owning a home more accessible by bridging the gap between what you can afford and the market price of your new home. Through this initiative, you have the opportunity to purchase a high- quality, newly built home at a price lower than its market value.

With the combination of Fingal County Council's expertise in providing affordable homes and Ballymore's exceptional track record in delivering high quality homes, this ensures that the Aster park development will provide prospective homeowners with a pathway to buy a superior quality new home in a very good location.

HERE'S HOW IT WORKS
When you purchase a home through The Affordable Purchase Scheme in Aster Park, Fingal County Council (FCC) will take a percentage equity share in the property. This share is equal to the difference between the market value of the home and the reduced price you pay as the buyer.

To determine the amount of assistance you'll receive, factors such as your maximum mortgage capacity, deposit, and savings will be considered. Fingal County Council's contribution will be expressed as a percentage, representing the equity share they retain in your home.

The scheme is designed for individuals who may not be able to afford a home at its full market price. This scheme is committed to making homeownership more attainable for everyone.

This development also qualifies for The Help to Buy (HTB) Scheme. To be eligible for HTB scheme, you need a qualified loan on a qualifying home from an approved lender. From October 11, 2023, your mortgage plus Fingal County Council's contribution will be considered when calculating your loan-to-value ratio for HTB. This ratio must be at least 70% of your home's market value.

More information specifically relating to this new rule can be found at www.revenue.ie

A link to the online application portal and further information on this scheme, including the Scheme of Priority, guide to making an application and the documentation required to accompany the application is available now at: www.fingal.ie/affordableHousing

Please register your application from 12 noon 04/06/2024 to: www.fingal.ie/AffordableHousing/AsterPark

Comhairle Contae Fhine Gall
Fingal County Council

Rialtas na hÉireann
Government of Ireland

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