



WATER ROCK

— MANOR —

A black and white photograph of a person's arm and hand holding a plant. The arm is in the upper right, and the hand is holding a plant with long, thin leaves. The text "Uniquely Designed...For You" is overlaid in the center.

Uniquely Designed...For You

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Welcome to Water Rock Manor

At Water Rock Manor we offer a new standard of living. Nestled in the scenic and thriving neighbourhood of Midleton, this exceptional new development offers an unmatched blend of community charm and modern convenience.



At Water Rock Manor you have direct access to Cork City Centre via the efficient train network. You will enjoy the perfect balance of suburban tranquility and city vibrance. Cork City offers the best of cultural, business and shopping opportunities.



Vision for Water Rock Manor

Water Rock Manor is not just a place to live, it's a neighbourhood to be proud of.



Water Rock Manor offers unrivalled choice of architectural designs. With 46 distinct house types, this development provides a stunning selection of homes to suit every taste and lifestyle. Featuring contemporary 2 and 3-bed townhouses and expansive 5-bed family homes, every detail has been thoughtfully considered to create living spaces that are both beautiful and functional.

Well-planned communal spaces, including parks, playgrounds, and walking trails encourage a sense of community and provide ample opportunities for social interaction and outdoor activities.

Each home at Water Rock Manor is a sanctuary of comfort, meticulously designed to cater to your every need and desire. Whether you are looking for a serene retreat, a family-friendly environment, or a stylish space to entertain, there is something for everyone.

Our award winning Architects have designed these homes with the highest of quality in mind.

House Specifications

Explore the diversity of living options at Water Rock Manor. From spacious family homes to elegant townhouses, each of our 46 house types is designed to offer a unique way of life.

Water Rock Manor is designed for living and designed to last. Pairing best-in-class building materials and techniques with modern design, Water Rock Manor more than meets the needs of the modern family, exceeding expectations all around.

The Water Rock Finish:

General

- Timber frame construction with block or brick work façade
- High levels of insulation and air-tightness
- Architectural design landscaped areas throughout development
- Homebond Guarantee

The Water Rock Finish - Exterior

- High quality façade with combination of finishes
- Elegant brick finish to parts of elevations supplied by bespoke brick supplier, Limestone
- Brick Paving to Driveways and access routes to front doors
- Concrete footpaths to side and rear
- Generous grass lawned area to back gardens
- External water supply
- Future Provision for electric car chargers
- High performance windows and doors
- Doors provided with multipoint locking systems
- Low maintenance finishes to all areas

The Water Rock Finish - Internal

- Spacious interiors throughout
- Generous extra height to all on ground floor
- Sleek and contemporary doors, ironmongery, skirtings and architraves.
- Splayed skirting and architrave throughout
- Oak handrail to stairs
- Superior painted finish throughout (white in colour to all areas)
- Air tight attic ladder to access attic space

The Water Rock Finish – Kitchens

- High-end architecturally designed kitchens included as standard
- All kitchens are provided from Stori Collection Kitchens – offering elegance, luxury and versatility.
- Full access to Stori Kitchen range of doors (some additional costs may apply depending on selection) including modern/contemporary and traditional kitchens with a vast range of colours.
- Option to purchase all electrical appliances including Quooker Taps
- Options to upgrade doors, worktops and ironmongery

The Water Rock Finish – Sanitary Ware

- All bathroom and ensuites come with high specification
- sanitary ware including screens and shower doors
- Thermostatically controlled pressurised supply of hot water via
- a dedicated hot water cylinder to kitchen, WC, ensuites and bathrooms.

The Water Rock Finish – Electrical

- High specification to electrics including recessed lighting to kitchen/dining spaces
- Brass plated fittings to ground floor
- Smoke/heat detection provided to all rooms
- Intruder alarm included as standard including provision for monitored alarm
- Future provision for electric car charges
- Infrastructure for Fibre broadband
- Living wired for digital tv point

Energy Efficiency / Sustainability

- A2 Building Energy Rating
- NZEB Compliant
- High efficiency Air to Water Heat Pump
- Underfloor Heating to ground floor and radiators on upper floors
- Superior thermal performing windows
- High level of air tightness with each units tested on completion
- Smart Heating and Hot Water Controls – IOS or Andriod connections possible to control heating from any location

Completion & Handover

- Comprehensive handover pack will be included with the sale of each house.

Landscaping & External Amenity Space

- Award winning landscape architects have sensitively designed public spaces like:
 - Playground
 - Natural Play Area
 - Woodland Walk
 - Bird Boxes around the neighbourhood to encourage wildlife

Site Map

Water Rock Manor is a well-planned community with distinct zones for relaxation, recreation, and social interaction. Meander through lush green parks, scenic walking trails, and beautifully landscaped communal areas designed to enhance your living experience.



PHASE 1 SECTION



Community & Amenities

Midleton, a town that seamlessly blends historical charm with modern conveniences, offering an exceptional lifestyle for residents of Water Rock Manor.

A Town Steeped In History

Midleton is renowned for its historical significance and picturesque surroundings. Stroll through the charming streets lined with heritage buildings, explore the local markets, and immerse yourself in the town's unique blend of old-world charm and modern amenities.



Jameson Distillery

One of Midleton's most famous attractions is the Jameson Distillery, a must-visit for both locals and tourists. This iconic distillery offers guided tours where you can learn about the rich history of Jameson whiskey, witness the intricate distillation process, and even participate in exclusive tasting sessions.



Cultural and Leisure Activities

Midleton boasts a thriving cultural scene with numerous festivals, art galleries, and live music events throughout the year. The town's vibrant community spirit is evident in its bustling weekly farmers markets, where you can purchase fresh local produce and artisanal goods.



Dining

For those who appreciate fine dining, Midleton offers a variety of culinary delights. From cosy cafes, such as Pan, to award-winning restaurants like Ferrit & Lee or Church Lane, there is something to satisfy every palate.



Education and Healthcare

Families will find excellent educational facilities, from highly regarded primary schools to top-tier secondary schools. Midleton also provides a range of healthcare services, ensuring residents have access to quality medical care close to home.



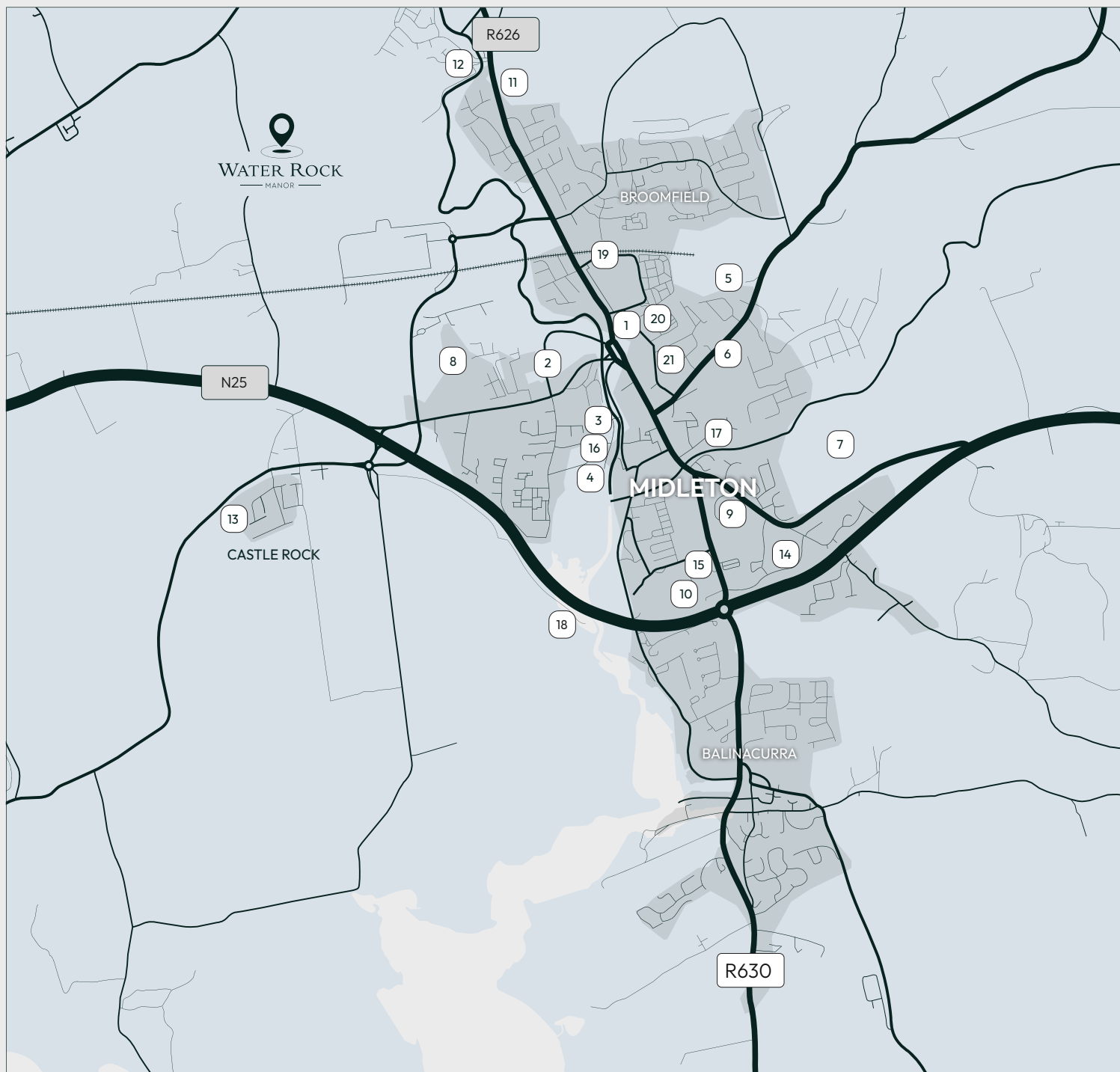
Outdoor Recreation

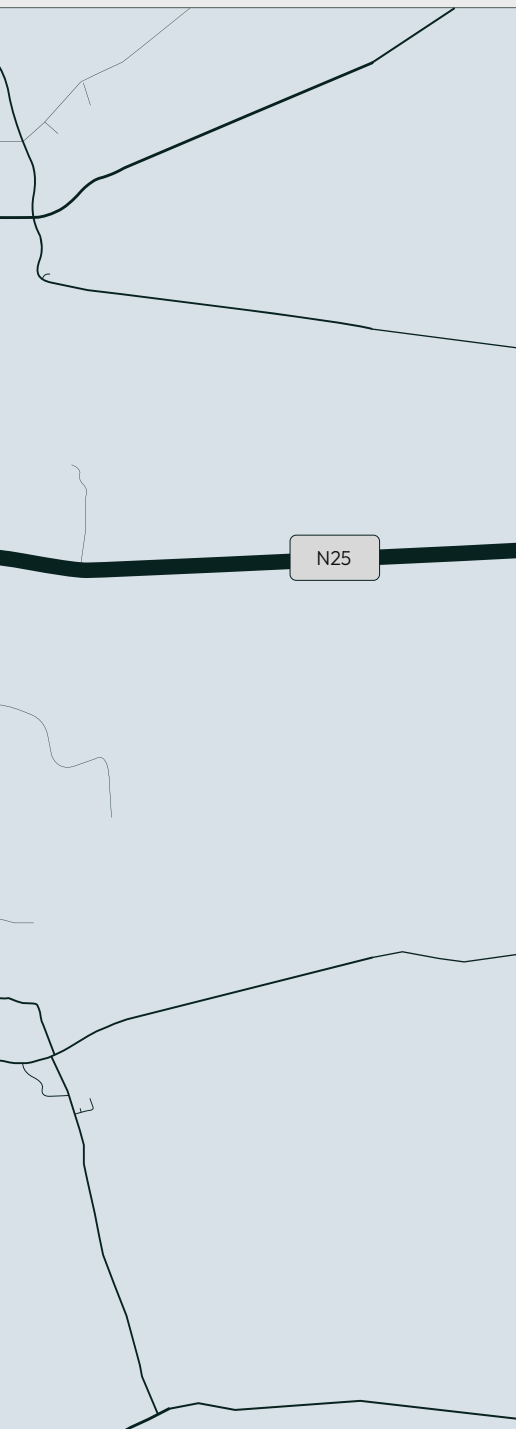
Nature enthusiasts will appreciate the abundance of outdoor activities available in and around Midleton. Enjoy leisurely walks in the beautiful Ballyannan Woods, explore the scenic Owenacurra River, or take a short drive to the stunning beaches along the East Cork coastline.



Experience the perfect blend of small-town charm and big-city access of Water Rock! Midleton truly is the best of both worlds. Water Rock is the new heart of Midleton.

Midleton Area





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- | | |
|---|------------------------------------|
| 1. Super Valu | 12. First Steps Creche |
| 2. Tesco | 13. Little Angels Creche |
| 3. Lidl | 14. Scoil Bhríde Midleton |
| 4. Aldi | 15. St. Mary's High School |
| 5. Midleton Rugby Club | 16. McDonalds |
| 6. Midleton Hockey Club | 17. Midleton Distillery Experience |
| 7. Midleton GAA | 18. Ballyannan Woodlands Walk |
| 8. Midleton FC | 19. Midleton Train Station |
| 9. St. Coleman's Community College Secondary School | 20. Midleton Community Hospital |
| 10. Midleton CBS Secondary School | 21. Midleton Medical Centre |
| 11. Midleton Educate Together National School | |
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Gourmet Delights

East Cork is a foodie's paradise. Just a short drive from Water Rock Manor, you'll find the world-famous Ballymaloe House and Cookery School, a haven for culinary enthusiasts. Experience farm-to-table dining, learn from master chefs, or simply enjoy the peaceful surroundings of this iconic estate. The charming fishing village of Ballycotton is also nearby, offering fresh seafood and breathtaking coastal views from renowned establishments such as Cush and Seachurch.

Exceptional Lifestyle

At Water Rock Manor, connectivity means more than just getting from place to place—it's about opening doors to experiences, opportunities, and a life well-lived. Embrace the East Cork experience, and enjoy a lifestyle where everything you need, and everything you love, is within easy reach.



Connectivity

Seamless Connectivity

Water Rock Manor is perfectly situated to offer both the tranquillity of countryside living and the convenience of easy access to major urban centers. With established road, rail, and greenway links, residents enjoy unparalleled connectivity to Cork City, Midleton, and the wider East Cork region.

Effortless Commuting

Living at Water Rock Manor means being well-connected to everything you need. The development is strategically located on the Midleton to Cork railway line, with a new train station at Water Rock currently in development as part of the wider Cork Metropolitan Area Transport Strategy (CMATS) 2040.

This makes commuting to Cork City for work, leisure, or education effortless, with regular trains (every 10 minutes) offering a quick and convenient journey. Additionally, Water Rock Manor's proximity to the N25 ensures swift access to Cork City by car, reaching the heart of the city in approximately 15 minutes.

Explore the Best of East Cork

Water Rock Manor isn't just about convenience—it's about embracing the best of what East Cork has to offer. This region is renowned for its stunning landscapes, culinary excellence, and outdoor recreational opportunities, all within easy reach of your new home.

Choice of Beaches

For those who love the sea, East Cork boasts a selection of pristine beaches. Whether you prefer the family-friendly sands of Garryvoe Beach or the more secluded shores of Ardnahinch or Inch beach, the coastline is your playground. Spend your weekends exploring these beautiful beaches, each offering something unique—from swimming and sunbathing to long walks along the shore.

Golfing Excellence

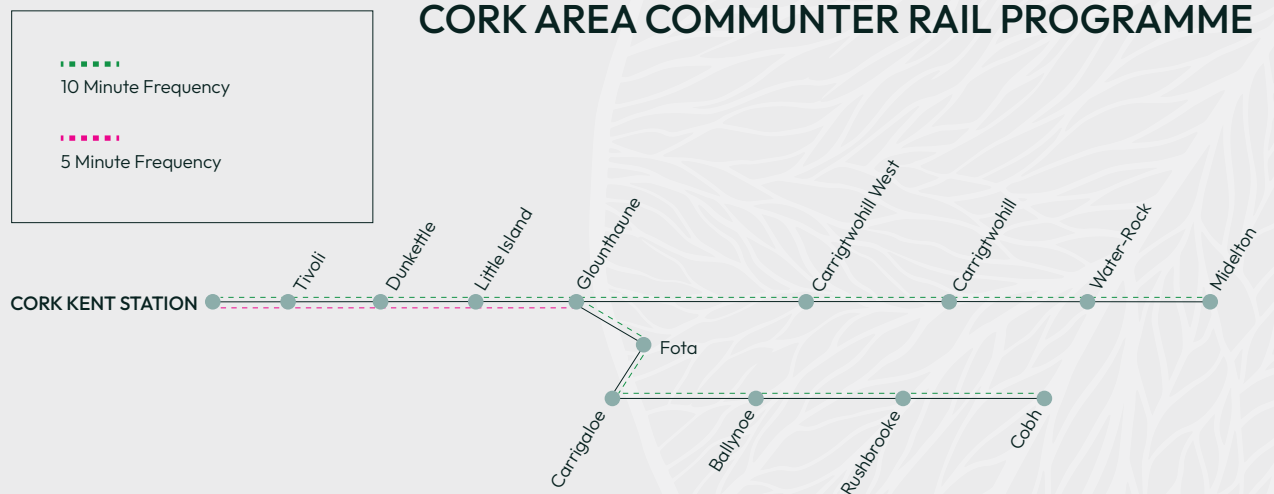
Golf enthusiasts will be spoiled for choice with a selection of top-tier golf courses nearby. Test your skills at the East Cork Golf Club, enjoy the lush surroundings of the Fota Island Golf Resort, or experience the luxury of Castlemartyr Golf Club. Each course offers a unique challenge and stunning scenery, making East Cork a golfer's paradise.

Midleton to Youghal Greenway

The upcoming Midleton to Youghal Greenway is set to become a major attraction in the region. This scenic trail, running along the old railway line, will provide a safe and beautiful route for walking, cycling, and outdoor activities. Whether you're looking for a peaceful morning stroll or an invigorating bike ride, the greenway will connect you to the stunning landscapes of East Cork, from the vibrant town of Midleton to the historic coastal town of Youghal.



CORK AREA COMMUNTER RAIL PROGRAMME







Sustainability

Commitment to Sustainability

At Water Rock Manor, we believe in building for the future. Our homes are designed with sustainability in mind, featuring energy-efficient heating systems, eco-friendly materials, and abundant green spaces including play areas, wildflower meadows and woodland trails.

Live in harmony with nature while enjoying the benefits of modern, sustainable living.

Green Features

Energy-Efficient Homes:

Lowering your carbon footprint and utility bills.

Sustainable Materials:

High-quality, eco-friendly construction with minimal impact on the environment.

Green Spaces:

Beautifully landscaped areas promoting biodiversity.

Kitchens

Your Dream Kitchen, Tailored for You

A Unique Offering

At Water Rock Manor, we believe your home should reflect your personal style and meet your every need. That's why we have partnered with **Stori Kitchens**, one of Ireland's leading premium kitchen suppliers, and **Caesarstone**, renowned for their luxury countertops, to offer you something truly exceptional: the freedom to design your dream kitchen.

Water Rock Manor gives you complete freedom to choose the kitchen that suits your tastes and lifestyle. Whether you prefer a sleek, modern design or a more classic, timeless feel, you can personalise every element of your kitchen, ensuring it becomes the heart of your home.

Premium Partners

Our collaboration with **Stori Kitchens** guarantees the highest quality craftsmanship, with bespoke cabinetry and innovative storage solutions that blend beauty with functionality. From the finest materials to cutting-edge designs, Stori offers an array of choices that allow you to create a kitchen as unique as you are.

Complementing your kitchen is **Caesarstone**, a global leader in premium stone surfaces. Their luxurious countertops are not only stunning but also incredibly durable, ensuring your kitchen is built to stand the test of time. With a range of elegant finishes and styles, Caesarstone countertops add a refined, sophisticated touch to your home.

Tailored to You

From the moment you step into Water Rock Manor, you'll know your home is unlike any other. The partnership between Water Rock Manor, Stori Kitchens, and Caesarstone allows you to make your space truly personal.

You choose the style, the colour, the countertops and the finish of your kitchen inline with predetermined plumbing and electrical outlets. With expert design consultants on hand, your kitchen will be tailored to your exact specifications, resulting in a space that is both functional and stylish.

Make It Yours

At Water Rock Manor, every home is uniquely designed with you in mind. Each house offers the rare opportunity to customise key elements, including your kitchen, ensuring your living space perfectly reflects your personal style and lifestyle. Whether you prefer sleek modern finishes or timeless elegance, your home at Water Rock Manor is tailored to meet your needs and exceed your expectations, making it a truly one-of-a-kind place to live.

With the freedom to choose, your dream kitchen awaits.



Lifestyle

Discover a lifestyle where everything you need is within reach. Water Rock Manor is close to local cafés, boutiques, parks and schools, making it ideal for families, professionals and anyone seeking a connected welcoming community. The vibrant local scene is rich with events, farmers markets and dining options. There's always something to explore.

Seamless Connectivity to Cork's Vibrant Heart

At Water Rock Manor, luxury living is not just about your home—it's about the lifestyle that comes with it. One of the standout features of our development is the seamless access to Cork City and all it has to offer. With direct links from your doorstep, the city's best culinary experiences and vibrant nightlife are just a short journey away.

Effortless Commuting

With the new Water Rock train station just moments from your home, you can leave the car behind and enjoy an easy, direct commute into the city. Whether it's for work, dining, or entertainment, Cork City's best destinations are at your fingertips. And after a day or night in the city, return to the peaceful sanctuary of Water Rock Manor—where the tranquillity of luxury living meets urban convenience.

At Water Rock Manor, you are not just choosing a home—this is choosing a lifestyle. One that connects you effortlessly to the best of Cork City, while offering the serenity of a premier residential community with first class homes.



A Foodie's Paradise

Water Rock is connected via train right into Cork's City Centre! The train stop is a short stroll from Mac Curtain street, now known as the city's food hub! Whether you're in the mood for fine dining, relaxed eateries, or elegant wine bars, this thriving area is packed with a diverse selection of restaurants and eateries. From fine dining establishments like The Glass Curtain, Greenes or Isaacs, to more casual restaurants such as Son of a Bun, Sakura or Thompsons, there is something to satisfy every palette. You will be spoiled for choice for a night cap too with an abundance of traditional pubs, sophisticated wine bars or casual bars to finish the night off in style.

Living at Water Rock Manor, you're just minutes away from a world of gastronomic delights.

Nightlife & Culture

MacCurtain Street isn't just a destination for food lovers—it's also at the heart of Cork's dynamic nightlife and cultural scene. Enjoy a night out with friends in the eclectic mix of lively bars, traditional Irish pubs like Siné, The Shelbourne or Dan Lowreys and trendy cocktail spots such as Cask. Whether you are catching live music, sipping craft cocktails, or soaking in the vibrant city atmosphere, Cork City is yours to explore—no parking, no traffic, just effortless convenience.



Purchasing information

Buying your first home is a significant milestone, and at Water Rock Manor, we strive to make the experience as seamless and enjoyable as possible. We understand that navigating the home buying process can be daunting, but rest assured, our team is here to guide you every step of the way.

Did you know there are government support schemes available to assist you in purchasing your new home? These programs make homeownership more accessible and affordable, ensuring your journey to owning a home at Water Rock Manor is as stress-free as possible.



*First-time buyers and eligible homebuyers, can avail of contributions up to 30% of the cost of your newly built home.



*You may also be eligible for up to €30,000 towards your deposit, making it easier to secure your dream home at Water Rock Manor.



Additionally, consider a Green Mortgage, which offers lower interest rates for purchasing energy-efficient homes. This not only benefits the environment but also reduces your long-term financial commitments.

*Subject to successful application

CONTACT INFORMATION (ESTATE AGENTS)

We are here to assist you with any questions and to help you take the next step in your home ownership journey.

Reach out to our joint agents below and they will be happy to help.



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