

# Gortonora

DINGLE • CO. KERRY • IRELAND

A SECTION 23 & PRIVATE RESIDENTIAL DEVELOPMENT



**SOUTHBOUND**  
PROPERTIES LTD.

# Gortonora

"Breathtaking Views  
of Dingle Marina  
and town"

## FINISHING SPECIFICATIONS · INTERIOR

- Semi-solid white oak flooring in bedrooms and upstairs hall.
- Pressurised showers.
- Cherrywood panel doors and skirting board
- Oil combination boiler - Instant hot water.
- Pressurised thermostatically controlled showers.
- €3,000 allowance on tiling (supply & fit).  
(applies to residential properties only)
- €2,500 allowance on kitchen.  
(applies to residential properties only)
- €700 allowance on fireplace.  
(applies to residential properties only).
- Plumbed for Jacuzzi Bath.

## FINISHING SPECIFICATIONS · EXTERIOR

- Decking and fencing.
- Teak front and patio doors.
- Lawns set.
- Woodgrain fascia & soffit.
- Woodgrain PVC double glazed windows.



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## A SPECTACULAR SETTING

'Gortonora' an exciting new development overlooking the spectacular coastal town of Dingle, Co. Kerry. Nestled in a back drop of lush green mountains and the infamous Conor Pass, Gortonora is located on a magnificent elevated site with panoramic views of the stunning Dingle Marina and town.

Dingle is without doubt one of the jewels in the crown of Irish Tourism, with it's modern Marina, breathtaking beaches, award winning restaurants, traditional bars, rugged coastline to name but a few of the features that Dingle has to offer.

The developers 'Southbound Properties' have shown great foresight in choosing this elevated site, just a stones throw from Dingle town, and have employed remarkable flare and vision in accomplishing a congruous and balanced scheme that compliments and enhances the beauty of it surroundings.

## SECTION 23 (House No.s 24-27 and 34-59)

This is an ideal opportunity for a high yield investment with section 23 tax incentives. The development has been diligently planned and designed as a multi-purpose facility providing for tourism. Comprising of 3, 4 & 5 bedroom holiday homes, all houses will be built to provide the highest standard of specification and finish and are set on a beautiful landscaped, elevated site.

This is a 'turn key' investment and as such, all the houses will be fitted out to Bord Fáilte 4 Star standards. A promotional company will be appointed to market the development and manage rentals. These exclusive holiday homes will be delightfully decorated and fully fitted out with all appliances, furniture, linen, etc. In addition, a management company is in place to manage all aspects of holiday home ownership. This a completely hassle free investment.



3 BEDROOM SEMI-DETACHED

3 BEDROOM TERRACE - TYPE 1

3 BEDROOM TERRACE - TYPE 2

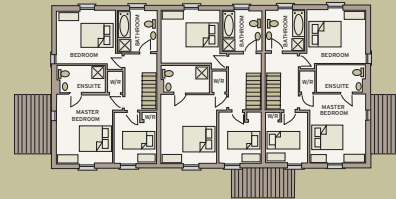
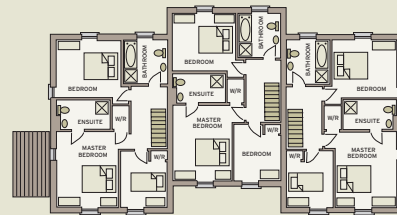
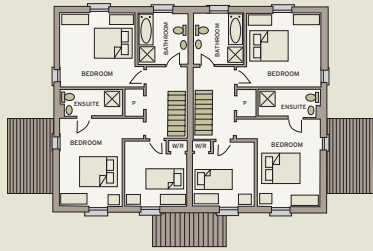
C BLOCK TERRACE

FIRST FLOOR

FIRST FLOOR

FIRST FLOOR

FIRST FLOOR

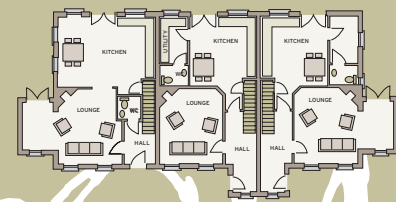
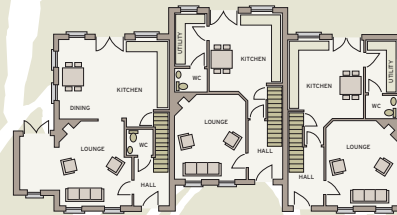
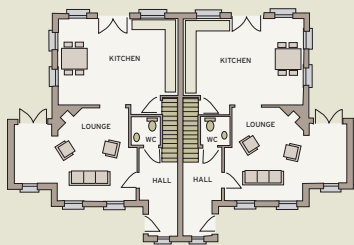


GROUND FLOOR

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SITE PLAN



- Section 23 Properties
- Residential Properties

HOUSE TYPE	HOUSE NO.	FLOOR AREA
3 Bedroom Semi-Detached	14, 15, 19, 20-27, 34-37, 44-47, 53-56	1350sq/ft
3 Bedroom Terrace (Type 1)	16-18, 28-33, 38-43	1258sq/ft to 1350sq/ft
3 Bedroom Terrace (Type 2)	21-23, 57-59	1258sq/ft to 1350sq/ft
C Block Terrace	3 Bed 4 Bed 5 Bed	48 & 52 49 & 51 50
		1258sq/ft 1477sq/ft 2094sq/ft



**SOUTHBOUND**  
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