



COOLINE PARK

COBH, CORK.



COOLINE
PARK

WELCOME TO COOLINE PARK, COBH

Perched on the gentle slopes overlooking the beautiful Cork Harbour, Cobh is one of Ireland's most historic and scenic coastal towns. Rich in maritime heritage and local character, it offers a unique blend of waterfront charm, modern convenience, and a strong sense of community. With its colourful streets, breathtaking harbour views, and welcoming atmosphere, Cobh is a place where families can truly feel at home.

Designed for contemporary living, this exclusive collection of A2-rated family homes combines exceptional build quality, energy efficiency, and thoughtfully planned interiors to create a superior standard of living. Ideally located close to schools, amenities, transport links, and local attractions, these homes offer the perfect balance of coastal tranquillity and everyday convenience in a vibrant and growing community.



COASTAL CONNECTION

Perfectly positioned for modern living

Located in the heart of Cobh, this development offers the ideal balance of connectivity and coastal tranquillity. Direct rail links to Cork City, nearby ferry services, and easy access to the wider road network make commuting and travel effortless, while local cafés, restaurants, shops, and schools provide everything needed for convenient everyday living.

A lifestyle shaped by the sea

Overlooking the beautiful Cork Harbour, Cobh is renowned for its colourful streets, maritime heritage, and scenic waterfront setting. From peaceful harbour walks and panoramic coastal views to bustling local amenities and welcoming community spirit, the town offers a unique lifestyle that combines natural beauty with modern convenience.



THE HOMES

Designed for contemporary family life

These A2-rated homes have been carefully designed to deliver comfort, efficiency, and style. Spacious layouts, bright interiors, contemporary kitchens, and high-quality finishes combine with sustainable heating systems and energy-efficient features to create homes that are both practical and beautifully modern.

THE DESIGN

Timeless style with lasting quality

Every home has been thoughtfully crafted with attention to detail, blending elegant architecture with functional living spaces. Large windows maximise natural light, while carefully selected materials and modern finishes create warm, welcoming interiors designed to stand the test of time.

LIFE IN COBH

A Neighbourhood Designed with Care

LIFESTYLE

Residents can enjoy an exceptional coastal lifestyle with scenic harbour walks, panoramic viewpoints, and a thriving town centre filled with cafés, restaurants, and independent shops. With excellent transport connections, including direct rail access to Cork City, Cobh offers the perfect balance of convenience and relaxed seaside living.



COMMUNITY

Known for its welcoming atmosphere and strong sense of community, Cobh provides a fantastic environment for families and individuals alike. Excellent schools, sports clubs, and everyday amenities are all close at hand, while this thoughtfully designed development offers the comfort, privacy, and tranquillity of a modern neighbourhood just moments from the town centre.



HERITAGE

Rich in maritime history and full of character, Cobh is one of Ireland's most recognisable coastal towns. From its colourful streets and iconic cathedral spire to its historic waterfront, the town blends traditional charm with a vibrant modern atmosphere that continues to attract families, professionals, and visitors alike.





This exclusive new development in Cobh presents a rare opportunity to enjoy a modern and energy-efficient lifestyle in one of Cork's most desirable coastal towns, celebrated for its rich maritime heritage, scenic harbour setting, and welcoming community atmosphere.

Thoughtfully designed to suit first-time buyers, growing families, and those seeking a contemporary home with character and charm, these A2-rated homes offer exceptional quality, comfort, and a lifestyle that truly stands apart.

COOLINE PARK
COBH

SITE LAYOUT PLAN



Ground floor



First floor



HOUSE TYPE A

1,057 square feet
3 Bed, 3 Bath

Ground floor



First floor



HOUSE TYPE B

926 square feet
3 Bed, 3 Bath

Ground floor



First floor



HOUSE TYPE C

936 square feet
3 Bed, 3 Bath

Ground floor



First floor



HOUSE TYPE D

861 square feet
2 Bed, 2 Bath

Ground floor



First floor



HOUSE TYPE E

1,335 square feet
4 Bed, 3 Bath

Ground floor



First floor



HOUSE TYPE F

786 square feet
2 Bed, 2 Bath

WELCOME TO COOLLINE PARK, COBH





HOMES BUILT FOR THE FUTURE

Every home is crafted to the highest standards of energy performance, achieving a BER A2 rating through a combination of advanced construction methods and low-carbon technologies.

Energy Efficient Features

- Air to water heat pump system
- High-performance insulation and airtightness
- Mechanical ventilation for improved air quality
- Double-glazed windows
- Solar PV (optional, depending on spec)

These features ensure lower running costs, greater comfort, and a home that's ready for the future.

Modern Interiors Designed for Living

Step inside and discover bright, spacious interiors designed to enhance everyday life. Each home features:

- Open plan kitchen/dining areas with contemporary fitted units
- Generous living rooms with large windows for natural light
- Luxurious bathrooms with high-quality sanitaryware
- Well proportioned bedrooms,
- Ample storage throughout
- High-speed broadband connectivity for remote work and entertainment

Finishes are selected with durability and elegance in mind, creating a warm, modern aesthetic that feels instantly like home.

A COMMUNITY DESIGNED
FOR CONNECTION,
SUSTAINABILITY, AND
EVERYDAY LIVING.



COOLINE
PARK

Positioned on the scenic hillsides above
Cork Harbour, this exceptional new
development in Cobh brings together
contemporary design, comfort, and
sustainability in a truly unique coastal
setting.

These beautifully crafted A2-rated
homes are designed to meet the needs
of modern living, with high-quality
finishes, energy efficiency, and carefully
considered layouts throughout.

Surrounded by the rich history,
colourful streets, and welcoming
atmosphere that make Cobh so special,
this development offers an ideal choice
for those seeking style, convenience,
and a strong sense of place.



A - RATED ENERGY EFFICIENCY



SCHEMES AVAILABLE



FUNDED BY



BUILT FOR THE FUTURE

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The Help to Buy (HTB) Scheme is a Government initiative designed to help first-time buyers purchase a newly built home.

Eligible applicants may receive a refund of Income Tax and DIRT paid over the previous four tax years, subject to Revenue rules and eligibility criteria. The maximum benefit available under the scheme is currently €30,000.

Unlike a loan, the Help to Buy Scheme does not need to be repaid, making it one of the most valuable supports available to first-time buyers.

ILLUSTRATIVE EXAMPLE	
Purchase price of home	€400,000
Add: Estimated Legal Fees	€1,750
Add: Stamp Duty (1%)	€4,000
TOTAL COST TO PURCHASE HOME	€405,750
Less: Help to Buy (Max)	€30,000
NET COST TO PURCHASER	€375,750

See the Help to Buy website for current qualifying criteria and county-by-county maximum purchase price limits.





The First Home Scheme (FHS) is a Government-backed shared equity scheme designed to bridge the gap between a purchaser's mortgage, deposit and the purchase price of a new home.

Under the scheme, the Government and participating lenders may provide an equity contribution towards the purchase of a new-build home.

In return, the First Home Scheme takes an equity share in the property.

ILLUSTRATIVE EXAMPLE 1 - FIRST HOME SCHEME ONLY

Purchase price of home	€400,000
Add: Estimated Legal Fees	€1,750
Add: Stamp Duty (1%)	€4,000
TOTAL COST TO PURCHASE HOME	€405,750
Less: First Home Scheme Contribution (30% of Purchase Price)	€120,000
NET COST TO PURCHASER	€285,750

ILLUSTRATIVE EXAMPLE 2 - FIRST HOME SCHEME + HELP TO BUY

Purchase price of home	€400,000
Add: Estimated Legal Fees	€1,750
Add: Stamp Duty (1%)	€4,000
TOTAL COST TO PURCHASE HOME	€405,750
Less: First Home Scheme Contribution (20% of Purchase Price)	€80,000
Less: Help to Buy (Max)	€30,000
NET COST TO PURCHASER	€295,750

The maximum First Home Scheme contribution reduces from 30% to 20% where purchasers also avail of the Help to Buy Scheme.

See the Help to Buy and First Home Scheme websites for current qualifying criteria, county-by-county maximum purchase price limits and scheme calculators.



WHY CHOOSE A CORBETT GROUP FURNITURE PACKAGE

Designed for effortless move-in living

Carefully curated to complement The Corbett Group’s exceptional homes, our furniture packages provide purchasers with a seamless, move-in-ready solution that enhances both lifestyle and convenience.

Designed to suit a range of budgets and tastes, each collection have been thoughtfully developed to maximise comfort, functionality and style while reflecting the quality and character of your new home.

DESIGNED FOR THE CORBETT GROUP

ALEXANDRATHOMPSON
INTERIOR DESIGN

IN COLLABORATION WITH

MANOR
INTERIORS



Move-in Ready Interiors

Professionally furnished and styled throughout.



Designed for modern living

Comfortable, functional spaces tailored to everyday life.



Curated for everyday budget

Three carefully considered collections to suit a range of lifestyles and price points.



Cohesive design schemes

Furniture, accessories and artwork selected to work beautifully together.



Reflecting The Corbett Group Quality

Designed to complement the character and finish of your new home.



Professional Delivery & Installation

Fully installed and ready for immediate occupation.

Classic Collection

Timeless Comfort for Modern Living

Designed to suit a range of budgets and tastes, each collection has been thoughtfully developed to maximise comfort, functionality and style while reflecting the quality and character of your new home.

Ideal for: First-time buyers, families and investors seeking a hassle-free, move-in-ready interior.



Professional delivery and installation



Contemporary accessories and artwork



Durable, family-friendly furniture



Coordinated furniture collections



Fully furnished living, dining & bedroom spaces



Signature Collection

Refined Family Living

An elevated collection featuring upgraded furniture specifications, premium finishes and thoughtfully curated styling details.

Designed to create a beautifully finished home that balances practicality with sophistication.

Ideal for: Purchasers seeking enhanced comfort, elevated design and statement furniture pieces.



Upgraded furniture throughout



Feature furniture pieces



Enhanced accessories and artwork



Premium materials and finishes



Professionally designed and installed interiors



Elevated Collection

Luxury Turnkey Living

Our most comprehensive package, delivering a fully curated interior experience with designer-inspired furniture, luxurious materials and sophisticated styling throughout.

Every detail is considered to create an inspirational living environment that reflects the prestige and quality of The Corbett Group.

Ideal for: Buyers who want to move straight into a beautifully furnished home with minimal effort and maximum impact.



Premium furniture throughout



Luxury materials and finishes



Curated artwork and accessories



Designer-inspired feature pieces



Complete turnkey installation and styling



COOLINE PARK



STYLISH, MODERN, AND
BUILT FOR THE FUTURE —
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