



# HAMPDEN HILL

## DONABATE



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DONABATE





Embrace the  
rhythm of  
land and sea



# Welcome to your new coastal lifestyle

Set along the Dublin coastline in the beautiful village of Donabate, life at Hampden Hill seamlessly blends coastal beauty with vibrant living. With stunning sea and estuary views, a Nature Park right at your doorstep, and the reimagined Smyth's Bridge House as a key feature, it's a place where seaside calm meets everyday connection.



The redevelopment of **Smyth's Bridge House** is set to become a vibrant village hub with great new places to eat, relax and unwind.



A **32 acre Nature Park** offers sea views, fresh air and space to slow down. Tree lined paths and rich biodiversity make every day feel like a natural escape.



A collection of **2, 3, and 4 bedroom contemporary homes** within landscaped grounds, next to a tranquil Nature Park.



Moments from the charm of **Donabate Village**, where local cafés, shops and coastal beauty come together.



Just **30 minutes to the city** by road and rail, with enhanced connections coming soon via the DART+ extension and new greenway.



# Where vibrant living meets tranquil charm

Discover a new way of living, where the land meets the sea and city life blends with peaceful village life. Set within the heart of Donabate Village, Hampden Hill is the ideal place to call home.

Located along the sandy shoreline with beautiful blue flag beaches, watersports and golf clubs all close by, the village itself offers a great range of local shops, supermarkets, pharmacies and inviting restaurants.



Donabate Golf Club



Triangle Coffee Co, Donabate Village



Donabate Beach





Coastal beauty,  
village life





Martello Tower, 8 mins cycle from Hampden Hill

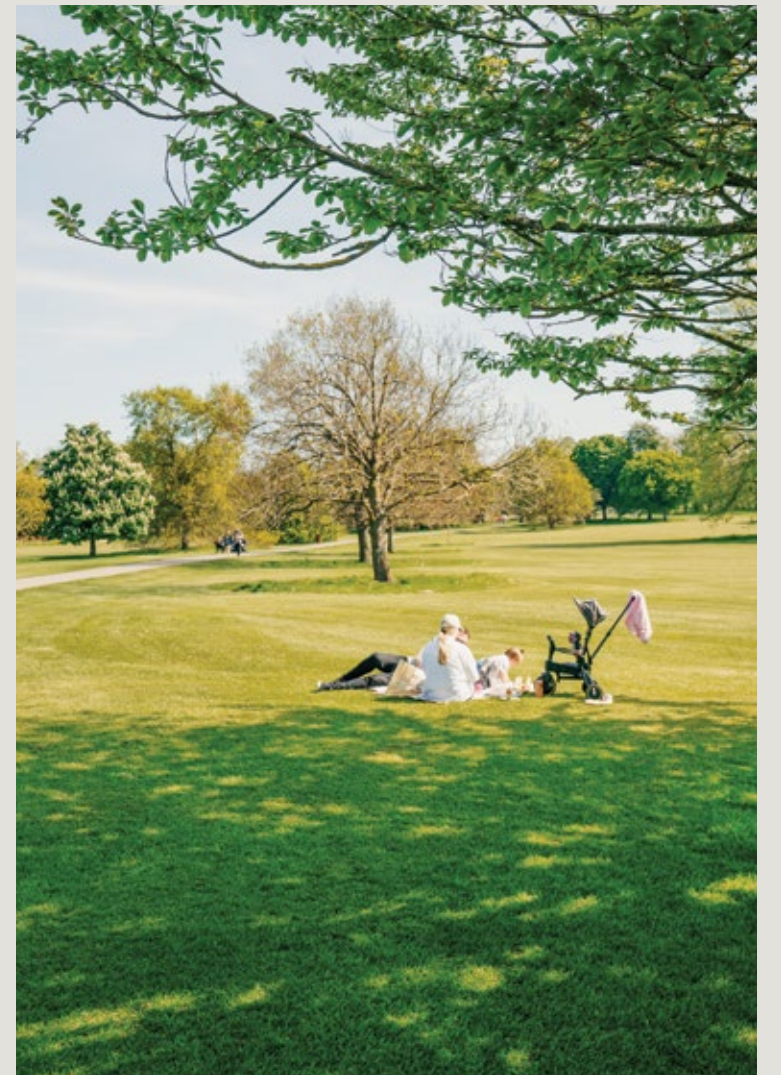
# By the coast, beyond the ordinary

The coastal village of Donabate lies just 20km north of Dublin City Centre and is a perfect choice both for commuters and for anyone who wants to enjoy Dublin's vibrant shops and restaurants.

Nearby Newbridge Estate is perfect for scenic walks, a taste of local history, and fantastic days out for the whole family. The Donabate Coastal Walk offers breathtaking views along the shoreline, and the historic Martello Tower adds a charming touch to the area's rich heritage.



Train line across Malahide Estuary



Newbridge Estate



# A life well connected

2, 3, and 4  
bedroom  
contemporary  
homes



BER A2  
rated energy  
efficient homes



Sweeping  
sea and  
estuary  
views

32 acres

of Nature Park on your doorstep  
(equivalent to the size of  
approx. 24 football fields)



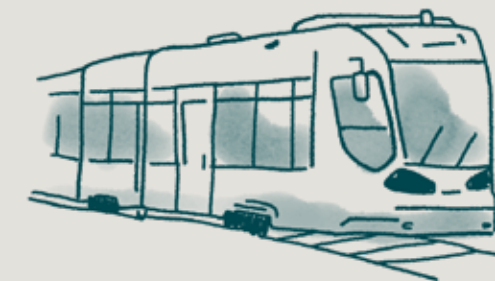
10 mins

from your front door to the  
heart of Donabate Village



8 acres

of pocket parks, kickabout  
spaces, playgrounds and  
exercise stations



30 mins

to Dublin City  
Centre by train



10 mins

to Malahide by bike\*,  
just 5 mins by train

\*by the Broadmeadow  
Greenway - coming 2027.







# Convenience meets connection

With everything on your doorstep, this is a truly walkable destination — shops, schools, nature trails, and the train station are all easily accessible on foot, making daily life both convenient and car-free.



## On foot

|                        |                |
|------------------------|----------------|
| 10 mins                | 15 mins        |
| Donabate Village       | Donabate Beach |
| Donabate Train Station |                |



## By bike

|                  |                |
|------------------|----------------|
| 5 mins           | 10 mins        |
| Donabate Village | Malahide       |
|                  | Donabate Beach |

And if you want to go further afield, Donabate train station offers up to eight trains per hour with direct access to Malahide, Connolly and Grand Canal Dock.



## By car

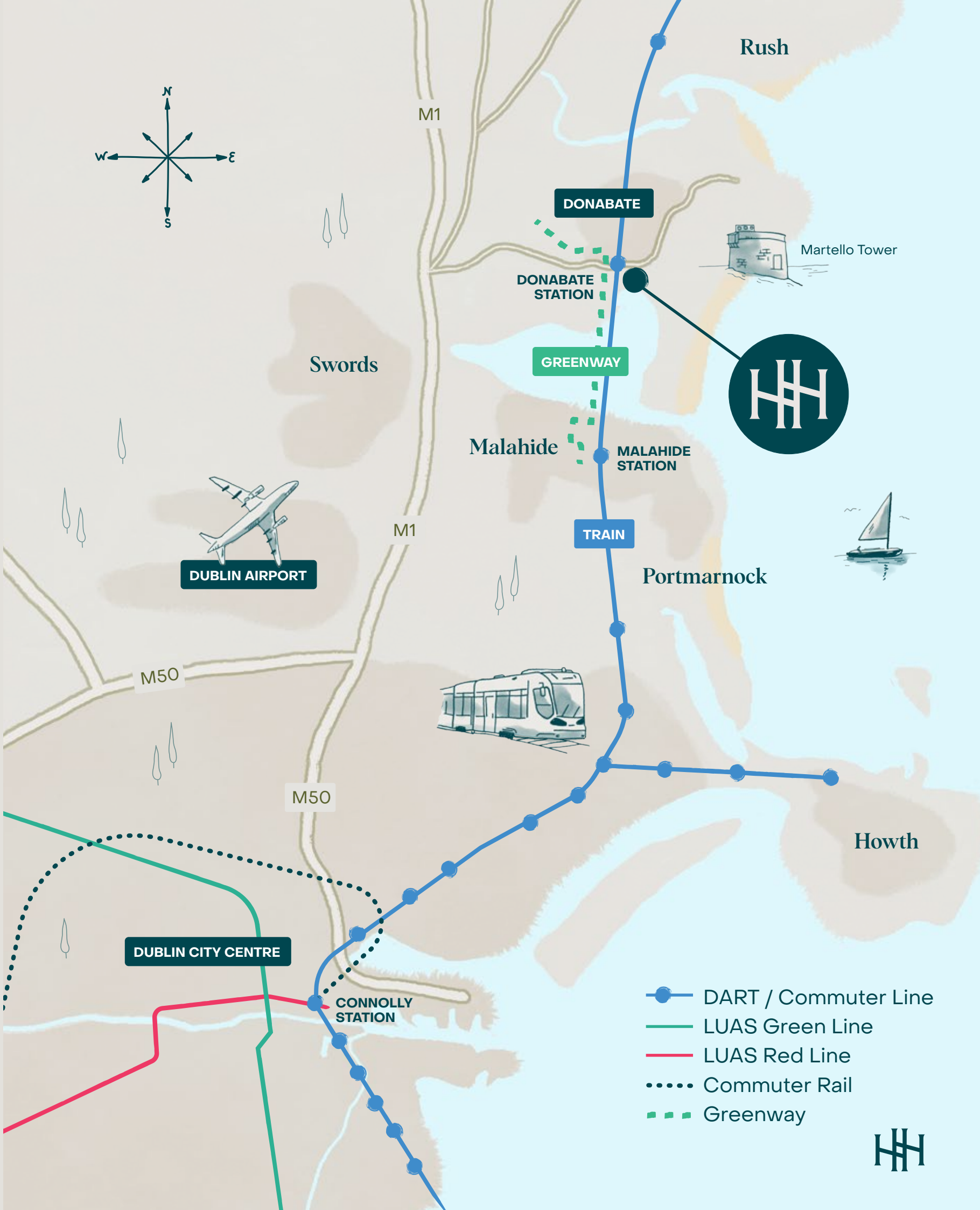
|                |          |                    |
|----------------|----------|--------------------|
| 17 mins        | 20 mins  | 33 mins            |
| Dublin Airport | Malahide | Dublin City Centre |



## By train

DART+ service, faster more frequent trains, coming 2026.

|          |                 |                  |
|----------|-----------------|------------------|
| 5 mins   | 30 mins         | 50 mins          |
| Malahide | Dublin Connolly | Grand Canal Dock |

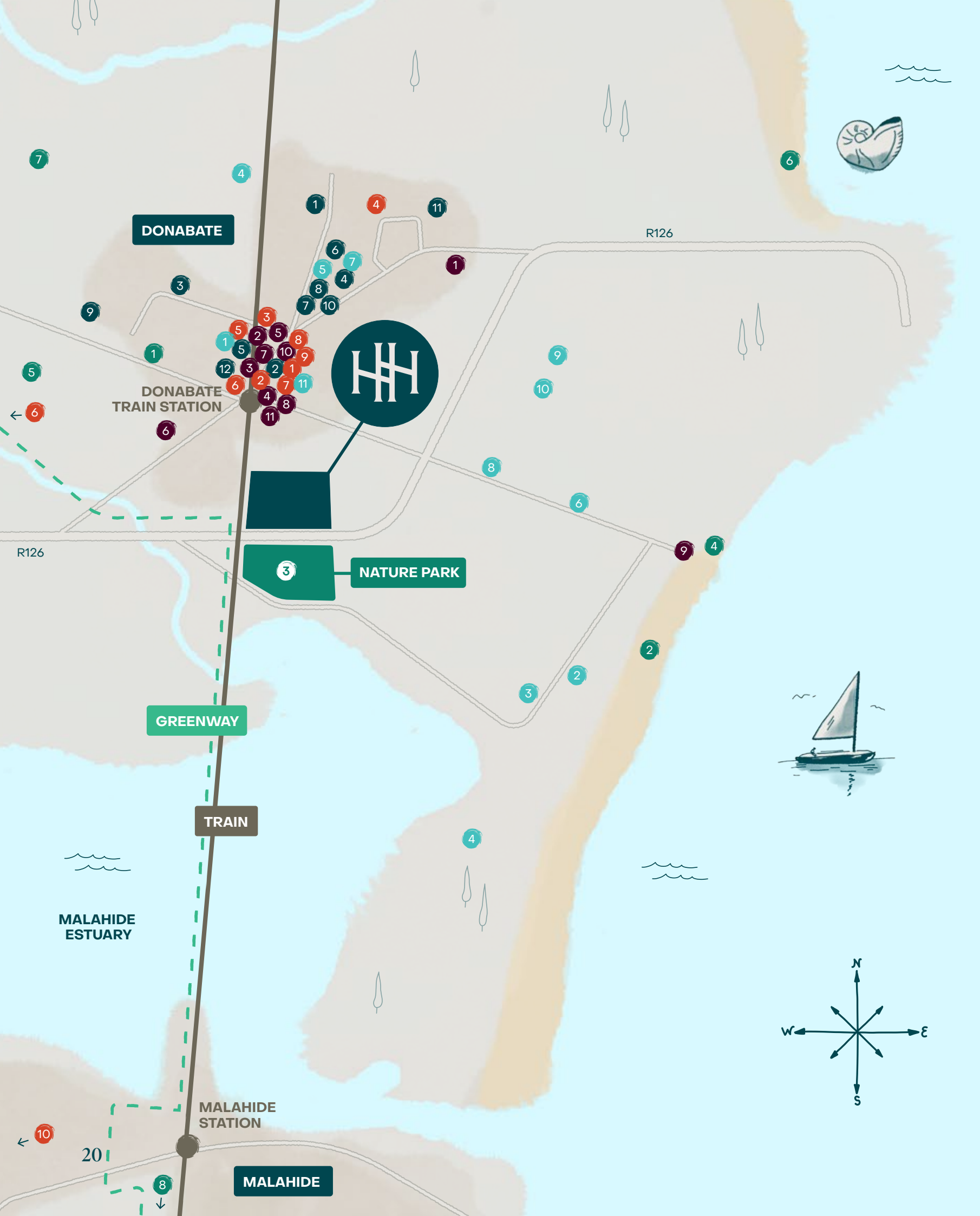






So much  
to do so close  
at hand





# Where nature meets neighbourhood needs

Hampden Hill offers the perfect balance of coastal living and modern convenience, with Donabate Village just moments away.

## Restaurants & Cafés

- 1 An BÁCÚS Beag Bakery
- 2 Cates Café
- 3 Chungs Chinese Restaurant
- 4 Cuppacabana
- 5 Keelings Bar
- 6 Maxol Service Station
- 7 Pasta Castello
- 8 Romayo's
- 9 Shoreline Hotel
- 10 Triangle Coffee Co
- 11 Smyth's Bridge House (future)

## Shopping & Amenities

- 1 Brennan's Life Pharmacy
- 2 Donabate Post Office
- 3 Esthétique Advanced Skincare & Beauty Salon
- 4 Exhale Beauty Spa
- 5 Forget Me Not Florist
- 6 Razor's Edge Barber Shop
- 7 SuperValu
- 8 Toibin's Pharmacy
- 9 Valhalla Barbershop
- 10 Swords Pavillion
- 11 Country Crest Farm Shop

## Parks & Recreation

- 1 Beverton Park
- 2 Donabate Beach
- 3 Nature Park
- 4 Martello Tower
- 5 Newbridge Estate
- 6 Portrane Beach
- 7 Turvey Nature Reserve
- 8 Malahide Castle

## Clubs & Gyms

- 1 Core Power Pilates
- 2 Corballis Links Golf Club
- 3 Balcarrick Golf Club
- 4 Beaverstown Golf Club
- 5 Donabate All Weather Pitch
- 6 Donabate Golf Club
- 7 Portrane Hockey Club
- 8 Donabate Portrane Tennis Club
- 9 St Ita's AFC
- 10 St Patrick's Donabate GAA Club
- 11 Vibe Yoga Studio
- 12 The Island Golf Club

## Crèches & Schools

- 1 Baloos Montessori
- 2 Best Bee Kids
- 3 Beverton Pre School
- 4 Donabate Community College
- 5 Donabate Crèche & Montessori
- 6 Donabate Portrane Educate Together National School
- 7 Gaelscoil na Mara
- 8 Linda's Crèche
- 9 Roots & Wings Early Years Education & Care
- 10 Peter Pan After School
- 11 St Patrick's Boys National School
- 12 Treehouse Childcare





Triangle Coffee Co



An BÁCÚS Beag Bakery

# Explore Donabate Village

From cafés, welcoming restaurants, and artisan bakeries to supermarkets, schools, and active community clubs, everything you need is right at your fingertips in Donabate Village.



Country Crest Farm Shop



Donabate Beach, 8 mins cycle from Hampden Hill



# Meet the neighbours

Fashionable Malahide with its stylish cafés, boutique shops and vibrant sports scene is just 10 minutes away by bike and 5 minutes by train. While the close by village of Portrane offers a relaxed atmosphere and beautiful beaches.

For even more choice, the bustling town of Swords offers a shopping centre, dining options, and additional amenities.



Coast Road, Malahide



Main Street, Malahide Village



Malahide Castle



# A new chapter for a local landmark

Smyth's Bridge House, a cherished part of Donabate's heritage, is set to be reimagined as a vibrant heart of the community.

The historic coach houses will be restored to house a grocer, florist and coffee servery. The old outhouses are being converted into new commercial spaces with duplex apartments on the first floor.

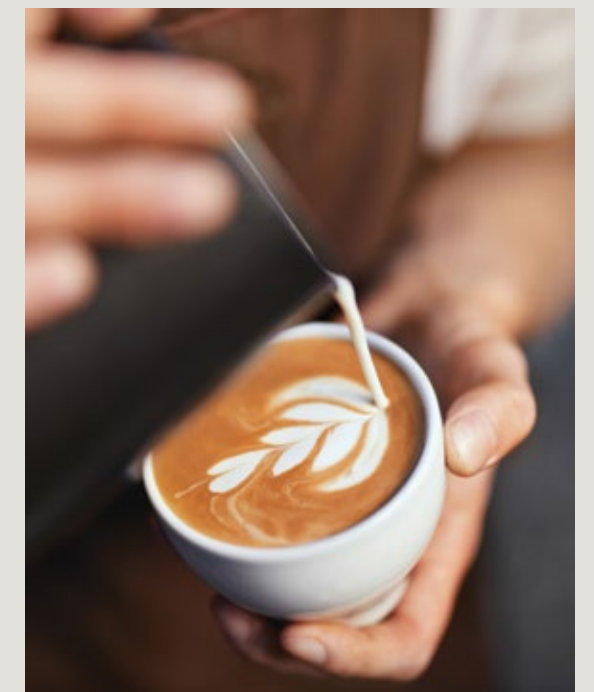
The refurbished Smyth's Bridge House itself will feature a bar with an outdoor seating area connecting to an attractive winter garden restaurant.



Stables Court



Winter garden restaurant



Coffee servery



# Space for everyone

The surrounding grounds will include a herb garden and a children's playground, and enhanced pathways and cycleways will improve connectivity. Plenty of bike parking and outdoor seating areas will encourage sustainable transportation and community interaction. A wildflower meadow will add natural beauty and support local biodiversity, creating a harmonious blend of urban living and nature.

This initiative aims to establish a vibrant, social hub within a collection of buildings which have a deep history and strong association with Donabate Village.



Seating areas



Playground



Herb garden



CGI for illustrative purposes.

Stables Court



# Live in harmony with nature

The stunning 32 acre Nature Park at Hampden Hill – the size of approximately 24 football fields – is a natural retreat just steps from home. Designed to enhance wellbeing, it offers the freedom to slow down, reconnect with nature and enjoy the luxury of space and fresh air.

With 1.2km of landscaped walkways, tree lined paths, and a cyclepath that seamlessly connects to the Broadmeadow Greenway, the park is perfect for peaceful strolls or invigorating cycles. A dedicated dog park ensures that every member of the family has a place to play.



CGI for illustrative purposes.



# Let nature set the pace

Start your day with sea and estuary views, accompanied by the gentle sounds of birdsong in the air. Highland cattle graze nearby, while beehives, pollinator friendly spaces, and foraging areas further enrich

the park's biodiversity. The Nature Park at Hampden Hill offers a daily escape – a place for calm, connection, and outdoor moments that enrich everyday life.



Play areas



Dog park



Beehives



Cyclepaths



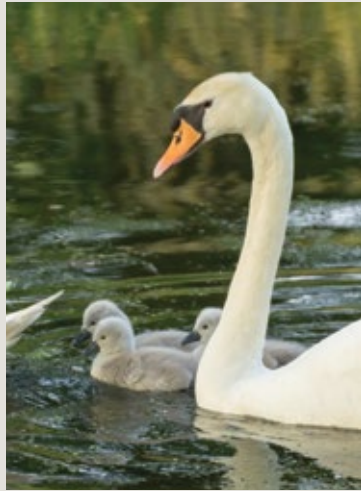
1.2km landscaped walkways



Highland cow grazing area



Gym equipment



Bird nesting sanctuary





# Extending the connections

Hampden Hill will enjoy even better connections as the DART+ Coastal North project is extending the electrified rail line from Malahide to Donabate and beyond, and is due to be completed in 2026. This will almost double peak time capacity and

increase train frequency between Dublin City Centre and Donabate. This means faster, more frequent, and eco friendly journeys – making your daily commute smoother and giving you more time to enjoy life at home.



Donabate Station



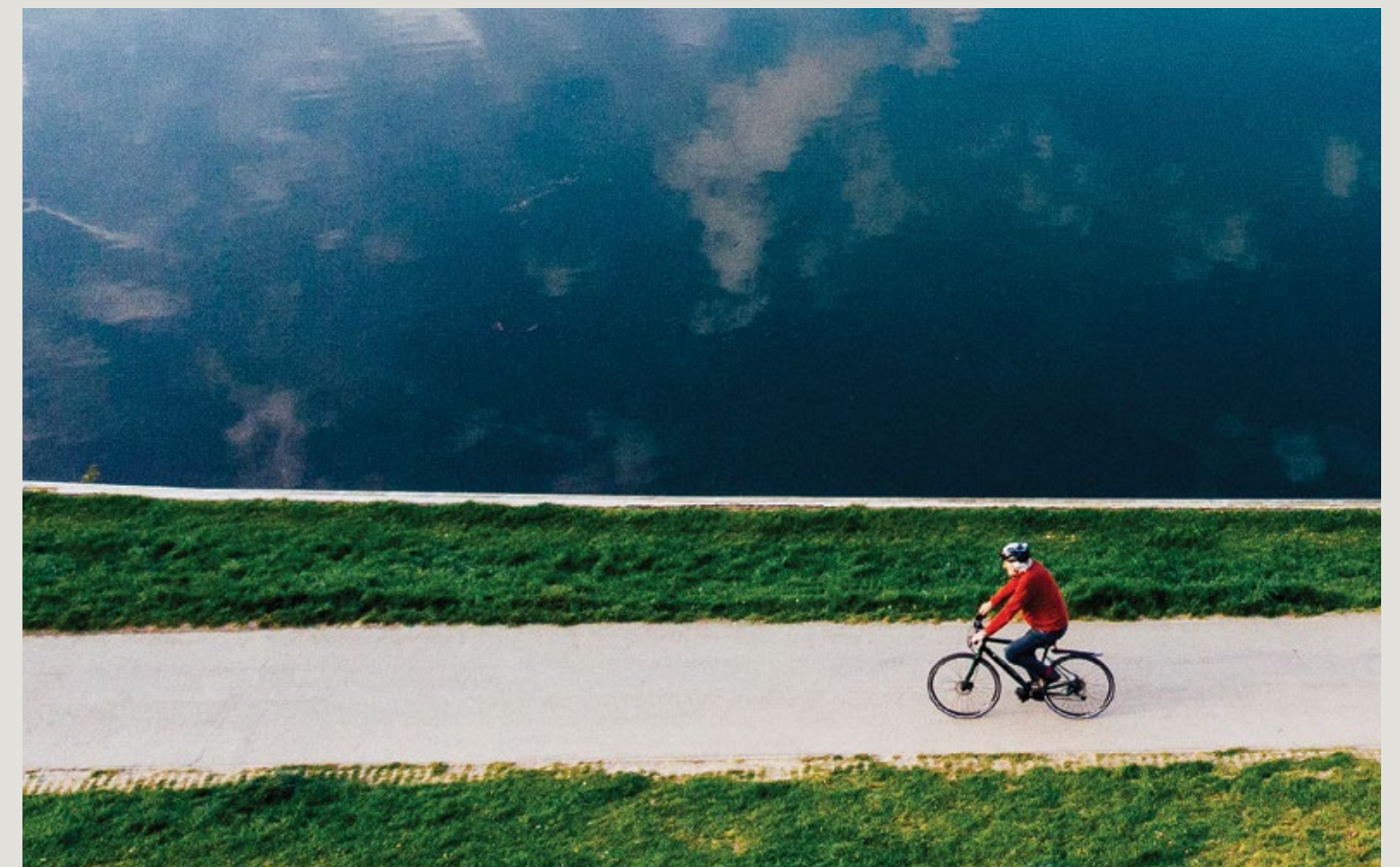
From Malahide to Drogheda



# Walk or cycle across the estuary and beyond

The Broadmeadow Greenway, due for completion in 2027, will be an impressive coastal route linking Donabate and Malahide across the Malahide Estuary. This 6km stretch forms part of the Fingal Coastal Way between the two villages, offering a safe, car-free path for walking, cycling, and enjoying the fresh sea air.

The greenway will connect Newbridge and Malahide Demesnes, creating a seamless link between some of Dublin's most picturesque green spaces. With sweeping estuary views and rich wildlife, it will be a landmark amenity for residents, nature lovers, and outdoor enthusiasts.









# Created for you

The homes at Hampden Hill blend contemporary design with thoughtful layouts, crafted to enrich everyday living both indoors and out. Whether you're looking for your first home or seeking more space for a growing family, they offer a perfect balance of style and practicality.



Light filled living room





Indoor-outdoor living

# Modern living made stylish

Choose from 2, 3, and 4 bedroom homes, thoughtfully designed to maximise comfort and convenience. From the large windows to the spacious interiors, these homes are a perfect blend of style and functionality.

The open-plan kitchens, high-spec finishes and patio doors that lead to the private rear garden, provide seamless indoor-outdoor living. A separate utility or storage room adds extra practicality.











# Eco living at its best

With BER A2-rated energy efficiency, these homes reduce your carbon footprint and create a more comfortable, eco friendly living environment.

Surrounded by open spaces and a beautiful 32 acre Nature Park, everything about Hampden Hill has been carefully planned to support a lifestyle that's as connected to the environment as it is to everyday comfort.





# Eligible for Government Initiatives

The purchase of your first home is an exciting time in anyone's life. Our aim is to make it more clear and straight forward. If you decide to buy a new home did you know there are government support schemes that may be available to help you.

For more information visit [cairnhomes.com](http://cairnhomes.com)

## First Home Scheme



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

## Help To Buy



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

## Green Mortgage



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

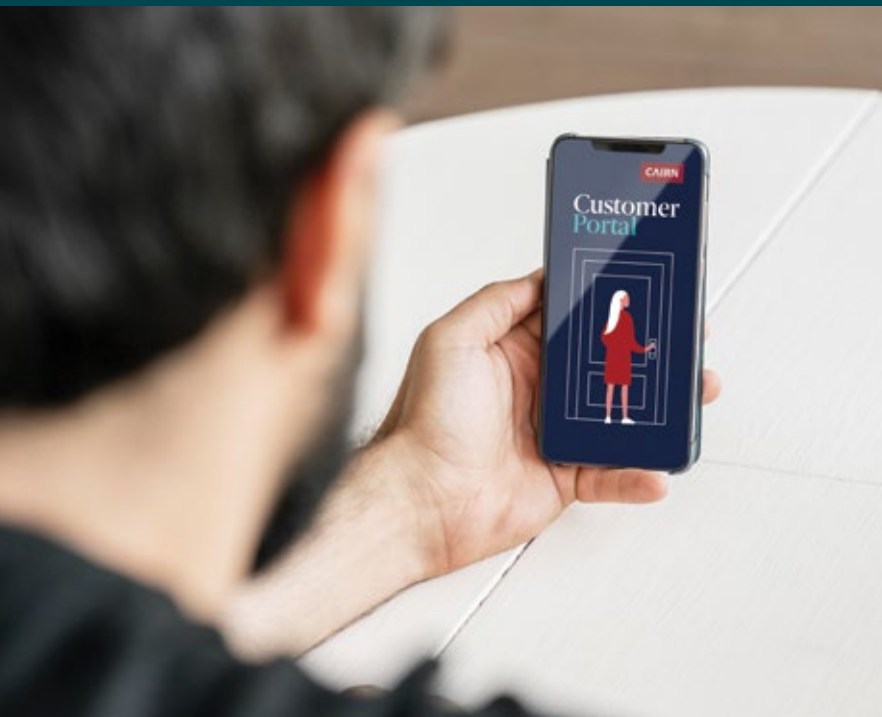




# Customer care portal

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 Care 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

**CAIRN**

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. Community Games, the historic Irish institution that has been a source of community for generations. 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.

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.



# Inspired by Donabate

Emily McCormack was commissioned by Cairn to create original artwork for Hampden Hill. Her pieces are inspired by the meeting point of land and sea, capturing the natural rhythm and tranquillity of the coastline. The artwork is Emily's personal response to embracing this rhythm — reflecting the ebb and flow of coastal life through her vibrant brushwork and layered textures. She brings to life the beauty and serenity that define the Hampden Hill lifestyle.

This collaboration highlights the shared vision between artist and development — celebrating connection to nature, timeless design, and a deep sense of place.



Martello Tower, oil on canvas

**Emily McCormack** is a contemporary Irish artist based in Co. Meath. She works from her own studio and gallery, where she creates expressive landscapes in oils, inspired by the natural beauty of the Irish countryside.



Donabate Beach, oil on canvas





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**CAIRN**

Built For Good