
SEVILLE GATE
KILKENNY
Designed for Living. Made for Life.

Welcome to SEVILLE GATE

Welcome to Seville Gate, an exclusive collection of contemporary BER A-rated homes in a superb location on the Callan Road, just minutes from the heart of Kilkenny City.

Seville Gate brings together beautiful architecture, considered design and understated luxury, creating a distinctive neighbourhood designed for modern life.

Thoughtfully planned three-and four-bedroom homes offer bright, contemporary living spaces, stylish finishes, private outdoor areas and energy-efficient design. Each home has its own distinctive character, with elegant names inspired by some of Europe's most beautiful places, landscapes and traditions.

Created with Kilkenny's growing population in mind, Seville Gate offers the best of both worlds: the convenience and energy of city living combined with the peace and tranquillity of country life.

Contemporary living meets timeless design.



Whether you're buying your first home, starting a new chapter or simply looking for a beautifully designed new home in Kilkenny, Seville Gate offers an opportunity to make it yours.



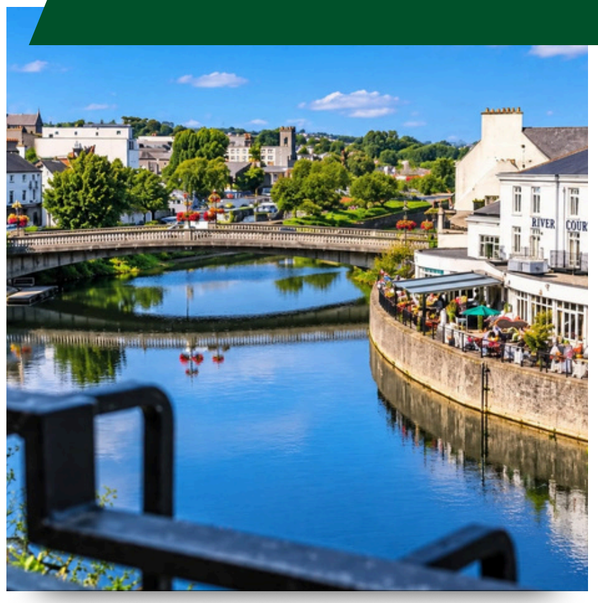
Location

City life. Close to home.

From the historic streets of the Medieval Mile and the beautiful grounds of Kilkenny Castle to the city's cafés, restaurants, boutiques, shopping and vibrant social scene, there is always something to enjoy.









Kilkenny Castle & Castle Park
Kilkenny City Centre
Shopping & Boutiques
Cafés & Restaurants
Primary & Secondary Schools

Sports & Leisure Facilities
The Medieval Mile
Arts, Culture & Festivals
Kilkenny Ring Road
Easy M9 Access to Waterford, Carlow & Dublin

Floor Plans

The Sierra



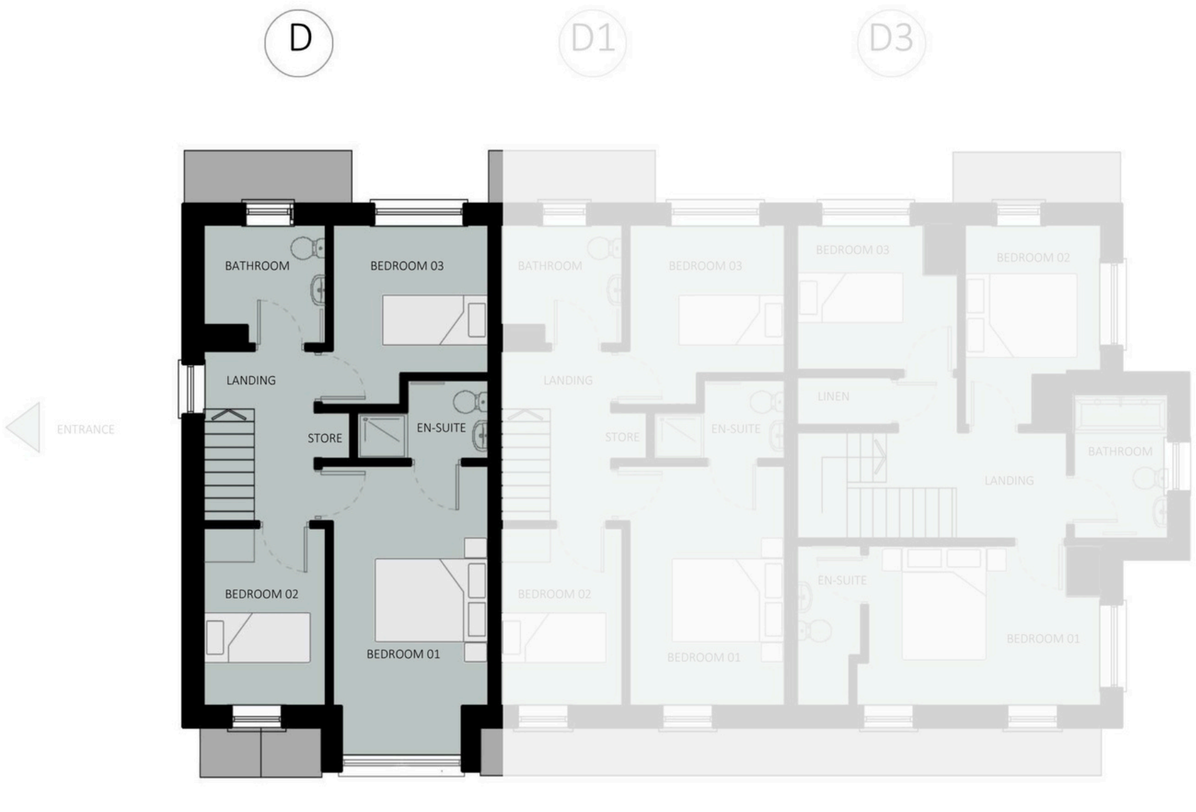
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

The Sierra

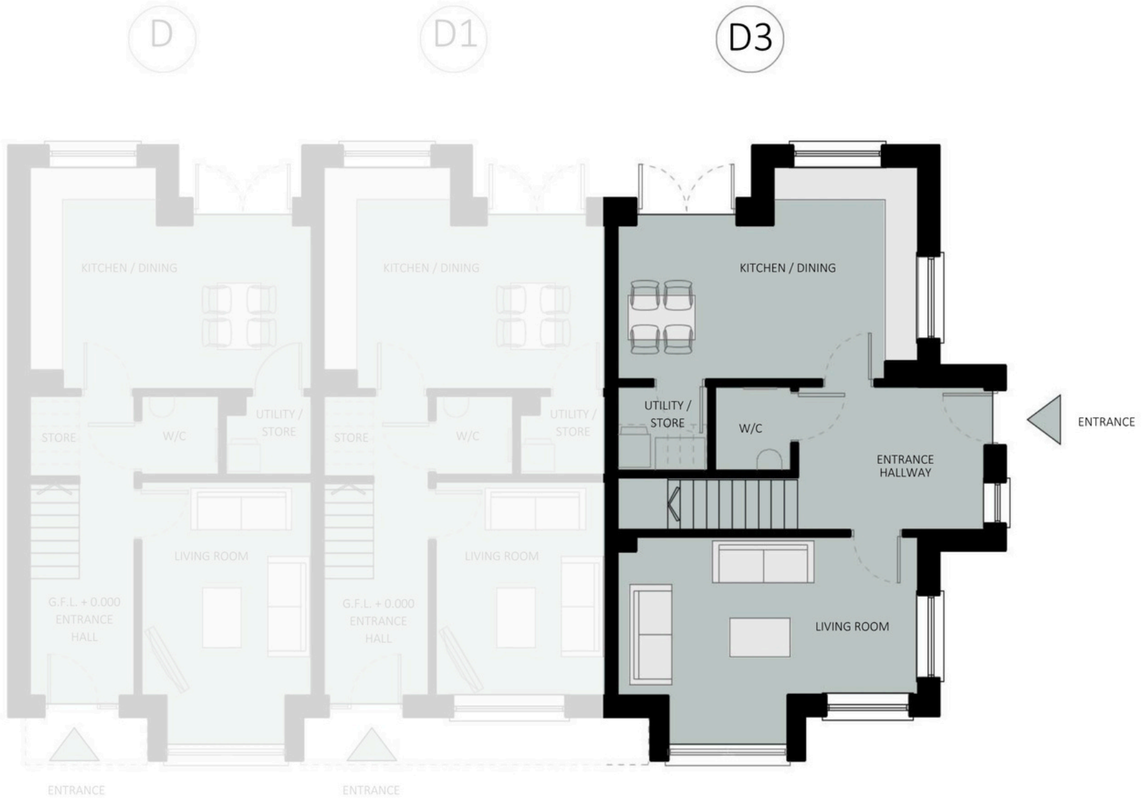


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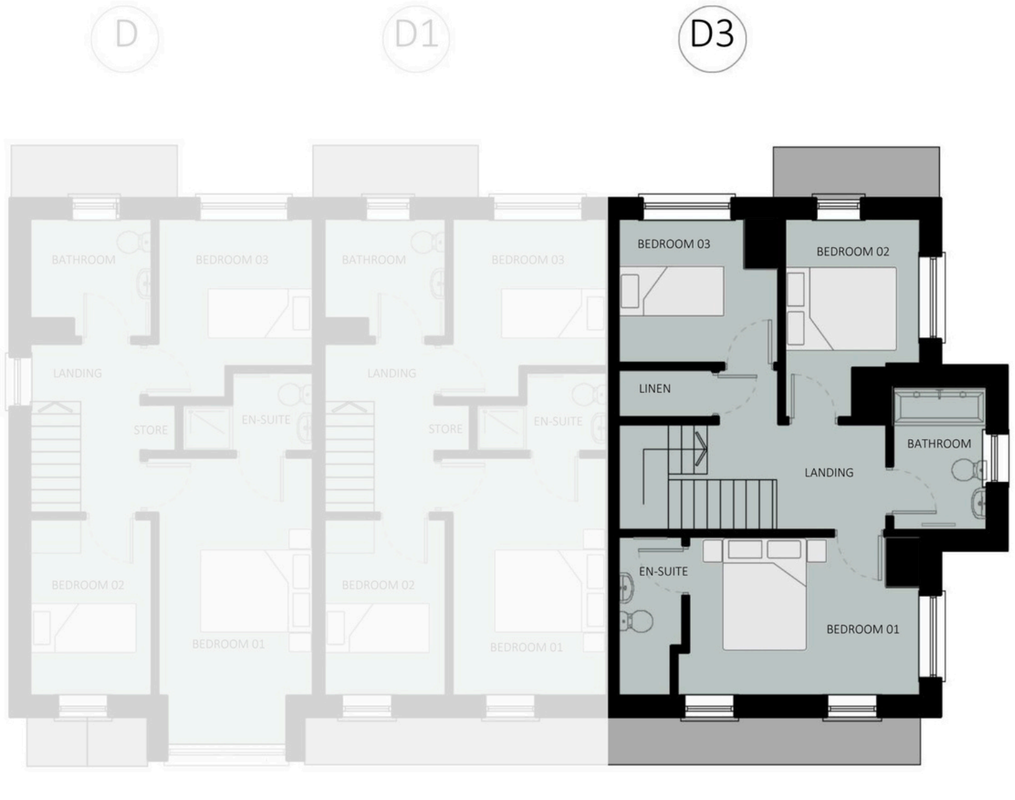


PROPOSED FIRST FLOOR PLAN

The Sierra



PROPOSED GROUND FLOOR PLAN



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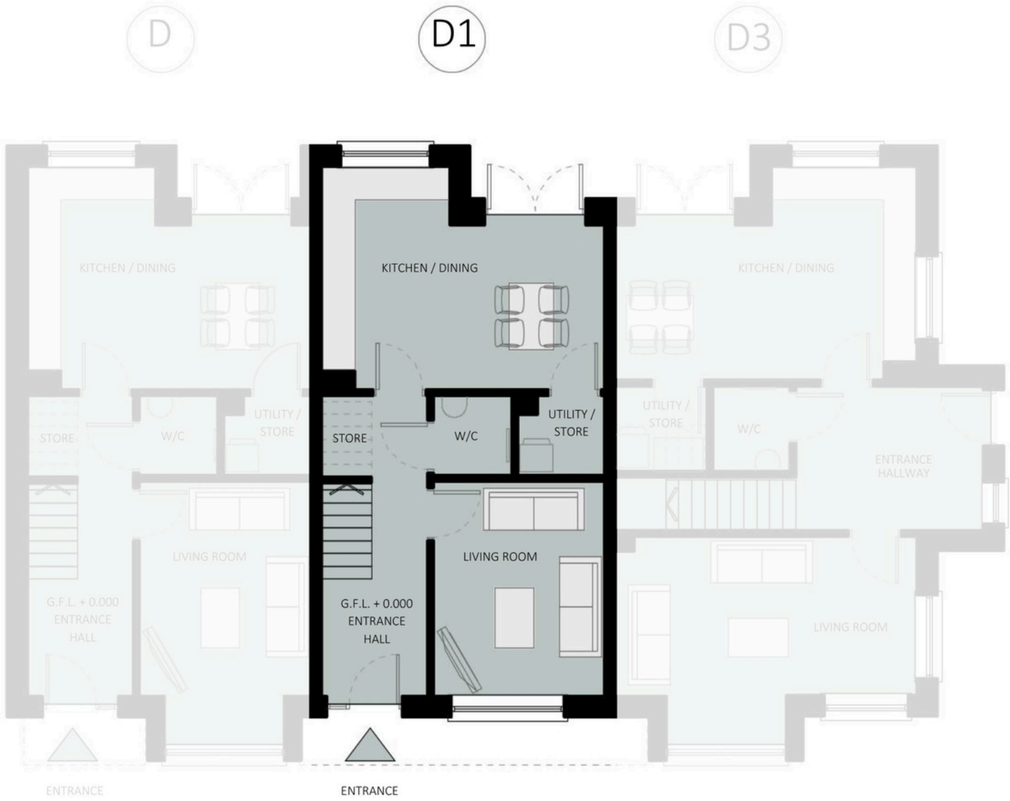
The Valenica



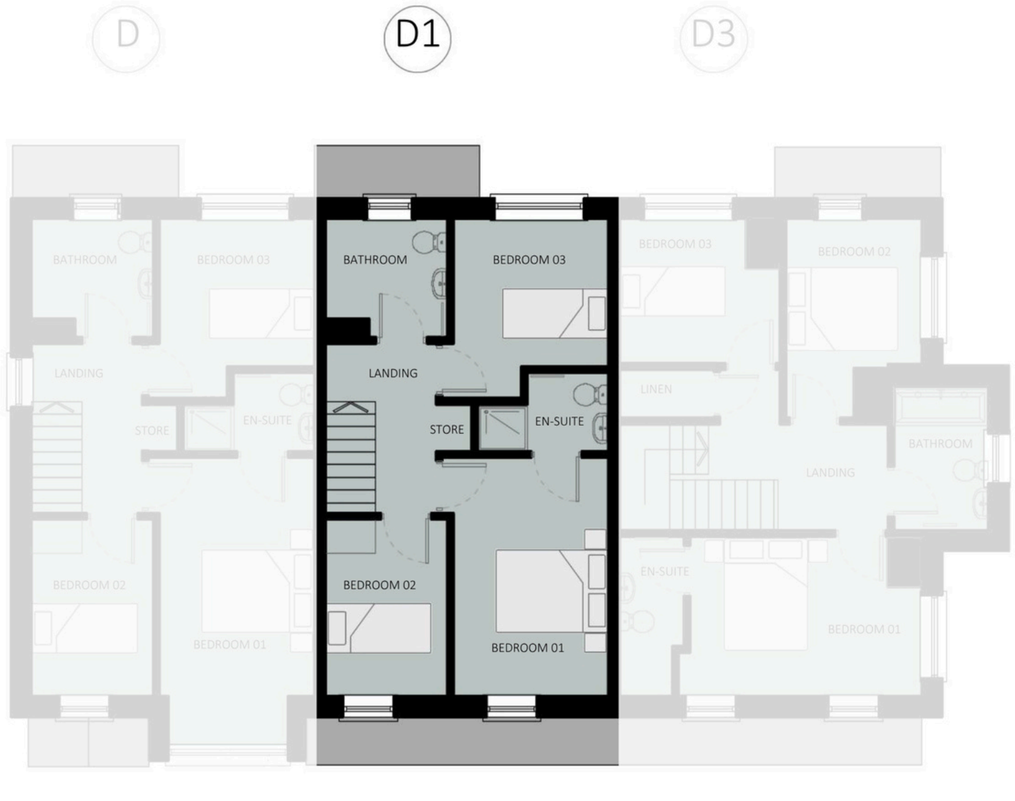
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

The Valenica

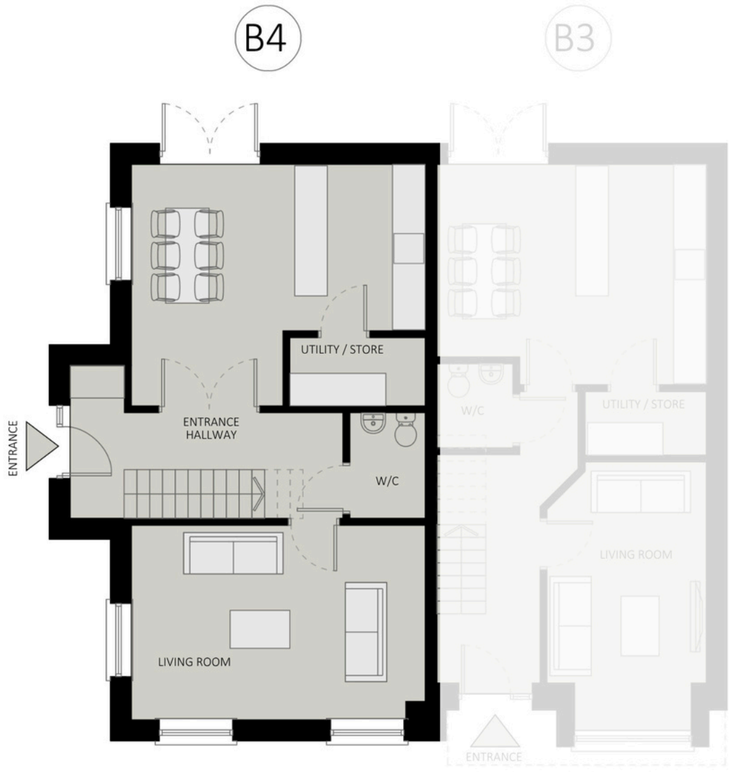


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

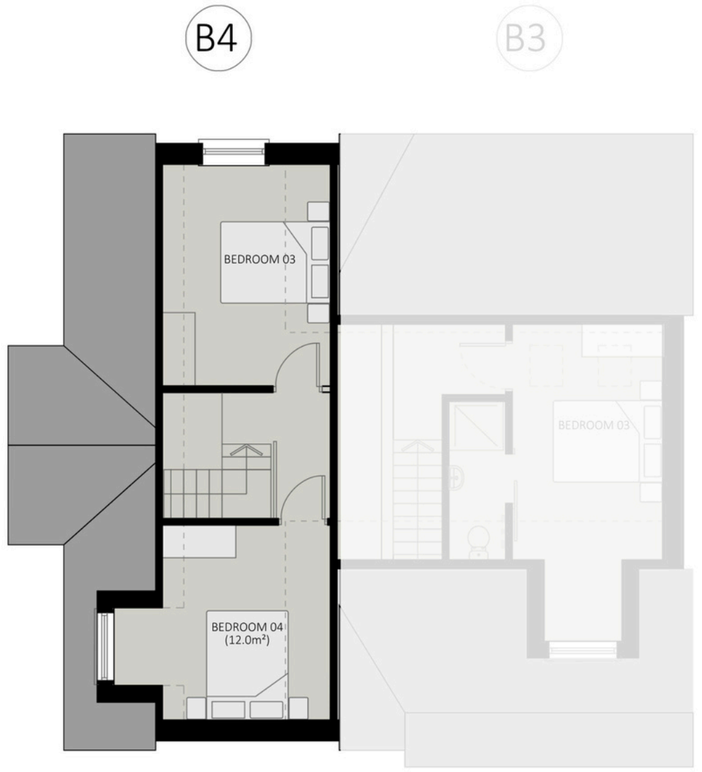
The Vega



PROPOSED GROUND FLOOR PLAN

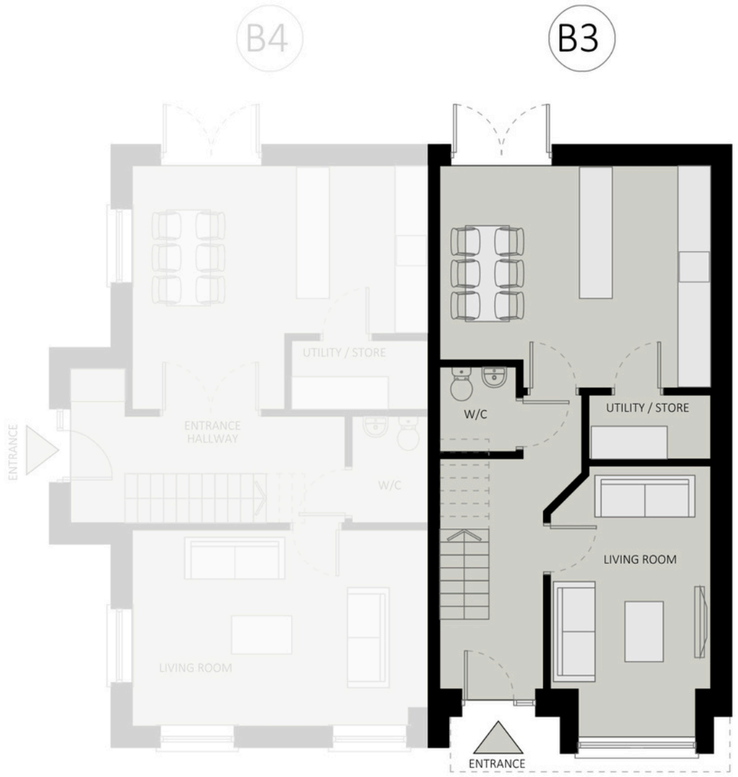


PROPOSED FIRST FLOOR PLAN

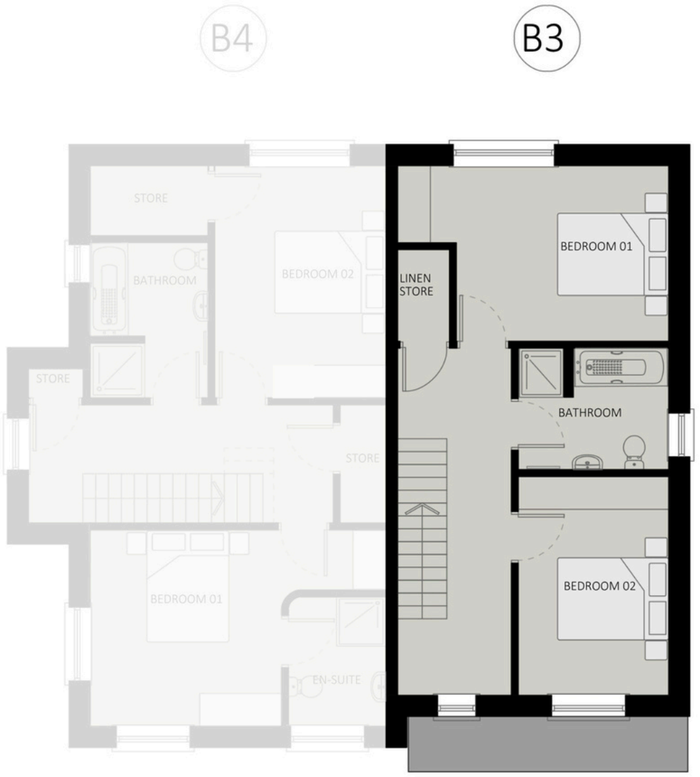


PROPOSED SECOND FLOOR PLAN

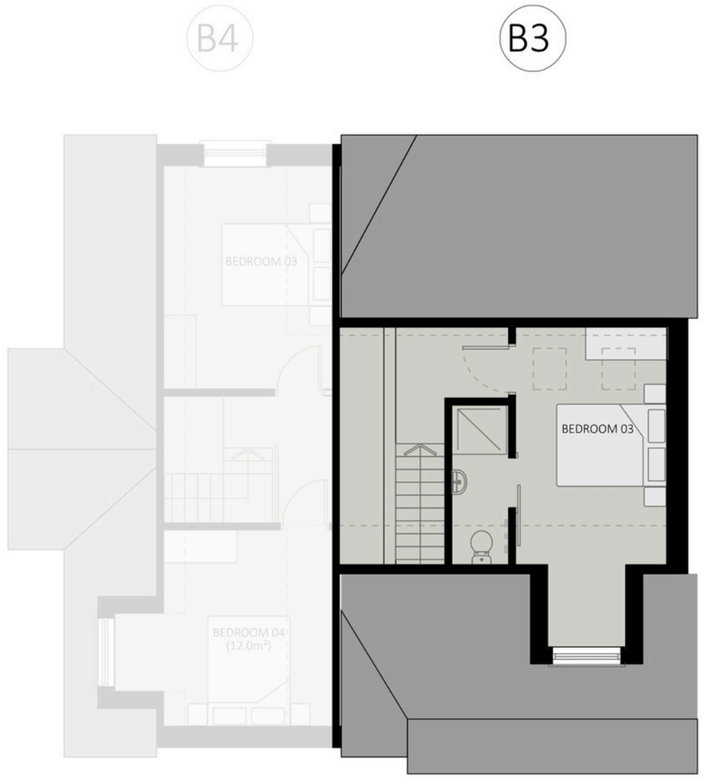
The Alba



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



















KEY SPECIFICATIONS

The finer details of exceptional living

Every detail has been carefully considered to offer the perfect balance of style, comfort and energy efficiency, creating beautiful homes designed for the way you live today and for years to come.

At Seville Gate, every detail has been carefully considered to create homes that combine contemporary elegance with everyday comfort. From energy-efficient technology and beautifully appointed interiors to quality craftsmanship and thoughtfully designed outdoor spaces, each home offers an exceptional standard of modern living.



01. Exceptional energy efficiency

Designed with the future in mind, every home at Seville Gate incorporates advanced energy-efficient features, delivering year-round comfort while helping to reduce energy consumption and running costs.

- Nearly Zero Energy Building (NZEB) standards for enhanced energy performance.
- High-performance insulation throughout floors, walls and roofs to maximise thermal efficiency.
- Advanced airtight construction designed to minimise heat loss and maintain a comfortable indoor environment.

02. Refined interior finishes

Step inside a home where contemporary design meets timeless sophistication. Carefully selected finishes and beautifully proportioned spaces provide the perfect canvas for creating a home that reflects your personal style.

- Beautifully painted walls throughout, creating a fresh and elegant interior.
- Quality interior joinery, including painted doors, contemporary skirting boards and architraves finished in sophisticated off-white satin.
- Refined brushed satin-finish ironmongery for a sleek, contemporary aesthetic.
- Premium 12mm Robusto timber flooring throughout the entrance hall, sitting room and all bedrooms, with a choice of six stylish finishes to complement your new home.



03. Advanced heating and electrical systems

Modern technology works seamlessly behind the scenes to deliver exceptional comfort, convenience and energy efficiency.

- Energy-efficient A-rated heat pump connected to a thermostatically controlled, zoned heating system for personalised comfort.
- Pressurised hot and cold water systems.
- Generously positioned lighting, electrical sockets and switches throughout.
- Mains-powered smoke and heat detectors with battery backup, fitted as standard.
- Pre-wiring for electric vehicle charging, supporting a more sustainable future.



04. Seamless media and connectivity

Whether you're working from home, enjoying your favourite entertainment or staying connected with family and friends, every home is thoughtfully equipped to support today's digital lifestyle.

- Television connection points in the living room and principal bedroom.
- Dedicated data points in the living room and principal bedroom.
- Pre-wiring for high-speed broadband connectivity.
- Main infrastructure installed to accommodate Eir and additional media services.



05. Contemporary kitchens and utility spaces

Combining contemporary styling with everyday practicality, each kitchen is designed to provide an inviting space for cooking, entertaining and spending time together.

- Beautifully appointed contemporary kitchen with sleek cabinetry and soft-close doors.
- Dedicated utility room, thoughtfully designed with under-counter space for laundry appliances.
- The kitchen and utility room are also finished with durable, easy-care floor tiles from the standard collection, creating a practical and cohesive finish throughout the home.



06. Beautifully appointed bathrooms and ensuites

Designed to bring a sense of calm and sophistication to your daily routine, the bathrooms and ensuites feature contemporary styling, elegant fittings and carefully considered finishes.

- Stylish contemporary bathrooms, ensuites and guest facilities featuring elegant sanitary ware.
- Luxurious floor-to-ceiling tiling in both the ensuite and main bathroom creates a refined, hotel-inspired finish.
- Quality taps, shower heads and bath fittings carefully selected to complement the modern interiors.
- Contemporary shower enclosures with pressurised shower valves and polished chrome fittings.
- Wall-mounted heated towel rails in all three bathrooms, adding everyday comfort and convenience.
- The wheelchair-accessible WC features elegant tiled flooring and a coordinating vanity splashback, with a choice of two contemporary colour schemes.



Experience the perfect blend of vibrant city living and peaceful surroundings, where rich heritage, beautiful landscapes and everyday convenience come together in an exceptional location.

07. Elegant bedroom storage

Combining elegant design with practical storage solutions, the bedrooms are designed to provide a comfortable, uncluttered retreat.

- Contemporary fitted wardrobes in every double bedroom.
- Practical, integrated storage designed to complement the home's sophisticated interior finishes.



08. Distinctive architectural design

The exterior of each home reflects a considered approach to modern architecture, combining quality materials, elegant detailing and practical features designed for lasting performance.

- A sophisticated combination of quality brickwork and rendered finishes, creating an elegant architectural appearance.
- Durable PVC fascias, gutters and downpipes.
- Contemporary Ultra Tech entrance doors with secure locking systems.
- Elegant French double doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.
- High-performance, future-ready, A-rated uPVC windows designed for enhanced energy efficiency.



09. Beautifully considered outdoor spaces

Thoughtfully designed outdoor spaces provide the perfect extension of your home, offering opportunities for relaxation, entertaining and enjoying the outdoors.

- Seeded gardens, providing the opportunity to create your own outdoor retreat.
- Secure block built dividing wall to rear gardens, offering privacy and clearly defined outdoor spaces.



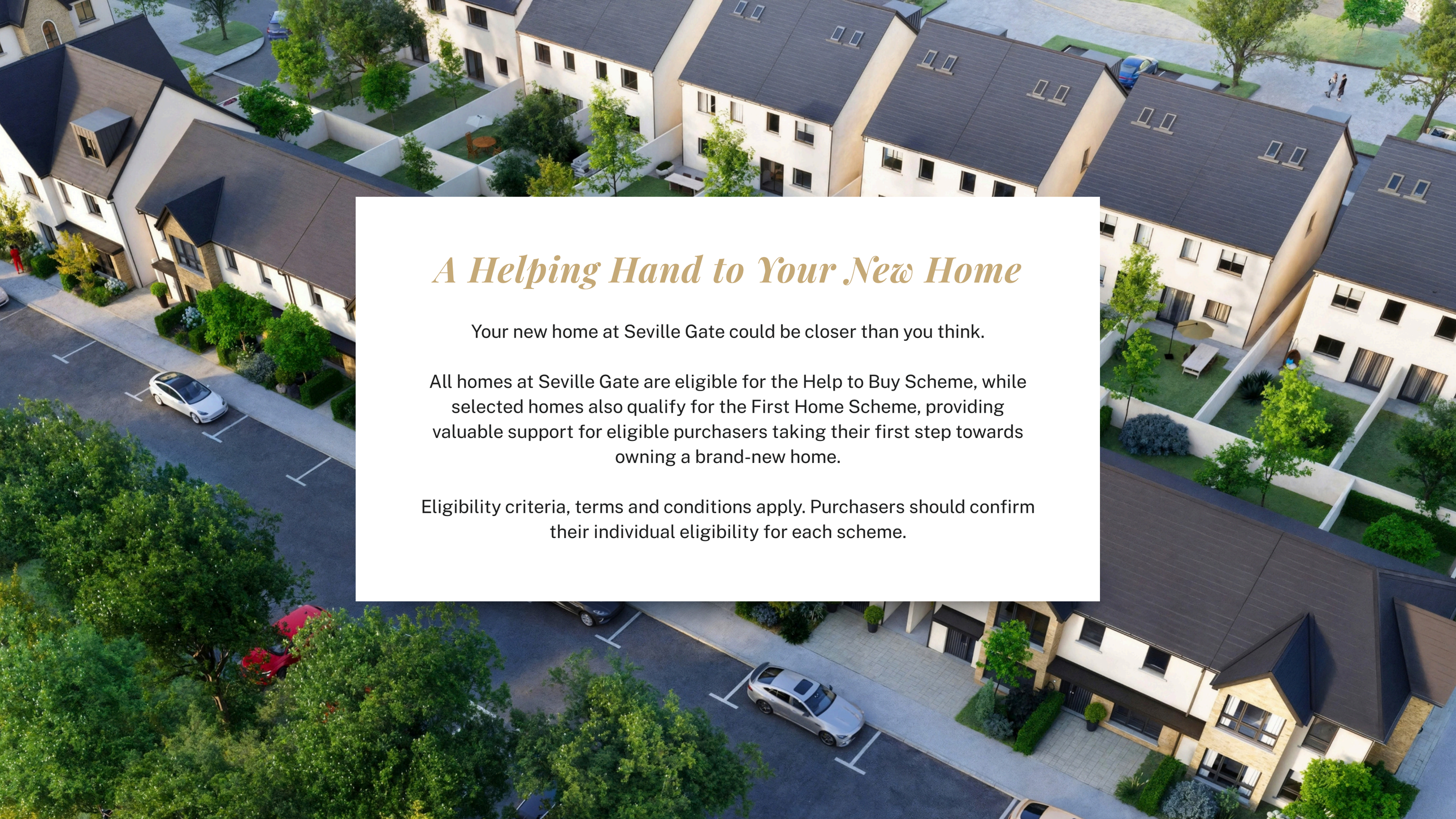
Discover a development where timeless architecture, sophisticated design and modern luxury come together to create a place you'll be proud to call home.

10. Quality you can trust

Built with confidence. Designed for generations.

A home is one of life's most important investments. At Seville Gate, quality construction and considered design come together to provide lasting comfort and peace of mind.

All homes at Seville Gate are covered by the HomeBond 10-Year Structural Guarantee, offering homeowners added peace of mind and protection.



A Helping Hand to Your New Home

Your new home at Seville Gate could be closer than you think.

All homes at Seville Gate are eligible for the Help to Buy Scheme, while selected homes also qualify for the First Home Scheme, providing valuable support for eligible purchasers taking their first step towards owning a brand-new home.

Eligibility criteria, terms and conditions apply. Purchasers should confirm their individual eligibility for each scheme.

SEVILLE GATE

KILKENNY

Launching soon. Register today to receive priority updates on house types, pricing, availability and launch details.

hello@sevillegate.ie

KinsellaHomes

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HELP TO BUY
Approved

FIRST HOME SCHEME
Supporting Home Ownership

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