TOWER COURT

BOUTIQUE ESTATE



Exclusive New Homes in the Heart of Balla

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Sales Information Brochure

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Situated in one of Balla's most desirable locations, Tower Court is an exclusive new development of twelve generously proportioned homes, ideally positioned in a quiet cul-de-sac just off The Square, Balla, Co. Mayo.

The development offers two distinctive house types:

House Type A – 3 Bedroom semi detached property of 1,205 square foot.
House Type B – 4 Bedroom detached property of 1,450 square foot.

At Tower Court, first impressions truly last, with thoughtfully designed exteriors that reflect the quality and style found throughout each home.

Internally this attention to detail continues evident from the carefully planned layout to the immaculate interior finish.
Every detail has been carefully considered with the day-to-day comfort of the discerning purchaser in mind.

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Stylish Exterior Finish

Architecturally designed and carefully selected exterior finishes complemented by quality craftmanship which all combine to provide a classical yet contemporary timeless home.



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Site Map – Tower Court



3D Site Plan – Tower Court

A 3d site plan of twelve spacious homes located in
The Square, Balla.

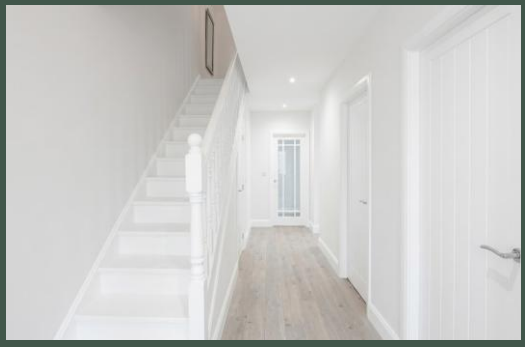


Tower Court brings a fresh perspective to Balla's housing market. This architecturally designed boutique development offers a carefully considered mix of 3 and 4 bedroom homes, all built with enduring quality and premium finishes.

Each home is a traditional block-built construction with the benefits of modern building methods, such as advanced insulation and energy efficient heating. These A rated new homes in Tower Court also feature private gardens and sustainable features that deliver peace of mind and future-proof living.









Please Note
Images are for Illustrative Purposes Only

House Type A

3 Bedroom 3 Bath semi-detached property of 1,205 square foot.

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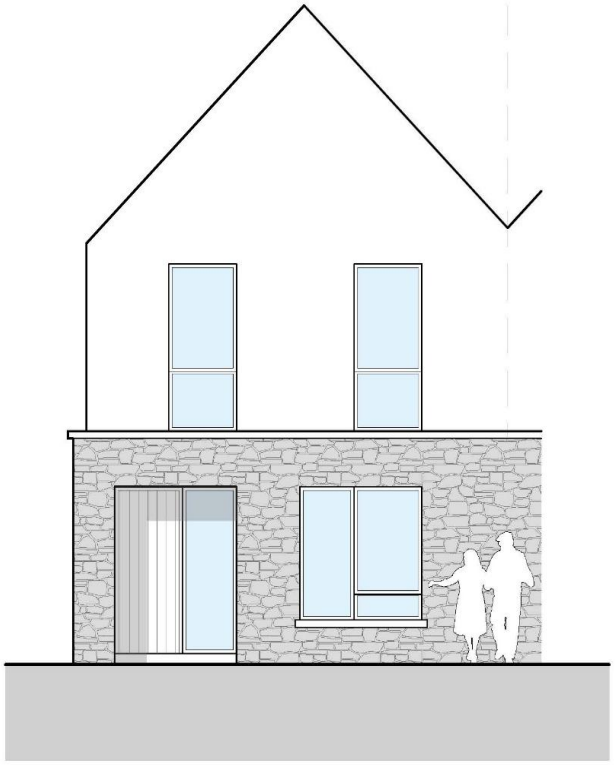
Floor Plan

House Type A

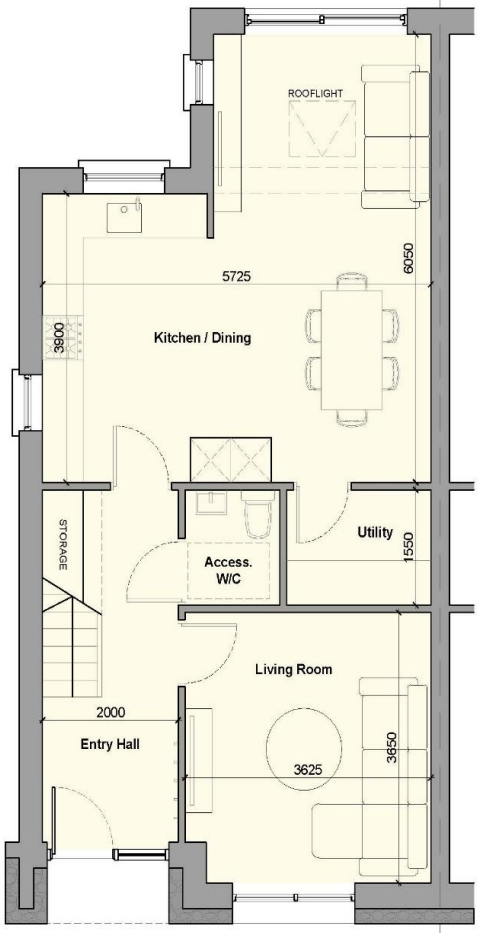
3 Bedroom Semi Detached Home

Ground and First Floor

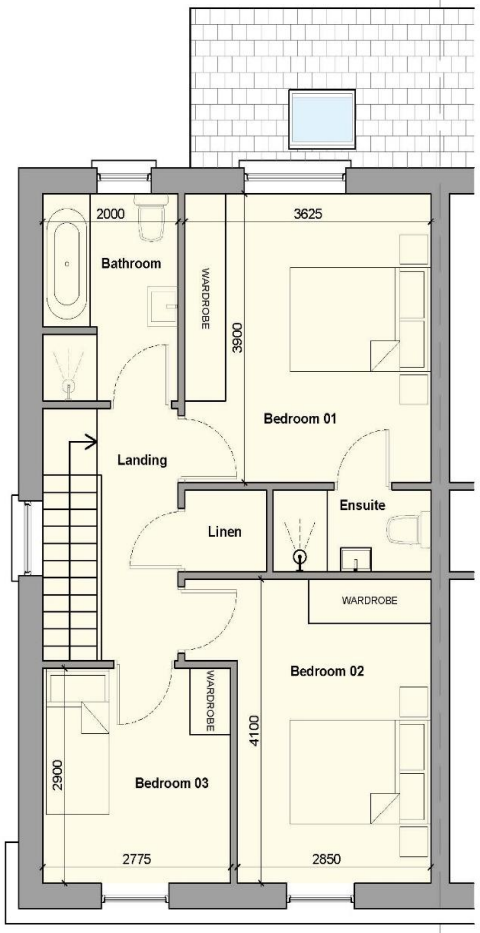
HOUSE TYPE A
3-Bed Semi-D Dwelling (112sqm)



Front Elevation



Ground Floor Plan



First Floor Plan









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House Type B

4 Bed 3 Bath detached property of 1,450 square foot.
Exclusive only 2 units available

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Superior Low Energy Design

Sustainable Living, Designed for the Future

A-Rated Homes with Exceptional Energy Efficiency
At Tower Court, sustainability and comfort go hand in hand. Re-Gen Developments has carefully designed each home to incorporate advanced energy-efficient technologies and passive design principles, creating modern homes that are built for the future.
Every home has been thoughtfully constructed to minimise energy consumption while maximising comfort, ensuring a healthier, warmer, and more cost-effective living environment for you and your family.

Achieving an impressive A Energy Rating, these homes offer reduced environmental impact, and long-term value for homeowners. By combining innovative construction methods with high-performance materials, Tower Court delivers homes that are not only environmentally responsible but also exceptionally comfortable all year round.

Key Energy-Efficient Features

- High-performance insulation for superior heat retention
- Premium energy-efficient windows and doors
- Mechanical Heat Recovery Ventilation (HRV) system for improved air quality and reduced heat loss
- Enhanced airtightness to maximise energy performance
- High-efficiency A-rated heating system
- Lower carbon footprint and reduced energy costs
- Future-proofed design meeting modern energy standards

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House Specifications - External

External Render – A combination of stone and nap plaster with a painted finish.

Windows — Triple glazed Future Proof UPVC windows.

External Doors - Composite front door with glazed side panels and a multi point locking system and an Aluminium Slider. Detached properties have a PVC Rear Entrance Door.

Front Paving – Paved area to front incorporating designated landscaping and parking.

Rear Paving - Paved patio area to back incorporating generous grass area.

Structural Warranty - Re-Gen Developments offer a 12 month warranty from date of handover to the owner.

Outside Tap - Fitted as standard.

Side Gate - A steel frame gate is fitted to the side of the property which is galvanized with pressurized treated timber panels.

House Specifications – Internal

Builders Warranty – Re-Gen Developments offer a 12 month warranty from date of handover.

Internal Doors – Déanta NM5 paint grade doors throughout with a glazed door from the hallway to kitchen area as standard.

Ironmongery – Satin chrome finish ironmongery throughout.

Skirting and Architrave – 6" Contemporary profile paint grade timber skirting and architrave throughout.

Window Boards - Painted moisture resistant MDF as standard throughout.

Stairs – Timber stairs to architects detail including banisters, handrail etc.

Space Heating - Air to water pump system to Mechanical engineers details and specification to supply all heating and hot water requirements. Pressurised water system via submersible pump in water storage tank.

Ventilation – Ventilation is supplied via a high quality Heat Recovery System giving a constant supply of fresh healthy air to your home.

Air Tightness – All homes fitted with the latest air tight products to match current building regulations and create a draught free environment.

Electrical Specification - Generous Electrical and Lighting Specification throughout the house. Full electrical spec available on request.

Kitchen – Inhouse design of a Vinyl PVC Door with 40mm Top Plus worktop.

Tiling – Contemporary standard tiling included for Bathroom/Ensuite/WC floors, enclosed shower area, bath surround to ceiling and feature wall behind sink.

Sanitary Ware - High end chrome bathroom fixtures and fittings to include walk in rain showers and wall mounted sink units with drawer storage underneath as standard. White Rimless close coupled back to wall comfort height toilets as standard.

Painting – Three coats of emulsion to walls and ceilings in one colour as standard throughout. Primer, undercoat and two coats of paint to all interior woodwork.

Flooring – Please Note, Houses will not include flooring other than tiled areas in bathrooms/ensuites in the house price. It is the responsibility of the owner to source this and can be fitted by our carpenters/tilers at an additional cost.

Location of Tower Court, Balla

Ideally Located in the Heart of Mayo

Balla enjoys a highly desirable central location, offering the perfect balance of peaceful village living and convenient access to the region's major towns and cities. Situated just 13km from both Claremorris and Castlebar, and approximately 74km from Galway City, Balla is an ideal choice for commuters and families seeking a well-connected yet relaxed lifestyle.

Excellent transport links make travelling straightforward, with public transport services available within walking distance of the village square. Positioned along the N60 national route, Balla provides easy access to a wide range of destinations throughout Mayo, Galway, and beyond.

Renowned for its welcoming atmosphere and strong sense of community, Balla is a thriving rural village that offers an exceptional quality of life. Residents benefit from an excellent range of amenities and services, all conveniently located within walking distance of this exclusive new development. These include a National School and Secondary School, local shops, cafés, bars, healthcare facilities, St. Cronan’s Church, a community playground, and the Balla Community Centre, which hosts a vibrant programme of activities and events throughout the year.

For sports enthusiasts and growing families, Balla GAA's outstanding sporting facilities provide opportunities for recreation and community involvement. The village is also home to an award-winning local restaurant, adding to the charm and appeal of this attractive location.

Combining modern convenience with a strong community spirit and beautiful rural surroundings, Balla offers an exceptional setting in which to build your future and enjoy the very best of family living.

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Sales Enquiries

Selling Agent

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Westport
Co. Mayo

Structural Engineers

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N5 Business Park, Castlebar,
Co. Mayo

Eligible for Help to Buy Scheme

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