
CNOC na MARA
TRAMORE, CO. WATERFORD

Modern A-rated homes designed
for coastal living in Tramore

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WELCOME TO CNOC NA MARA

Set within the vibrant coastal town of Tramore, Cnoc na Mara is a carefully planned residential community of 37 A-rated homes created around comfort, connection and coastal living.

Surrounded by beaches, walking routes and everyday amenities, residents can enjoy the unique balance of seaside living while remaining closely connected to Waterford City and the wider South-East region.

Well-considered homes, landscaped green spaces and a smaller-scale community setting come together to create an environment suited to everyday family life.

Whether purchasing a first home, moving closer to the coast or seeking a more balanced pace of life, Cnoc na Mara offers homes designed for life by the sea.

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A UNIQUE COMMUNITY DESIGNED FOR EVERYDAY LIVING

Quantum Homes are proud to introduce Cnoc na Mara, a carefully planned residential development in Tramore, Co. Waterford.

The development has been designed to create a more intimate residential setting, with a smaller collection of homes, landscaped surroundings and a layout that encourages a calm and comfortable pace of living.

Contemporary architecture, well-considered streetscapes and energy-efficient design come together to support modern family life while reflecting the relaxed coastal character of the surrounding area.



Built with practicality and comfort in mind, the homes at Cnoc na Mara combine generous layouts with quality finishes suited to everyday living.

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THE LOCATION

LIFE IN TRAMORE

Located along the Waterford coastline in Ireland's Sunny South East, the town offers a unique balance of seaside lifestyle and everyday convenience.

Long known as a popular destination for surfing, swimming and coastal walks, Tramore has evolved into a vibrant year-round town with a growing café culture, independent businesses and strong local community spirit.





Tramore is one of Ireland’s best-known coastal towns, recognised for its beach, relaxed atmosphere and strong connection to outdoor living.

The town's promenade, beach and surrounding coastline provide opportunities for outdoor activity throughout the year, while nearby walking routes including the Doneraile Walk continue to attract both locals and visitors alike.









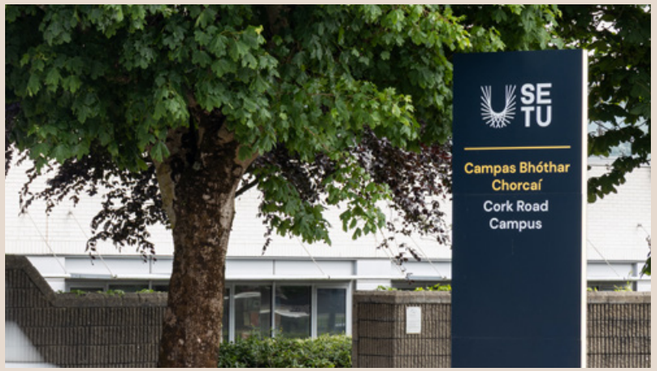




With a welcoming atmosphere, strong local identity and access to both coastline and city life, Tramore continues to attract families, professionals and those seeking a more relaxed way of living.





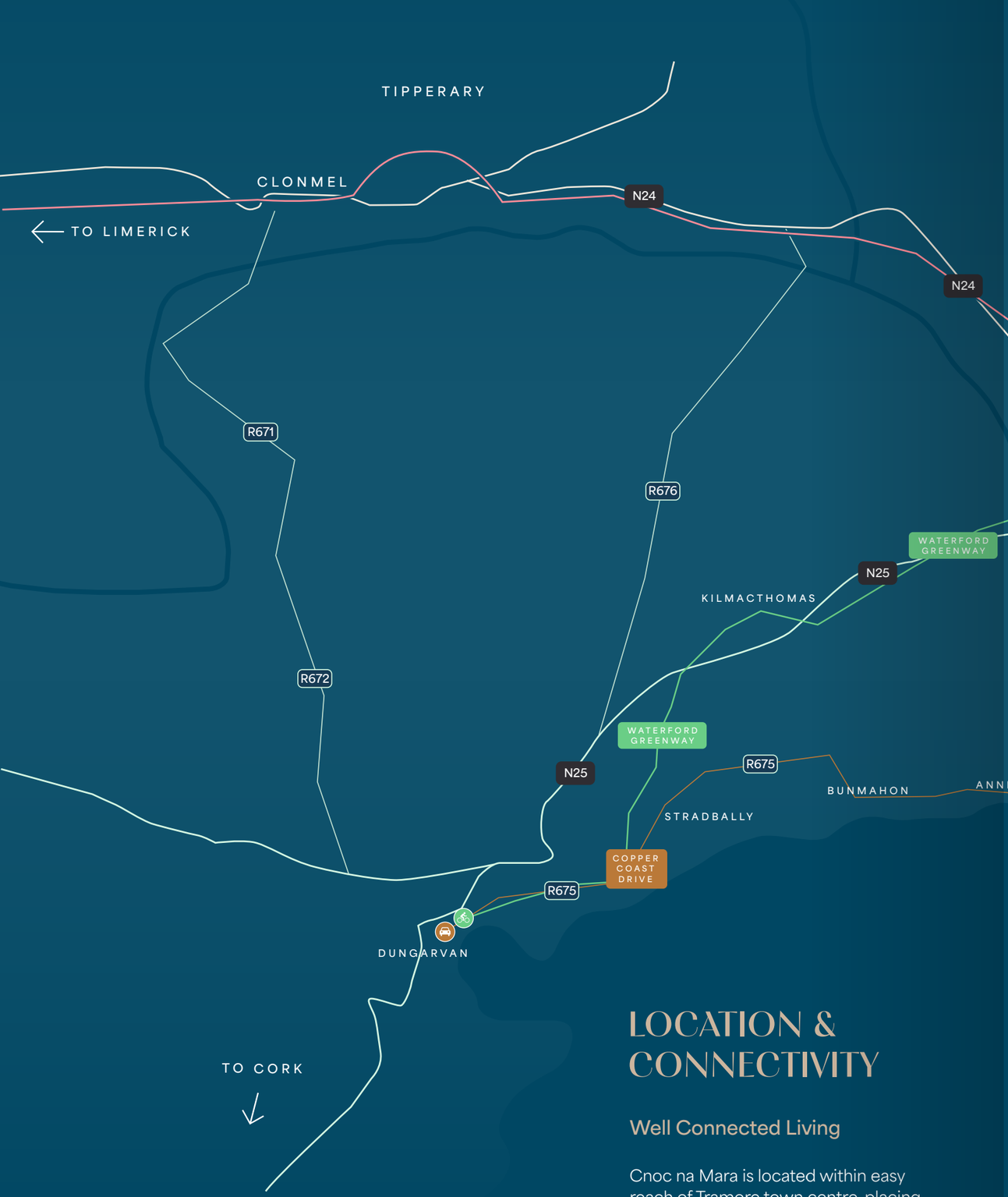








Tramore also benefits from its close proximity to Waterford City, allowing residents to enjoy coastal living while remaining connected to employment, education and regional amenities.





LOCATION & CONNECTIVITY

Well Connected Living

Cnoc na Mara is located within easy reach of Tramore town centre, placing schools, cafés, sports facilities and everyday amenities close to home.

Located just outside Waterford City, Tramore offers convenient access to employment, education and regional transport links while maintaining the benefits of coastal town living.

The area is well connected via the R675 and surrounding road network, with Waterford City providing onward rail and public transport connections to Dublin and other major urban centres.

CAR TRAVEL TIMES*

Waterford City	15 mins
Waterford Train Station	20 mins
Waterford University Hospital	20 mins
Dunmore East	25 mins
Cork Airport	1h20 mins

RAIL SERVICES

Accessible from nearby Waterford City and Clonmel, providing onward connections to Dublin and other major urban centres.

* approximate times

AMENITIES & EVERYDAY LIVING

Everything close to home

SHOPPING
1 Aldi Tramore
2 Lidl Tramore
3 Quish's SuperValu Tramore
4 Tesco

SPORTS AND LEISURE
5 Tramore AFC
6 Tramore GAA Club
7 Tramore Golf Club
8 Tramore Surf School
9 Tramore Tennis Club
10 Tramore Racecourse
11 Splashworld

HEALTH
12 Family Practice Medical Centre
13 Tramore Primary Care Centre
14 University Hospital Waterford

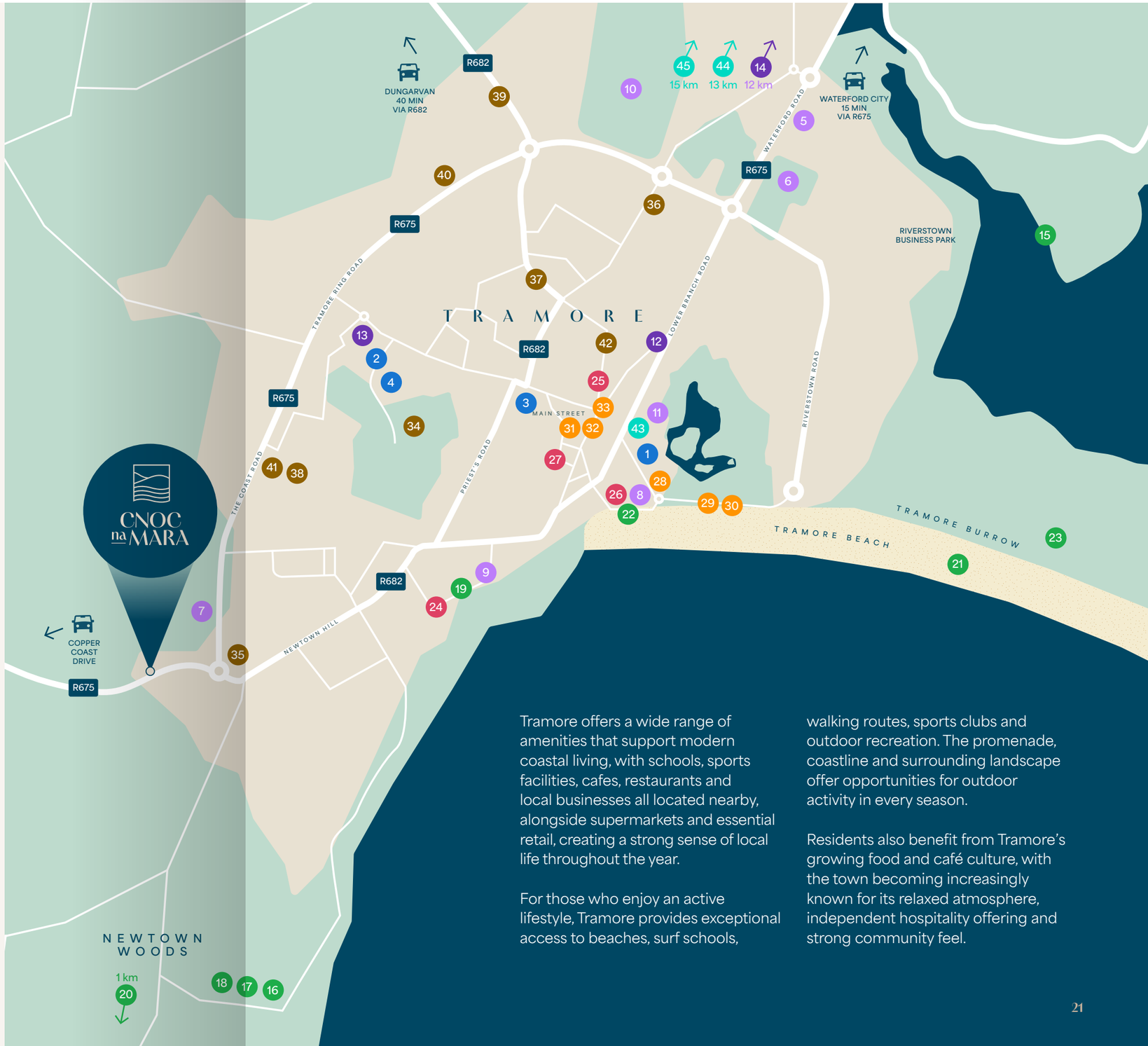
PARKS AND OUTDOOR
15 Backstrand Nature Reserve
16 Guillamene Swimming Cove
17 Newtown Cove
18 Newtown Wood Walks
19 The Doneraile Walk
20 The Metal Man
21 Tramore Beach
22 Tramore Promenade
23 Tramore Sand Dunes & Coastal Walks

ATTRACTIONS AND CULTURE
24 Coastguard Cultural Centre
25 Lafcadio Hearn Japanese Gardens
26 Tramore Amusement Park
27 Tramore Library

CAFÉS & RESTAURANTS
28 Brooklyn Restaurant
29 Moe's Café
30 Molly's
31 Seagull Bakery
32 Vee Café
33 Victoria House Bar

EDUCATION
34 Ardscoil Na Mara
35 Bizzy Kids Preschool & Creche
36 Gaelscoil Philib Barún
37 Glór Na Mara NS
38 Holy Cross NS
39 Ladybird Preschool
40 Little Stars Creche
41 Sunny Days Montessori School
42 Tramore Educate Together NS

TRANSPORT
43 Tramore Bus Station
44 Waterford City (approx. 15 mins)
45 Waterford Train Station (approx. 20 mins)



Tramore offers a wide range of amenities that support modern coastal living, with schools, sports facilities, cafes, restaurants and local businesses all located nearby, alongside supermarkets and essential retail, creating a strong sense of local life throughout the year.

For those who enjoy an active lifestyle, Tramore provides exceptional access to beaches, surf schools, walking routes, sports clubs and outdoor recreation. The promenade, coastline and surrounding landscape offer opportunities for outdoor activity in every season.

Residents also benefit from Tramore's growing food and café culture, with the town becoming increasingly known for its relaxed atmosphere, independent hospitality offering and strong community feel.

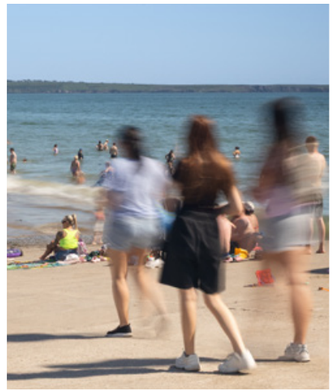
EDUCATION & COMMUNITY

Tramore is a well-established and family-friendly town with a strong network of schools, sports clubs and local organisations that contribute to everyday community life.

The area offers a range of primary and secondary schools alongside childcare facilities and community amenities that support growing families settling into the area.

From sports clubs and community initiatives to local events and outdoor activities, Tramore offers an environment where residents can feel connected to both the town and surrounding coastline.













EMPLOYMENT & OPPORTUNITY

Tramore benefits from its close connection to Waterford City, providing access to a broad range of employment opportunities across healthcare, technology, education, retail and professional services. Residents also benefit from convenient access to South East Technological University (SETU), with campuses across Waterford and the wider South-East region.

The town has also become increasingly attractive to remote and hybrid workers seeking coastal living while remaining connected to larger employment hubs within the South-East region.

Strong regional connectivity, combined with Tramore's quality of life and coastal setting, continues to make the area an attractive place to live, work and study.





THE DEVELOPMENT

A COMMUNITY DESIGNED FOR COASTAL LIVING

With just 37 homes, Cnoc na Mara offers a smaller-scale residential community that feels welcoming and connected to life in Tramore.

The development combines high-quality homes with layouts that support comfortable everyday living while reflecting the relaxed coastal setting of the area.

Positioned within easy reach of Tramore's coastline, amenities and local services, Cnoc na Mara offers the benefits of coastal living alongside everyday convenience.

Built with energy efficiency and practicality in mind, the homes at Cnoc na Mara combine generous layouts with quality finishes designed to support everyday family life.







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Cnoc na Mara offers kitchens and bedrooms that balance practicality with high-quality finishes. Kitchens are fitted with high-quality cabinetry and include a full suite of appliances*, while selected bedrooms feature built-in wardrobes designed for everyday use.



*Kitchen appliances included subject to contracts being signed and returned within 21 days.





SITE PLAN



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HOUSE TYPES

4-Bedroom Houses

HOUSE TYPE A
4-Bedroom - Semi-Detached
c. 131.1 SQ M / XXXX SQ FT

HOUSE TYPE A1
4-Bedroom - Semi-Detached
c. 131.1 SQ M / XXXX SQ FT

3-Bedroom Houses

HOUSE TYPE B
3-Bedroom - Semi-Detached / End-of-Terrace
C. 107.7 SQ M / XXXX SQ FT

HOUSE TYPE C
3-Bedroom - End-of-terrace / Mid-Terrace
C. 100.1 SQ M / XXXX SQ FT

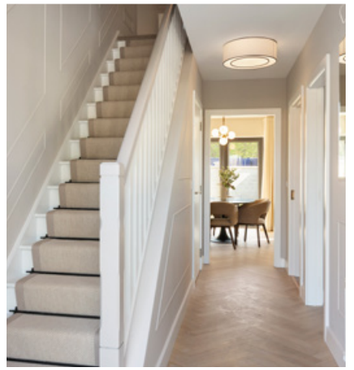
2-Bedroom Houses

HOUSE TYPE E
2-Bedroom - Mid-Terrace
C. 81.4SQ M / XXXX SQ FT

Plans and dimensions are indicative only and subject to change. Quantum Homes may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.











ELIGIBLE FOR GOVERNMENT INITIATIVES

You may be eligible to avail of the following government schemes to buy your home at Cnoc na Mara

ELIGIBLE FOR THE HELP TO BUY SCHEME
Help To Buy

You can get up to €30,000 towards your deposit

FIRST HOME SCHEME
Supporting Home Ownership

Helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home

GREEN MORTGAGE ELIGIBLE

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

ABOUT THE DEVELOPER

QUANTUM
BUILDING UNIQUE COMMUNITIES

Quantum Homes is a family-owned residential developer focused on creating thoughtfully designed communities across Ireland.

By combining quality construction, energy-efficient homes and carefully planned green spaces, Quantum builds places where people can settle, grow and feel at home.

The business is led by father and son team Miceál Snr and Miceál Anthony Sammon, whose shared vision guides Quantum's people-centred approach to development and long-term commitment to the communities they help create. Our attention to the planning process, energy efficiency, sustainability and the needs of the end user at all times make our developments attractive, practical, sustainable and simply great places to live and work.

With over 30 years' operational experience in the property sector, we have a long history of using innovation to drive property standards in Ireland. At Quantum, our full-service approach is poised to create communities and deliver sustainable developments that ensure the highest quality product at every stage of the process.

Learn more at quantumgroup.ie



Meadow Mill, Athy, Co. Kildare



Millers Crest, Portlaoise, Co. Laois



Grange Manor, Mountmellick, Co. Laois

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Learn more at MyCnocnaMara.com

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