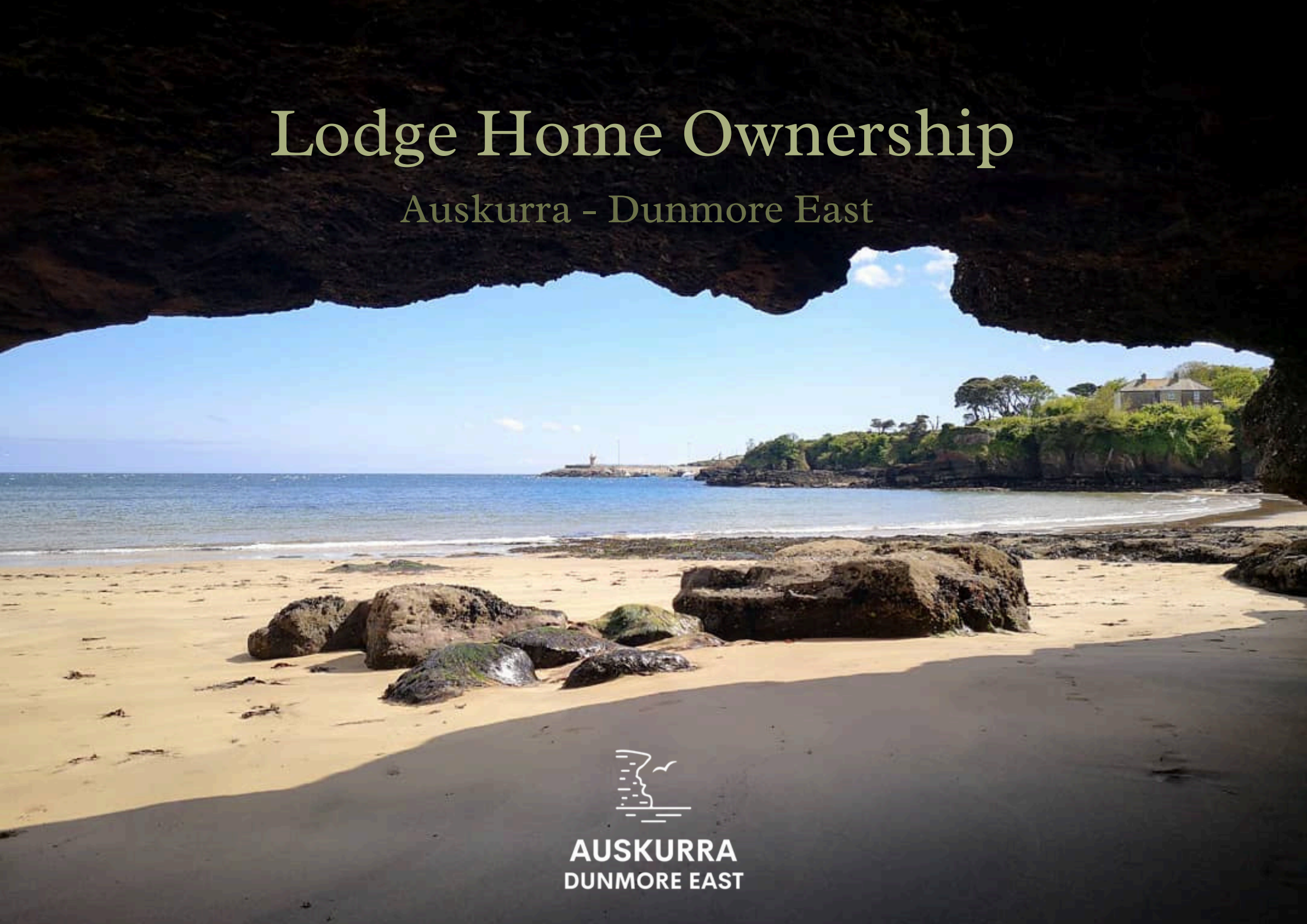


Lodge Home Ownership

Auskurra - Dunmore East



AUSKURRA
DUNMORE EAST



Welcome to Auskurra Dunmore East



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DUNMORE EAST

Your Place at the Coast



A holiday lodge at Auskurra lends you the opportunity to fully embrace the best of nature's offerings here in the renowned beautiful coastal village of Dunmore East.

And the really precious part is - it's not just a holiday - its your place at the coast!





Nestled in the coastal lands of Dunmore East, Auskurra is a haven cultivated by the Skehan family for over four generations, dating back to the early 1940s. This deep-rooted connection to the land is the foundation of our commitment to preserving its natural beauty and balance.



Dunmore East is located on the sunny South East coast of Ireland, right on the furthest eastern tip of the county of Waterford, approx 15 mins drive from Waterford City and overlooking the world's oldest working lighthouse, 'Hook lighthouse', Ireland's second most visited tourist attraction.

From Dunmore East, the beautiful vast coastline of waterford stretches west boasting sandy beaches, rugged cliffline and the best of bathing waters for serene swimmers and sea enthusiasts alike.

Living near the sea, especially in a coastal haven like Auskurra, offers a myriad of physical and mental health benefits. Engaging in sea swimming becomes more than a recreational activity; it becomes a holistic wellness practice. Beyond the physical benefits, the sound of crashing waves and the expansive sea vistas induce a profound sense of calm and relaxation.





Located on your doorstep is the hustling bustling village of Dunmore East. With the choice of coastal or woodland walks, a day at the sailing club, a round of clifftop golf or a game of tennis. Perhaps, bringing the kids to the adventure centre for a day of fun is on the cards, leaving mum time for her yoga class and a coffee with friends. After which, unwind in one of the many restaurants, and local bars, watch the sun go down and enjoy the live music.

And, all of this within walking distance of your holiday lodge.





Just Time. Just Space.



No Packing.
No Passports.
No Problems.

You can do what comes naturally here. Auskurra is a place where kids can be kids, barefoot and free. Where you can catch your first fish or learn to ride a bike. Auskurra is home to a life's simple and most precious pleasures.

Owning a home here makes an outdoor lifestyle easy. Our team keep the park beautifully maintained year-round, so instead of mowing lawns or trimming hedges at your home away from home, all you need to do is turn up and relax.

Auskurra boasts a 9 hole GUI clifftop golf course on it's doorstep, a jogging trail, a cafe bar and ample green spaces, a play area and two carparking spaces at every lodge.

We also run events throughout the year to help you meet other owners and make you feel part of our little community from day one. Events such as sea swimming workshops, social golf scrambles and kids camps are available so ask our team for more information.





Our bespoke three and four bedroom lodges have been designed and built by a team of experts who collectively bring years of experience in the leisure home industry.

Auskurra Lodges are unique and exclusive and will not be seen anywhere else.

Meet with the Interior Design Team to choose your own soft fabrics, cabinets doors, flooring and optional extras if required.

Every lodge boasts open living spaces, expansive wardrobes, and vaulted ceilings, with the addition of free standing gas ranges, American fridge freezers and natural stone worktops at your choosing.



Five ring gas
range with
double ovens.

Integrated
dishwasher

Quartz
counter top
and
splashback

Coastal
V-groove
panelling on
walls and
ceiling.





Ample Wardrobe space with
extra deep drawers and
shelving for your 5G Wifi

Data cabling connecting
your wifi dongle to 2 data
points in your lodge for wall
mounted screens and
monitors.

Washing machine and dryer
discreetly located behind
bespoke wardrobe doors



Super King Luxury beds in master en-suite



Luxury sized
showers in both
family and en-
suite rooms.



Ample space and
height to add bunk
beds
- let us build and
install as part of
your bespoke lodge
package.

Each of the 44 exclusive lodges has been thoughtfully placed across 7 acres of landscaped grasslands and meadows maximizing the light from the arc of the sun each and every day throughout the year.

Both the three bedroom Ardnamult lodge and the four bedroom Creadan lodge can facilitate south facing decking with unrivalled space between the homes giving you space, privacy and comfort.

Whilst taking full advantage of the mature landscaping at this unique location, screening has also been utilised to maximise privacy.





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Open 11 months of the year
from February to
December

On-Site

Amenities:

- Nine hole GUI clifftop Golf Course.
- HillTop Cafe Bar.
- Kids Play areas.
- Wifi hotspot.
- Private avenue.
- Two carparking spaces at each lodge
- Jogging trail.
- Wild grasses and flower garden.
- Football play area.





Our vision for Auskurra extends beyond being a holiday destination. It involves the meticulous integration of 44 generation-led holiday lodges seamlessly into the breathtaking meadow landscape. Each lodge is a testament to our dedication to maintaining the natural equilibrium that makes Auskurra truly unique. Committed to embracing this natural balance, Auskurra generously offers its residents more than just a place to stay. Auskurra offers an abundance of natural beauty reflecting our enduring passion for this cherished coastal haven.

Immerse yourself in the pure, refreshing goodness of our natural well water,
meticulously sourced from depths reaching 300 meters below the Earth's surface. This pristine water undergoes a natural filtration process as it percolates through layers of rock and sediment.
Meaning you and your family enjoy the best of nature's water here at Auskurra.



Prepare to be enchanted as Auskurra unveils the magic of star gazing and night sky appreciation.

Nestled at a commanding height with an eastern elevation that shields the village of Dunmore East from view, Auskurra offers an unparalleled experience free from light pollution.



Immerse yourself in the beauty of Auskurra Coastal by closing your eyes and savoring the coastal soundscape. While the seascape is undeniably breathtaking, it's in those moments of serenity, where you shut out the visual and focus solely on the auditory, that you grasp the true magic of this place.



Our committment to Nature



Imbued with essential minerals, Auskurra's deep well water stands as a testament to our unwavering commitment to sustainability. We embrace this mineral-rich water supply pumped from the depth of rock below and offering our residents a taste of nature's purest drinking water.



Discover Auskurra's commitment to natural wastewater cleaning through its state-of-the-art Integrated Constructed Wetland (ICW) spanning 4 acres. This innovative ICW treats all types of wastewater, including agricultural and domestic runoff, offering a sustainable solution to transform contaminated water into clean water before returning it to the sea.

At Auskurra, our commitment to sustainability extends to every facet of our operations, particularly in the realm of energy consumption. We take pride in exclusively utilizing renewable electricity and gas resources to power not only the communal areas but also the individually owned lodges.



The land at Auskurra bursts into a display of common wildflowers, including delicate Buttercups, classic Daisies, and robust Common Knapweed. Clovers, like the iconic Shamrock, and the fragrant Meadowsweet further enrich the ecological tapestry. In the summer, Cornflowers sway in the breeze, collectively providing a haven for pollinators and a visual spectacle for those immersed in this blossoming meadowland.





Legend


- AUSKURRA
- Azzurro
- Badger's cove
- Dunmore Adventure
- Dunmore East
- Public Parking
- The Spinnaker Bar & Restaurant



**AUSKURRA
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 Creadan
 Ardnamult

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Illustrative Purposes Only

Next Steps:



Come and Visit us by appointment, Walk our Auskurra lands and see whats on offer.



Choose your ideal location for your south facing lodge.



Choose between the bespoke lodges - The Ardnamult lodge or the Creadan lodge. Perhaps you may wish to add extra's such as electric Velux windows, American fridgefreezers, natural stone countertops, wine coolers...



Pay a deposit which secures the site location for your lodge home. A site loction can be reserved for upto 6 months by deposit payment.



Both parties signing of licence agreement initiates the journey to your bespoke holiday lodge. The balance is payable in two stage payment, the first at time of production and the balance before delivery of your new lodge to site.*



The management team at Auskurra oversee delivery and installation of your new lodge. We make sure that each step on the journey to your new holiday home is made easy and pleasant. We look forward to calling you when your lodge is ready to be walked into and enjoyed!!

*Terms and Conditions Apply

Considerations



Escape in all seasons

Auskurra is open 11 months of the year from February to the end of the Christmas holidays.





No Stamp Duty, No Conveyancing,
No Property Tax,
and
No Capital Gains Tax.

A summary of the cost.

Ardnamult 3 bed Lodge
from €197,000

Creadan 4 bed Lodge
from €219,000

Annual Licence Fee
€7,600

Electricity is metered and billed
twice annually. Gas is payable at
time of order. No additional refuse,
maintenance or water charges.

Annual Insurance for lodge home is
necessary. Family golf membership
included*

*T&C Apply

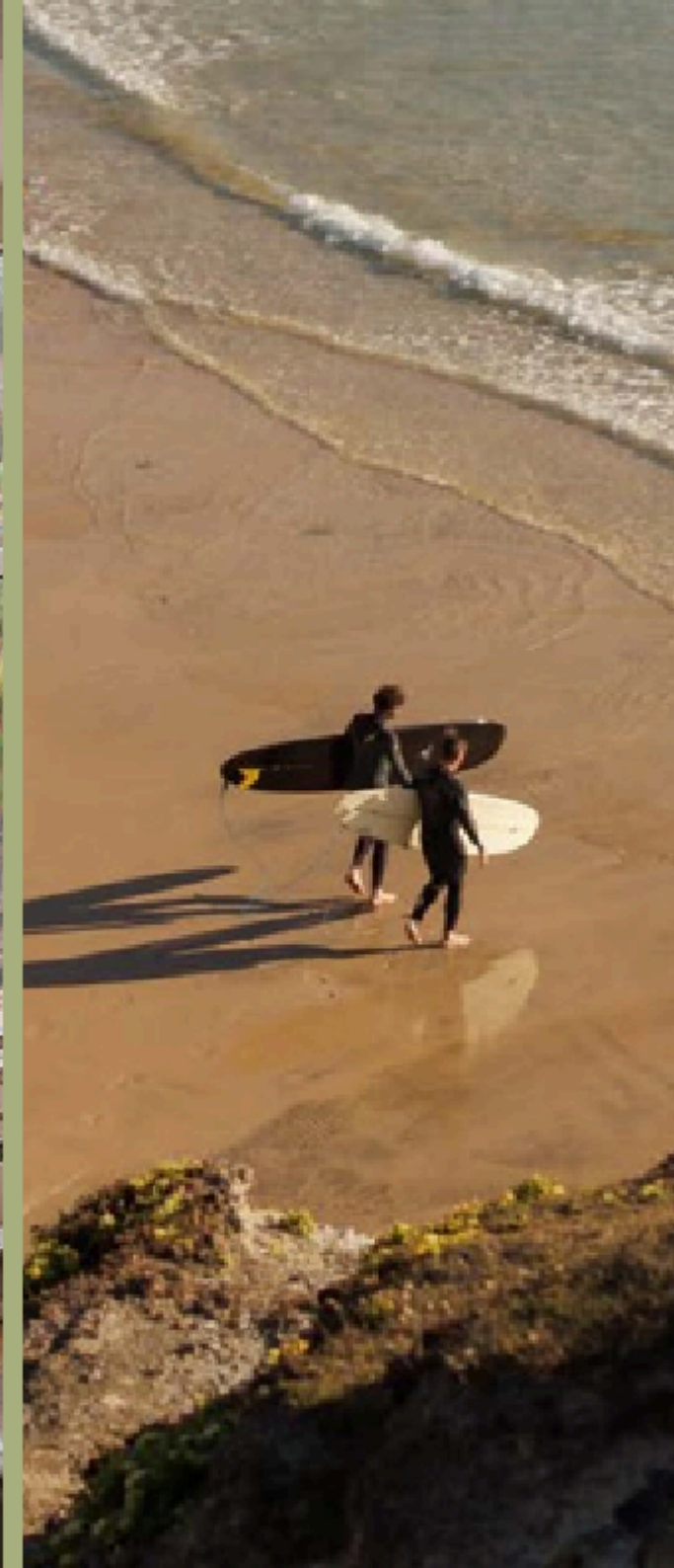




The lodges at Auskurra come fully fitted with an integrated kitchen, fitted wardrobes, all domestic appliances, curtains, blinds, beds and fully fitted bathrooms. And the best bit is - its bespoke - you choose from your preferred flooring to the handles on the wardrobes.

Let us manage the grass cutting, the maintenance, the refuse collection, the electricity renewal and your gas cylinder delivery.

You have enough to be getting on with...





Visit us:

www.auskurra.ie

Contact us:

hello@auskurra.ie

Facebook - Auskurra.

Instagram - Auskurra.

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“Being third generation of this family business, there’s a deep love for the land here at Auskurra in Dunmore East”.

In 2010, Alan Skehan returned home to Dunmore East after many years of travel. His passion was to expand on the family business in golf, into the area of permanent accommodation and holiday lodges.

Both Alan and his wife Grace opened their first mobile home park in 2013 and this park is now fully mature and has 74 happy family residents.

Auskurra Lodge developments has been an idea for a few years now and it is with great pleasure that we turned the first sod in late 2023 in order to make this beautiful piece of land into a holiday lodge reality for what the Skehan family are sure, will make families very happy over the coming years.

Thank you for your time in exploring the possibilities for your family at Auskurra, Dunmore East.



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