

Donegal is undoubtedly one of Ireland's most beautiful counties. Ruggedly crisscrossed with a pattern of mountains, moors and inland waters, its long and much indented coastline has been carved into intricate patterns by the ravages of the wild Atlantic seas that wash its sandy shores....

Welcome to Marquee Square – a small yet beautifully picturesque development right on the river's edge in the heart of Culdaff Village, Co. Donegal.

Marquee Square is so called because of the site's history. Years ago, during the summer months, a large marquee was erected here and many of Ireland's famous show bands would play the night away to delighted audiences of both holiday makers and local people – the 'Marquee Field' became synonymous with balmy summer evenings and good times and remains in the memories of many.

GDC (Irl) Ltd quickly recognised that a site as prominent and special as this needed a very tastefully and carefully designed development of the highest quality to further enhance its uniqueness. Marquee Square consists of just seventeen 3 and 4 bedroom town houses finished both internally and externally to the highest standards.

Extensive landscaping and thoughtfully designed open spaces augment this unique development whilst the Culdaff River provides a wonderfully serene backdrop, as only nature can.

You are guaranteed a friendly welcome in Culdaff Village, especially in the local pubs where you can settle in next to a roaring open fire and enjoy a great pint - Ireland at its relaxing best.



Combined with Culdaff's breathtaking scenery and award winning beaches, the ocean and lakes are ideal for sailing, wind surfing, canoeing, water skiing and swimming. The quality of both sea and fresh water fishing here is world renowned. There are even paintball activities for the more adventurous amongst us.

The village itself provides well for everything you would need on a day to day basis and is ideally situated with its proximity to excellent transport links, including the international airport, in nearby Derry.

Inishowen boasts such a range of sights and attractions that it is often referred to as 'Ireland in miniature'. This is undiscovered Ireland, a world apart, steeped in history.

For people who like a sporting challenge, this is a golfer's paradise with no less than five magnificent links courses to choose from. This wonderful peninsula is also ideal for those who prefer more sedate activities such as cycling or walking.

At GDC (Irl) Ltd, our care and attention to detail is second to none and the complete satisfaction of our clients is of paramount importance to us. This is why we are happy to invite you to visit our previous projects to get a feel for our workmanship and our full commitment to the ongoing upkeep of those developments.

We are justifiably proud of Marquee Square and look forward to extending a warm welcome to you there.

#### Internal Specifications

- Bison hollow core slabs to first floor
- Quality fitted kitchen (large range to choose from)
- All appliances included
- Quality sanitary ware
- Fireplace fitted (extensive choice available)
- Oak finish panelled internal doors with brushed chrome door furniture
- Fully painted internally
- Broadband enabled phone points in hallway, lounge and master bedroom
- Very extensive electrical specification including down lighting and alarm system
- High specification oil fired central heating system and controls
- TV points in lounge, dining room and master bedroom (wired for HD).
- High quality traditional build with Homebond 10 yr guarantee

#### External Specifications

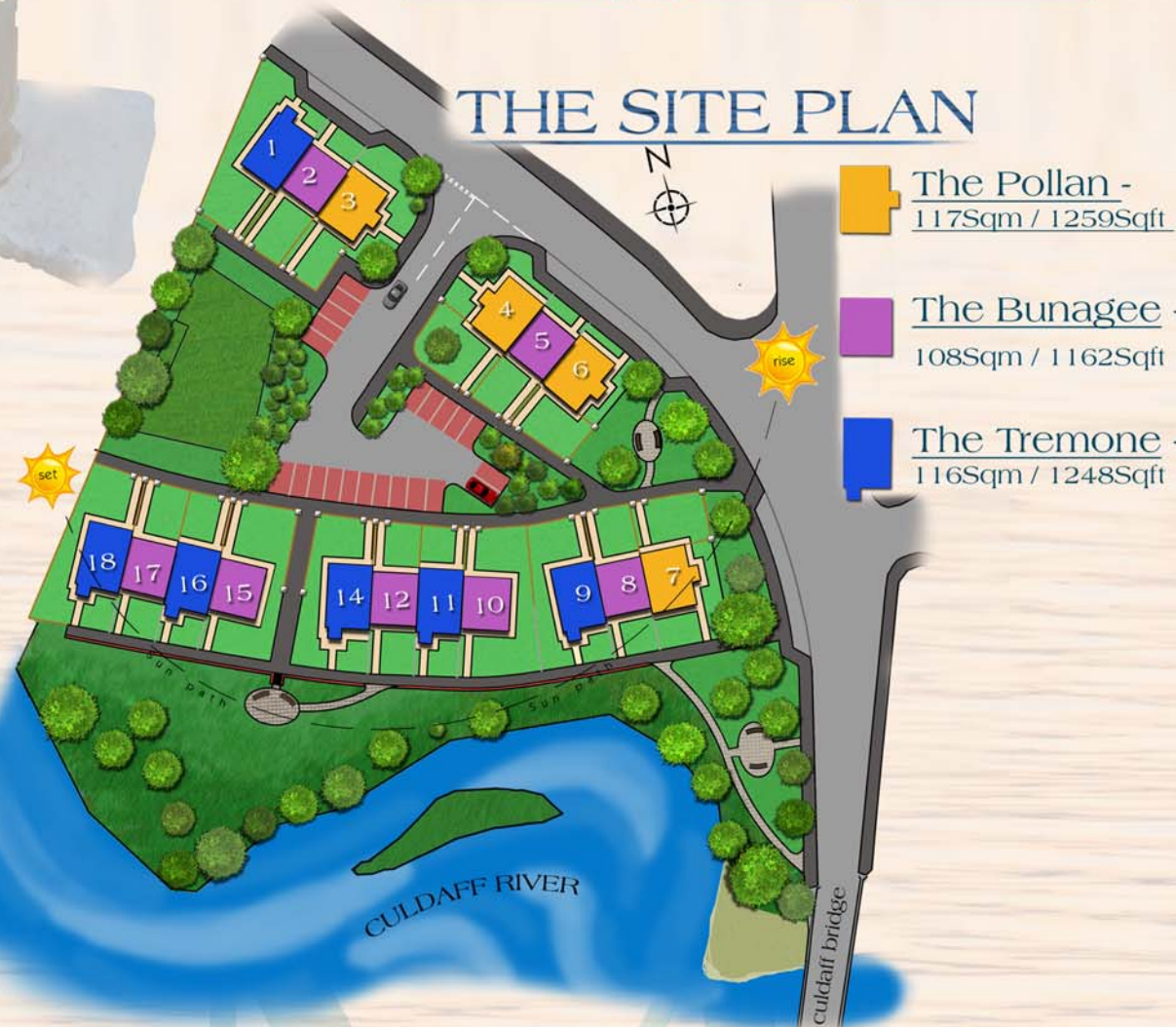
- Beautiful riverside location
- Impressive entrance adding a touch of class to this unique development
- Double glazed pvc windows
- High quality stone and brick finishes
- Extensively planted and landscaped open areas augmenting this beautiful setting
- Riverside walkways and attractive communal seating areas
- Seeded lawns
- Hardwood front door with 5 point locking system
- Professionally maintained and managed communal and open areas
- Compliance with all the current building regulations
- BER Certified
- Decorative street lighting and features throughout

## INISHOWEN

- 📍 Golf Course
- ✈️ Airport
- 🚢 Ferry Crossing



## THE SITE PLAN



- The Pollan - 117SqM / 1259Sqft
- The Bunagee - 108SqM / 1162Sqft
- The Tremone - 116SqM / 1248Sqft

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A picturesque development, steeped in history, right on the river's edge.

# MARQUEE SQUARE

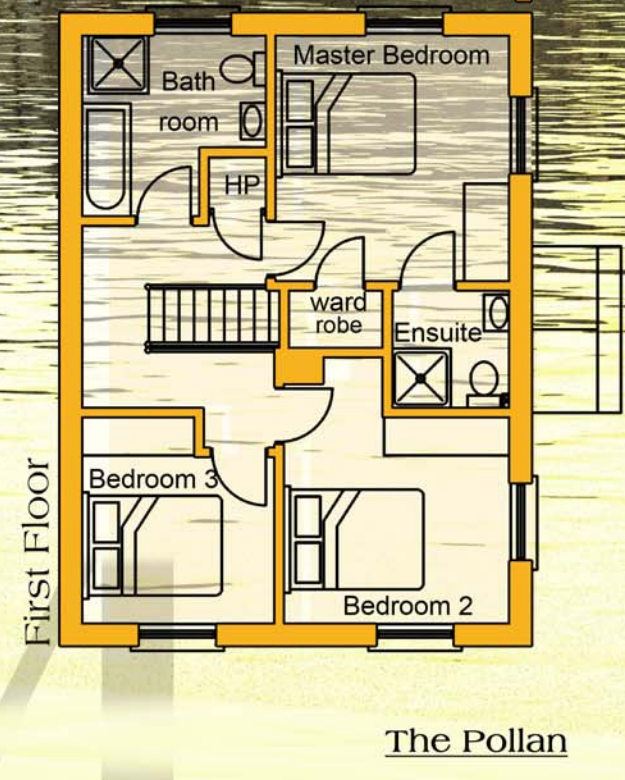
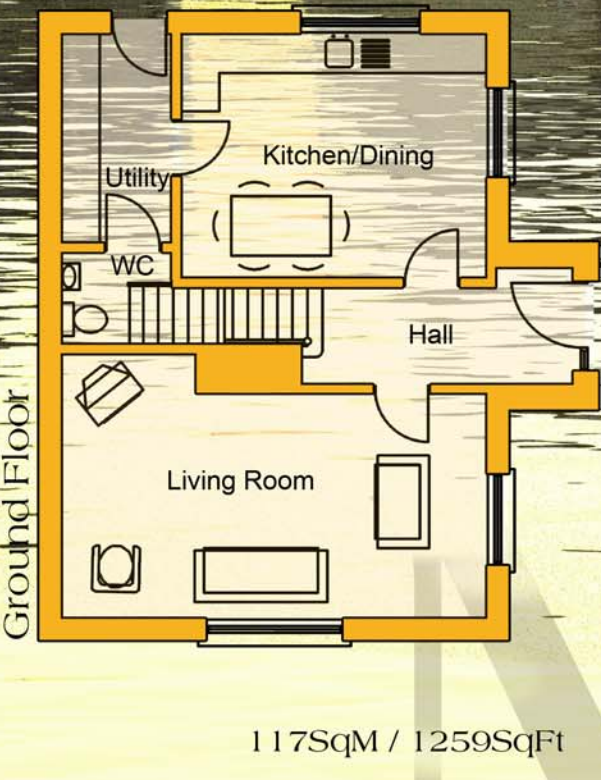
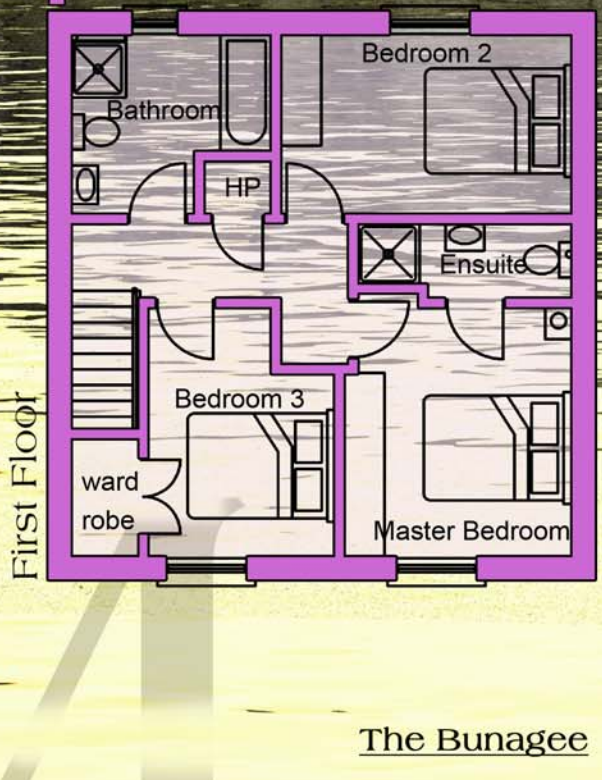
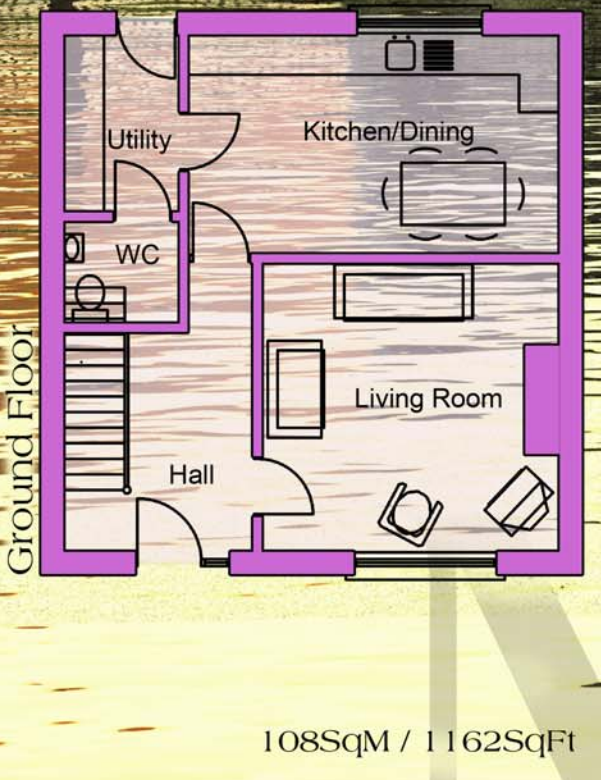
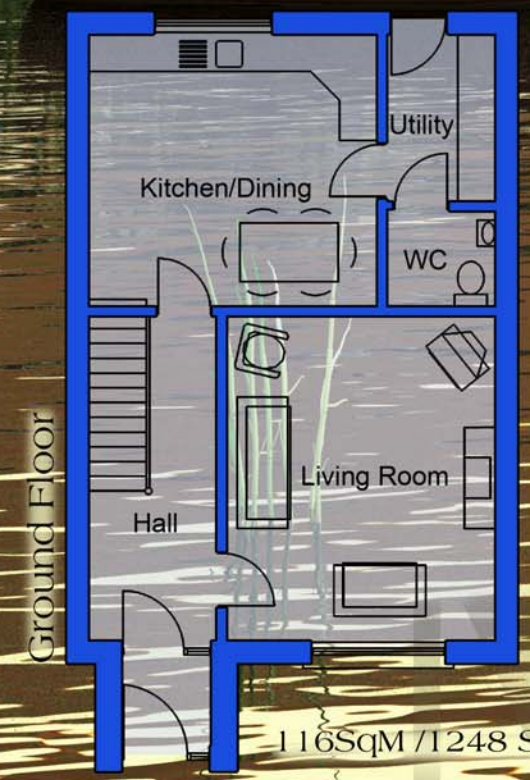
## CULDAFF

CO. DONEGAL



STUNNING LOCATION  
SUPERB CHOICE

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**116SqM / 1248 SqFt**

**The Tremone**

Kitchen/Dining	4.5m x 4.2m	Master Bedroom	3.6m x 3.5m
Utility	1.7m x 2.6m	Ensuite	3.2m x 1.1m
WC	1.7m x 1.5m	Bathroom	3.2m x 1.8m
Living Room	4.2m x 5.0m	Bedroom 2	3.5m x 2.8m
Hall	2.0m x 5.1m	Bedroom 3	2.6m x 3.0m
		Bedroom 4	2.6m x 2.4m

**108SqM / 1162SqFt**

**The Bunagee**

Kitchen/Dining	5.4m x 3.2m	Master Bedroom	3.3m x 3.6m
Utility	1.7m x 2.6m	Ensuite	3.0m x 1.1m
WC	1.7m x 1.5m	Bedroom 2	4.2m x 2.6m
Living Room	4.3m x 4.2m	Bathroom	2.9m x 2.6m
Hall	2.8m x 4.2m	Bedroom 3	2.7m x 2.7m

**117SqM / 1259SqFt**

**The Pollan**

Kitchen/Dining	4.7m x 3.7m	Master Bedroom	3.6m x 3.7m
Utility	1.7m x 3.2m	Ensuite	1.8m x 1.8m
WC	1.7m x 1.4m	Bathroom	2.8m x 2.8m
Living Room	6.5m x 4.0m	Bedroom 2	3.4m x 4.0m
Hall	2.9m x 1.5m	Bedroom 3	2.9m x 3.1m

(All Dimensions are Approximate)

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