

Last Chance! Superb Development of Four-Star Holiday Cottages at Waterville.

3rd phase and final launch (phases 1 and 2 already sold out).

Waterville, jewel of the Ring of Kerry, home to some of Ireland's finest golfing and spectacular scenery. No wonder it has been the chosen holiday spot for generations of visitors, among them Charlie Chaplin. Yet whilst many tourists visit each year, Waterville has managed to remain largely uncommercialised and traditional. It is the ideal location for exploring the coast and mountainous areas all around, whether on foot or horseback, while being so close to the sea means canoeing, fishing, diving, sailing, are all on hand. Blue Flag beaches too, ensuring that the children will be content for hours making sandcastles.

The one sport everyone associates with this beautiful area, of course, is golf. Waterville is one of the 196 European championship courses and in recent years has proved particularly popular with the American PGA golfers, particularly the late Payne Stewart, who indeed was made Club Captain prior to his untimely death. It's one of those courses that will require the testing of every club in your bag - that's if the scenery doesn't totally distract you before you tee off.

Waterville and its surrounding area also offer a number of breathtaking walks and places to see. The most scenic of these has to be the walk up to the Coomakista Pass. It's a long haul, but immeasurably worth it for the beautiful views over the mouth of the Kenmare River. There are many sites of great historical interest to visit too, including ancient Staigue Fort, Cill Rialaig and of course nearby Derrynane House and National Park - the birthplace of The Liberator, Daniel O'Connell. The area boasts a range of restaurants and pubs, as well as the famed Craft Market, selling the best of Irish arts and crafts, books and produce, and a number of other shops, making a stay here a positive delight. No wonder the visitors flock here, and that good quality accommodation is so much in demand. Indeed, the announcement that a number of Section 23-type, four-star holiday cottages were to be built here by Caprice Development resulted in a rush of eager investors. Phases 1 and 2 sold out almost immediately on going on the market; now Phase 3 is about to be released and the same result is expected.

This, the final phase of the development, consists of just 11 homes built to 5-star standard, all 4-bedroom (2 ensuite), with designer interiors, Italian kitchens with a full range of kitchen appliances, underfloor heating and full Sky television facilities. Outside are landscaped gardens, and of course that scenery. The tax incentives are most attractive too: 83% relief, and, to make it even easier, a package offering a 2 year rental guarantee of €7,000 a year. All that and Waterville too! These properties definitely aren't going to be around too long.



Selling agents: Fitzgerald & O'Connor Ltd, New Street, Cahersiveen.

Contact Maurice Fitzgerald or Denis Dwyer on 066-947 2353.