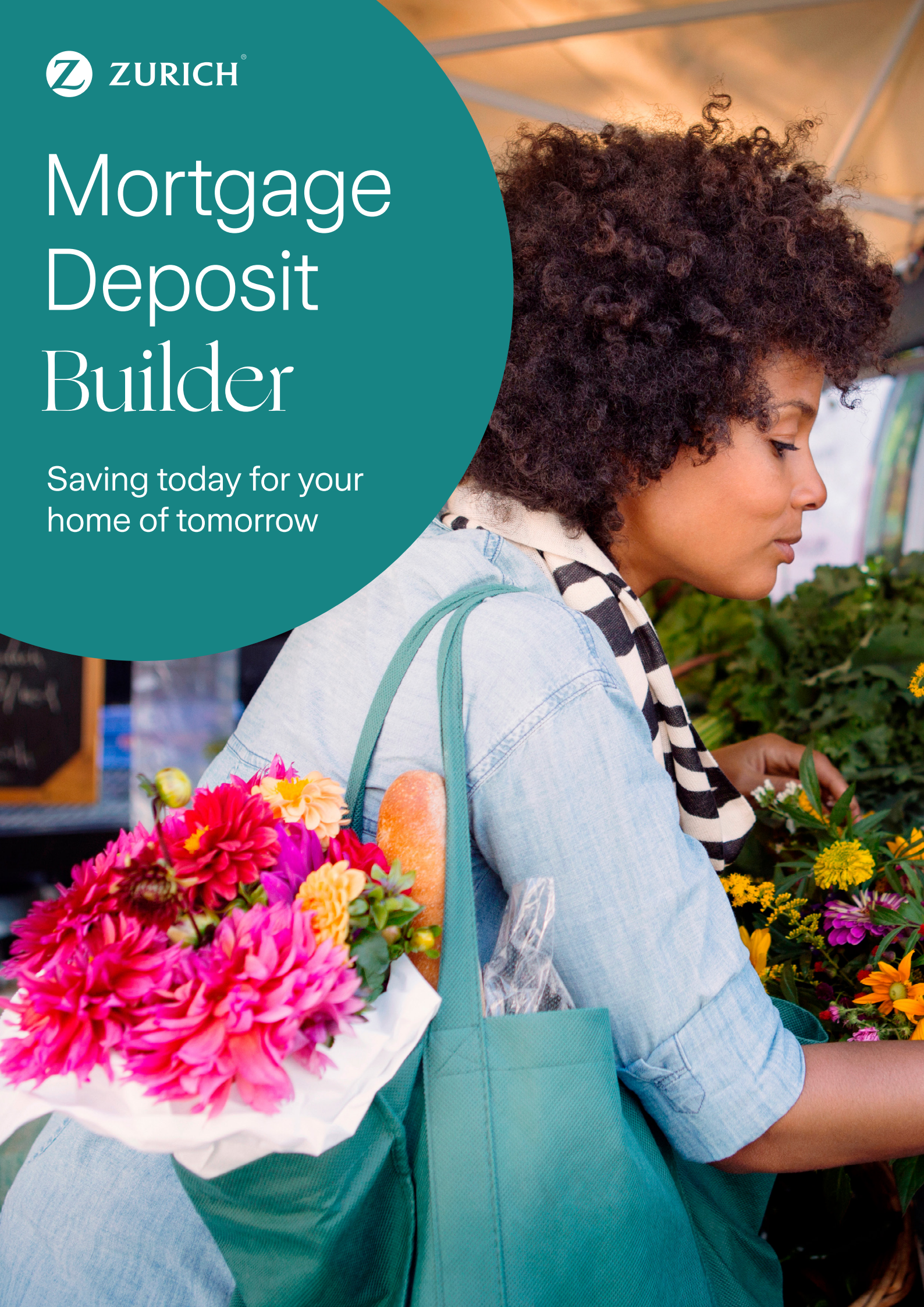
ZURICH

Mortgage Deposit Builder

Saving today for your home of tomorrow





Saving for a mortgage deposit

3 questions to consider

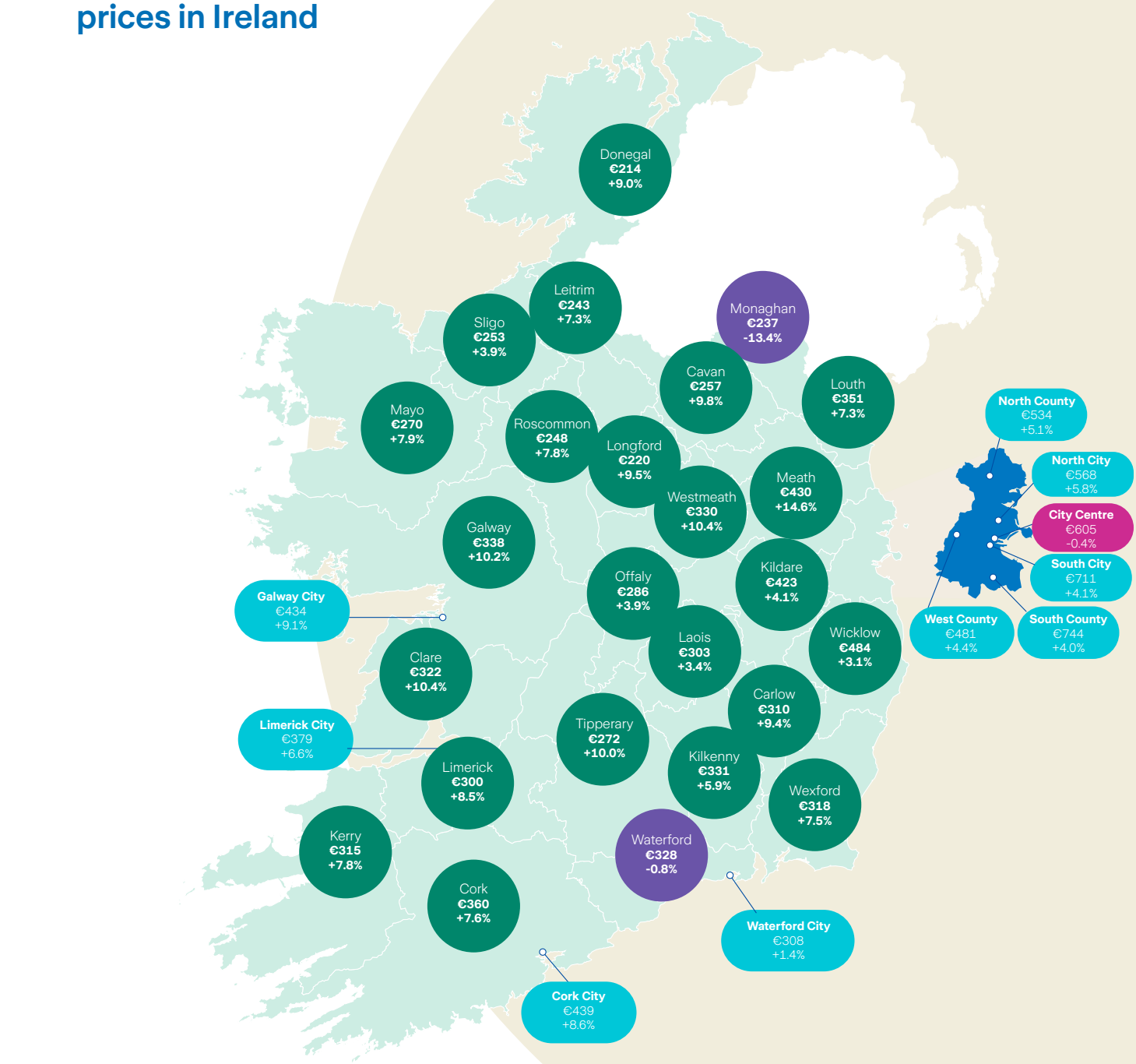
- **Goals:** how much do I need to save to afford a deposit on my desired home?
- **Timeframe:** how much time do I have to let my savings grow?
- **Choice:** what are the best ways to save and grow my money to reach my goal?

Buying your first home is one of life's biggest milestones, and building a deposit is often the first step on that journey. While saving for a deposit can feel like a challenge, having a clear plan can make all the difference. This guide explores some of the key considerations when saving for a mortgage deposit.

First-time buyers typically need a deposit of at least 10% of the property's value, making it important to start saving as early as possible and have a clear plan in place.

A financial broker can help you understand your options, set realistic goals and choose an approach that aligns with your timeframe and circumstances.

Three bed semi-detached listed prices in Ireland



Source: Daft.ie Sales Report 2026 Q2. Average house price and percentage movement in 2026 for a three-bed semi-detached home Average listed prices are in 000s; percentage changes are year-on-year.

Your first home

Most of us want to own our home. It fills us with a sense of pride and achievement. But, our home also means much more to us than that. We consider our home a safe haven. A place where we can spend time with our family and friends.

Unfortunately, for many, rising prices makes it feel like owning your own home is out of reach. However, equipped with a financial plan based around sound saving and investment principles, you can accumulate the funds necessary to put down your first deposit and secure that special place.

House prices in Ireland

House prices in Ireland have continued to rise in recent years, making it increasingly challenging for many people to save the deposit needed to buy a home. As affordability pressures persist, having a clear savings plan and starting early can make a significant difference.

National asking price growth eased to **3.8%,** down from 6.8% a year earlier.

The average sale price of a three-bed semi-detached home was **€445,000.**

Sale prices are now **53% above** their pre-covid levels, and **87% higher** than a decade ago.

Across the country, asking prices are now **44% above** pre-covid levels and **8% below** Celtic Tiger peaks.

All major cities registered growth in 2026

- Dublin (+3.0%)
- Cork (+8.6%)
- Limerick (+6.6%)
- Waterford (+1.4%)
- Galway (+9.1%)



Least expensive	
Leitrim	€243K
Monaghan	€237K
Longford	€220K
Donegal	€214K

Most expensive	
South Co. Dublin	€744K
South Dublin City	€711K
Dublin City Centre	€605K
North Dublin City	€568K

Source: Daft.ie 2026.



Mortgage requirements

When it comes to getting your house mortgage, there are two types of limits. One is based on the ratio of the loan to the price of the house. This is known as loan-to-value (LTV). The other limit is based on the ratio of the loan to the income(s) of the borrower(s), which is known as loan-to-income (LTI). In general, both of these limits will have to be met for the mortgage to meet the Central Bank's requirements (note: there are some exceptions).

Loan-to-income limit (LTI)

Your LTI limit will depend on the type of buyer you are, and there are cases where the limits do not apply so ensure to check if that applies to you. There is a general limit of 4 times gross annual income for first time buyers of their primary residence. There is a separate limit of 3.5 times gross annual income for non-first time buyers.

Loan-to-value limit (LTV)

There are different limits for different categories of buyer.
Again, lenders have some scope for flexibility – see below.

Type of buyer	Maximum limit of mortgage
Primary residence:	90% of house price
Non-primary:	70% of house price

Source: Citizens Information 2026.

The bigger your deposit, the less you'll need to borrow. This means you may have a lower loan-to-value ratio and this could mean you get a lower interest rate from a mortgage provider.

For example, take two home buyers. Buyer A borrows less than 50% of the property's value. Buyer B borrows more than 80%. The difference in their interest rate could be 0.4%.

That might not sound like much but it adds up. Over a 30-year mortgage for €162,000, the difference in repayments could total up to nearly €14,000.



Savings on deposit

With 10% of the value of your first house required upfront, buying your new home requires planning.

How you put your savings to work depends on how much you're willing to save each month, how much you need it to grow and what your timeframe is.

Irish people have traditionally kept money on deposit with their bank. Cash in the bank is considered to be safe from the risk of investment markets and it's comforting to know this money can be accessed when needed.

However, deposits pose a challenge when it comes to saving for a milestone event, such as a house purchase. Our money just can't grow fast enough, especially at today's low Interest rates.

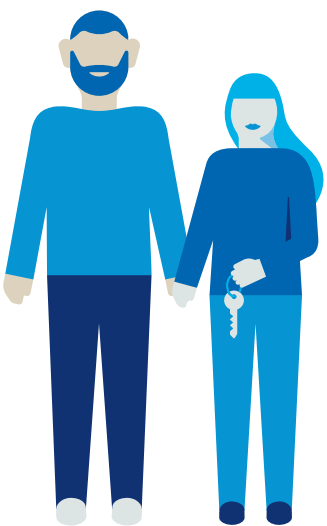
The majority of household money on deposit right now is earning a paltry 0.14% per annum.*Putting that into perspective, that's a return of just €14 in a year for every €10,000 held on deposit.

The second thing to consider is inflation. Over the past decade, house prices have been rising. So, while the value of your ideal home today might be €445,000, it's possible that 5-years down the road, prices could have risen.

If house prices were to rise 3% every year for the next 5 years. The price of the house grows to €515,877. So, instead of requiring a €44,500 deposit, you now need €51,588.

If your savings on deposit is only earning €14 per annum, the reality is you are falling further behind your house deposit objectives.

An alternative to keeping money on deposit is to consider an investment bond or a regular savings plan with a Pension and Investment provider.



*Source: Central Bank of Ireland 2026.



A better alternative

Irish households held a record €220.3 billion in total currency and deposits at the end of Q4 2025. Of this, approximately €170 billion was parked in highly accessible current and demand accounts, with many earning negligible interest of around 0.14%.*

An alternative to keeping money on deposit is to consider an investment bond or a regular savings plan with a pension and investment provider.

Over the past decade, house prices have been rising. While the value of your ideal home today might be € 445,000**, five years down the road, prices may have risen. If you're only saving on deposit, the reality is you could be falling further behind your house deposit objectives.

Zurich's Investment Bond and Regular Savings Plan are alternative options to deposits that are worth considering. They give you access to your money at any time and you have a choice as to where your money is invested (and how much risk you want to take).

*Source: Central Bank of Ireland 2026.
**Source: Daft.ie Sales Report 2026 Q2.

Your risk profile

Your savings and investments will be invested with a view to growing your money. How that money is invested depends on how much investment risk you are prepared to accept. Everyone's attitude to risk is different.

Choosing your own investment strategy will involve deciding on the level of return you are looking for and balancing it against the level of risk you are comfortable with. That's why Zurich offers a range of investment solutions with different levels of risk.

The Zurich Investment Bond

Suitable if you have a lump sum of money to invest, such as an inheritance or existing savings. Your money can be invested in Zurich's range of investment funds including the risk-rated Prisma Funds.

Choose if:

- You are looking to invest for five years or more.
- You have between €5,000 and €500,000 to invest.

The Benefits:

- You have an excellent investment fund choice to suit your attitude to risk.
- You can access your money at any stage.
- You can check the value of your investment bond any time logging in online to Zurich's Client Centre.

The Zurich Regular Savings Plan

Watch your savings grow over time by putting an amount away regularly in a Regular Savings Plan. Your savings are invested in a range of investment funds depending on your risk profile.

Choose if:

- You want to save regularly for at least five years.
- You want the potential to earn a good return on your savings.
- There are options available to access your savings if you need to, without any penalties.

The Benefits:

- You can save from as little as €100 per month up to a maximum of €5,000 per month.
- Flexibility – you can vary your regular payments if you need to and make lump-sum injections.
- You can tailor the plan to your needs with our wide range of investment funds.
- You have access to an extensive range of investment funds with varied risk profiles.
- You can check the value of your savings plan any time by logging in online to Zurich's Client Centre.

There is a key Information Document (KID) available on this product. This document is a good source of further information and can be found at www.zurich.ie/broker-centre/key-info-docs/

Warning: This product may be affected by changes in currency exchange rates.
Warning: The value of your investment may go down as well as up. You may get back less than you invest.
Warning: If you invest in this product you may lose some or all of the money you invest.



Did you know?

Green Mortgage

A green mortgage is a home loan that offers discounted, preferential interest rates to borrowers purchasing or refinancing energy-efficient homes. To qualify, the property typically requires a Building Energy Rating (BER) of B3 or higher, verified by the Sustainable Energy Authority of Ireland (SEAI).*

Help To Buy

The Irish Help to Buy (HTB) scheme is a government initiative that helps first-time buyers build or purchase a new home. It works as a tax refund, providing eligible buyers with up to €30,000 to put toward their deposit.**

First Home Scheme

The First Home Scheme (FHS) is an affordable housing scheme, which supports you to buy a new home or to build your first home.

The FHS is a shared equity scheme. This means that the government and participating banks pay up to 30% of the cost of your new home in return for a stake in the home. If you want, you can buy back the stake at any time, but you don't have to.***



* Source: Sustainable Energy Authority of Ireland (SEAI) 2026.
** Source: Revenue 2026.
*** Source: Citizens Information 2026.

Online tools to help you choose

Organising your investments might seem like a major task, so it's easy to keep putting it off. But once you get started you'll find it is quite straightforward.

Of course, you don't have to do it alone. We are here to help however we can. We have lots of useful planning tools at **zurich.ie**



Budget Calculator

Enables you to quickly assess your monthly income and expenses so you'll know how much you can afford to comfortably save.



Customer Dashboard

Gives you an overview of your savings online once you have set up a policy with Zurich. Simply log on to get a snapshot of your current policy value and holdings.



Personal Annual Budget Spreadsheet

Helps you to manage your income and expenses effectively throughout the year.



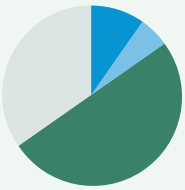
Risk Profiler

Enables you to work out your attitude towards investment risk, helping you to choose the funds that best suit your risk profile.



Fund Centre

Gives you access to fund performance and information so that you can keep track of how your funds are performing.



Portfolio Builder

Helps you work with your Financial Broker to create and investment portfolio that is tailored to your individual risk profile and financial needs.



Zurich Life App

Access the Client Centre, track fund performance, bookmark funds so you can easily access them again and subscribe to the latest news and insightful podcasts from Zurich Life.

Take the next step...

When it comes to your savings and investments, Zurich is committed to doing the best we can for our customers. So if you'd like to take the next step, get in touch today.

Talk to your **financial broker** or **advisor**

Email us at **financialplanning@zurich.com**

Visit our website at **zurich.ie**

Download the **Zurich Life App**

Zurich offers you a wide range of financial products from life insurance cover, savings & investment solutions to pension and retirement planning. Check out a brochure for more information.

Zurich Life Assurance plc
Zurich House, Frascati Road, Blackrock, Co. Dublin, A94 X9Y3, Ireland.
Telephone: 01 283 1301 Fax: 01 283 1578 Website: www.zurich.ie
Zurich Life Assurance plc is regulated by the Central Bank of Ireland.

Intended for distribution within the Republic of Ireland.

GR: 21496 Print Ref: ZL IB 3607 0826

ZURICH®