



For Sale in By Private Treaty in One or Two Lots

Excellent Investment Opportunity

Portfolio of 24 Apartments in one or two blocks

Arus Bun Caise, Rahoon, Galway.

- 24 Apartments for sale in one or two lots
- 14 x 3 bed, 10 x 4 bed
- Currently producing c. €178,000 PA with ERV c. €208,200
- Surface Parking
- Walking distance NUIG, UCHG and on city bus route

BER D1 E2

DOUGLAS NEWMAN GROUP
DNG
MAXWELL HEASLIP
& LEONARD

T: 091 565261

Arus Bun Caise, Ragoon, Galway.

Description

Arus Bun Caise is a quality development located in the excellent location of Ragoon on the westside of Galway city, at the junction of Bishop O'Donnell Road & Ragoon Road.

The portfolio consists of 24 apartments located in two blocks, of which the 24 are rented and producing an annual rental income of €178,000. However, based on current market rents and full occupancy, we estimate that the annual rental income could be optimised to c. €208,200 per annum.

The Development

Bun Caise consists of 34 semi-detached houses all with their own front driveways and private gardens along with these two blocks of apartments known as Arus Bun Caise. These apartments consists of two blocks with 12 apartments in each block with ample surface car parking around the apartment blocks. The apartments look out onto Bishop O'Donnell Road, and where initially built with Section 50 student accommodation in mind - due to its accessibility to NUIG.

Location

Arus Bun Caise is superbly positioned fronting onto Bishop O'Donnell Rd, at the corner of Ragoon Rd, Rockfield Park & Bishop O'Donnell Rd. The location provides a host of amenities that include, schools, shops, shopping centres, church, bars, pharmacy and butchers all within walking distance of the development. B&Q, Dunnes Stores, Aldi, UCHG and leisure facilities, are all within close proximity to this development. Aviva Headquarters are a major employer in the area and are located nearby, and it is also on the city bus route.

Pedestrian access is from the Bishop O'Donnell Road, or vehicular access is through Cruchan Park.

Features Include

- Fitted kitchen
- Electric storage heating
- Fully furnished units
- Tiled bathrooms
- Internal lifts
- Attic converted as storage space

Schedule of Units and Rental Schedule

Please ask the selling agent for the schedule of units which includes the rental schedule and the annual service charges.

Managing Agent

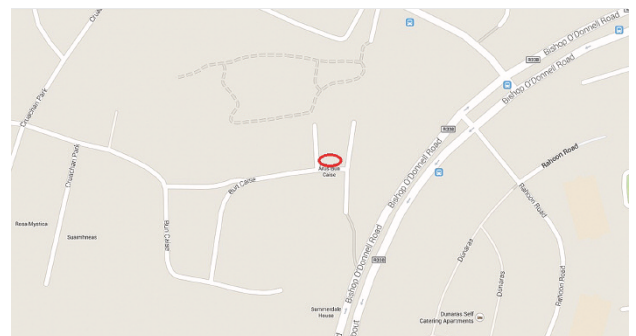
This is a non managed estate and the owner can look after the development themselves or speak with our agent to discuss future management possibilities.

Excellent Investment Opportunity

- 24 apartments for sale in one or two lots
- 14 x 3 bed apartments c. 56-68 m²
- 10 x 4 bed apartments c. 52-68 m²
- 24 apartments currently producing c. €178,000 PA with ERV c. €208,200 PA
- Excellent location ensures a very strong rental demand in the area

BER: BER Ratings: BER D1 – E2

BER Nos: Available from selling agents



Viewing: Strictly by prior appointment with the selling agent

Asking Price: €2,100,000

Contact:

DNG Maxwell Heaslip & Leonard
11 St Francis Street, Galway
e: galway@dng.ie w: dnggalway.ie

PSL No. 001356



T: 091 565261

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