



Earls Court, Cork Street, Dublin 8.

Residential Investment Opportunity

Four apartments for sale by private treaty.



BER C2 D2





EARLS COURT

01 ST JAME'S HOSPITAL

02 LUAS RED LINE

03 GRAND CANAL

04 IFSC

05 COOMBE HOSPITAL

06 O'CONNELL BRIDGE

07 ROYAL HOSPITAL KILMANHAM

08 ST STEPHENS GREEN

09 JAME'S GATE BREWERY

10 HEUSTON QUARTER

11 GUINNESS STOREHOUSE

LOCATION

Earls Court is a development of 70 apartments stepping up to twelve floors in one of Dublin City Centres fastest growing areas, which qualifies 'Section 23' tax relief for investors. Earls Court is situated on a prime corner site on Cork Street and Reuben Street. This exceptional elevation designed by architects 'FKL Architects' received a "special mention" in the 2006 AAI Awards.

The investment opportunity has a diverse selection of well-designed one and two apartments and three bedroom duplexes. The entire development comprises of 70 apartments.

This landmark building was constructed and finished to a high standard in 2006 by John Paul Construction Ltd. The building is serviced by three entrance cores, each core is fitted with a lift. The apartments are well proportioned and have generous living and bedroom accommodation.

Earls Court offers unrivalled proximity to the city's main business districts, and is within walking distance of Grafton Street & St Stephens Green. The investment is also in close proximity to many institutions, colleges, businesses including the new digital quarter of Dublin the Digital Hub. The shopping areas of Jervis & Ilac Shopping Centres are located directly across the river Liffey and hospitals such as St James and The Coombe Women's Hospital are close by.

Earls Court very accessible due to its convenient city location, and has one of the best public transport routes in the city with the QBC on its door step and close proximity to the new LUAS station near St. James' Hospital. Earls Court is convenient to theatres, Gyms, restaurants, cafes, shops, which will make it an ideal location for city living. There is strong rental demand in this particular area due to its proximity to transport links and overall central location. The portfolio comprises of three apartments all currently let. Comprising of 1 x three bedroom pent house apartment 98 sq.m (1,055 sq ft), 2 x two bedroom apartments ranging in size from 70 sq.m (753 sq ft) to 74 sq.m (797 sqft). The sale of apartments will include 3 designated underground car parking spaces with one car space for each apartment. The development is very well maintained through the current management company structure.

This is an excellent opportunity for the astute investor to acquire a fully let portfolio in this popular city centre location where future capital appreciation in very likely. Demand and limited availability of rental accommodation in the area are contributing to strong capital and rental growth.

The investment opportunity qualifies for significant tax relief. The section 23 tax relief allows a landlord to write off the entire qualifying cost of the individual apartments against all Irish rental income. It is anticipated that in most cases approximately 69% of the purchase price will qualify for this relief.

FEATURES

- Energy efficient electric heating system.
- 3 no. Secure underground car parking spaces.
- Units located on second, seventh and eighth floors.
- Balcony to all apartments.
- High quality fitted kitchens.
- 100% occupied with room to growth rents through active management.
- Fitted wardrobes in all bedrooms.
- Central maintenance free garden feature exclusively for residents use.

GUIDE PRICE PER APARTMENT

APARTMENT NO.	NO OF BEDROOMS	FLOOR	SQM	SQFT	BER RATING	PRICE PER APARTMENT
4	2 BED	2ND	74	797	C3	€215,000
35	3 BED	7TH	98	1055	D1	€245,000
60	2 BED	8TH	70	753	D1	€215,000

BER DETAILS

BER Rating: C3-D1

BER Numbers: Available from selling agents

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