

DÚN ©
GAOITHE
HALL

SANDYFORD • DUBLIN 18

Residential Investment Opportunity

FOR SALE BY
PRIVATE TREATY

Self contained newly built Apartment Block
of 18 units with basement car parking

Anticipated Completion **Early 2022**

INVESTMENT OVERVIEW



Self contained newly
built Apartment Block



4 One Bedroom
Apartments



14 Two Bedroom
Apartments



Basement Car Parking



Highly Desirable
South Dublin Location



Fantastic Transport
Links



Very Strong Dublin
Rental Market



DÚN
GAOITHE
HALL

HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION

Dún Gaoithe is located in the foothills of the Dublin Mountains within walking distance of the charming village of Stepside and close to Sandyford Village, which offers a host of amenities. Dún Gaoithe is served by a host of transport facilities that links Dundrum, the City Centre and Dublin Airport to the development.



10 minute walk to nearest LUAS stop



32 minute LUAS ride to St. Stephens Green



Served by the 47 bus with 19 daily departures



5 minutes to the M50 and access to Dublin Airport



8 minute drive to Dundrum Town Centre



Sandyford Village has all the local amenities



An abundance of golf and sporting clubs close by



Situated on the foot of the Dublin mountains



HIGH END APARTMENT SPECIFICATION



KITCHENS

- Contemporary-styled kitchens from Keane Kitchens
- Satin chrome sockets above worktops.
- Soft-close drawers and doors.
- Stainless-steel bowl and a half sink.
- Integrated Siemens kitchen appliances

BEDROOMS

- High quality shaker style wardrobes by Keane Kitchens

BATHROOM AND EN-SUITE

- Top Quality sanitary ware.
- Polished-chrome heated towel rails in bathroom
- Pumped thermostatically controlled shower.
- Generous wall tiling

HEATING

Natural gas-fired central heating with high-efficiency 'A'-rated gas condensing boiler - zone controlled.

ENERGY EFFICIENCY

- BER 'A3' energy rating.

WINDOWS AND DOORS

- High-performance double glazed uPvc windows by Grady Windows.
- Multi-point locking system to external doors.

ELECTRICAL SECURITY

- Wired for TV, telephone and intruder alarm.



Interior images are taken from the houses at Dun Goaithe.

SITE LAYOUT

DUN GAOITHE DEVELOPMENT

DUN GAOITHE HALL



FOR ILLUSTRATIVE PURPOSES ONLY



Parking spaces for 24 cars



Landscaped common areas



Secure mobile security key access



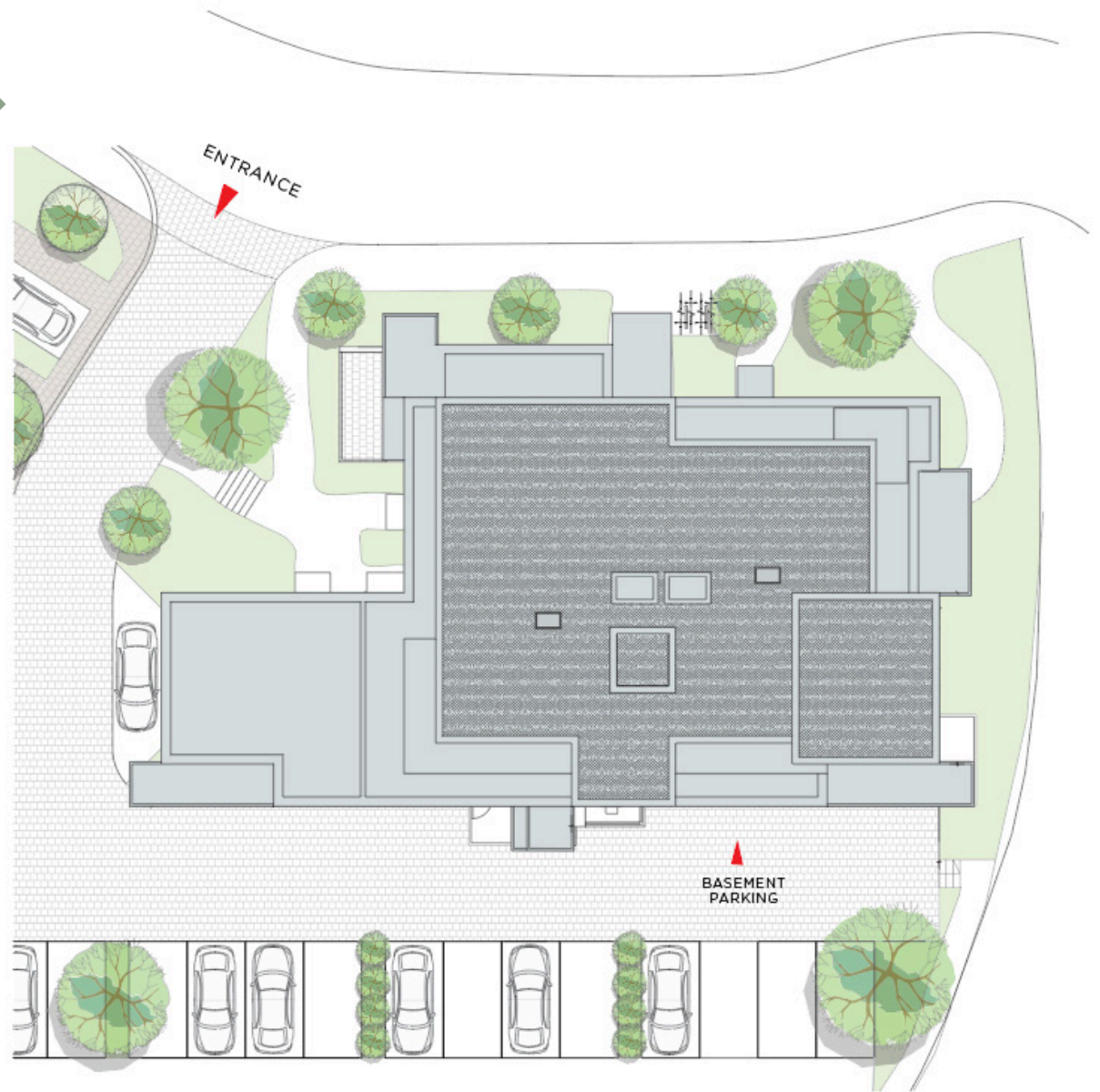
Bicycle parking



Elevator from basement carpark



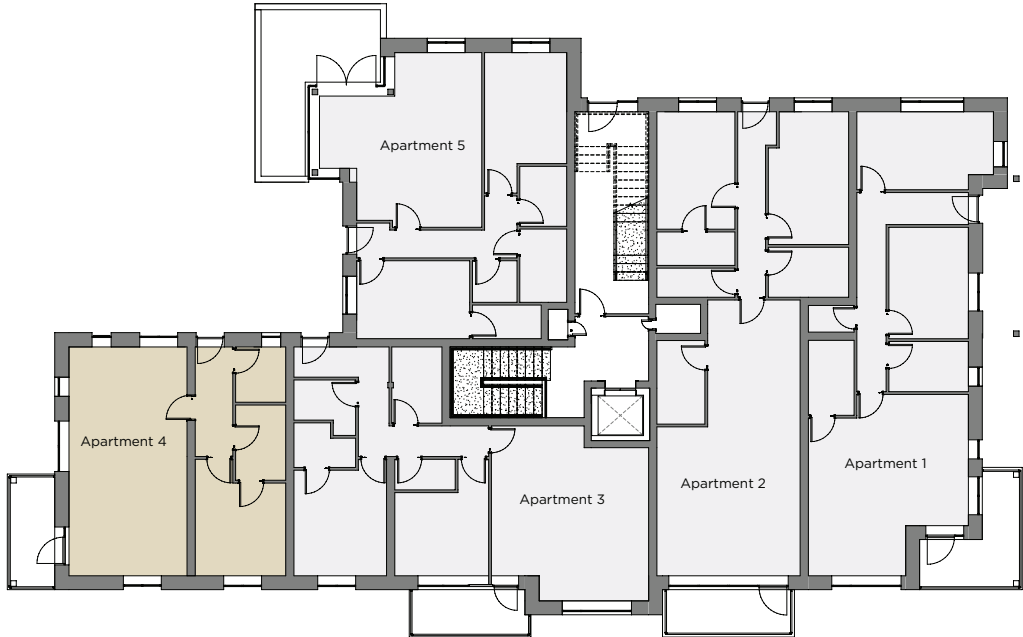
Basement Bin Store



FOR ILLUSTRATIVE PURPOSES ONLY

FLOOR LAYOUTS

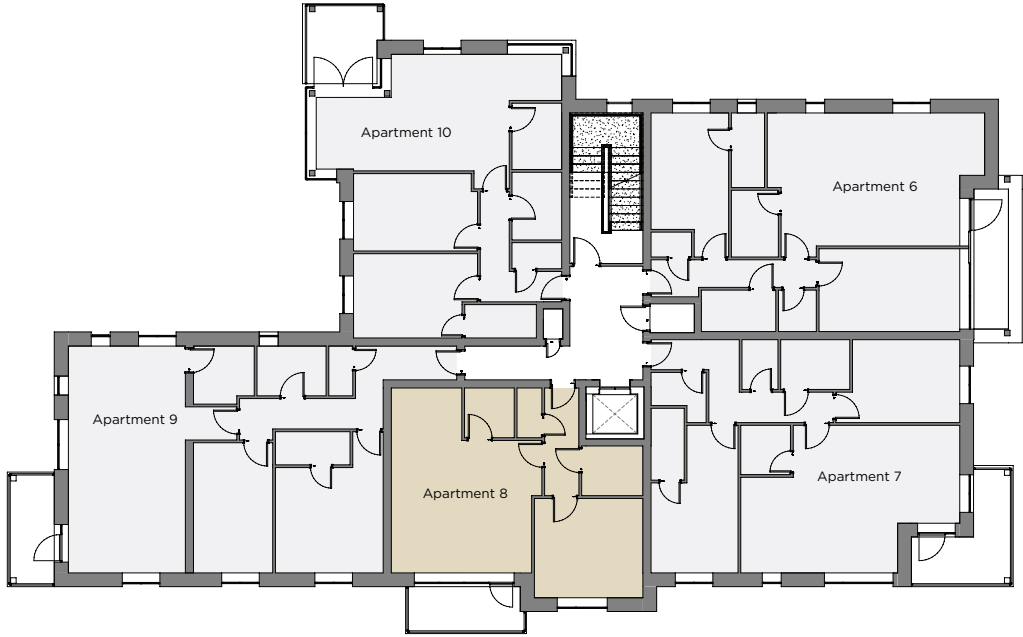
GROUND FLOOR



No	Type	Area Sq M	Open Space Sq M
1	2 Bed	81.60	9.1
2	2 Bed	86.40	7.8
3	2 Bed	79.60	7.9
4	1 Bed	60.10	10.2
5	2 Bed	81.10	13.3

FLOOR LAYOUTS

FIRST FLOOR



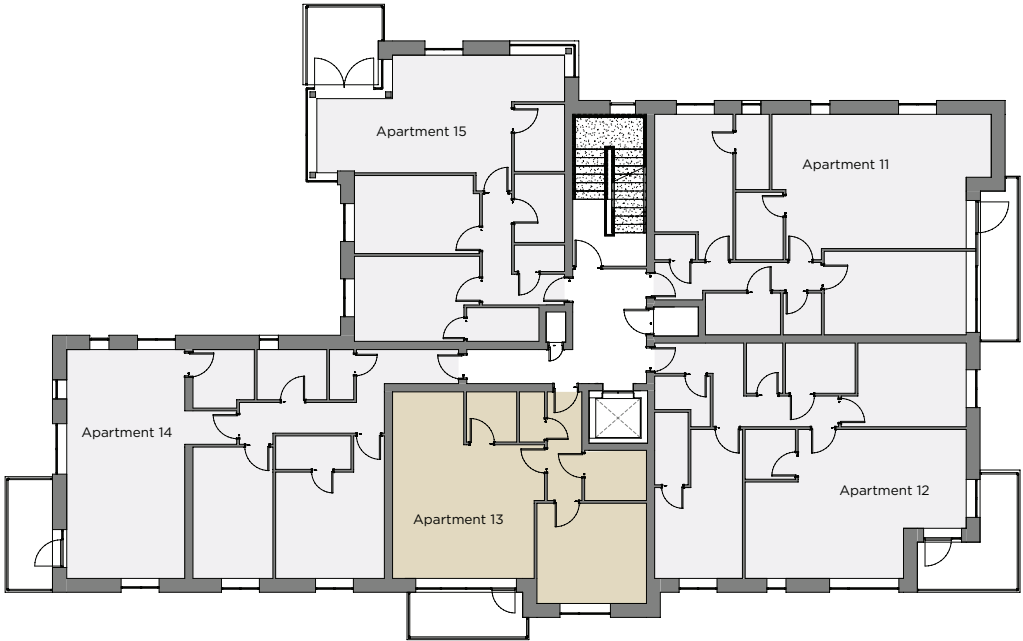
No	Type	Area Sq M	Open Space Sq M
6	2 Bed	83.90	13.1
7	2 Bed	82.50	10.4
8	1 Bed	54.10	5.6
9	2 Bed	90.40	10.2
10	2 Bed	81.10	7.4

■ 1 Bed
■ 2 Bed

FOR ILLUSTRATIVE PURPOSES ONLY

FLOOR LAYOUTS

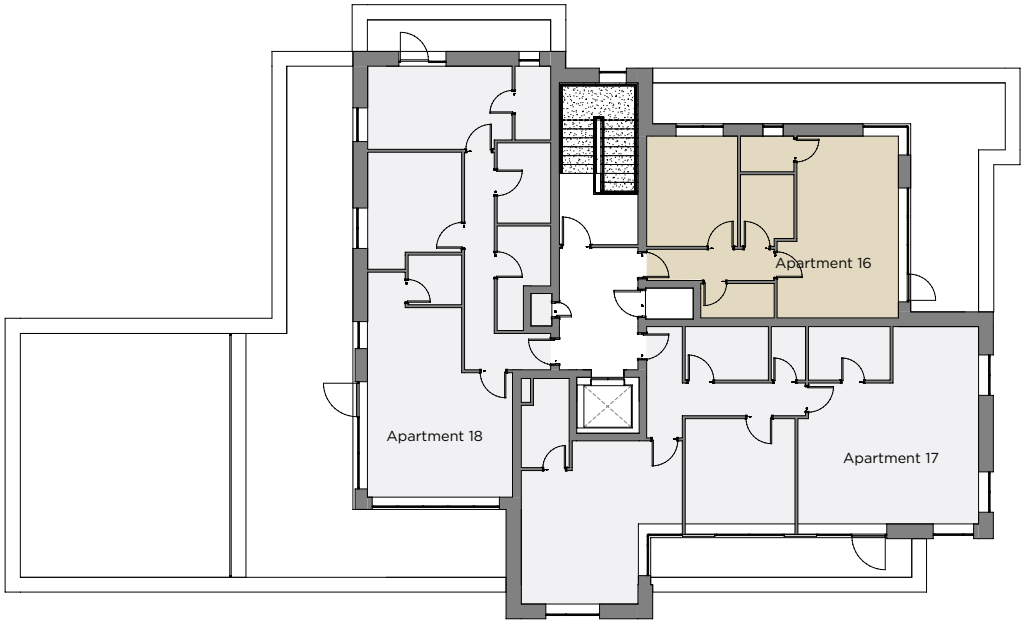
SECOND FLOOR



No	Type	Area Sq M	Open Space Sq M
11	2 Bed	83.90	11.1
12	2 Bed	82.50	10.4
13	1 Bed	54.10	5.6
14	2 Bed	90.40	10.2
15	2 Bed	81.10	7.4

FLOOR LAYOUTS

THIRD FLOOR



No	Type	Area Sq M	Open Space Sq M
16	1 Bed	53.20	23.2
17	2 Bed	88.90	11.1
18	2 Bed	86.60	58.5

- 1 Bed
- 2 Bed

FOR ILLUSTRATIVE PURPOSES ONLY

INVESTMENT OPPORTUNITY



Dun Gaoithe comprises a small newly built housing development of 35 three and four bedroom homes



Dun Gaoithe Hall comprises a four storey block of 18 Apartments located within Dun Gaoithe



Estimated completion date is early 2022



Estimated total market rent (ERV) is approximately €444,000 per annum



Comprising 4 one beds and 14 two beds



Premium quality accommodation in proven rental location



Easily managed self contained residential investment opportunity



ESTIMATED MARKET RENTS

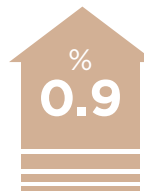


One Bedroom
Average **€1,800**
per month

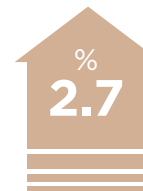


Two Bedroom
Average **€2,050**
per month

ESTIMATED MONTHLY RENTAL **€37,000**



Dublin annual rate of rental growth



Dublin quarter on quarter change (Q3 2020)

Dublin Standard Average Rents

€1,758
(Q3 2020)

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SANDYFORD • DUBLIN 18

Terms: For Sale by Private Treaty

Price: On Application

Contact: Jeremy Kelly 01-664 5500

Solicitors: AMOSS, Warrington House,
Mount Street Crescent, Dublin 2

Contact us for more information

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