



KILLALOE

HOTEL & SPA

KINCORA HARBOUR, CO. CLARE,
IRELAND

SUPERB OPPORTUNITY TO ACQUIRE A PRIME,
35 BEDROOM HOTEL AND SPA, WITH EXPANSION POTENTIAL
IN THE PICTURESQUE TWIN VILLAGE OF KILLALOE AND BALLINA

FOR SALE BY PRIVATE TREATY BY SAVILLS

Investment Highlights



Lakeside Hotel with 35 bedrooms including 4 suites



Newly refurbished hotel which benefits from significant capital expenditure in recent years



Superb F&B offering including O'Briens Bar & Restaurant, Beal Bia Bar and Kinarra Cocktail Bar



Popular wedding venue with capacity for 135 guests



Luxury Sionna Spa with 6 treatment rooms, hydrobath suite, thermal suite, relaxation suite and manicure/pedicure room



Potential to develop 20 bedroom extension (SPP)



Close to Ireland's main cities with over 3 million people within a 2 hour drive



Extensive grounds to the rear of the hotel, perfect for weddings or enjoying a drink at Beal Bia Bar



Scenic lakeside location overlooking Kincora Harbour and the River Shannon



Location

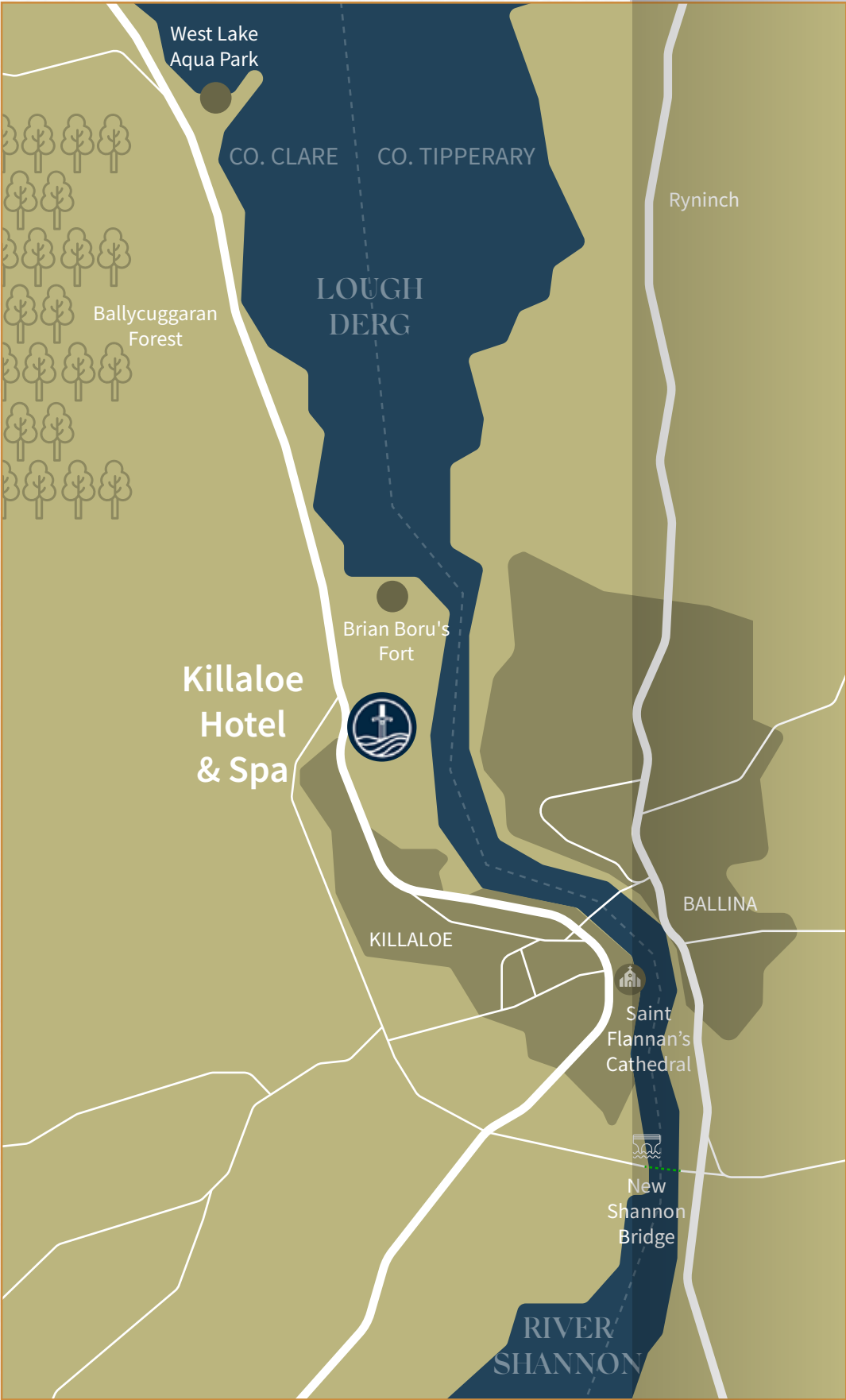
Killaloe Hotel and Spa is located in the upmarket lakeside town of Killaloe known as the ‘Water Capital of Lough Derg’. Situated on the banks of the River Shannon in Kincora Harbour, the hotel boasts tranquil waterfront views. Killaloe is ideally located in close proximity to Ireland’s major cities.

SHANNON BRIDGE

The completion of the new Shannon Bridge (expected May 2025) will enhance access, attracting more visitors to the charming town of Killaloe.

LOUGH DERG

Lough Derg is a popular lake destination located in the Shannon River Basin. Killaloe is an ideal town to enjoy various water activities such as river cruises along the Shannon, sailing, kayaking, fishing, and swimming. The lake has a rich history, with several ancient ruins, castles, and monastic sites. There are numerous trails around the lake offering stunning views, perfect for walking and cycling.



Killaloe is well connected to Ireland's main cities. It is accessible from Dublin, Cork, Galway and Limerick. The hotel is also easily accessible by air, with Shannon Airport less than a 1 hour away. The M7 motorway connects Killaloe to Dublin and the town is ideally situated within a 2 hour drive of Ireland's main cities with access to a population of over 3 million people.



BY CAR

- Limerick City** – 25 minute drive
- Galway City** – 1 hour 35 minute drive
- Cork** – 1 hour 50 minute drive
- Dublin** – 2 hours 20 minute drive



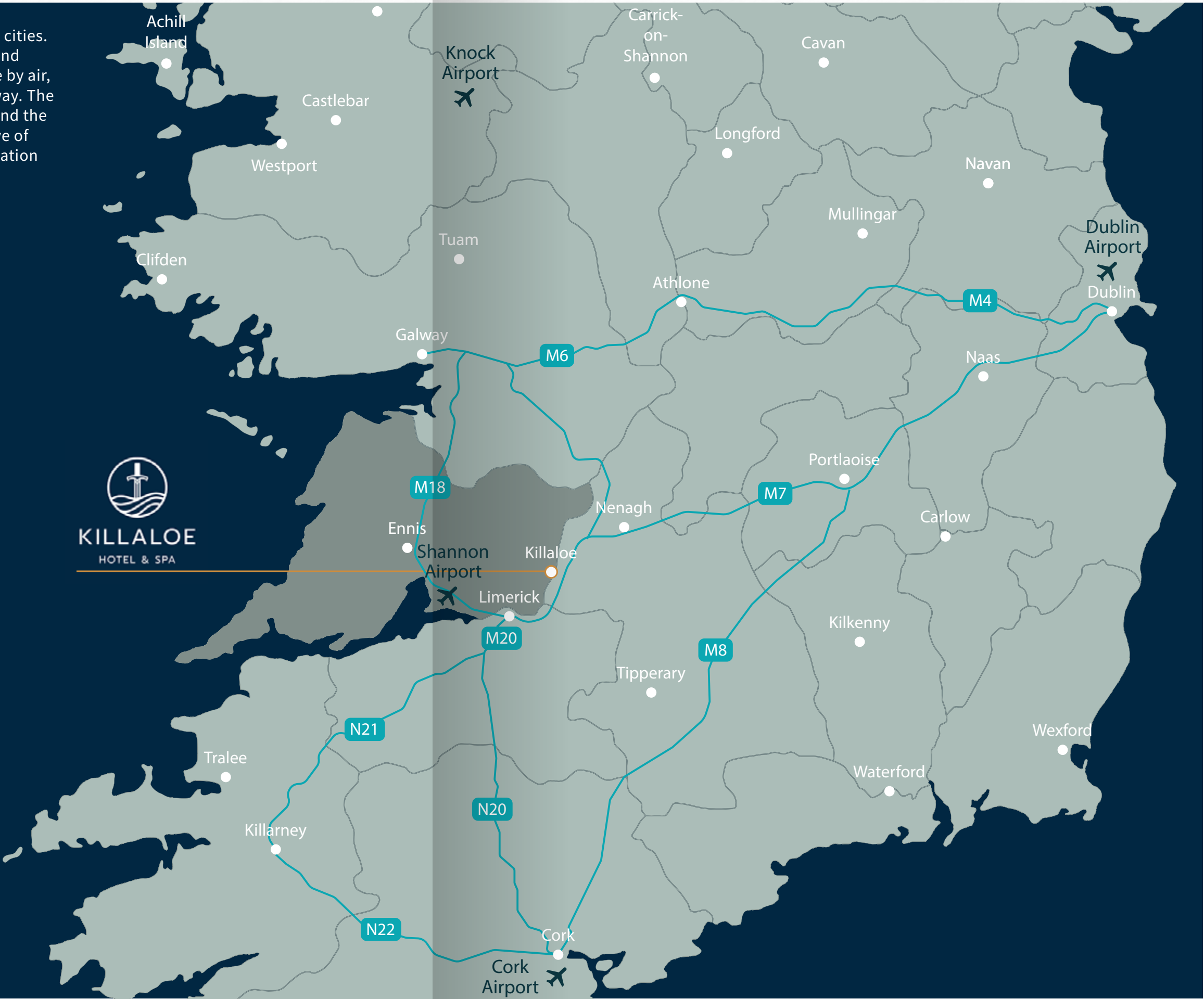
BY AIR

- Shannon Airport** – 52 minute drive
- Cork Airport** – 1 hour 55 minute drive
- Knock Airport** – 2 hours 10 minute drive
- Dublin Airport** – 2 hours 15 minute drive



BY TRAIN

- Limerick Colbert Station** – 35 minute drive



Asset Overview



ACCOMMODATION

Killaloe Hotel and Spa has 35 well-appointed bedrooms which includes 4 suites. Each bedroom has its own unique name which derives from Brian Boru's ancestral tree. For example, room number 111 a Deluxe King room is named after Murchadh mac Briain who was the son and heir of Brian Boru, a High King of Ireland. There is a wide range of room sizes and styles that cater for guests' specific needs and 17 rooms overlook the Shannon and Kincora Harbour. The hotel offers a selection of bedrooms with private terraces where guests can enjoy lakeside views. All rooms enjoy high-speed Wi-Fi.

Room Type	No.
Double	6
King	18
Triple	6
Quadruple	1
Suite	4
Total	35



KILLALOE HOTEL & SPA

FOOD & BEVERAGE

O'Brien's Bar and Restaurant has 90 covers and serves delicious meals prepared with fresh, locally sourced ingredients. Kinarra Cocktail bar offers a further 60 covers and sits on the 1st floor providing stunning views of the river Shannon, the perfect setting to enjoy a craft beer or cocktail. The hotel also hosts an outdoor Bar/Café - Beal Bia Bar on the grounds to the rear.

BALLROOM

Killaloe Hotel and Spa is a beautiful lakeside wedding venue with a spacious function room that has capacity for 135 guests. The ballroom has a self-contained bar, private terrace and is interconnected with the Library.

THE LIBRARY

An ideal space for small meetings or private events, the Library offers 40 covers in relaxed surroundings and connects to the ballroom, providing additional space for larger events.

SIONNA SPA

The spa boasts 6 treatment rooms, hydrotherapy suite, 2 mini rooms for manicure & pedicures, thermal suite with sanatorium, salt therapy room, rainforest shower and heated loungers. There is also a relaxation suite and private spa terrace that was added in 2022. The spa uses eco-friendly products and offers personalised care to meet individual needs, providing a range of treatments designed to ensure guests leave relaxed and rejuvenated.

CARPARK

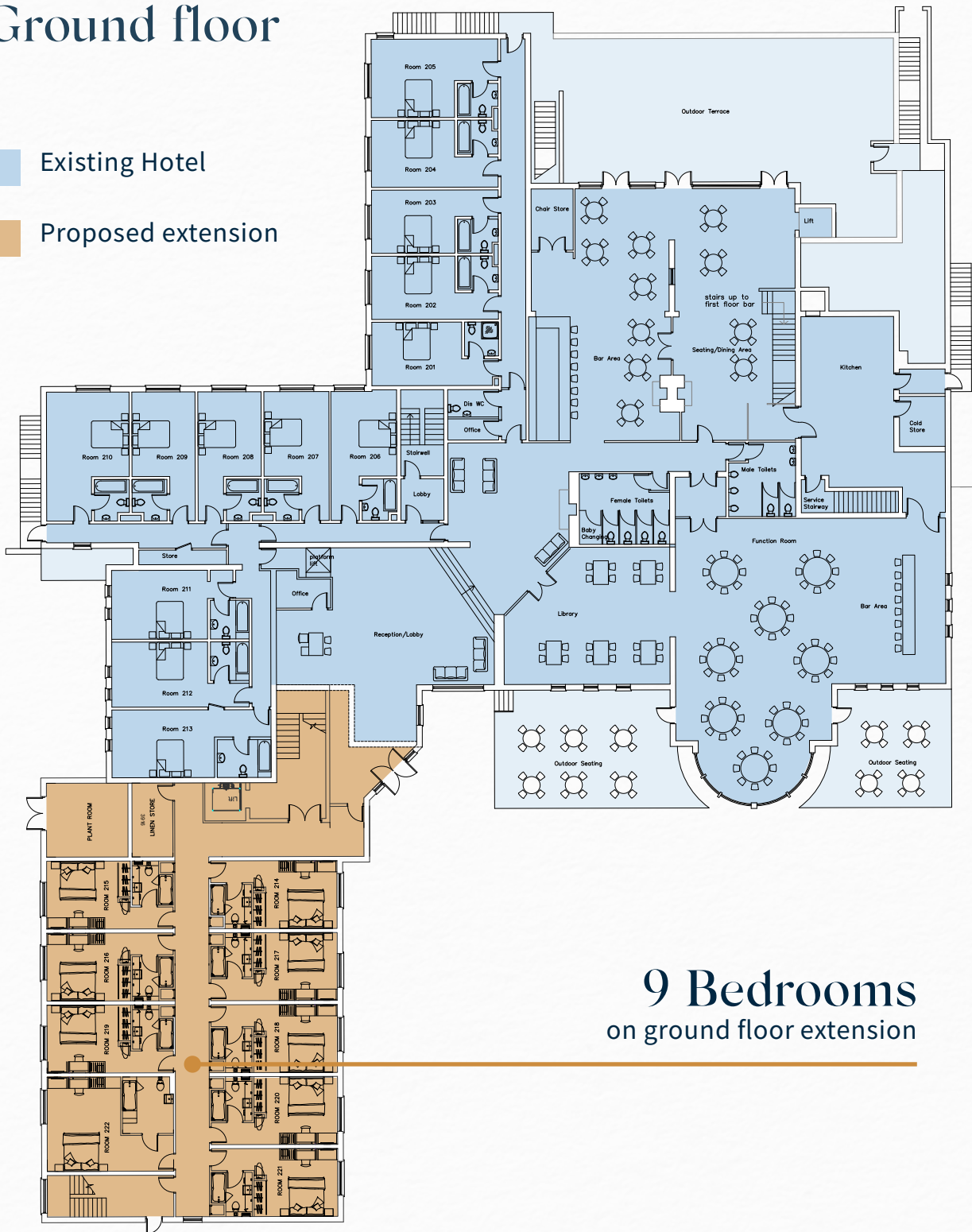
On-site guest carparking with 77 spaces. There is potential to develop a 20 bedroom extension on a section of the carpark, subject to planning permission.

Development Opportunity

The Killaloe Hotel & Spa has exciting development potential (SPP). Management had a positive recent preplanning meeting with Clare County Council regarding a 20 bedroom, extension to total 760 sqm, located on a section of the carpark to the front of the hotel. This extension is interconnected with the existing hotel, offers significant incremental gain to profitability and has been designed to the highest standards

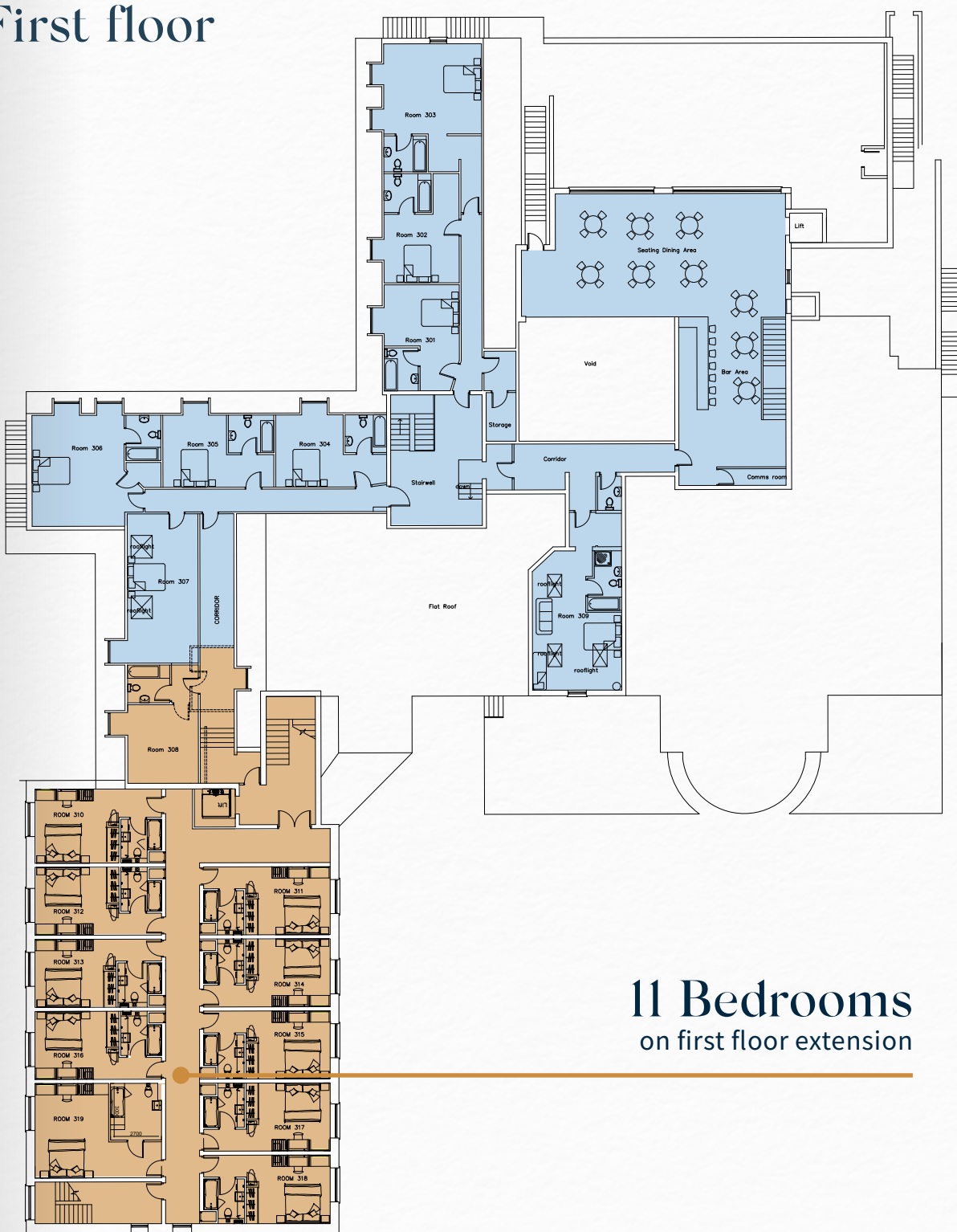
Ground floor

- Existing Hotel
- Proposed extension



9 Bedrooms
on ground floor extension

First floor



11 Bedrooms
on first floor extension

Opportunities

Killaloe Hotel and Spa has significant potential for growth under new ownership:



PRIME CONDITION

The hotel is in excellent condition with significant recent capex spend, ensuring a smooth transition for new owners.



EXPANSION

Potential to develop 20 additional bedrooms on-site, with a positive pre-planning consultation, offering significant incremental gain to profitability.



GOLF & TOUR BUSINESS EXPANSION

The hotel is perfectly positioned to cater for golfers due to its proximity to world-class golf courses such as Adare Manor (2027 Ryder Cup Venue), Lahinch and Doonbeg.



MANAGEMENT POTENTIAL

Opportunity to boost profitability and efficiency through active involvement.



WEDDING VENUE POTENTIAL

Considerable potential to expand this segment and make the hotel a top wedding destination.



MARKET LEADERSHIP

Limited local competition means the hotel can be positioned as a leading destination in the area.



Clare Tourism

County Clare, located on Ireland’s west coast, is renowned for its stunning natural landscapes, rich history, and vibrant music scene. Clare has a significant tourism economy with over €360m in revenue generated by the industry in 2023.

Visitors choose Clare for the Cliffs of Moher, the River Shannon, the unique limestone terrain of The Burren, and the scenic Loop Head Peninsula, among other attractions. Historical sites like Bunratty Castle and Folk Park, Poul nabrone Dolmen, and Ennis Friary offer a glimpse into the region’s history.

Festival	Month
St. Brigid’s Day Festival	February
Corofin Traditional Festival	March
St. Patrick’s Day Festival	March
Riverfest on the Shannon	April
Kilfenora Traditional Music Festival	April
Fleadh Nua	May
Burren Slow Food Festival	May
Doonbeg International Jazz Festival	June
Doolin Folk Festival	June
Feile Brian Ború	July
Carrick-on-Shannon Water Music Festival	July
Lisdoonvarna Matchmaking Festival	September
Clare Harvest Festival	September
Ennis Food Festival	October
Ennis Trad Festival	November

Outdoor enthusiasts can surf at Lahinch, hike along the Burren Way, or play golf at world-renowned courses such as Lahinch and Doonbeg. Family-friendly attractions such as Ailwee Cave and dolphin watching in Carrigaholt also add to the appeal. Clare is a national hub for culture and music, host to a wide array of events every year as seen in the below table.

Killaloe also borders County Tipperary which is part of Ireland’s Ancient East tourism brand and boasts a wide array of attractions, to include sightseeing, cultural & heritage sites and adventure & sporting activities.



Poul nabrone Dolmen



The Burren

800k
annual visitors to
the Burren

1.5m
annual visitors to the
Cliffs of Moher



The Cliffs of Moher

Local Corporate Market

Killaloe is located just 29 kilometres from Limerick city. Limerick has a population of 209,536 people (CSO 2022) and is one of Ireland’s forefront commercial districts. The city has a robust infrastructure and skilled workforce that draws from nearby universities. The University of Limerick has over 18,000 students and Technological University of the Shannon (TUS) has 7 campuses across 4 counties in Ireland’s Midwest with over 15,000 students. Limerick city is the fastest growing region for foreign direct investment in Ireland outside of Dublin, attracting €1.5bn in FDI in the five years up to 2022.

Limerick is also a centre for sporting & music excellence with Thomond Park and TUS Gaelic Grounds. Thomond Park has a capacity for 25,600, is the home of Munster Rugby and host to large concerts. In 2024, three concerts held over the summer generated €13.5 million for the local economy. Three quarters of attendees travelled from outside the city, generating demand for 13,800 accommodation bed-nights in Limerick.

The 2027 Ryder Cup is being hosted by Adare Manor in Limerick. It is estimated that the last time the event was held in Ireland (2006), it attracted 260,000 spectators and generated €143 million for the Irish economy.



1.DIGITAL AND TECHNOLOGY

Limerick is a hub for ICT and technology companies, benefitting from a strong talent pool and a culture of innovation. The presence of the National Technology Park and various R&D centres supports this sector.



2. LIFESCIENCES AND HEALTHCARE

The city is home to numerous life sciences and healthcare companies including both multinational corporations and innovative startups. This sector is bolstered by research institutions and local universities.



3. FINANCIAL AND PROFESSIONAL SERVICES

Limerick hosts major financial institutions and professional services firms. BDO is a leading international financial services firm, who have been established in Limerick for over 30 years and employ 100+ people.



4. MANUFACTURING

Manufacturing is a significant part of Limerick’s economy, with a focus on high-tech and advanced manufacturing. A 30,000 sq m Digital Manufacturing Ireland facility opened at the IDA Technology Park in 2023.



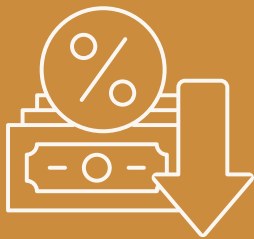
Ireland Market Highlights

STRONG ECONOMY

Ireland’s economy benefits from strong exports, significant foreign direct investment, and a robust technology sector. This is bolstered by a well-educated, English-speaking workforce and membership in the European Single Market, making it an attractive destination for multinational corporations. Ireland has a strong economic outlook with the Central Bank of Ireland predicting GDP growth of 4.2% this year and a very positive 4.5% in 2026 (as of January 2025), supported by falling inflation and a strong labour market. Ireland’s economy has been ranked 4th most competitive globally by the International Institute for Management Development.

LOW UNEMPLOYMENT RATE

Ireland has effective zero unemployment with a rate of 4.0% as at January 2025. There are c.2.7m people employed in Ireland, of which 55k are employed in Co. Clare.



ATTRACTIVE TAX REGIME

Ireland has benefitted from significant FDI in recent years. It has a low corporate tax rate of 12.5% and recently introduced a minimum corporate tax rate of 15% for multinationals with a global turnover exceeding €750m.

GROWING POPULATION

Ireland has a population of 5.3 million people, an 11% increase on 2016 levels. Clare has a county population of 130k. Ireland has one of the youngest populations in Europe with 59% of people aged under 45.

59%
of population aged under 45



11.3m

Overseas visitors in 2024

LEADING EUROPEAN DESTINATION

Overseas visitors to Ireland reached 11.3m in 2024 and was estimated to be worth €5.6bn to the economy. According to Fáilte Ireland, the tourism economy in County Clare generated over €360m in 2023.



DATA ROOM

Further information on this opportunity is available in the confidential Data Room. Access to the Data Room will be made available upon request and after signing an NDA.

CONTACT



Tom Barrett

Savills
33 Molesworth Street
Dublin 2

E: Tom.Barrett@savills.ie
M: +353 (0) 86 989 9808
T: +353 (0) 1 618 1415

PSRA Licence No. 002233

SOLICITOR



Paula O'Halloran

Orbitus Solicitors
Penrose Wharf
Alfred Street
Cork

E: paula.ohalloran@orbituslaw.ie
T: +353 (0) 21 235 5810

Disclaimer

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this document do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst every care has been taken in the preparation of this document intending purchasers, Lessees or any third party should not rely on particulars and information contained therein as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this document. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This document is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through them.