



For Sale by Private Treaty

# Sartini Court

UPPER DOMINICK STREET | PHIBSBOROUGH, DUBLIN 7

Prime City Centre Opportunity:  
27 Premium Apartments with Parking  
Just Steps from the Luas





## At a Glance



27 PREMIUM APARTMENTS



20 SECURE CAR PARKING  
SPACES



HIGHLY ACCESSIBLE  
- just 200 m from the nearest Green  
Line Luas station



EXCELLENT CITY CENTRE  
LOCATION



3 ADDITIONAL  
COMMERCIAL UNITS  
extending to 385 sq m (4,144 sq ft) -  
finished to shell and core and never  
occupied



NUMEROUS ASSET  
MANAGEMENT  
OPPORTUNITIES



# The Location

The property enjoys a prominent, high profile corner position at the junction of Upper Dominick Street and Mountjoy Street - a highly central location that offers immediate access to all the amenities this busy city centre location has to offer.

Connectivity is exceptional, with the Luas Green Line running directly past the property. The Dominick Street Luas stop is just steps away, offering a fast, frequent service across the city.

The development is ideally positioned between Phibsborough, Smithfield and the Grangegorman development - one of Dublin's newest and most dynamic urban quarters, home to the Technological University Dublin (TUD) campus and a range of public amenities.

Retail and leisure options are plentiful with major high street destinations such as Henry Street and O'Connell Street just a short walk away. Additional nearby landmarks include DIT Bolton Street, The Kings' Inns, the ILAC Shopping Centre and the Rotunda Hospital which all further enhance the convenience and centrality of this location.





# Description

Sartini Court comprises a purpose-built, residential led development completed c. 2009, comprising 27 premium apartments and three ground floor commercial units. Arranged over six storeys and accessed via two separate cores, the scheme is thoughtfully designed around an attractive central courtyard.

The development includes a secure basement car park with 20 spaces, accessed through a gated entrance. The residential offering consists of twenty-five spacious two-bedroom apartments and two one-bedroom units – all finished to an extremely high standard.

The ground floor commercial units, which are currently vacant, extend to approximately 385 sq m (4,144 sq ft), and offer significant potential for a variety of alternative uses (SPP).



## Highlights

€ Passing income  
€513,636 per annum

€ Average rents of just €1,585  
per unit

Immediate reversion  
in June 2025 to €571,984  
per annum

Significantly under rented

Full details in data room  
[www.sartinicourt.com](http://www.sartinicourt.com)

## Tenancy Information

25 units are occupied and let by way of standard residential tenancy agreements. Two units are vacant and available for immediate occupation.

A number of allowable rent increases, across 8 units, are due to come into force in June this year.

Total rent roll, on completion of rent reviews and lease-up of the two vacant units, is forecasted at approx. €571,984 per annum by June 2025.

The units are heavily under rented, averaging just €1,585 per month, market rental levels currently average €1,900 per month for a 1 bed and between €2,250 - €2,700 per month for a 2 bed.







## Accommodation Schedule

### RESIDENTIAL

Unit Type	No. of Units	Ave. Size (Sq M)	Ave. Size (Sq Ft)
1 bed	2	59.5	640
2 bed	25	75.5	813

### COMMERCIAL

Unit	No. of Units	Size (Sq M)	Size (Sq Ft)
Unit 1	1	51	549
Unit 2	1	100	1,076
Unit 3	1	211	2,271
<b>Total</b>		<b>2,367</b>	<b>25,478</b>

Please note that we have relied on floor areas provided. Interested parties are expressly asked to satisfy themselves in relation to all areas.

€ Average  
Monthly  
Residential  
Rents

1 bed € 1,498

2 bed € 1,731





## Contact

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## Title

Freehold

**BER**



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