PMI

PROPERTY MANAGEMENT | SALES | LETTINGS

INVESTMENT OPPORTUNITY

PORTFOLIO OF 10 APARTMENTS AVAILABLE

THOMOND STUDENT VILLAGE, OLD CRATLOE ROAD, LIMERICK



SPECIAL FEATURES

- ✓ Prime location close to TUS & Northern Ring Road
- ✓ Fully managed, hassle free (hands off) investment
- ✓ Part of managed student pool with 6.3% Net Yield
- ✓ Net income, after expenses €95,000 pa/€9,500
- ✓ Bright & spacious accommodation

BER C1 / BER D2

061 451522

info@pmi.ie

PMI, Old Cratloe Road, Limerick
V94 EYC1
PSRA: 003061

ASKING PRICE
OFFERS IN EXCESS
€1,500,000

PMI
PROPERTY MANAGEMENT | SALES | LETTINGS



PRIME LOCATION

Thomond Village is a secure, gated student development of 190 units, conveniently located off the Old Cratloe Road on Limerick City's northside. The development is approximately 1 km from the TUS Moylish Campus, 400 metres from the Northern Ring Road, 1.3 km from the TUS Coonagh Cross Campus and N18, and 3.3 km from Limerick City Centre. The location offers excellent connectivity and convenience, with a wide range of shops, gyms, restaurants, sporting facilities and public transport services nearby.



DESCRIPTION

The investment comprises of 10 apartments, each extending to approximately 60.49 sq. m. The purpose designed student accommodation includes three bedrooms, two of which are ensuite, a main bathroom, and a bright, spacious open plan kitchen/living area with access to a balcony/exterior.
The apartments feature a combination of tiled, timber, carpeted and vinyl flooring, partially tiled bathrooms, fitted wardrobes, mainly painted walls, electric heating and double glazed PVC framed windows.
Thomond Village is a secure, gated development benefiting from a staffed reception, laundary area, study hub, games room, and a SALTO key-fob access system.



FEATURES

- 10 Modern three bedroom student apartments
- Walking distance of TUS Moylish & Coonagh Cross
- Fully managed, hassle free (hands off) investment
- Part of managed student pool with a 6.3% return
- Annual Net Return €95,000 p.a/€9,500 per unit
- Bright and spacious accomodation



BER CERTIFICATES

BER Rang C1/D2

BER Certificates available on request

SALES AGENT

Viewing is highly recommended

Contact Noel Moore, 0877977120, noel@pmi.ie

These particulars are issued by PMI on the understanding that any negotiations relating to the properties mentioned are conducted through PMI. Every care was taken in preparing these particulars however PMI do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through PMI before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please inform us of your requirements. Any reasonable offer will be submitted to the vendor for their consideration.