

**FOR SALE**  
Residential Investment  
Portfolio  
Millrace | Saggart | Co. Dublin

# LOCATION

Millrace Green is a well-established residential development located in Saggart, Co. Dublin, positioned in a mature and highly accessible suburban setting in Dublin 24. The scheme enjoys a convenient location within walking distance of both Saggart Village and Rathcoole Village, providing a range of local amenities including neighbourhood retail, cafés, schools, childcare facilities and recreational amenities. The surrounding area is characterised by a mix of modern residential developments and established village centres, offering a balanced suburban environment.

The property benefits from excellent road connectivity. The N7 (Naas Road) is easily accessible and provides a direct arterial route to Dublin City Centre and the wider motorway network. The M50 motorway is approximately 7 kilometres to the north-east via the Red Cow interchange (Junction 9), offering connectivity to all major national routes including the M1, M11 and M50 orbital network. This strategic positioning makes the location particularly attractive for commuters travelling to Dublin City Centre, the wider Dublin suburbs and regional employment hubs.

Public transport provision in the area is strong. The Saggart Luas stop, which forms part of the Red Line and serves as its western terminus, is located nearby and provides a direct light rail connection to Tallaght, The Red Cow and Dublin City Centre. In addition, the Citywest Campus Luas stop is also within easy reach. A number of Dublin Bus and Go-Ahead Ireland bus routes operate in the immediate vicinity, providing further connectivity to the city centre and surrounding areas.

Overall, Millrace Green offers a highly accessible residential location combining village convenience with strong transport links. Its proximity to the N7, M50 and Luas Red Line ensures efficient connectivity, while Saggart and Rathcoole provide a comprehensive range of local services within walking distance.



Millrace - Saggart

No.	Type	Beds	Bath	M2
1	GF APT	2	1	125.5
2	GF APT	1	1	61.6
3	GF APT	2	2	100
4	GF APT	1	1	71.05
5	GF APT	1	1	76.7



Five newly renovated, own-door ground floor apartments located together within the established Millrace development in Saggart. This represents a rare opportunity to acquire a fully refurbished block of units in one side by side holding.

The scheme comprises five apartments in total, including three one-bedroom units ranging from approximately 61.6 sq.m. to 76.7 sq.m., and two two-bedroom units extending from approximately 100 sq.m. to 125.5 sq.m. Four of the apartments benefit from substantial private patio areas in excess of approximately 20 sq.m., with the fifth unit enjoying a private front terrace. The own-door configuration enhances privacy and security, while also offering flexibility of use for a variety of residential models.

The properties have are currently being fully restored and upgraded throughout. Works include new windows and doors, complete mechanical and electrical upgrades, fire certification compliance, new kitchens and bathrooms, and new flooring finishes. The apartments will be presented in turnkey condition.

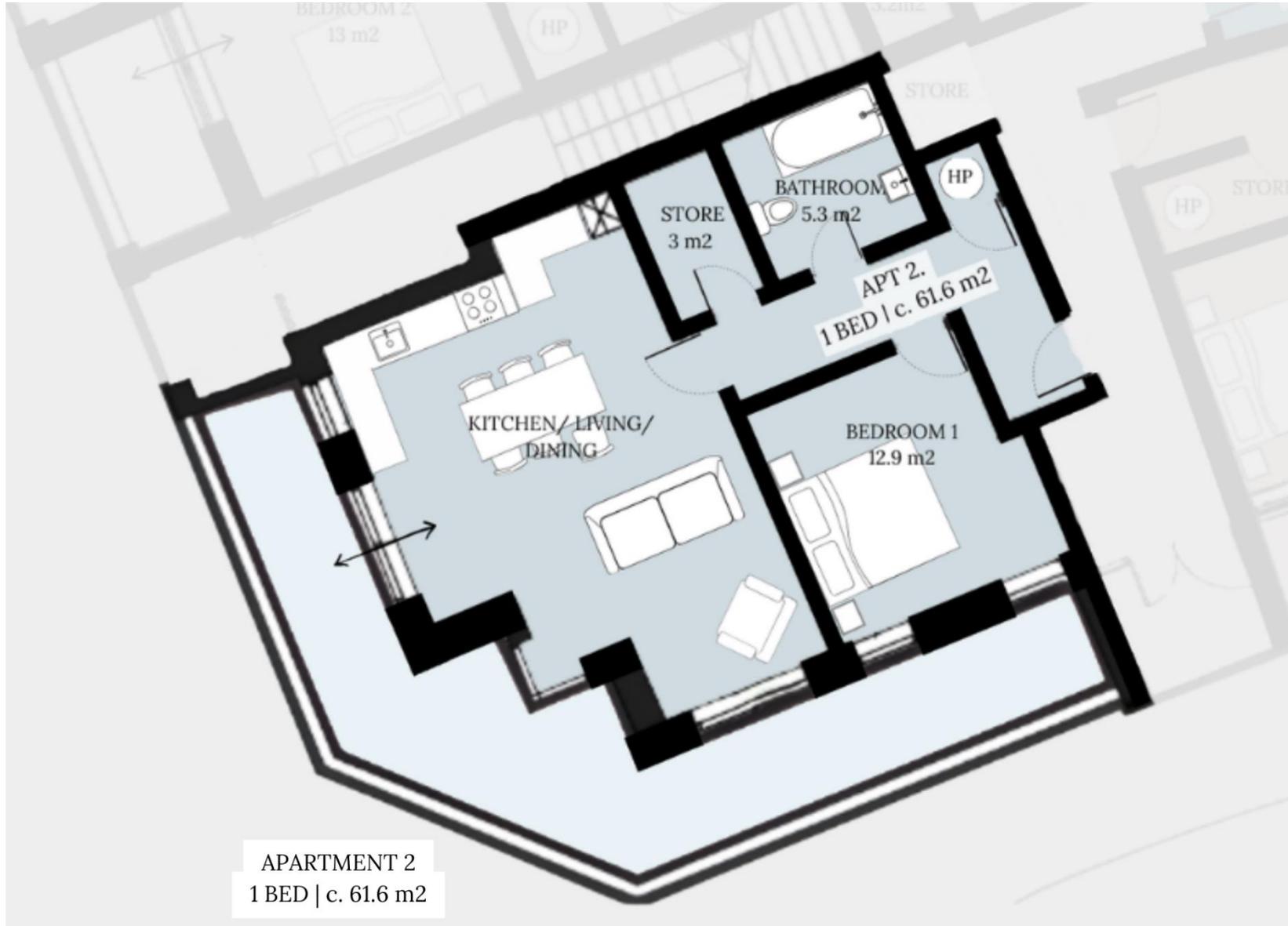
This asset will appeal to a broad range of purchasers including private investors seeking immediate rental income, Approved Housing Bodies (AHBs), social housing providers, disability and supported living operators, care providers, pension funds and institutional investors targeting stabilised, income-producing assets in suburban Dublin locations with proven rental demand.

Opportunities to acquire a strategically located, fully refurbished multi-unit block of this nature in a single transaction are rare. The property offers immediate operational capability combined with strong connectivity to the N7, M50 and Luas Red Line, enhancing its long-term investment appeal.





APARTMENT 1  
2 BED | c. 126.5 m<sup>2</sup>



APARTMENT 2  
1 BED | c. 61.6 m²







APARTMENT 5  
1 BED | c. 76.07 m<sup>2</sup>

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: POA**

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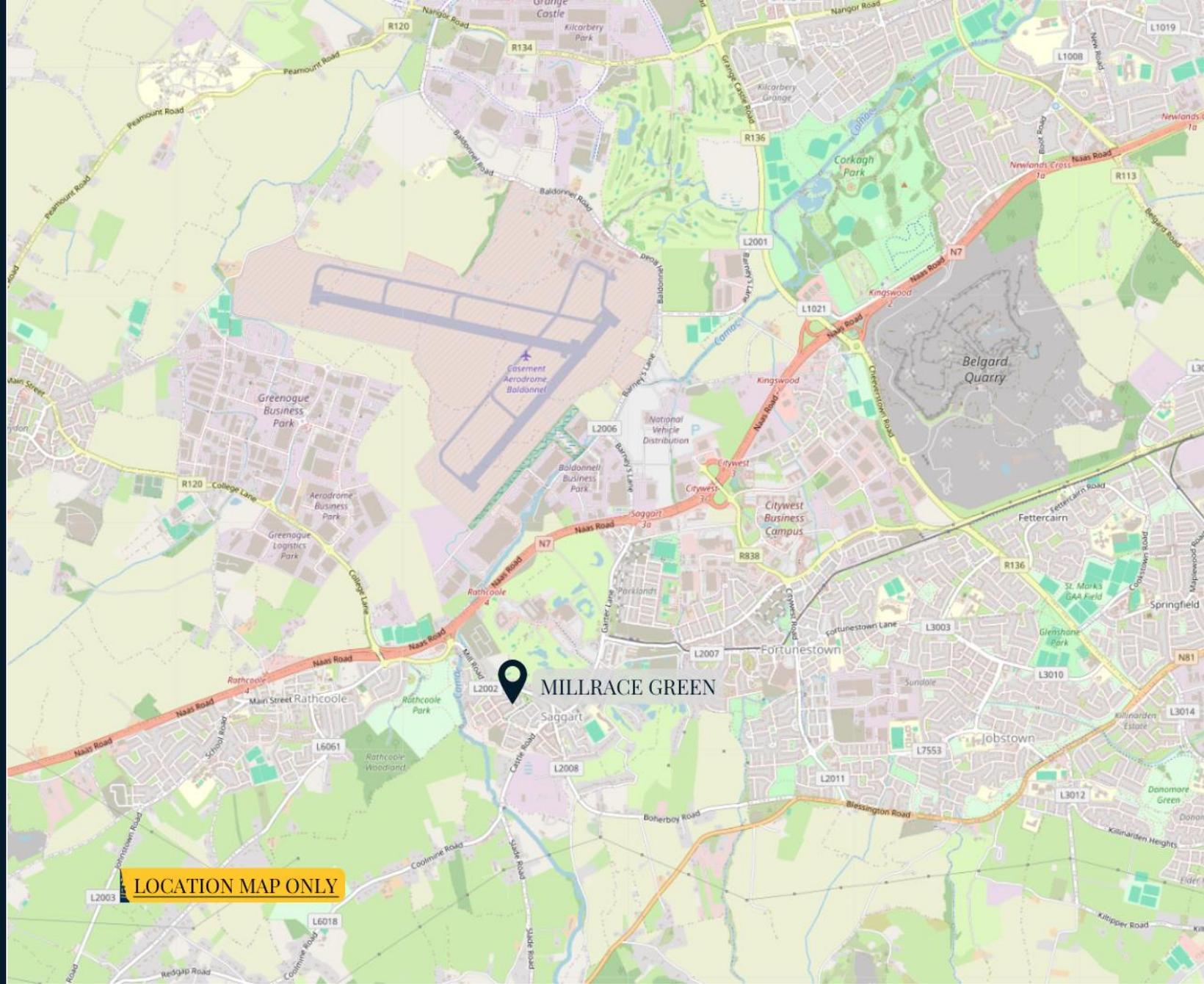


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