



Earls Court, Cork Street, Dublin 8.

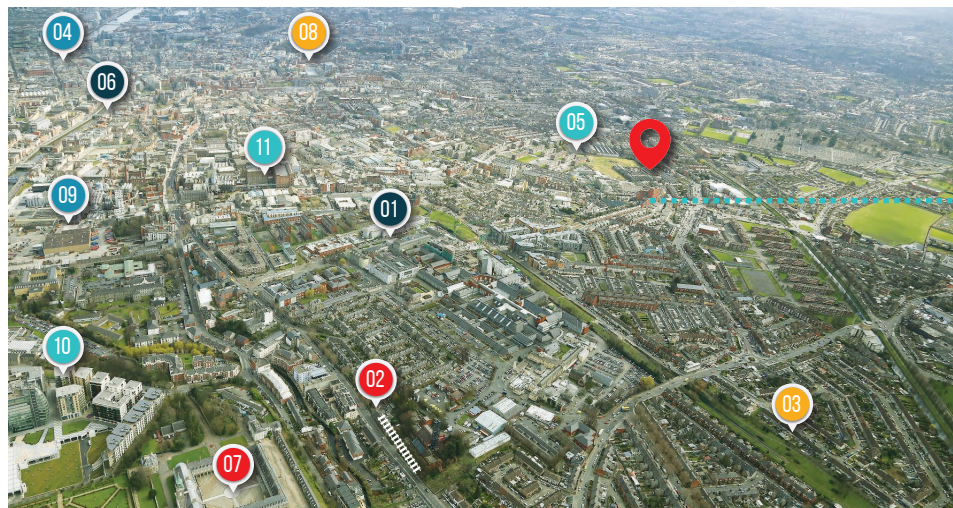
18 Apartments For Sale in One Lot.  
Residential Investment Opportunity



BER C2 E1

DOUGLAS NEWMAN GOOD  
**DNG**  
ADVISORY DIVISION





## EARLS COURT

- 01 ST JAME'S HOSPITAL
- 02 LUAS RED LINE
- 03 GRAND CANAL
- 04 IFSC
- 05 COOMBE HOSPITAL
- 06 O'CONNELL BRIDGE
- 07 ROYAL HOSPITAL KILMANHAM
- 08 ST STEPHENS GREEN
- 09 JAME'S GATE BREWERY
- 10 HEUSTON QUARTER
- 11 GUINNESS STOREHOUSE

## LOCATION

Earls Court offers unrivalled proximity to the city's main business districts, and is within walking distance of Grafton Street & St Stephens' Green. The investment is also in close proximity to many institutions, colleges, businesses including the new digital quarter of Dublin, the Digital Hub. Hospitals such as St James and The Coombe Women's Hospital are immediately adjacent to Earls Court.

Earls Court is very accessible due to its convenient city location, and has one of the best public transport routes in the city with the QBC on its door step and close proximity to the new LUAS red line. Earls Court is convenient to theatres, gyms, restaurants, cafes, shops, which will make it an ideal location for city living.

## DESCRIPTION

The portfolio comprises of 18 apartments all currently let and generating a total passing rent of €236,400 PA with an optimised rent of c. €260,000 PA achievable through active management. Comprising of 5 x one bedroom apartments, 12 x two bedroom apartments and 1 x live/work apartment ranging in size from 46 sq.m (495 sq.ft) to 74 sq.m (796 sq.ft). The block sale of apartments will include 6 designated underground car parking spaces. The development is very well maintained through the current management company structure.

This is an excellent opportunity for the astute investor to acquire a fully let portfolio in this popular city centre location where future capital appreciation is very likely. Demand and limited availability of rental accommodation in the area are contributing to strong capital and rental growth.

## FEATURES

- Energy efficient electric heating system.
- 6 no. Secure underground car parking spaces.
- Balcony to all apartments.
- High quality fitted kitchens.
- 100% occupied with room to grow rents through active management.
- Fitted wardrobes in all bedrooms.
- Central maintenance free garden feature exclusively for residents use.
- Being sold fully fitted.



## BER DETAILS

BER Rating: D2 - C3

BER Numbers: Available from selling agents

## ASKING PRICE

€2,750,000

## CONTACT DNG ADVISORY TEAM

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PSL No. 002049



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