

Lisney

COMMERCIAL REAL ESTATE



Dean Swift Square, Dublin 8  
City Apartment Block Investment Opportunity

FOR SALE





High profile residential investment in the heart of Dublin 8



Four-storey development comprising 11 high-quality restored apartments (6 one-bed & 5 two-bed)



The apartments have recently undergone restoration



Units can be set at market rent as not subject to rent caps



Available with full vacant possession



Well served by public transport and is within reach of any service/amenity



Vibrant location surrounded by cultural landmarks, retail, and hospitality amenities



SOUTH DOCKS

TRINITY COLLEGE

ST STEPHEN GREEN PARK

LUAS

GRAFTON STREET

LUAS

DAME STREET

DUBLIN CASTLE

ST PATRICK'S CATHEDRAL & PARK

RIVER LIFFEY

DUBLINIA

HIGH STREET

PATRICK STREET

DEAN SWIFT SQUARE  
DUBLIN 8

FRANCIS STREET

THOMAS STREET



## LOCATION

Dean Swift Square is located in the heart of Dublin's historic Liberties district, an area renowned for its rich heritage, vibrant culture, and ongoing regeneration. Positioned at the junction of Dean Swift Square and Francis Street, the development benefits from a city-centre setting, surrounded by a wealth of amenities, services, and attractions.

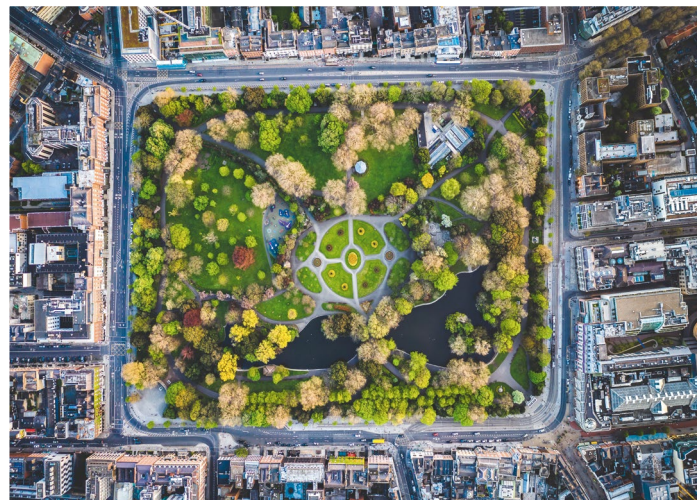
The Liberties is one of Dublin's oldest neighbourhoods, traditionally associated with market traders and family-run businesses. Today, it has evolved into a dynamic hub of enterprise, design, media, and hospitality, attracting a blend of creative professionals, students, and long-established local businesses.

Dean Swift Square is within walking distance of a variety of cultural landmarks and amenities, including St. Stephens Green, Grafton Street, Dublin Castle, Trinity College, NCAD College, BIMM College, Vicar Street entertainment venue, St. Catherine's Church and Guinness Storehouse & Visitor Centre.

From a retail and hospitality perspective, the area is well-served by grocery stores, cafés, and restaurants, including Lidl, Tesco, Boom Coffee Roasters, The Liberty Belle, and an array of independent shops.

## EXCELLENT CONNECTIVITY

The development is well-connected to public transport, with multiple bus routes, proximity to the Luas Red Line, and Heuston Station providing easy access to the rest of the city.





## DESCRIPTION

Dean Swift Square comprises a four-storey residential extending to approx. 557 sq.m (5,992 sq.ft) GIA, located at the junction of Dean Swift Square and Francis Street, directly opposite the historic Iveagh Market. The development comprises 11 high-quality apartments, including 6 one-bedroom and 5 two-bedroom units. The block also features self-contained retail units on the ground floor. These retail units are not included in the sale.

The building is of steel frame construction with a red brick outer leaf and a flat metal clad roof. Three of the apartments benefit from direct access onto Dean Swift Square, while the remaining eight are accessed via a shared core, serviced by a stairwell. The apartments have recently undergone restoration and are presented in excellent condition throughout. More information on restoration works carried out is available in the dataroom.



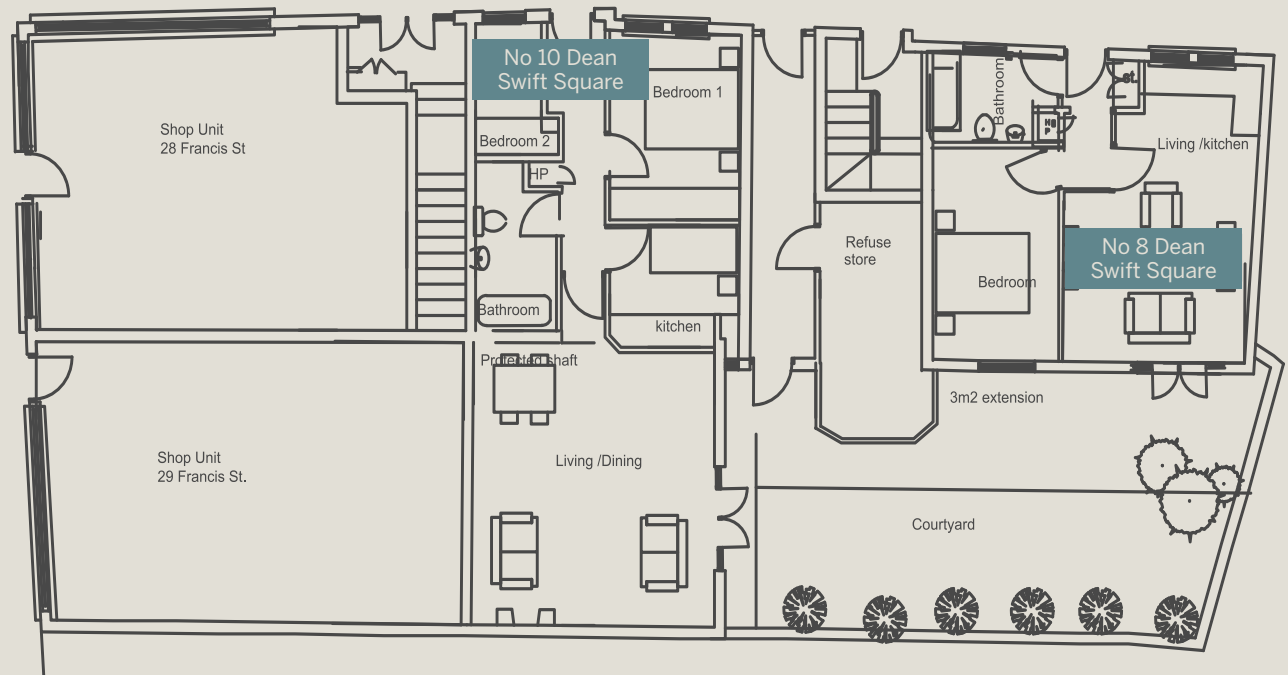




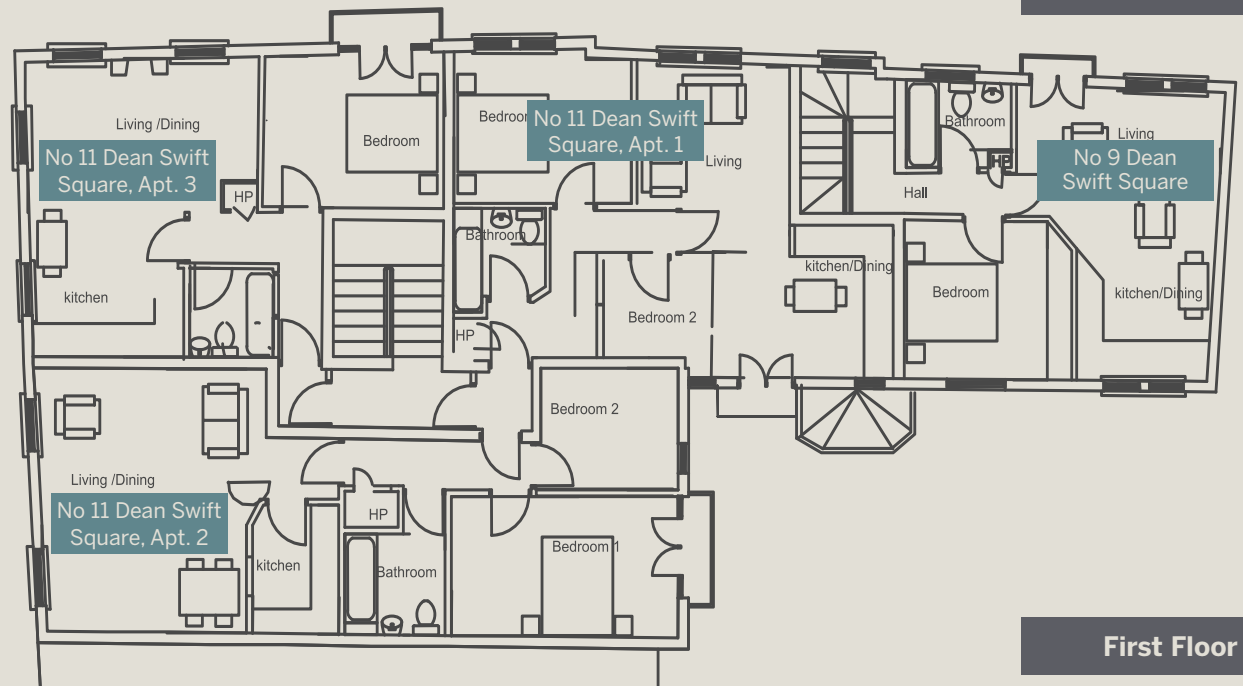
# FLOOR PLANS

## ACCOMMODATION SCHEDULE

Floor	Apartment	Approx size (sq.m)	Approx size (sq.ft)
1st Floor	No. 11, Apartment 1	45.5	490
1st Floor	No. 11, Apartment 2	57.6	620
1st Floor	No. 11, Apartment 3	36	409
2nd Floor	No. 11, Apartment 4	60	643
2nd Floor	No. 11, Apartment 5	57.6	620
2nd Floor	No. 11, Apartment 6	38	409
3rd Floor	No. 11, Apartment 7	76	815
3rd Floor	No. 11, Apartment 8	45.5	490
1st Floor	No. 9 Deanswift Square	39	420
Ground Floor	No. 8 Deanswift Square	39	420
Ground Floor	No. 10 Deanswift Square	61	657
<b>Total</b>		<b>557</b>	<b>5,992</b>

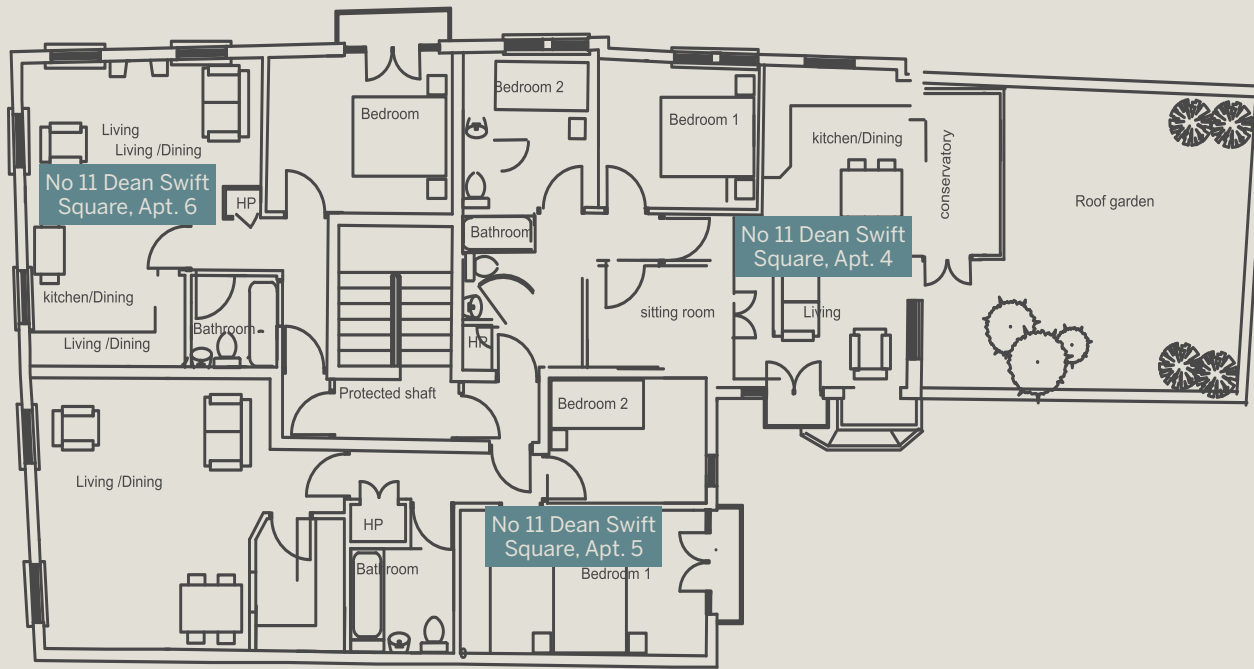


**Ground Floor**

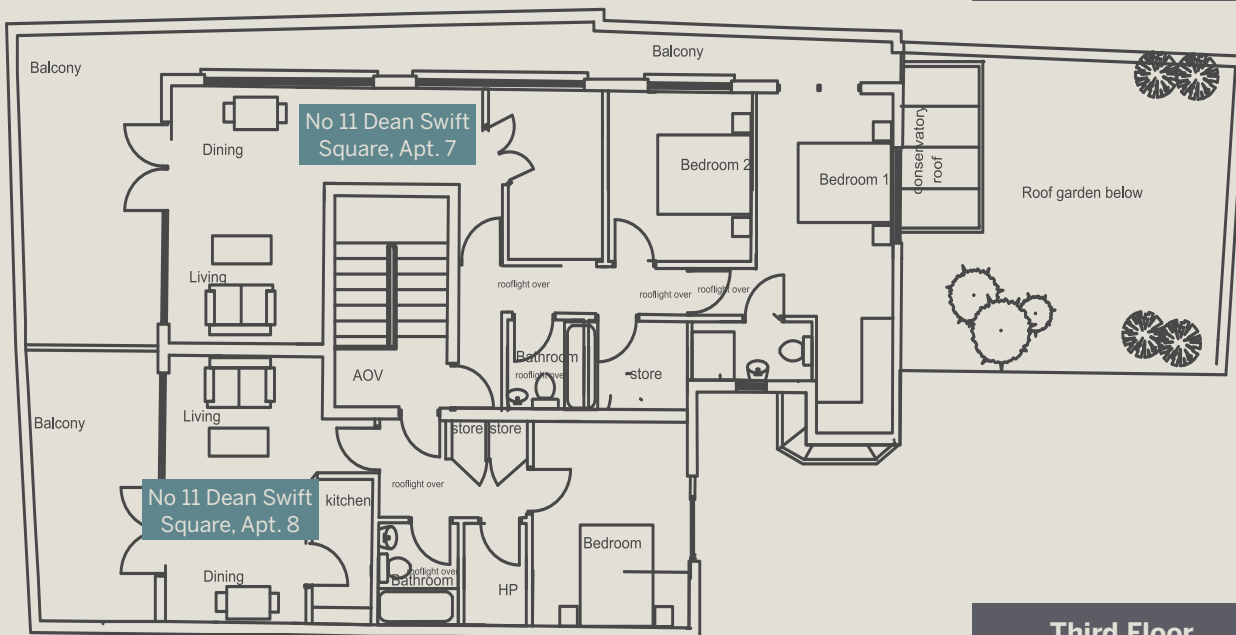


**First Floor**

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.



**Second Floor**



**Third Floor**

## Title

Freehold / Long leasehold.

## Zoning

This property is zoned as Z1: Sustainable Residential Neighbourhoods- To protect, provide and improve residential amenities under the Dublin City Council Development Plan 2022.

## Website / Dataroom

<https://deanswiftsquare.com>

## Further Information / Viewing

Viewings are strictly by appointment only with the selling agents:

For further information please contact:

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## BER



## Price

Offers are sought in excess of €3,500,000 exclusive.

**Lisney**

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