



WATERFRONT  
HOTEL

DUNGLOE, CO. DONEGAL

FOR SALE BY PRIVATE TREATY BY SAVILLS & TDL HORIZONS





Exceptional opportunity to  
acquire a 4-star, 65 bedroom  
hotel with waterfront views on  
Ireland's Wild Atlantic Way



Ideally located on the  
Wild Atlantic Way  
with spectacular views  
overlooking Dungloe Bay



Walking distance to  
Dungloe town centre  
and only 13km from  
Donegal Airport



Modern refurbished 4  
star hotel with 49 well-  
appointed bedrooms and  
16 large suites



Very well invested  
with significant  
recent Capital  
Expenditure



Spa development  
potential with partial  
spa works completed



Popular wedding  
venue and meeting and  
events facilities



New high spec gym (Inis  
Fitness) with top of the  
line equipment and strong  
membership numbers



Ample on-site  
carparking &  
playground



# Location

Dungloe is a charming town on the northwest coast of County Donegal, along Ireland's Wild Atlantic Way.

Dungloe is a charming town on the northwest coast of County Donegal, along Ireland's Wild Atlantic Way. It is the largest town in the beautiful Gaeltacht region known as the Rosses, where Irish is spoken daily. Dungloe is ideally located just 13km from Donegal Airport (voted most scenic airport in the world) providing direct flights to Dublin and further afield.

Dungloe is a gateway for unforgettable island-hopping adventures. Just offshore, Arranmore Island awaits—a rugged, windswept Gaeltacht island of stunning

natural beauty, with walking trails, hidden beaches, and a lively cultural scene. Closer still, Cruit Island is linked to the mainland by a small bridge and offers golden beaches, a spectacular 9-hole golf course, and peaceful coastal walks perfect for a daytrip. From Magheragallon Pier, you can reach Gola Island, a serene haven steeped in music, tradition, and wild beauty, while further out, the legendary Tory Island enchants with dramatic sea cliffs, rare birdlife, rich mythology, and a timeless atmosphere that feels like stepping back in time.

## Nearby Attractions

### 10 minutes and under

- Maghery Beach
- Maghery Coastal Adventures – Offers kayaking, snorkelling, and coastal experiences
- Burtonport Fishing Trips – Scenic boat tours and fishing excursions from the nearby harbour
- Crolly Waterfall - Picturesque waterfall located outside the village of Crolly
- Crolly Distillery - Whiskey distillery with immersive tours in historic setting

### 10 to 20 minutes

- Crohy Head Sea Arch – A dramatic natural sea arch along the Wild Atlantic Way
- Dunlewey Lough - A serene lake nestled at the foot of Mount Errigal
- Wild Atlantic Surf School (Dooey Beach) - Surf lessons for individuals or groups

- Cruit Island Golf Club - 9 hole links course with dramatic Atlantic views

### 20 to 30 minutes

- Mount Errigal - Tallest peak in County Donegal and a must-do for hikers visiting the northwest
- The Poisoned Glen – A mystical valley near Dunlewey, surrounded by mountains and steeped in legend
- Glenveagh National Park - Beautiful gardens, woodland trails, and the historic Glenveagh Castle set against the backdrop of mountains and lakes.

### <1 hour

- Assaranca Waterfall - Water cascades down lush, rocky terrain into a dark pool, surrounded by greenery
- Sliabh Liag Cliffs - Highest sea cliffs in Europe with panoramic Atlantic vistas



# Connectivity

County Donegal's connectivity has significantly improved in recent years with major investments in roads, greenways and public transport to better link the region.

The N56 road connects Dungloe to Ireland's Wild Atlantic Way and to Letterkenny, Donegal's largest town, with a population of 23,000 people. Donegal Airport is located in Carrickfinn only 13km from Dungloe and operates direct flights to Dublin and Glasgow. Voted the 'Most Scenic Airport in the World' due to the breathtaking approach over the Wild Atlantic Way, with views of Mount Errigal, golden beaches, and the rugged Donegal coastline.

## Travel Times



- **Dungloe Stop**  
2 minute drive



- **Letterkenny**  
50 minute drive
- **Donegal Town**  
60 minute drive
- **Derry**  
1 hour 25 minute drive
- **Dublin**  
3 hours 50 minute drive
- **Galway City**  
3 hours 50 minute drive



- **Donegal Airport**  
15 minute drive
- **Derry Airport**  
1 hour 30 minute drive
- **Knock Airport**  
2 hours 30 minute drive
- **Belfast Airport**  
2 hours 30 minute drive
- **Dublin Airport**  
3 hours 30 minute drive







# Asset Overview

## Food & Beverage

### 106 Atlantic Restaurant

Combines exquisite cuisine with stunning Atlantic views for a truly memorable dining experience.

### Bar Bistro

Provides a more casual dining atmosphere, complemented by the same captivating coastal backdrop.

### Courtyard

The Courtyard offers a magnificent water feature, landscaped area and a snug fitted with stylish yet comfortable furnishings, ideal for hosting summer BBQs and events.

### Afternoon Tea

Indulge in afternoon tea featuring a delightful selection of sandwiches, homemade scones, miniature cakes, and desserts.





# Asset Overview

## Weddings

A leading 4-star wedding venue in Donegal, thanks to its idyllic location in the heart of the Rosses surrounded by gorgeous scenery while overlooking the Atlantic Ocean. The Oak Brook Ballroom, which can comfortably accommodate 280 guests, is an elegantly decorated room with a private terrace where guests can enjoy an al fresco wedding drinks reception.

## Meeting & Events

### Oak Brook Ballroom

A private, luxurious meeting room with floor to ceiling windows which can accommodate up to 500 delegates.

### The Phoenix Lounge

Modern meeting room with large windows and amazing views overlooking Dungloe Bay which can accommodate up to 100 delegates.

## Playground

Family friendly hotel with outdoor kids playground and picnic area set beside stunning views of the Atlantic.

## Carpark

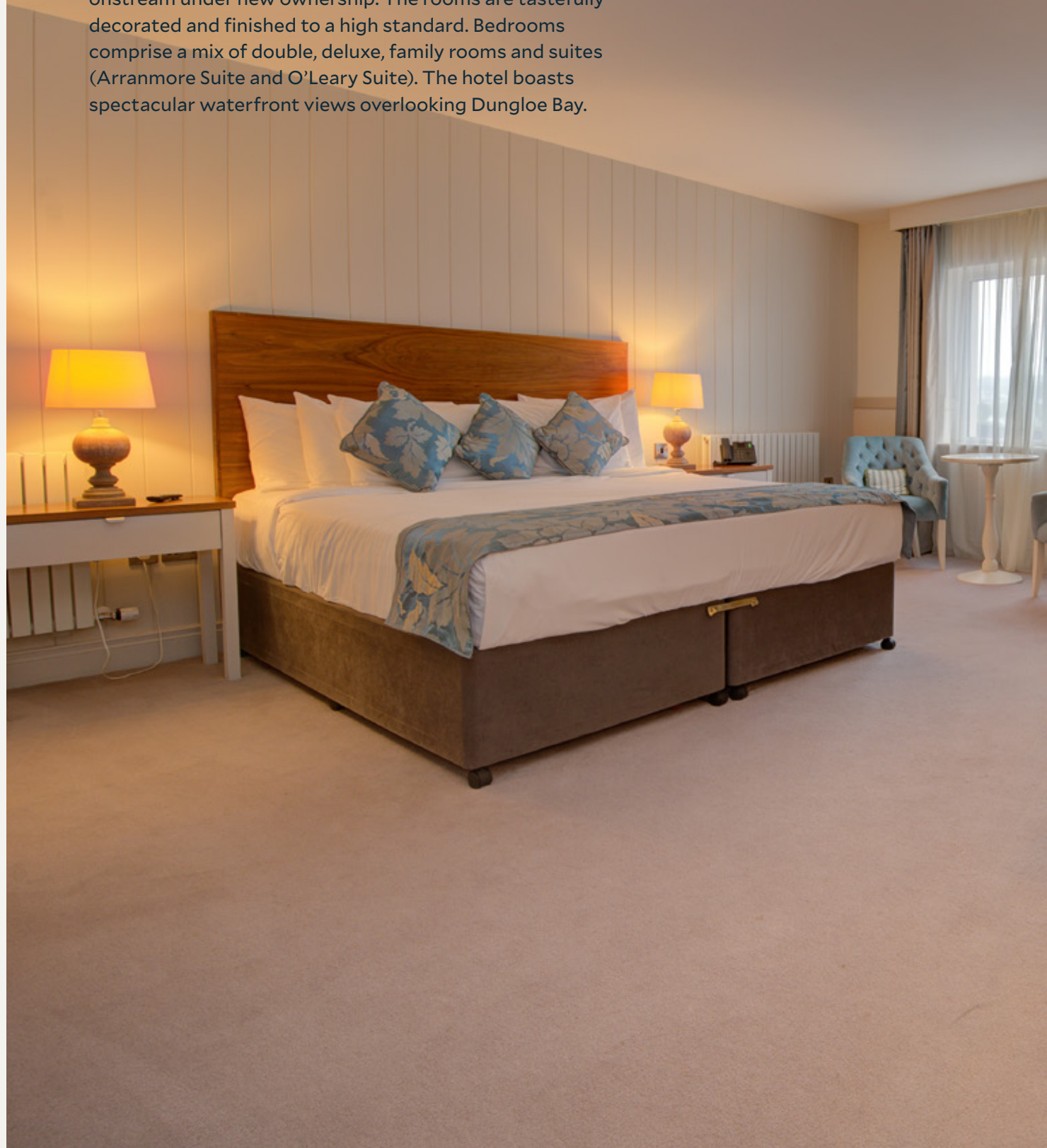
Ample on-site carparking.





## Accommodation

The Waterfront Hotel is the largest hotel in Dungloe, offering 49 newly refurbished en-suite bedrooms and 16 spacious suites which are almost complete, to be brought onstream under new ownership. The rooms are tastefully decorated and finished to a high standard. Bedrooms comprise a mix of double, deluxe, family rooms and suites (Arranmore Suite and O'Leary Suite). The hotel boasts spectacular waterfront views overlooking Dungloe Bay.








inis  
FITNESS

## Inis Fitness

A new state of the art fitness centre spanning 5,000 sq ft over two floors with stunning views of Dungloe Bay and Mount Errigal.

Inis Fitness showcases top of the range equipment with over 60 stations, yoga studio & HITT studio, changing rooms and a bright lounge reception.





€340M  
IN REVENUE

880,000  
VISITORS

## Donegal Tourism

County Donegal, located on Ireland's northwest coast, is known for its rugged coastline, mountains, sea cliffs, and Gaeltacht (Irish-speaking) communities.

According to Failte Ireland, Donegal attracted 700k domestic tourists and 180k overseas tourists in 2023 and tourism generated over c. €340m in revenue for the county's economy (Donegal Key Tourism Facts 2023).

Visitors choose Donegal for its breathtaking beaches and islands, dramatic mountain ranges, and diverse wildlife. Outdoor enthusiasts can windsurf at Magheroarty, one of the finest windsurfing locations in Ireland, hike through the Derryveagh Mountains, or take on the challenge of climbing Mount Errigal and Muckish. Golfers are spoiled for choice with spectacular courses at Narin & Portnoo Links, Cruit Island Links, and Gweedore Golf Club, each offering stunning coastal views. For families, attractions such as Glenveagh National Park, the charming Fintown Railway, and the fun-filled Errigal View Pet Zoo ensure that there is something for every generation to enjoy.

### **Mary From Dungloe International Arts Festival**

Since 1967, the Mary From Dungloe International Arts Festival has been at the heart of summer in Donegal, transforming Dungloe into a vibrant hub of music, culture, and celebration. This ten-day festival showcases Irish music, dance, language, and the arts. At its centre is the crowning of the Mary From Dungloe, where Irish communities from across the world, along with towns and counties throughout Ireland, nominate a young woman to represent their area. The winner holds the honour of the title for a year, becoming a proud ambassador for the festival, for Dungloe, and for Donegal.



# Ireland Market Highlights



## Strong Economy

Ireland's economy benefits from strong exports, foreign direct investment, and a robust technology sector. This is bolstered by a well-educated, English-speaking workforce and membership in the European Single Market, making it an attractive destination for multinational corporations. Ireland has a strong economic outlook with the Central Bank of Ireland predicting GDP growth of 9.7% in 2025 and 2.7% in 2026 (as of July 2025), supported by increased global trade, falling inflation and a strong labour market. Ireland's economy has been ranked 4th most competitive globally by the International Institute for Management Development. The ranking reflects Ireland's strengths in areas like business efficiency and international trade openness.



## Growing Population

Ireland has a population of 5.3m people, an 11.3% increase since 2016. Donegal has a county population of approx. 170k people. Ireland has one of the youngest populations in Europe with 59% of people aged under 45 (CSO).



## Low Unemployment Rate

Ireland has a near effective zero unemployment with a rate of 4.3% as at May 2025. There are c. 2.7m people employed in Ireland, of which 68k are employed in Co. Donegal.



## Attractive Tax Regime

Ireland has a low corporate tax rate of 12.5%, making it very attractive for multinational corporations and a minimum corporate tax rate of 15% for multinationals with annual revenues exceeding €750m.



## Leading European Destination

In 2024, Ireland saw 6.6m overseas visitors, spending over €6bn in the Irish economy (CSO). According to Fáilte Ireland, tourism was worth over €255m to the local economy in Donegal in 2024.

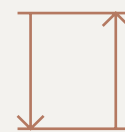






# Opportunities

The Waterfront hotel is a superb hotel nestled on the tip of a peninsula with spectacular views overlooking the Atlantic Ocean in the beautiful Gaeltacht region of the Rosses in County Donegal and presents a strong opportunity for expansion and development with new ownership:



## Expansion:

The hotel has 16 additional suites that the new owners will bring into use.



## Profitability:

Opportunity to increase profitability by growing Occupancy and ADR.



## Prime Condition:

The hotel is in excellent condition, having recently benefitted from substantial capital investment.



## Market Leadership:

As the largest hotel in town with limited local competition, the property is well-positioned to become a leading destination in the wider area.



## Spa Development:

Potential to complete spa works and reposition the hotel as a 4-star spa destination.



## Wedding Venue Potential:

Considerable potential to expand this segment and make the hotel the main wedding destination in the region.



## Further Information

### Data Room Access

Further information on this opportunity is available in the confidential Data Room. Access to the Data Room will be made available upon request and after signing an NDA.

### Building Energy Rating



BER No. 801089822

## Selling Agents



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