

*Ireland's Premier
Hotel, Golf and Leisure Resort*



Carton House
HOTEL · GOLF · LEISURE

668
acres

165
bedrooms

30
Minutes to Dublin
City Centre

2
Championship
Golf Courses

Savills and CBRE are delighted to announce the sale of Carton House Hotel, Golf & Leisure Resort, a true Irish 'Masterpiece' and an irreplaceable asset.

This is an outstanding opportunity to acquire Ireland's finest Resort, superbly located close to Dublin City & Airport, on one of Ireland's historically most important estates.

Investment Highlights

- + Ireland's most prestigious **Hotel, Golf and Leisure Resort on 270 HA (668 acres)**
- + Significant **national & international heritage** dating back eight centuries
- + Magnificent **18th century Palladian House with outstanding modern facilities**
- + **165 luxury bedrooms** including 18 suites in the original, historic Carton House
- + Several restaurants & bars and superb **Spa, Leisure and Gym facilities**
- + Extensive **Meeting, Conference and Banqueting facilities** for up to 350 pax
- + Headquarters to the **Golfing Union of Ireland (GUI)** and the state of the art GUI Academy
- + **Two Championship golf courses** designed by Colin Montgomerie and Mark O'Meara
- + World standard **high performance, professional sports team training facilities**
- + Exciting **potential to further expand** the resort's facilities, subject to planning permission



**165 Bedrooms
& Suites**



Historic Estate with world
class Resort facilities



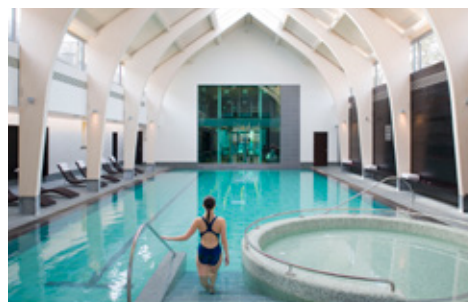
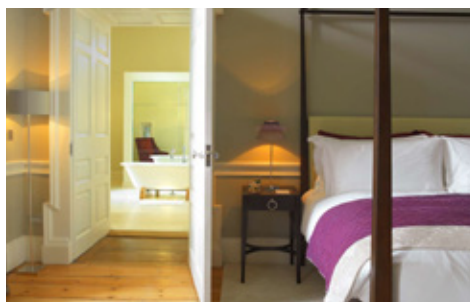
2 Championship
Golf Courses

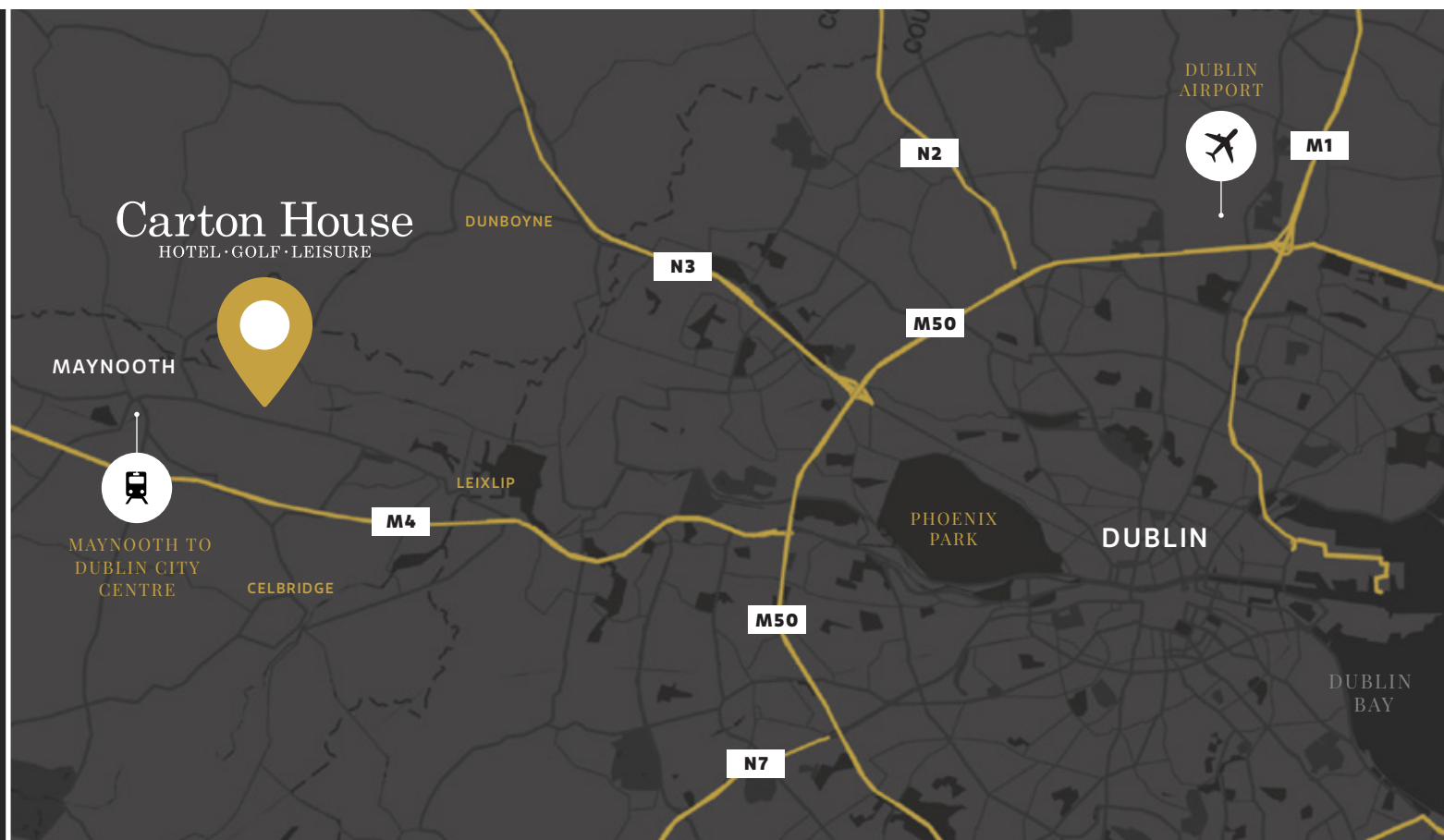


On Dublin's doorstep:
1.9m People



Dublin RevPAR **↑ 17.4%**
Ireland's GDP **↑ 5.2%**





Location

Carton House is located in the **Greater Dublin Area** which is home to an ever expanding population of **1.9m people** (census 2016). Carton House is ideally located 25km west of Dublin city centre and only 30km from Dublin Airport. The nearby M4 links the Carton Estate to Dublin city centre, home to Google, Facebook, Airbnb, Dropbox, eBay, LinkedIn, PayPal, Twitter, Uber, Yahoo, Groupon, Salesforce and EA Games.

The Carton Estate adjoins the town of Maynooth which is directly accessible to Carton House via the Lime Walk. **Maynooth is an affluent commuter town** and home to Maynooth University (National University of Ireland) - Ireland's fastest growing university. Maynooth enjoys **excellent rail links** – both mainline & commuter - with Dublin and all of Ireland's major cities/population centres.

*Ideally located 25km west of
Dublin city centre and only
30km from Dublin Airport*

Carton House

HOTEL · GOLF · LEISURE



33 Molesworth Street,
Dublin 2
PSRA: 002233

savills.ie

Tom Barrett

+353 (0) 1 618 1415
tom.barrett@savills.ie

Rob Stapleton

+44 (0) 7972 000 230
rstapleton@savills.com

George Nicholas

+44 (0) 20 7409 9904
gnicholas@savills.com

Aaron Spring

+353 (0) 1 618 1446
aaron.spring@savills.ie



1 Burlington Road,
Dublin 4
PSRA 001528

cbre.ie

Dave Murray

+353 (0) 1 618 5583
dave.murray@cbrehotels.com

Dermot Curtin

+353 (0) 87 259 6908
dermot.curtin@cbrehotels.com

Paul Collins

+353 (0) 1 618 5592
paul.collins@cbrehotels.com

Paul Kapiris

+44 (0) 20 7182 2246
paul.kapiris@cbre.com



Property House,
Maynooth,
Co. Kildare

coonan.com

William J. Coonan

williec@coonan.com
+353 (0) 1 610 6040

Will Coonan

willc@coonan.com
+353 (0) 1 610 6053

projectcartonhouse.com

These particulars are issued by Savills Ireland and CBRE Ireland on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, Savills Ireland or CBRE Ireland for themselves and for the vendor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers and do not constitute any part of an offer or contract. (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) neither Savills Ireland or CBRE Ireland nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.