

*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



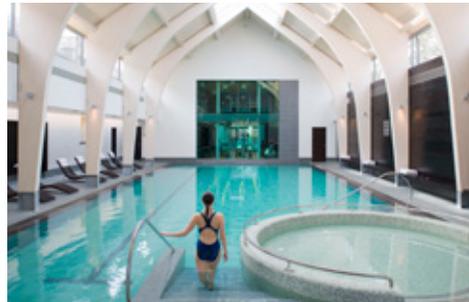
2 Championship
Golf Courses

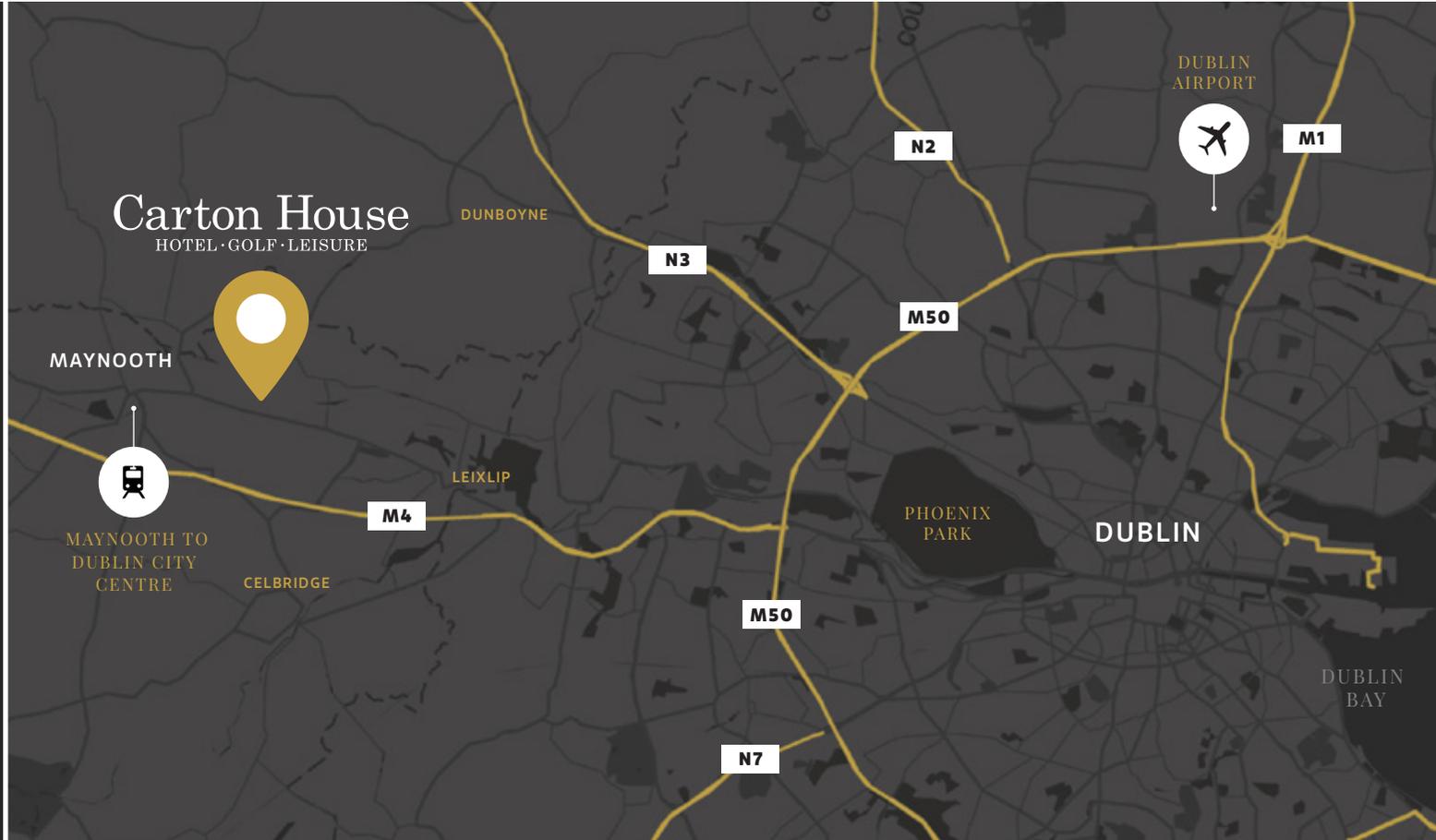


On Dublin's doorstep:
1.9m People



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.

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Carton House

HOTEL · GOLF · LEISURE



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