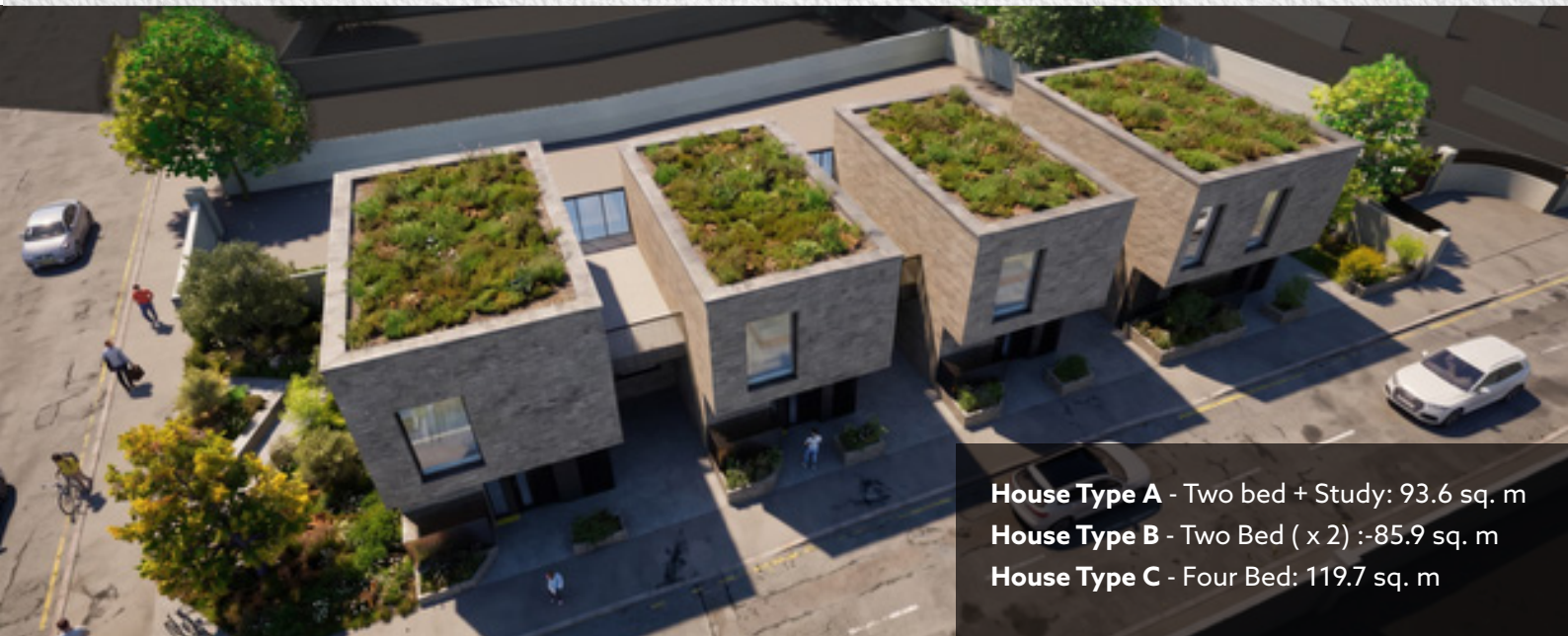


Ready-to-go Development Opportunity



PSRA 001562



House Type A - Two bed + Study: 93.6 sq. m
House Type B - Two Bed (x 2) :-85.9 sq. m
House Type C - Four Bed: 119.7 sq. m

Tambou Clonskeagh Road Dublin 14 , D14 H7X6

- > Cutting-edge design and exclusive, convenient location
- > Dlrcoo Grant D24A/0862/WEB Date 26/03/2025
- > Permission Granted ABP-322281-25
- > Site Area 666 sq.m
- > 4 Houses
- > Local Authority Contributions approx €47,000



An exceptional opportunity to acquire a prime residential development site with the benefit of full planning permission for the construction of four contemporary two-storey houses at Tambou, Clonskeagh Road, Dublin 14 (D14 H7X6).

Designed by award-winning Pace Studio Architects, this carefully considered, low-rise, high-quality residential infill development has been thoughtfully planned to maximise the potential of this prominent corner site while respecting the established character and architectural quality of the surrounding neighbourhood. The scheme delivers four elegant family homes of outstanding design, creating an appropriate increase in residential density within one of Dublin's most desirable suburban locations.



Clonskeagh is one of South Dublin's most sought-after residential addresses, renowned for its mature surroundings, excellent amenities and outstanding connectivity.

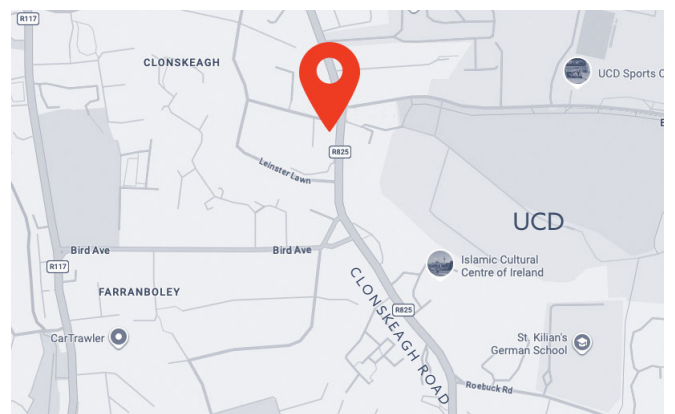
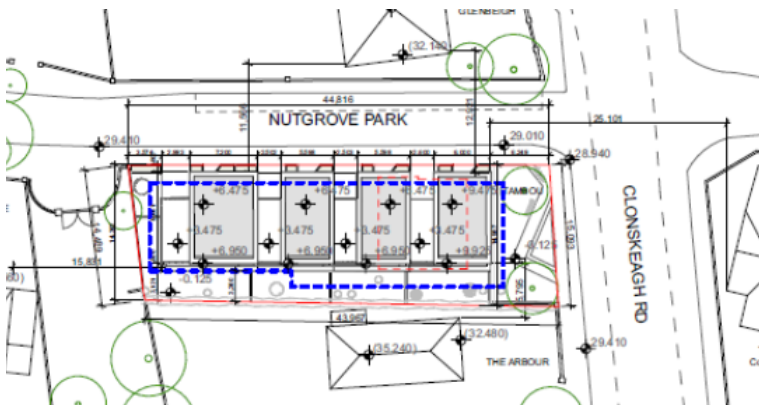
The site occupies a prime position on Clonskeagh Road, directly opposite the rear entrance to University College Dublin (UCD), with the villages of Donnybrook and Milltown each approximately 1.5 km away, offering an excellent selection of cafés, restaurants, specialist retailers and everyday conveniences. The vibrant village of Ranelagh, just 2.5 km away, is home to some of Dublin's finest restaurants, boutiques and social amenities.



Residents will benefit from an excellent range of nearby recreational and sporting facilities, including UCD Sport & Fitness, David Lloyd Riverview and Milltown Golf Club. The area is also exceptionally well served by a number of highly regarded primary and secondary schools, including Our Lady's Grove, St. Killian's German School, Mount Anville and Gonzaga College.

Transport links are excellent, with Clonskeagh Road forming a major public transport corridor offering frequent bus services to Dublin city centre, while the Windy Arbour Luas Green Line stop is approximately 1.5 km away. Dundrum Town Centre, one of Ireland's premier retail and leisure destinations, is also within easy reach at approximately 3.5 km.

This is a rare opportunity to acquire a fully consented, architecturally designed residential development in an established and highly desirable Dublin location, with planning permission in place and ready for immediate commencement.



EXPERIENCE | PERSONAL SERVICE

t: +353 01 660 0333 e: info@eoneill.ie w: eoneill.ie
41 Donnybrook Road, DO4 TBX2.

