

A MULTI-FAMILY INVESTMENT OPPORTUNITY FOR SALE BY PRIVATE TREATY



BLOCK A, THE WILLOWS CLAREMONT ROAD, SANDYMOUNT, DUBLIN 4

DETACHED BLOCK OF 21 LUXURY APARTMENTS AND PENTHOUSES
SUPERBLY LOCATED ON ONE OF SANDYMOUNT'S PREMIER ROADS

TENANTS NOT AFFECTED



BER B1 C1



INVESTMENT SUMMARY



Prestigious Multi Family Investment opportunity in the heart of Dublin 4 with abundant local amenities in the surrounding neighbourhoods of Sandymount, Ballsbridge and Donnybrook Village.



Block A, The Willows is a detached block of 21 Apartments comprising: 3 penthouses, 15 two beds and 3 one beds with both surface and underground carparking.



Full annual income €601,013 p.a. (currently producing €546,750 p.a. as two units are being kept vacant for marketing purposes). Gross investment yield of c.6.00% on current full income.



Average monthly rents are €3,109 for the Penthouses, €2,347 for two bed apartments and €1,846 for one bed apartments



Superbly located in the heart of Sandymount offering excellent local amenities and close to all transport facilities with DART Stations at both Sandymount & Lansdowne located less than 1km from the development, only c.2.5km from Dublin City Centre and 15km from Dublin Airport.



The Apartments are fully fitted, finished and furnished to a high standard with the benefit of 29 secure car parking spaces at surface and underground level.



Majority of the apartments overlook the sports grounds. Penthouses enjoy panoramic views of the Dublin Mountains, Ballsbridge and the Aviva Stadium, Dublin City and Docklands and to Dublin Bay depending on orientation.



LOCATION

The Willows development is superbly located in the heart of Sandymount, off Claremont Road, directly adjacent to the Sports Grounds and only a short walk from the picturesque and leafy suburb of Sandymount Village which is considered one of Dublin's most sought-after residential locations. Easy access to a host of local amenities, Sandymount Strand and the surrounding neighbourhoods of Ballsbridge and Donnybrook Village. The Aviva Stadium and R.D.S. are just a short walk away.

The development is conveniently located close to public transport with Sandymount and Lansdowne DART Stations located less than 1km away with trains running every 10 minutes to the city centre. Major employment areas of Ballsbridge and Grand Canal Dock which are home to some of the largest tech and financial employers such as Google, Facebook, JP Morgan and CitiBank are within walking distance.

Dublin Bus operates along Strand Road and within Sandymount Village providing direct access to the City Centre and beyond with No's 47, 18 and C1 servicing the area.

In addition, the development is only 10 minutes drive to both Dublin Port Tunnel and N11, with direct access to the national motorway network and 15km from Dublin International Airport.





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|---|-------------------------|----|------------------------|----|--------------------------|
| 1 | THE WILLOWS, BLOCK A | 7 | SANDYMOUNT STRAND | 13 | GOOGLE |
| 2 | SPORTS GROUNDS | 8 | LANSDOWNE DART STATION | 14 | BORD GAIS ENERGY THEATRE |
| 3 | SANDYMOUNT DART STATION | 9 | SEAN MOORE PARK | 15 | IFSC |
| 4 | FACEBOOK | 10 | IRISHTOWN STADIUM | 16 | THE CONVENTION CENTRE |
| 5 | AVIVA STADIUM | 11 | SHELBOURNE PARK | 17 | THE 3 ARENA |
| 6 | SANDYMOUNT GREEN | 12 | SILICON DOCKS | 18 | PORT TUNNEL |

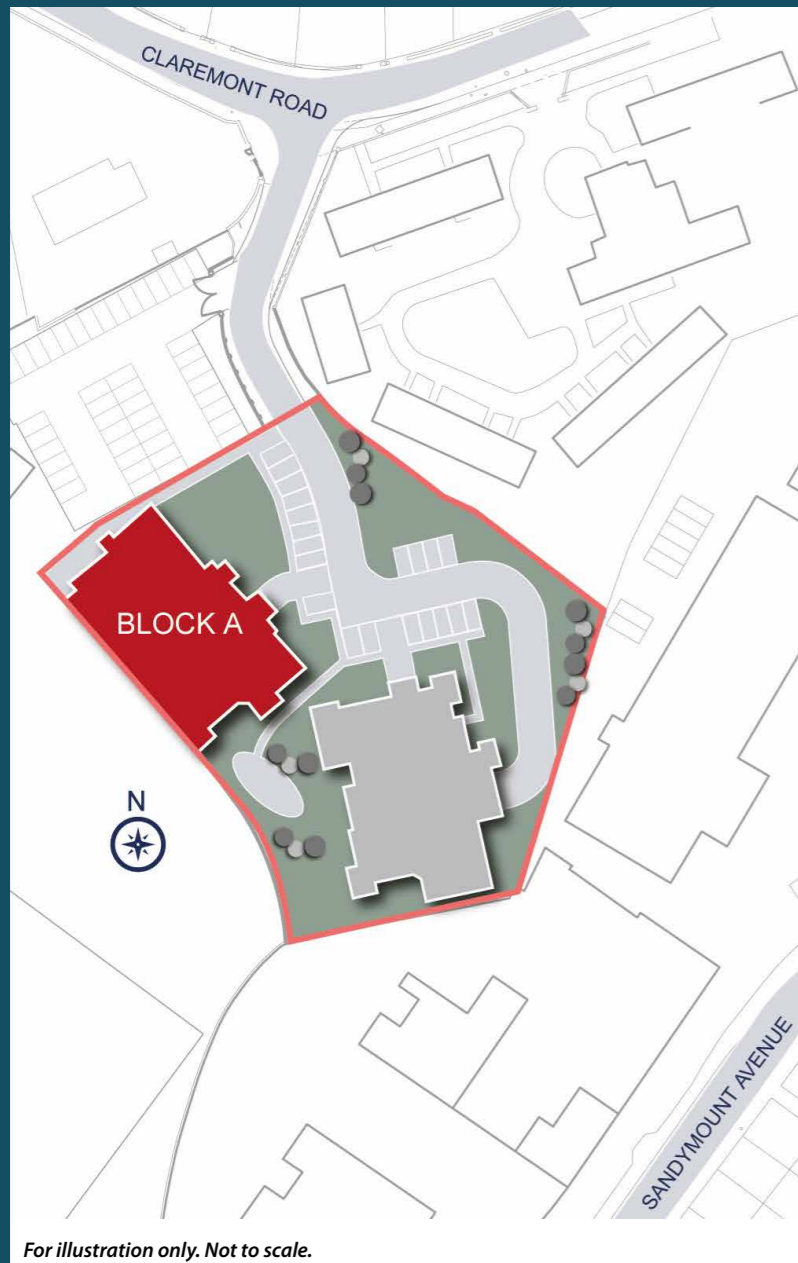


DESCRIPTION

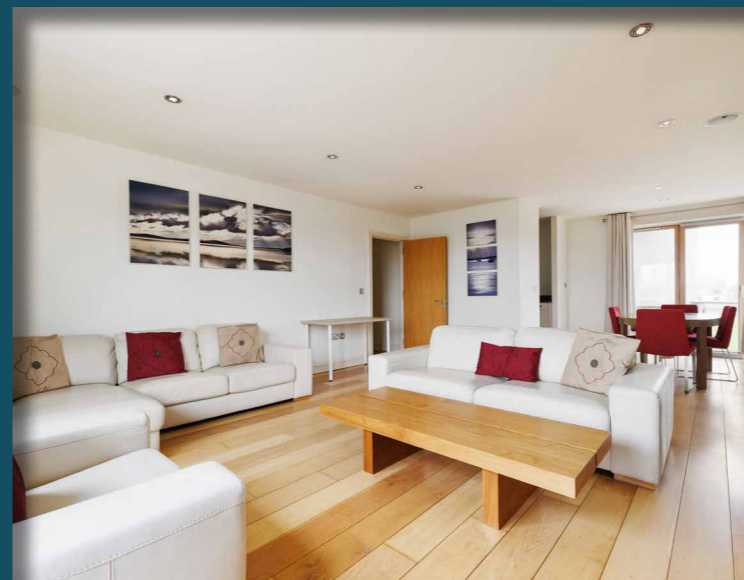
The Willows development was built in 2006 and comprises a boutique residential development of just 42 apartments across two detached blocks over underground parking. Block A comprises 21 luxury apartments and penthouses.

The development was designed by renowned architects Conroy Crowe Kelly comprising a mix of penthouses, and one and two bed apartments providing a variety of layouts and spacious accommodation while including many dual and south facing aspects with large private balconies overlooking the sports grounds.

The apartments have been finished to a high standard set within a private gated and mature landscaped grounds with secure basement and surface car parking.



For illustration only. Not to scale.



KEY FEATURES

- High-end finishes throughout
- Modern kitchen appliances
- Built-in Multi-Media features
- Mood Lighting
- Video Intercom
- Lift access
- Southwest facing
- Majority are Dual Aspect
- Overlooking playing fields
- Secure underground parking & storage

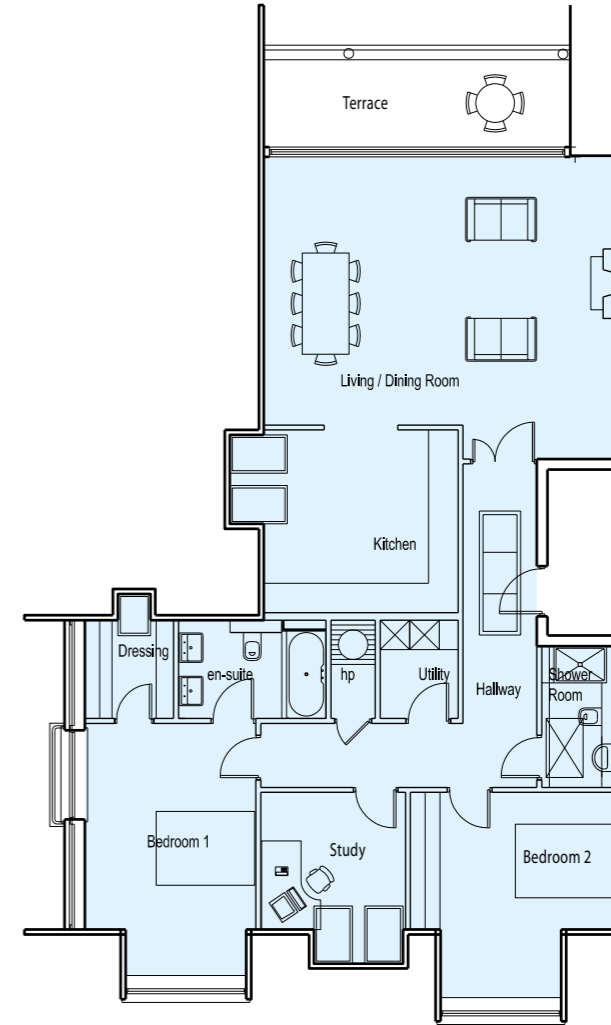
ACCOMMODATION

APT. NO	FLOOR	APARTMENT TYPE	SQM	SQFT	BER
1	GROUND	2 Bed Apartment	79	850	BER C1
2	GROUND	2 Bed Apartment	80	860	BER C1
3	GROUND	2 Bed Apartment	78	840	BER B3
4	GROUND	2 Bed Apartment	85	915	BER C1
5	GROUND	2 Bed Apartment	105	1,130	BER B3
6	GROUND	1 Bed Apartment	61	655	BER B3
7	FIRST	2 Bed Apartment	86	925	BER C1
8	FIRST	2 Bed Apartment	80	860	BER B3
9	FIRST	2 Bed Apartment	78	840	BER B3
10	FIRST	2 Bed Apartment	80	860	BER B3
11	FIRST	2 Bed Apartment	105	1,130	BER B2
12	FIRST	1 Bed Apartment	61	655	BER C1
13	SECOND	2 Bed Apartment	86	925	BER B3
14	SECOND	2 Bed Apartment	80	860	BER B3
15	SECOND	2 Bed Apartment	78	840	BER B3
16	SECOND	2 Bed Apartment	80	860	BER B2
17	SECOND	2 Bed Apartment	105	1,130	BER B1
18	SECOND	1 Bed Apartment	61	655	BER C1
19	THIRD	2 Bed+Study Penthouse	135	1,455	BER C1
20	THIRD	2 Bed Penthouse	140	1,505	BER C1
21	THIRD	2 Bed Penthouse	141	1,515	BER C1

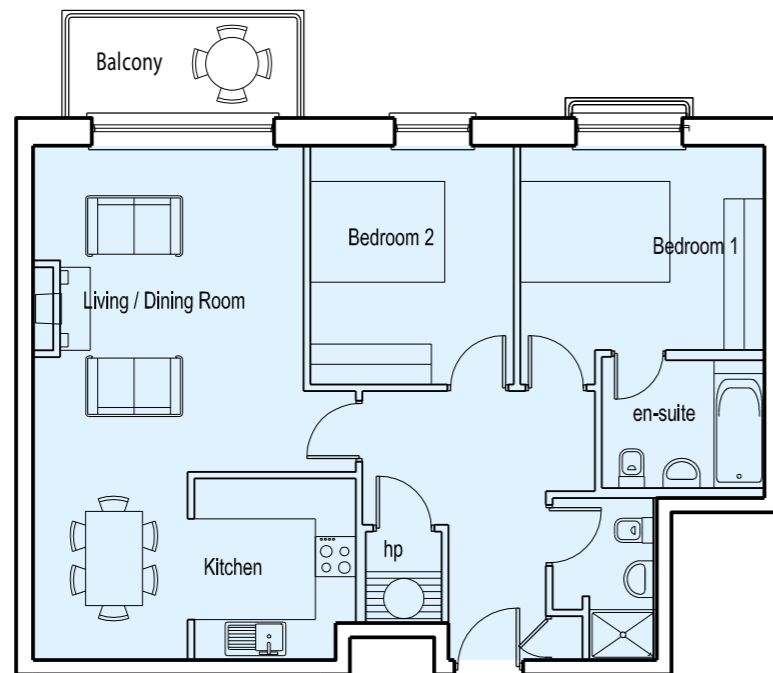
FLOOR PLANS

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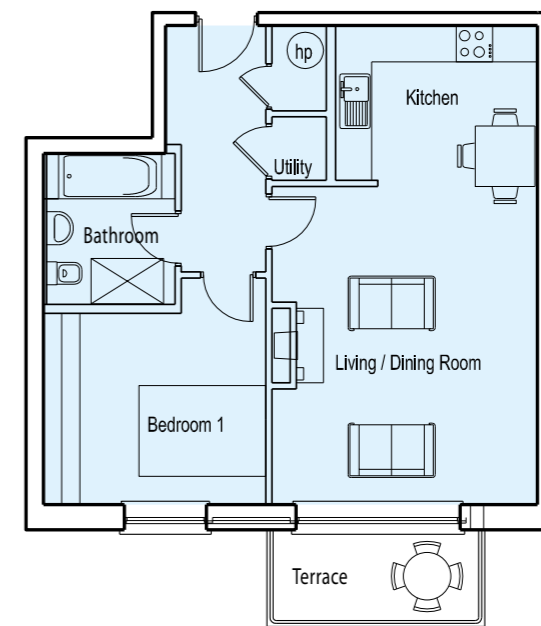
Penthouse
c.135 - 141 sq.m.



Typical 2 Bedroom Apartment
c.78 - 105 sq.m.



Typical 1 Bedroom Apartment
c.61 sq.m.





BLOCK A, THE WILLOWS CLAREMONT ROAD, SANDYMOUNT, DUBLIN 4

FURTHER INFORMATION

MANAGEMENT COMPANY

Claremont Management Company Concepts OMC CLG
Management Agent for common areas is Claregate Management Services.

WEBSITE & DATA ROOM

A full suite of documentation is available in the Data Room with access available on completion of the Non-Disclosure Agreement, downloadable from the website blockathewillows.com

TITLE

Long Leasehold

BER

B1 - C1 Full BER details are available in the Data Room.

PRICE

On application.

SOLICITORS

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