

FOR SALE VIA PRIVATE TREATY

Prime Development Opportunity for a 124 no. bed aparthotel scheme,
with the benefit of full planning permission in place



BALLYMOSS ROAD | SANDYFORD | DUBLIN 18



The Sandyford Business District is widely regarded as South County Dublin's prime business hub



ASSET SUMMARY

- Superb development opportunity for a ready-to-go aparthotel scheme.
- Full planning permission for a nine storey, 124-no. bedroom aparthotel scheme (DLRD Ref: D21A/0295 ABP Ref: 310690).
- Includes a Café unit, with a large offering of amenity space for residents.
- Centrally located in the Sandyford Business District.
- Very well connected in terms of transport with the Green Luas accessible from the Stillorgan stop, approximately 150m away.





The Property is extremely well connected from a transportation perspective, with Stillorgan Luas Stop situated just 150m north of the site

- 1 Stillorgan Business Park
- 2 Sandyford Business Park
- 3 Central Park
- 4 South County Business Park

GRAFTON HOUSE
APARTHOTEL

LOCATION

The subject property is located on the Ballymoss Road in the heart of the Sandyford Business District, just 9 km to the southeast of Dublin City Centre.

The Sandyford Business District is widely regarded as South County Dublin's prime business hub, with a number of multinational's such as Meta and Verizon currently occupying office space within the area. Other notable operations within the Sandyford Business District and surrounds, include the Beacon Hospital and the RCSI School of Dentistry which is located immediately adjacent to the subject property.

The Property is extremely well connected from a transportation perspective, with Stillorgan Luas Stop situated just 150m north of the site. In addition to the Luas, numerous Dublin bus routes can be accessed from the Blackthorn Drive stop 4847 located approx. 300m away and the M50 orbital roadway can be accessed via Junction 14, located approximately 1.5km to the west of the subject property.

Grafton House Aparthotel

5

GRAFTON HOUSE
APARTHOTEL

Microsoft
Leopardstown
Park Hospital
Central Park
Google
AIB

Woodie's

MERCURY

dun & bradstreet
Regus

Meta

verizon

Grafton
Group plc

Jacobs

cubic telecom

RCSI
ROYAL COLLEGE OF SURGEONS IN IRELAND

BNP PARIBAS

Stillorgan
Station

Sandyford
Business Park

Prepay
Power

Sandyford Central

M50

Beacon Hospital

BEACON
SOUTH QUARTER

DUNNES
STORES

Stillorgan
Business Park

Rockbrock

ALDI

Dublin Bus
4487

LUAS

In addition to the Luas, numerous Dublin bus routes can be accessed from the Blackthorn Drive stop located approx. 300m away and the M50 orbital roadway is located approx. 1.5km to the west of the subject property



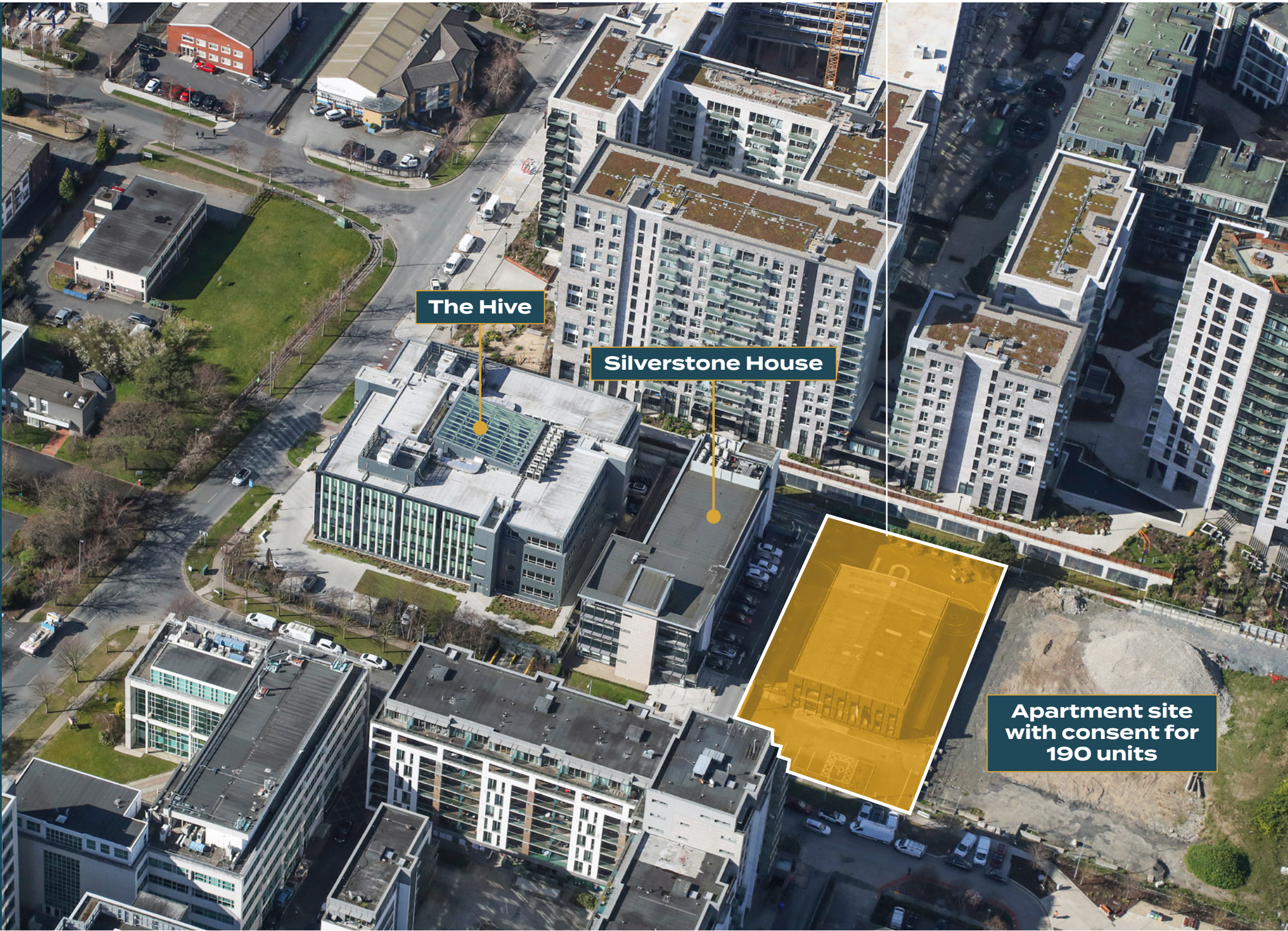
DESCRIPTION

This Grafton House Aparthotel development currently comprises a two-storey light industrial unit which extends to approx. 1,082 sq m (11,648 sq ft) and sits on a rectangular shaped site which extends to approx. 0.24 Ha (0.55 Ac). The building was most recently in use as a temporary school, however, the property is now fully vacant.

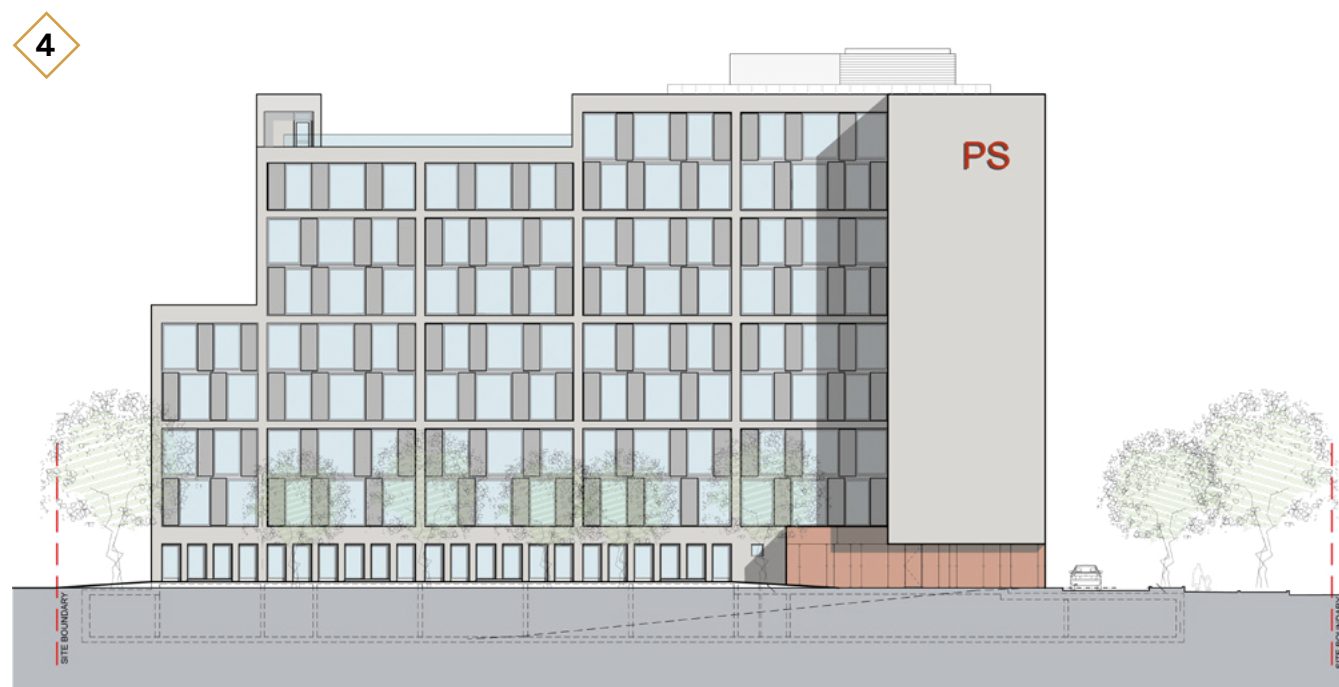
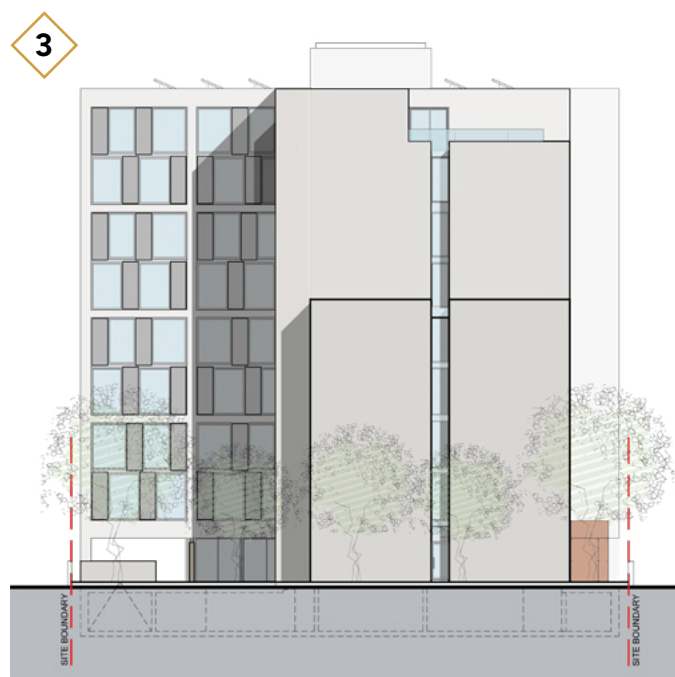
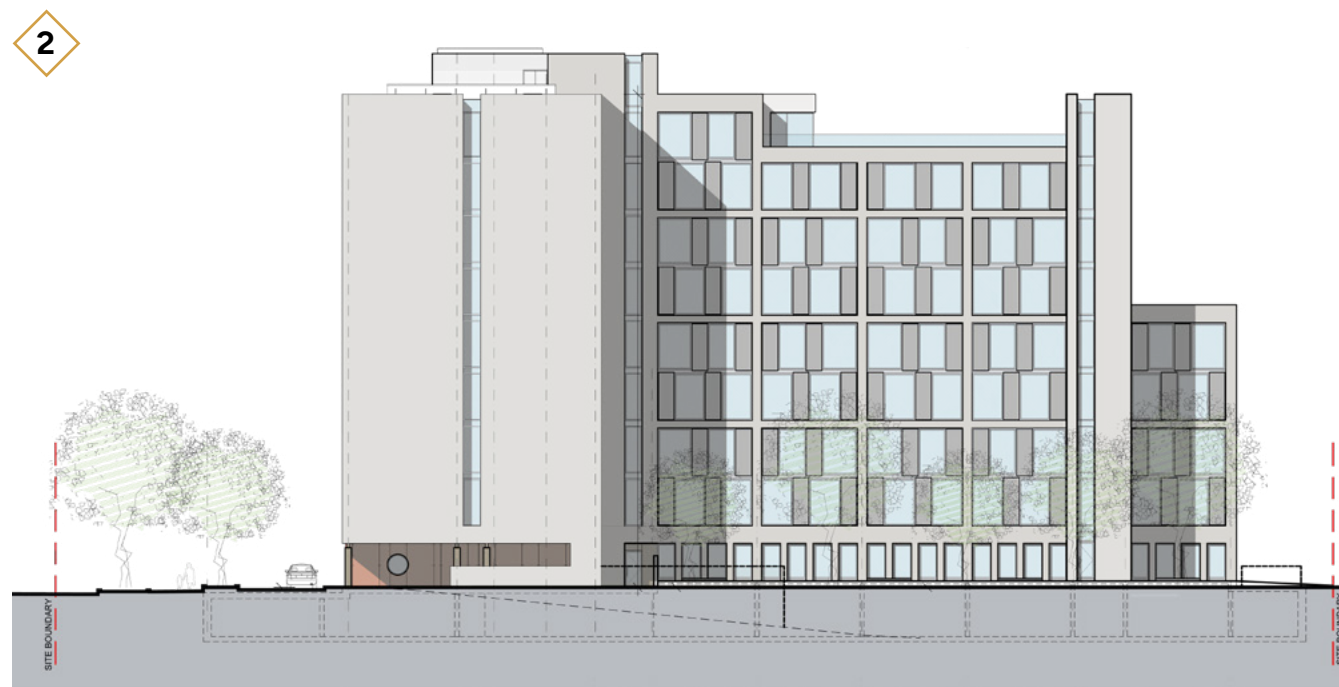
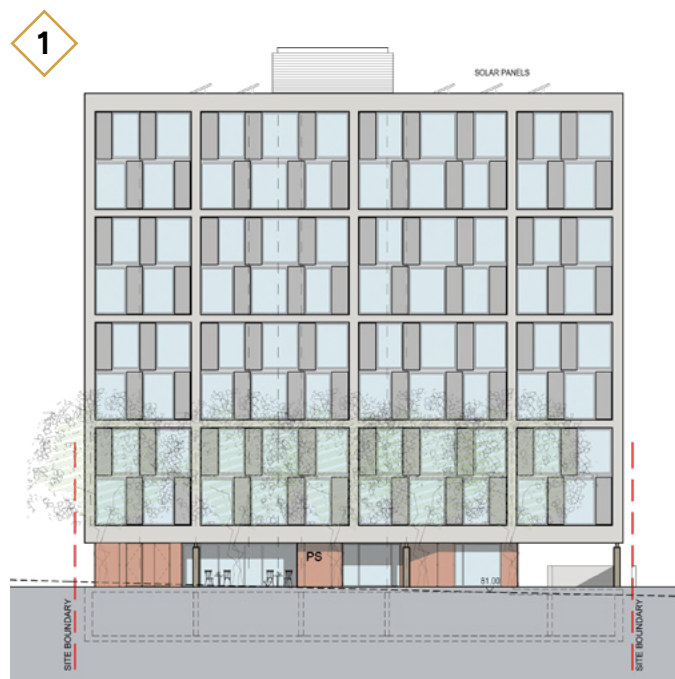
The site has a flat topography throughout and is bounded by a new apartment scheme to the west, an existing office block to the south and a residential development site to the north. Being located on the east most side of the Ballymoss Road, the property benefits from a strong profile onto both the Ballymoss and Blackthorn Avenue Roads.

TOWN PLANNING

The property is situated in an area subject to the Dun Laoghaire-Rathdown County Development Plan 2022-2028. Under the development plan, the property is zoned 'Objective MOC' which is defined as "To provide for a mix of uses which complements the mixed-use inner core, but with less retail and more emphasis on employment and services."



Apartment site with consent for 190 units

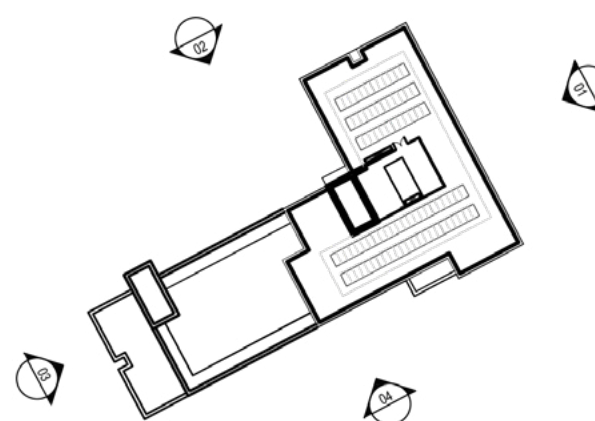


SCHEDULE OF ACCOMMODATION

Type	Size (sq m)	No.
1 Bed Type A	35	67
1 Bed Type B (Accessible)	47	8
2 Bed	53	49
Total – Aparthotel Rooms		124

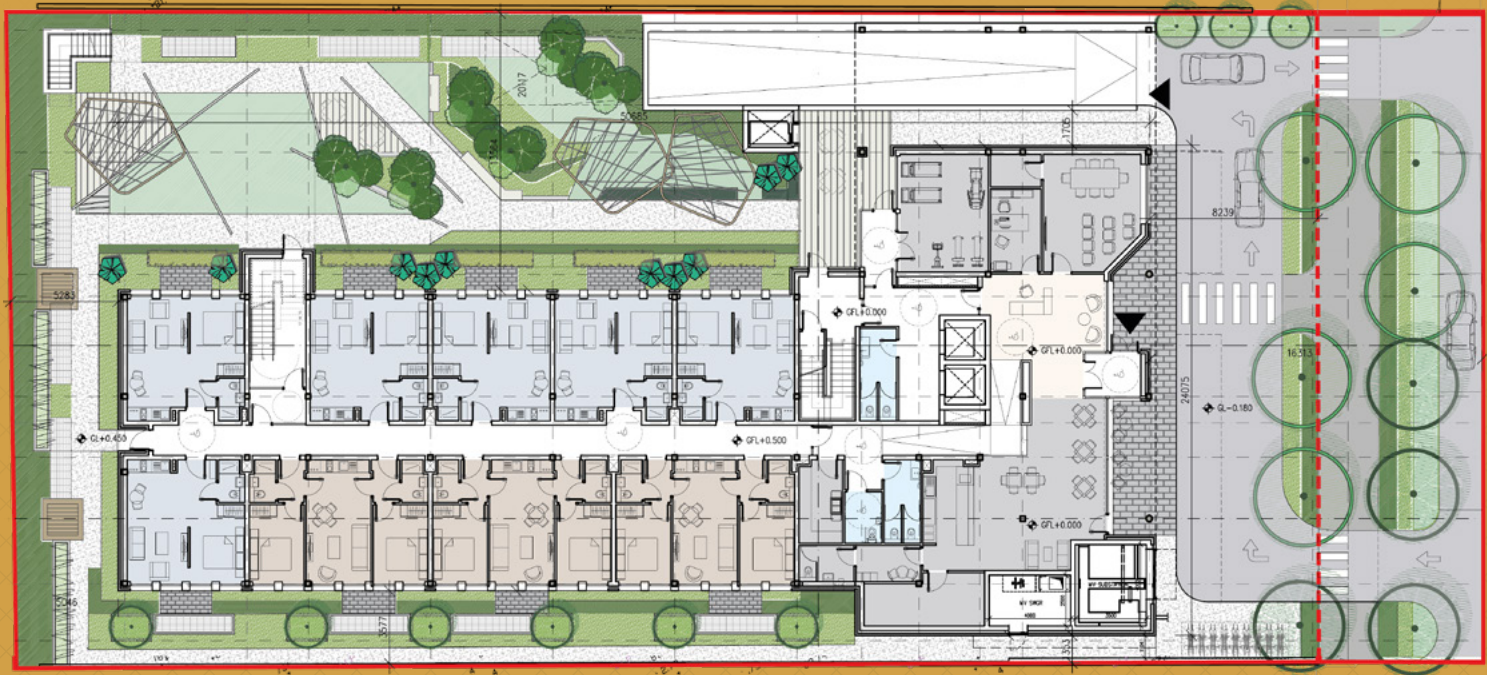
THE OPPORTUNITY

The subject site has full planning permission for the development of 124 no. bedroom aparthotel scheme (DLRD Ref: D21A/0295 ABP Ref: 310690). The proposed development comprises 8 storeys over basement level, and it will comprise rooms ranging in size between 35 – 53 sq m (377 – 570 sq ft). The proposed scheme also includes an abundance of amenity space at ground floor level including a cafe which extends to approximately 83 sq m (893 sq ft), a gym, multi-purpose room and lobby/reception area. Once completed, the entire scheme will extend to approx. 9,270 sq m GIA (99,781 sq ft). The full planning pack is available to download in our data room.



CLICK HERE
to visit the dataroom
for further information

Ground Floor Plan



THE INVESTMENT

READY-TO-GO APARTHOTEL
SITE WITH F.P.P FOR 124 UNITS

THE PROPOSED DEVELOPMENT
WILL ADDRESS THE ACUTE
SHORTAGE OF SHORT-TERM
ACCOMMODATION IN THE
IMMEDIATE SANDYFORD AREA

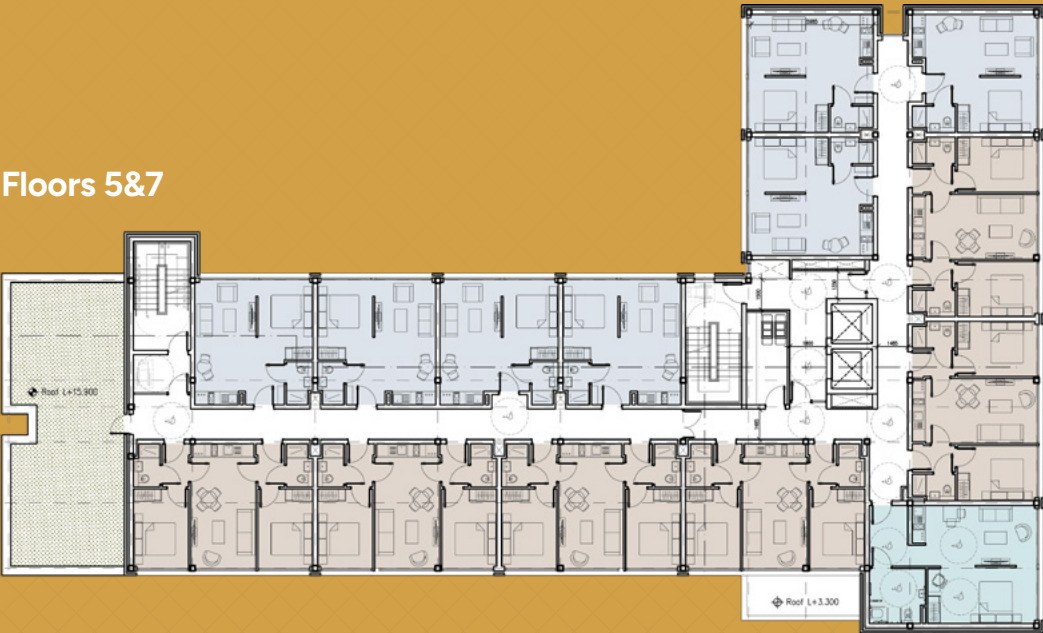
EXCEPTIONAL TRANSPORT
LINKS WITH DUBLIN CITY
CENTRE ACCESSIBLE IN ONLY
30 MINUTES VIA THE LUAS
GREEN LINE

ANCILLARY INCOME TO BE
GENERATED FROM THE CAFÉ
SPACE

DESIGNED TO BE A SUPERBLY
EFFICIENT SCHEME FROM AN
OPERATIONAL PERSPECTIVE

SUPERB OPPORTUNITY
TO CAPITALISE ON THE
HIGH OCCUPANCY RATES
THROUGHOUT DUBLIN

Floors 5&7



Floors 1-4



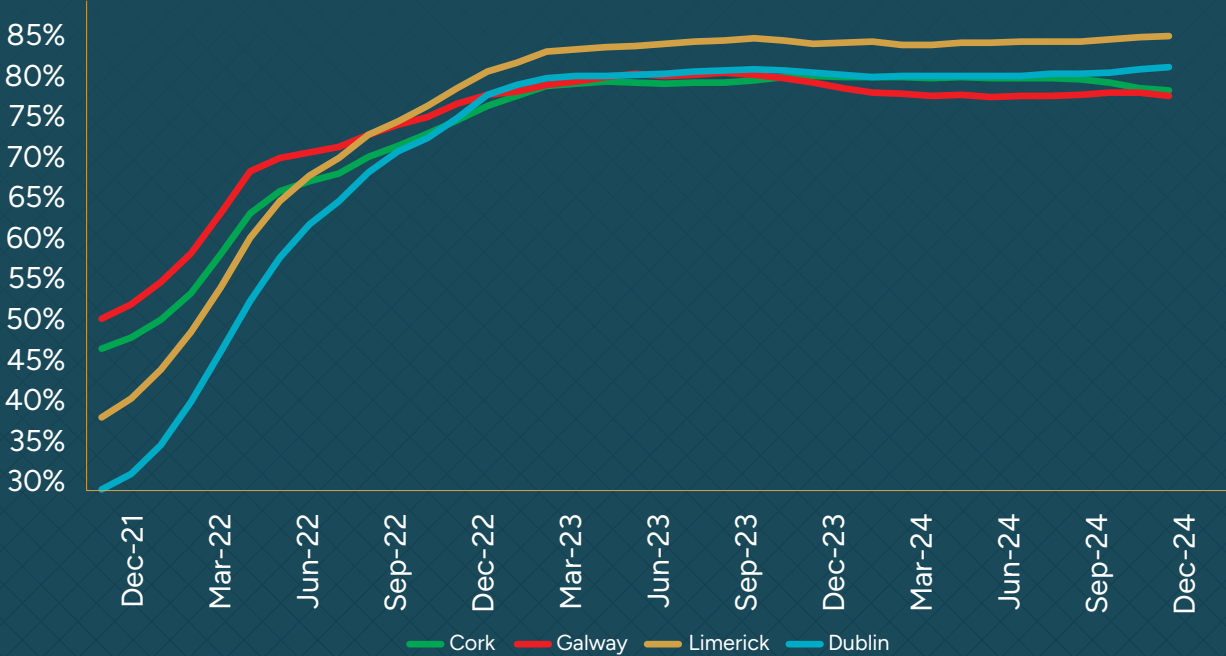
1 bed units 2 bed units



THE IRISH HOSPITALITY SECTOR

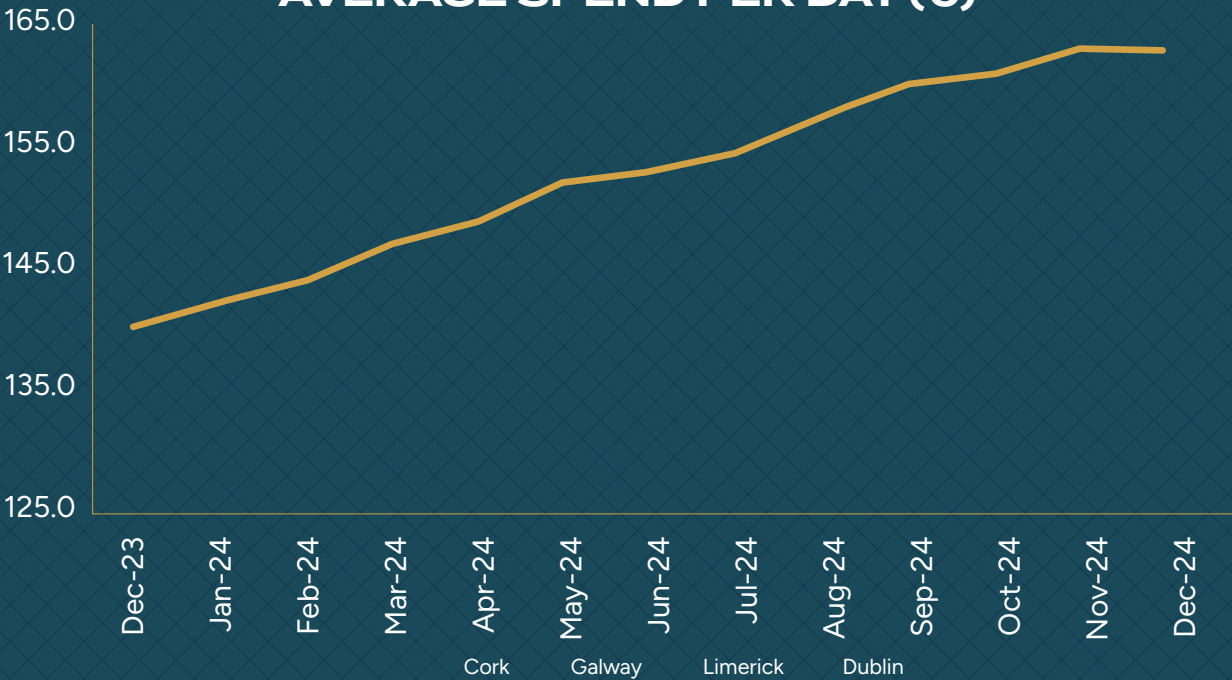
- The Irish Hospitality Sector has experienced a strong recovery post a turbulent Covid-19 period. 2024 was a particularly strong year for the sector, with approximately €913,200,000 in transactions. Two of the most notable transactions involved the sale of the Shelbourne Hotel in Dublin by Kennedy Wilson to the Archer Group for around €250 million and the sale of a 70% stake in the Dean Hotel Group (eight hotels), also for a total of approximately €250 million. Other notable deals throughout the year included the sale of Mount Juliet (125 Bedrooms) for approximately €50 million, Radisson Blu St. Helens (151 Bedrooms) for approximately €49 million, and the Fleet Hotel (100 Bedrooms) for approximately €40 million.
- C&W research has uncovered that the resurgence of the market has been underpinned by strong tourist trends and a robust trading performance throughout 2024. The average overnight spend throughout the 2024 period has grown steadily with the average spend per night rising to approximately €153 compared to around €140 at the end of 2023. In terms of forecasted tourist trends; Oxford Economics forecasts indicate that international visits into Ireland are set to grow by an additional 5.9% in 2025.

ROBUST OCCUPANCY IN 2024 ROLLING 12M OCCUPANCY RATES



Source: Trending.ie, STR, Cushman & Wakefield, January 2025

AVERAGE SPEND PER DAY (€)*



Source: CSO, January 2025 *Rolling 12m basis.

METHOD OF SALE

For Sale by Private Treaty.

TITLE

We understand the property is held under a freehold title.

SERVICES

We understand all public services are available to the property. However, all parties are advised to satisfy themselves with same.

CONTACT



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VIEWING

Viewing is strictly by appointment with the joint selling agents.

BER

BER D2

WEBSITE & DATA ROOM

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