REAL ESTATE AV-2026-005 CONFIDENTIAL

Coastal Residence with Planning, Dublin 3

Off-market opportunity · Clontarf, Dublin 3, Ireland

A Victorian residence of approx. 260 sqm in a coastal location in Clontarf, Dublin 3, with direct access to the seafront promenade. The structure is not protected, and full planning permission has been granted for a contemporary four-bedroom house with basement garage, private pool and leisure facilities. The property can be retained and refurbished, converted or redeveloped; a neighbouring planning precedent and an independent-living scenario point to further development potential.

INVESTMENT HIGHLIGHTS

- Full planning permission granted for a contemporary new build; immediately realisable.
- Existing Victorian residence of approx. 260 sqm, not a protected structure.
- Coastal location in Clontarf with direct access to the seafront promenade.
- City centre, Silicon Docks and Trinity College Dublin each approx. 10 minutes by bicycle.
- Planning precedent for densification: five townhouses approved on a neighbouring site.
- Illustrative independent-living scenario with 12–20 residences and gross income of EUR 576,000 to EUR 960,000 p.a.

PROPERTY KEY DATA

Type	Residence with planning permission, coastal
Region	Clontarf, Dublin 3, Ireland
Asking Price	On request
Living Area	approx. 260 sqm, existing building
Storeys	2 storeys plus basement and attic
Year Built	Victorian period
Listed Status	Not a protected structure
Planning	Full permission granted, contemporary 4-bedroom house
Parking	Basement garage, approved scheme
Seafront	Direct access to the promenade
Airport	approx. 15 minutes via Port Tunnel / M50

FEATURES & AMENITIES

The existing building is a Victorian residence of approx. 260 sqm over two storeys with basement and attic. It is not a protected structure, which leaves all options open: retention and refurbishment, conversion, or redevelopment.

The approved scheme is a contemporary four-bedroom house on ground floor over basement, with an underground garage, private pool, gym and leisure area, terraces and landscaped gardens.

The location combines a coastal setting with direct access to the seafront promenade and short distances to the city centre, the Silicon Docks and IFSC technology and financial district, and Trinity College Dublin, each approx. 10 minutes by bicycle. Dublin Airport is approx. 15 minutes away via the Port Tunnel and M50.

ACQUISITION NOTES

One potential development strategy is a premium independent-living scheme for active older residents. Subject to planning and feasibility, this could include conversion of the front building into apartments or studios and approx. 12–20 new independent-living residences to the rear; the gate lodge could accommodate a medical, wellness or ancillary facility with two staff studios. The concept targets the market between conventional housing and full nursing-home care: independent, mobile older residents seeking private accommodation with optional hospitality, wellness, housekeeping and community services.

On an illustrative basis, 12–20 residences at an average of EUR 4,000 per month represent gross annual residential income of approx. EUR 576,000 to EUR 960,000 before operating costs, plus potential income from the converted front building and ancillary facilities. Suitable as a direct acquisition, structured partnership or joint venture; alternative residential or development strategies may also be considered.

All concepts, unit numbers, uses and income figures are illustrative and subject to planning permission, feasibility, regulatory requirements and independent due diligence. Exact address, seller information and detailed documentation are available to qualified parties upon execution of a non-disclosure agreement.

CONTACT

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