FOR SALE BY PRIVATE TREATY

PAVILION VIEW

127-131 LOWER RATHMINES ROAD | DUBLIN 6

PRIME RESIDENTIAL INVESTMENT OPPORTUNITY
24 APARTMENT UNITS IN RATHMINES VILLAGE

BNP PARIBAS
REAL ESTATE

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INVESTMENT HIGHLIGHTS

Secure Income Producing Residential Investment comprising 24 High Quality Apartment Units.

Highly desirable location just 750 metres from Dublin's Central Business District.

100% let and occupied.

Attractive Long-Term Asset Management with Reversionary Potential.

Net Income of €436,000 per annum.

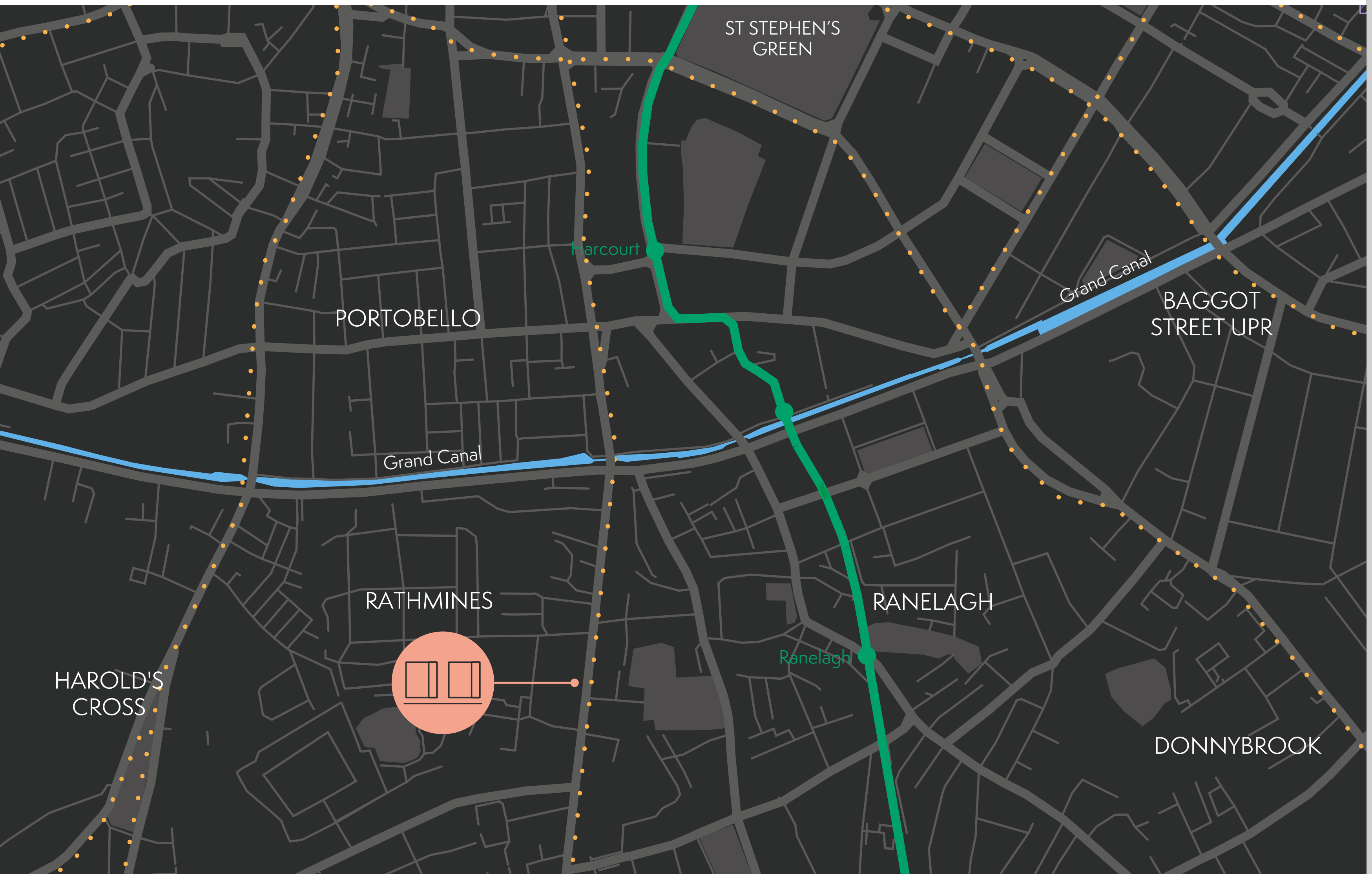
An average price of €354,000 per apartment.

€2,200 average rent across the apartment scheme (per month).

Note: Ground floor retail not included.
Tenants not affected.

THE LOCATION

Pavilion View occupies a prominent position on Lower Rathmines Road, at the heart of one of Dublin's most established and sought after residential suburbs. Rathmines continues to benefit from strong and consistent rental demand, driven by its exceptional local amenities and its close proximity to Dublin's South City Centre & Central Business District.



RATHMINES VILLAGE

The Village boasts an extensive array of retail, leisure and lifestyle amenities, including supermarkets, cafés, restaurants, bars, gyms and a swimming pool. The suburb is particularly attractive to professionals and couples, supported by its proximity to key employment hubs, universities and hospitals.

TRANSPORT

The property benefits from excellent public transport connectivity, with frequent Dublin Bus services and immediate access to Dublin's CBD and key commercial districts, all within minutes by car, bicycle or public transport.

- Train / DART Line
- Bus Routes
- LUAS Green Line
- Luas Red Line

DESCRIPTION

Pavilion View comprises a purpose-built residential apartment block completed in 2007. The property is arranged in two blocks, Block A comprises five storey, while Block B comprises two stories all over a Lidl supermarket at ground level. The residential accommodation is accessed via a dedicated entrance on Lower Rathmines Road, ensuring a clear separation between the residential and retail uses.

The scheme provides 24 well-proportioned apartments, offering a strong and balanced unit mix weighted towards high-demand two-bedroom units. Apartments are finished to a modern specification and continue to perform strongly within the local rental market.

14 secure car parking spaces are provided at basement level together with bicycle parking and refuse storage.

ACCOMMODATION SCHEDULE

Apartment Type	Unit Nos.	Avg. Size (Sq. M.)	Avg. Size (Sq. Ft.)
One- Bedroom	6	50.9	548
Two Bedroom	15	70.8	762
Three Bedroom	2	92.5	996
Three Bedroom Penthouse	1	107.0	1,152
Total	**24**	**1,692.7**	**18,212**

PAVILION VIEW

TENANCY INFORMATION

The property is held by Real Estate Project Partners Ltd on a 10-year lease from 13 September 2023 at a net rent of €436,000 per annum.

The lease provides for rent reviews at 5-year intervals, with the next review due in September 2028. The lease incorporates landlord break options on the last day of years 6, 7, 8 and 9, subject to three months' notice. The lease also incorporates tenant break options on the last day of years 5, 6, 7, 8 and 9, subject to six months written notice.

The 24 apartments are fully let under standard residential tenancy agreements, underpinning a secure and diversified income stream. Current average monthly rents stand at:

€1,837	€2,226	€2,654
1-bedroom units	2-bedroom units	3-bedroom units

The residential tenants are not affected by this sale. Details of each unit tenancy is available in the dataroom.

Comparable market monthly rental levels are approximately:

€1,950	€2,650	€2,850
1-bedroom units	2-bedroom units	3-bedroom units

ASSET MANAGEMENT

Let by Lidl to a well-established property & asset manager who deals with all tenant interaction and letting as required.

Excellent reversionary income potential at break option in 2029 for investors who want to manage directly.

The scheme presents a clear opportunity to enhance income through active asset management and continued unit refurbishment.

Drive rental growth through proactive tenancy management.

Long-term hold supported by location fundamentals.

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GUIDE PRICE

Offers are sought in excess of €8,500,000 equating an NIY of 4.95% reflecting an average price of €354,000 per apartment. Subject to Contract

DATA ROOM

Further information available in data room:
www.estatecreate.com/pavilionview

SOLE SELLING AGENT

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