

INVESTMENT OPPORTUNITY

PORTFOLIO OF 30 APARTMENTS AVAILABLE IN 1 OR MORE LOTS

THOMOND STUDENT VILLAGE, OLD CRATLOE ROAD, LIMERICK



SPECIAL FEATURES

- ✓ Prime location close to TUS & Northern Ring Road
- ✓ Fully managed, hassle free (hands off) investment
- ✓ Part of managed student pool with 6.3% Net Yield
- ✓ Net income, after expenses €285,000 pa/€9,500
- ✓ Bright & spacious accommodation

BER C1 / BER D2

PMI, Old Cratloe Road, Limerick
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ASKING PRICE
OFFERS IN EXCESS
€4,500,000/€150,000



PROPERTY MANAGEMENT | SALES | LETTINGS

PRIME LOCATION



Thomond Village is a secure, gated student development of 190 units, conveniently located off the Old Cratloe Road on Limerick City's northside. The development is approximately 1 km from the TUS Moylish Campus, 400 metres from the Northern Ring Road, 1.3 km from the TUS Coonagh Cross Campus and N18, and 3.3 km from Limerick City Centre.

The location offers excellent connectivity and convenience, with a wide range of shops, gyms, restaurants, sporting facilities and public transport services nearby.

DESCRIPTION



The investment comprises a mix of ground and first-floor apartments, each extending to approximately 60.49 sq. m. The purpose designed student accommodation includes three bedrooms, two of which are ensuite, a main bathroom, and a bright, spacious open plan kitchen/living area with access to a balcony/interior.

The apartments feature a combination of tiled, timber, carpeted and vinyl flooring, partially tiled bathrooms, fitted wardrobes, mainly painted walls, electric heating and double glazed PVC framed windows.

Thomond Village is a secure, gated development benefiting from a staffed reception, laundry area, study hub, games room, and a SALTO key-fob access system.

FEATURES

- 30 Modern three bedroom student apartments
- Walking distance of TUS Moylish & Coonagh Cross
- Fully managed, hassle free (hands off) investment
- Part of managed student pool with a 6.3% return
- Annual Net Return €285,000 p.a/€9,500 per unit
- Available in 1 lot or more lots



BER CERTIFICATES

BER Rang C1/D2

BER Certificates available on request

SALES AGENT

Viewing is highly recommended

Contact Noel Moore, 0877977120, noel@pmi.ie



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