

FOR SALE BY PRIVATE TREATY

KOULAROOMS, ABBEY ROAD, MONKSTOWN, CO. DUBLIN

STUDENT ACCOMMODATION INVESTMENT



BER C3 D1

TENANTS UNAFFECTED

INVESTMENT SUMMARY



28 bedspace student accommodation investment on a secure 0.2 acre site in south County Dublin



Two detached blocks, recently refurbished throughout - fully let across academic and summer periods



4 car parking spaces generating additional ancillary income



Gross income approximately €357,000 p.a., with running costs in the order of €50,000 p.a.



Net operating income approximately €307,000 p.a.

LOCATION

Koularooms is situated on Abbey Road, Monkstown, in a well established residential area of south County Dublin, approximately 1.5 km from Monkstown village and 0.7 km from Deansgrange. IADT (Institute of Art, Design and Technology) campus is just 500 metres away and home to 2,500 students, while UCD is a short bus ride away, underpinning strong and consistent demand for student accommodation in the immediate area. During the summer period, the property benefits from strong demand from young professionals, interns and seasonal workers, supporting year-round occupancy and income generation.

GETTING AROUND



IADT 10 MINUTE WALK



DUBLIN CITY 45 MINUTE BUS RIDE



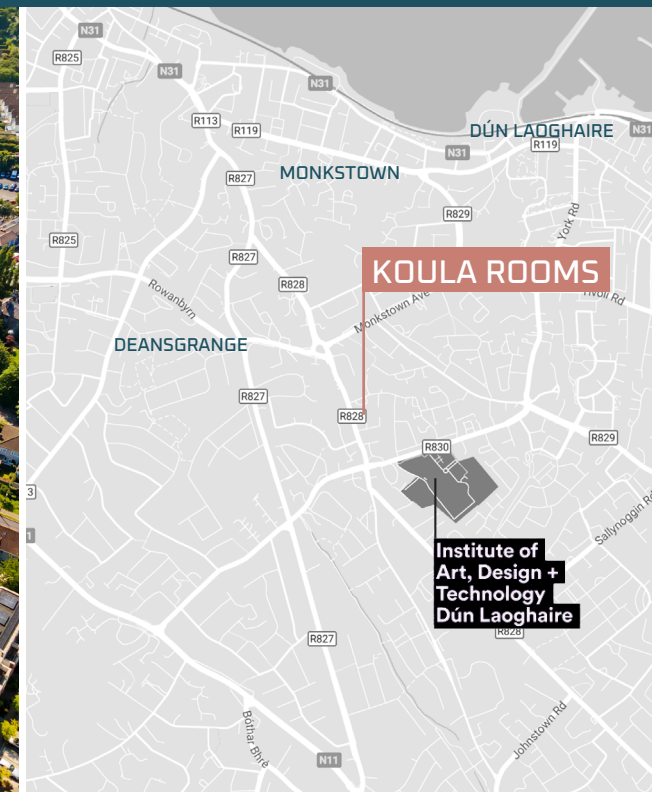
UCD 30 MINUTE BUS RIDE

DESCRIPTION

The property comprises two detached two storey blocks set on a secure site of approximately 0.2 acres. The scheme provides eight self contained three bedroom apartments, with each bedroom benefiting from its own en suite bathroom, accommodating a total of 28 student bedspaces across a mix of occupancy configurations.

The blocks have undergone a comprehensive refurbishment to a high standard, including newly installed electric wall mounted storage heaters, upgraded fire safety systems and modern bathroom fittings throughout. Construction is of block rising walls with a cement render finish, double glazed uPVC windows and a pitched clay tile roof, with all units plastered and painted internally.

The scheme benefits from full fibre broadband connectivity throughout and all units are separately metered and alarmed. The property is accessed via Abbey Road with 4 car parking spaces available on site.



ACCOMMODATION SCHEDULE

BLOCK	UNIT	SQ M	SQ FT	ROOMS	OCCUPANCY
Block 1	Unit 1	55.6	598	3	2 x Single, 1 x Twin (shared)
	Unit 2	65.4	704	3	3 x Single
	Unit 3	56.1	604	3	2 x Single, 1 x Twin (shared)
	Unit 4	64.9	699	3	3 x Single
Block 2	Unit 5	71.9	774	3	3 x Single
	Unit 6	62.6	674	3	2 x Single, 1 x Twin (shared)
	Unit 7	72.1	776	3	3 x Single
	Unit 8	62.5	673	3	2 x Single, 1 x Twin (shared)
TOTAL	8 Units	511.1	5,502	24	28 bedspaces (4 twin rooms shared)

All floor areas are approximate and are provided for guidance purposes only. Interested parties are expressly advised to satisfy themselves as to the accuracy of all measurements independently.



SHARED



SINGLE



KITCHEN



DINING

INCOME SUMMARY

	Gross Income	Parking	Expenses	NOI
Total	€ 353,206	€ 4,080	(€ 50,158)	€ 307,128

A detailed tenancy schedule is available to interested parties via the data room. Please contact the selling agents to register interest.

PBSA MARKET COMMENTARY



GROWING STUDENT MARKET

278,880 students enrolled in Ireland in 2024/25, with international student numbers exceeding 44,500 and continuing to grow year-on-year.



DUBLIN EDUCATION HUB

Dublin attracts approximately 42% of Ireland's student population, underpinning sustained and structural demand for student accommodation.



SUPPLY-CONSTRAINED MARKET

Just 29,113 student accommodation beds are available in Dublin, meaning there are roughly 4.8 students for every available bed, one of the most acute supply deficits of any European capital.



ZONING

The property is zoned Objective A 'To provide residential development and improve residential amenity while protecting the existing residential amenities' in accordance with the Dún Laoghaire Rathdown Development Plan 2022–2028.

TITLE

The property is held under long leasehold title.

DATA ROOM

Koularooms-PBSA.com

BER

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VIEWINGS

Strictly by appointment with Colliers

CONTACT

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