

FOR SALE



DUBLIN CENTRAL SUITES

Contemporary collection of 22 modern self-contained apartments in a prime City Centre location, offering a well-established accommodation business with further growth potential.

38-39 GARDINER STREET UPPER
DUBLIN 1 D01 C2F6

Description

Dublin Central Suites offers a contemporary collection of beautifully designed serviced apartments, housed in two mid-terrace Georgian period buildings that have been meticulously restored to an exemplary standard.

The building is a Protected Structure (RPS no. 3125 & 3126) and an excellent example of Georgian craftsmanship with many original features preserved. This exquisite property retains much of its original character mixed with a very modern, sleek finish.

The original features include ornate ceiling coving, centre roses, high ceilings, classic sliding sash windows together with original stairs, handrail and floors to further enhance the Georgian ambience.

Features



Fully equipped kitchenettes



All rooms ensuite



Spacious dining and seating areas with work desks for business travellers



Bright, modern reception space



Secure luggage storage



Laundry facilities



Functional rear yard with access for parking



Separate office



Accommodation

Dublin Central Suites comprises 22 beautifully designed serviced apartments, offering a mix of 14 x studios and 8 x one bedroom layouts, blending historic charm with modern amenities.

BASEMENT Two Executive Studios (35 Sq M.)
Two Executive Studios (25 Sq M.)

GROUND Two Executive Studios (28 Sq M.)
Deluxe Studio (22 Sq M.)
Deluxe Studio (19 Sq M.)

FIRST One Executive Studio (33 Sq M.)
Two Executive Studios (29 Sq M.)
One Deluxe 1 Bed (25 Sq M.)
One Deluxe 1 Bed (28 Sq M.)
One Deluxe Studio (20 Sq M.)

SECOND Two Executive 1 Bed (33 Sq M.)
Two Deluxe Studios (22 Sq M.)

THIRD Four Executive 1 Bed (33 Sq M.)



Hospitality Offering

With its central location, strong guest appeal, and flexible apartment layouts, Dublin Central Suites presents an exceptional opportunity for operators targeting:



Short stay tourism



Corporate and relocation bookings





Medium term serviced apartment demand

Location

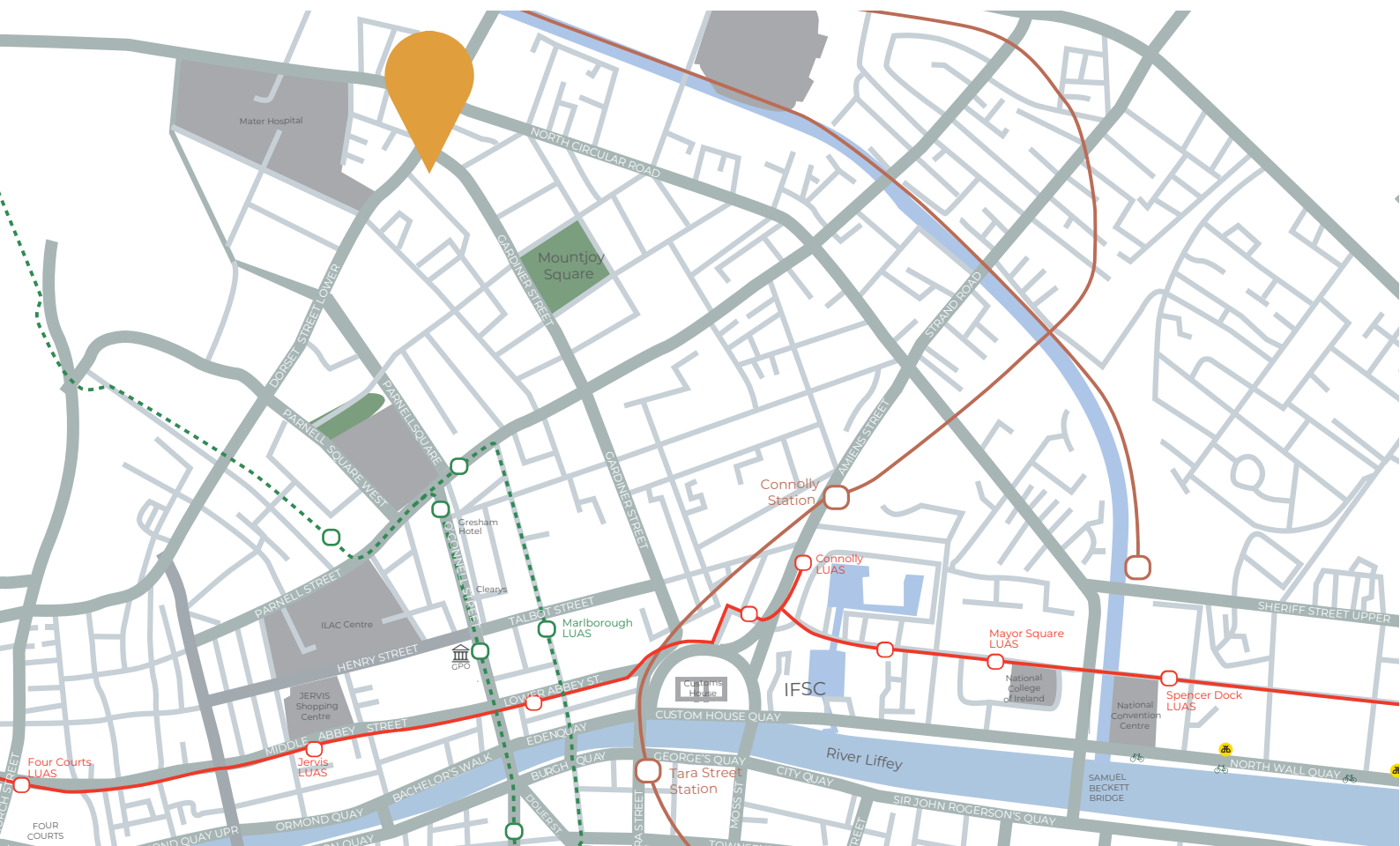
Perfectly positioned on Gardiner Street Upper, near the intersection with Dorset Street Lower and just a short walk from Croke Park Stadium, this area is ideal for both tourists and locals. The street is well-connected by various modes of public transport:

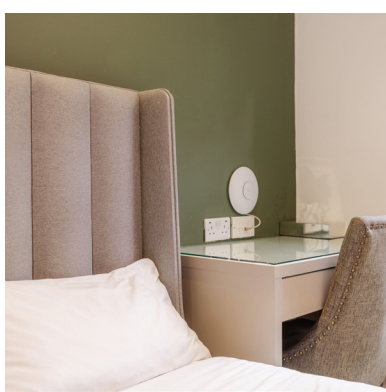
 **BUSÁRAS AND CONNOLLY TRAIN STATION**
1.3km

 **LUAS (TRAM) STOPS**
Easily accessible within a short walk.

 **DUBLIN INTERNATIONAL AIRPORT**
Approximately 20 minutes' drive away (c.10kms)

Gardiner Street Upper perfectly blends historical charm with modern convenience, making it a prime location for visitors and residents alike. Its proximity to the city's cultural, commercial and entertainment hubs means that many of Dublin's most iconic attractions – including Trinity College, Temple Bar, The Spire, Croke Park Stadium, Dublin Castle and the Guinness Storehouse are all within comfortable walking distance.







Services

All mains services are available to the property

Title

Freehold

For Sale – Going Concern or Vacant Possession available

BER

BER EXEMPT

The property is a Protected Structure (reference RPS 3125 & 3126)

Guide Price

€5,250,000

Viewing strictly by prior appointment

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