



EMMET LODGE, EMMET COURT, INCHICORE, DUBLIN 8

CANAL-SIDE LIVING,
JUST STEPS FROM THE CITY

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THIS IS
EMMET LODGE

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WELCOME TO EMMET LODGE

WHERE THE ENERGY OF CITY
LIFE MEETS CONVENIENCE.

Located just minutes from Dublin's vibrant city centre, Emmet Lodge is an exclusive, gated development offering 32 stunning, newly refurbished two-bedroom apartments.

Designed for modern living, each apartment is completed to the highest standards—perfect for both homeowners and investors seeking exceptional quality and style.

Every detail at Emmet Lodge has been carefully crafted with comfort and contemporary living in mind. Each apartment features brand-new kitchens, bathrooms, flooring, doors, windows and advanced mechanical ventilation systems. Interiors showcase a bright, open-plan layout with clean lines and elegant finishes.

NEWLY REFURBISHED APARTMENTS – READY FOR IMMEDIATE MOVE-IN

Discover a fresh take on classic living where each apartment blends modern design with solid craftsmanship. Interiors are warm and welcoming, perfect for unwinding or entertaining—while the bathrooms feature sleek tiles and fittings for a touch of everyday luxury. Enjoy the comfort, privacy and lasting quality of a thoughtfully refurbished home.





WHERE STYLE MEETS CITY LIVING



Emmet Lodge has been thoughtfully upgraded to provide a modern, low-maintenance lifestyle for residents. With plentiful surface-level parking and a brand-new lift, day-to-day living is made easy and accessible.

The newly refurbished communal areas mirror the quality found inside each apartment, featuring upgraded flooring, lighting and signage that contribute to a clean, contemporary atmosphere throughout the building.

This is a well-managed development where everything has been finished to a high standard, offering a sense of ease and reliability.

LOCATION

Set beside the picturesque Grand Canal, Emmet Lodge enjoys an enviable location just minutes from Dublin's vibrant city centre. Nestled within the characterful and ever-evolving neighbourhood of Inchicore, recently named one of the "Coolest Neighbourhoods on the Planet" by Time Out magazine, this thriving village in Dublin 8 blends the charm of local community living with the energy of the city right on your doorstep.

The surrounding areas of Inchicore and nearby Kilmainham are alive with history, creativity and a strong sense of place, offering residents a rich mix of independent cafés, artisan bakeries, restaurants, pubs and gyms. From food and drink hotspots like Rigger's D8, Boom Coffee and Urban8, to cultural landmarks such as the Irish Museum of Modern Art (IMMA), Kilmainham Gaol, Guinness Storehouse, Vicar Street and Teeling Distillery, the area is brimming with things to explore.

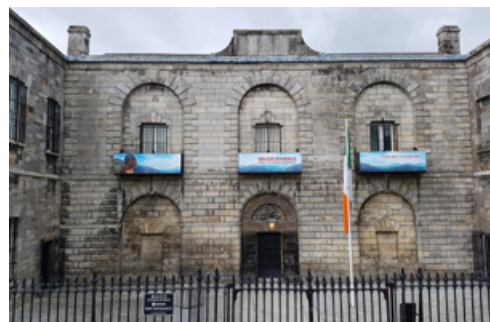
Outdoor enthusiasts and wellness seekers will also appreciate the proximity to the Phoenix Park the War Memorial Gardens, the scenic Grand Canal towpath, Weaver Park and a variety of gyms, yoga studios and running routes all contributing to a vibrant, balanced lifestyle in one of Dublin's most exciting neighbourhoods.

Located within the gated development of Emmet Court, Emmet Lodge is a newly refurbished apartment block that blends modern style with everyday convenience. The building features upgraded communal areas, including a sleek new lift, an advanced fire alarm system, a purpose-built bin store and new secure bike storage facilities. Every element has been thoughtfully designed to enhance comfort and ease of living in a stylish, contemporary setting.

Everything is in place for comfortable, low-maintenance city living, whether you're settling in long term or seeking a smart investment in a rapidly popular area.













TRANSPORT

Connectivity is one of Emmet Lodge's greatest assets. The Drimnagh LUAS stop is just 100 metres away, giving you fast, direct access to the city centre, Tallaght, Saggart, and The Point. Whether you're commuting to work or enjoying a night out in the city, your journey is quick and hassle-free.

In addition, several Dublin Bus routes (13, 40, 68, 69, 70) serve the area and Heuston Station is just a short drive or LUAS ride away, connecting you to the rest of Ireland. For those commuting by car, the M50 and N7 road networks are easily accessible, making Emmet Lodge perfectly placed for daily travel.

EFFORTLESS, CONVENIENT TRANSPORT CONNECTIONS

EMMET LODGE OFFERS DIRECT ACCESS TO KEY DESTINATIONS THROUGHOUT THE CITY:

	LUAS (RED LINE): - NEW CHILDREN'S HOSPITAL6 MINS - HEUSTON STATION10 MINS - ABBEY STREET (CITY CENTRE)18 MINS - CONNOLLY STATION / IFSC24 MINS - THE POINT / 3ARENA30 MINS
	BY DUBLIN BUS (ROUTES 13, 40, 68, 69 & 70): - DUBLIN CITY CENTRE - APPROX.30 MINS - HEUSTON STATION20 MINS - CONNOLLY STATION35 MINS
	BY BIKE (VIA DEDICATED CYCLE LANES): - PHOENIX PARK10 MINS - ST STEPHEN'S GREEN15 MINS - GRAND CANAL DOCK20 MINS
	BY CAR: - M50 & N75 MINS - CITY CENTRE15 MINS - DUBLIN AIRPORT25 MINS

FIXED PRICING

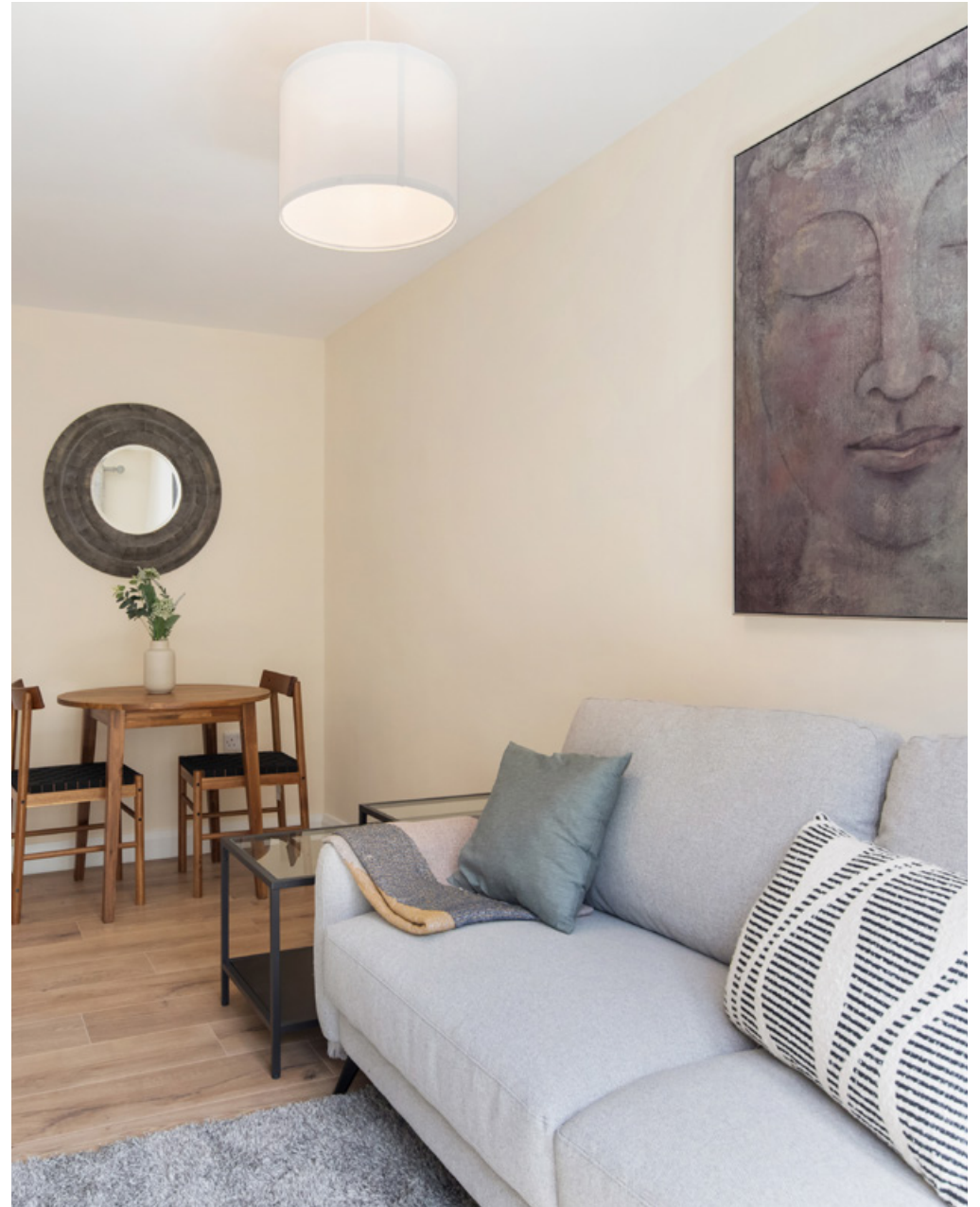


Each apartment at Emmet Lodge is being sold at a fixed price, on a first come, first served basis. With Dublin 8 continuing to see regeneration and rising demand, this is a rare opportunity to secure a move-in-ready home

in a location with strong long-term potential.

Buyers can benefit from green mortgage eligibility and the stability of a turnkey property that requires no additional work.





SPECIFICATIONS

SPECIFICATION SUMMARY

- Full internal refurbishment of apartments, including new kitchens, bathrooms, heating systems, flooring, doors, skirtings and architraves.
- Appliances include oven and hob.
- Ample surface parking

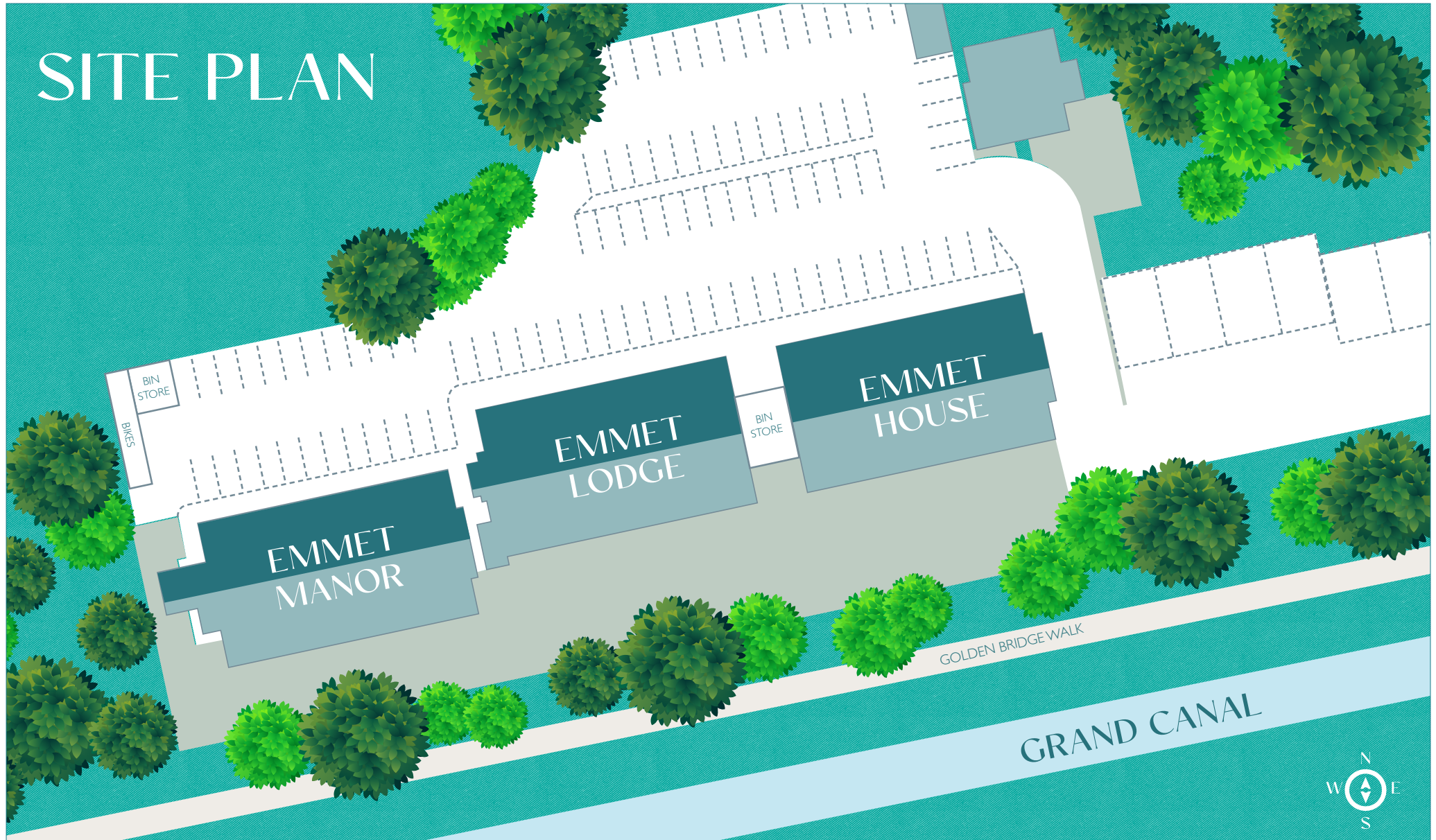
The development has undergone extensive refurbishment works, which include:

- Installation of new double-glazed uPVC windows with a U-value of 1.4 for improved energy efficiency.
- New passenger lift installed to enhance accessibility.
- Mechanical Extract Ventilation

system fitted for improved air quality and compliance.

- Upgraded insulation throughout to improve thermal performance.
- Comprehensive fire safety upgrade, including a new fire alarm system.
- New pump house and water storage facility installed.





GROUND FLOOR (NO. 1-8)



Not to scale. For
identification purposes only.

01
2 BED. C. 45.05 SQ.M. 484.91 SQ.FT

02
2 BED. C. 47.10 SQ.M. 506.98 SQ.FT

03
2 BED. C. 46.38 SQ.M. 499.23 SQ.FT

04
2 BED. C. 43.71 SQ.M. 470.49 SQ.FT

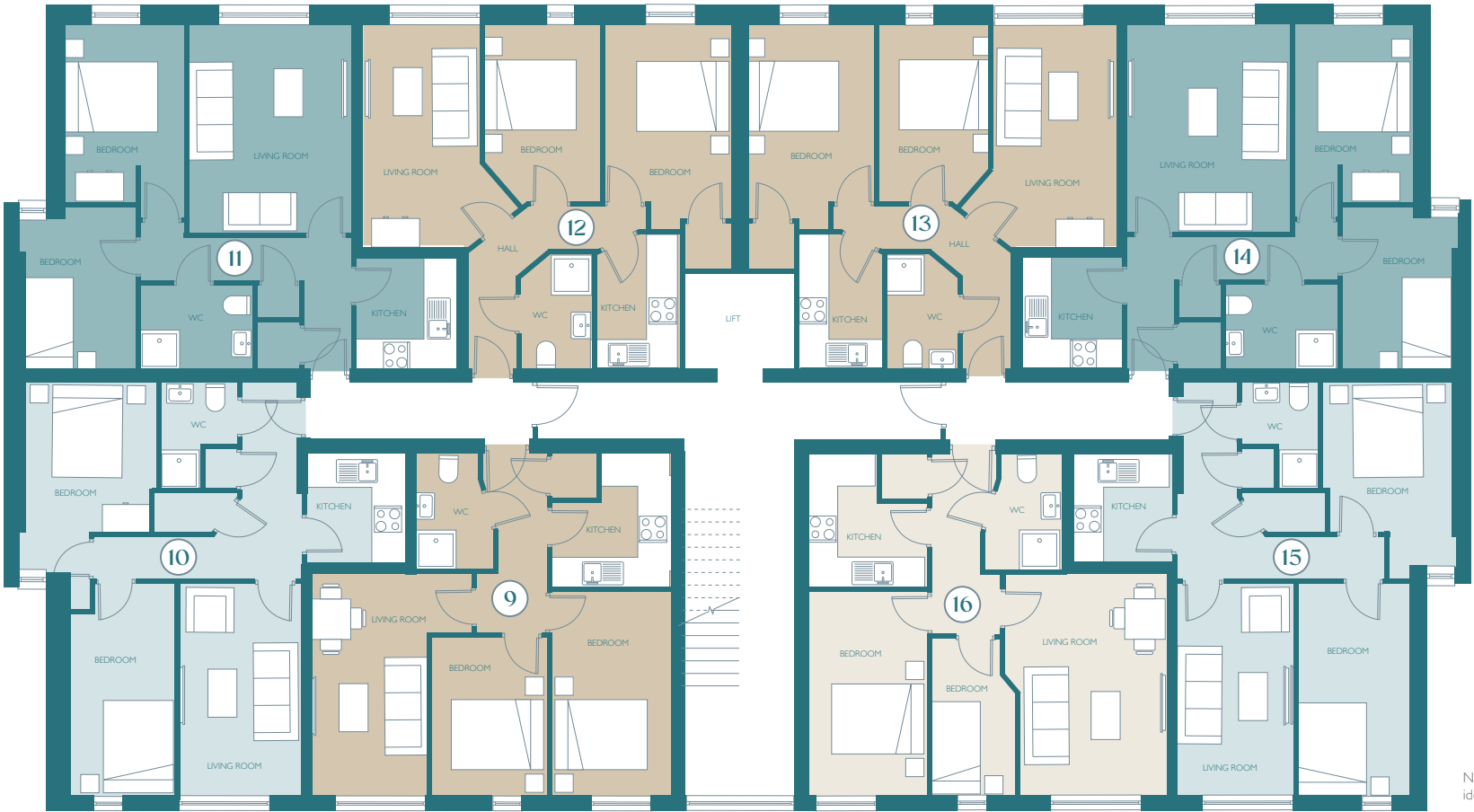
05
2 BED. C. 43.77 SQ.M. 471.14 SQ.FT

06
2 BED. C. 46.33 SQ.M. 498.69 SQ.FT

07
2 BED. C. 46.89 SQ.M. 504.72 SQ.FT

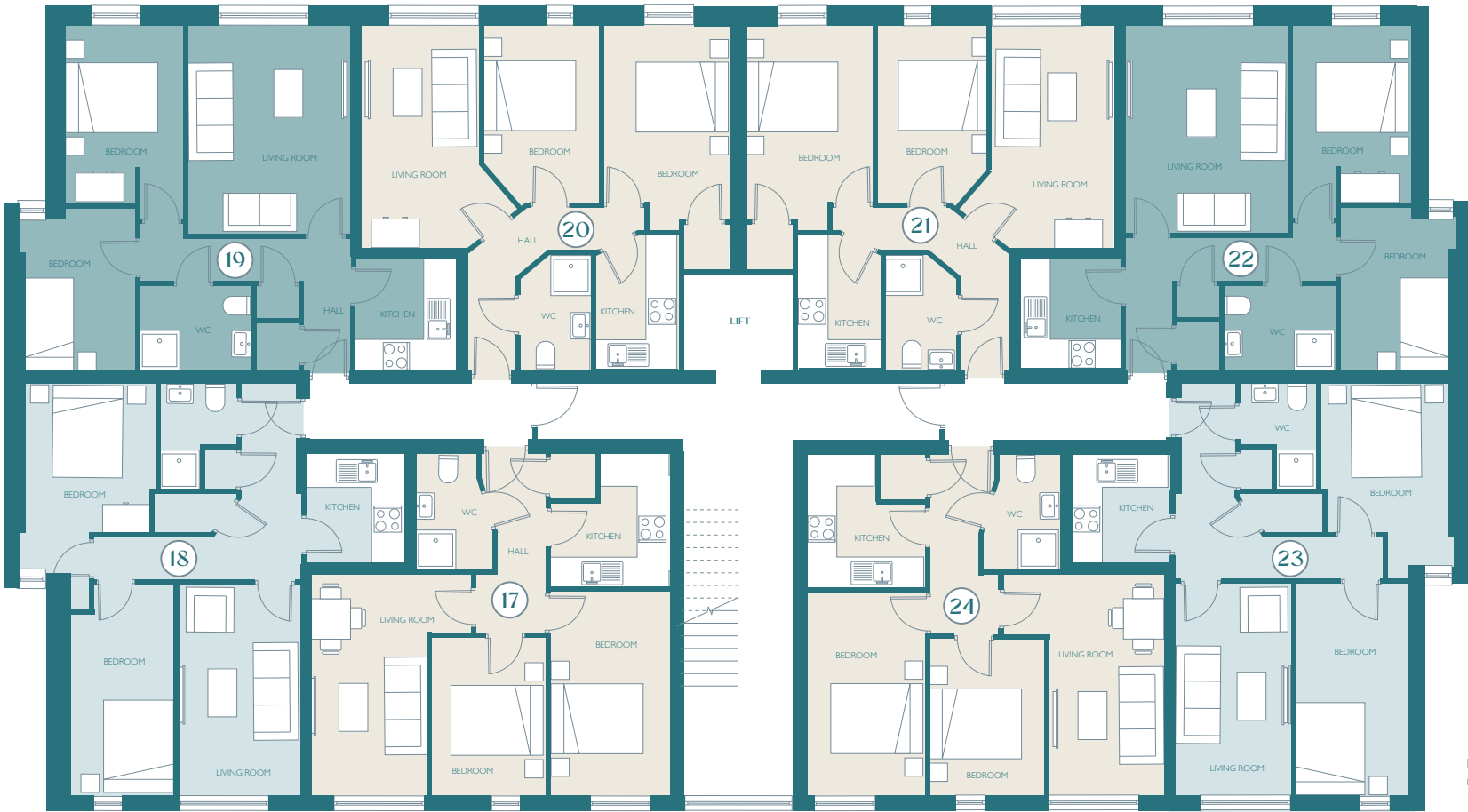
08
2 BED. C. 44.57 SQ.M. 479.75 SQ.FT

FIRST FLOOR (NO. 9-16)



09 2 BED. C. 45.48 SQ.M. 489.54 SQ.FT	11 2 BED. C. 46.83 SQ.M. 504.07 SQ.FT	13 2 BED. C. 43.68 SQ.M. 470.17 SQ.FT	15 2 BED. C. 46.27 SQ.M. 498.05 SQ.FT
10 2 BED. C. 46.86 SQ.M. 504.40 SQ.FT	12 2 BED. C. 43.23 SQ.M. 465.32 SQ.FT	14 2 BED. C. 46.58 SQ.M. 501.38 SQ.FT	16 2 BED. C. 45.03 SQ.M. 484.70 SQ.FT

SECOND FLOOR (NO. 17-24)



Not to scale. For
identification purposes only.

17
2 BED. C. 45.20 SQ.M. 486.53 SQ.FT
18
2 BED. C. 47.72 SQ.M. 513.65 SQ.FT

19
2 BED. C. 46.89 SQ.M. 504.72 SQ.FT
20
2 BED. C. 43.44 SQ.M. 467.58 SQ.FT

21
2 BED. C. 43.58 SQ.M. 469.09 SQ.FT
22
2 BED. C. 46.61 SQ.M. 501.71 SQ.FT

23
2 BED. C. 46.81 SQ.M. 503.86 SQ.FT
24
2 BED. C. 45.13 SQ.M. 485.77 SQ.FT

THIRD FLOOR (NO. 25-32)



Not to scale. For
identification purposes only.

25 2 BED. C. 45.53 SQ.M. 490.08 SQ.FT	27 2 BED. C. 47.48 SQ.M. 511.07 SQ.FT	29 2 BED. C. 44.52 SQ.M. 479.21 SQ.FT	31 2 BED. C. 46.18 SQ.M. 497.08 SQ.FT
26 2 BED. C. 46.85 SQ.M. 504.29 SQ.FT	28 2 BED. C. 43.15 SQ.M. 464.46 SQ.FT	30 2 BED. C. 46.01 SQ.M. 495.25 SQ.FT	32 2 BED. C. 45.80 SQ.M. 492.99 SQ.FT

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PROPERTY
GROUP****BER:****BER Rating: B3**

BER numbers available from selling agent

**dng.ie**



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