



RATHGAR

— AVENUE —

Prime Residential Development Site
F.P.P. 19 Units
Rathgar, Dublin 6

FOR SALE

www.rathgar-avenue.com



SUPERB RESIDENTIAL OPPORTUNITY

Full Planning Permission for 19 units





Highly sought after South Dublin Location.



Established high end residential neighbourhood with strong end values.



Full planning permission in place for an attractive scheme of 19 units (5 houses, 7 apartments and 7 duplexes).



Situated approx. 2.5km southwest of St. Stephen's Green with the local area benefiting from a high level of amenities.



Ideally positioned within a 0.5km walk of Rathgar Village while Rathmines Village is within 1km. Cowper Luas stop is also close-by.



The approx 0.8 acre site comprises a high quality car sales showroom, parts and service centre with ancillary office accommodation and a secure rear yard all of which would command a high existing use value.



For illustrative purposes only.



PORTOBELLO



RATHGAR
— AVENUE —

RATHMINES

RANELAGH

HOWTH

BALLSBRIDGE

DONNYBROOK

RATHGAR

Situated in the heart of Rathgar

Asset Overview

The site, which represents a Prime Residential Development Opportunity of approx. 0.8 acres, is situated at the high profile corner of Kenilworth Square South and Rathgar Avenue. Furthermore, the site is ideally positioned within a 0.5km walk of Rathgar Village while Rathmines Village is within 1km.

The site is situated approx. 2.5km southwest of St. Stephen's Green and the local area benefits from a high level of amenities with Kenilworth Square, Rathgar Village, Rathmines Village, Palmerston Park and Bushy Park all in close proximity while Castle Golf Club and Milltown Golf Club are within 2km.

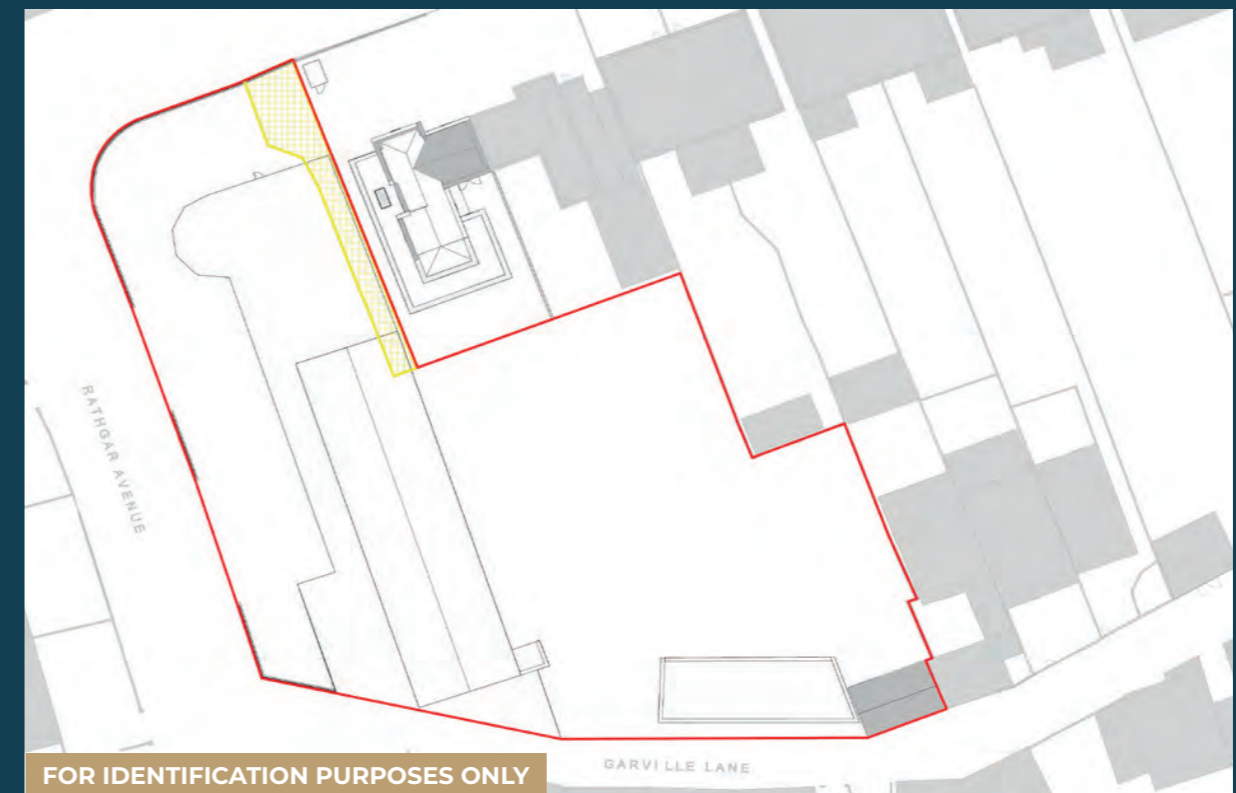
The local area is also renowned for its high quality schools and universities to include Sandford National School, Sandford Park, The High School, Alexandra College, Gonzaga College, Terenure College, St Mary's College, Scoil Bhráde and University College Dublin. In terms of public transport, the Cowper stop on the Green Luas line is a 20-minute walk away. The area is also well serviced by Dublin Bus and the M50 motorway is also in easy reach at Exit 11 which is within 4.5km.



Zoning

The entire site is zoned Z2 Residential Neighbourhoods (Conservation Areas) within the current Dublin City Council Development Plan 2022 - 2028. With Z2 zoning, the aim is to protect and/or improve the amenities of residential conservation areas.

The guiding principle is to enhance the architectural quality of the streetscape and the area, and to protect the residential character of the area.



FOR IDENTIFICATION PURPOSES ONLY

PRA Compliant Site Plan

Planning Permission

On the 28th April 2026, An Coimisiún Pleanála granted permission (WEB2682/25 - PL29S.500558) for the demolition of all structures on site and for the development of 19 residential units.

The scheme includes an attractive 3 bed plus study mews house of approx. 2,901 sq.ft., 3 no. 4 bedroom mid-terrace houses of approx. 1,983 sq.ft. and 1 no. 4 bed end-terrace house of approx. 1,956 sq.ft.

The scheme also includes 7 no. ground floor, 2 bedroom apartments ranging from approx. 769 to 789 sq.ft. and 7 no. 3 bedroom duplexes approx. 1,356 sq.ft.

A full planning pack is available to download via the property dataroom: www.rathgar-avenue.com



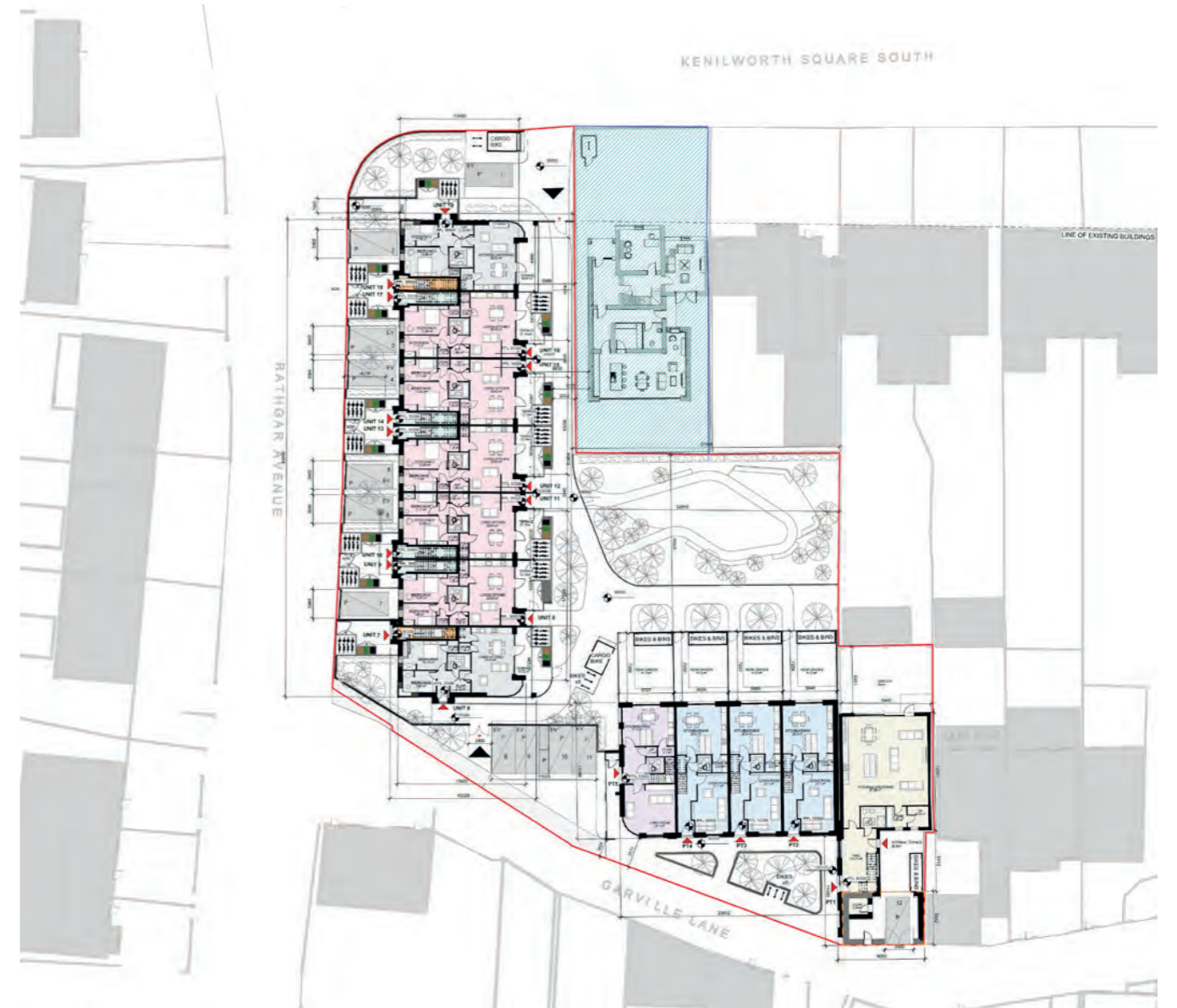
Planning application CGI / Illustrative purposes only. CGI by Corgan Architects.



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Additional Info Response - Unit Mix Plan Ground Floor

Dataroom

Full details can be found on the Dataroom for the sale which can be accessed at:
www.rathgar-avenue.com

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Viewings:

Strictly by appointment only.

Subject to Contract / Contract Denied / Without Prejudice

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