

FOR SALE BY PRIVATE TREATY

Citywest Village Avenue

Dublin 24

Excellent residential led development opportunity with Full Planning Permission



savills



Citywest Shopping Centre

Fortunestown Luas Stop

Citywest Campus Luas Stop



Full Planning Permission for 12 residential units, a creche, and a coffee kiosk.



The site extends to approx. 0.22 ha (0.54 ac).



Exceptional connectivity, beside the Citywest Campus Luas stop and Citywest Business Campus, with easy access to the N7, M7 and M50.



Located within 700m of Citywest Shopping Centre and a full range of local services.



Zoned Objective RES - "To protect and/or improve residential amenity" under the SDCC Development Plan 2022-2028.

Location

The property is superbly positioned in the heart of Citywest Village, a popular residential location within easy walking distance of all main services, transport links, Citywest Business Campus, and the Citywest Shopping Centre.

The Citywest Shopping Centre, located just 700m south of the site (approx. 10-minute walk), provides a wide mix of retail and service offerings.

The area offers an excellent range of local amenities, including shops, grocery stores, restaurants, cafés, and recreational facilities. A number of primary and secondary schools are located nearby, including Citywest & Saggart Community National School, Citywest Educate Together National School, and Scoil Aoife Community School, all within walking distance.

Connectivity is a key strength of the location. The Citywest Campus Luas Red Line stop adjoins the property, offering direct access to Dublin City Centre in around 45 minutes. Dublin Bus services also serve the area, while the N7/M7 and M50 motorways are within close reach, ensuring seamless access to the wider Dublin region. In addition, Dublin Airport can be reached in just 30 minutes.



Description

The subject property comprises an area of approximately 0.22 hectares (0.54 acres). The lands benefit from a full grant of planning permission (SD25A/0051W) for a well-designed residential-led scheme over three plots.

The residential element provides for a total of 12 units, comprising 4 no. one-bedroom apartments, 4 no. two-bedroom terraced houses, and 4 no. three-bedroom end-of-terrace houses.

In addition, the scheme incorporates a crèche facility extending to 134.6 sq m and a coffee kiosk of 12.7 sq m. The planning also benefits from a strong car parking provision, including assigned spaces for the crèche.

This represents a rare opportunity to deliver a high-quality scheme in one of Dublin's growing suburban locations.



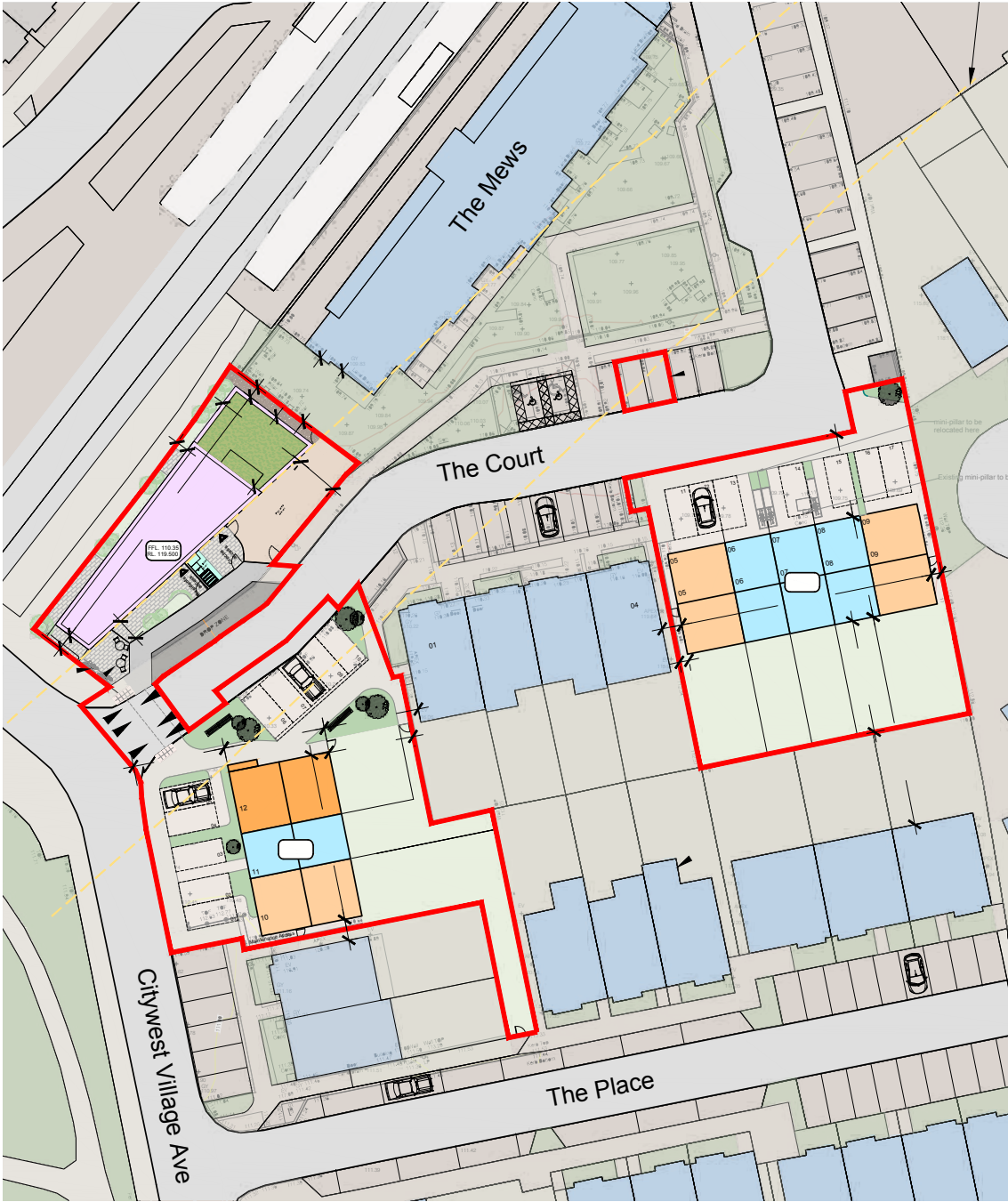
Planning Permission

Residential Schedule of Accommodation

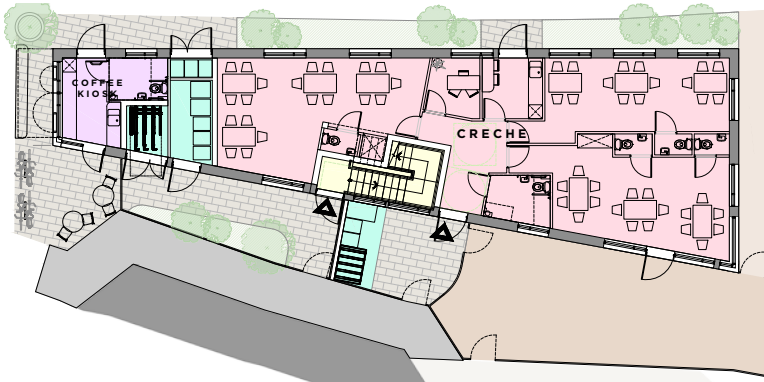
Unit no.	Unit Type	Beds	Sq m
01	Apt Type A1	1 (2)	49.6
02	Apt Type A1	1 (2)	52
03	Apt Type A2	1 (2)	49.6
04	Apt Type A2	1 (2)	52
05	House Type D1 – 3 Bed End of Terrace	3 (4)	92.8
06	House Type E1 – 2 Bed Mid Terrace	2 (3)	73.8
07	House Type E1 – 2 Bed Mid Terrace	2 (3)	73.8
08	House Type E1 – 2 Bed Mid Terrace	2 (3)	73.8
09	House Type D1 – 3 Bed End of Terrace	3 (4)	92.8
10	House Type D1 – 3 Bed End of Terrace	3 (4)	92.8
11	House Type E1 – 2 Bed Mid Terrace	2 (3)	73.8
12	House Type F1 – 3 Bed End of Terrace	3 (5)	102.8
Total		12 Units	879.6

Commercial Schedule of Accommodation

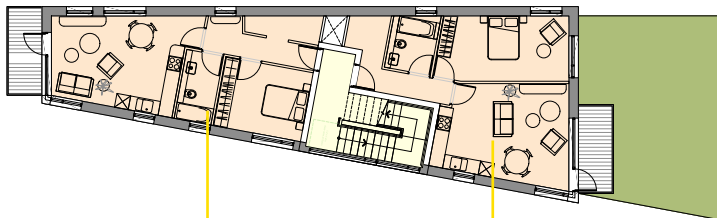
Use	Floor	Average Size (sq m)
Creche	Ground	134.6
Coffee Kiosk	Ground	12.7
Total		147.3



Commercial - Ground Floor

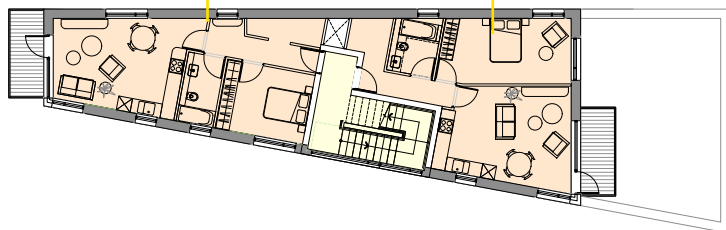


Apartment - First Floor



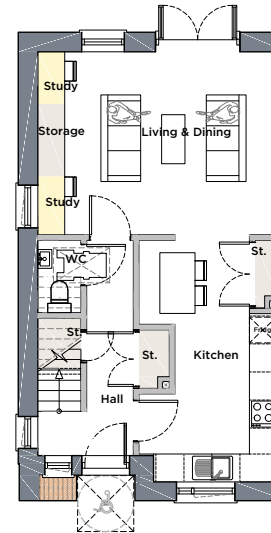
Type A1

Type A2

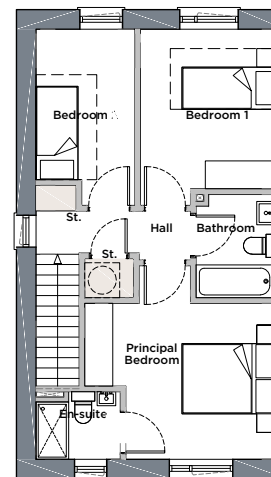


House Type D1

Ground Floor

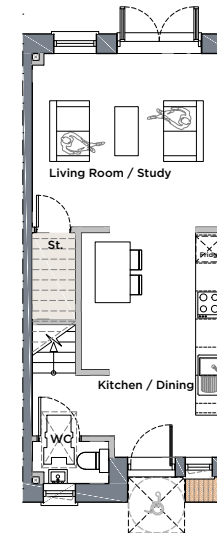


First Floor

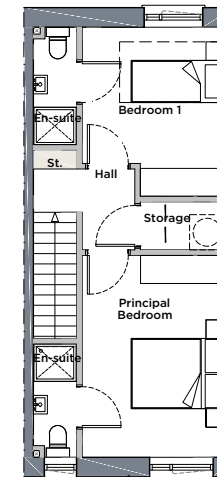


House Type E1

Ground Floor

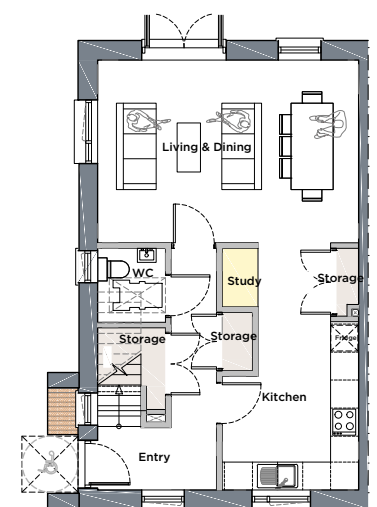


First Floor

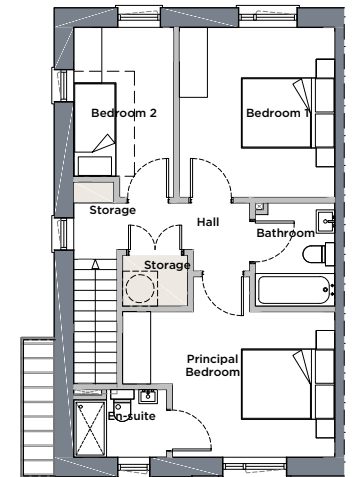


House Type F1

Ground Floor



First Floor



Further Information

DATA ROOM

For access to the data room, please contact the Selling Agents.

TITLE

It is understood that the property is held freehold.

METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

SERVICES

Interest parties are advised to satisfy themselves on the availability and adequacy of all services.

CONTACT

For further information please contact:



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