

JEFFERSON HOUSE

Dublin 4

Exceptional residential
development opportunity with
FPP for 20 luxury apartments



LOCATION

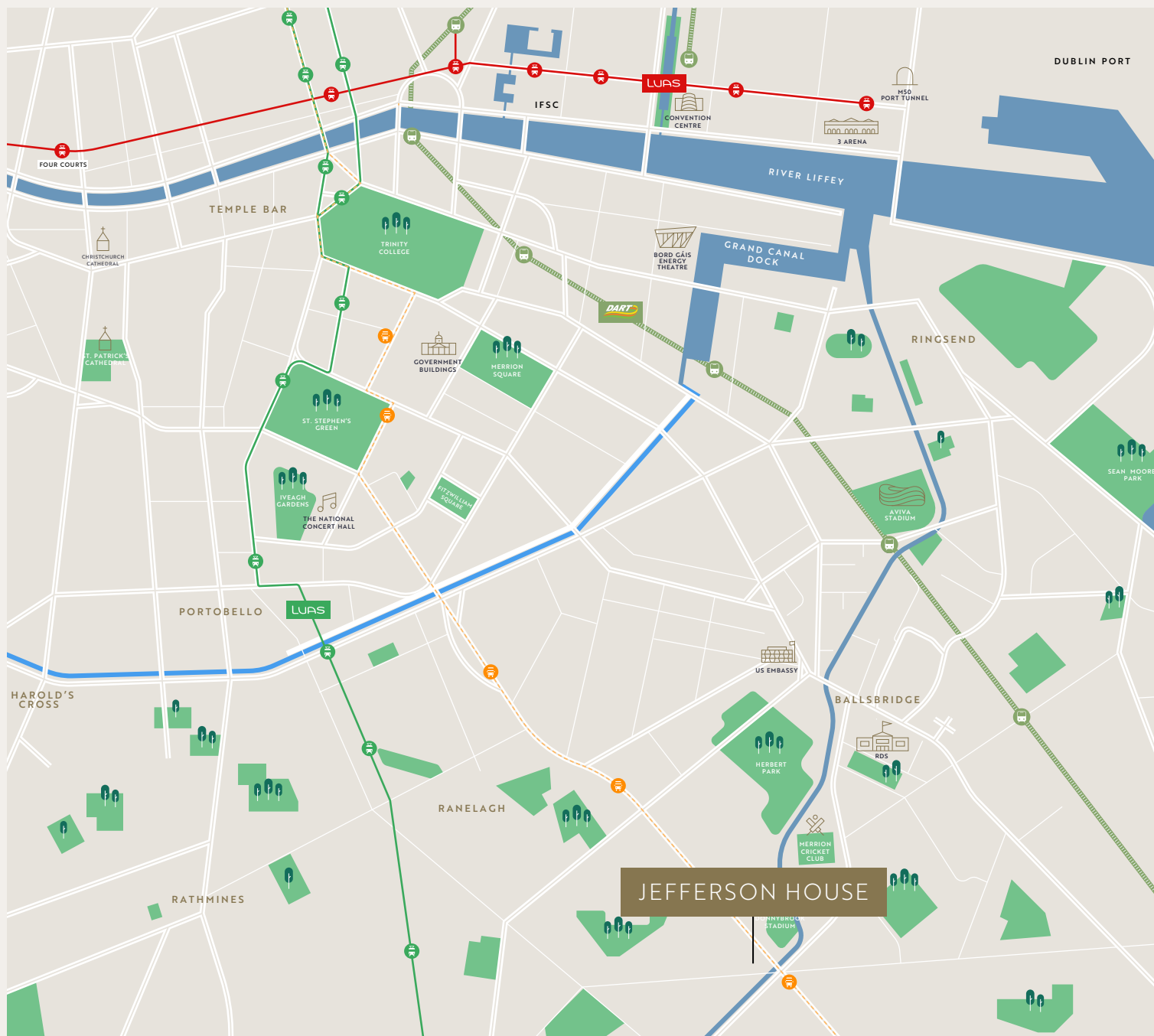
Donnybrook has always been considered one of Dublin's finest suburbs; maintaining an exclusive village feel despite being a short distance from the City Centre and some of the city's major amenities.

The site itself is located at the corner of Eglington Road and Donnybrook Road, adjacent to Donnybrook Stadium and opposite to the newly constructed Eglington Place Development.

The area has seen a strong revitalisation over the past six years with office redevelopment of Donnybrook House and new residential developments at Eglington Place and Lovett, while the Dodder Greenway refurbishment had been completed, linking Donnybrook to directly to Ballsbridge, with further expansion links totalling 17km across the city planned.

Jefferson House being located on the N11 provides residents with ease of access to other main arterial routes in Dublin and beyond.

Public transport in the area is ample with numerous Dublin bus routes on the doorstep and Sydney Parade DART station within close proximity (1.3 km).





LOCAL AMENITIES



HERBERT PARK

The park is thirty-two acres in size bounded by the River Dodder, houses, and includes a number of soccer pitches, tennis courts, a bowling green, formal gardens, and a large duck pond.



DONNYBROOK VILLAGE

Donnybrook is a thriving village and boasts a great selection of shops, pubs and restaurants. It is also home to Donnybrook stadium, RTÉ and several primary and secondary schools.



THE ASSET

Jefferson House currently comprises a standalone detached 5-storey over basement office block.

The building measures approximately 2,910 sq. m. (31,324 sq. ft.) GIA (excluding the basement) over a single level basement with parking for approximately 20 cars. The ground, first, second and third floors are configured as offices, and the fourth floor is configured as a residential apartment. Jefferson House was constructed in 1981, and the entire needs substantial refurbishment. Vacant possession of the property is available as any current occupants are on short-term arrangements.

The site itself is bounded by the River Dodder to the south, Eglington Road lies to the west and north and the site boundary to Energia Park (Donnybrook Stadium) to the east, with pedestrian and vehicular access from Eglington Road.

The entire 0.289 Ac (0.113 Ha) are located within the administrative boundary of Dublin City Council, and zoned Objective Z1, 'to protect, provide and improve residential amenities'. The site is also located within a Zone of Archaeological Interest and is within the River Dodder designated Conservation Area.



THE DEVELOPMENT

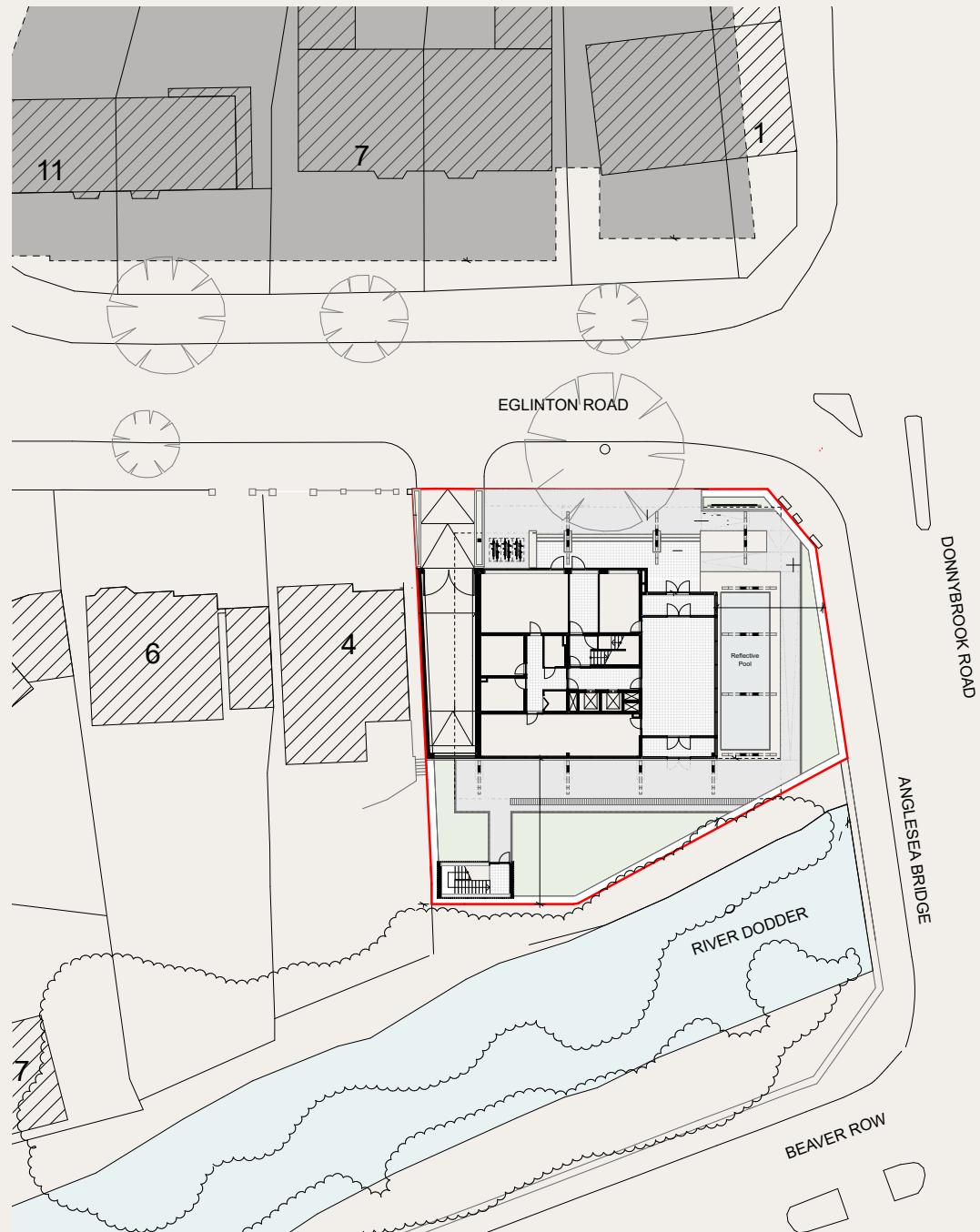
Jefferson House benefits from Full Planning Permission for the development of 20 high-end residential apartments, designed to offer a contemporary urban lifestyle with a strong sense of community. The scheme has been carefully considered to maximise natural light throughout, with a high-quality specification and architectural design that reflects modern living standards. The future residents will benefit from large private terraces on floor.

A significant advantage of the site is the presence of an existing basement structure, which enhances the overall viability of the project and may reduce construction timelines and costs for prospective purchasers.

The property is located in the heart of Donnybrook, one of Dublin's most established and sought-after residential neighbourhoods. Known for its mature streetscapes and village atmosphere, Donnybrook offers a blend of convenience and prestige, making it a highly desirable address.

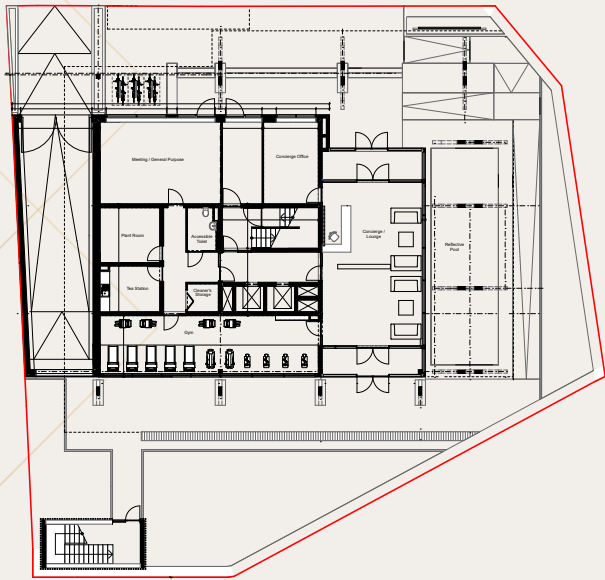
The area is particularly popular with families due to its proximity to several well-regarded private schools, including St. Michael's College, Sandford Park School, Alexandra College, Gonzaga College, and St. Teresa's Secondary School.

Residents also benefit from access to a wide range of recreational amenities. Herbert Park, a short walk away, provides extensive green space, walking trails, and sports facilities. Local clubs such as Lansdowne RFC and Donnybrook Tennis Club offer further opportunities for leisure and community engagement. The RDS Arena, located approximately 10 minutes on foot, hosts a variety of cultural, sporting, and commercial events throughout the year.



FLOOR PLANS

GROUND FLOOR



THIRD FLOOR



EIGHTH FLOOR



SCHEDULE OF ACCOMMODATION

Apartment Type	Beds	Floor Area (SQ M)	Private Enclosed Space (SQ M)	No. of units	Total (SQ M)
Type 1A	3-Bed	167.7	16	4	734.7
Type 1B	3-Bed	167.7	106	1	273.7
Type 1C	3-Bed	167.7	16	1	183.7
Type 2A	3-Bed	171.2	17	4	752.8
Type 2B	3-Bed	171.2	107	1	278.2
Type 2 BB	3-Bed	171.2	17	1	188.2
Type 2C	3-Bed	182.1	182	1	364.1
Type 2D	3-Bed	182.1	17	3	597.2
Type 3	3-Bed	173.8	23.5	4	789.0
Total				20	4,161.50

CGIS



FURTHER INFORMATION

DATA ROOM

For access to the data room, please contact the selling agents

TITLE

It is understood that the property is held under freehold

METHOD OF SALE

The subject site is being offered for sale by Private Treaty

SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of services

BER

BER D1

CONTACT

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