

FOR SALE BY PRIVATE TREATY

24 & 25 GEORGE'S STREET LOWER

DUN LAOGHAIRE, CO. DUBLIN. A96 HY26

CURRENT TWO-STOREY BUILDING SIZE - APPROX. 230.4 SQ.M. (2,480 SQ.FT.)



FULL PLANNING PERMISSION FOR A TWO-STOREY ROOFTOP EXTENSION WITH PANORAMIC SEA VIEWS OVER DUN LAOGHAIRE HARBOUR AND DUBLIN BAY

GROUND FLOOR, HIGH PROFILE CORNER OFFICE/RETAIL SHOWROOM WITH LARGE DISPLAY WINDOWS APPROX. 102 SQ.M. (1,098 SQ.FT.) NIFA

THREE APARTMENTS IN THE UPPER FLOORS (INCLUDES TWO NEW ROOFTOP FLOORS)

- APARTMENT 1: (THREE-BED) FIRST FLOOR; 112.5 SQ.M. (1,211 SQ.FT.) NIFA
- APARTMENT 2: (ONE-BED) SECOND FLOOR; 56.8 SQ.M. (611 SQ.FT.) NIFA
- APARTMENT 3: (TWO-BED) SECOND & THIRD FLOOR; 97.6 SQ.M. (1,050 SQ.FT.) NIFA

TOTAL SIZE OF THE NEW FOUR-STOREY BUILDING APPROX. 409.4 SQ.M. (4,407 SQ.FT.) GIFA

UNIQUE BUILDING DESIGN & PLANNING PERMISSION - OBTAINED BY STUDIO DUFFY ARCHITECTURE + INTERIORS

LOCATED ADJACENT TO THE OLD DUN LAOGHAIRE LIBRARY; (FOR FLOORS & HOME); BLOOMFIELD SHOPPING CENTRE & PUBLIC CAR PARK; IMC CINEMAS; ST. MICHAEL'S HOSPITAL; TESCO; PENNEY'S; DUN LAOGHAIRE SHOPPING CENTRE; THE FORTY FOOT/PAVILLION COMPLEX, ETC.

EXCELLENT PUBLIC TRANSPORT - WITH BUS STOPS ON GEORGE'S ST., WITHIN A SHORT WALKING DISTANCE OF DUN LAOGHAIRE DART AND TRAIN STATION

FREEHOLD PROPERTY SALE — NO V.A.T.



BER D2

ALL ENQUIRIES TO:



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