

Image ©2020 Daft



LONGBOAT QUAY

SILICON DOCKS, DUBLIN 2

Image ©2020 Daft



HIGH TECH QUARTER

LONGBOAT QUAY, SILICON DOCK, DUBLIN 2

SPiRE CAPITAL – INVESTMENT OPINION

Longboat Quay comprises of 1, 2 and 3 bedroom apartments overlooking a private courtyard, in a central location in the Silicon Docks. Longboat Quay is a modern residential development, located in the heart of Dublin 2 adjacent to the River Liffey and Grand Canal Dock. The convenience of the location cannot be overstated, with every conceivable amenity within walking distance.

The silicon docks is regarded as the "San Francisco of Europe" as the world's biggest technology companies have chosen the Dublin docklands to set their European HQ, it is clear that the global tech industry has taken note of the benefits of operating out of the silicon docks.

With the area and workforce expanding day-by-day, global and local workers have been attracted to this area to fill these highly paid roles. Many of the workers want to live in the area, not just because it is close to their work but it is also a very desirable place to live with many top end restaurants, bars and cultural events that are staged in the Bord Gais Energy Theatre.

**Prices From
€350,000**



Up to 7% rental yields



Walking distance to city center



located 30 seconds to Accenture



Highly sought-after rental location



Chronic shortage of Rental properties



Excellent Public transport



Rents continuing to rise




HIGH TECH QUARTER



LONGBOAT QUAY, SILICON DOCK, DUBLIN 2



Image ©2020 Daft

Average Prices and Rents in Dublin 2

Beds	Prices From	Monthly Rents
1	€340,000	€2,000
2	SOLD	N/A
3	€595,000	€3,000
Average rental yields	6.2%	

SOURCE: www.daft.ie

DEVELOPMENT SUMMARY

- Development consists of 299
- Exclusive mixed-use development constructed circa 2006 consisting of retail, office and residential accommodation with rental yields up to 7%
- Longboat Quay occupies a dual aspect position with beautiful skyline views across Dublin City, over looking the River Liffey and on to the Grand Canal Dock
- Longboat Quay's greatest attractions is its immediate employment hub-Silicon Docks
- The area is well catered for by transport links with Bus, DART and Luas lines serving the area within short walking distance, the property also has its own Dublin bike station adjacent to the front door.
- On the ground floor you can find shops, bars, cafes and restaurants which is a great convenience for tenants
- A host of amenities are on your doorstep including the Marker 5 star Hotel, Grand Canal Theatre, Grafton St. and O'Connell St. can both be reached within a 10 minute walk



To arrange a viewing or for more information contact us at: info@spirecapital.ie

Specialists at “Finding value in the Dublin Property Market”



FOR MORE INFORMATION CONTACT US



Call us on +353 86 325 0048



Information Requests to info@spirecapital.ie



Check our latest news and blogs on www.spirecapital.ie