



THE WATERFRONT

SILICON DOCK, DUBLIN 2



HIGH TECH QUARTER

THE WATERFRONT, SILICON DOCK, DUBLIN 2

SPIRE CAPITAL – INVESTMENT OPINION

A stunning and truly unique development with remarkable views over Grand Canal Dock towards the Aviva stadium and beyond. Grand Canal Dock is one of Dublin's most fashionable urban quarters, with a variety of neighbourhood bars, bistros, cafes and restaurants clustered around the historic city dock where the iconic Bord Gais Theatre and the Marker Hotel frame the scenic waterfront plaza. Stephen's Green, Ballsbridge, the IFSC and O'Connell are all within 15 minutes' walking distance while the DART at Grand Canal provides easy access to the city centre and beyond.

The silicon docks is regarded as the "San Francisco of Europe" as the world's biggest technology companies have chosen the Dublin docklands to ser 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 may top end restaurants, bars and cultural events.

<p>Prices From €650,000</p> 	<p>Up to 6% rental yields</p> 	<p>Walking distance to city center</p> 	<p>located Beside AirBnB European HQ</p> 
<p>Highly sought- after rental location</p> 	<p>Chronic shortage of Rental properties</p> 	<p>Excellent Public transport</p> 	<p>Rents continuing to rise</p> 



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Average Prices and Rents in Dublin 2

Beds	Prices From	Monthly Rents
2  	€650,000	€3,000
2  	€685,000	€3,000
3   	€1,650,000	€8,000
Average rental yields	5.6%	

SOURCE: www.daft.ie

DEVELOPMENT SUMMARY

- The Waterfront¹ forms part of a mixed use Residential, Office and Retail Development located within Grand Canal Dock
- The Development is laid out around a landscaped central courtyard
- The development is 7 storeys high and forms a C-shape at the eastern end of the site. Most apartments are dual aspects and all of the apartments have large balconies
- This residential development consists of a total of 68 apartments arranged in 2 separate blocks, one to the north and one to the south of the courtyard with rental yields up to 7%
- The area benefits from excellent transport infrastructure that is positioned within a short walking distance
- Beautiful skyline views across Dublin City, over the River Liffey and on to the grand canal dock
- The locality benefits from a broad range of multi-national employers and indigenous enterprises including Airbnb, Accenture, J.P Morgan and many more



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

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