

REAL ESTATE AV-2026-005 CONFIDENTIAL

Coastal Residence with Planning, Dublin 3

Off-market opportunity · Clontarf, Dublin 3, Ireland

A Victorian residence of approx. 260 sqm in a coastal location in Clontarf, Dublin 3, with direct access to the seafront promenade. The structure is not protected, and full planning permission has been granted for a contemporary four-bedroom house with basement garage, private pool and leisure facilities. The property can be retained and refurbished, converted or redeveloped; a neighbouring planning precedent and a retirement-village scenario point to further development potential.

INVESTMENT HIGHLIGHTS

- Full planning permission granted for a contemporary new build; immediately realisable.
- Existing Victorian residence of approx. 260 sqm, not a protected structure.
- Coastal location in Clontarf with direct access to the seafront promenade.
- City centre, Silicon Docks and Trinity College Dublin each approx. 10 minutes by bicycle.
- Planning precedent for densification: five townhouses approved on a neighbouring site.
- Retirement-village scenario with 12–20 senior studios and income of EUR 576,000 to EUR 960,000 p.a.

PROPERTY KEY DATA

Type	Residence with planning permission, coastal
Region	Clontarf, Dublin 3, Ireland
Asking Price	On request
Living Area	approx. 260 sqm, existing building
Storeys	2 storeys plus basement and attic
Year Built	Victorian period
Listed Status	Not a protected structure
Planning	Full permission granted, contemporary 4-bedroom house
Parking	Basement garage, approved scheme
Seafront	Direct access to the promenade
Airport	approx. 15 minutes via Port Tunnel / M50

FEATURES & AMENITIES

The existing building is a Victorian residence of approx. 260 sqm over two storeys with basement and attic. It is not a protected structure, which leaves all options open: retention and refurbishment, conversion, or redevelopment.

The approved scheme is a contemporary four-bedroom house on ground floor over basement, with an underground garage, private pool, gym and leisure area, terraces and landscaped gardens.

The location combines a coastal setting with direct access to the seafront promenade and short distances to the city centre, the Silicon Docks and IFSC technology and financial district, and Trinity College Dublin, each approx. 10 minutes by bicycle. Dublin Airport is approx. 15 minutes away via the Port Tunnel and M50.

ACQUISITION NOTES

A neighbouring site of comparable size recently obtained planning permission for five townhouses, a precedent that supports the densification potential of this property. One scenario under consideration is a retirement village: conversion of the front building into apartments or studios, 12 to 20 new senior studios to the rear, and a gate lodge converted into a medical practice with two staff studios. At EUR 4,000 per studio per month, this yields EUR 576,000 (12 studios), EUR 768,000 (16 studios) or EUR 960,000 (20 studios) per annum, with further potential from the front-building apartments and practice rent.

The opportunity is suitable for a direct purchase or a structured partnership or joint venture. The exact address and seller details are disclosed upon execution of a non-disclosure agreement; detailed documentation is available to qualified parties on the same basis.

CONTACT

Adivera Ventures c/o Adivera AG. Enquiries via adivera.ventures. There is no application. A conversation begins with an introduction.

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