

18

Newmarket Square

DUBLIN 8

CBRE

A PRIME RESIDENTIAL

Investment Opportunity

FOR SALE BY
PRIVATE TREATY

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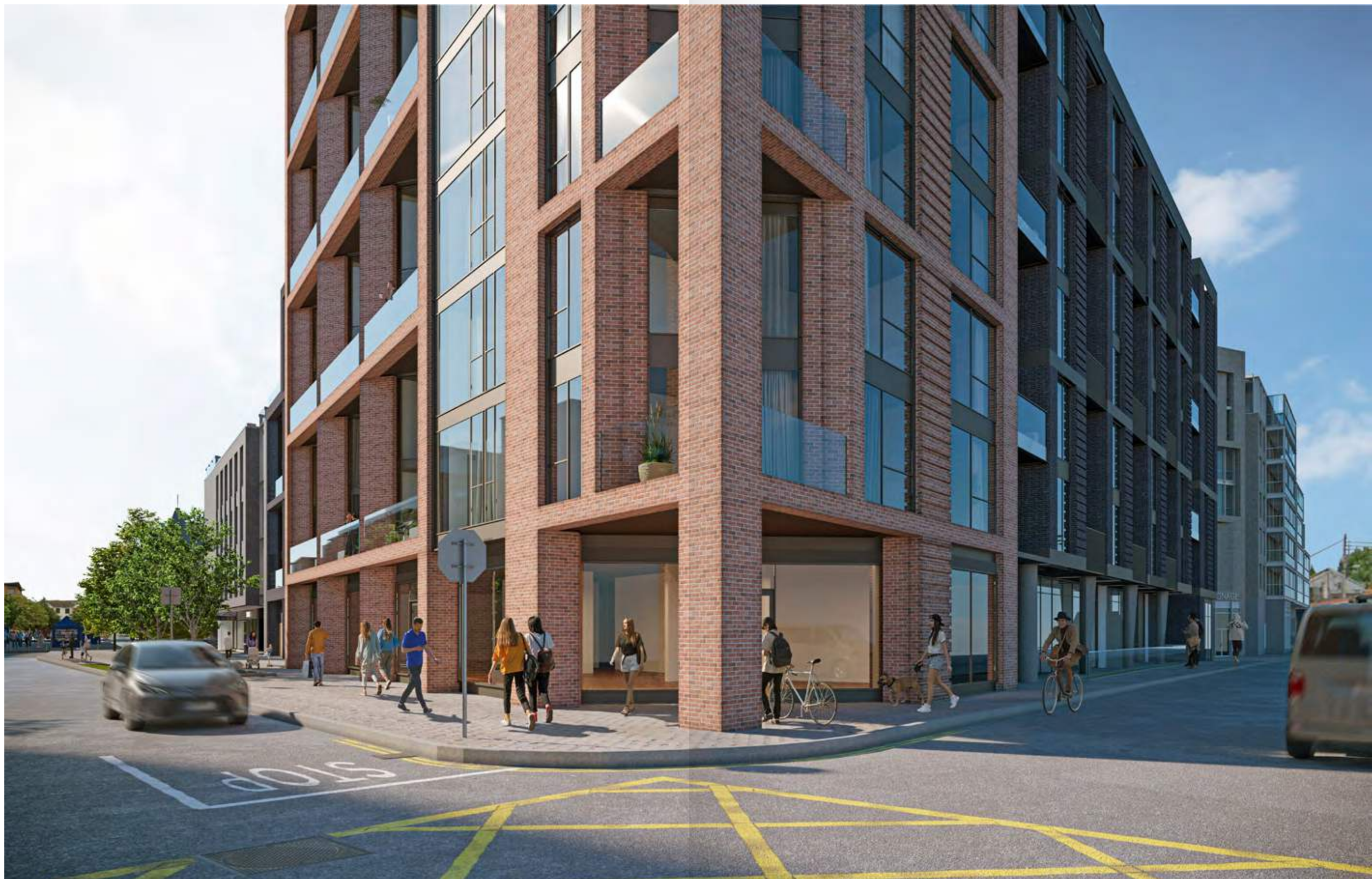
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Investment Summary

CBRE are pleased to present 18 Newmarket Square, an excellent opportunity to forward-purchase 132 high-quality apartments within 10 minutes walk of Dublin City Centre.



132

HIGH-QUALITY APARTMENTS

79

One Beds

45

Two Beds

7

Three Beds

1

Studio



255 sqm

RESIDENT AMENITY

Fully fitted reception area, co-working lounge, café, games room, landscaped courtyard and 3 communal rooftop gardens



516 sqm

RETAIL UNIT

Suitable for a wide variety of uses



293

BICYCLE PARKING SPACES

Designated bicycle parking spaces are available for residents of the building.



Q3 2025

TARGET COMPLETION



10 mins

TO CITY CENTRE

Within walking distance of all major employers and essential amenities and services



EMPLOYMENT

HUB

Ideally located to benefit from close proximity to the main employment areas in Dublin City Centre, like St Stephen's Green, Grand Canal Dock, IFSC and North Docklands



EXCEPTIONAL

LOCAL AMENITIES

Dublin 8 is regarded as one of the most fashionable and dynamic areas of Dublin and benefits from world class amenities such as The Guinness Storehouse, St Patrick's Cathedral, Vicar Street and Weaver Park



ESG HIGHLIGHTS



A2 - A3



NZEB compliant



Certified Wiredscore



Fossil fuel free development



Hot water heat pumps



Energy efficient electric radiators



Mechanical heat recovery ventilation system



Landscaped gardens and private balconies / terraces throughout



Smart metering can be facilitated



Dublin 8

Dublin 8 is an established inner city urban area in South Dublin City with a wide range of leisure, educational, retail, employment and social amenities making it an optimum residential location.

Dublin 8 is a vibrant and fashionable district which is highly convenient (within 1.2km) of Dublin City Centre. The area benefits from excellent transport links, schools and businesses as well as a diverse range of amenities and services from restaurants, artisan cafes, bakeries, bars, public parks and sports clubs. It is one of the most popular tourist destinations in the city with world class attractions such as The Guinness Storehouse, Christchurch Cathedral and Teeling's Distillery. There have been a number of newly constructed hotels in the area to cater for this demand including the city's first Aloft Hotel, Hyatt Centric and a new Premier Inn at Newmarket Square which opened in Autumn 2023. The immediate area is also home to numerous high-end student accommodation schemes including Ardee Point and New Mill as well as a new Grade A office building, The Eight Building.



Within 10 minutes walk
of Dublin City Centre

18
Newmarket Square

CONNECTIVITY

18 Newmarket Square is *unrivalled in its connectivity* to the city centre, making it an ideal location for young professionals.



Dublin City Centre is just a 10 minute walk away providing access to all major employers and a host of amenities and services



No.s'

The following regular Bus services which connect multiple parts of the city to Cork Street (Quality Bus Corridor) run beside 18 Newmarket Square;



Dedicated cycle lanes running along Cork Street (approx. 100m from the property) to the city centre

Grand Canal Dock is just a 15 minute cycle from the property

27

Clarehall to Jobstown
via City Centre

77a

Ringsend to Citywest
via City Centre

151

North Docklands to Lucan
via City Centre

56a

Ringsend to Tallaght
via City Centre

Aircoach

The Aircoach at St Stephens Green brings passengers to and from Dublin Airport every 15 minutes



The Luas, Cross City Line at St Stephens Green provides regular services / connections to

- O'Connell Street
- Connolly Station
- IFSC
- Docklands



Cork Street is the prime arterial route to the City Centre and St Stephens Green from the south west suburbs



The Port Tunnel is a 20 minute drive time providing direct road access to the M50 motorway network and Dublin Airport



LUAS at St Stephens Green



Dublin Bus



Dublin Bikes



Connolly Station

In The Neighbourhood

SHOPPING & LEISURE

- St Stephens Green Shopping Centre
- Grafton Street
- Henry Street
- Guinness Storehouse
- Teeling's Distillery
- Roe & Co
- Open Gate Brewery
- Aloft Hotel
- Hyatt Centric
- Vicar Street
- The Irish Museum of Modern Art



Liberty Kitchen

RESTAURANTS, BARS AND CAFES

- Soren & Son
- Two Pups
- The Fumbally
- Hen's Teeth
- Legit Coffee Co.
- Jackie's
- Anti Social
- The Fourth Corner
- Lucky's
- Proof Urban Italian
- Little Bird

EDUCATION

- National College of Art & Design
- Trinity College
- Griffith College
- St Brigid's Primary School
- Presentation Secondary School
- New National Children's Hospital (completion 2024)



Soren & Son



Teeling's Distillery



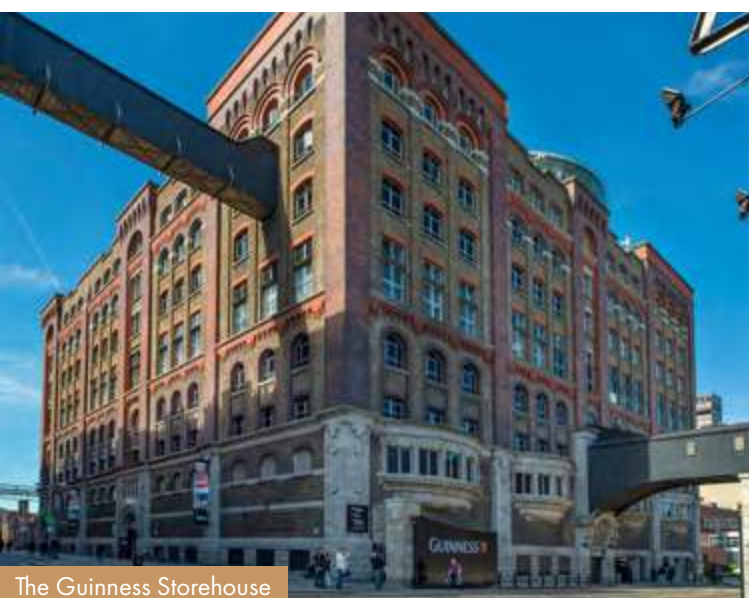
Aloft Hotel



National Children's Hospital



Grand Canal Walkway



The Guinness Storehouse



Weaver Park

PARKS & SPORTING FACILITIES

- Weaver Park
- St Patricks Park
- St Stephens Green
- Iveagh Gardens
- Phoenix Park
- Energie Fitness
- Iveagh Fitness Club
- St Patrick's Football Club
- Phoenix Cricket Club
- St Catherine's Community Sports Centre
- Kevin's GAA Club
- St James Gate Health & fitness club



ACCOMMODATION SUMMARY

Apartments & Resident Amenity

Floor	Resident Amenities	SQ. M.	SQ. FT.	Studio	1 Bed	2-Bed (3p)	2-Bed (4p)	3 Bed	Total
Ground	Reception, co-working lounge, cafe, games room	255	2,745						
First	Landscaped Courtyard	310	3,337	1	9	1	5	1	17
Second					10	1	5	1	17
Third					10	1	5	1	17
Fourth					10	1	5	1	17
Fifth					10	1	5	1	17
Sixth	Rooftop Garden	51	549		10		4	2	16
Seventh	Rooftop Garden	266	2,863		11		3		14
Eighth					7		5		12
Ninth	Rooftop Garden	329	3,541		2		3		5
Total		1,156	12,444	1	79	5	40	7	132
Average Unit Size (sqm)				43	45	63	73	90	
Bicycle Spaces									293

Commercial Unit

Ground	Retail Unit (general retail use)	516	5,554						
Total		516	5,554						

THE ASSET

Designed by Reddy Architecture, 18 Newmarket Square will comprise of 132 high-quality apartment units set out in one block ranging from 6 to 9 storeys in height. The unit mix will include 1 studio, 79 one-bed, 45 two-bed and 7 three-bed apartments.

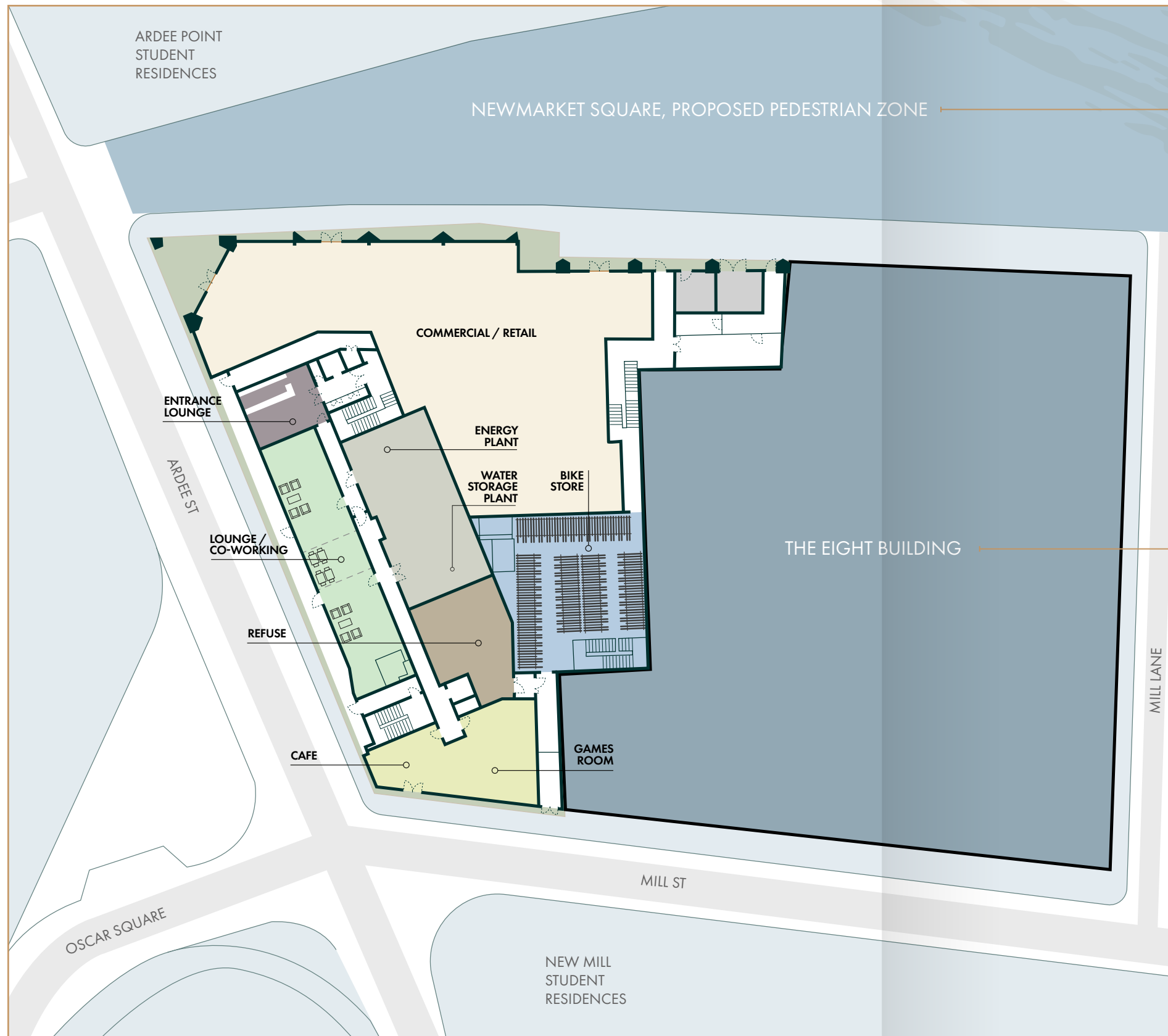
Designed specifically for the rental sector, this contemporary development offers a diverse range of recreational and co-working amenities. The apartments and landlord areas have been designed to a very high standard, with quality materials, technology and fittings throughout. Within the development, there will be 516 sq. m. of retail / commercial accommodation overlooking Newmarket Square and 293 bicycle spaces.

The development will also feature external recreational areas in the form of a communal landscaped courtyard at first floor level and three rooftop gardens offering panoramic views of the city centre and Dublin Mountains.

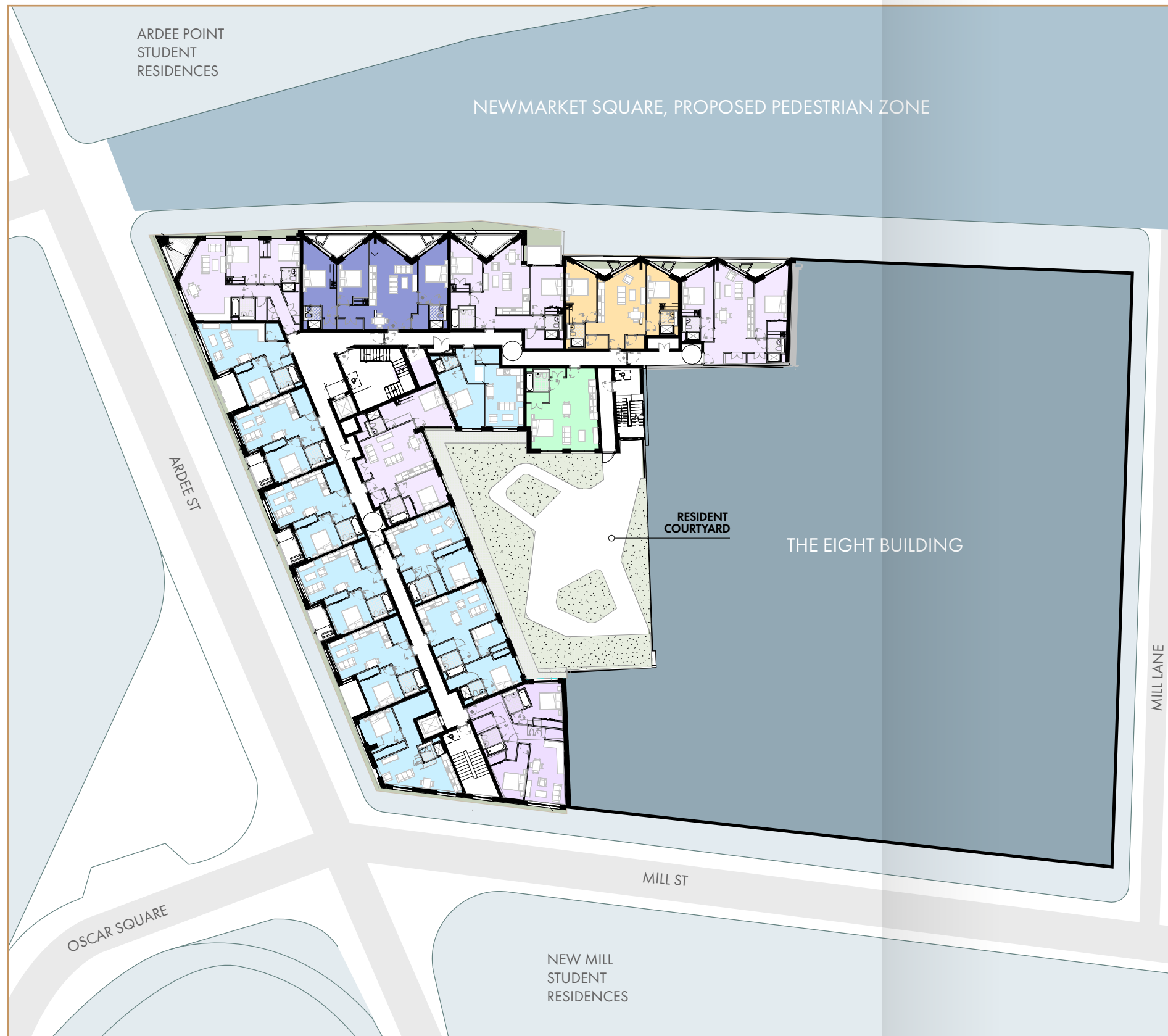




SITE PLAN



FIRST FLOOR PLAN



- Studio
- 1 Bed
- 2 Bed (3P)
- 2 Bed (4P)
- 3 Bed

SAMPLE APARTMENT PLANS

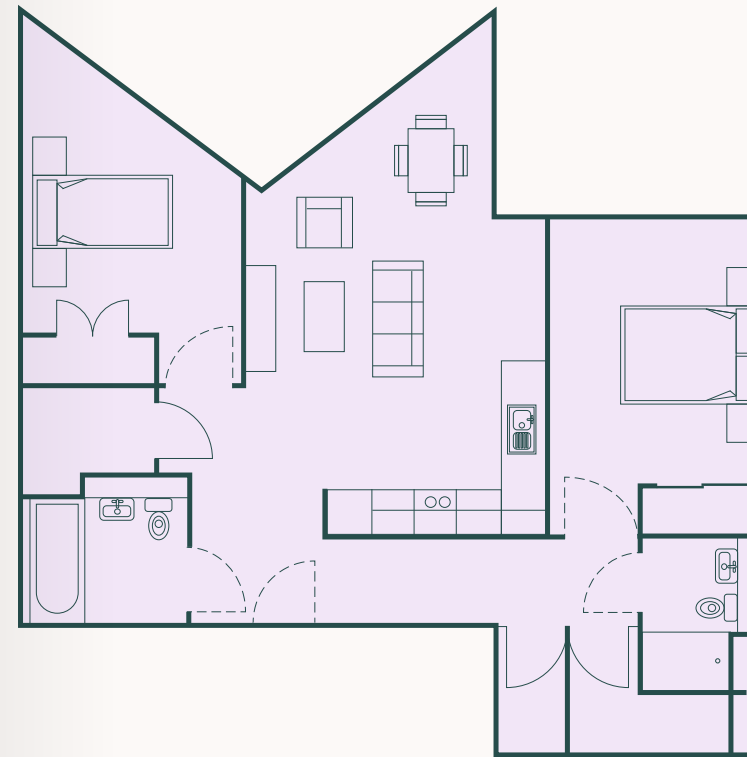
ONE BEDROOM

46 SQ. M. (495 SQ. FT.)



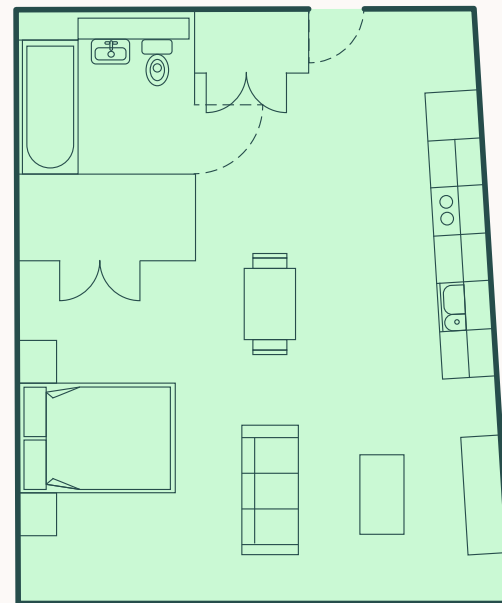
TWO BEDROOM

(3P) 68 SQ. M. (732 SQ. FT.)



STUDIO

43 SQ. M. (463 SQ. FT.)



TWO BEDROOM

(4P) 76 SQ. M. (818 SQ. FT.)



Specification

APARTMENT SPECIFICATION

Kitchens

- Kitchen Units: Formica Oak with a leading edge finish and matching upstand / silestone worktop
- Splashback: Glass to rear of hob unit
- Doors: Wrapped MDF with matte finish peddle grey door with brushed stainless steel handles

Appliances

All kitchens will be fitted with A rated appliances

- Ovens: Stainless steel built-in electric single oven with steam function
- Fridge / Freezer: White freestanding fridge freezer
- Microwave: Black freestanding microwave
- Washing / Dryer: White freestanding washer dryer
- Extractor Fan: Silver integrated extractor hood
- Hobs: 4 zone black electric hob
- Sink: Pyramis linen single bowl sink or similar

Bathrooms / Shower Rooms

- Floor Tiles: Ava Grey Matt
- Mirror: Flush mounted mirror
- Shower Screen: Shower glass screen to shower enclosures, chrome effect
- Sanitary Ware: Wall mounted WC and cistern and wall mounted WHB with semi-by pedestal
- Accessories: Toilet roll holders and towel rails
- Shower Tray: Kristal or similar approved low profile shower tray
- En Suite Shower: Insta coolflow or similar approved and slide rail kit
- Bath: Lotus or similar approved single ended bath with Belmont or similar front bath panel including insta coolflow or similar s/touch bar value complete with fast fix bracket & slide rail kit and bath screen
- Brassware: Norfolk or similar approved basin mixer

Wardrobes

- Contemporary fitted wardrobes with slab doors and a variety of hanging and shelving provided to all bedrooms

Floors

- Floors in kitchens, living areas and bedrooms finished with high quality timber laminate, bathrooms tiled in contemporary matte tiling

Internal Finishes, Doors & Ironmongery

- Walls and ceilings throughout completed in contemporary paint colour. Timber painted doors internally with quality door handles.

LANDLORD SPECIFICATION

Internal Communal Areas

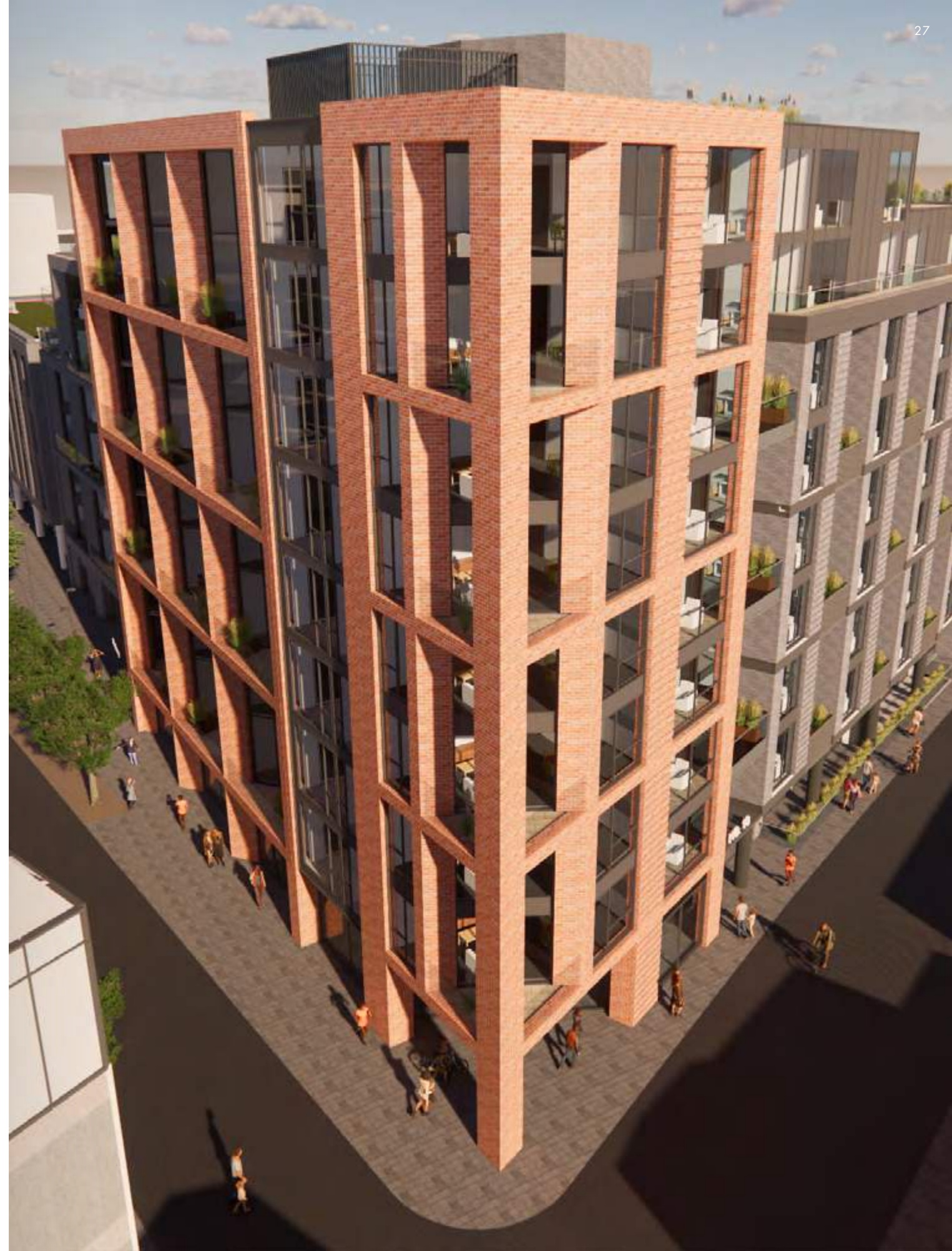
- Painted plastered walls and ceilings throughout with high quality matwell flooring to entrance foyers and lift lobbies with vinyl flooring to upper floors. High specification lifts with stainless steel doors. General circulation staircases have stainless steel handrails and vinyl flooring. Post-boxes located in block entrance foyer.

External Communal Areas

- Extensive hard and soft landscaping throughout the scheme including a private courtyard and rooftop gardens.

SUSTAINABILITY BUILT FOR GREENER LIVING

- 18 Newmarket Square is committed to making a positive impact on the environment.
- This development targets the latest Nearly Zero Energy Building (NZEB) standards with a passive-first philosophy, with low u-values and a low-energy design. The remaining power demand is offset by highly efficient renewable energy.
- Each apartment demonstrates remarkable quality and sustainability credentials.
- With 293 bicycle spaces and no car spaces, the development encourages a greener mode of transport which will benefit the wellbeing of residents and the environment.



Why Invest IN DUBLIN?

DUBLIN IS HOME TO SOME OF THE MOST PROMINENT MULTINATIONAL CORPORATIONS



All of the Top

5

global software
companies



All of the Top

10

pharmaceutical
companies



of the top 10
financial services
companies

8



of the top 10
US technology
companies

9



of the top 100
medical technology
companies

14

FASTEST GROWING ECONOMY IN EUROPE

12.2%

GDP GROWTH

The fastest growing economy in
the Eurozone in 2022

€5bn

TAX SURPLUS

Strong economic performance
resulting in tax receipts of €43.5BN
and a surplus of €5BN, as of July 2022

12.5%

TAX RATE

Stable corporate
tax regime

STRONG LABOUR MARKET

4.4%

Standard unemployment rate in
January 2023, with a record 2.55m
people employed

31,722

Persons (p.a.)
Strong inward migration, with c.190,000
persons arriving in Ireland since 2016,
many directly into the labour market

45%

Highly educated workforce with
45% of the population in Ireland
aged 23-34 having completed
third-level education

GROWING POPULATION

Ireland's population grew to

5.12 million

12m in 2022, a modern day record

Increase of

c.360,000

persons since 2016 (+8%)

National population forecast to grow to

5.7 million

people by 2040

Dublin population now

5.12 million

28.5% of the total population

SIGNIFICANT SUPPLY SHORTAGE ACROSS ALL SEGMENTS OF HOUSING STOCK

UNDERSUPPLY OF HOUSING

The Irish Government's 'Housing for All' national
strategy forecasts a requirement for **33,000 new
homes annually to 2030**

Many experts believe this is an **underestimate**

Supply has been consistently below this level with new
housing completions reaching an estimated 29,850
units in 2022

TREND SET TO CONTINUE

Despite significant government supports, supply chain
disruption and inflation **has slowed the pace of
housing delivery** in 2022

The government forecasts **27,000 homes to be
delivered this year** and **31,000** in 2024

RENTAL MARKET UNDER SUPPLIED & CONTINUED RENTAL GROWTH

There is a **significant
undersupply of rental homes**,
with the number of properties
listed for rent nationwide at an
all-time low

In Dublin, **just 563 properties
and developments were listed
as available to rent** in January
2023

In the year to November 2022,
**average rents in Dublin rose
by 14.3%**

AN ENDURING LOCATION FOR INVESTMENT

Stable, competitive, secure
and probusiness, Ireland is
a committed member of the
EU single market

The Irish economy,
supported by a strong
corporate tax base in
resilient sectors will be
better protected from any
potential slowdown

Unemployment rate is
stable, below 5% with
continued strong FDI job
creation across knowledge-
intensive and high-
technology sectors

Unsatisfied demand for
housing will continue to
support rental growth and
justification for investment
in the Dublin residential
market

THE DEVELOPMENT TEAM

REVELATECAPITAL



Founded in 2017, Revelate Capital is a specialist private equity real estate business that develops and invests in both residential and commercial real estate projects. They are active in Dublin, Lisbon and London.

Founded in 2019, Valpre Capital is an investment firm headquartered in London, focused on sourcing, structuring and seeding select Real Estate and Private Equity investments.

Most recently, the company completed the development of The Eight Building, Newmarket Square, Dublin 8. The property which comprises 7,300 sq. m. of Grade A LEED Gold office accommodation was successfully sold to Patrizia in 2022.



The Eight Building

MAIN CONTRACTOR



Established over 70 years ago, and with a Turnover of €475m in 2022, Walls Construction is an Irish owned building contractor operating nationally with offices in Dublin and Cork.

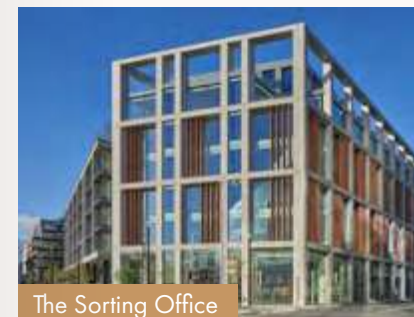
Walls is recognised as one of Ireland's leading construction companies, with expertise across all sectors, including residential, offices, data centres, education, healthcare, industrial, leisure, life sciences and pharma.

PROJECT EXAMPLES

Examples of large-scale construction projects recently completed include:

The Sorting Office, Dublin 2

The Sorting Office is a 6-storey over basement office block with an overall gross floor area of c. 22,850 sq. m. with retail at ground level. The building was constructed to a LEED Platinum standard.



The Sorting Office

Santa Sabina, Dublin 13

The development comprises 143 new high-quality apartment units in 4 blocks ranging from 3 to 5 storeys in height over a basement level. The project will be completed in Q2 2023.



Santa Sabina

Two Oaks, Dublin 16

The development comprises 480 new apartment units in eight 4-6 storey blocks located in South Dublin.



Two Oaks

PROFESSIONAL TEAM

Revelate Capital has selected a highly experienced professional team to ensure every aspect of the development is delivered to the highest of standards.

Main Contractor
Walls

Architects
Reddy Architecture

Planning Consultants
Declan Brassil Associates

Civil & Structural Engineer
Barret Mahoney

Mechanical & Electrical Engineer
Homan O’Brien

Conservation Consultants
Mullarkey Pedersen

Fire Consultant
Jenson Hughes

ADDITIONAL INFORMATION

Method of Sale
For sale by Private Treaty

Viewings
To be arranged through sole selling agent CBRE

Title
The property is being sold subject to and with the benefit of freehold title

Part V
Discussions are ongoing with the local authority regarding satisfaction of the Part V obligations

Building Energy Rating
The proposed apartments will have a minimum A3 certification

CONTACT INFORMATION

Sole Selling Agents



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