

CONNOLLY CENTRAL

FOR SALE BY PRIVATE TREATY

APPROX. 0.4 ACRES
F.P.P. FOR 246 PBSA BEDS

AMIENS STREET, DUBLIN 1





- 1 Connolly Station
- 2 Luas
- 3 Busáras Central Bus Station
- 4 Independent College
- 5 National College of Ireland
- 6 Trinity College Dublin
- 7 Temple Bar
- 8 University College Dublin
- 9 Dublin Business School
- 10 Portobello Institute
- 11 TU Dublin, Grangegorman
- 12 O'Connell Street
- 13 GPO
- 14 Rotunda Hospital
- 15 Ilac Shopping Centre
- 16 Jervis Shopping Centre
- 17 Arnotts
- 18 Dublin Castle



SUPERB STUDENT SITE OF
APPROX. 0.4 ACRES.



HIGHLY ACCESSIBLE SITE ADJOINING
CONNOLLY RAIL & DART STATION AND
CLOSE TO BUSÁRAS CENTRAL BUS
STATION AND THE LUAS RED LINE.



THE WORLD RENOWNED TEMPLE BAR
IS WITHIN 1.25KM PROVIDING A WIDE
RANGE OF BARS, RESTAURANTS AND
CULTURAL INSTITUTIONS.



HIGH PROFILE SITE WITH APPROX.
34 METRES OF FRONTAGE ONTO
AMIENS STREET.



PLANNING PERMISSION IN PLACE
FOR A PURPOSE-BUILT STUDENT
ACCOMMODATION SCHEME
COMPRISING 246 BEDS. THE PROPOSED
BUILDING RANGES IN HEIGHT FROM 6
TO 9 STOREYS OVER A LOWER GROUND
FLOOR.



TRINITY COLLEGE DUBLIN
> WITHIN APPROX. 1 KM

TU DUBLIN'S GRANGEGORMAN CAMPUS
> WITHIN APPROX. 1.8KM

DCU'S ST. PATRICK'S CAMPUS
> WITHIN APPROX. 1.8KM

DCU'S ALL HALLOWS CAMPUS
> WITHIN APPROX. 1.8 KM



THE SITE FALLS UNDER THE DCC
DEVELOPMENT PLAN 2022 - 2028.
UNDER THIS PLAN, THE ENTIRE SITE IS
ZONED OBJECTIVE Z5 - CITY CENTRE.

DESCRIPTION

This central site comprises a superb development opportunity with planning permission in place to deliver 246 purpose-built student accommodation beds.

Extending to approx. 0.4 acres, the site comprises a filling station and car wash let on a short-term agreement.

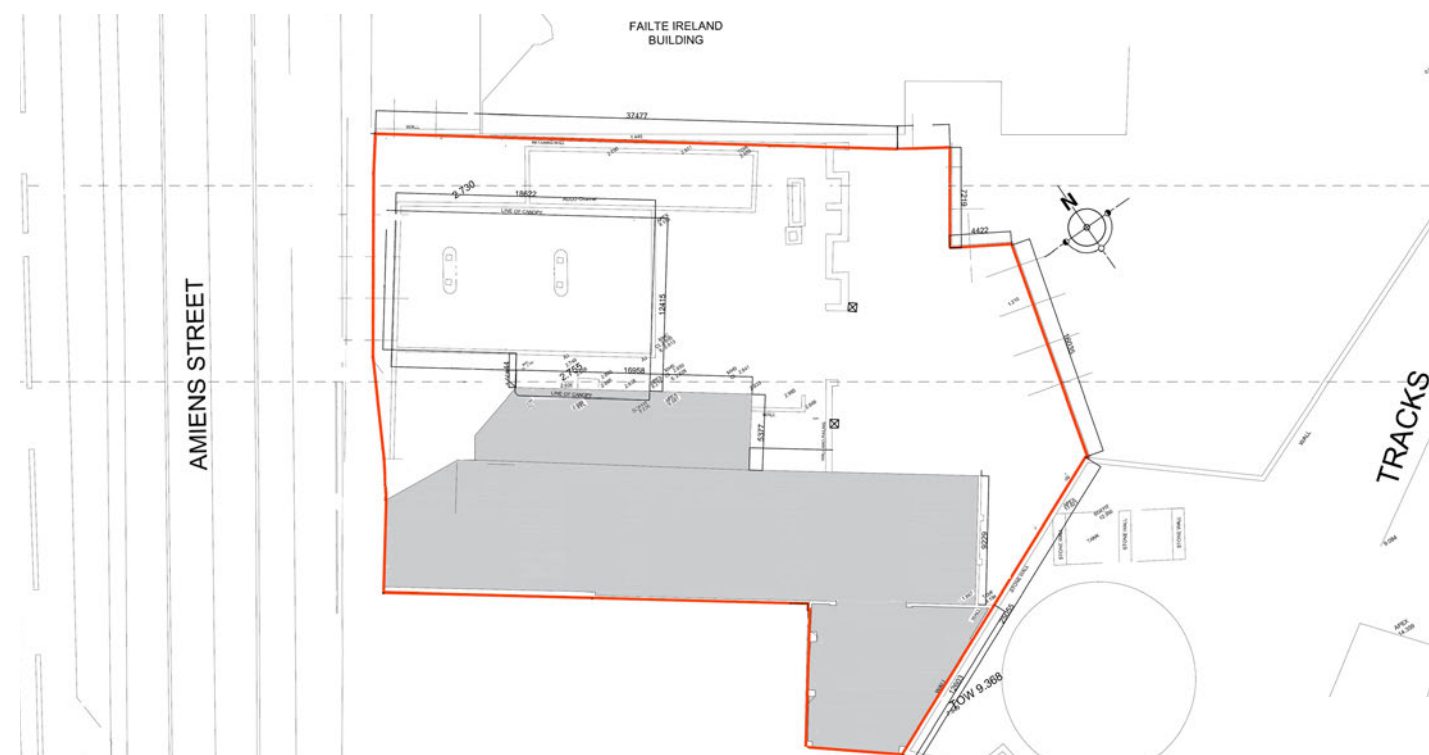
Trinity College Dublin (approx. 21,000 students) is within approx. 1 km of the site. TU Dublin's Grangegorman Campus is within approx. 1.8km. TU Dublin has a total student population of approx. 30,000 students. Furthermore, DCU's St. Patrick's Campus and All Hallows Campus are both within approx. 1.8 km. DCU has a total student population of approx. 20,000 students.

The site is highly accessible, located on Amiens Street adjoining Connolly Rail and Dart Station, the busiest rail station in Ireland. Busáras Central Station, the Luas and numerous Dublin Bus routes are in very close proximity.

The 3 Arena, Bord Gáis Energy Theatre and numerous city centre amenities, restaurants and tourist attractions are all within walking distance.

Furthermore, the immediate area is also expected to undergo significant regeneration with the 111,000 sq.m. development at Connolly Station known as Dublin Arch.

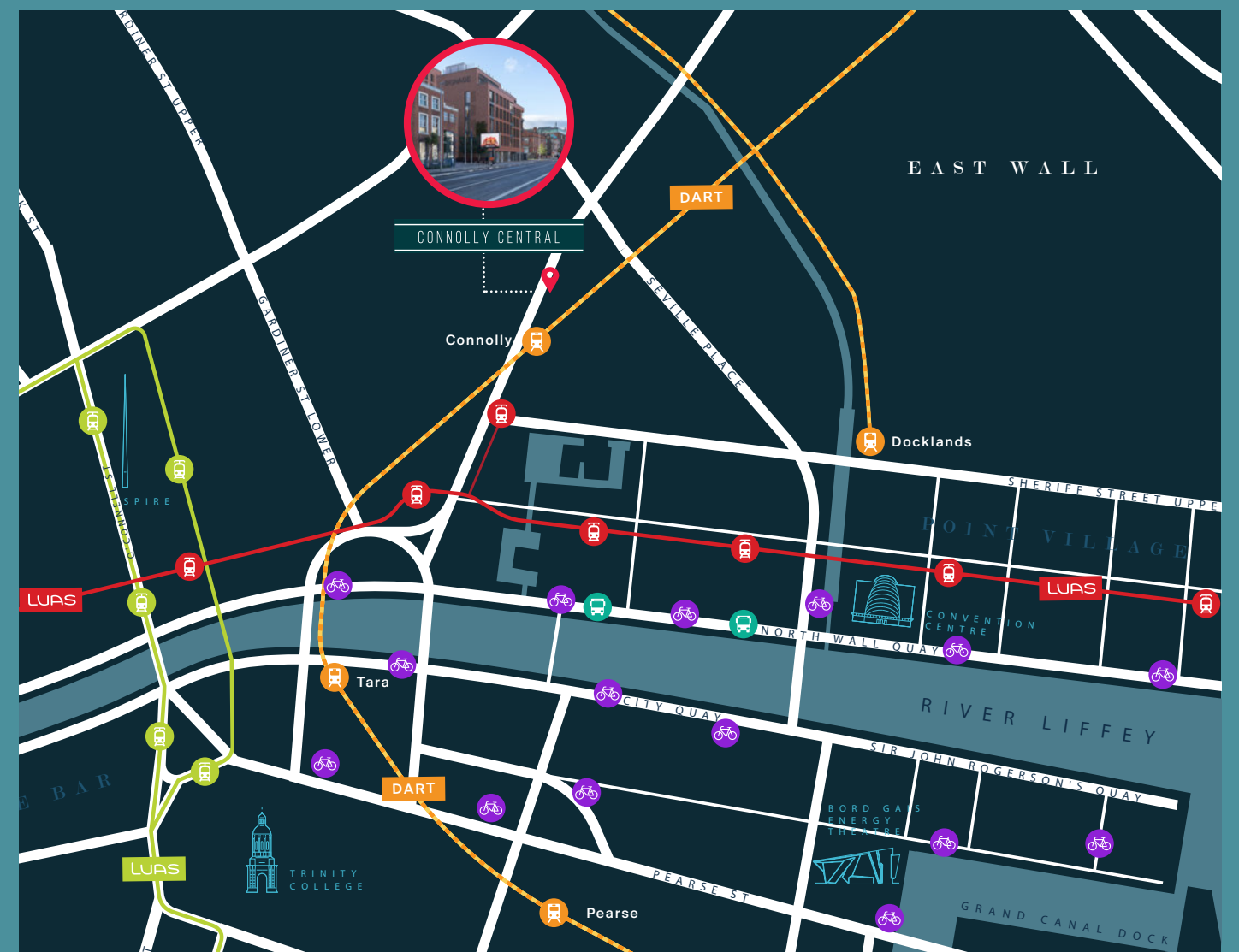
SITE PLAN



For identification purposes only.



CGI of the proposed scheme



DART Luas - Red Line Luas - GreenLine Dublin Bikes Dublin Bus

PLANNING PERMISSION FOR 246 BEDS

Planning permission was granted on 3rd July 2025 for the construction of a purpose-built student accommodation scheme comprising 246 beds. The proposed building ranges in height from 6 to 9 storeys over a lower ground floor.

The bedspaces comprise 204 single bedrooms (including 13 universally accessible bedrooms) within 27 cluster model units and 21 twin studio units incorporating 42 bedspaces, all with ensuites and shared kitchen/living/dining areas.

Internal communal amenity spaces and services are provided for at lower ground and ground floor levels (including study areas, gym, cinema room, communal/games area, laundry and storage areas, management offices and stores/service areas). A café is also provided for at ground floor level fronting onto Amiens Street.

The grant allows for the scheme to be used for short term tourist or visitor accommodation outside of academic term times.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





Full details of the sale are available on the
Dataroom which can be found at:

WWW.AMIENS-STREET.COM



20-21 Pembroke Street Upper, Dublin 2
t: +353 1 634 2466
w: knightfrank.com

JAMES MEAGHER

t: +353 (0) 86 255 4060
e: james.meagher@ie.knightfrank.com

FINÍN O'DRISCOLL

t: +353 (0) 86 049 2114
e: finin.odriscoll@ie.knightfrank.com

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