

# TWO THREE NORTH

Dublin 13  
North Dublin City

FULLY STABILISED 282 APARTMENT MULTIFAMILY INVESTMENT

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**282 Units**

North city modern  
282-apartment park-side  
rental community



**431 sq.m of on-site  
Residents' Amenities**

Including lounges, kitchen,  
co-workings areas, gym  
and cinema



**293 car parking and  
423 cycle spaces**

Ample car parking  
availability and electric  
charging points



**€7.4m trended income for 2026**

Completed in 2022 and fully stabilised  
income producing investment since  
early-2023. Approx. €927,000 pa of the  
total income is derived from the long term  
lease of 46 social apartments



**Significant  
reversionary potential**

Proven operating performance  
with significant reversionary  
rental potential based  
on recent lettings within  
the development



**Developed by Twinlite**

Development designed and  
delivered by Twinlite with the  
benefit of 12 year Latent Defects  
Insurance Policy, when constructed,  
along with a suite of Construction  
and Design Warranties

Investment Overview



Its proximity to the coast, plus access to excellent leisure, social and retail facilities, underpins this vibrant location's considerable appeal



Meeting the needs of a  
digitally enabled community  
with on-site residents'  
amenities, management,  
and its own residents app



Strong transport connections being  
located on the train line and only  
7 stops from Dublin City Centre  
and the Docklands. Excellent  
connectivity also offered through  
Dublin Bus and Bus Connects



A sustainable development,  
which is Home Performance  
Index Certified and aligns  
with EU Sustainable Finance  
Taxonomy



Centered in North  
Dublin City among  
Ireland's biggest  
employment zones



Larger than normal apartments  
with generous balconies providing  
spacious private amenity areas.  
Mostly two-bedroom units (62%)  
averaging approximately 83.9 sq.m.



Ideal location for  
working-from-home  
and achieving a work  
/ life balance



RESIDENTS LOUNGE



APARTMENT LIVING ROOM



RESIDENTS GYM



TYPICAL APARTMENT BEDROOM



CINEMA ROOM

*Two Three North has been planned and built to incorporate safeguards against long-term climate change.*

# Sustainable living



**Incorporating Sustainable Technology to minimise carbon emissions**

ENERGY USAGE

- › Powered by renewable electricity
- › Exhaust air heat pumps used for domestic water heating in the apartments
- › All 'A' rated white goods are provided
- › Low energy Dimplex electric heating utilised throughout the development
- › Mechanical Heat Recovery Ventilation is operational in all apartments
- › Low energy 'LED' lighting with presence detection is utilized in all apartments and common areas
- › Superior U values that exceed current requirements of the building regulations are utilised for glazing and facades for enhanced insulation and solar performance. Air tightness of construction  $\leq 3.0 \text{ m}^3/\text{m}^2/\text{hr @ 50Pa}$

SUSTAINABLE TECHNOLOGY

- › Two Three North awarded a Wirescore Certified rating for its digital connectivity



GREEN TRANSPORT

- › Ample EV Charging points are provided with the facility for a future 60 points if required
- › 423 secure bicycle storage spaces

## Development Sustainability Certifications

Home Performance Index (HPI) Certification is Ireland's national certification for new homes. While similar to certification for commercial development like LEED and BREEAM, HPI is specifically designed for residential development and aligns to Irish building regulations, EU CEN standards and international WELL certification for communities.

Developed and managed by the Irish Green Building Council (IGBC), HPI is recognised internationally, and is considered a full points certification by GRESB, as well as being awarded 5 out of 5 for best practice and transparency by the European Construction Sector Observatory.

The certification also aligns with EU Sustainable Finance Taxonomy, making it a readymade solution for finance providers seeking third party assurance that eligibility criteria for new 'green' homes are met.



All Apartments **BER A rating** and meet **NZEB** (Near Zero Energy Building) standards



Two Three North has **Home Performance (HPI) Certification**



**EU Taxonomy**

Two Three North has been constructed in line with the EU's definition for alignment with Climate Change Mitigation or climate neutrality



## North city location

Location	Distance	Walk	Drive	Cycle	Public Transport
Father Collins Park	170 m	2 min	1 min	1 min	–
Belmayne Educate Together National School	600 m	8 mins	2 mins	2 mins	–
Clongriffin Dart Station Park & Ride	1.5 km	19 mins	7 mins	7 mins	–
Donaghmede Shopping Centre	1.6 km	20 mins	5 mins	7 mins	–
Clarehall Shopping Centre	1.7 km	17 mins	4 mins	8 mins	17 mins
Malahide Road Retail Centre	2.5 km	32 mins	5 mins	10 mins	23 mins
Odeon Cinema & Leisureplex Coolock	3.0 km	39 mins	6 mins	11 mins	23 mins
M1 /M50 Interchange	4.4 km	–	7 mins	–	–
Beaumont Hospital	5.7 km	–	13 mins	20 mins	42 mins
Dublin Airport	8.2 km	–	12 mins	7 mins	1 hr 4 mins
Eastpoint Business Park	8.4 km	–	8 mins	27 mins	48 mins
Dublin City University	8.1 km	–	17 mins	30 mins	41 mins
The Docklands	9.3 km	–	19 mins	33 mins	54 mins
City Centre	10 km	–	20 mins	42 mins	51 mins
Grand Canal Dock	9.7 km	–	25 mins	33 mins	1 mins
Connolly Station / IFSC	9.5 km	–	2 mins	30 mins	42 mins

Source: Google Maps, Transport for Ireland - Travel times may vary

## Direct access to the heart of Dublin

- › Clongriffin's DART Station conveniently connects Two Three North to Dublin's city centre in less than 20 minutes. Access to Howth and Greystones via east coast rail services is also available.
- › The area is currently served by the Dublin Bus number 15 route, connecting Clongriffin to Knocklyon via Connolly Station in Dublin city centre.
- › Looking ahead, the proposed Bus Connects route will offer enhanced transportation options to the city centre. It will also introduce orbital routes to Blanchardstown, Finglas, Citywest, and Tallaght.
- › Two Three North is a mere four kilometres from the M50/M1 interchange, ensuring seamless access to Greater Dublin and locations beyond.
- › Residents enjoy excellent connectivity to international destinations via Dublin Airport, which is just a 12-minute drive away from Two Three North.



CLONGRIFFIN DART STATION - THE DART BRINGS YOU INTO DUBLIN CITY CENTRE IN 17 MINUTES



BALDOYLE - PORTMARNOCK WALK AND CYCLEWAY OPENS UP THE COAST



DUBLIN AIRPORT IS HIGHLY CONVENIENT FOR THIS NORTH CITY LOCATION



CLONGRIFFIN TOWN CENTRE SERVED BY MULTIPLE BUS CONNECT ROUTES

*Sustainable travel via cycling, Dart, rail and bus is simple thanks to Two Three North's accessibility.*

A location rich in services and amenities...



HOWTH HARBOUR



PORTMARNOCK BEACH



CLAREHALL SHOPPING CENTRE (TESCO)



CONVENIENT RESTAURANTS



BALDOYLE - PORTMARNOCK WALK & CYCLEWAY

*Living in Two Three North means enjoying access to the superb selection of nearby retail, leisure and social facilities. Additionally, one of Dublin City's largest open areas, Father Collins Park, is directly adjacent to the development.*



BEAUMONT HOSPITAL SERVES THE NORTH CITY AREA



DUBLIN CITY UNIVERSITY



HILTON HOTEL - NORTHERN CROSS



MALAHIDE GOLF CLUB



BELMAYNE PRIMARY SCHOOL



AVOCA MALAHIDE CASTLE



MALAHIDE CASTLE



MALAHIDE ROAD RETAIL CENTRE



DONAGHMEDE SHOPPING CENTRE



## An established community

### RETAIL AMENITIES

1. Northern Cross Neighbourhood Centre
2. Clarehall Shopping Centre
3. Clongriffin Town Centre
4. Donaghmede Shopping Centre

### LEISURE AMENITIES

5. Father Collins Park
6. Balgriffin Park
7. Trinity Sports Club
8. Innisfails GAA Sports Club
9. O'Tooles GAA Sports Club
10. Baldoyle Racecourse Park
11. Baldoyle Portmarnock Greenway
12. Portmarnock Beach & Golf Club

### EDUCATION

13. St. Francis of Assisi Primary School
14. Belmayne Educate Together National School
15. Stapolin Educate Together National School
16. St. Kevins Junior National School
17. Holy Trinity Primary Catholic School
18. Scoil Bhríde JNS – Donaghmede
19. Scoil Cholmcille SNS
20. St. Laurences NS Senior Building

### DEVELOPMENT AREAS

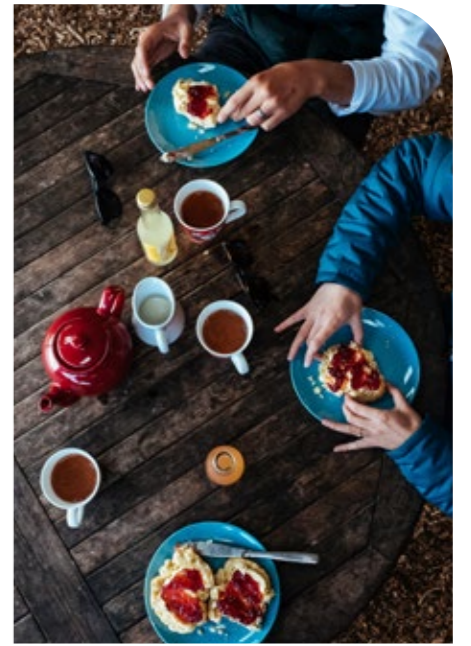
21. Belmayne
22. Parkside
23. Belltree
24. Clarehall
25. The Hermitage
26. The Coast

# Time to relax

A bracing swim at nearby Portmarnock strand to start your day, a round at one of the area's superb golf courses, lining out with a local team or simply strolling through Father Collins Park across the road from your home: however you like to unwind, Two Three North offers access to a wealth of choices.



FATHER COLLINS PARK



SEA SWIMMING



COSY RESTAURANTS



SPORTS FACILITIES



PORTMARNOCK BEACH



MALAHIDE GOLF CLUB



TRINITY SPORTS CLUB



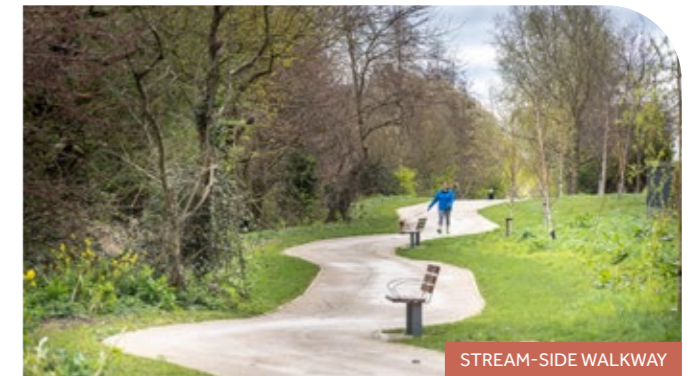
PORTMARNOCK BEACH



TWO THREE NORTH

## A more natural setting

Adjacent to Two Three North, the 26 hectare (54 acre) Father Collins Park is a spacious and sustainable natural environment offering countless opportunities for leisure and enjoyment. Currently it contains a 1.5km running/cycling track, six soccer and GAA pitches, two playgrounds, two fitness stations and changing facilities. An inbuilt stage and amphitheatre plus a picnicking and seating area are also located in the inviting green spaces.



STREAM-SIDE WALKWAY



FATHER COLLINS PARKS



SKATE PARK



PARK WILD LIFE



WATER SCULPTURE AT FATHER COLLINS PARK

*When it first opened in 2009, Father Collins Park was Ireland's first completely sustainable park.*



**TWO THREE  
NORTH**

## Two Three North

*Completed and operating since 2022, Two Three North has created a new park-side community for those seeking high quality rental accommodation in Dublin City*

Owing to many factors including the extensive on-site resident amenities, energy efficiency and interior design led apartment finishes, as well as the convenient location for work, leisure and Dublin Airport, Two Three North is a market leader in the north city in terms of rental demand.

The larger than standard size, tech-enabled apartments are appreciated by residents who are from a diverse range of nationalities and employment sectors.



# Scheme Plan



BLOCK B	NO.	%	AVE. SQ.M
One Bedroom	20	32%	57.0
Two Bedroom	42	67%	84.2
Three Bedroom	1	2%	143.8
<b>Total</b>	<b>63</b>	<b>100%</b>	<b>4,823</b>

BLOCK D PRIVATE	NO.	%	AVE. SQ.M
One Bedroom	13	37%	58
Two Bedroom	12	34%	79
Three Bedroom	10	29%	112
<b>Total</b>	<b>35</b>	<b>100%</b>	<b>2,823</b>

BLOCK D SOCIAL	NO.	%	AVE. SQ.M
One Bedroom	17	37%	57
Two Bedroom	29	63%	84
Three Bedroom	-	-	-
<b>Total</b>	<b>46</b>	<b>100%</b>	<b>3,408</b>

BLOCK A	NO.	%	AVE. SQ.M
One Bedroom	22	32%	57.1
Two Bedroom	46	67%	84.4
Three Bedroom	1	1%	144.1
<b>Total</b>	<b>69</b>	<b>100%</b>	<b>5,821</b>

BLOCK C	NO.	%	AVE. SQ.M
One Bedroom	22	32%	57.1
Two Bedroom	46	67%	84.4
Three Bedroom	1	1%	144.5
<b>Total</b>	<b>69</b>	<b>100%</b>	<b>5,281</b>



**AMENITIES** **SQ.M**

Reception, Residents' Lounge, Meeting Room, Co-working, Snug, Gym, Cinema, Residents' Kitchen & Dinin Area **431**

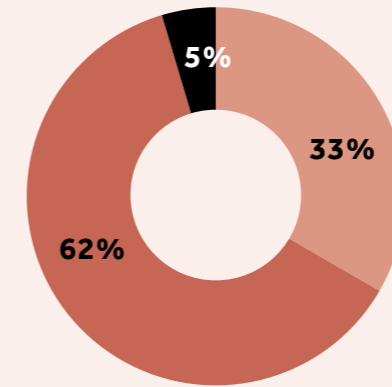


## Schedule of accommodation

The units are spread across 4 individual blocks known as Block A (69 units), Block B (63 units), Block C (69 units) and Block D (81 units)

Apartment Type	No. Apts	% Apts	Average Sq.M	Average Sq.Ft
One Bedroom	94	33%	57.2	615
Two Bedroom (3P)	8	3%	74.2	798
Two Bedroom (4P)	167	59%	84.4	908
Three Bedroom (5P)	7	2%	103.4	1,113
Three Bedroom (6P)	6	2%	138.1	1,487
<b>TOTAL</b>	<b>282</b>	<b>100%</b>	<b>21,616</b>	<b>232,642</b>

### UNITS TYPES



- 1 Bedroom: 94
- 2 Bedroom: 175
- 3 Bedroom: 13

**TOTAL 282**

### AVERAGE UNIT SIZE

**57** SQ.M  
1 Bedroom

**74** SQ.M  
Two Bedroom (3P)

**138** SQ.M  
Three Bedroom (6P)

**84** SQ.M  
2 Bedroom (4P)

**103** SQ.M  
Three Bedroom (5P)

### SOCIAL HOUSING

**46**

Apartments located within a single core of Block D on a long term social housing lease

**17**  
One Bedroom

**2**  
Two Bedroom (3P)

**27**  
Two Bedroom (4P)



**423**  
Bike Spaces



**293**  
Car Parking Spaces



Designed for renters

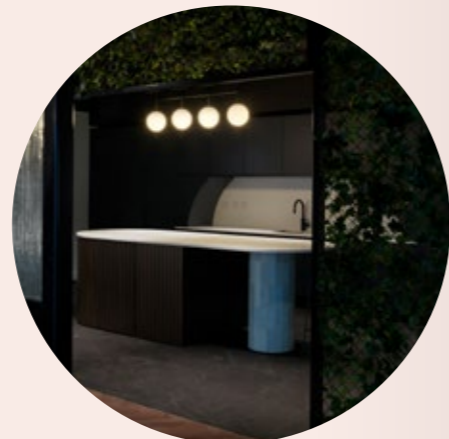
AMENITIES GROUND FLOOR (431 SQ.M)



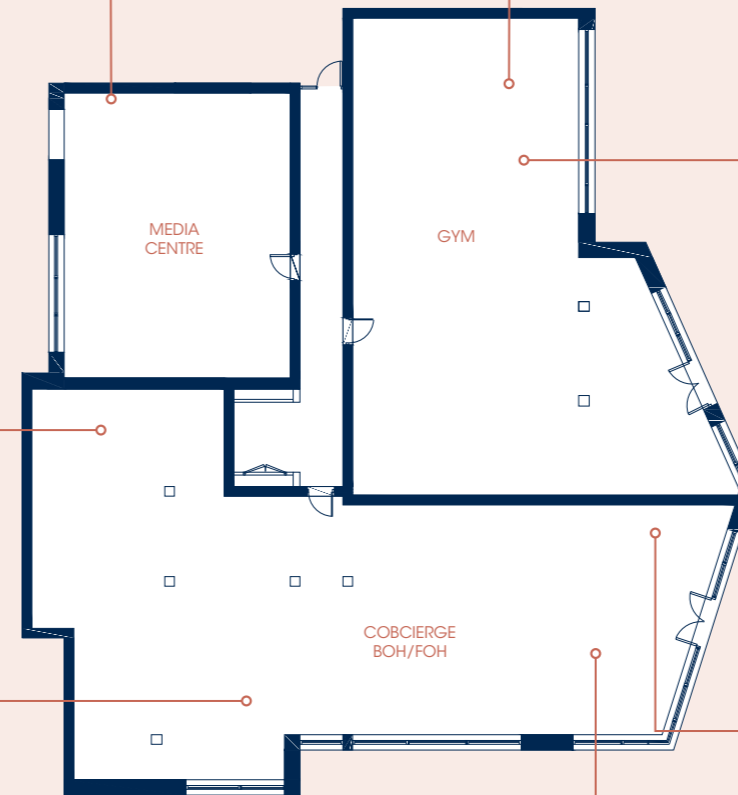
CINEMA



SPIN / YOGA ROOM



COFFEE DOCK



GYM



RESIDENTS LOUNGE



CO-WORKING LOUNGE



TWO THREE NORTH RECEPTION

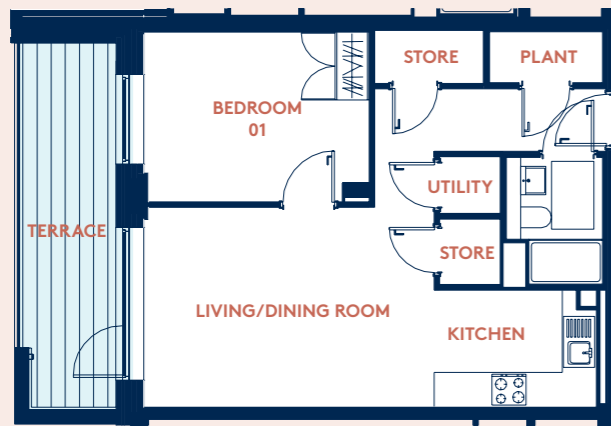


**Spacious  
light-filled  
apartments**





# Typical apartment floor plans



**ONE BEDROOM**  
AVERAGE: 57 SQ M



**TWO BEDROOM (3P)**  
AVERAGE: 74 SQ M



**TWO BEDROOM (4P)**  
AVERAGE: 84 SQ M



**THREE BEDROOM (5P)**  
AVERAGE: 103 SQ M



**THREE BEDROOM (6P)**  
AVERAGE: 138 SQ M



## Specification

### KITCHEN

- › Luxurious fully fitted kitchens with integrated fitted units and cabinets
- › Finished with quartz kitchen counter tops
- › All kitchens are fitted with integrated electrical appliances with touch control ceramic hob and electric oven
- › Multiple recessed spot lighting with under cabinet LED lighting strips
- › Laminated worktops set aside for social housing in line with required standards

### BATHROOMS

- › Fully tiled floors and walls with slip proof finish
- › WC is a wall mounted push button finish
- › Heated chrome steel towel rail
- › Wash hand basin with Armitage Shanks tempo single lever basin tap
- › Thick silverfloat mirror with electric demister
- › PIR sensor spot lighting in bathrooms

### CAR PARKING

- › Ample electrical car charging points
- › 293 secure car parking spaces to basement and surface level for both residents and visitors
- › Automated car park access control system

### HEATING

- › Low energy Dimplex electric heating installed in each unit
- › Exhaust air heat pumps will be used for domestic water heating in apartments
- › Mechanical Heat Recovery Ventilation are operational in all apartments
- › Energy usage is smart metered and monitored by use of intelligent controls

### COMMON AREAS

- › Laminated wooden flooring to entrance lobbies with carpet to upper floors and hallways
- › Steel multi-occupancy mailboxes
- › Landscape Gardens and courtyards

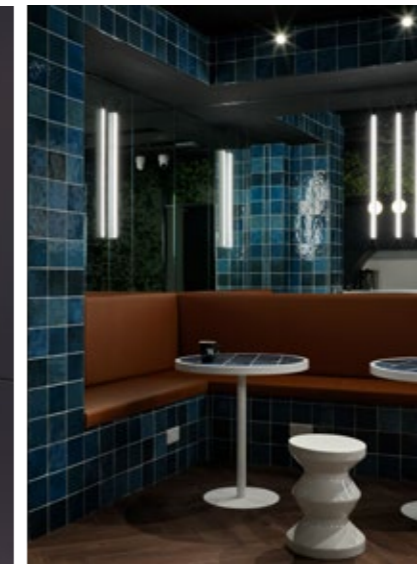
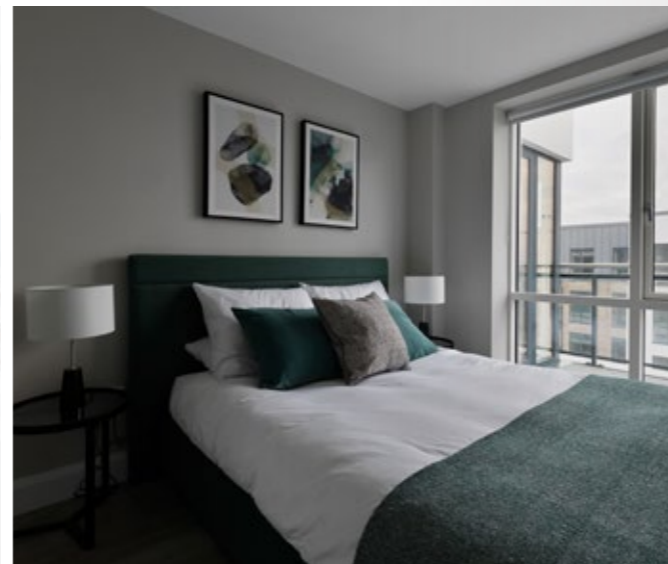
- › designated at each individual block together with access to linear park pedestrian and cycleways
- › Generous private balconies with glass balustrade provided per unit overlooking landscaped courtyards/parklands and sea views from some of the upper floor units

### SECURITY

- › All apartments are wired for security alarm
- › IP based intercom with video relay to each apartment
- › CCTV Cameras are located at all entrances, exits, carparks, bin stores, bike sheds and common courtyards

### ELECTRICAL

- › All apartments and amenity areas are connected to a managed Virgin TV and WiFi service. Each unit is also wired with data points for home office use



# SCHEME INCOME SCHEDULE

## TRENDED INCOME FOR 2026 & ESTIMATED RENTAL VALUES

APARTMENT TYPES	NO. OF PRIVATE UNITS	AVERAGE SQ.M	TRENDED INCOME FOR 2026		ESTIMATED RENTAL VALUES	
			AVERAGE RENT PER UNIT PER MONTH	AVERAGE RENT PER UNIT TYPE	AVERAGE ERV / UNIT TYPE P.M.	TOTAL ERV / UNIT TYPE P.A.
<b>Private / PRS Apartments</b>						
One Bedroom	77	57.2	€ 2,074	€1,916,373	€ 2,175	€ 2,009,700
Two Bedroom (3P)	6	74.2	€ 2,217	€159,648	€ 2,400	€ 172,800
Two Bedroom (4P)	140	84.3	€ 2,340	€3,931,884	€ 2,675	€ 4,494,000
Three Bedroom (5P)	7	103.4	€ 3,015	€253,227	€ 3,150	€ 264,600
Three Bedroom (6P)	6	138.1	€ 2,963	€213,364	€ 3,250	€ 234,000
<b>Total Income / ERV from Private Apartments (Note 1)</b>	<b>236</b>			<b>€6,474,496</b>		<b>€ 7,175,100</b>
<b>Social Leased Apartments</b>						
One Bedroom	17	56.8	€ 1,492	€304,368	€ 1,492	€ 304,368
Two Bedroom (3P)	2	74.1	€ 1,791	€42,984	€ 1,791	€ 42,984
Two Bedroom (4P)	27	85.0	€ 1,791	€580,284	€ 1,791	€ 580,284
<b>Total Social Rental Income</b>	<b>46</b>			<b>€ 927,636</b>		<b>€ 927,636</b>
<b>Total Private Income / ERV &amp; Social Rental Income</b>	<b>282</b>			<b>€7,402,132</b>		<b>€ 8,102,736</b>

Note 1 - Total Trended Income for 2026 from Private Apartments includes a Service Charge equating to approximately 3.85%.  
Total ERV from Private Apartments includes a Service Charge equating to approximately 1.9%.

## NORTH DUBLIN RENTAL COMPARABLE EVIDENCE

DEVELOPMENTS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
Two Three North, Dublin 13, North Dublin City (The Subject Property)	4 Lettings since 1st March 2026 Range: €2,150 pm - €2,200 pm Average: €2,169 pm	1 Letting since 1st March 2026 €2,825 pm	-
One Three North, Dublin 13, North Dublin City (Adjacent scheme also developed by Twinlite and managed by Vesta)	3 Lettings since 1st March 2026 Range: €2,136 pm - €2,165 pm Average: €2,155 pm	3 Lettings since 1st March 2026 Range: €2,675 pm - €2,850 pm Average: €2,765 pm	-
Occu Owenmore, Station Road, Raheny, Dublin 5, North Dublin City	From € 2,250 pm	From € 2,600 pm	-
Jameson Orchard, Malahide, North County Dublin	From € 2,625 pm	From € 2,825 pm	From € 3,520 pm
U Clonsilla, Coolmine, Dublin 15, North Dublin City	From € 2,250 pm	From € 2,750 pm	-
Birchwood Court, Northwood Avenue, Santry, Dublin 9, North Dublin City	From € 2,200 pm	From € 2,700 pm	From € 3,350 pm

Total trended income for 2026:  
**€7,402,132**



## Asset Manager

### VESTA

Since its inception, the property has been managed by Twinlite's regulated asset management team through its dedicated Vesta platform. This integrated approach ensures a seamless transition from construction to long-term operational excellence.

Leveraging its proprietary, AI-driven property management software, Rentle.ai, Twinlite delivers industry-leading OpEx ratios. This bespoke technology provides ownership with granular, real-time insights into the asset's income profile, tenant behaviour, and comprehensive building history.

[vestaliving.ie](http://vestaliving.ie)

#### CORE COMPETENCIES

- › Regulated Asset Management
- › Direct Developer Oversight
- › Operational Efficiency

#### THE VESTA PLATFORM

- › Integrated Management
- › Turnkey Operations
- › Tenant Retention Focus

#### TECHNOLOGY & DATA

- › Rentle.ai Proprietary PMS
- › Real-time Income Analytics
- › Full Digital Building History

## Tenant Profile



**31**  
Average tenant age



**99.5%**  
Occupancy rate



**35%**  
of tenants work in the ICT sector



**13%**  
of tenants work in healthcare



**12%**  
of tenants work in Financial/Legal services

## Economic Overview

*Employment growth in key sectors, coupled with limited supply of rental accommodation will continue to underpin rental demand for existing stock*

The Irish economy continues to perform strongly against a background of multiple global challenges. While overall GDP declined in 2023, domestic economic activity, as measured by modified domestic demand (MDD) increased throughout the year. Key strengths that are enabling Ireland to weather these challenges, and which are expected to underpin a return to GDP growth in 2024:

- › The strength of the labour market.
- › The underlying high value adding sectors which are driving employment growth.
- › The presence of multi-nationals across a number of key sectors, including TMT, MedTech, Pharma and manufacturing.
- › The level of tax revenue generated as a result of the strength of the labour market and the presence of multinational companies.

The EU Commission is forecasting GDP growth of 0.2% for Ireland in 2026, increasing to 2.9% in 2027, while the Central Bank of Ireland expects 3.2% GDP growth in 2026 and 3.4% in 2027.

Unemployment has remained steady at 4.6% from November 2025 to February 2026. The economy is operating at full employment and it is forecast unemployment will remain at these low levels.

Consumer Price Inflation (CPI) was 2.7% in January 2026, compared to 2.8% in December 2025 and 3.2% in November 2025. The Harmonised Index of Consumer Prices (HICP) has fallen to 2.5% in January 2026.

The population of Ireland was 5.458 million in April 2025, an increase of 1.5%, 78,300 people, between April 2024 and April 2025. The population has been steadily increasing since the 1990's with the main drivers of growth being natural increase in the population and positive net migration.

A shortage of housing is the biggest constraint facing the Irish economy. There were 36,284 new dwelling completions in 2025, an increase of 20.4% from 2024. The Central Bank is forecasting the delivery of approximately 37,000 units in 2026, 40,500 in 2027 and 44,500 in 2028.

These forecasts are worrying, particularly in the context of the recently published Government action plan on housing which sets out a plan to deliver 60,000 homes per year out to 2030 in order to satisfy demographic pressures brought on by population growth, in-migration and falling household sizes. As a result, existing, built and operating stock, especially those that were constructed during the last 5 years with sustainable credentials, will be highly sought after by tenants.



## Employment

*The labour market remains firm, with employment growth across multiple high value adding sectors, providing the momentum to keep Ireland in a growth position.*



The labour market continues to outperform expectations with the highest number of people on record now in employment. There was a total of 2.833 million in employment at the end of Q4 2025. Four key high value adding sectors, ICT, Financial, Insurance & Real Estate, Professional, Science & Tech Services and Industry (including Pharma), have seen considerable increases in job numbers and between them account for 30% of total employment in Q4 2025. There are 28% more people employed in these four sectors combined, compared to Q4 2019.

Dublin's strong position as a hub for many global ICT, Financial and Professional Services companies had a large multiplier effect on

employment between 2019 and 2025. Dublin's CBD, and in particular the North and South Docklands, have successfully attracted some of the largest global TMT companies such as Google, Meta, Tik Tok, Salesforce and Amazon, who are firmly embedded in the Irish market.

Dublin is home to major financial, professional services and legal firms including JP Morgan, Citi, PWC, KPMG, Matheson, A&L Goodbody and Arthur Cox. Dublin's suburban office parks, located around the M50 Motorway, also have a strong pharmaceutical base with occupiers including global companies such as MSD, Johnson & Johnson, Pfizer, AbbVie and Novartis.



## Further Employment Growth in Dublin's North City area

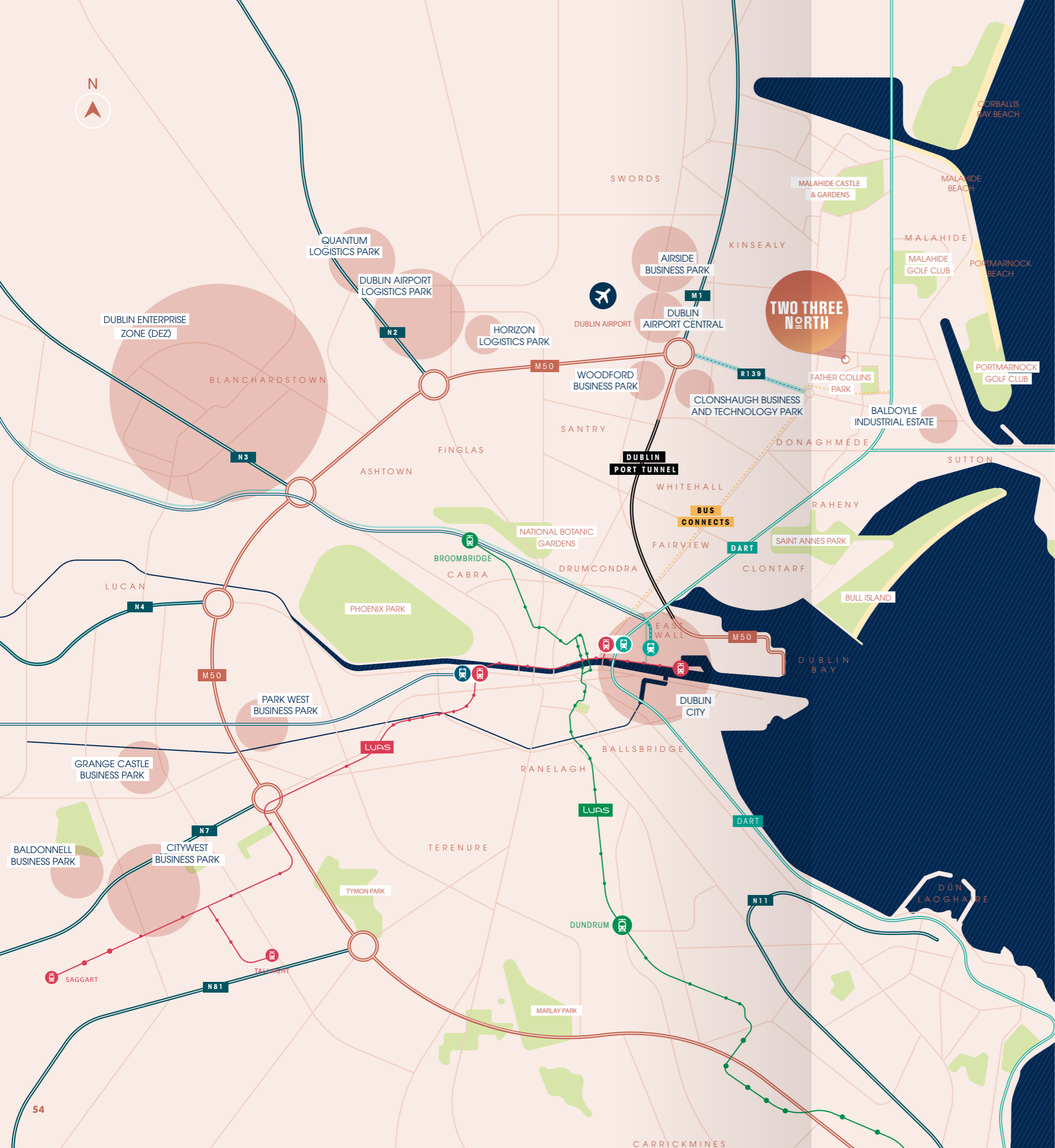
**21,000 NEW JOBS FOR THE AREA BY 2031**

The geographic location of Fingal on the Dublin-Belfast Economic Corridor as well as the presence of Dublin City University (DCU), TU Dublin and Dublin Airport are all factors that have contributed to the establishment of a significant industrial base with a number of prominent clusters namely, the pharmaceutical sector in both Swords and Blanchardstown/Mulhuddart, the aviation sector near Dublin Airport, the ICT sector in Blanchardstown and the agri-food sector in rural locations to the north of the County.

According to the Regional Spatial and Economic Strategy for the Eastern & Midland Region, the labour force in Fingal will increase from 155,000 in 2022 to 176,000 by 2031. Planned infrastructure developments, such as the Metrolink, Bus Connects and Dart+, as well as the provision of strategic employment landbanks will be essential for future job creation out to 2031 and beyond. In relation to the latter, the Dublin Enterprise Zone, an area located in Blanchardstown, which is home to a variety of industries, such as R&D and High-Tech Manufacturing, contains 716 hectares of

undeveloped, zoned and serviced land which has the potential to create an additional 20,000 jobs. The nearby masterplan lands at Barrysparks & Crowcastle are estimated to generate 14,500 to 15,500 jobs over the space of 20 years, while the masterplan lands at Estuary West have the room to create 1,500 jobs.

According to the Dublin Airport Local Area Plan 2020, approximately 30,000 jobs are generated in Fingal from the airport. Furthermore, tourism generates an additional 20,000 jobs in Fingal with the sector heavily dependent on stay over visits which are largely concentrated around the airport. According to the Dublin Airport Local Area Plan 2020, passenger and cargo numbers at the airport are estimated to reach 40 million and between 150,000-170,000 tonnes respectively by 2030. This increase in volume is likely to result in the creation of a significant numbers of additional jobs at the airport, which is already a substantial economic asset in the region.



# Key city occupier examples

## Dublin Airport Central

*Kellogg's* Aer Lingus

## Quantum Logistics Park

MAERSK DHL  
*Harvey Norman*

## Airside Business Park

RYANAIR AIB

## Dublin Enterprise Zone (DEZ)

Mallinckrodt Pharmaceuticals VERITAS  
 GUIDEWIRE AstraZeneca Fidelity  
 Bristol Myers Squibb VEOLIA

## Dublin Airport Logistics Park

DHL Harvey Norman

## Horizon Logistics Park

FedEx GLS  
 KUEHNE+NAGEL

## Baldoyle Industrial Estate

VIATRIS an post

## Clonshaugh Business & Technology Park

Butlers abbvie

## Woodford Business Park

Abbott

## Baldonnell Business Park

DB SCHENKER amazon  
 UnitedDrug

## Parkwest Business Park

workhuman\* NISSAN

## Citywest Business Park

Adobe Unilever  
 Fidelity SAP  
 COLGATE-PALMOLIVE

## Grange Castle Business Park

Pfizer

## Dublin City

accenture Google  
 Deloitte. KPMG  
 J.P.Morgan salesforce  
 Meta citi  
 TikTok pwc

# The Developer



TWINLITE IS ONE OF IRELAND'S LEADING DEVELOPERS, FOUNDED 40 YEARS AGO BY EUGENE LARKIN.

Uniquely in the sector, Twinlite is vertically integrated, comprising direct construction and asset management teams. Now led by brothers Michael and Rick Larkin, Twinlite continues a proud legacy of delivering high-quality projects across residential, commercial and hospitality.



12 ARTHUR STREET

## CURRENT DEVELOPMENTS



THE BOLTON HOTEL

### THE BOLTON HOTEL Bolton Street, Dublin 1

90 bedroom hotel development site in central Dublin. Construction commenced in 2025, opening Q4 2026. Directly operated by Twinlite.

## RECENTLY COMPLETED DEVELOPMENT



STATION LINKS

### STATION LINKS Skerries, Co. Dublin

New development of 144 houses and apartments in the coastal town of Skerries, Co. Dublin. Delivered in 2025.

## PAST DEVELOPMENTS INCLUDE



MARIETTA WOODS

### MARIETTA WOODS

Castle Park Road, Dalkey, Co. Dublin

101 apartment project in the heart of Dalkey, Co. Dublin. This incredible building has commanding views over the Irish Sea with enormous curved terraces from most apartments. Completed in 2023, the building is being operated for the Private Rental Sector.



ENDERLY

### ENDERLY

Dalkey, Co. Dublin

18 luxury homes in Dalkey, South County Dublin ranging in size from 1,500-4,000 sq.ft with commanding views across the city and Irish Sea.

### TYRRELSTOWN

Dublin 15

Development of 2,219 homes, 4 schools and over 100,000 sq.ft of commercial accommodation delivered between 2000 and 2010.

### EMBASSY COURT

Ballsbridge, Dublin 4

Boutique collection of 17 luxury apartments in the heart of the Embassy belt of Dublin 4. Delivered in 2003.

### CARLTON HOTEL

Dublin 15

155-bedroom 4-Star hotel in west Dublin developed and owned by Twinlite.

### 12 ARTHUR STREET

London, EC4

110,000 sq.ft office development delivered in 2003 as the Headquarters for Prudential plc.

## Project Team

### ARCHITECTS

McCauley Daye O'Connell

### INTERIOR DESIGN

NORTH DESIGN

### CIVIL & STRUCTURAL ENGINEER

Kavanagh Burke

### MECHANICAL & ELECTRICAL ENGINEER

SEHA

### ASSIGNED CERTIFIER

MDO Architects/OLM Consultancy

### FIRE CONSULTANT

Jensen Hughes

### LANDSCAPE ARCHITECT

Murphy Sheanon

### SUSTAINABILITY CONSULTANT

Meehan Green



## Additional Information

### SALE PROCESS

For sale by Private Treaty.

### METHOD OF SALE

Sale is by way of Asset Sale.

### VIEWINGS

To be arranged through joint selling agents Knight Frank and NAI Hooke & MacDonald Commercial.

### TITLE

The property is being sold with the benefit of full freehold title.

### PART V

The provision for Part V has been satisfied by way of long term lease to the local authority. The Part V units form part of the offering.

### BUILDING ENERGY RATING

**BER A2 A3**

### WEBSITE & DATAROOM

Additional details including videos and technical details available. Dataroom hosted by Drooms. Please register for website and dataroom at: [www.twothreenorth.com](http://www.twothreenorth.com)

## Contact Information

### JOINT SELLING AGENTS



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[TWOTHREENORTH.COM](http://TWOTHREENORTH.COM)

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