

RESIDENTIAL INVESTMENT SALE

NEWPORT APARTMENTS

17 – 19 NEWPORT STREET | DUBLIN 8



Cycle Times

St. James' Hospital	3 mins
National Childrens Hospital	4 mins
Heuston Station	5 mins
St. Stephens Green / CBD	

stripe

LinkedIn



9 mins

NEWPORT APARTMENTS

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INVESTMENT HIGHLIGHTS



Sustainable rents
with reversionary
potential

BER A2 A3

The asset benefits from
strong sustainability criteria
with A2 – A3 BER ratings and
exhaust heat pumps



The scheme benefits from
a roof terrace, setting it
apart from other schemes
of a similar size



Extends to a total
area of 1,326.78
sq. m. excluding
the roof terrace



Gross annual
income of
€506,316 with a
8.3% gross to net



DUBLIN RENTAL MARKET



€2,205

Average rent for new apartment tenancies in Dublin as of Q4 2025



1,187

The number of homes for rent in Dublin as of May 2026 (excluding multi-unit rentals)



5,717

The number of housing completions in Dublin in the first half of 2026



31%

Ireland has the youngest population in Europe with 31% of the population aged 25 or less



6.43%

The average annual rate of rental inflation in Dublin over the last 3 years



36%

The total number of households in Dublin city that are renting from a private landlord



1,452

The total number of housing units granted planning permission in Dublin in Q1 2026



5%

The Irish economy is operating at effective full employment with the unemployment rate remaining steady at 5%







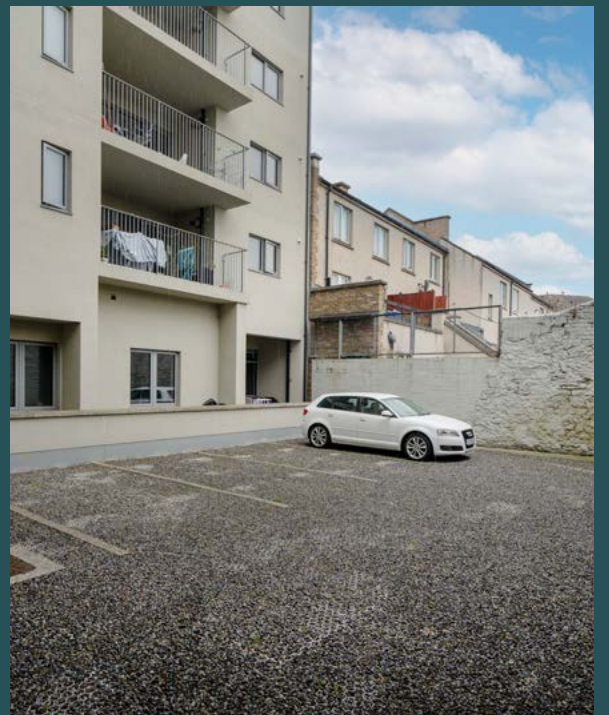
NEWPORT APARTMENTS

SCHEDULE OF ACCOMMODATION

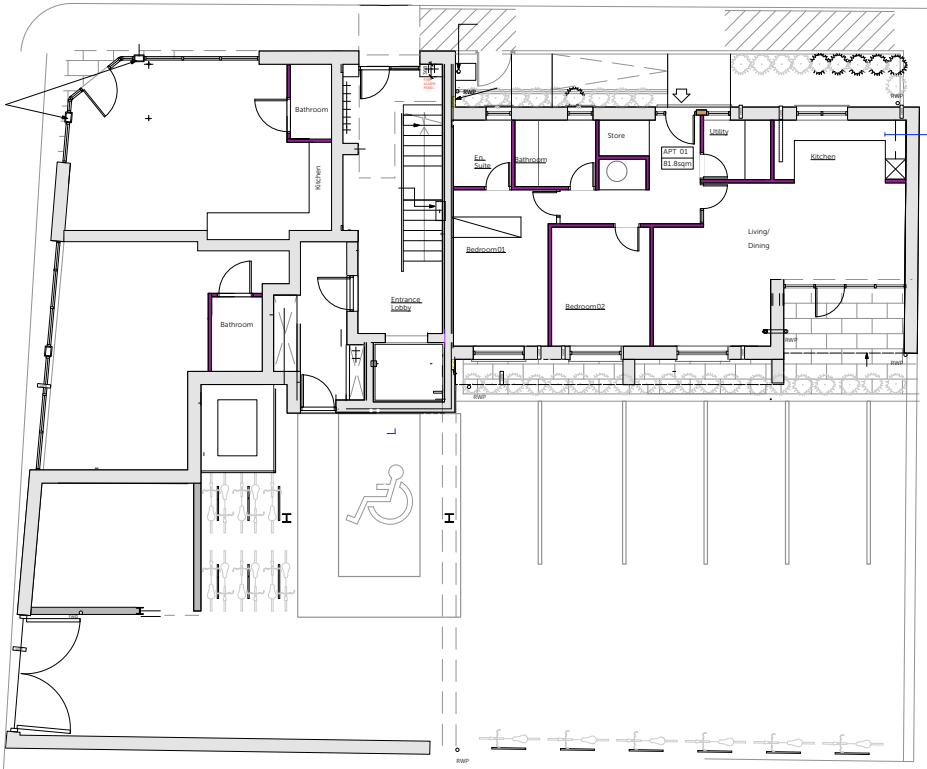
Apt No.	Level	Unit Type	Size (Sq. M.)	Monthly Rent
1	Ground	2 Bed	81.8	€2,345
2	First	3 Bed	82.2	€2,700
3	First	2 Bed	82.88	€2,350
4	First	2 Bed	84.2	€2,398
5	Second	3 Bed	82.2	€2,650
6	Second	2 Bed	86.2	€2,575
7	Second	2 Bed	84.2	€2,340
8	Third	3 Bed	82.2	€2,700
9	Third	2 Bed	84.2	€2,410
10	Third	2 Bed	86.2	€2,420
11	Fourth	3 Bed	82.2	€2,760
12	Fourth	2 Bed	84.2	€2,420
13	Fourth	2 Bed	86.2	€2,420
14	Fifth	2 Bed	84.2	€2,420
15	Fifth	2 Bed	77.7	€2,340
16	Ground	2 Bed	38	€2,200
17	Ground	2 Bed	38	€2,245
5 Car Parking Spaces				€500

Gross Annual Residential Income	€500,316
Gross Annual Ancillary Income	€6,000
Operating Costs (incl void)	8.3% €42,174
Net Operating Income	€464,142

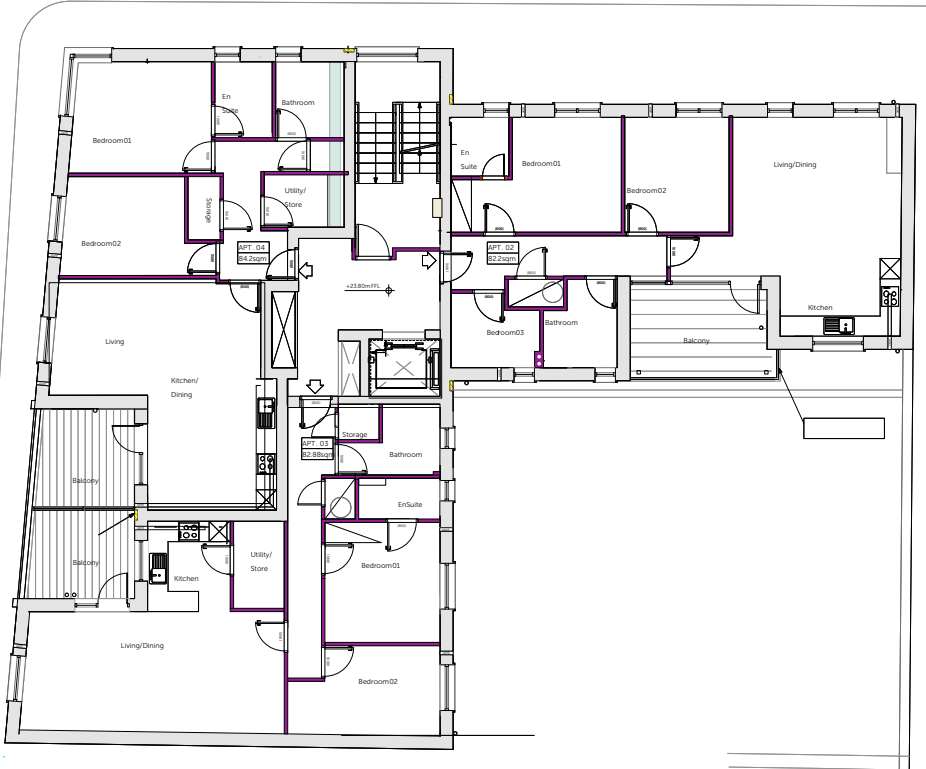




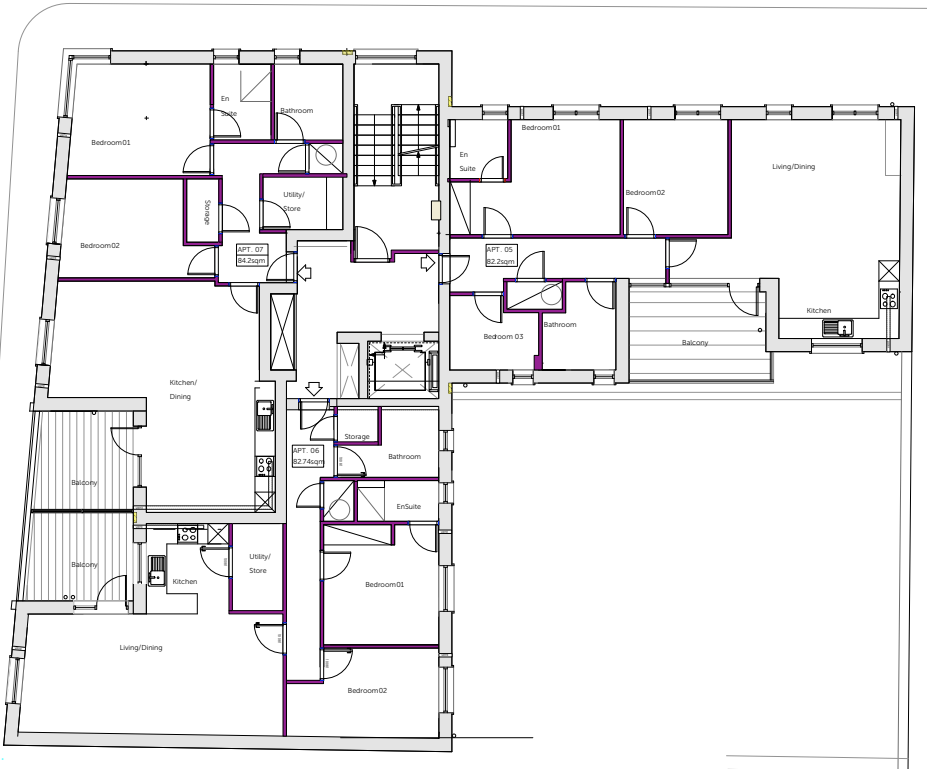
FLOOR PLANS



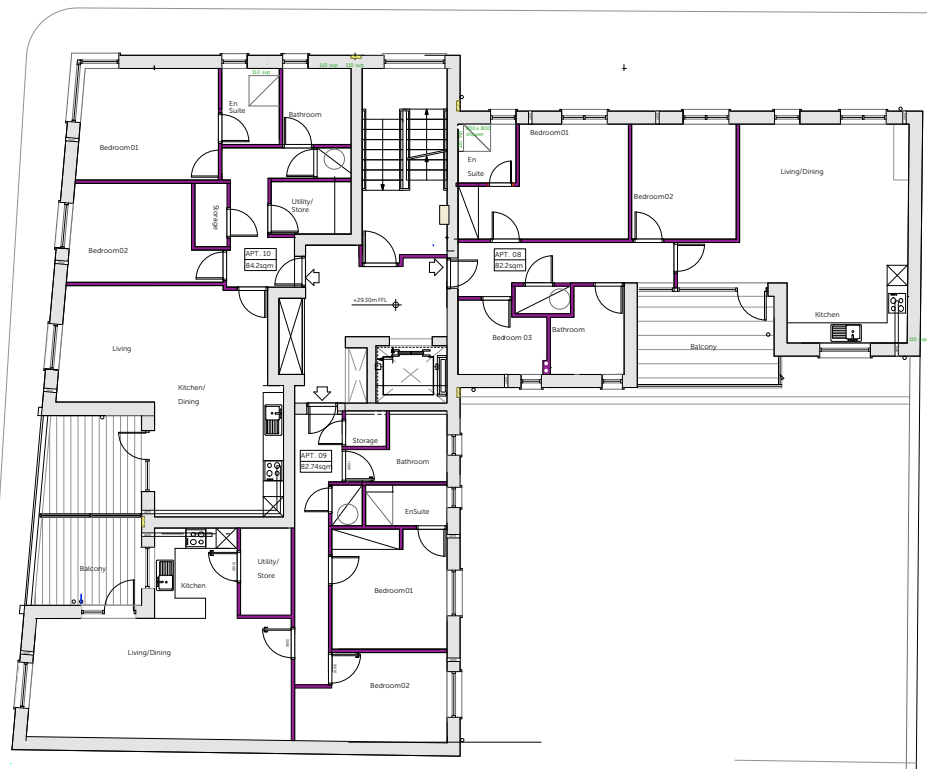
GROUND FLOOR



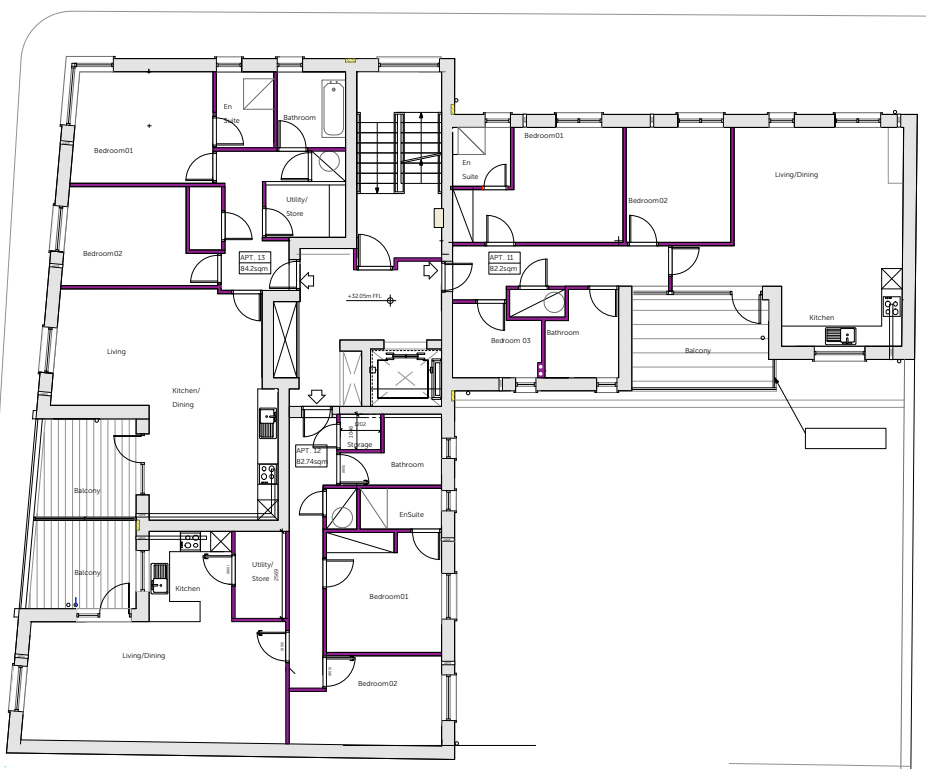
FIRST FLOOR



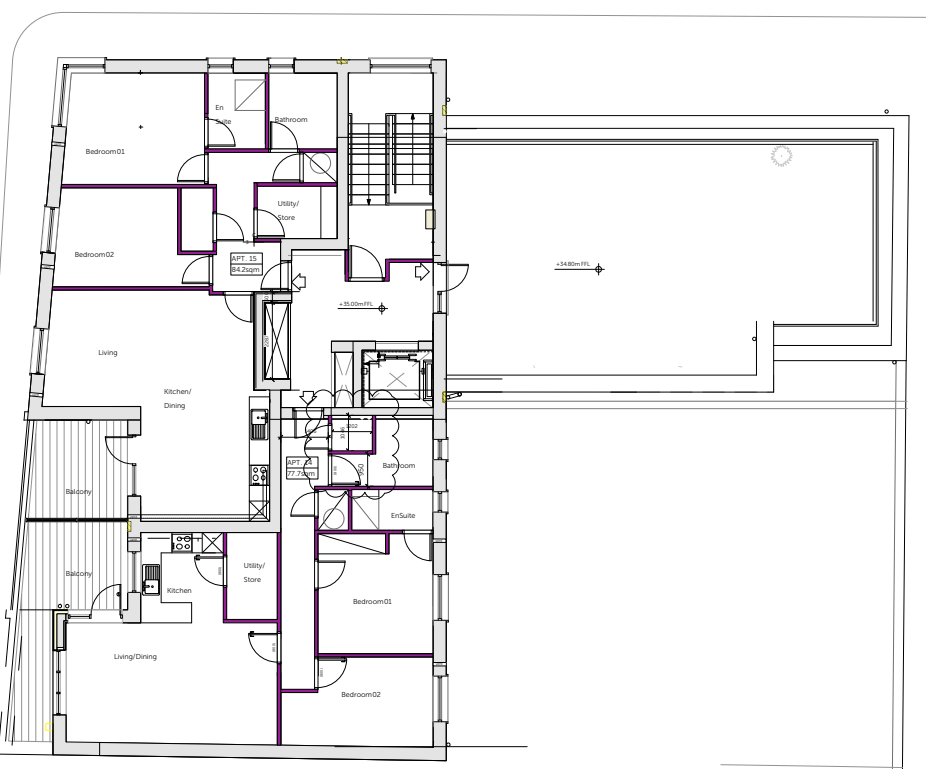
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

BUILDING SPECIFICATION

- 

Thermohouse ICF build structure.
- 

Brick slip and acrylic cladding.
- 

Triple glazed external alu clad windows and doors.
- 

Roof structure is a mixture of rubber membrane and sedum grass on the upper deck and a mixture of planting and hard paving on the lower deck.
- 

Communal roof terrace.
- 

Central water storage tank on the roof and pumping station on the ground floor feeding from the mains supply.
- 

Communal bin storage area.
- 

Secure bike storage.
- 

Secure car parking with space for five cars.
- 

Central postage box with key access.
- 

Internal lift serving all floors.

APARTMENT SPECIFICATION

- 

Joule Victorium exhaust air heat pump system with ventilation to apartments 1-15 and 2 Daikin air to air heat pumps in apartments 16 and 17.
- 

All units come fully furnished and fitted.
- 

All units have durable high wear laminate flooring and tiled bathrooms.
- 

Fibre broadband services.

SUSTAINABILITY CREDENTIALS



NEWPORT
APARTMENTS

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For Sale By Private Treaty

TITLE
Freehold

GUIDE PRICE
€8,500,000

DATA ROOM
<https://sites.knightfrank.com/NewportApartments/>

BER



SALES AGENTS



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