

DUBL!N ONE

493 – 511 North Circular
Road Dublin D01 A2Y5

For Sale by Private Treaty



BER>A2



INTRODUCTION

JLL has been appointed as exclusive selling agents for the modern and contemporary Dublin One Hotel.

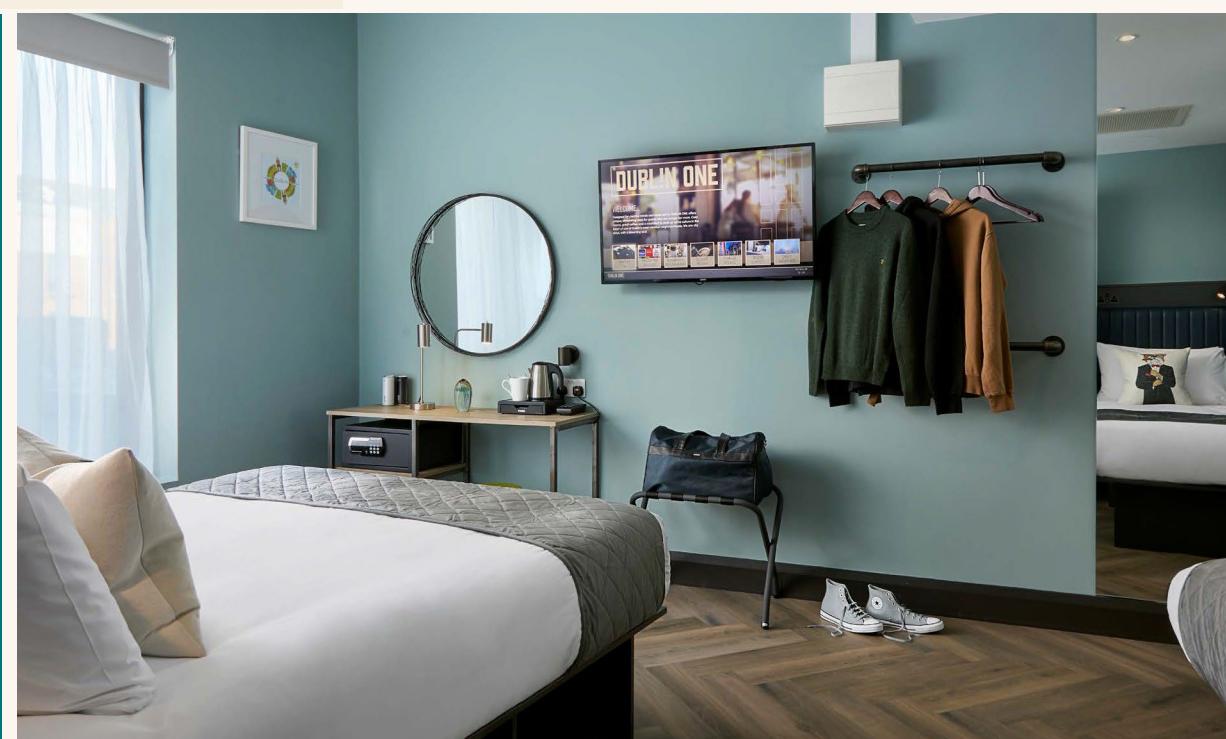
This exceptional hotel property, situated in a prime north city centre location, is almost brand new, having opened in Q2 2022.

Offered for sale free of existing hotel operating agreement, if desired, this modern 163-guestroom four-star hotel boasts an enviable Dublin City Centre location, all positioned on a large 0.5-acre freehold site.

The large-scale hotel, which importantly is rated A2 BER and LEED Gold, also includes a popular restaurant and bar, the famous traditional Big Tree Irish pub and an expansive rear terrace.



An established trading location, just 950 metres from Dublin's famous O'Connell Street.





INVESTMENT HIGHLIGHTS



Occupying a prime location in Dublin City Centre, just minutes' walk from O'Connell Street and with approx. 413,000 residents living within a 5km radius.



A full service 163-guestrooms lifestyle hotel, with a large ground floor restaurant and bar, popular coffee dock, the famous Big Tree Irish pub and an expansive rear terrace.



Numerous demand drivers nearby including the 650 bed Mater Hospital, which is located just 300 metres walk away and Croke Park Stadium (82,300 capacity), which is only 600 metres away.



Significant F&B offering, comprising a unique blend of the contemporary Botanical restaurant and popular rear terrace, with the traditional and timeless Big Tree pub.



Extensive and high specification hotel, extending to approx. 5,554 sq. m (59,782 sq. ft), all on a 0.5-acre freehold corner site.



With flexibility to rebrand the hotel and operate it directly (by Q3 2026) or leave the existing and well performing manager (Axiom) in place. This asset has high levels of registered interest from leading international hotel brands.



Built to the latest modern specifications and with fully air-conditioned bedrooms, the development is rated A2 BER and LEED Gold.



The Dublin hotel market is one of the most attractive markets in Europe, having posted a solid +1.3% RevPAR growth rate in YTD 2025.



A PRIME & HIGHLY ACCESSIBLE LOCATION

Dublin One Hotel is located on a busy and high-profile corner site, between the neighborhoods of Phibsborough and Drumcondra and just 950m north of O'Connell Street. The high profile 0.5-acre freehold corner site boasts approx. 90 meters of frontage onto both Dorset Street and the North Circular Road.

The locality is a densely populated commercial and residential district of Dublin City, with over 400,000 residents living within a 5km radius. The property is located just 600 meters from Croke Park, Ireland's largest sports stadium (and Europe's third largest stadium) and home to the GAA. Oasis played two sold out gigs in Croke Park in 2025. It also hosted the first NFL game to be played on Irish soil in September 2025.

The property is situated just 300 metres from the Mater Hospital, which is a major public and private hospital with over 700 beds, and over 3,000 employees. In 2023, the Mater catered for almost 420,000 patients, including 240,000 through their out-patient service.

Plans for a new Metro North interchange at the nearby Mater Hospital, which once constructed will carry 50 million passengers annually, will also boost the long-term accessibility of the site, linking it directly to Dublin Airport. Finally, the hotel is located less than 20 minutes from Dublin Airport by car, 10 minutes' walk from O'Connell Street and just 20 minutes walking distance from Temple Bar.



Thriving location, close to numerous large scale demand drivers

Distance from Hotel

1km

2km

5km

Inhabitants

37,000

104,000

413,000





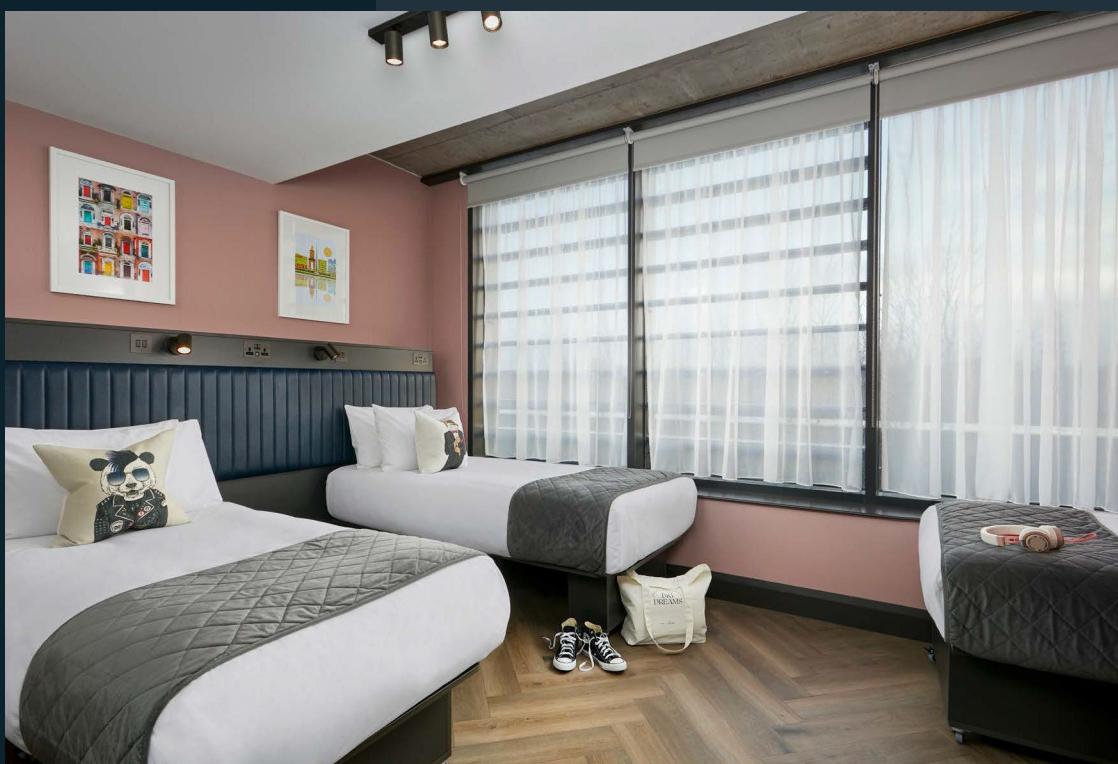
BOASTING STYLISH MODERN GUESTROOMS

The hotel offers a total of 163 high quality, modern and fully air-conditioned guestrooms ranging from 14.4 sq. m to 24.6 sq. m in size. Catering to both corporate and leisure guests, the sleek guestrooms boast an average room size of 16.1 sq. m.

All guestrooms offer full air conditioning and highest specification en-suites.

Room Type	# Keys	Average Area (Sq. M)
Double Room	90	14.4
Twin Room	46	14.6
Family Room	17	24.6
Family Suite	1	22.4
Accessible Room	9	23.7
TOTAL	163	16.1

A rare opportunity to acquire a profitable stylish lifestyle hotel with expansion potential, in the heart of Dublin City



EXTENSIVE RESTAURANT, BAR & TERRACE OFFERING

With over 400,000 local residents in the neighbourhood and limited quality food and beverage (F&B) competition, the hotel boasts an expansive F&B offering, spanning a traditional pub, all day restaurant and bar (Botanical), an attractive outdoor terrace area and a popular coffee dock.

Botanical comprises the hotel's large all day casual dining restaurant, which includes a feature bar, private meeting area and boasts 4-metre ceiling heights.

To the rear, the hotel benefits from a large outdoor rear terrace, with further potential for outdoor dining, drinks, and BBQs, which can be highly lucrative on match and concert days.



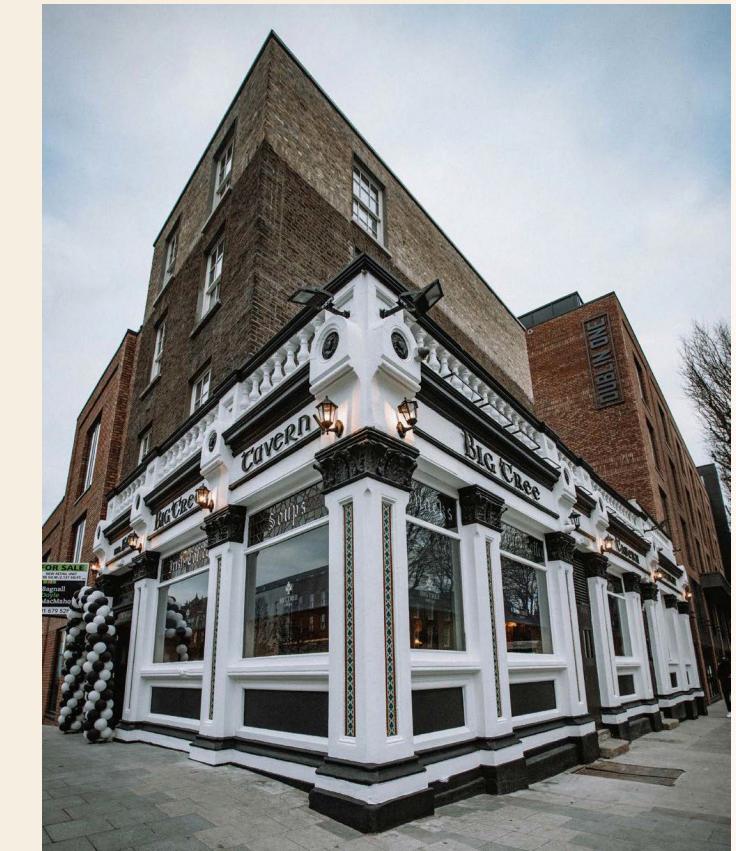
Expansive F&B facilities, with no direct competition nearby

THE FAMOUS BIG TREE PUB

One of Dublin's oldest and best-known traditional pubs, The Big Tree was retained as part of the development and is included in the sale.

The standalone pub is accessed via a separate entrance and is located at the western corner of the site, boasting attractive corner frontage.

Spanning ground and basement levels, it presents an opportunity to own an authentic and much loved neighbourhood pub, attracting local residents, visitors to Croke Park and hotel guests alike.



DUBLIN IS A HIGHLY ATTRACTIVE HOTEL MARKET

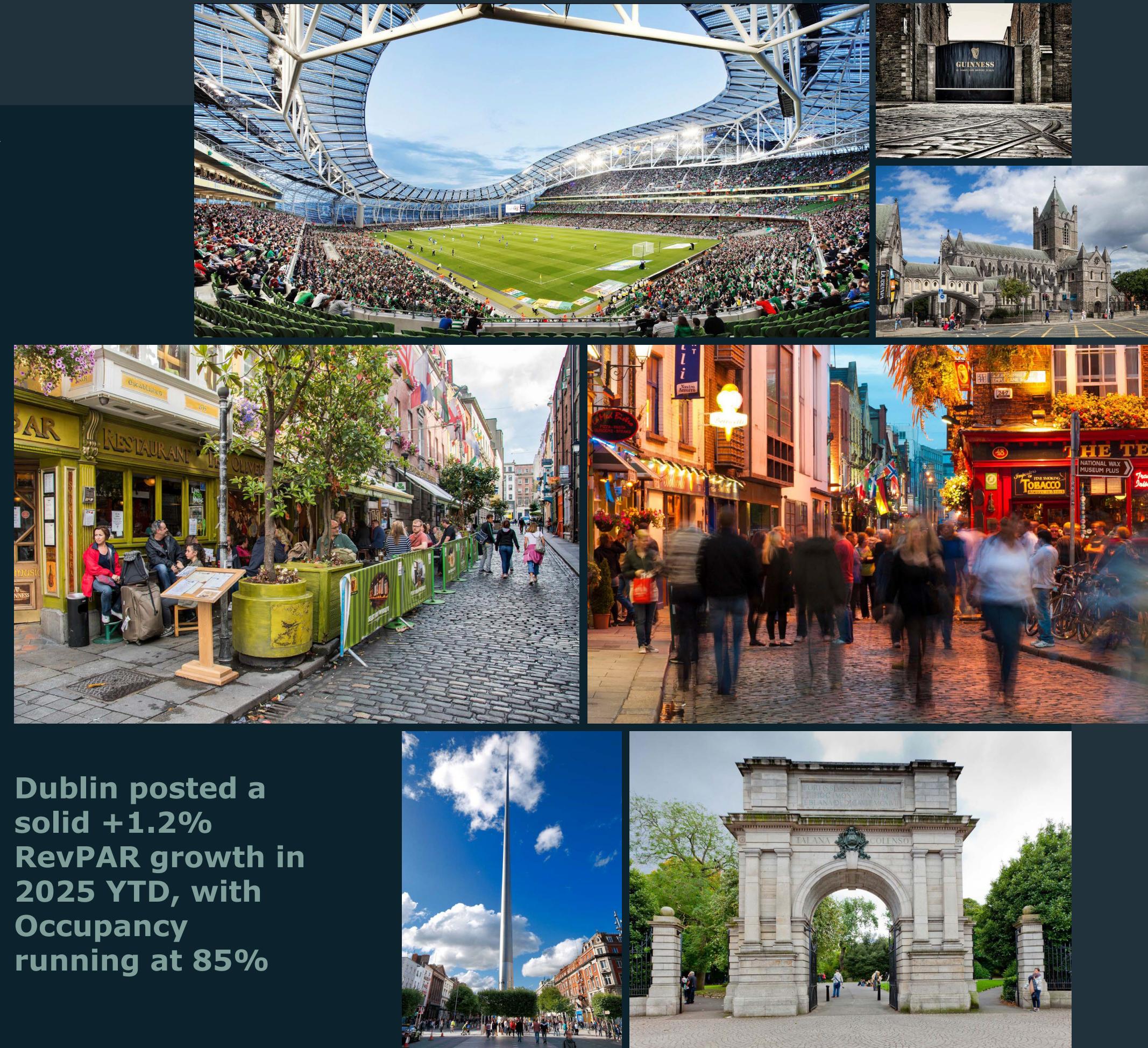
Dublin is a highly attractive hotel investment location, supported by solid trading performance fundamentals. Tourism demand is buoyed by strong passenger traffic at Dublin Airport, which catered for a total of 34.6 million passengers during 2024. 31.1 million passengers have travelled through Dublin airport YTD Oct which is a 4% increase on the same period in 2024.

Dublin is also a popular destination for business travellers, hosting numerous conferences, trade shows, and corporate events throughout the year.

Furthermore, in 2024 and 2025 Croke Park welcomed major events, including Coldplay, Bruce Springsteen, Robbie Williams AC/DC, Oasis and the NFL.

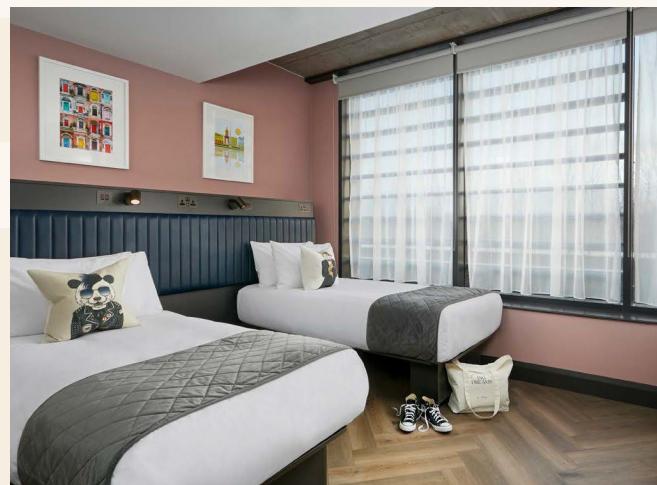
Dublin's Aviva stadium also welcomes major sporting events such as the UEFA Europe League Final and American College Football in 2024. The stadium will also welcomed major music artists such as Taylor Swift in 2024 and Dua Lipa in 2025.

Dublin has also recently experienced significant new infrastructure projects including Luas Cross City, a runway extension at Dublin Airport, and a planned underground Metro line connecting the airport and the city center.



Dublin posted a solid +1.2% RevPAR growth in 2025 YTD, with Occupancy running at 85%

DUBLIN ONE



PROPOSAL

JLL has been appointed as exclusive real estate advisor to offer for sale Dublin One Hotel, on a private treaty basis.

All questions or requests for information are to be only directed to JLL.

All communications and enquires should be submitted to the team below and no direct contact should be made with hotel employees or management.

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BER A2

BER No. 800798969

Energy Performance Indicator 159.43 kWh/m²/yr 0.29

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