Mixed Use Investment Portfolio

**BNP Paribas Real Estate** have been appointed by **Receiver Luke Charleton of EY** as sole selling agents in respect of a mixed use investment portfolio which includes 10 multifamily units and 615 m² of commercial space. The properties are being brought to the market in one or more lots.

Lot 1 comprises 8 multi family units in Ridge Hall, Ballybrack. Constructed in 2003 Ridge hall is located in the heart of Ballybrack village and within walking distance of Killiney DART station and a 5 min drive to Cherrywood and the N7. A mixture of duplexes and apartments Ridge Hall presents an investor with the opportunity to acquire an income flow from a mature and established development while maintaining scope for rental growth.

Lot 2 is made up of a mixture of commercial units. Comprising Ridge Hall House, a 457 m² period property with full planning for “office/enterprise centre” and two modern retail units extending to 158 m² with frontage onto Wyateville Road, this lot would be highly attractive to a number of uses (subject to the necessary planning permission)

Lot 3 consists of two apartments in Bridgewater Hall, Summerhill. Located in the heart of the city, and within walking distance of Croke Park, the IFSC, O’Connell street and Connelly station these apartments make an ideal location for city professionals.

The properties are being offered to the market For Sale in one or more lots by Private Treaty with a guide price of €2.5 million for the entire.

Further information is available from **Mark Forrest** or **Kevin Flannery** of the **Agency Department** of **BNP Paribas Real Estate** Ireland.

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**About BNP Paribas Real Estate**

BNP Paribas Real Estate, one of the leading international real estate providers, offers its clients a comprehensive range of services that span the entire real estate lifecycle: property development, transaction, consulting, valuation, property management and investment management. BNP Paribas Real Estate has local expertise on a global scale through its presence in 40 countries with more than 180 offices and 3,300 employees (18 wholly owned and 22 by its Alliance network, that represents today more than 3,000 people). BNP Paribas Real Estate is a subsidiary of BNP Paribas.

For more information: [www.realestate.bnpparibas.com](http://www.realestate.bnpparibas.com)

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