

EAST WHARF

EAST WALL • DUBLIN 3
IRELAND

East Wharf Overview

MKN Property Group is an award-winning, privately-owned property development company based in Dublin. First established in 1996 and spanning two generations, MKN has developed a stunning portfolio of premium residential and commercial developments in the capital.

MKN's experience is reflected in the design and development of East Wharf which comprises of a 183 bedroom hotel, 105 apartments and one retail unit in three blocks ranging in height from 8 to 15 stories, on a landmark site at the entrance to the North Docklands.

A Unique Position

East Wharf is a brand new development located on the banks of the Tolka River in Dublin 3. Uniquely positioned in the bustling suburb of East Wall, adjacent to both Clontarf and North Docklands, this address offers residents both a long established sense of community as well as the close proximity of the city centre. In the immediate environs of East Wharf are the vibrant and much sought-after neighbourhoods of Fairview and Clontarf, filled with shops, cafes, parks and more besides.

Additionally, EastPoint Business Park, the International Financial Services Centre (IFSC), Point Square, 3Arena, Convention Centre Dublin and Croke Park are all within walking distance.

EastPoint Business Park is a mere five minutes' walk from East Wharf, set among 40 acres of landscaped greenery and home to a number of national, multi-national and Fortune 500 companies.

A short walk south of East Wharf puts you at the beginning of the Dublin Docklands area, a thriving centre for international enterprise and innovation, housing many of the Tech sector's most prominent players including Salesforce, Google, Meta, LinkedIn, Twitter and TikTok, along with Ireland's Central Bank, leading law firms and international financial institutions. Covering an impressive 520 ha/1,300 acres of the capital, there are over 40,000 people working and 26,000 living in the Docklands.



**EAST
WHARF**

EastPoint Business Park







DRUMCONDRA

FAIRVIEW

CLONTARF

Croke Park

West Wood Club

Clontarf Rd

Fairview Park

10 min

30 min

20 min

10 min

DART

EAST WHARF

M50

Facebook

17 min

DUBLIN PORT

Docklands

DUBLIN 1

Connolly

Financial District

George's Dock

Mayor Square

CitiGroup

Spencer Dock

Salesforce

Central Bank

The Point

3 Arena

Tara St

RIVER LIFFEY

TEMPLE BAR

Trinity College

TikTok

Meta

Pearse St

GRAND CANAL DOCK

Twitter

DART

Merrion Square

Grand Canal Dock

Google

DUBLIN 2

St. Stephen's Green

RINGSEND



Aviva Stadium

LinkedIn

Google

Grand Canal Dock

JP Morgan

Airbnb

Meta

TikTok

Dublin Port

3 Arena

Central Bank

Salesforce

Convention Centre

Point Square

WeWork

LUAS
THE POINT

LUAS
SPENCER DOCK

East Road

Spencer Dock LUAS Stop
17 minute walk

Irish Rail
DOCKLANDS

Facebook

Port Tunnel / M50

EastPoint Business Park

Starbucks

Lidl

Aldi

EAST
WHARF

East Wall Road

DART

Clontarf Rd DART Station
10 minute walk

Clontarf to Howth
cycle path

Connectivity

East Wharf is excellently served by Dublin’s various modes of public transport. The local DART station, Clontarf Road is ten minutes’ walk away and from here, users can quickly connect with the greater Dublin area. The LUAS runs through the nearby IFSC and serves the city centre extremely well before stretching on towards South and West Dublin.

The quality bus corridor offers multiple route options and can be accessed on North Strand Road, a mere five minutes’ walk from East Wharf. O’Connell Street is thirty minutes away on foot and there is a dedicated cycle lane running from East Wharf all the way along the coast out to the scenic fishing village of Howth.

The Port Tunnel and East Link bridge are both less than five minutes’ drive from East Wharf, conveniently linking motorists with Dublin Airport, South County Dublin and all major road networks within a 10 minute drive..



Clontarf Rd DART Station



Spencer Dock LUAS Stop



Dublin Port



EastPoint Business Park



IFSC Dublin



Grand Canal Dock



Dublin Airport



NORTH STRAND
QBC

5 minute walk



CLONTARF ROAD
DART STATION

10 minute walk
3 minute cycle
3 minute drive



SPENCER DOCK
LUAS STOP

17 minute walk
5 minute cycle



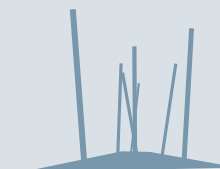
EASTPOINT
BUSINESS PARK

5 minute walk
2 minute cycle
2 minute drive



IFSC/DOCKLANDS
(CBD)

25 minute walk
8 minute cycle
8 minute drive



GRAND CANAL
DOCK

30 minute walk
9 minute cycle
15 minute drive



DUBLIN PORT
& TUNNEL

14 minute walk
6 minute cycle
4 minute drive



DUBLIN
AIRPORT

15 minute drive

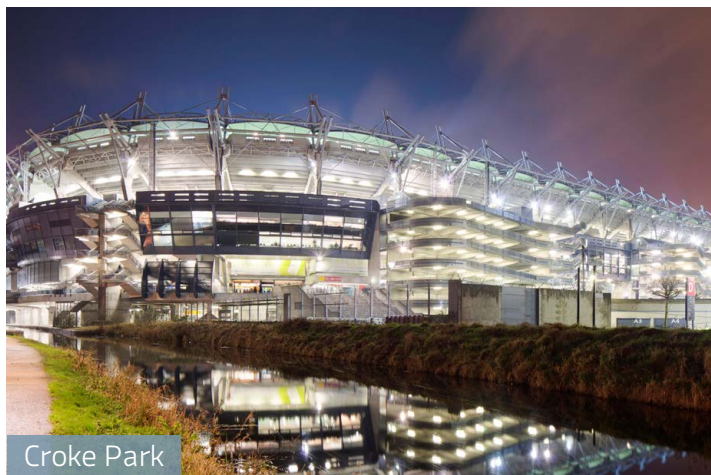
In The Neighbourhood

East Wall has enjoyed immense growth and development in recent decades and yet has famously maintained all of its original character and energy. The position of East Wharf puts an endless array of options on the resident's doorstep regarding work, rest and play - and all within a short distance of home.

The closest neighbouring suburbs are Fairview, Marino and Clontarf, all less than ten minutes' walk from East Wharf, each one offering up its own unique blend of retail, dining and 'things-to-do'. The main thoroughfare joining Fairview and Marino presents on one side a variety of high-end amenities including grocery stores, fish-shops, a fruit and vegetable market, an art gallery, beauty salons and a number of cafes and eateries. Across the road is the stunning 20-hectare Fairview Park, which neighbours East Wharf.



Clontarf Golf Club



Croke Park



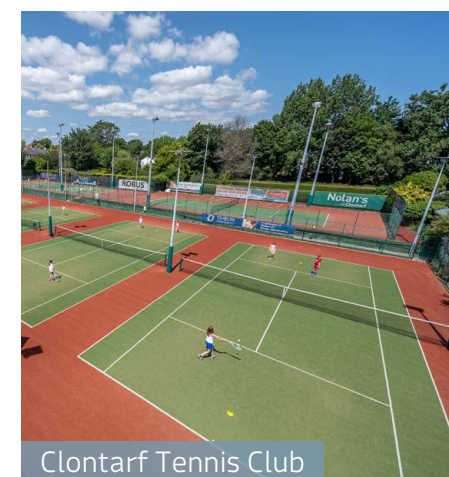
Dublin Convention Centre



Aldi with East Wharf development behind



Royal Dublin Golf Club



Clontarf Tennis Club



Saint Anne's Park



Clontarf Wines



Salon 56 Coffee

Clontarf lies to the east of Fairview and Marino and is equidistant from East Wharf. There are some first-rate retail and dining options on offer here, including specialist butchers, wine merchant, fashion boutiques, bakeries and food stores. Clontarf also features West Wood private health and fitness club which has state-of-the-art gym and workout facilities including the only 50-metre swimming pool in the country.

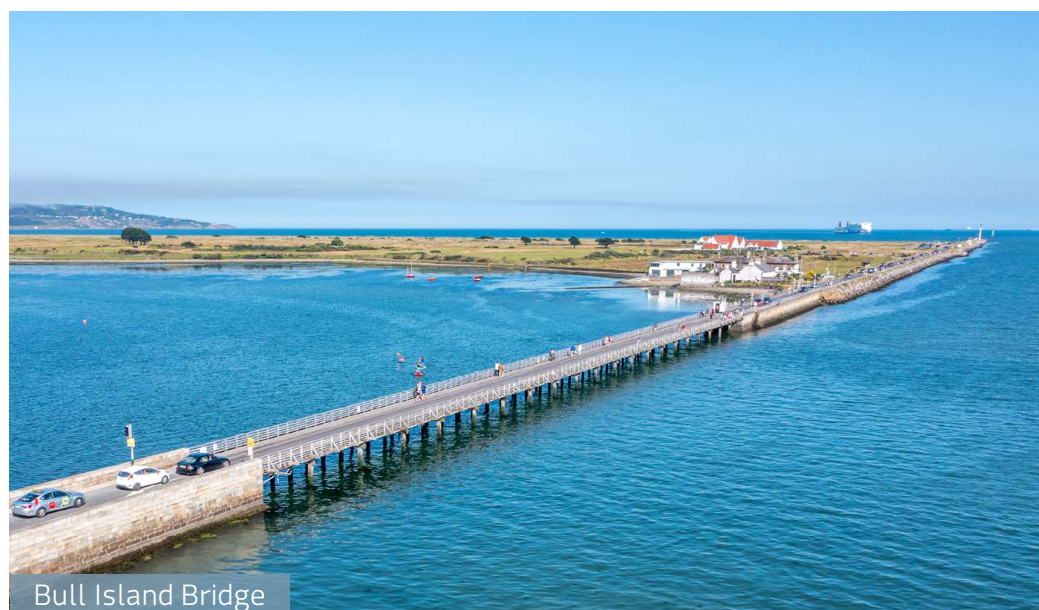
WW
WEST WOOD
C · L · U · B



Clontarf Promenade



East Road Cafe



Bull Island Bridge

Description

East Wharf is a mixed-use scheme comprising of a 183-bedroom hotel, a retail unit, residential amenity space, and 105 apartments spread across three blocks (A, B and C) ranging in height from 8 to 15 stories.

The scheme will also include internal residential amenity areas, a landscaped urban plaza, riverside walkway along the River Tolka, a play area, car parking at basement level and bicycle parking at surface and basement level.

Accommodation Schedule

Block A	183 Bedroom Hotel
Block B	46 Apartments and Retail Unit
Block C	59 Apartments





Scheme Layout



The address offers residents both a long established sense of community as well as the close proximity of the city centre

Further Information

Website

For more information please visit: www.eastwharf.ie

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