




SWINGZONE

— PLAY. TRAIN. CONNECT. —

The Future of Community Golf in Dublin

A photograph of a golfer in a red shirt and black pants, captured in the final follow-through of a golf swing. The golfer is wearing a black cap and white shoes. The background shows a lush green golf course with trees in the distance under a clear sky. The image is partially overlaid by a blue and green geometric graphic on the left side.

**A new kind of golf experience, tech-driven,
family-friendly, and built for growth.**

Welcome to *SwingZone*

SwingZone is redefining the golf experience in Ireland. Our flagship venue in South Dublin will blend outdoor range bays with indoor simulators, coaching, family activities, and a welcoming café, all in one community-first destination.

We're on a mission to make golf more inclusive, modern, and social. Whether you're a beginner, junior, or seasoned player, SwingZone offers something for everyone.



A Growing Market, Ready for Innovation

Ireland's golfing population is growing and changing. Once seen as a traditional sport, golf is now attracting younger players, families, women, and corporate groups. Yet, the format and locations haven't evolved to meet this demand — especially in southwest Dublin.

SwingZone fills this gap by offering a year-round, tech-forward, accessible experience that blends driving range practice, indoor simulation, coaching, and entertainment — all under one roof.



Golf in Ireland – Changing Demographics

- 800,000+ golf participants in Ireland (Sport Ireland, 2024)
- 23% rise in youth participation over 5 years
- 28% of players under 35 now



The Local Gap – Southwest Dublin

- 180,000+ people in west/southwest Dublin
- 0 full-service indoor golf venues
- High density of sports clubs and family housing



Global Market Growth

- Indoor golf market projected to hit €3.5B by 2033 (CAGR: 10.2%)
- Boom in simulator use for both play and coaching
- Golf-focused entertainment venues like TopGolf expanding



The Flagship Site, South Dublin

- 20+ bay outdoor driving range (covered, tech-powered)
- 2 indoor golf simulator bays
- Café with light food and barista drinks
- 2 multi-purpose studios (yoga, fitness, community use)
- Golf coaching & junior camps
- Pro shop, loyalty scheme, and memberships



Diverse, Scalable Revenue Model



Outdoor Range
€8 - €12 per bucket



Indoor Simulators
€35 per hour (4 people)



Memberships
4 Flexible Options



Café Sales
Drinks/Snacks



Junior Golf Camps
and Events



Golf Lessons for
all age groups



2 Studios for hire
Dance/Fitness/Yoga



Corporate Events



Pro Shop
& Gift Cards

A Win-Win with EIIS

The Employment Investment Incentive Scheme (EIIS) allows Irish taxpayers to support innovative startups while reducing their tax bill:

- **Up to 50% Income Tax Relief**
Claim valuable tax relief against your income.
- **Low Entry Point**
Invest from as little as €5,000.
- **Equity Participation**
Own shares in a high-growth business with strong revenue potential and real-world assets.

Example



Invest
€10,000



Claim €5000
back via
EIIS Tax Relief



Hold Shares
for 4 Years



Benefit from
Growth and
Exit Returns



From Concept to Launch

This high-level timeline outlines our key milestones as we bring SwingZone from concept to reality and set the stage for long-term growth.



Q4 2025:

Fundraising drive underway, investor outreach in progress



Q1 2026:

Target raise completed, site secured, planning application submitted



Q2:

Construction begins, simulator installation, team recruitment



Q4:

Final preparations, marketing ramp-up, grand opening



Years 2–4:

Customer growth, optimisation, launch of second site

Led by Passion. Backed by Experience.



David Stokes – Founder & Managing Director

20 years in tech, e-commerce, and performance marketing. Lifelong golfer and entrepreneur with two successful business exits. Hands-on leadership driving SwingZone from concept to launch.



Chris Wojnar – Senior Business Advisor

With over 50 years in business, including as founder and director of Wigodors, Chris brings invaluable experience in operations, strategy, and leadership. A trusted advisor to the project, he will play an active role in SwingZone's launch and development.



Tomás Ó Gríobhtha – Commercial Foodservice Advisor

With over 15 years of experience in professional kitchens, Tomás brings deep expertise in commercial food operations, menu planning, and efficient kitchen workflows.



A PGA-qualified coach with over a decade of experience in player development, Sarah has worked with golfers of all ages and skill levels. Her focus on inclusive coaching programmes and junior development will help make SwingZone a welcoming environment for all.

Let's Build It Together

We're now welcoming expressions of interest from private investors looking to support a purpose-built indoor/outdoor golf and activity venue in South Dublin.

With tax relief of up to 50% under the EIS scheme and real asset-backed growth potential, this is a high-impact, early-stage opportunity.

To invest or request more info:



david@swingzone.ie



089 235 7304

Minimum investment: €5,000

Shares will be allocated on a first-confirmed basis.

SOQs (Statements of Qualification) issued post-share issue for EIS tax relief.

Interested? Let's Talk

This investment carries risk and is suitable for individuals familiar with early-stage ventures. Tax relief is subject to Revenue eligibility and self-assessment.

FAQ's

Q: What is the minimum investment?

A: The minimum investment is €5,000, and you'll receive ordinary shares in return.

Q: What tax relief can I get?

A: You may claim up to 50% income tax relief on your investment under the EIS scheme, depending on eligibility and Revenue rules.

Q: Who qualifies for EIS tax relief?

A: Any Irish taxpayer with qualifying income — including PAYE workers, landlords, and self-employed individuals — can claim EIS relief.

Q: How do I actually get the tax relief?

A: Once we complete fundraising and receive our RICT number from Revenue, we'll issue a Statement of Qualification (SOQ). You include this with your tax return to claim the relief.

Q: When can I claim my relief?

A: You can claim it in the tax year following the issue of the SOQ. For example, if the SOQ is issued in 2025, you claim in your 2025 tax return (filed in 2026).

Q: How long do I have to hold the shares?

A: EIS shares must be held for a minimum of four years to qualify for tax relief.

Q: Is SwingZone approved by Revenue?

A: SwingZone operates under the self-certified EIS model introduced in 2019. We will obtain an official RICT number once fundraising is complete.

Q: What are the risks involved?

A: As with any early-stage business, there are risks. While EIS provides generous tax relief, your capital is at risk and returns are not guaranteed.

Have more questions? Get in touch:
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SwingZone – Tech-Driven Driving Range & Golf Hub
South Dublin



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“Golf for Everyone. All Year Round.”

A modern, community-first golf experience.