

## CORPORATE PROFILE

### About Us

Dublin's premier property agency connects discerning buyers with exclusive Georgian townhouses and sleek River Liffey penthouses. Based in the city centre, our expert team provides unparalleled local insights, discreet tailored consultations, and seamless elite transactions. We deliver a sophisticated, world-class service for prestige investments, sales, and acquisitions.

### Expert Guidance

We delivers expert guidance across every sector of the real estate market. Whether you need strategic advice on new home developments, multi-unit management, commercial sales, or the fast-paced lettings market, our experienced team provides tailored solutions to maximise returns. We combine deep local insights with robust market data to streamline your journey from planning to final acquisition, helping you unlock premium opportunities with complete confidence.

### Why Blacks?

Our prime Dublin city centre location ensures unmatched exposure to an affluent network of local and international buyers. We combine bespoke digital marketing, elite staging, and data-driven valuations to make your listing stand out. Our discreet, sophisticated negotiation process protects your interests to secure a seamless, high-reward experience.

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## RESIDENTIAL SALES

### Trusted Agents

As a luxury boutique agency, we pride ourselves on offering a bespoke, personal service backed by years of experience and deep local expertise. With a relentless commitment to integrity, we ensure you receive the dedicated, honest, and deeply personal service of a trusted local expert.

### Area Guide

We offer premium property services across Dublin's most prestigious locations. Our extensive portfolio connects grand period family homes, scenic shoreline retreats, and contemporary apartments, delivering localized expertise across the entire greater Dublin region:

- Urban Hubs – City Centre and the modern Grand Canal Docklands.
- Historic Districts – Character-filled red-brick neighbourhoods like Ranelagh and Portobello.
- Elite Southside Enclaves – Highly coveted areas including Ballsbridge, Donnybrook, Sandymount, Blackrock, and Dalkey.
- Northside & Coastal Villages – Desirable waterside locations like Clontarf, Malahide, and Howth.

## Blacks | RESIDENTIAL

### Marketing

We transform listings into cohesive lifestyle narratives that justify a premium price tag We transform listings into cohesive lifestyle narratives that justify a premium price tag:

- Professional Staging – Decluttering, depersonalising, and dressing rooms to maximise space and light.
- High-Resolution Visuals – Wide-angle daylight photography capturing an impactful online first impression.
- Immersive Media – High-definition 4K video walkthroughs and interactive 3D floorplans for remote viewings.
- Compelling Copy – Benefit-driven narratives highlighting unique selling points, energy ratings, and local amenities.

### Technology Driven

By integrating AI technology and digital tools, we have streamlined the entire property process to be faster and more efficient, ensuring you stay ahead in a competitive market.

- 24/7 Selling Platform – Your listing never sleeps; continuous visibility ensures no lead is missed.
- Instant Buyer Response – Automation and AI tools handle immediate inquiries flawlessly.
- Online Bidding & Offers – A modern, secure, and fully digital approach to transactions.
- 7-Day Viewings – Open for viewings seven days a week to accommodate affluent buyer schedules.

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## TRUST, TRANSPARENCY & SUSTAINABILITY

### Bespoke Service

We combine cutting-edge technology with uncompromised human values. While our processes are entirely technology-driven, our core philosophy remains rooted in protecting your privacy and asset value.

### Environmental Commitment

Our green policy drives every decision, delivering exceptional service while protecting the planet:

- Strictly Paperless – Digital contracts and electronic signatures eliminate administrative waste.
- No "For Sale" Boards – Discarding traditional signage reduces physical pollution and respects your privacy.
- Carbon Neutral Mission – Constantly auditing energy use to ensure a greener future.

### Transparent Pricing

No hidden fees. No surprise costs. Our pricing is fully transparent, with straightforward commission rates and clear marketing costs detailed upfront. You will never encounter unexpected closing fees or administrative charges.

## **BLACKS REAL ESTATE (ADVISORY)**

### **Lettings**

Our advisory team takes the stress out of property management by providing a comprehensive, end-to-end letting service. Whether you are a first-time landlord or manage an extensive portfolio, we handle everything from accurate rent valuation and targeted marketing to rigorous tenant vetting and legal compliance. Our specialists work proactively to secure reliable tenants quickly, minimise void periods, and maximise your rental yield. Partner with us to ensure your investment is fully protected, expertly managed, and continuously delivering optimal returns.

### **Management**

We handle the complexities of block management with absolute precision, overseeing everything from service charge administration and budget planning to rigorous maintenance schedules and health and safety compliance. By prioritizing transparent communication and swift problem-solving, we protect your asset's long-term value while fostering harmonious communities for residents. Partner with us to enjoy stress-free oversight, reduced operational costs, and complete peace of mind that your development is in expert hands.

### **New Homes**

The Blacks new homes team delivers specialised advisory services across the entire residential development lifecycle, from initial concept to final plot sale. We partner closely with housebuilders, landowners, and developers to provide accurate market research, strategic pricing, and targeted marketing campaigns that accelerate off-plan sales. Our team guides buyers seamlessly from reservation to handover while maximising development value, optimising sales rates, and securing a premium return on investment.

### **Commercial**

We handle all aspects of the commercial market, including sales, acquisitions, proactive asset management, and lease negotiations across retail, office, and industrial sectors. By leveraging sharp market intelligence and a vast professional network, we identify high-value opportunities and negotiate optimal terms to protect your financial interests. Partner with our commercial specialists to navigate complex market cycles, maximize your portfolio's capital value, and secure long-term operational success.

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## **THE NEXT STEP**

### **Experience the Future of Real Estate**

Ready to move forward with absolute confidence? Contact Blacks today for a private consultation, asset audit, or data-driven property valuation.