

Company

A luxury boutique agency rooted in traditional values and enhanced by modern technology to achieve our clients' property goals. We promise a bespoke, personal service dedicated to delivering exceptional results for every individual. Our approach draws on years of experience and deep local expertise to provide premium marketing and precise valuations. Through tailored viewings that highlight the unique character of your property, we ensure every property is maximised to its full potential. As a local agency with global reach, we are dedicated to achieving results that exceed your expectations. Our experienced team uses innovative strategies and a proactive approach to deliver swift, successful property transactions, whether you're buying, selling, investing or letting.

We don't use 'For Sale' boards and we operate as a fully paper-free agency.

We Choose Us?

Driven By Technology

We leverage advanced digital tools, Artificial Intelligence (AI), and automated platforms to streamline, speed up, and improve the property buying, selling, renting, and management process. Unlike traditional agencies that rely heavily on manual processes and physical high-street offices, we use technology to enhance accuracy, transparency, and client experience, operating with lower overheads and higher efficiency.

Future-focused, client-first agency

With years of unparalleled experience across all aspects of the Dublin real estate market, Our team has built a career defined by integrity and results. From navigating complex property sales to strategic portfolio management, Our in deep expertise ensures that every client receives bespoke guidance. Our vision for Blacks is simple: to be Dublin's number one client-first agency, redefining industry standards through transparency and a forward-thinking approach.

Property Specialists

We are a Dublin-based property consultancy with years of experience, offering exceptional, client-focused service, based on trust and transparency. Being environmentally friendly — we don't use 'For Sale' boards and we operate as a fully paper-free agency.

Results Driven

As a local agency with global reach, we are dedicated to achieving results that exceed your expectations. Our experienced team uses innovative strategies and a proactive approach to deliver swift, successful property transactions, whether you're buying, selling or letting.

Open Communication

Our commitment to transparent communication means you stay informed at every step. We believe in clear, open dialogue and provide regular updates and guidance so you can make confident, well-informed decisions.

Client Focused

At the heart of our agency is a client-centric focus that prioritizes your needs and objectives above all else. Your satisfaction is our goal, and we go the extra mile to ensure that your real estate journey is smooth, stress-free, and rewarding.

Experts

Our team of seasoned professionals employs innovative strategies and a proactive approach to ensure swift and successful property transactions, whether you're buying or selling.

Tailored Solutions

We understand that every client is unique, so we tailor our services to your specific needs and goals. Whether you're buying, selling or renting, we create personalised solutions that put your priorities and preferences first.

Local Expertise

With extensive knowledge of the local market, we offer unparalleled insight into property trends, pricing dynamics and neighbourhood specifics. You can trust us for comprehensive guidance backed by a deep understanding of the community.

Trusted Reputation

With a strong track record and a long history of satisfied clients, we've earned the trust and respect of the community. Our integrity, professionalism and commitment to excellence make us a preferred choice for clients seeking reliable real estate solutions.

Selling With Us

Property Appraisal

Conducting a comprehensive assessment of the property's distinctive attributes, locational advantages, and prospective target market. Identifying key selling points and formulating a compelling narrative that clearly articulates the property's value proposition.

Premium Marketing

Implementing a multichannel marketing strategy including digital platforms, social media, and traditional advertising to maximize exposure, by creating visually appealing and engaging content, including high-resolution images, virtual tours, and captivating property descriptions to captivate potential buyers.

Viewings

Organizing well-planned open house events and private viewings to allow potential buyers to experience the property first-hand. A comprehensive information packet and engaging with prospective buyers to address any inquiries and highlight the unique benefits of the property.

Reports & Updates

Providing regular updates on the marketing campaign's progress, including the number of inquiries, viewings, and any offers received. Analysing market feedback and adjusting the marketing strategy, if necessary, to optimize results and maximize the property's visibility in the market.

Property Positioning & Analysis

DAFT & MYHOME

Our in-house marketing team will focus on market analysis, property valuation, and marketing strategies, our process ensures informed decisions and successful transactions.

All properties get premium marketing, which includes, photography, videography, drone and virtual tour with Matterport. Includes premium advert on DAFT & MYHOME.

Our marketing package includes the following,

- 5 live websites
- Premium exposure on Myhome.ie & Daft.ie
- Virtual Tour of property with Matterport
- Social media Campaigns on all platforms
- Newspaper Press Release (Only on certain properties)
- Photography
- Videography (Including Drone)
- E Brochure sent to all interested buyers within our database
- In house marketing team

Bidding & Offers

The Online bidding is a web-based application that facilitates the sale and bidding processes over the internet. The sellers can list their property, and bidders can place bids which is totally transparent for all parties.

Get Market Ready

Property

Before listing your property for sale, you should prepare your house to make it appealing to potential buyers.

This could involve simple tasks like:

- Decluttering
- Cleaning
- Making minor repairs
- Painting
- Making the garden and outside areas more attractive.

To speed up the process it is important to arrange a solicitor and arrange for the deeds of the property through the bank if the property is mortgaged. This could potentially speed up your sale by as much as 4 to 6 weeks.

Documents Required

Letter Of Engagement, As the property sector is regulated by the PSRA in Ireland we require a signed letter of engagement (B1 Form) signed within 7 days of your property going onto the open market. This document will cover your rights and list all details about your property and sales price.

Anti-Money Laundering Documentation Required

- Photo ID: Driving License or Passport
- Proof Of Address: Utility Bill or Bank Statement