

# Morrison Estates

OPENING DOORS TO A BETTER MOVE



**Independent expertise.**

**A more personal approach.**

RESIDENTIAL | COMMERCIAL | SALES | LETTINGS  
PROPERTY MANAGEMENT | VALUATIONS

Independent. Family-owned. Dublin property specialists.

## Who we are

### RESIDENTIAL & COMMERCIAL PROPERTY EXPERTISE

Morrison Estates is an independent, family-owned estate agency based in Sandyford, Dublin. For over two decades, we have advised private clients, homeowners, landlords, investors and businesses across the property market.

Our service spans residential and commercial sales and lettings, property management, professional valuations and relocation. We combine experienced local advice with modern marketing, strong digital reach and direct, personal service.

### One team. A broad property service.

- Residential sales, lettings and landlord services.
- Commercial sales, lettings and acquisition advice.
- Property management for Irish and overseas landlords.
- Professional valuations and market appraisals.
- Corporate relocation and selected short-term accommodation.





## Residential Sales

### POSITIONING YOUR PROPERTY TO ACHIEVE ITS STRONGEST MARKET RESPONSE

Every sale begins with the right strategy. We advise on presentation, pricing and launch timing, then combine professional marketing, proactive buyer engagement and experienced negotiation to keep momentum from first appraisal through to closing.

#### Preparation

Valuation advice, presentation guidance, professional photography and carefully written property marketing.

#### Marketing

Leading property portals, digital campaigns, buyer databases, social media and targeted follow-up.

#### Negotiation

Structured bidding, transparent communication and experienced management of the sale-agreed process.

# Lettings & Landlords

## FOR LANDLORDS IN IRELAND - AND AROUND THE WORLD

We act for landlords based locally, elsewhere in Ireland and overseas, providing a responsive letting and management service for Dublin property. Our team can oversee the process on the owner's behalf from rental appraisal and marketing through tenant selection, documentation, move-in and ongoing management.

## Compliance at the centre

Irish residential letting legislation continues to evolve. We manage tenancies in accordance with applicable Residential Tenancies Board (RTB) requirements and keep our processes under continual review as legislation, prescribed notices and procedures change.

- New and annual RTB tenancy registration administration.
- Rent setting and rent review processes using current RTB requirements.
- Tenancy documentation, inventories and move-in records.
- Ongoing monitoring of RTB guidance and legislative changes.
- Dedicated support for non-resident and portfolio landlords.

### CURRENT RTB FRAMEWORK

Residential tenancies generally require registration at the start of the tenancy and annual re-registration. We keep our operating procedures updated to reflect current RTB guidance.



# Management & Commercial Property



## Property Management

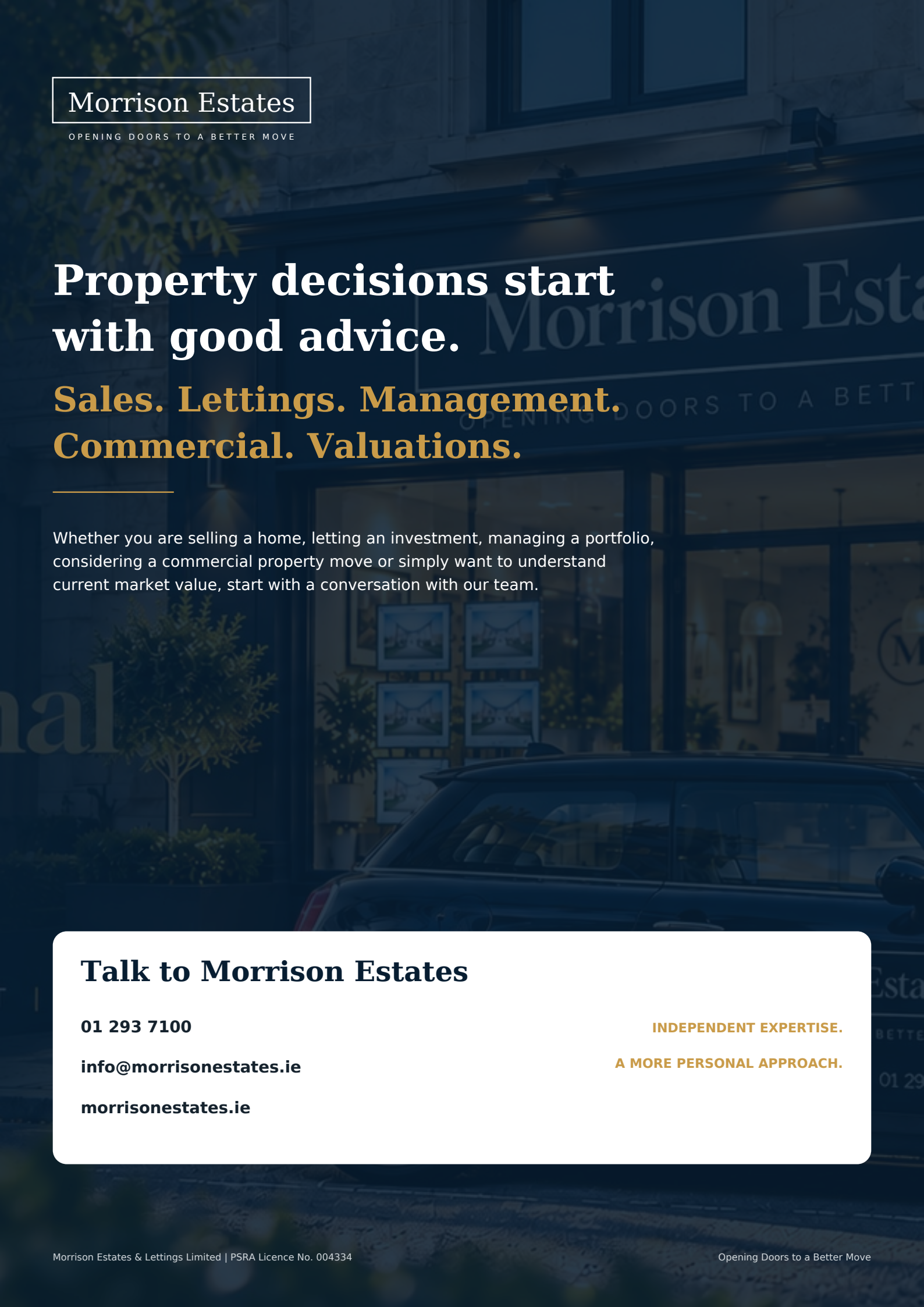
For landlords who want the day-to-day responsibility professionally handled, we provide structured management focused on communication, compliance, maintenance and protecting the long-term value of the property.

- Rent collection and landlord reporting.
- Maintenance coordination and 24/7 repair reporting.
- Routine inspections and tenancy administration.
- RTB registrations, reviews and compliance support.
- Service for Irish and overseas property owners.

## Commercial Property

Our commercial service provides practical advice to owners, occupiers and investors across office, retail and other commercial property requirements.

- Commercial sales and lettings.
- Market appraisals and rental advice.
- Office and retail property marketing.
- Acquisition and disposal guidance.
- Professional valuation and strategic advice.

The background of the entire page is a dark, blue-tinted photograph of a building at night. The building has large windows and a sign that reads "Morrison Estates". A car is parked in front of the building. The overall mood is professional and sophisticated.

**Morrison Estates**

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# Property decisions start with good advice.

## **Sales. Lettings. Management. Commercial. Valuations.**

Whether you are selling a home, letting an investment, managing a portfolio, considering a commercial property move or simply want to understand current market value, start with a conversation with our team.

### **Talk to Morrison Estates**

**01 293 7100**

**[info@morrisonestates.ie](mailto:info@morrisonestates.ie)**

**[morrisonestates.ie](http://morrisonestates.ie)**

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**A MORE PERSONAL APPROACH.**