

EDITOR'S
CHOICE

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The two spacious double bedrooms have timber floors and fitted wardrobes alongside access to a decked terrace

Stylish urban pied-à-terre in Grand Canal has flair to spare

A fully renovated, audaciously styled apartment in one of the most exciting quarters of the city shows off the exquisite taste of its Italian owners, writes **Tina Marie O'Neill**

Buyers looking for la dolce vita in the heart of Dublin city are likely to be seduced by the Italian flair on offer at 25 Forbes Quay, a two-bedroom, 80 square-metre apartment in the trendy Grand Canal Dock area of Dublin 2.

With interiors designed by Black Fox Interiors, this

beautifully styled dual-aspect (east-west) home has featured in popular interiors platform Houzz.com and is now on the market with local agent Owen Reilly quoting €550,000.

The unit was renovated in late 2015 and further upgraded in 2020 with combined works valued at €20,000. It now boasts a hit list of designer features, including its

Kube kitchen and a wealth of bespoke fixtures and fittings. Its Italian owners are also open to selling many of the designer furniture pieces, including tables, armchairs, sofa, the master bed and a sofa bed, should they catch the eye of a new purchaser.

Located in a quiet, well-managed development with a stunning, verdant courtyard garden, this first floor apartment comes with plenty of storage and a centralised heating system (located and maintained in the basement of the building, creating more storage space for the apartments above). No 25 also has a designated car park

space and a B3 energy rating.

The stylish interior briefly comprises an entrance hall with timber floors and a generous storage room, an open-plan and well-proportioned living space which incorporates the fully equipped designer kitchen with its clean white base and pantry units, timber wall-mounted units and Porcelanosa 3D-effect wall tiles.

The dining area comfortably seats six (and up to ten with the extendable dining table by Calligaris) and has a clever upholstered window storage bench. The living room has integrated shelving and timber flooring. The two spacious

double bedrooms also have timber floors, both have fitted wardrobes and enjoy access to a decked terrace overlooking the internal courtyard.

The master bedroom has a contemporary en suite with a bath and overhead shower. The second bedroom is currently fitted out as a home office to facilitate working from home and has integrated storage units.

Renovated last year, the main bathroom has a shower with a trendy micro-cement wall finishing.

A vibrant urban quarter, Grand Canal Dock has a choice of neighbourhood bistros, cafés and restaur-



Forbes Quay is in a bustling city quarter that is host to a variety of bistros and restaurants

ants clustered around the city dock. The Bord Gáis Energy Theatre and the Mariner Hotel face onto the scenic, Martha Schwartz-designed waterfront plaza. St Stephen's Green, Ballsbridge, the IFSC

and Sandymount are all within 20 minutes' walking distance while the Dart at Grand Canal Dock provides easy access to the city centre and the suburbs beyond. The neighbourhood is

home to a multitude of large multinational employers such as Facebook, Google, State Street, JP Morgan and PwC. For more details or enquiries, contact Owen Reilly at 01-6777100.