



106 Forbes Quay Apartments, Lazer Lane, Dublin 2. D02 X027

Beirne  
& Wise





No 106 Forbes Quay Apartments is a stunning corner apartment (70sq.m.) with a bright, light-filled south-west facing aspect and wonderful views of the nearby modern buildings and across the river towards the iconic National Convention Centre. This apartment is beautifully presented with a stylish and contemporary interior and offers generous accommodation to include: Reception Hall, large open plan Living Room / Dining Room and Kitchen, 2 double bedrooms (main with ensuite), Shower Room and Two Balconies.

Residents of Forbes Quay are entitled to purchase a Resident's Only Car Parking Permit which allows them to park in various locations within the Grand Canal Dock area. There is no designated car parking space within the development. with this apartment.

This is a vibrant location on the doorstep of the City Centre with an abundance of waterside cafés, restaurants, Fresh food market and Il Valentino bakery on offer in addition to banking facilities, dentists, a medical centre and the five star Marker Hotel's award winning spa and pool. The area is well served by local bus routes and Grand Canal Dock DART station on Barrow Street is just a five minute walk away.

The waterfront itself is popular with water sport enthusiasts (kayaking, stand up paddle boarding and water skiing from the Surf Dock) as well as canal boats, the Viking Splash Tours and dragon boat racing.

Many of the world's leading tech companies are located in the surrounding area along with most of Dublin's top law and financial firms, making the property ideal for working nearby. Some of Dublin's finest entertainment attractions are also within walking distance including the Bord Gais Energy Theatre, the Aviva stadium, the Convention Centre Dublin and the 3 Arena. Dublin's premier shops on Grafton Street, St Stephen's Green and Trinity College Dublin are all within strolling distance, as is Sandymount Strand. Dublin Airport is just 25 mins away via the Port Tunnel.



## Features

- 2nd Floor Apartment
- Underground Car Park with Bicycle Storage
- Communal Bins
- Riverfront Location
- Adjacent Grand Canal Square
- Passenger Lift
- Gas Fired Central Heating
- Quiet & Tranquil Resident's Courtyard Garden
- Buzzing Neighbourhood with Coffee Shops and Restaurants
- Close to Barrow Street & Tara Street DART

## Accommodation

### HALL

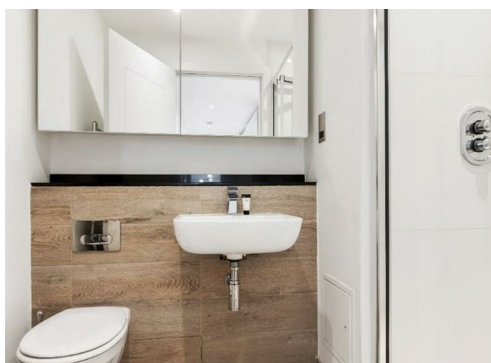
1.94m x 4.9m

Large reception hall featuring bespoke wall to wall sliderobe storage.

### LIVING ROOM/DINING ROOM

5.43m ( max) x 5.54m ( max)

Impressive open plan living area with floor to ceiling windows offering stunning city views. Patio doors open the large wrap around balcony. Wooden floors and recessed ceiling lighting.



#### KITCHEN AREA

The kitchen is fitted with contemporary high gloss white wall and floor cupboards with integrated appliances to include dishwasher, fridge freezer and washer/ dryer. Oven, hob and extractor fan. Tiled floor.

#### BEDROOM 1

3.06m x 4.21m

Generous double bedroom with built in wardrobes and access to west facing balcony with river views.

#### ENSUITE

2.29m x 1.9m

Stylish ensuite bathroom with contemporary tiling and fittings to include a mirrored vanity unit, bath with glass shower screen and shower fittings, wash hand basin and wc.

#### BEDROOM 2

3.16m x 2.54m

Second double bedroom with built in wardrobes and access to the west facing balcony with river views.

#### SHOWER ROOM

2.29m (max) x 1.6m

Complete with wc, wash hand basin and a step-in shower cubicle with stylish fittings. Mirrored vanity unit and quality tiling throughout.

#### OUTSIDE

A particular feature of this bright- light filled apartment is that it enjoys a dual aspect (south and west) from balconies located off both the living area and bedrooms. The bedroom balcony offers wonderful views across the river towards the iconic National Convention Centre Building which displays a colourful array of lights at night.

#### SERVICE CHARGE

The current service charge is €2,635.12 Per Annum

#### BER

Ber No. 115577421

Output. 79.51 kWh/m<sup>2</sup>/yr







**Beirne  
& Wise**

12a Carysfort Avenue, Blackrock, Dublin,  
t: 01 2880900  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.