

PROPERTY RENTALS & MANAGEMENT MADE AS EASY AS 1,2,3...



+34 618 264 334



management@oneportfolio.es



www.oneportfolio.es



ONE PORTFOLIO
PROPERTY MANAGEMENT

ABOUT US

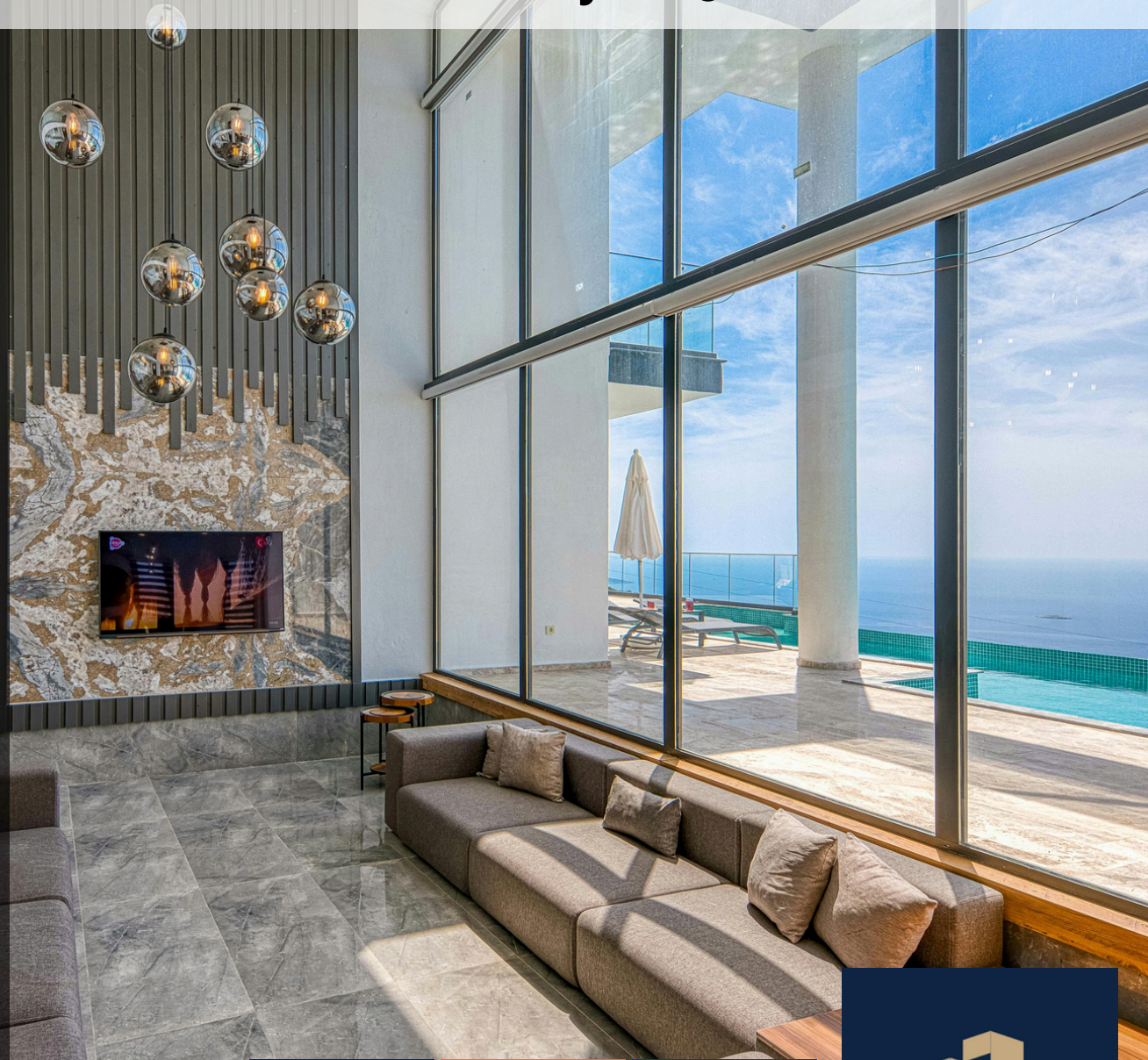
Having years of experience in managing our own short term rental properties we understand the headaches and issues from an owners perspective. We treat your property as if its our own – Under One Portfolio.

Experienced in Real Estate & Property Management on the Coast Since 2001, we successfully manage diverse portfolios of residential properties, delivering exceptional results for property owners and investors alike for vacation rentals and long-term lets.

We have a clear understanding of the unique challenges and requirements of this industry, and our team of experienced professionals is dedicated to delivering outstanding service and results.

We employ industry-leading channel management tools to effectively distribute and synchronise property listings across multiple booking platforms, expanding the properties' visibility and reach. Employing Dynamic Pricing Strategies: we leveraging advanced data analytics and market trends, to implement dynamic pricing strategies to optimise rental rates, increase occupancy, and maximise Your Revenue!

Someone Caring For Your Home Like It's Their Own From Only €29.00 Per Week!



 Expedia


airbnb




ONE PORTFOLIO
PROPERTY MANAGEMENT

SERVICES



1 Keyholding

Our Standard Service To Ensure That Your Home Is Looked After In Your Absence. Prices vary according to property size and requirements. Read more to learn about our inclusive services.

2 Property Rentals

Maximise Your Income Or Simply Rent To Cover Your Bills. The Choice Is Yours! Our services predominantly cater for short term rentals maximising your return, however long term rentals are also an option.

3 Furnishing & Maintenance

Set yourself up to succeed. Ensure Your Property Is Furnished To Facilitate Short Term Rentals. This will enhance your levels of client satisfaction and ratings on property rental portals.

Aside from our standard key holding health checks our rental services include the provision of professional cleaning services paid for by your rental clients and more complicated maintenance & property renovation services.



Experienced in Real Estate & Property Management On The Coast Since 2001. Take Advantage Of Our Local Knowledge & Contacts...

Get in touch.



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1

Keyholding

Our Standard Service To Ensure That Your Home Is Looked After In Your Absence

- Monthly inspection visit with additional visits after unforeseen events such as storms etc
- Key-holding including providing these to authorised sales and rental agents
- Check all utilities functioning
- Flush all toilets, run taps and showers
- Check lights all functioning & replace bulbs if required
- Check for damp or other problems
- Ventilate property during visit
- Test electrical appliances



**Someone
Caring For
Your Home
Like Its Their
Own!**

An Essential Monthly Health Check On Your Property

- Check shutters, blinds, grills and curtains are functioning correctly
- Collecting mail to be held for owner
- Immediate phone contact regarding any serious issues arising
- Email results of each visit to owner highlighting any problems requiring action and provide photographs if required
- Quarterly account statement sent by email
- If long-term tenants are resident, these functions will be revised to accommodate the terms of the rental contract for each individual property

**Annual Cost From:
€1,500 plus VAT**



2

Property Rentals

Management of Long & Short Term Rentals

- Assistance With Tourist License & Required Documentation
- **Ensure That Your Property Is Compliant With Legal Requirements**
- Provision Of Rental Contracts & Agreements
- Professional Photography & Property Listing Service
- Listing & Calendar Management On Premium Property Rental Portals
- Direct Bookings Provided By Real Estate Partners
- Inventory Management & Reporting
- Digital Guidebooks for your clients
- Meet & Greet Service
- Client Welcome Packs
- Logging Client Details With Required Authorities



Anywhere

Any week

Add guests



Switch to hosting



Cosy Beach Front Villa in the Heart of Estepona!

Share Saved



Show all photos

Entire villa in Estepona, Spain
4 guests · 1 bedroom · 1 bed · 1 bath

Add dates for prices

**Maximise Your
Income Or Simply
Rent To Cover Your
Bills. The Choice Is
Yours!**



Ensure That Your Property Complies with municipal urban planning regulations in order to be able to provide tourist accommodation services...

Compliance with Safety and Building Regulations:

This includes having adequate ventilation, heating, and cooling in bedrooms and living rooms, as well as smoke detectors and fire extinguishers.

Adequate Furnishings and Amenities:

The property must be sufficiently furnished and equipped for the number of guests, including furniture, cutlery, kitchen utensils, and linens & more...



Detailed new requirements have been outlined as to specific amenities and fixtures and fittings for property rentals in Andalusia.

Our guide explains these requirements and features additional items that will enhance your guest experience.

Contact Us Today For Your Free Copy!



Rental Management Fees

Transparent Fees Designed To Provide The Best Deal For You!

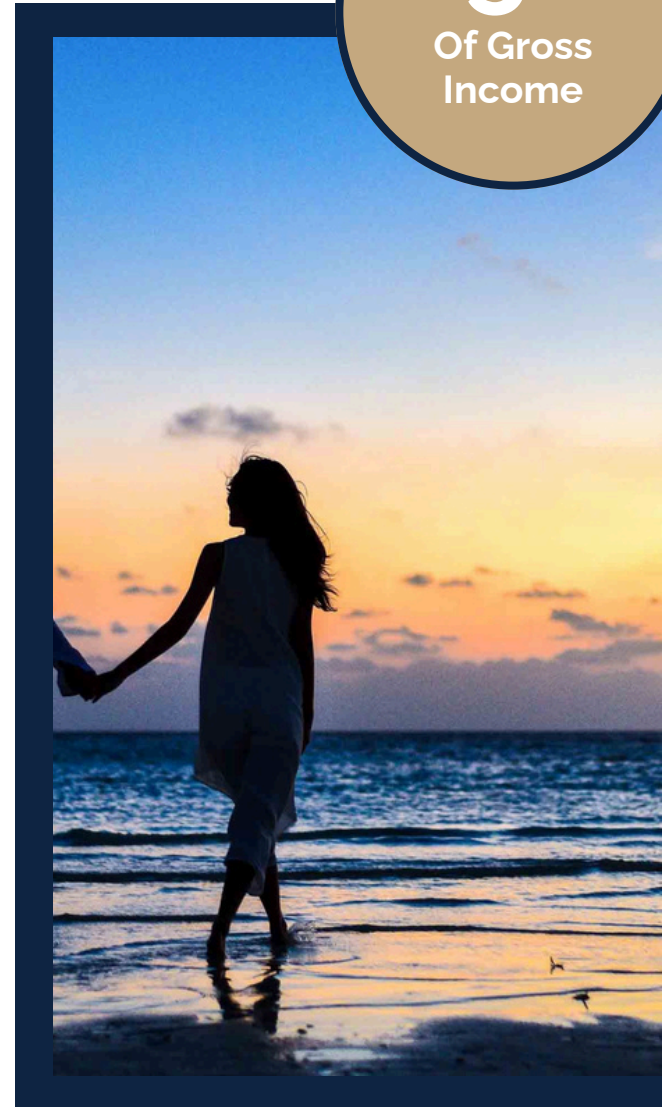
SHORT TERM RENTALS

- Management Of Listings & Calendars On Premium Property Rental Portals
- We Charge 15% Of Gross Income For Basic Rental Management
- Meet & Greet Services Are Optional But Highly Recommended To Achieve Premium Listing Status
- Clients Pay The Laundry & Cleaning Service
- Any Additional Site Visits Are Charged At A Pre-Agreed Hourly Rate
- Welcome Packs Provided At Your Digression

LONG TERM RENTALS

- We Charge One Months Rental Fee In Advance Of The Contract Term
- Property Health Checks And Site Visits Are Charged At A Standard Pre-Agreed Hourly Rate
- Standard Rental Contracts Are Completed And Held With Our Recommended Lawyers
- Standard Agreements Are 12 Month Rental Contracts

15%
Of Gross
Income



3

Furnishing

Set Yourself Up To Succeed

MATERIALES & TEXTURES

Wooden details



Armchair



Sofa



Soft scandi & Japandi vibe

Ensure Your Property Is Furnished To Facilitate Short Term Rentals

Key to the success of your rental ensuring client satisfaction and repeat bookings...



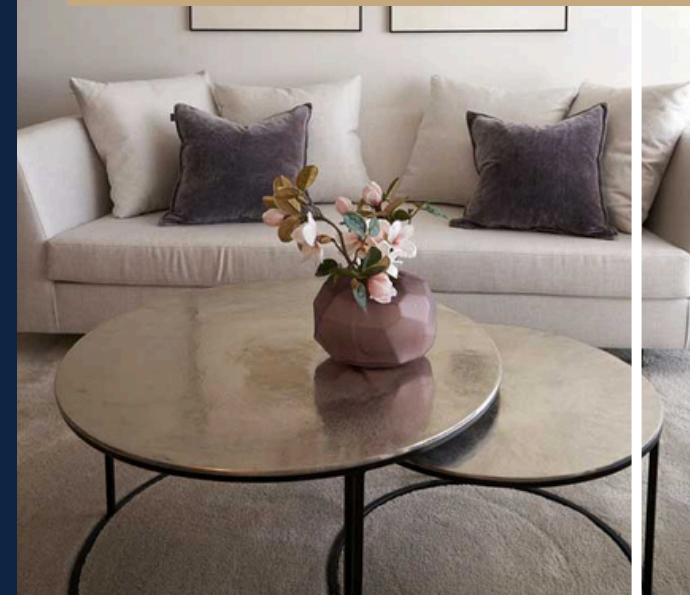
Maximise Your Ratings

We can assist you in optimising your furnishing and interior design. This is important for staging photographs for your listing, client satisfaction and ratings on property rental

★★★★★ portals.

**FULL RENTAL
FURNISHING PACKAGES
AVAILABLE FROM JUST
16,000€**

LEARN MORE



Maintenance

Aside from our standard key holding health checks our rental services include the provision of professional cleaning services paid for by your rental clients, applicable at the end of their stay. Should your property need cleaning prior to visitors or at other times this can be offered at highly competitive rate.



Repairs & Building Work

If your property requires maintenance from time to time as naturally wear and tear occurs, don't worry we've got your back.

Our recommended partners range from basic repairs and maintenance to more complicated property renovations including new bathrooms, kitchens and even larger scale building works.

GET IN TOUCH TODAY!



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MAXIMISE YOUR RENTAL OCCUPANCY & RETURNS WITH ONE PORTFOLIO

Get in touch today!

FREE APPRAISAL



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