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APARTMENTSARENA.IT

immobilinea.it
property management





Maximize Your Property's Profitability with Our Property Management

Would you like to generate an income from your property without worries? our **Property Management** service is the perfect solution. Thanks to our extensive experience in the real estate and hospitality sectors, we handle the entire lifecycle of your property to ensure maximum economic returns while maintaining high standards of quality and hospitality.

Our company combines **the decades-long expertise of Immobilienea** in real estate with the tourism, hospitality, and managerial experience of **Maurizio, Cristiano, and Riccardo**. Our deep knowledge of the region's property sales and vacation rentals blends seamlessly with our passion for hospitality and attention to detail. We apply advanced hotel-style **Revenue Management** strategies with a **dynamic pricing system** that adjusts rates daily based on market conditions, ensuring a higher average return compared to our competitors.



Our Services

1. Administrative and Bureaucratic Management

- Registration of the short-term rental with the Veneto Region (CIR), Ministry of Tourism (CIN), and completion of ISTAT forms.
- Notification of business start-up to the relevant municipality.
- Management of local tourist tax procedures.
- Guest registration on the Alloggiati Web Portal (Police Department).
- Periodic financial reporting to the property owner.

2. Property Preparation for Short-Term Rental

- **Professional photography service** and consultancy to make the property more welcoming and functional.
- Provision of a detailed checklist of required amenities for short-term rentals.

3. Booking and Guest Management

- Listing of the property on ApartmentsGarda.it or ApartmentsArena.it and major booking platforms (Booking.com, Airbnb, Vrbo, etc.).
Prime Positioning: Maximum visibility on Airbnb as a SuperHost and on Booking.com with an average review score higher than 9.2. Constant monitoring to ensure that listings are always optimized, well positioned and easily bookable.



- Premium Assistance H24: Dedicated support to guests before, during and after their stay, guaranteed 24/7 via presence, telephone and chat. Personalized welcome in the facility to offer an impeccable experience from the very first moment.
- Creation of a personalized house manual to ensure a smooth stay.

4. Review Monitoring and Management

- Continuous monitoring of online reviews.
- Personalized responses to enhance the property's reputation and attract new guests.

5. Guest Welcome

- In-presence check-in with a controlled access system.
- Detailed information about the property and local area.
- Guest document registration and collection of the tourist tax.
- **Welcome kit** with toiletries, a bottle of wine, water, coffee capsules, and home essentials.

6. Insurance and Security Deposit

- Insurance policy to cover potential damages.
- Mandatory security deposit required before guest arrival.



7. Guest Services WebApp

- **Digital concierge** with property details, usage instructions, and local experience recommendations.
- Direct booking for experiences and services.

8. Cleaning and Laundry

- **Cleaning and Hygiene Guaranteed:** After each stay, the property undergoes a thorough professional cleaning. Our team constantly monitors the work of the cleaning staff to ensure high standards of hygiene and comfort for guests.
- Provision of fresh linens through an industrial laundry service.

9. Property Maintenance

- Prompt and effective interventions for repairs or malfunctions.
- Routine and extraordinary maintenance services to ensure optimal property conditions.

10. Performance Reporting

- Through a dedicated web app, property owners will have real-time access to management data and property performance updates.
- Payments are divided into multiple installments throughout the year.

11. Customized Commercial Offer

- After a thorough property inspection, we develop a tailored offer based on the property's features and the owner's objectives.



Exclusive Tailor-Made Services (Upon Request)

We offer customized solutions to best meet the needs of property owners, including:

- **Utility bill domiciliation.**
- Garden, system, pool maintenance, and painting services.
- Installation of secure access systems with temporary PIN codes.
- Purchase and supply of furniture and decor to enhance guest experience.
- Partnership with GardaInterni for custom interior design and furniture setup.

A Reliable Partner for Your Investment

By entrusting your property to **Immobilinea Property Management – ApartmentsGarda.it – ApartmentsArena.it**, you can enjoy the financial benefits of your investment worry-free. Thanks to our professional and innovative approach, we maximize your returns while ensuring impeccable hospitality. Discover how we can help you turn your property into a secure and effortless source of income!