

immobilinea.it
property management


APARTMENTSGARDA.IT





Would you like to have a profit from your property?

Property Management allows us to manage the entire life cycle of a property, with the aim of obtaining a profit for the Property.

The company combines the twenty-year real estate skills of Immobilienea with the tourism-hotel and managerial ones of Maurizio and Cristiano. Territorial expertise in the sale of properties and holiday homes is combined with a passion for hospitality and natural attention to detail.

Specifically, we deal with different aspects:

FULFILLMENT OF BUROCRATIC PRACTICES:

- Registration of the tourist rental in the Veneto Region and filling in the ISTAT forms
- Registration of the new activities at the Municipality of belonging
- Management and payment of the tourist tax to the Municipality
- Registration of Guests on the Web Portal (Police Headquarters) at check-in time.
- Periodic report to the Property.

PREPARATION OF THE PROPERTY FOR TOURIST LEASE:

- We create a photo shoot and provide advices to the owners to prepare the house to be more welcoming and functional for guests who will spend a holiday there.
- We provide a list of accessories necessary in the house, functional to the tourist rental.



FULL MANAGEMENT OF GUEST RESERVATIONS:

- Sale of the house through our internal online booking website and on major international portals, such as Booking.com, AirBnB, Expedia, etc .
- Management of correspondence with guests directly and through the various portals, with guarantee for guests of 24/7 telephone assistance during their stay.
- For the owner of the house, we offer the possibility to reserve periods, which will be excluded from the sale for the final Guest (by prior arrangement).
- Creation of a customized version of the house rules to be provided to the Guest.

MANAGEMENT OF WEB REVIEWS:

- We constantly monitor guest reviews on the various online sales platforms and prepare the necessary responses, with the aim of bringing the property's brand reputation to the highest possible levels.



WELCOME OF GUESTS:

- We take care of welcoming guests into the house, in presence mode and in self check-in mode with controlled access system. We provide them with all the information regarding the house, the rules to be respected and information on the area in which they are located.
- Registration of identity documents and payment of the tourist tax.
- We provide a welcome kit at each guest arrival. A gift, a souvenir of your holiday.

INSURANCE AND DEPOSIT:

- An insurance policy is taken out for each tourist rental property to protect against any damage caused to the property or its contents.
- In addition to the insurance policy, for each booked stay, Guests are required to pay a deposit upon arrival.

WEBAPP OF SERVICES FOR GUESTS:

- We provide the Guest with a digital concierge service through a dedicated webapp. An online webapp with a description of the house, complete instructions on use, complete information about the surrounding area to better enjoy their stay. A real digital guide available to the Guest who will guide them from the moment of booking confirmation to the end of the holiday.



CLEANING OF THE PROPERTY AND LAUNDRY SERVICE:

- At the end of each stay, the cleaning staff tidy up the rooms, sanitize them and an industrial laundry service supplies the clean linen (sheets, pillowcases, towels, bath towels). The laundry and cleaning service is managed by our agency.

ORDINARY MAINTENANCE OF THE STRUCTURE:

- Minor ordinary maintenance with dedicated staff and timely and decisive management of any failures.
- All extraordinary maintenance are under the responsibility of the Property

PROPERTY REPORTING:

- The reports, together with the payment to the Property is fixed on several dates, in agreement with the Property.



“EXCLUSIVE TAILOR-MADE” SERVICES:

(ON REQUEST, TO BE AGREED)

Immobilinea Property Management – ApartmentsGarda.it offers the possibility to customize the service for the property, to best meet the needs of protection of the property and its functionality of use. A tailor-made analysis to accompany the property on a path of maximum yield, with zero thoughts.

- Service payment of the utilities in the agency.
- Garden management and condominium expenses.
- Installation of the WI-FI network.
- Annual ordinary maintenance of the heating system.
- Ordinary maintenance of the air conditioning system.
- Ordinary pool maintenance.
- Partial or total painting of the house.
- Installation of the secure access system with a temporary PIN code. No keys needed, with a code that can be changed after each stay.
- We prepare the house to make it welcoming to our kind guests with total or partial purchase of the property's equipment.
- Technical verification of urban planning compliance and existing state of affairs with relative certification and compliance with the systems.
- “Gardainterni” is our partner for the total or partial supply of furniture and lighting.

Visit the website www.gardainterni.eu