



HOLIDAY HOMES

Real Homes,

Real Experiences

Skynest Holiday Homes, blending the comforts of home with the luxury of Dubai.



As the business hub of the Middle East, Dubai is recognized for its impressive architecture and popular destinations, making it a top tourist destination. The city has a strong demand for **short-term rentals** and a high turnover rate, presenting available opportunity for holiday home investors to increase rental yields. Tourists are willing to pay premium rates for luxury holiday accommodations. By opting for **short-term** rentals, landlords can achieve higher rental yields compared to long-term leases. Additionally, landlords have the flexibility to utilize their properties for personal use when they are not rented out, along with enhanced control over property management.

WHY CHOOSE *SHORT TERM*



OUR SERVICES



Premium Advertising
Across Major Portals



Inventory Report



DTCM Permit
Registration &
Compliance



Contract Preparation



Utility Registration



Invoicing & Utility
Payments



Access to Owner
Portal



Monthly Statement of
Accounts



Maintenance
Management



Cleaning Management



24/7 Guest
Management



Check in/out
Inspections Per Guest



Personal Check-in/out
Service



DISCUSSION *PHASE*

Property Evaluation

- **Type&Location:** Discuss your property's layout, size, and location in Dubai.
- **Condition & Furnishing:** Review the property's amenities and readiness for short-term rentals.

Revenue Projections

- **Market Insights:** Receive a personalised revenue estimate based on occupancy rates, seasonal trends, and property type.
- **Annual Earnings:** Get a clear projection of what your property can earn over the year.

Our Terms & Services

- **Management Fees:** Understand the fee structure and what's included in our services.
- **Booking Platforms:** Learn about the platforms where your property will be listed (Airbnb, Booking.com, etc.).
- **Service Inclusions:** Professional photography, guest communication, cleaning, and maintenance.

Customised Growth Plan

- **Marketing Strategy:** How we plan to maximise your property's exposure and bookings.
- **Special Events:** Insights on how Dubai's major events can boost your revenue.

Next Steps

- **Documentation:** We'll guide you on what's needed to start the registration process.



DTCM PERMIT

Once you're satisfied with the terms and we've signed the contract, the next step is to apply for your DTCM permit, which is required to legally list your property.

To process your permit application, we'll need the following documents:

- Title Deed (Proof of property ownership)
- Passport Copy (For identification)
- Signed Contract & No Objection Certificate (From the property owner or landlord)
- DEWA Bill/Account Activation (Issued within the last 2 months)

These documents are essential for us to complete the registration and ensure your property meets Dubai's regulatory requirements.

To ensure your property meets DTCM standards, we will conduct a thorough inspection and inventory of the unit, verifying that all furnishings and amenities are compliant.

We will also arrange a professional photoshoot to showcase your property at its best, then list it across multiple booking platforms to maximise exposure and boost occupancy rates.

LISTING
PREPARATION



BOOKINGS & MANAGEMENT

Once your property is live and ready to accept bookings, we will take care of the entire guest experience:

Guest Check-In & Check-Out: We manage all aspects of guest arrivals and departures, ensuring a seamless and professional experience.

Guest Inquiries: We handle all guest communications, from booking questions to requests during their stay, providing a hassle-free service for you.

Monthly Reporting & Revenue Breakdown

At the beginning of each month, you will receive a detailed monthly report summarising all bookings and revenue generated during the previous month.

The report includes:

Booking Overview: A complete list of all reservations made for the property. **Revenue Breakdown:** A transparent overview of how revenue is split between you and us, clearly showing our management fees and your share of the earnings.

Payments: Your profits will be transferred directly to your account on or before the 10th of each month, ensuring timely and hassle-free payments.

Real Time Access

You'll also receive access to a personalised owner's app, where you can:

View Real-Time Bookings: See current bookings, cancellations, and upcoming stays.

Monitor Nightly Rates: Track the nightly rate fluctuations and occupancy levels to stay informed about your property's performance at all times.

Manage Availability: Easily adjust your property's availability, if necessary, through the app for maximum flexibility.

This combination of hands-on management, detailed reporting, and real-time access gives you complete transparency and control over your holiday home investment.