

SHORT-TERM RENTAL MANAGEMENT

PK HOLIDAYS – FULLY MANAGED HOLIDAY HOME OPERATION IN DUBAI

20%

OF GROSS BOOKING
REVENUE – ONE
ALL-INCLUSIVE
MANAGEMENT FEE

18 nights
OWNER USAGE
PER YEAR

7 days
PAYOUT AFTER
EACH
MONTH-END

AED 0
UPFRONT
ONBOARDING,
LISTING &
PHOTOGRAPHY

FULL OPERATION – END TO END

WHAT YOUR 20% INCLUDES

- **Multi-platform marketing** – listing creation, professional photography & channel management
- **Dynamic pricing** – a dedicated pricing strategist working live market data, tuned for occupancy and rate
- **24/7 reservations team** – every enquiry, booking and guest message handled around the clock
- **Hospitality-trained guest managers** – check-in to check-out, five-star review focus
- **Housekeeping & turnover management** – cleaning, linen logistics and post-stay inspections
- **Maintenance coordination** – routine upkeep, emergency response and contractor management
- **Dedicated portfolio & operations managers** for your property
- **Monthly statements + live owner dashboard** – your numbers, in real time
- **DTCM / DET compliance support** – permits, renewals and regulation

THE PK HOLIDAYS DIFFERENCE

WHY OWNERS CHOOSE US

- **The majority of our bookings come direct** – over 22 years of clients means we never rely solely on Airbnb, Booking.com and other OTAs
- **A world-class booking platform** – our fully redesigned website and direct booking engine, on par with the leading OTAs
- **Maximum market reach** – listed on all major booking platforms, with pricing live-synced to local portals: Property Finder, Bayut, Dubizzle
- **An institutional-grade tech stack** – Guesty property management, Breezeway operations, PriceLabs dynamic pricing and smart locks on every door
- **Your asset is protected** – every stay covered by Guesty Protect, with damage recovery handled on your behalf
- **Guests pay the cleaning and the cover** – turnover cleaning and per-stay protection are charged to guests, not to you
- **Backed by PK Properties, est. 2002** – a licensed Dubai brokerage. Switch to long-term management (from 6% p.a.) or sell, all under one roof

THE OTHER COSTS

full transparency – everything an owner pays, and what they never pay

YOU PAY ONCE – SETUP

- Furnishing to PK standards – quoted per unit
- Smart lock system – at cost
- DTCM / DET permit – at cost, mandatory
- Reserve fund – 5% of projected annual rent, min AED 3,000

YOU PAY ONGOING

- Utilities – DEWA, cooling, internet, at cost
- Building service charges & insurance
- Maintenance – minor via reserve fund; major works pre-approved
- 5% UAE VAT on the management fee

YOUR GUESTS PAY – NOT YOU

- Standard turnover cleaning – charged per stay
- Guesty Protect cover – per stay, replaces security deposits
- Booking platform fees – built into guest pricing
- Tourism Dirham – per bedroom, per night
- VAT – included in guest pricing
- Pet cleaning fee & pet deposit – mandatory for stays with pets

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Summary for guidance only. Services, fees and exclusions are governed by the PK Holidays Short-Term Rental Operator Agreement. Third-party costs are passed through at cost. PK Holidays does not guarantee occupancy or rental income.