



SERVICE PRESENTATION





LIIVING IS EASY.

Over the years, Portugal has been winning the main tourism awards worldwide, becoming a reference destination. This movement brought a great demand for accommodation in the main cities, giving rise to massive investments in the real estate sector.

In this context, Liiving was born in 2015, with the aim of supporting owners and investors. In 7 years we are working with more than 150 properties, with extreme care and professionalism, always in search of excellence.

Liiving operates in 3 business areas: Short Stay, Mid-Long Stay and To Invest.

We work daily to be a reference company in the field of property management. Our services aim to satisfy our guests, while always looking for the best profitability for the owners.



SHORT STAY

We offer an excellent service to our guests, always looking for better profitability for owners.



MID-LONG STAY

For longer stays, we created the Mid/Long Stay modality, adjusted to the new market needs.



TO INVEST

We look for the best investment solutions for you.



WHY LIIIVING?

GROWTH AND ACHIEVEMENTS

In 7 years we have been working with more than 150 properties with extreme care, professionalism and an integrated structure, always in search of excellence.

For each owner, a personalized approach:

- We adapt to the preferred means of communication;
- We guarantee smooth and transparent operations.

IN THE WORLD

We work daily with owners around the world:

- Portugal;
- Spain;
- Angola;
- Costa do Marfim;
- Australia;
- Lebanon.



SHORT STAY

In the **Short-Stay** model we offer a variety of services, so that your property stands out in the market and represents the best that is done in the national market.



BACKOFFICE

- Management
- Advertising and marketing
- Partnership network



OPERATIONAL

- Cleaning and maintenance
- Reception
- Extra



PLUS

- Owner consulting
- Licenses, taxes and insurance
- Payment methods



BACKOFFICE SERVICES

MANAGEMENT

Multi-calendar management;
Relationship with the guest;
Sales strategy and season management;
Collections and invoicing;
Operational reports;
Communication to the SEF;

ADVERTISING AND MARKETING

Local and international advertisements;
Advertising on numerous websites:
- Strategic websites;
- Influencers;
- Presence in the European Best Destination;
- Placement of HD photographs (service offer);

PARTNERSHIP NETWORK

TO THE GUEST:

- Tickets and reservations;
- Car rental;
- Souvenirs;
- Breakfast;
- Baggage service;



OPERATIONAL SERVICES

CLEANING AND MAINTENANCE

Maintenance of the property and its contents;
Pre Check-in cleaning service;
Laundry service;

FRONT DESK

Reception for guests;
Inspection of the property before and after the stay;
24-hour guest helpline;
App Liiving;
Apartment and City Guide Book;
Guest Book;

EXTRA

Transfers;
Tour booking;
Welcome Hampers;
Breakfast on request;
Laundry service during the stay;
Grocery on request;
Logistics for families;



**PLUS
SERVICES**

OWNER CONSULTANCY (Budget on request)

Maintenance and Repair;
Apartment decoration;
Partnership with architectural firms;
Logistical support for the preparation of the apartment;
Check-list of the filling of the apartment;
Local Accommodation Kit;
Legal support;

LICENSES, TAXES AND INSURANCE (Costs not included)

Local Accommodation License;
Energetic certificate;
Hygiene and safety equipment;
Liiiving has a multi-risk civil liability insurance [forecast for replacement and repair of the contents of the property].

PAYMENT METHODS (On request)

Commission on the invoicing of the property inherent to the reservations obtained;

Variable commission depending on the number of properties;

MID-LONG STAY



In a challenging time, we present our Mid-Long Stay model, which ensures the best property management service, with the level of detail that only an experienced **Short-Stay** team can provide.

We make it possible:

- Reservations from 1 to 12 months;
- Low season profitability;
- Work other markets (nomad workers, etc);
- Maximize the profitability of the property.

In this modality, Liiiving offers guests two service packs:
Standard and **Premium**.

STANDARD PACK

- Expenses for water, electricity and Internet pack (limit applicable)
- One free pharmacy delivery per month
- Receipt of orders in our office (free storage for 48 hours)

PREMIUM PACK

- Expenses for water, electricity and Internet pack (limit applicable);
- Biweekly cleaning with disinfection and textile change;
- Replacement of shampoo, shower gel, hand gel, disinfectant gel;
- Ironing service (20 pieces per month);
- A free monthly request from a maintenance professional;
- One free delivery from the pharmacy per month;
- Receipt of orders in our office (48h free storage).

WE ARE
superhost
again



AWARDS & PARTNERS

Liiiving was selected as one of the 10 only official partners in Local Accommodation and/or Real Estate of the European Best Destination Institution. This partnership provides the opportunity to use the Porto European Best Destination logo in all our communication, website and advertising, as well as being present on the Institution website and all publications made by it.



SOME OF OUR BOOKING PLATFORMS

Booking.com

9.4/10
PONTUAÇÃO

+1480
REVIEWS

airbnb

SUPERHOST

4.8/5
PONTUAÇÃO

+1053
REVIEWS

GRUPO

HomeAway

4.5/5
PONTUAÇÃO

+50
REVIEWS

GRUPO

tripadvisor

4.5/5
PONTUAÇÃO

+50
REVIEWS

GRUPO

Expedia

4.5/5
PONTUAÇÃO

+100
REVIEWS

Liiiving

LIVING IS EASY

9.4/10
PONTUAÇÃO

+210
REVIEWS



APP LIIVING

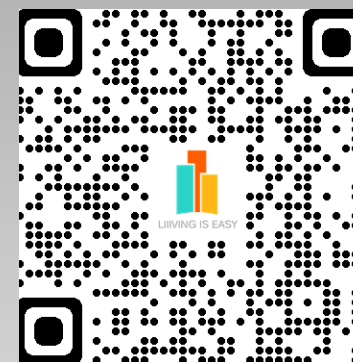
Liiving has developed a totally innovative application free of charge that allows their guests to find the services closest to the place they staying.

Either restaurants, pharmacies, supermarkets, self-service laundries, gas stations or even the nearest metro station, this application can help you anywhere in the city.

With the App you can also find all our partnerships, with exclusive offers and benefits for Liiving customers.

[KNOW MORE](#)

WWW.LIIVING.PT



ENG



PT

CONTACTS

We wish that this is the start of a long-lasting relationship in which we will always do the best we can to answer to all of your necessities.

We ask you to save our email addresses as trustworthy so that you can receive our content/ newsletters.

The contact emails are listed by department.



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