

SNVL

HOLIDAY HOUSES COLLECTION



SAUL
HOLIDAY HOUSES COLLECTION

A Curated Portal for Short-Term Rentals.

VISION

At soul-houses.com, we believe that unique properties bring special guests and a higher ADR (Average Daily Rate). The mix of the location, the decoration and the storytelling of the property, the amenities offered, and the dynamics created in the price and product, will make our platform the best portal for searching unique properties for short, medium-length, and long stays.

SOUL

HOLIDAY HOUSES COLLECTION





OUR EXPERIENCE, BORN AT THE SOUTHWEST COAST OF PORTUGAL

Everything started at the West of the Algarve – St. Vincent Coast Park, 17 years ago.

We developed our first project on this coast in 2006 by restoring an abandoned village with 50 houses, which we transformed into a unique tourist project: www.aldeiadapedralva.com

Meanwhile we developed a project comprising 20 country houses in the fisherman village of Carrapateira, 18 kilometers north of Sagres.

In 2024 we decided to take our hospitality experience into the holiday home sector and started our journey in the property management business.

We believe the soul-houses.com platform will be a community of high-quality accommodations, managed with all our team's care and accumulated experience.

**We have a 360° business perspective since we have
our own products, but we also do property
management for other owners.**

YOU, OUR OWNERS

Our aim is to provide you with peace of mind and maximum rental income. The supply of accommodation increases by 10% every year, so managing and successfully selling nights in a property is becoming increasingly challenging, requiring professional tools, specialized know-how, and full-time dedication.





What is included in
our models?







BRAND SITE

www.soul-houses.com

The platform for curated houses

Our mission is to offer a curated selection of homes and projects with a distinctive DNA, in order to build a unique portal for accommodation.

Our official website is based on a platform that specializes in property management, with more than 20 years' experience worldwide. This platform has several important distinctions.

Premium Partner



Preferred
Software Partner
2023



Your onboarding property on our official website is part of our property management fee.



SALES CHANNEL MANAGEMENT

One single property ready to book on 50 channels at the same time

With the soul-houses.com platform, your property will be online and ready to book on more than 50 sales channels and metasearchers simultaneously. As soon as there is a booking through one of these channels, our system will automatically close availability on all the other channels. An essential sales optimization to get the maximum number of room nights sold.

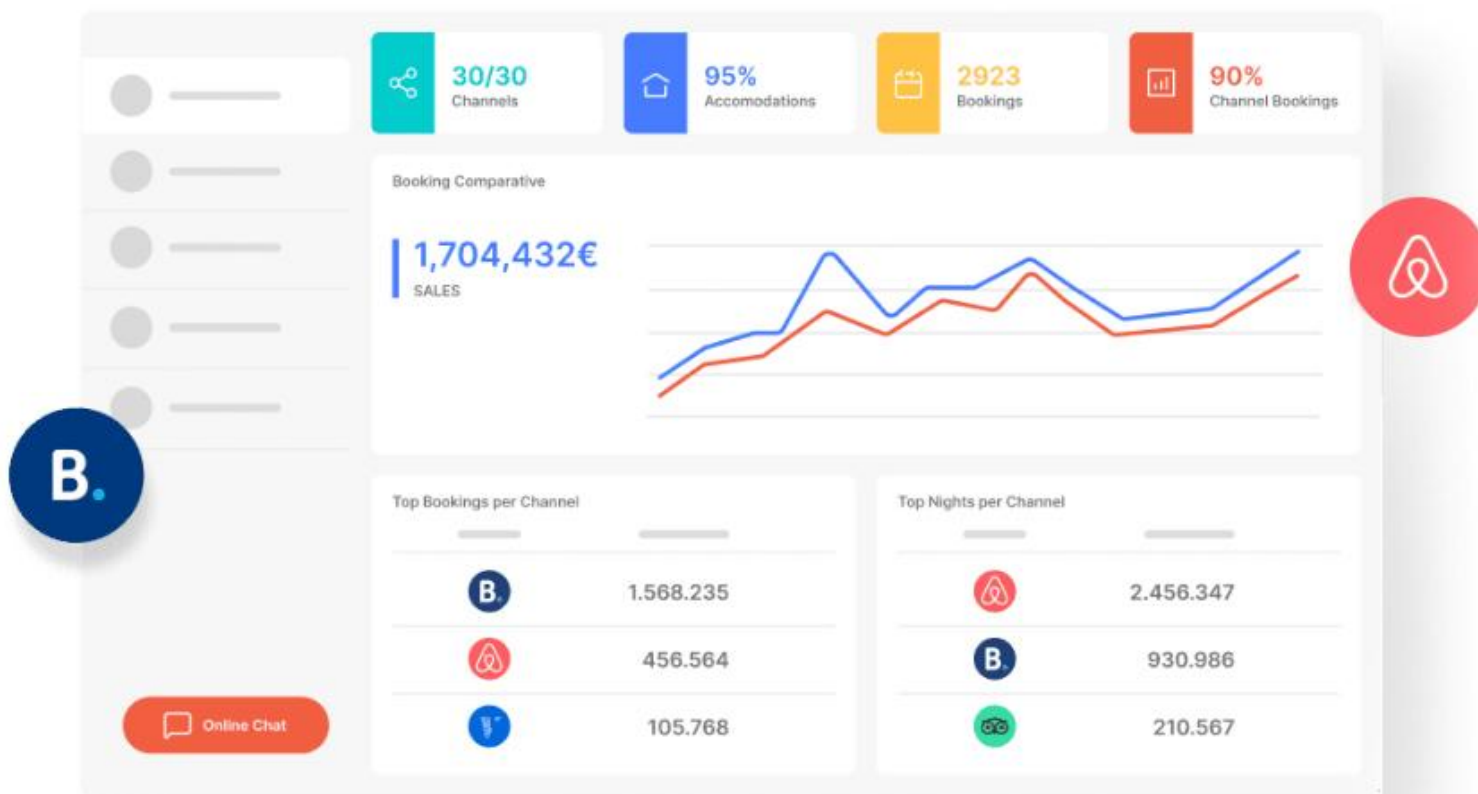




REVENUE MANAGEMENT

We know how to get the best ADR (Average Daily Rate)

With the right Revenue Management, we will work to achieve the best possible sales results for your property. The right price for the client, but also the best price for the owner. And because the margin of our business depends on this right price factor, this is undoubtedly a win-win relationship.

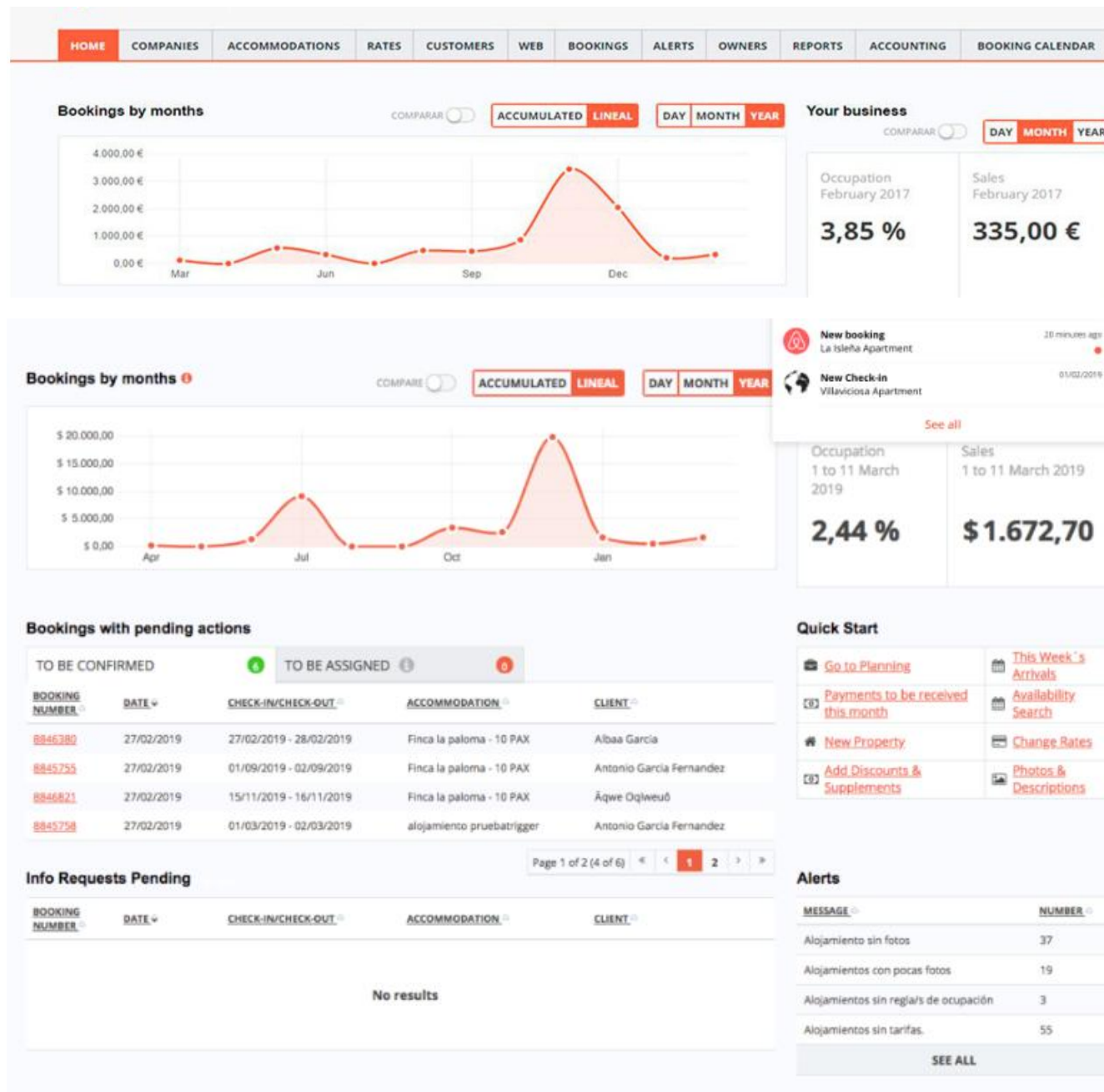




PERFORMANCE REPORTS

100% transparent relationship

The soul-houses.com platform has a dedicated owner's area, with 24/7 access. From this dashboard, owners can access a range of reports on their property at any time: occupancy, prices per season, invoicing, calendars, statistics, among other queries.





PROFESSIONAL PHOTOGRAPHS

We'll make your home famous in all the right ways.

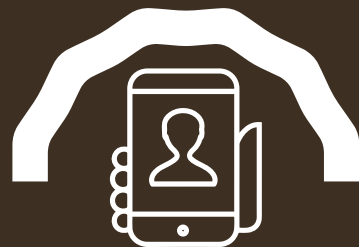
Our production team will make a set of photos and videos of the property, as well as the region, for promotion in all communication materials, social networks, and accommodation websites.



MARKETING

We know how to promote your property on 5 continents

The marketing strategy to promote our owner's accommodations, in addition to a strong distribution, involves a careful production of photographs, good descriptions, promotional videos, PR campaigns in key markets, visits to international tourism trade fairs, attracting specialized travel agencies, and a constant presence on social media, supported by influencers. This is what we will do for your property and our brand: Soul – Holiday Houses Collection.



SELF CHECK-IN

Why a stressful check-in?

We don't stress our customers out with arrival times, delays charged as an extra, or unnecessary chat. At soul-houses.com, booking calendars are linked to the door code systems, allowing a smooth self-check-in. The welcome guide, available at the properties and sent digitally, curates the best things to do or to visit at the destination. Whenever necessary, our WhatsApp concierge's support takes care of the rest.



CHECK-IN PROCEDURES

We take care of all the legal bureaucracy

Bookings at soul-houses.com properties follow all the legal procedures required by the Portuguese government. Each check-in is reported to the INE (National Statistics Institute). Tourist tax is charged in municipalities that have this requirement in place, and guest invoices are sent via certified accounting software.



AMENITIES

All included

Linens, bath towels, hand towels, foot mats, beach towels, shower gel, shampoo, soap, and a welcome gift are included in our property management fee.

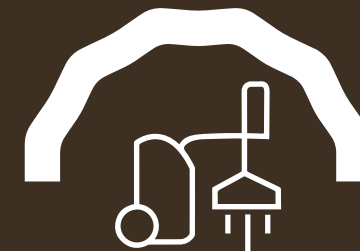




LAUNDRY

Sleep Well

Our laundry partners have dozens of years of experience in the hotel industry. Besides this, we use premium linens and towels to provide the best comfort for our guests.



HOUSEKEEPING

Green Housekeeping

Our main concern is sustainability. A property that is cleaned in an environmentally friendly way contributes to a more balanced tourist footprint.



OPTIONAL SERVICES





MAINTENANCE

Your home is in safe hands

We'll take care of the basic maintenance of your property, such as missing light bulbs, or a small touch-up on a wall that's been damaged by a suitcase. But we also inform our owners about preventive maintenance by sending a report every six months after a careful visit/inspection of the property.

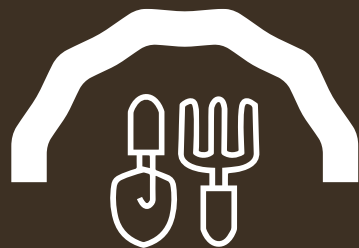


DECORATION

Never underestimate the importance of interior design

In a market full of short-term rentals, new properties have a chance to really stand out. With a careful marketing concept, smart decoration, and smart details, the property will become more visible across different platforms and attract the right kind of guests. This is the key to our brand's success. With the right details in each property, we can get the perfect curated house collection available in our Soul portal.

Ask us for a proposal if you need help with concept, decoration, procurement or furniture setup.



GARDENING

Your garden is the first impact

Gardens are an integral part of a home's beauty. They need to be maintained to perfection and with attention to detail. Keeping the irrigation system working well, feeding the plants with organic fertilizer, and mowing at the right time, in the right way are also services you can acquire.

If you need help with your garden, ask us for a proposal.



POOL CLEANING

Always Blue

We have local partners to ensure that your pool is permanently blue and that the pH of the water, or the salt level, is correct. This work is done weekly and the samples are recorded and archived.

If you need help with this work, ask us for a proposal.



LEGALIZATION

We know how to do it

This is the starting point of a business. Depending on how it was licensed, there may be various legal issues to deal with. The most common is the AL – Local Accommodation licence, which you need to apply for through Portuguese authorities, installing the mandatory security gear and information systems, followed by an audit done by the municipality where the property or properties are located.

If you need help to legalize your accommodation, ask us for a proposal.



CONDO ADMINISTRATION

On request

If you need help with your condo management, ask us for a proposal.



AVAILABLE PLANS





SALES PLAN

Owners Profile

This plan is for an owner profile with the whole structure set up, from check-in to check-out, cleaning, laundry, maintenance, and local guest support 24/7, but needs to sell more. In other words, for owners who need to place their property on more booking channels to increase exposure and sales to the end consumer. They also need support to manage the price to the end consumer on a daily basis, depending on demand in the region and the competitors.

Content:

10 Professional Photos; Promotional texts;

soul-houses.com website:

Onboarding (direct bookings);

Backoffice Soul-Houses:

Multi-channel listing (Airbnb, Booking.com, Google Travel, VRBO, Holidu, Plump Guide and more)

Owners dashboard:

Reports 24/7;

Revenue Management:

Daily Price Optimization

Invoicing:

Invoices for the guests;

Cleaning & Laundry:

Cleaning Daily Calendar (sent to the owner team);

Guests:

Guest Relation from booking to Check Out (alerts to the owner);

Promotion:

Soul Houses Instagram; P.R / Tourism Trade Fairs

Sales Plan

15%

Owners Profile

This plan is for an owner who doesn't have time to manage the rentals of his property remotely. Check competitor prices regularly. Manage prices and calendar availability with sales platforms. Ensure there are no overbookings. Manage responses to multiple requests. Managing the entire cleaning and laundry process. Ensuring the quality of this process. Responding to all customer requests during their stay. Resolving urgent problems remotely. Ensuring that guests make good use of the house. Investing in bed linen and towels. Taking promotional photographs and videos. Investing in promoting the property on social media. Processing invoices for the end client and sending the client's details to SEF/other obligatory organizations. This summarizes part of the professional work involved in property management. We enjoy doing it and we can do it for you.

Content:

20 Professional Photos; Promotional texts; Promotional Videos

soul-houses.com website:

Onboarding (direct bookings);

Backoffice Soul-Houses:

Multi-channel listing (Airbnb, Booking.com, Google Travel, VRBO, Holidu, Plump Guide and more)

Owners dashboard:

Reports 24/7;

Revenue Management:

Daily Price Optimization

Invoicing:

Invoices for the guests;

Cleaning & Laundry*:

Cleaning Daily Calendar (sent to the owner team); High-quality linens, towels, and beach /swimming pool towels; All the amenities; Welcome basket; Maintenance Reports/ Small repairs;

Guests:

Soul Houses Concierge Team; Guest Relation from booking to Check Out

Promotion:

Soul Houses Instagram; P.R / Tourism Trade Fairs



Full Pack

Owner

70%

After guest VAT and
booking commission

Soul Houses

30%

After guest VAT and
booking commission

* Soul Houses charges a
final cleaning fee to the
guests:

T1: 75€	T2: 90€
T3: 140€	T4: 180€



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