

LIIVING SERVICES

LIIVING.COM

LIIVING
IS EASY

LIIVING IS EASY.

Since 2015, Liiiving has maintained a strong focus on providing all owners and guests with top-quality service in **property management under the regime of Local Accommodation**. As a result of our proactive administration, we have been witnessing yearly **exponential growth**.

We value **creativity, innovation, and customization**. We guarantee top quality in our services, and we establish daily priorities to meet the needs of both our owners and our guests.

At a time when Portugal has won major tourism awards, we stand out for our **SMART objectives**: to ensure **social responsibility** values, always **optimize sales** and **exceed the expectations** of our customers, suppliers, promoters, partners and all those who work directly or indirectly with us.

We have a young and **dynamic team** that provides **personalized and thorough** support that has already earned us several awards, yet none as priceless and important as earning **your trust**.

Trust is Liiiving's most important **commitment**. Every day we work hard to earn the trust of each of our customers. If you also cherish this value and commitment, **Liiiving is the right choice**.
Get to know our 3 business areas.



2015

Liiiving was born as an unique project in Portugal in the tourism/real estate sector

2015-23

8 years providing to our guests an excellence service with unique profitability solutions for owners.



SHORT STAY

We offer excellent service to our guests, always seeking the best profitability for the owners.



MID-LONG STAY

For longer stays, we have created a modality adjusted to new market needs.



TO INVEST

We seek the best investment solutions for you.



SHORT STAY

LIVE SHORT BUT SPECIAL MOMENTS

Liiiving's vanguardist Short Stay service prioritizes innovation and personalization for each guest, partner and owner.

In this model, we offer a variety of services to ensure your property stands out and represents the best that the national market has to offer.





MID-LONG STAY

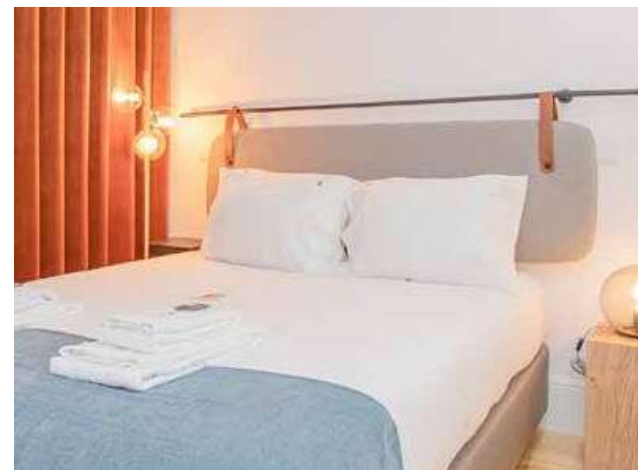
FEEL AT HOME

The Mid-Long Stay model guarantees the best property management service, with a level of detail that only an experienced Short-Stay team can provide.

Furthermore, to ensure low season profitability, we work with other markets (i.e., nomad workers) and provide guests with two packs of services:

STANDARD PACK

- Includes expenses for water, electricity, and Internet (applicable limit)
- One free pharmacy delivery per month
- Receive orders at our office (free storage for 48h)



PREMIUM PACK

- Includes expenses for water, electricity, and Internet (applicable limit)
- Fortnight cleaning with disinfection and change of linens
- Replacement of shampoo, shower gel, hand gel and disinfectant gel

- Ironing service (20 pieces per month)
- One free monthly request for professional maintenance
- One free pharmacy delivery per month
- Receive orders at our office (free storage for 48h)



TO INVEST

THE IDEAL SOLUTION
FOR YOUR NEEDS

The To Invest model generates thriving real estate opportunities for a select circle of investors, offering a deeper level of personalization.

Find your ideal product, adapted to your expectations.

With advantageous market placement and expert analysts, Liiiving offers legal, tax and feasibility support, as well as options that easily adapt to your personal criteria.





WHY LIIVING?



GROWTH AND ACHIEVEMENTS

We are constantly growing. We work with more than 200 properties and have already been distinguished with dozens of awards that make us stand out in the real estate and tourism markets.



PERSONALIZED APPROACH

We find the best solutions for your property with the excellence that characterizes us. We adapt to preferred means of communication and guarantee operations in a smooth and transparent way.



WORLD VISION

Our success lies beyond borders. We work daily with property owners from all over the world, namely from Portugal, Spain, France, Germany, Netherlands, Brazil, USA, Angola, Ivory Coast, Australia, Israel and Lebanon.



2023 vs 2022





BACKOFFICE SERVICES



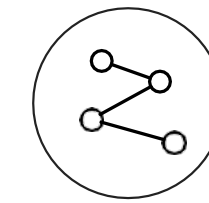
MANAGEMENT

- Multi-calendar management;
- Relationship with guests;
- Sales strategy and season management;
- Collections and invoicing;
- Operational reports;
- Communication to the SEF (Foreign Service & Borders).



ADVERTISING AND MARKETING

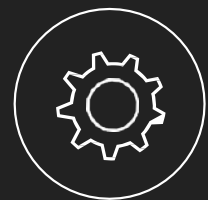
- Local and international advertisements;
- Advertising on numerous websites:
 - Strategic sites;
 - Influencers;
 - Presence in the European Best Destination;
 - Placement of HD photos (service offer).



PARTNERSHIP NETWORK

- For the Guest:
 - Tickets and reservations;
 - Car rental;
 - Souvenirs;
 - Breakfast.

OPERATIONAL SERVICES



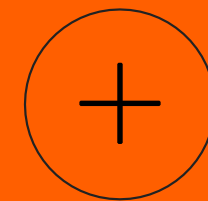
CLEANING AND MAINTENANCE

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



RECEPTION

- Guest reception;
- Inspection of the property before and after the stay;
- Liiiving app;
- Guidebook for the apartment and city;
- Guestbook;
- Satisfaction survey.



EXTRA

(on request)

- Transfers;
- Booking tours;
- Welcome Baskets;
- Breakfast;
- Laundry service during stay;
- Grocery store;
- Logistics for families.



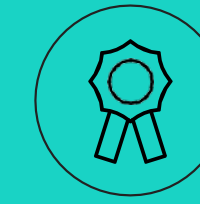
PLUS SERVICES



CONSULTANCY FOR THE OWNER

(Budget upon request)

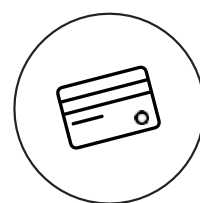
- Maintenance and Repair;
- Apartment Decor;
- Partnership with architecture offices;
- Logistics support for preparing the apartment;
- Checklist of apartment content;
- Local Accommodation Kit;
- Legal support;
- Accounting support.



LICENSES, TAXES, AND INSURANCE

(Costs not included)

- Local Accommodation License;
- Energy certificate;
- Hygiene and safety equipment;
- Liiiving has multi-risk civil liability insurance [forecast for replacement and repair of the property's content].



PAYMENT METHODS

(Upon request)

- Commission on the invoicing of the property regarding confirmed reservations;
- Variable commission depending on the number of properties.

WE ARE
superhost
again



 **airbnb** **LIVING**



AWARDS & PARTNERS

Liiiving was selected as one of only ten official partners in Local Accommodation and/or Real Estate by European Best Destinations a top-reference travel website dedicated to promoting culture and tourism in Europe. This partnership grants us the opportunity to use the “Porto European Best Destination” logo in all our communication, website and advertising, while also being featured on EBD's website and all their publications.



Partner	Score	Reviews
Booking.com	9.4/10	+2500
airbnb superhost	4.8/5	+2200
HomeAway	4.5/5	+50
Tripadvisor	4.5/5	+50
Expedia	4.5/5	+100
Liiiving	9.4/10	+160



LIIVING APP

Only by adapting to your preferred means of communication can we ensure that operations run as smoothly, efficiently, and transparently as possible.

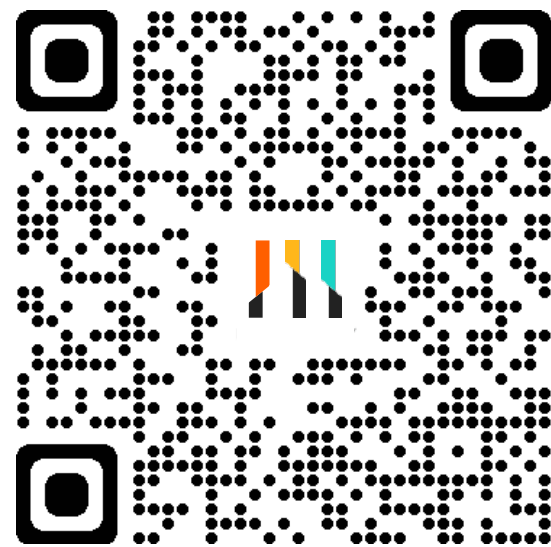
That's why we have developed an innovative app, completely free of charge, that allows your guests to locate the best services near their place of stay.

Mapping out restaurants, pharmacies, supermarkets, self-service laundrettes, gas stations or the nearest metro station, this app supports them anywhere in the city.

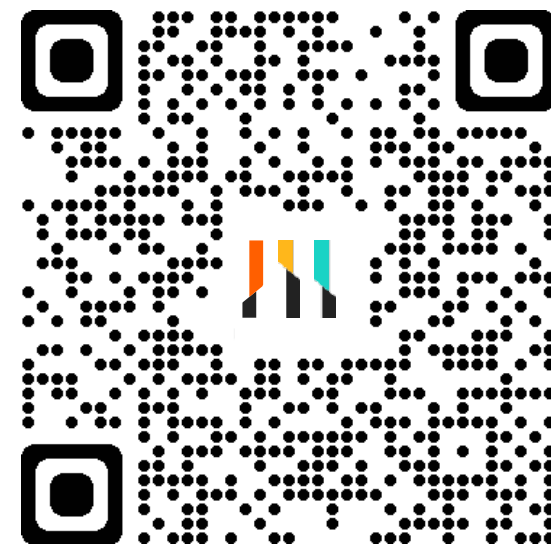
The App, also features all our partnerships, with exclusive offers and benefits for Liiiving customers.

KNOW MORE

APP

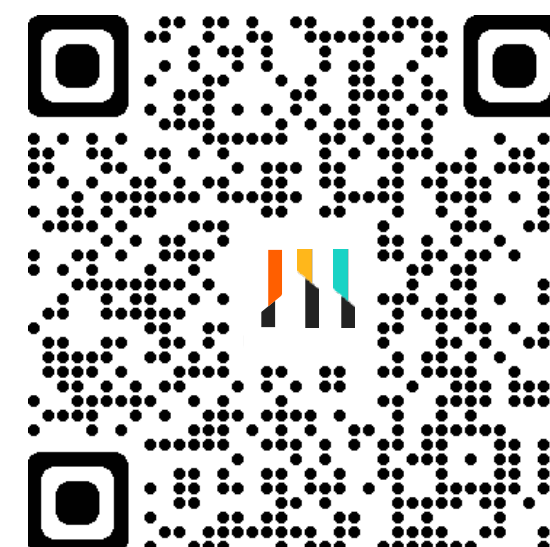


AND



IOS

WEBSITE



EN



PT

We will always do our best to provide you with the excellence and trust we stand for. Looking forward to a lasting, prosperous, and successful relationship. Liiiving is Easy.

Please mark our e-mails as reliable, so you may continue to receive all our content/newsletters. They are sent by each particular department or the person in charge.

CONTACTS

LIIIVING.COM



SCHEDULE

From 09.00 am to 07.00 pm



PHONE

+351 224 918 269



ADDRESS

• Head office

Rua da Venezuela, 97A,
4150-744 Porto

• Welcome Center

Rua de Fernandes Tomás, 471,
4000-034 Porto



E-MAILS

• General

info@liiiving.com

• Administrative/Financial

admin@liiiving.com

• Sales

sales@liiiving.com

• Operations

alexander.muller@liiiving.com