

El Limonar Apartments

Rental & Property Management

Management Service

Our management services are for the owner that wants minimal 'hands on' involvement with the process of maintaining and earning income from their property.

Your property will be fully looked after by our team and will always be ready for your, or a guest's, arrival.

Any minor repairs will be carried out to ensure that the property is always in peak condition.

If more complex work is required we can liaise with independent contractors on your behalf if desired.

Management Fees **

The management fee includes the following services:

All administration costs in regard to your property (excepting any currency conversion fees that may be incurred)

Regular visits to the property, particularly after rain or strong winds, to ensure that everything is in order

Keeping a set of your keys in safe custody and providing access to the property to your guests or suppliers, with your authorization, should you not be present (See Below For Guest Meet & Greet Charges)

We leave the property as secure as possible and take every care to prevent any damage. However we cannot accept any responsibility in the event of break-in or any damage made to your property. We therefore strongly advise clients to obtain sufficient building, contents and public liability insurance.

1 Bed Apartment	35 Euros Per Month including 16% IVA
2 Bed Apartment	45 Euros Per Month including 16% IVA
3 Bed Apartment	55 Euros Per Month including 16% IVA
4 Bed Apartment	55 Euros Per Month including 16% IVA

Rental commission fee * **20% of gross rental**

The owner receives the remaining 80% less cleaning and laundry charges as below

*Note that rental commission is only payable on rentals arranged by us. There are no restrictions, or commissions payable, on rentals arranged by yourselves or through other agents

**Management Fees are due monthly, quarterly or annually in advance by bank transfer

Euro Bank Transfer Details:

Bank: Cajamar
Account No: 3058 0834 30 2770007574
Account Name: P S Garau

Cleaning Services:

Before arrival the apartment will be ventilated, floors and terraces swept, and air conditioning or heating switched on as necessary.

If a guest rental is for more than a single week the apartment will be cleaned, towels and linen changed as necessary every week during the period of the rental. (Unless requested otherwise – not applicable to owner stays)

After departure the apartment will be checked for damage (repairs carried out if necessary and charged to guests if through their negligence), cleaned, towels and linen laundered, air conditioning or heating switched off, and left ready for the next arrival.

Cleaning fees for stays other than bookings arranged through us will be invoiced monthly if not paid for at the time of the visit

1 or 2 Bed Apartment	30€ per clean + 15€ Laundry
3 Bed Apartment	35€ per clean + 20€ Laundry
4 Bed Apartment	45€ per clean + 25€ Laundry
Extra cleaning or other services	16€ per hour

16% IVA will apply to management and cleaning fees

Welcome Packs:

There can be nothing worse than guests arriving at your holiday home, tired, hungry, desperate for a drink, and not knowing where to go to find the essentials. That is why we consider a welcome pack a vital element of the rental package.

Basic Pack consisting of Tea, Coffee, Sugar, Bread, Butter, 1ltr Milk, 1 Bottle of Red Wine. **10€**

Deluxe Pack consisting of Tea, Coffee, Sugar, Orange Juice, 2ltr Milk, 1 Bottle of Red **30€**

Wine, 1 Bottle of White Wine, Bread, Butter (low fat spread), Ham, Cheese, 12 Eggs, Cereal.

Meet & Greet

If you require your paid guests (from your own bookings) to be met on arrival and let into the property there will be a charge of 15€ to cover our costs. This service is available between 0800 and 2000 daily. Outside these hours and on public holidays 25€

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