



**VACANT NESTS**  
SHORT STAY | HOST MANAGEMENT

WHERE PREMIUM SERVICED  
ACCOMMODATION IS TAILORED TO  
PERFECTION AND MANAGED FOR SUCCESS

[WWW.VACANTNESTS.COM](http://WWW.VACANTNESTS.COM)



# OUR VISION

“Our vision is to redefine the world of serviced accommodation property management. We aspire to be the foremost name synonymous with luxury, excellence, and innovation in this industry.”



## VACANT NESTS

---

We envision a future where every property we manage is a masterpiece, a unique haven that delights guests and exceeds the expectations of property owners. Our commitment to tailored perfection drives us to consistently deliver exceptional experiences and unmatched profitability.

We see a world where property owners entrust us with their valuable investments, confident in our ability to maximise returns, enhance property value, and ensure their peace of mind.

In this vision, technology is a tool that empowers us to operate efficiently and sustainably, while our dedication to guest satisfaction elevates our reputation to unparalleled heights.

**Page 03**

**WWW.VACANTNESTS.COM**

Our transparent, collaborative, and client-centric approach ensures strong, long-lasting partnerships with property owners and continuous growth for our company.

Ultimately, our vision is to set the industry standard, to be the go-to choice for property owners seeking to unlock the full potential of their serviced accommodations. We are driven by our passion for excellence, and our journey is guided by our commitment to 'Premium Serviced Accommodations, Tailored to Perfection, Managed for Success'."





# OUR MISSION

VACANT NESTS

"At Vacant Nests our mission is to elevate the world of serviced accommodations by providing 'Premium Serviced Accommodations, Tailored to Perfection, Managed for Success.'"

[WWW.VACANTNESTS.COM](http://WWW.VACANTNESTS.COM)



## VACANT NESTS


---

We are dedicated to delivering unparalleled excellence in every facet of our property management services. Our commitment to tailoring each property to its unique potential ensures that our guests enjoy exceptional, unforgettable experiences.

For property owners, our mission is to maximise profitability, enhance property value, and provide peace of mind. We achieve this through expert yield management, innovative technology, and a relentless focus on efficiency and trust.

We are driven by a passion for excellence and a vision to set industry standards. Our mission is underpinned by transparency, collaboration, and a client-centric approach, fostering long-term partnerships and mutual growth.

As industry leaders, we constantly strive for innovation and sustainability, leveraging technology and best practices to create a better future for property owners, guests, and our company.



“Our journey is guided by our unwavering commitment to 'Premium Serviced Accommodations, Tailored to Perfection, Managed for Success,' and our mission is to bring this commitment to life in every property we manage.”

We are Vacant Nests!

# WHY CHOOSE

## VACANT NESTS

At Vacant Nests our purpose is to be your trusted partner in maximising the value and potential of your property investments. We understand that your property is not just an asset; it's a significant part of your financial future, and we are committed to ensuring its success.

[WWW.VACANTNESTS.COM](http://WWW.VACANTNESTS.COM)

---



## VACANT NESTS

---

### **MAXIMISING RETURNS:**

Our mission is to help you achieve the highest possible returns on your investment. We employ expert yield management, advanced pricing strategies, and meticulous attention to detail to optimise your property's profitability.

### **PROPERTY ENHANCEMENT:**

We take pride in enhancing your property's appeal and value. Our mission is to ensure it remains in top condition, with careful maintenance and attention to detail that preserves and enhances its long-term worth.

### **TRANSPARENT PARTNERSHIPS:**

Open and transparent communication is at the core of our mission. We provide you with real-time reports, detailed financial data, and a clear view of your property's performance, so you can make informed decisions.

## EARN MORE FROM YOUR PROPERTY WITH VACANT NESTS:

We value the significance of your property and your investment; it symbolises your route to your future wealth. Collaborating with our Airbnb management team in Dubai allows you to tap into our extensive expertise, unlocking opportunities in a thriving, growing market and increasing your earnings by up to 54% and even more!

**54%**  
**PLUS**

## VACANT NESTS

---

### **RISK MITIGATION:**

We understand the importance of safeguarding your investment. Our mission is to minimise risks through stringent guest vetting, security measures, and compliance with industry regulations.

### **SUSTAINABLE GROWTH:**

Our commitment to sustainability extends to your investments. We aim to grow your portfolio while minimising environmental impact, ensuring long-term success for both you and your properties.

### **LONG-TERM PARTNERSHIPS:**

We believe in building lasting partnerships. Our mission is to be your dedicated partner, working together to achieve your investment goals and navigate the evolving world of serviced accommodations.

### **PEACE OF MIND:**

We are dedicated to providing you with peace of mind. Our mission is to handle the day-to-day responsibilities of property management, so you can enjoy the benefits of ownership without the stress.





# OUR SERVICES

ELAVATING THE WORLD OF SERVICED ACCOMMODATIONS

## VACANT NESTS

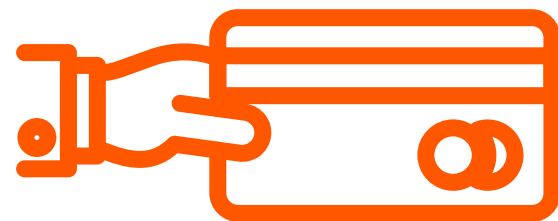
---



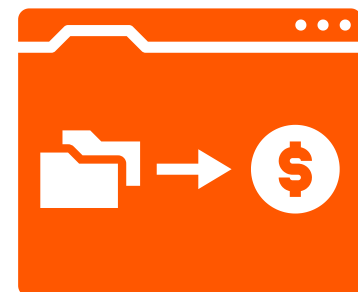
Premium Listing Across  
All Major Platforms



Maintenance and Repairs  
Management



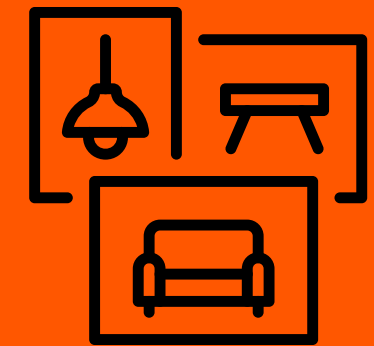
Deposit, Utilities & DTCM  
Management



Monthly Reports &  
Payment of Invoices



Hotel Linen and  
Changeover Management



Interior Design and  
Renovation Services



Listing Optimisation



24/7 Guest  
Communication

VACANT NESTS

# VACANT BY DESIGN

Welcome to Vacant By Design, where we redefine the art of interior staging for serviced accommodation properties. Our tailored staging service transforms vacant spaces into inviting havens, ensuring your property captivates guests from the moment they step inside. With a keen eye for design and a commitment to enhancing the appeal of your space, we specialise in creating atmospheres that not only meet but exceed the expectations of discerning travelers. Elevate the experience for your guests and maximise the potential of your serviced accommodation with Vacant By Design's expert touch in interior staging.

[WWW.VACANTNESTS.COM](http://WWW.VACANTNESTS.COM)



**Page 11**

HOMES DESIGNED BY **US** PERFORM

**27%**

**BETTER ON AVERAGE**

## VACANT NESTS

---

Whether you're a landlord or an Airbnb host, you understand that the aesthetics of your space aren't just about booking rates – they play a crucial role in capturing the attention of potential guests.

Enter Vacant Nests By Design, your key to enhancing your property's appeal. We go beyond by offering a comprehensive house decoration service, seamlessly integrated with Airbnb property management. Our goal is to not only boost your booking numbers but also ensure a smooth experience for guests from check-in to check-out.

But we don't stop there. Our specialised home decoration service is designed to ready your property for Airbnb and various booking channels. So, why entrust Vacant Nests By Design with your property?

## VACANT NESTS

---

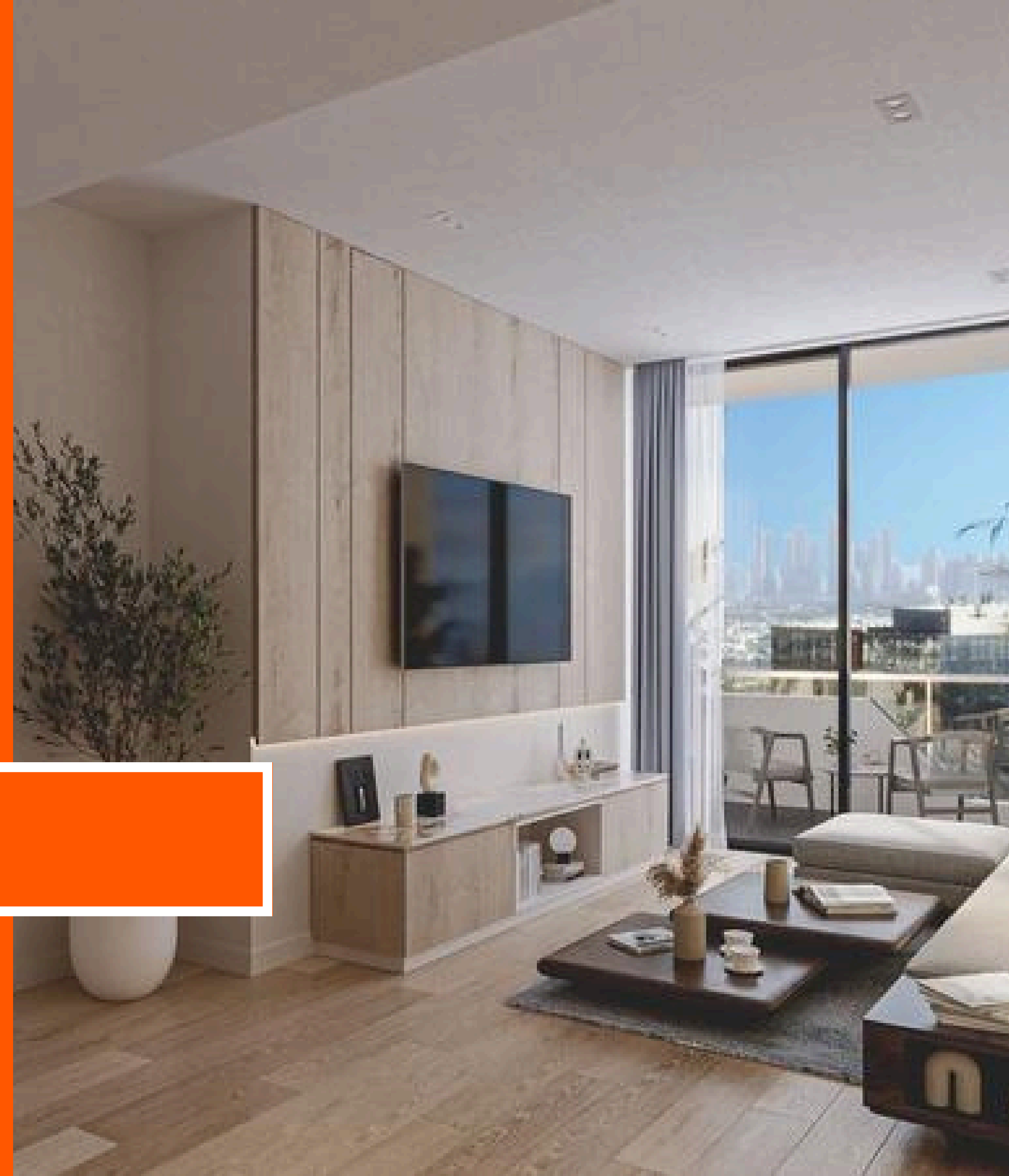
Because we've mastered the art of creating that irresistible click and know precisely what guests are looking for, whether it's a vacation getaway or a relaxing staycation.

Elevate your property's allure with us.

Reach out to Vacant Nests By Design today and let's make your space a standout destination

**Page 13**

**[WWW.VACANTNESTS.COM](http://WWW.VACANTNESTS.COM)**



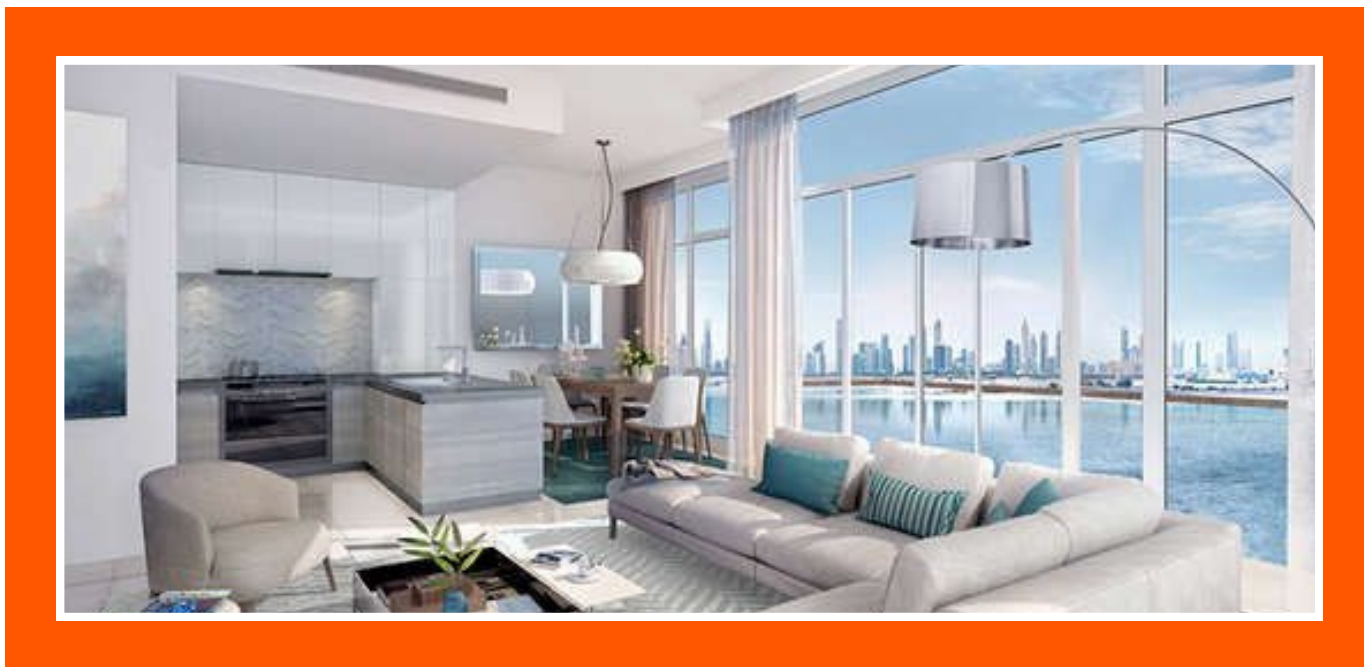
# THE BENEFITS

VACANT NESTS

---



Dubai, renowned as the business hub of the Middle East and boasting a plethora of increasingly remarkable tourist attractions, naturally claims the spotlight as the world's most visited city for international travel in 2023.



## VACANT NESTS

---



30% Plus Increased Revenue Compared to Long-term Rental



Only a 30 Day Notice Period



Competitive Rates to Maximise Your ROI



Peace of Mind Trusted Service Partners



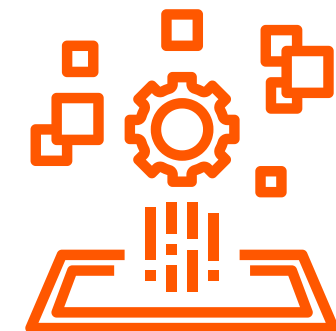
Maximising Revenue With AI Software Tools



24/7 Landlord and Guest Support



Full Compliant Property Management



Maximise Your Revenue With Out Multi Platform Listing Service

# VACANT NESTS



Our objective is to uphold top-tier service standards and amenities. Recognising the distinctiveness of each property within our portfolio, we prioritise fostering strong connections with our Owners. This entails gaining profound insights into maximising the return on investment for their property.



## The Burnopfield



**Daniel**  
January 2024

Good value, nice place for money spent

## The Scarborough



**Sarah**  
January 2024

fantastic apartment and host, Ryan always very responsive answered all queries very quickly. All the small things like washing up provisions etc make a difference and saved a r shops. highly recommend



**Response from Ryan-Vacant Nests**  
January 2024

Appreciate the feedback Sarah. We are pleased you e stay with us. We aim to make your stay feel like a seco

## The Saint George



**Anna**  
January 2024

Great place, nicely situated really close to the heart of Jesmond. Woke up one morning to the boiler malfunctioning and Ryan instantly replied to help us fix it so we didn't have to wait. Considerate touches like having a speaker, shampoo & conditioner, etc.

## Vacant Nests

[Write a review](#)

5.0

Reviews aren't verified. ⓘ



**Gemma Caven**  
9 reviews · 7 photos

7 months ago

I have had the pleasure of working with Vacant Nests, a property management company specializing in managing serviced accommodations and Airbnb listings, and I must say, their service has been nothing short of exceptional. Here's why I ... [More](#)



1



**Jason Jouan**  
1 review

a year ago

I've been in the property industry for over 5 years and Vacant Nests are hands down the best Property Management Agency that I've worked with and will continue to. Attention to detail is what you will get and a world class service. People who care about you and your property. The owner Ryan is a great guy!  
Thank you again



1



**Danny Baker**  
3 reviews

a year ago

Amazing service, thank you. The Roker flat is special. So close to a lovely coffee house and seconds to the beachfront. Thanks again.



1



# OUR OFFER

## VACANT NESTS

---

We do things different here at Vacant Nests. Our property management fee's are on a sliding scale. Meaning the more properties you on-board with us the cheaper your fee becomes! Thats right, we want to give something back to you for your loyalty to us!

Our fee starts at only 18% of the properties turnover and drops 0.5% for every new property you on-board, with 14% being our lowest rate.

[WWW.VACANTNESTS.COM](http://WWW.VACANTNESTS.COM)

**Page 17**



**GOT A  
QUESTION?**

**CONTACT US**



 **+971 58 501 29 49**

 **info@vacantnests.ae**

 **AL KHAIMAH BUILDING - II - 22ND ST -  
AL BARSHA 1 - DUBAI - UAE**

 **@Vacantnestsdubai**

 **www.vacantnests.com**

**CALL OR WHATSAPP TO SPEAK WITH OUR TEAM**