



Dubai's Leading Short-Term Rental Management Company

Whether you are looking to supplement your monthly income, build a property investment portfolio, or make AED while listing your home for sale, the short-let market offers great financial returns, full control of your asset, zero obligations, and ultimate flexibility.

Dubai's Most Trusted Short-Term Rental & Property Management Agency



MEA Business Awards

Most Trusted Short Term Rental & Property Management Agency 2024 - Dubai



WORLD BUSINESS OUTLOOK

Best Real Estate Management Consultancy UAE 2024



Hospitality Company of the Year



Best Real Estate Management Consultancy of the Year



Property Management Company of the Year - UAE



Property Management Service of The Year 2024



Short Term Rental & Property Management Firm of the Year 2024 Dubai



Excellence in Hospitality For Short Term Rentals UAE 2024



Most Customer-Centric Property Management Company UAE 2024



INTERIORS Most Innovative Interior Design Brand UAE 2024



Best Marketing Campaign in Property Management UAE 2024



Best Holiday Homes Rental Company UAE 2024



Best Host Management UAE 2024



Excellence in Guest Experience UAE 2024



Business Insight Review



Excellence in Short Term Property Management



Most Integrated Property Experience Provider

Gulf Business AWARDS 2025

AirDXB were shortlisted for

Investment Company of the Year 2025

among global investment leaders such as AIX, Century Financial, EFG Hermes, MBS Global Investments

Finalists Awaiting Announcement



Best Asset Management Company of the Year



Hospitality Team of the Year

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The AirDXB Group has been the #1 360° solution platform for real estate, short-let, and property management consultancy services in Dubai since 2018.



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THE AIRDXB EXPERIENCE

Your Success
= Our Success

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ONBOARDING PROCESS

We implement a stringent onboarding process to ensure every property meets AirDXB's high standards, resulting in optimal occupancy and maximum rates.

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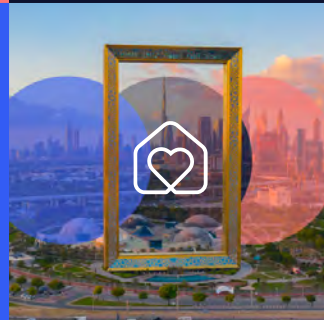
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About **AirDXB**

The AirDXB Group has been the **#1 360° solution platform** for real estate, short-let, and property management consultancy services in Dubai since 2018.



WATCH IN YOUTUBE

Whether you are looking to supplement your monthly income, have a property investment portfolio, or are looking to make AED while you list your home for sale, the short-let market offers you great financial returns with full control of your asset and ultimate flexibility, including no RERA obligations. Keep your property chain-free and stay in control with AirDXB's award-winning short-term rental management.



The AirDXB Experience

YOUR SUCCESS = OUR SUCCESS

We strive to be the best performing short-let agency in Dubai, offering unparalleled strength of service, the highest occupancy rates in the market and a personal approach to real estate investment & short-let services.

94% AIRDXB OCCUPANCY RATE

MARKETING & LISTING CREATION

Create a 5-star listing for your property across all platforms, ensuring it stands out with our in-depth knowledge of guest preferences.



AWARD WINNING MARKETING



GLOBAL BRANDS
The Global Brands Magazine Awards 2024:
Best Marketing Campaign in Property
Management - UAE



PRICING OPTIMIZATION

Our team of pricing experts continuously monitors the market and adjusts pricing to ensure the best returns, specific to market trends, location, and property type.

HOTEL STANDARD HOUSEKEEPING

Our teams efficiently replenish your property and amenities, conducting inspections to ensure everything is perfect for the next guest.

PROFESSIONAL PHOTOGRAPHY

Show guests the brilliance of your property with our first-class photography and videography services, providing a package of 70+ photos and videos.

INTERIORS FURNISHING & RENOVATIONS

Our furnishing team delivers tailored solutions efficiently and within budget, leveraging a solid network of suppliers with over 550+ projects completed in Dubai.

Interiors Impact

Did you know that professionally furnished properties can earn you up to 20% more on the short-let market?



Emily Magras, Head of Interiors

+971 54 247 1996



INVESTMENT MANAGEMENT & CONSULTATION

Our real estate investments team guides you on the best locations and property types in Dubai, assisting with acquisitions and preparation for short-let or long-term rentals.

PROFESSIONAL MAINTENANCE

Access discounted rates and quick turnaround times for maintenance and handyman services, available for both short-let properties and personal residences.

24/7 GUEST MANAGEMENT

Provide guests with direct access to a dedicated, 24/7 customer service team, ensuring 5-star experience and handling any issues promptly.



AWARD WINNING GUEST RELATIONS



Business Tabloid Awards 2024:
Excellence in Guest Experience - UAE



Onboarding Process

We implement a stringent onboarding process to ensure every property meets AirDXB's high standards, resulting in optimal occupancy and maximum rates.

01

ADMINISTRATION

We handle all administrative tasks, including applying and paying for the DTCM application and uploading properties to the platforms.

PROPERTY INSPECTION

Our team conducts a thorough inspection to ensure due diligence. This includes a deep clean of the property.

02

03

PROFESSIONAL PHOTOGRAPHY

We arrange professional photography in line with our standards, capturing 70+ high-quality photos to boost your property's visibility on booking platforms.



Hello, I'm Harrison.

The Head of Business Development & Strategic Partnerships at AirDXB

+971 58 533 6770

My team are dedicated to providing you with a smooth onboarding process when you choose to work with us. We will provide you with a detailed financial report showcasing your returns & arrange for all activities concerning the best listing of your property on various booking platforms. We are here to ensure you are comfortable and have a full understanding of the opportunities that short-let has to offer.



Why Short-Let?



HIGHER RENTAL YIELDS

Short-term rentals often generate higher income compared to long-term leases due to the premium rates charged for shorter stays.



FLEXIBILITY

You have the freedom to use your property whenever you need it.



DYNAMIC PRICING

Adjust rental prices based on demand, events, and seasons to maximize returns.



MAINTENANCE CONTROL

Regular cleaning and inspections between stays keep the property well-maintained.



ADAPTABILITY

You can easily sell the property without being tied into a contract.



NO RERA OBLIGATIONS

Avoid the regulatory requirements associated with long-term rentals, providing you with more control over your property.





Success Story: Frankfurt Tower Dubai Sports City

Discover the journey of Frankfurt Tower in Dubai Sports City. Through thoughtful investments and strategic enhancements, this property showcases the potential for substantial financial growth.

PURCHASE PRICE

The property was acquired at an attractive price of **AED 390,000**



UPGRADES & FURNISHING

A budget of **AED 26,000** was allocated for furnishing, including modern kitchen appliances, while an additional **AED 12,500** was invested in stylish wrapping for the bathroom and kitchen, along with upgraded flooring.



SHORT-TERM GAINS

The property generated **AED 60,000** in rental income over the short term, highlighting its appeal and earning potential. The rental income from the first year was sufficient to cover the costs of furnishing, broker fees, VAT, and service charges.



QUICK SALE

The property was successfully sold for **AED 510,000**, reflecting its enhanced market value after strategic improvements.



RETURN ON INVESTMENT (ROI)

With a **total ROI of 33%**, this case demonstrates a well-executed investment strategy, combining rental profits and a profitable sale.



EXCEPTIONAL RESULTS

Frankfurt Tower Dubai Sports City stands as a testament to the power of smart investments and property management by AirDxb earning AED on short-term rentals while appreciating.





Why Partner with AirDXB?



PAYMENTS

Funds are transferred monthly.

Owners have 24/7 oversight to data via unique owner portal.



OUR TEAM

We do not outsource any of our work allowing us to have complete control.

All our photographers, housekeeping and customer care managers are employed by AirDXB and we have over 250 staff.



CLIENTS

Ranging from individuals like yourself all the way through to larger corporates such as Seddiqi Holdings, SmartCrowd and Emirates.

Comprehensive Short-let Management Services

94%

The highest occupancy rate in the market

5
star

Ratings from 3 out of 4 guests

100k+

Total guests from 100+ nationalities

AED 1
billion

Real estate assets under advisement

30
days

Notice period

16.75%

Management fee + VAT



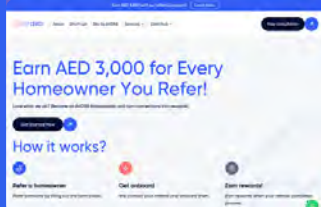


Ambassador Road Map

01

REFER A HOMEOWNER

Fill out the form on
our website



[CLICK HERE](#)

GET ONBOARD

Our partnership
managers will
contact the
homeowner, guide
them through the
AirDXB onboarding
process and launch
the property online.

02

03

GUEST BOOKING

Once the first guest
books the property,
your referral is
successfully
completed.
Simple as that!

PAYMENT

Referral earnings
released.

04

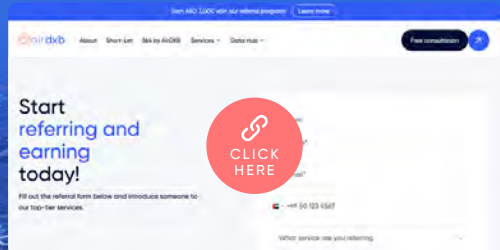
Frequently Asked Questions (FAQs)

When will I get paid?

Payments are released after the first guest stay is complete.

How do I sign up to become an ambassador?

Complete the form on our website.



Is there a limit to how many homeowners I can refer?

The sky is the limit, the more homeowners you refer, the more AED you make!

How long does the onboarding process usually take?

Only 5-10 working days

Is there any promotional material or guidance to help me refer homeowners?

Yes, we will provide you with all the tools, guidance and support necessary to succeed.



Online Bookings Platform Comparison

We specialize in maximizing the potential of your investment through our comprehensive short-term rental management services. We list your property across a variety of high-traffic platforms to ensure optimal exposure, attracting a diverse range of guests. This strategy helps us secure the best AED returns on your investment. With AirDXB, you maintain full control over your asset, enjoy ultimate flexibility, and benefit from our market expertise.

Direct Bookings Made Easy:

Greater ROI with Our AED 1.2 Million Upgrade

 **airdxb** FINDINGS

	Channel Fees	Listings	Customer Support	Global Revenue Comparison 2025	Promotional Tools	Average Monthly Bookings	Guest Cancellation Notice Period	Average Monthly Website Visits
 		700+ homes across Dubai	We control	\$2.49 Million	Partnerships, excursions, discounts and more!	43.1%	Full host customization available 7-day notice period selected	86K
Booking.com	Starting from 15% + VAT	28,000,000 total 6,600,000 rental homes	Fair with both hosts and guests	\$23.7 Billion	Discounts, visibility boosters, optional genius programme	49.1%	Full host customization available 7-day notice period selected	560M
 BLUEGROUND	7% + VAT	Global Listings: 20,000+ homes Dubai Listings: 4,000+ homes	Guest-focused / Blueground support	Not publicly disclosed	Corporate network, business stays, platform visibility,	4.2%	Varies by booking/stay terms	968K
Other	Varies*	N/A	Platform dependent	N/A*	Platform dependent	3.5%	Varies by platform & booking	N/A*

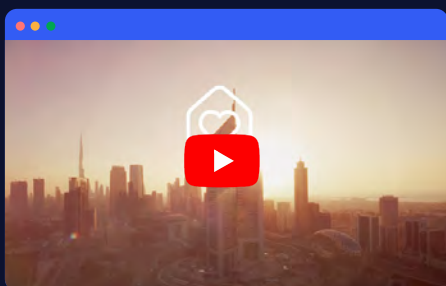
**Other* represents bookings generated through additional third-party channels. Fees, policies and features vary*



Competitor Analysis

	 airdxb	COMPANY A	COMPANY B	COMPANY C	COMPANY D
Management Fee	16.75% VAT	17% VAT	17% VAT	15-20% VAT	15-20% VAT
Occupancy Rate	94%	82%	86%	78%	90%
Cancellation Notice Period	30 days	60 days + Cancellation Fees	45 days	90 days	90 days
Check-in Process	Personalized	Self-Check-in	Self-Check-in	Personalized	Personalized
Whatsapp Direct	✓	✓	✓	✓	✓
In-house Furnishing Team	✓	✓	✓	✓	✓
In-house Wrapping Team	✓	✓	✓	✓	✓
In-house Real Estate Agent	✓	✓	✓	✓	✓

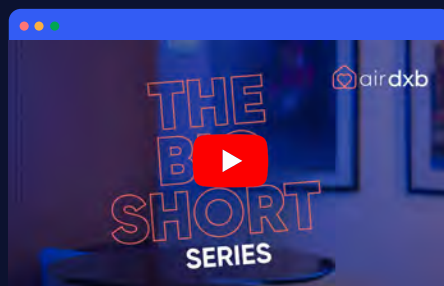
Watch our **YouTube** videos for all the latest updates!



Our Journey:
The AirDXB story



Long-Term vs. Short-Term:
What's the Best Move for Your Property?



The Big Short Series: Dubai Real Estate, Unfiltered Short-Let Market

As Featured in

**ST SHORT TERM
RENTALZ**

Entrepreneur
العربية

Khaleej Times

WHAT'S ON

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