



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



MEAA 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



DUBAI AWARDS 2023

Best Real Estate Management Consultancy of the Year



INNOVATION

Property Management Company of the Year - UAE



Business Insight Review



Best Host Management UAE 2024



Excellence in Hospitality For Short Term Rentals UAE 2024



Property Management Service of the Year 2024



REAL ESTATE & PROPERTY AWARDS 2024

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



Best Marketing Campaign in Property Management UAE 2024



Most Customer-Centric Property Management Company UAE 2024



INTERIORS Most Innovative Interior Design Brand - UAE 2024



Excellence in Guest Experience UAE 2024



Best Holiday Homes Rental Company UAE 2024

www.air-dxb.com

Table of Contents

03

ABOUT

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



06

WHY SHORT-LET

04

THE AIRDXB EXPERIENCE

Your Success
= Our Success

05

ONBOARDING PROCESS

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

08

ORGANIZATIONAL CHART



09

WHY PARTNER WITH AIRDXB

10

AMBASSADOR ROAD MAP

11

ONLINE BOOKING PLATFORM COMPARISON

12

COMPETITOR ANALYSIS





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 **Louis**.

The Head of Business Development & Strategic Partnerships at AirDXB

+971 54 217 9391

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**

LEWIS & DORE
REAL ESTATE



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.

LEWIS & DORE
REAL ESTATE



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.



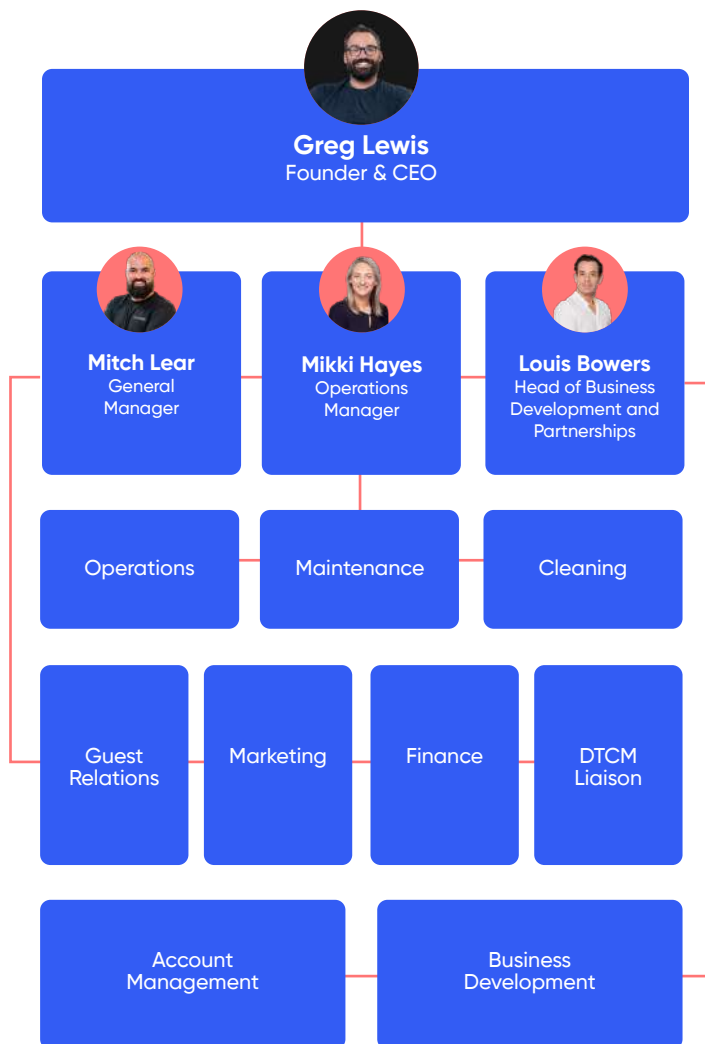
EXCEPTIONAL RESULTS

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.





Organizational Chart



Earn AED 3,000+ for
Referring a New Host



Get 5% of the Net
Commission Referral Fee



Get 5%
Referral Fee



Get 10%
Referral Fee

[LEARN MORE ABOUT REFERRALS](#)



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

750
million

Real estate assets under advisement

30
days

Notice period

16.75%

Management fee including VAT



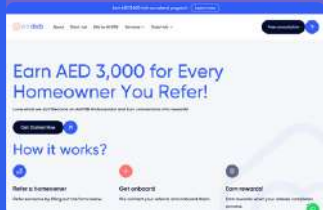


Ambassador Road Map

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

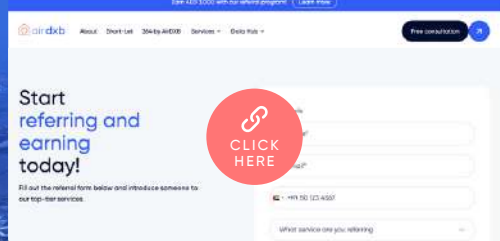
Frequently Asked Questions (FAQs)

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




	Channel Fees	Listings	Customer Support	Global Revenue Comparison 2023	Promotional Tools	Average Monthly Bookings	Guest Cancellation Notice Period	Average Monthly Website Visits
 		700	We Control	N/A*	Partnerships, excursions, discounts and more!	267	Full host customization available 7-day notice period selected	N/A*
	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	1200	Full host customization available 7-day notice period selected	560M
	5% + VAT	2,000,000	Fair with both hosts and guests	\$3.8 Billion	Discounts, visibility boosters, market maker pricing tool, onekey	36	Full host customization available 7-day notice period selected	44M
	19.5% + VAT	7,700,000	Favour guests	\$11.1 Billion	Discounts	500	Guests can cancel up to 24 hours before check-in for a full refund	100M

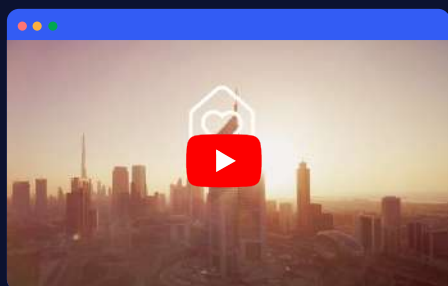
*Currently unavailable as we are in the initial launch phase and data is not yet available



Competitor Analysis

	 airdxb	COMPANY A	COMPANY B	COMPANY C	COMPANY D
Management Fee	16.75% INC. VAT	17% VAT	17% VAT	15-20% VAT	15-20% VAT
Occupancy Rate	94%	82%	86%	78%	90%
Cancellation Notice Period	30days	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?



6 Years of AirDXB Leading
Dubai's Short-Let Market

As Featured in

ST SHORT TERM
R2 RENTALZ

Entrepreneur
العربية

Khaleej Times

WHAT'S ON

ArabianBusiness




 [air_dxb](#)


 [AirDXB](#)

 [AirDXB](#)

 [AirDXB](#)

 www.air-dxb.com

 info@air-dxb.com

 +971 (04) 385 3497