



Quantum Realty
YOUR TRUSTED FAMILY BUSINESS
Since 1995

OWNER'S HANDBOOK

Holiday rental management on the Costa del Sol

Welcome

Thinking of renting out your home to holiday guests? This handbook explains who we are, what we take care of, what we need from you and what it costs, so you know exactly what to expect before we start.

In short: we look after your home as if it were our own rental property.

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01 WHO WE ARE

We are a family business with a team of four. Since 1992 we have helped our clients with everything to do with property, from sales and rentals to project management.

Our focus is personal service: rental management tailored to you and your home. Our office in Playa Marina is just 5 minutes from both Fuengirola and La Cala de Mijas, so we can easily serve properties anywhere between Torremolinos and Marbella.

1992

SERVING CLIENTS SINCE

4

FAMILY TEAM MEMBERS

5 min

TO FUENGIROLA & LA CALA



Antonia



Phill



Anouk



Carlos

02 WHAT WE DO

We take care of your home as if it were our own rental property. Consider all of the following done:

Marketing & photography

We get your property rental-ready and photograph it professionally for the best results.

Revenue management

We set the best nightly rate for each season, based on demand and the competition.

Bookings & guest questions

We handle all communication with guests through the booking platforms.

Check-in & check-out

Every guest receives all the information they need for their stay.

Point of contact during stays

Something breaks, or a guest needs something? We are their first call.

Cleaning & upkeep

We instruct the cleaners, keep standards high and report what needs restocking or repair.

We also stay in close contact with you, with advice to help you get the best return from your property.

03 WHAT WE NEED FROM YOU

1

The keys

Of course! We'll arrange a key box for guest changeovers.

2

A rental licence

A tourist rental licence (VUT). No licence yet? We can help you get one.

3

Host access

We need to be added as host of your property on the booking platforms. We can help you set this up.

4

Rental amenities

Stock the items in section 06, or let us buy them for you free of charge and invoice you monthly.

04 OUR FEES

18% + IVA

of the rental revenue generated

Not included in the fee

- Cleaning fees per changeover
- Guest registration platform: €8 per month

On Airbnb, the cleaning fee is normally charged to the guest.

05 HOW IT WORKS

1

We get your property rental-ready

Personal items are put away and any missing amenities are bought (invoiced monthly).

2

We take professional photos

Great photos are the first thing guests see, and they make a real difference to bookings.

3

We list your property

We set your home up on the booking platform(s).

4

You receive all the revenue

Guest payments go straight to you.

5

One monthly invoice

Covering our management fee, cleaning per changeover, and any amenities we have bought for you.

06 AMENITIES CHECKLIST

Everything your property needs to give guests a great stay. Prefer not to shop? We can buy it all for you and add it to your monthly invoice. Quantities below are an example for a 2-bedroom, 2-bathroom apartment.

Linen & towels

☐ Bath towels **×8**

☐ Hand towels **×8**

☐ Beach towels **×8**

☐ Bath mats **×4**

☐ Kitchen hand towels **×2**

☐ Tea towels **×4**

☐ Oven glove **×1**

☐ Baby cot blanket **×1**

☐ Bottom sheets 90 cm (single) **×4**

☐ Duvet covers, single **×4**

☐ Bottom sheets, double **×2**

☐ Duvet covers, double **×2**

☐ Pillowcases **×10**

☐ Mattress protectors, single **×2**

☐ Mattress protector, double **×1**

☐ Baby cot bottom sheet **×1**

Kitchen: pots & pans

☐ Saucepans: small, medium, large

☐ Oven dish

☐ Colander

☐ Frying pans: small + large

☐ Baking tray

☐ Chopping boards

Kitchen: tableware ×8 of each

☐ Dinner plates

☐ Side plates

☐ Bowls

☐ Water glasses

☐ Wine glasses

☐ Mugs

Kitchen: cutlery & utensils ×8 of each piece of cutlery

☐ Forks

☐ Spoons

☐ Basic knife set: chef's, bread, paring

☐ Bottle opener / corkscrew

☐ Knives

☐ Teaspoons

☐ Wooden spoons, spatula & ladle

☐ Can opener

Kitchen: small appliances

☐ Kettle

☐ Coffee machine

☐ Toaster

Kitchen: pantry & consumables

☐ Olive oil

☐ Vinegar

☐ Salt and pepper

☐ Storage tubs for dishwasher & washing tablets

☐ Sugar

☐ Hand soap (refillable dispenser)

☐ Dishwasher tablets

☐ Washing machine tablets

Household

☐ Iron

☐ Hairdryer

☐ Clothes drying rack

☐ Ironing board

☐ Vacuum cleaner

☐ Clothes hangers

Bathroom

☐ Bathroom bins

Baby & kids

☐ Baby cot

☐ Baby cutlery (plastic)

☐ High chair

Safety

☐ Fire extinguisher

☐ Smoke alarm

☐ Fire blanket

☐ First aid kit

Access & storage

☐ Key box with code, for changeovers

☐ Lock for your supplies storage

☐ Guest book with important information



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LET'S TALK ABOUT YOUR HOME

We're happy to visit your property, answer your questions and give you an honest idea of what it could earn.

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