

SOME IMPORTANT FACTS AS TO OWING A PROPERTY IN THE ALGARVE

Now that you purchased a property you want to make sure it is maintained. Because many properties in the Algarve are not occupied throughout the year, it is important to get someone or a company to make sure your property remains in good shape. We will be able to provide you with a list of companies that take care of your property to the highest of standards.

MAINTENANCE

The usual maintenance services that are offered include:

- ❖ Regular inspection of security and condition.
- ❖ Prompt professional repairs.
- ❖ Garden and pool maintenance.
- ❖ Cleaning and laundry services

You could also consider to include :

- ❖ Administration services & financial management (i.e. This service includes payment of invoices on your behalf, such as utility bills, insurance cover, government taxes etc.)
- ❖ Basically everything related to your property.

All villa management companies offer a convenient service package that is tailored to suit your property management needs. Prices and conditions will be offered on a case by case basis.

Another option would be hiring a gardener and maid on a freelance basis.

Depending on the location of your property, the option to take over the staff of the old owners could be a good choice.

Considering on our expert knowledge in this area we are happy to discuss this and give you advice on this.

RENTALS

Many property owners decide to let their property.

You have the choice to ask a professional rental company to organise the promotion of your property on the rental portals or to work all by yourself through "Owners Direct".

Maintenance companies often include a rental service, this includes airport transfer and key handling. At a designated date and time the rental company meets and greets your rental guests at Faro international airport and takes them directly to the property. Here the rental company will show the guests around the house, handle the keys, collect the deposit if required and organise the return trip .

This service is handy for both, guests and owners, to avoid the hassle of logistics.

Abloom Properties does not do rentals, but we are happy to direct you to and advise you on rental companies.

Please be aware that to rent out your property you should have a license (alojamento local). It is not complicated to apply for it and it is required by Portuguese law.

We can also calculate an estimate on rental income as we have the knowledge of prices in different locations and types of properties.

By renting it, you could cover the running costs of the property and even get a good return on your invested money.

PLEASE FEEL FREE TO DISCUSS WITH US TO SEE YOUR OPTIONS AND TO GET A REALISTIC VIEW ON THE FINANCIAL SIDE OF YOUR PURCHASE.