

LIIVING SERVICES

LIIVING.COM

LIIVING
IS EASY

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Liiving was founded in 2015 with the aim of providing all owners and guests with top quality service in the management of **local accommodation properties**. As a result of this proactive and integrated management, we have seen **exponential growth** year on year.

We value **creativity, innovation** and **personalization**. We guarantee quality in our services and set daily priorities to satisfy the needs of our owners and our guests.

At a time when Portugal has won the main tourism awards, we stand out for our **SMART objectives**: ensuring the values of **social responsibility**; always **optimizing sales** and **exceeding the expectations** of our customers, suppliers, promoters, partners and all those who work directly or indirectly with us.

We have a young and dynamic team that provides **personalized** and **distinctive** support that has won us several awards, but none as invaluable as your trust.

Trust, the most important word for us. Every day we work to make each of our clients feel more confident in us. If you also value this word and feeling, **Liiving is the right choice for you.**

Get to know our 3 business areas.

A woman wearing a large white sun hat and a light-colored dress stands on a balcony, looking out over a coastal town in Portugal. The town is built on a hillside overlooking the water, with many buildings and a church spire visible in the distance. The scene is captured in warm, golden light, suggesting late afternoon or early morning.

2015

Liiving is born, a unique project in Portugal in the tourism/real estate sector

2015-26

10 years of excellence in the service we provide to our guests and full of unique profitability solutions for the owners.



SHORT STAY

We offer an excellent service to our guests, always seeking the best return for the owners.



MID-LONG STAY

For longer stays, we have created a modality adjusted to the new needs of the market.



TO INVEST

We are looking for the best investment solutions for you.

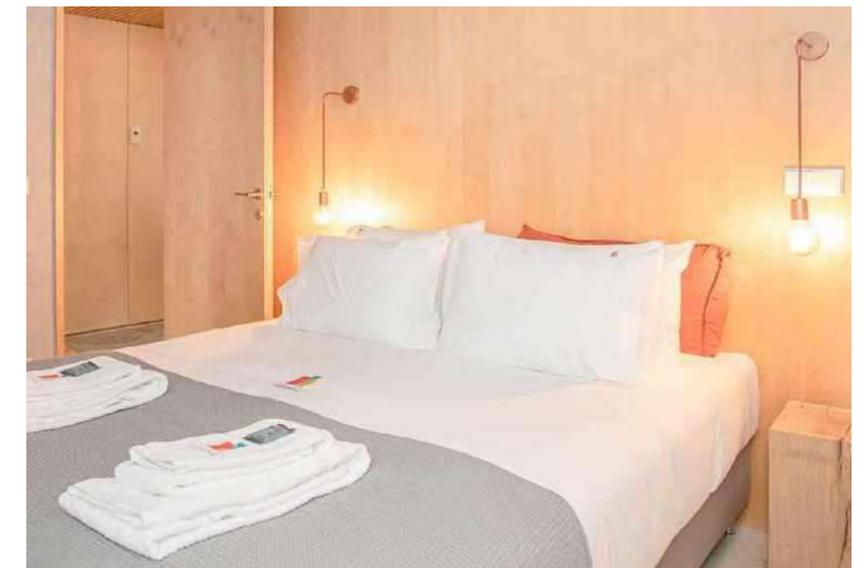
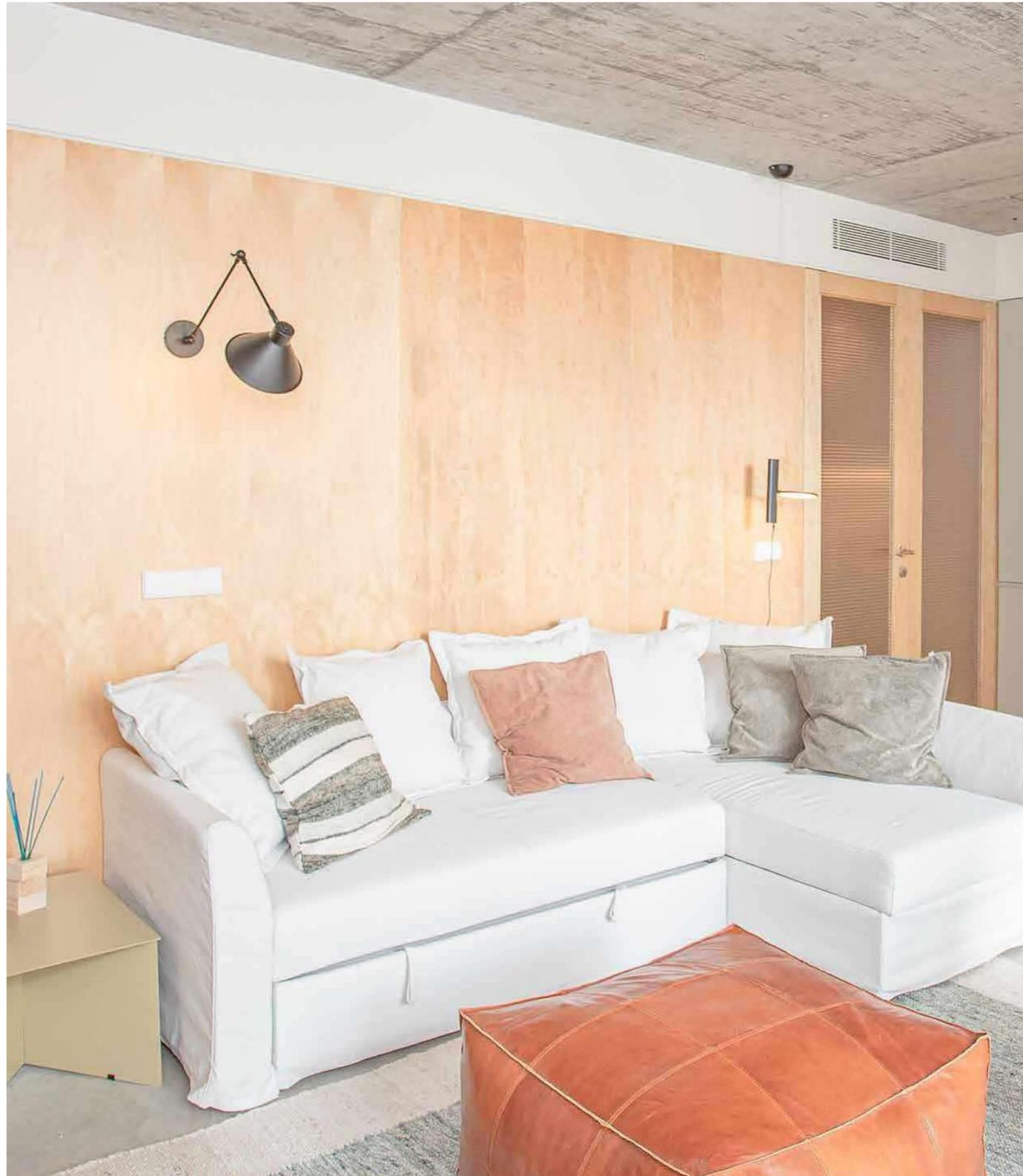


SHORT STAY

LIVE SHORT BUT SPECIAL MOMENTS

Liiiving's avant-garde Short Stay service strives for innovation and personalization for each guest, partner and owner.

In this model, we offer a variety of services to ensure that your property stands out and represents the best the national market has to offer.





MID-LONG STAY

ENTER AND FEEL AT HOME

The Mid-Long Stay model ensures the best property management service, with the level of detail that only an experienced Short-Stay team can provide.

In addition to guaranteeing the profitability of the low season, we work with other markets (nomad workers, etc.), maximize the profitability of your property and offer guests two packages of services:

PACK STANDARD

- Water, electricity and Internet pack (limit applies)
- One free pharmacy delivery per month
- Receipt of parcels at our office (free storage for 48 hours)



PACK PREMIUM

- Water, electricity and Internet pack (limit applies)
- Fortnightly cleaning with disinfection and change of textiles
- Replenishment of shampoo, shower gel, hand gel, disinfectant gel
- Ironing service (20 items per month)
- A free monthly request from a maintenance professional
- One free pharmacy delivery per month
- Receipt of orders at our office (free storage for 48 hours)



TO INVEST

THE IDEAL TAILOR-MADE SOLUTION

The To Invest model generates prosperous real estate opportunities for a select circle of investors, at a personalized level.

Finding your ideal product, adapted to your expectations, is what we do.

With advantageous market placement and expert analysts, Liiving offers legal, tax and feasibility support, as well as options that easily adapt to your personal criteria.





WHY LIIIVING?



GROWTH AND ACHIEVEMENTS

We are constantly evolving. We work with around 200 properties and have already won dozens of awards and distinctions that make us stand out in the real estate and tourism market.



PERSONALIZED APPROACH

We find the best solutions for your property with the excellence that characterizes us. We adapt to your preferred means of communication and guarantee smooth and transparent operations.



WORLD BET

Our success extends beyond borders. We work daily with owners from all over the world, from Portugal, France, Italy, Switzerland, England, Poland, Netherlands, Turkey, Brazil, USA, Canada, Angola, South Africa, Australia, Israel, and Lebanon.



summary of 2025

OCCUPANCY RATE

70%

REVIEWS SCORE

8,6/10%

12 872

CONFIRMED BOOKINGS

105€

ADR

199

PROPERTIES



BACKOFFICE SERVICES



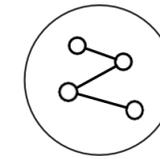
MANAGEMENT

- Multi-calendar management;
- Guest relations;
- Sales strategy and season management;
- Collections and invoicing;
- Operational reports;
- Reporting to SEF.



ADVERTISING AND MARKETING

- Local and international ads;
- Advertising on numerous websites:
 - Strategic sites;
 - Influencers;
 - Presence in the European Best Destination;
 - Placement of HD photographs (service offer).



PARTNERSHIP NETWORK

- To the Guest:
 - Tickets and reservations;
 - Car rental;
 - Souvenirs;
 - Breakfast.

OPERATIONAL SERVICES



CLEANING AND MAINTENANCE

- Maintenance of the property and its contents;
- Pre-check-in cleaning service;
- Laundry service.



RECEPTION

- Reception of guests;
- Inspection of the property before and after the stay;
- Liiiving app;
- Guide Book of the apartment and city;
- Guest Book;
- Satisfaction survey.



EXTRA

(on request)

- Transfers;
- Booking of tours;
- Welcome baskets;
- Breakfast;
- Laundry service during your stay;
- Groceries;
- Logistics for families.



PLUS SERVICES



CONSULTING TO THE OWNER

(Budget on request)

- Maintenance and repair;
- Apartment decoration;
- Partnerships with architectural firms;
- Logistical support in preparing the apartment;
- Check-list of the apartment's contents;
- Local Accommodation Kit;
- Legal support;
- Accounting support.



LICENSES, TAXES AND INSURANCE

(Costs not included)

- Local Accommodation License;
- Energy certificate;
- Health and safety equipment;
- Liiiving has a multi-risk
- Liiiving has a multi-risk civil liability insurance [provision for replacement and repair of the property's contents].



PAYMENT METHODS

(On request)

- Commission on the invoicing of the property inherent in the reservations obtained;
- Variable commission depending on the number of properties.

WE ARE
superhost
again

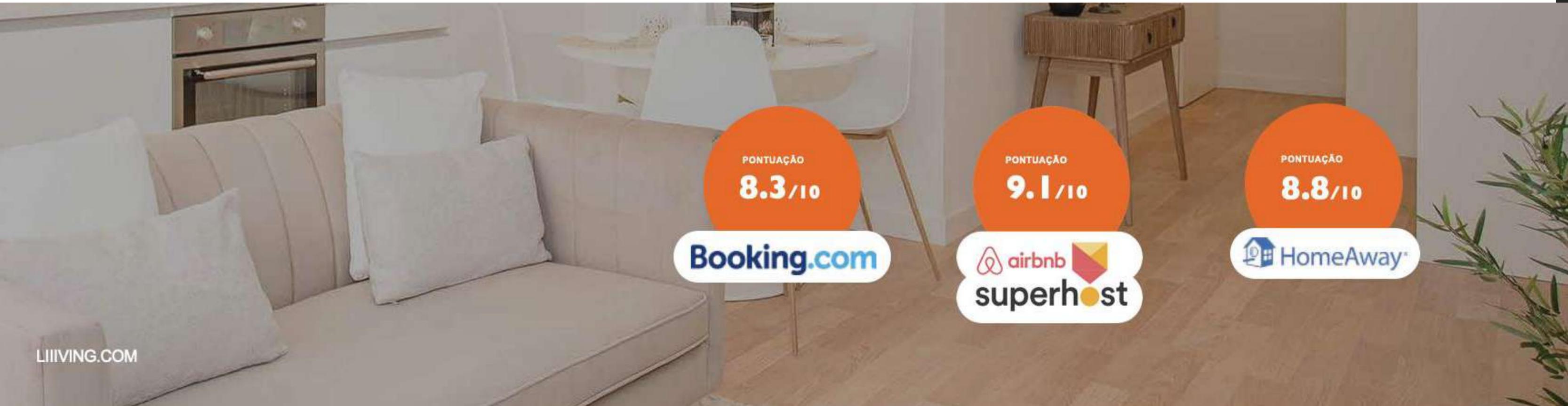


airbnb

Living

AWARDS & PARTNERS

Liiiving has been selected as one of the 10 only official partners in Local Accommodation and/or Real Estate of the European Best Destination Institution. This partnership gives us the opportunity to use the “Porto European Best Destination” logo in all our communication, website and advertising, as well as being present on the Institution's website and all its publications.



PONTUAÇÃO
8.3/10



PONTUAÇÃO
9.1/10



PONTUAÇÃO
8.8/10





APP LIIVING

Only by adapting to your preferred means of communication do we ensure that operations run as smoothly, efficiently and transparently as possible.

That's why we've developed an innovative application, completely free of charge, which allows your guests to find the services closest to their place of stay.

Whether it's restaurants, pharmacies, supermarkets, self-service laundries, petrol stations or the nearest metro station, this app will help you anywhere in the city.

In the App, you can also find all our partnerships, with exclusive offers and advantages for Liiiving customers.

KNOW MORE

APP

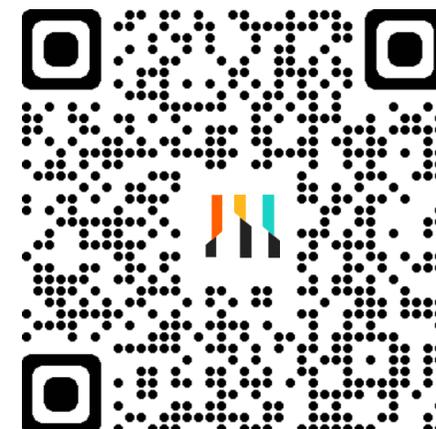


AND



IOS

WEBSITE



EN



PT

This will be the start of a long-lasting, fruitful and successful relationship. We will always do our best to respond to all your needs, with the excellence that characterizes us.

Save our emails as trusted so that you can receive our content/newsletters. They are listed by department or manager.

CONTACTS

LIIVING.COM

 **OPENING HOURS**
Between 9am and 7pm

 **PHONE**
+351 224 918 269

 **ADDRESS**

- **Headquarters**
Rua da Venezuela, 97A,
4150-744 Porto
- **Welcome Center**
Rua de Fernandes Tomás, 471,
4000-034 Porto

 **E-MAILS**

- **General**
info@liiiving.com
- **Administrative/Financial**
admin@liiiving.com
- **Sales**
sales@liiiving.com
- **Operations**
Guilherme.melo@liiiving.com