

Calabrian Services  
Via san Francesco 53  
Pizzo, 89812  
Vibo valentia  
Italy



**CALABRIAN SERVICES**  
MANAGEMENT | MAINTENANCE | KEY HOLDING

## PROPERTY MANAGEMENT OPTIONS 2023

### Conciege key service

This includes:

1. keys are available from our office at any time for any emergency.
2. Assistance for your property need with one phone call.

**€99.00 per year.**

### Full key holding

This includes:

1. Bi-monthly inspections of the property when unoccupied
2. Key collection at our office 24 hours a day, 7 days a week and 365 days a year, the office is always available to be opened.
3. Mail checks sent to office
4. Electric, gas and water checks.
5. Updates on request of any development/property issues we have access to.
6. Phone and email contact for any reason.

**€325.00 per year**

[www.calabrianservices.com](http://www.calabrianservices.com)-[info@calabrianservices.com](mailto:info@calabrianservices.com)-+39 3275380267

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### Additional services

Service	Rate	Information
<b>First use clean</b>	Studio € 160.00 One bedroom € 200.00 2 bedroom € 240.00	This package ensures that the property has the best chance of looking new and includes all cleaning.  (based on normal size apartment. Additional cost may be incurred depending on additional rooms/terraces)
<b>General clean</b>	Studio/one bed € 85.00 2 bedroom € 115.00 3 bedroom € 131.00 4 bedroom or more please enquire	This clean includes all areas based on a maximum terrace size of no more than 20m2 and includes laundry.
<b>Winter closure</b>	Studio/one bed € 40.00 2 bedroom € 50.00 3 bedroom or more please enquire	Includes moving of furnishings away from walls, salt inclusion to help with damp, mattress protection, linen care.
<b>Spring open</b>	Studio/one bed € 80.00 2 bedroom € 98.00 3 bedroom € 121.00	Includes the apartment being put together ready for the first rental, cleaned and dusted. Furniture prepared, linen freshened. Based on property property being cleaned previously.
<b>Garden services</b>	€ 30.00 per hour	Please contact us for more information.
<b>Bill paying</b>	Electric within expiry date € 25.00 per bill Gas/other bills € 25.00 per bill	We recommend that a direct debit is set up for all bills. Please feel free to contact us regarding this issue
<b>Apartment photo staging for rental images</b>	€ 125.00	Price includes up to 30 images in full and websize resolution and includes use of used. Property must be clean before photos.
<b>Property tax, water and waste</b>	Variable depending on property	We are not able to offer this service. This service is offered by a local consultant, Studio Ruoppolo of Pizzo.
<b>Keys copied</b>	Cost of keys plus € 20.00 per cutting	We recommend you have spare keys cut and ensure they work in all relevant locks.
<b>Property visits / Call out / Collections</b>	€ 25.00 per hour	This includes:  Accepting goods to the property  Unreasonable call outs from clients when a property defect is responsible  Additional checks on properties as a service
<b>Storage</b>	€ 50.00 per month per M3	We are able to store additional goods at our Depot for you here in Pizzo,
<b>Air conditioning maintenance</b>	Per unit	€ 35.00
<b>New electric/gas contracts</b>	Registration	€ 80.00
<b>Lock changes</b>	Depending on lock, cost plus	€ 50.00
<b>Internet installation</b>	Depending on location. Cost plus	€ 80.00

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