



EDEN ESCAPES

VACATION HOMES

Your Dubai property, *elevated by Eden Escapes*

Design-led vacation home management
for owners and investors

Buying assistance, renovation, furnishing, short-term
rental management and long-term rental solutions.



FOR PROPERTY OWNERS AND INVESTORS





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Who is *Eden Escapes?*

Eden Escapes is a Dubai-based vacation home and property management brand combining design, hospitality and hands-on operations. Led by an owner with market experience since 2014, we help investors and property owners position their homes for stronger performance and better guest appeal.



Founder-led Dubai market experience since 2014



Short-term rental expertise with long-term rental solutions available



Interior styling, furnishing and launch support under one roof



Focused on owner returns, guest experience and property care



“

Design-led management for owners who want more than generic rental operations.



Design that gives *each home an identity*

Curated interiors shaped around the property,
the guest and the market position.

From soft neutral palettes to
statement concepts, Eden Escapes
creates homes that feel memorable,
guest-friendly and commercially
attractive.



Warm contemporary



Coastal calm



Bold character



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A rental model *that adapts*

Flexible solutions for different stay patterns
and owner goals.



01. Daily

Short stays, city visits
and premium leisure
travel.



02. Weekly

Holidaymakers,
business trips and
family visits.



03. Monthly

Relocations and
extended stays.



04. Long-term

Annual options for
owners who prefer
a stable leasing
approach.



Unlike a traditional yearly lease only, short stays allow pricing to adapt to demand
and let owners plan personal use around confirmed bookings.



RENTAL STRATEGY IS TAILORED TO THE PROPERTY, SEASONALITY AND OWNER OBJECTIVES.





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Why owners choose *short-term management*

Flexibility, visibility and active care.



Flexible owner use

reserve available dates for personal stays



Dynamic pricing

rates adapt to demand, seasonality and stay length



Wider guest audience

leisure guests, business travellers and relocations



Regular property care

cleaning, checks and maintenance follow-up between stays



Live visibility

bookings, calendar and revenue reporting in one place

This model can offer more operational flexibility than a fixed annual tenancy, while keeping the property active, presentable and professionally managed.





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Sale-ready flexibility *for owners*

Why some owners prefer short-stay operation over a locked annual tenancy.



Easier viewings

Short-stay calendars can make buyer viewings easier to coordinate between reservations.



Vacant positioning

A property can often be marketed in a more sale-ready condition.



Resale flexibility

Owners may keep more flexibility when planning a sale strategy.



Annual tenancy comparison

Long-term tenants can reduce viewing flexibility, and vacant handover for sale may require formal notice depending on the legal situation.



*For many investors,
flexibility matters almost as much as income.*

FOR PROPERTY OWNERS AND INVESTORS





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Live visibility. *Full transparency.*

Owners can monitor their unit, bookings and reporting in one place.



Occupied / vacant status



Future bookings and blocked dates



Booking and revenue visibility



Monthly reporting and payout tracking



Full transparency for owners

FOR PROPERTY OWNERS AND INVESTORS



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OWNERS PORTAL

Dashboard

Bookings

Monthly Reports

My Unit

Statements

Owner Profile

Support

Welcome back,

Maya K.

Here's an overview of your property's performance.



Maya K.
Owner



Palm Breeze Residence 2104

Dubai Marina

Report month

August 2026



Download Excel



Save PDF



Occupied nights

24 / 31

77% occupancy rate



Gross income

AED 46,820

Total rental income



VAT 5%

AED 2,341

VAT for this month



Tourism Dirham

AED 1,200

Tourism fee collected



Total expenses

AED 890

Recorded expenses



Management fee

AED 9,364

20% of gross income



Average booked night

AED 1,951

Across all bookings



Net owner payout

AED 34,225

Total payout for August 2026



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The everyday work, *handled by Eden*

End-to-end operations that protect the guest experience and support the owner.



Listing management

descriptions, photography
coordination and presentation



Pricing & availability

active calendar and rate
management



Guest communication

enquiry, booking, arrival
and stay support



Check-in & check-out

coordination, access and
departure handling



Cleaning coordination

turnover preparation
and quality control



Maintenance follow-up

repairs, inspections
and issue resolution



Registration support

permit and operational
paperwork assistance



Owner reporting

clear updates on performance
and property matters





Management fee

Professional holiday home management,
clearly structured.

20%

Management fee



Listings and pricing



Guest communication



Check-in and check-out coordination



Cleaning and maintenance coordination



Owner reporting

Buying, renovation and furnishing scope is agreed separately.



*Clear structure.
Full transparency.*





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Your Dubai property, *with Eden Escapes*

Whether you are buying a property, preparing a unit for the market, or looking for a reliable management partner, Eden Escapes offers a design-led approach with full operational support.

Let's discuss your property goals. →



+971 55 378 1504



info@edenescapesdubai.com



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VACATION HOMES • LONG-TERM RENTAL SOLUTIONS • DESIGN & FURNISHING

