

# Intira Villas – Professional Villa Rental Management

## Maximize Your Rental Returns, Protect Your Property

Since 2010, Intira Villas Co., Ltd. has been developing and managing high-quality pool villas in Rawai, Phuket. With over 45 villas completed and more than a decade of experience, we have built a proven track record in villa management and short-term rentals.

## Why Partner with Intira Villas?

- **Proven Performance:** Our villas achieve an average annual occupancy of 75–80%, delivering owners consistent **8–12% net returns** in normal market conditions.
- **Dynamic Pricing:** We adjust rental rates daily across platforms to maximize both occupancy and revenue.
- **Global Reach:** We market properties through leading international channels (Airbnb, Booking.com, Expedia, Agoda, Trip.com, Hotels.com, TripAdvisor, Ostrovok, Ctrip) as well as our own website and local partner networks.
- **Dedicated Markets:** Our strongest client base comes from Europe, Russia, Eastern Europe, China, and India, with a growing Middle Eastern market in 2025.

## Comprehensive Management Services

We handle all aspects of rental and property care so you can enjoy stress-free ownership:

- **Marketing & Bookings** – Professional photography, global listing management, and guest communication.
- **Guest Services** – Full concierge support, including airport transfers, vehicle rentals, tours, food delivery, and 24/7 assistance.
- **Property Care** – Check-in/check-out, cleaning, laundry, restocking essentials, and minor repairs.
- **Accounting** – Transparent monthly reporting and direct transfer of rental income, minus expenses.

Our in-house team of 20 professionals covers everything from housekeeping and laundry to concierge, booking management, and maintenance support.

## Owner Benefits

- Flexible usage – reserve your villa anytime with advance notice.
- No long-term rental obligations – ideal for owners who may sell or use their property seasonally.
- Focus on property care – we limit our portfolio size to ensure every villa receives personal attention and is kept in excellent condition.

**Fees:** 30% of rental income. Owners cover pool cleaning, internet, pest control, insurance, and major repairs outside rental wear and tear.

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 **Partner with Intira Villas – where professionalism meets personal care.**

We look forward to maximizing your returns while keeping your villa in perfect condition.

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