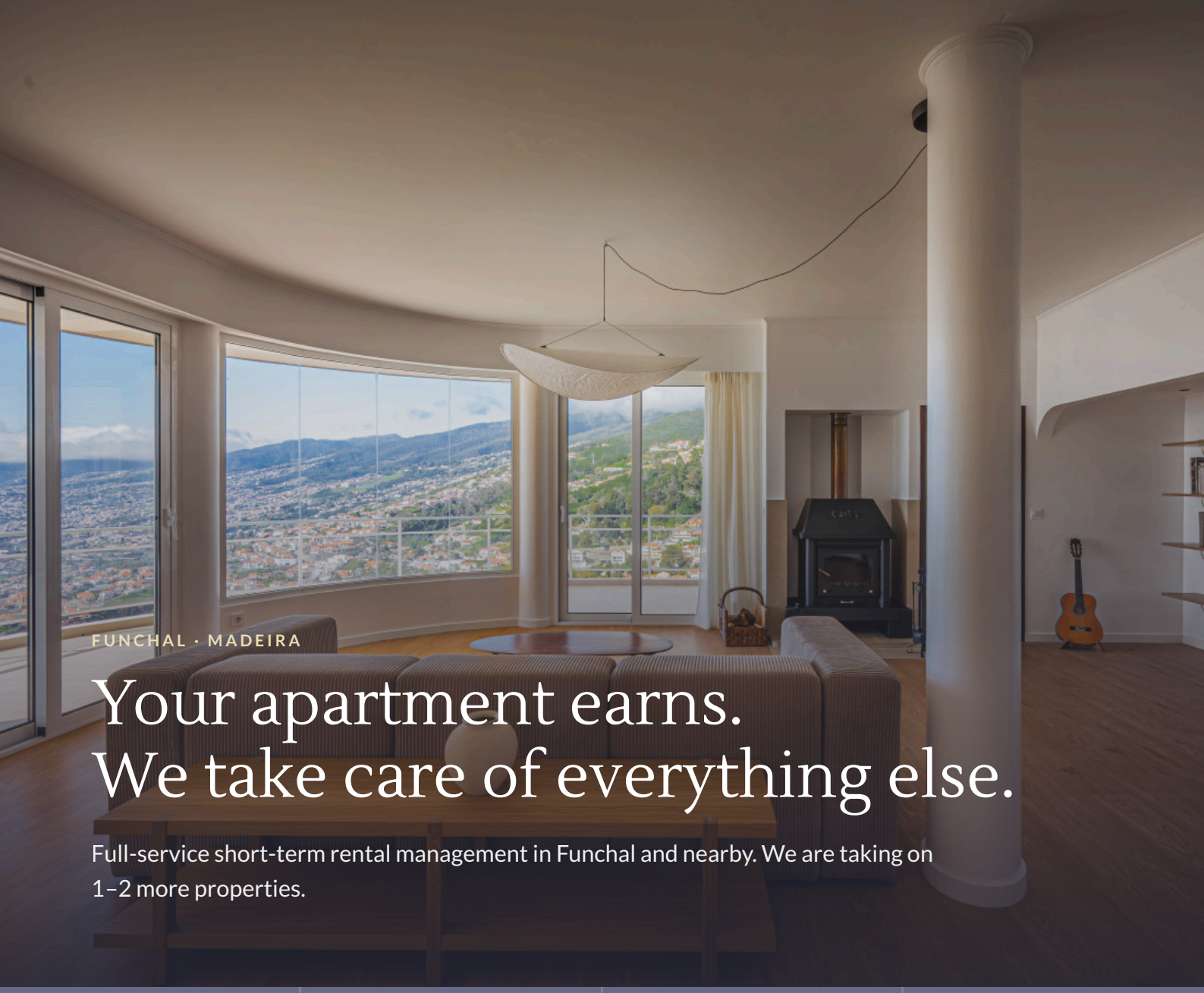


FUNCHAL · MADEIRA

Your apartment earns. We take care of everything else.

Full-service short-term rental management in Funchal and nearby. We are taking on 1–2 more properties.

4.9	Superhost	80%+	~200
average guest rating on Airbnb	status on Airbnb	occupancy of our apartments in 2026	bookings in 2026

Who we are

For several years we have been renting out our own apartments in Madeira, so we know this work from the inside: from pricing a quiet week in January to a guest calling at two in the morning.

We are now ready to manage 1–2 more properties. No more than that, so every apartment gets the same attention as our own.

5	1,100+
apartments under our management today	guest nights in 2026
5.7	**5+**
nights — average guest stay	platforms: Airbnb, Booking.com, VRBO, Expedia, Google Travel, plus direct bookings

What we do

You get the income and the report. Everything else is our job.

1 More income

- Dynamic pricing by season, demand and occupancy
- Listings on Airbnb, Booking.com, VRBO, Expedia and Google Travel
- Direct bookings through our own websites and the Madeira1 app
- Professional photos and a listing description that sells

2 No hassle

- Guest communication 24/7 in English, German, Portuguese and Russian
- Check-in, professional cleaning, fresh linen
- Inspection of the apartment before every arrival
- Day-to-day issues and small repairs

3 Fully compliant

- Guest registration
- Tourist tax
- Statistical reporting
- Tax documents for every booking

4 Full transparency

- Booking payouts go straight to your account
- Monthly report on income and costs
- Access to the calendar at any time
- Block dates for your own use

Apartments we manage





Our apartments in Funchal — from a studio in the historic centre to homes with ocean views

What we take on

Not just any property — only apartments guests will love.

- Good location in or near Funchal
- A view
- Quality renovation and furniture
- AL licence

No licence yet? We will check whether your property can get one and help with the application. If something else is missing, we will tell you how to bring the apartment up to five-star-review level.

Terms

18% + VAT

of the accommodation price after the platform's commission

- Guests pay the cleaning fee — it is not part of the calculation
- Tourist tax is not part of the calculation
- Booking payouts go directly to your account
- Once a month: a report and a single invoice for our commission
- Consumables and guest gifts at actual cost, with receipts in the report

Example

Accommodation price (incl. 4% VAT paid by guests)	€1,000.00
Platform commission (e.g. 15%)	− €150.00
Base for our commission	€850.00
Our commission, 18%	− €153.00
VAT 22% on the commission	− €33.66
Guests' 4% VAT, due to the state	− €38.46
VAT on our commission, deducted from it	+ €33.66
You keep	**€658.54**

The VAT on our commission is not a cost for you: you deduct it from the 4% VAT the guests pay, so only €4.80 goes to the state. This applies if you charge VAT on your rentals. The guest pays the cleaning fee separately; it covers the cleaning.

How to start

01

Write to us

The area, the number of bedrooms and a few photos of the apartment.

02

Income estimate

Within 24 hours you get a free income forecast by season.

03

Visit

We come by, see the apartment and tell you what is worth improving.

04

Contract and launch

Photos, listings on every platform — and the first guests.

Frequently asked questions

Can I use the apartment myself?

Yes. Block the dates in the calendar and we will not sell them.

Who pays for repairs?

The owner. We handle small things right away and always agree larger costs with you first.

How do I know what is happening?

You have access to the calendar and a monthly report on every booking.



See how we work

Our apartments

Book our apartments directly
madeira-with-views.com

Madeira High View — whole house for retreats
madeirahighview.com

Host profile and reviews on Airbnb
airbnb.com/users/profile/...

Madeira High View on Booking.com
booking.com/hotel/pt/funchal-high-view

Instagram
@madeira.stay

Madeira1 — our island guide

Website
madeira1.com

App for iPhone
App Store

App for Android
Google Play

Let's estimate your apartment

Send me the area and the number of bedrooms — within 24 hours you get a free income estimate.

Denis

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Message on WhatsApp

Reviews on Airbnb

Madeira1 app