

Less time. Lower costs. **Complete control** of your apartment. From booking to checkout.

Guests let themselves in, any time, even at night, through the building's front door all the way to the apartment. And even when you're not there, sensors watch temperature, noise and door openings and alert you before a minor issue turns into costly damage or a bad review.

Seamless access throughout the building

from the front door to the apartment door

We register guests for you

with the Foreign Police and in the guest register, automatically

Always operational

with its own backup power and connectivity

01 · CALM & CONVENIENCE



The system handles the daily grind, not you

Keys and fobs, handovers, cleaner on the phone, chat spread across five apps. Nestrio takes it off your hands: once a booking has been paid for, it registers the guest with the Foreign Police and in the guest register, generates access, sends instructions, invalidates access after checkout and monitors the cleaning process. It replaces the work of a whole team.

02 · REVENUE



You can welcome guests arriving at midnight

Without a reception desk, late-night arrivals often mean lost bookings. Nestrio opens the door the moment payment and conditions are met, at any hour. The apartment runs like a hotel with a 24/7 front desk — without one. Fast responses also help improve your ranking on Airbnb and Booking.com.

03 · SENSORS



You know about noise, smoke and temperature before the neighbour does

Nestrio tracks noise, cigarette smoke and fire, and temperature in real time. If someone smokes in a non-smoking apartment or throws a party, the system alerts the manager and can contact guests directly to remind them of the rules. You can react before there is damage to the apartment or complaints from neighbours or the owners' association.

04 · CLEANING AUDIT



Cleaning is only complete when it is documented

Cleaning runs on the same link as access. The cleaner goes through tasks room by room, each with a reference photo of how it should look, takes a photo of the result and ticks it off. Required tasks cannot be ticked without a photo, so you have proof it was cleaned. After confirmation you get a record with time and photos — every cleaning leaves an audit trail for claims and quality control.

One extra booking pays the whole monthly fee — with change to spare.

Replaces a whole team

one system runs operations, access and cleaning

Logs as evidence

documented incidents can support claims with the platform

One system

everything important in one place

One paid booking sets the entire operation in motion automatically

Once a booking has been paid for, Nestrío registers the guest with the Foreign Police and in the guest register, generates access, sends instructions, invalidates access after checkout and keeps an eye on cleaning.

Booking

Foreign Police

Access

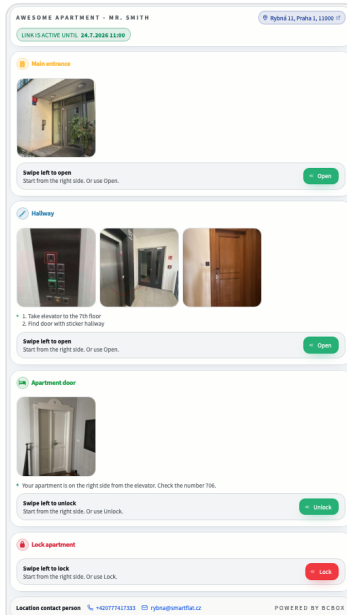
Check-in

Monitoring

Checkout

Cleaning

LINK FOR THE CURRENT STAY



This is what the guest sees. Language barrier? With an up-to-date photo guide, every guest can easily find their way. No more calls from guests who cannot find the entrance.

ACCESS STEP BY STEP

The guest gets all the way from the building entrance into the apartment

- 1 Building entrance.** A swipe or tap in the link opens the building's main entrance.
- 2 Lift & floor.** Access to common areas as needed.
- 3 Apartment door.** The link is valid exactly for the booking window.
- 4 Cellar or utility closet.** Optional, when the guest needs it.

Building entrance access without modifications to common areas

Depending on the building layout, Nestrío can provide access through the main entrance without requiring modifications to common areas — a capability still rare on the market.

WHAT NESTRIO:ACCESS DOES

- No physical keys.** A link instead of a key; it expires by itself after checkout.
- Lockboxes are a security risk.** They can be torn from the wall, cut open or stolen — potentially compromising the apartment.
- The building entrance too.** Unlike solutions that only handle the apartment door, Nestrío covers the whole access journey.
- You know whether the guest has arrived.** If they do not use the link, you can react in time.
- Temporary access for service staff.** Cleaning staff, technicians and inspectors get their own access window.
- Stays operational during an outage.** Guests can still enter during a power or internet outage thanks to backup power and connectivity.

NOISE

42 dB

Normal

SMOKE

Clear

None detected

TEMPERATURE

21.5 °C

Normal

A notification becomes evidence

Every event is logged: guest arrival time, cleaning visit, noise or smoke incidents. A documented incident can support a compensation claim with the platform, e.g. Airbnb.

WHO IT'S FOR · OWNERS, MANAGERS AND GUESTS ALL BENEFIT



Owner

More time, higher revenue and an apartment under control.



Manager

One platform, all apartments in one place, fewer callouts and handovers.



Guest

Entry with no waiting and stay instructions up front.

We'll show you how it works in your own apartment

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