

SHORT-TERM RENTAL MANAGEMENT COMPANIES

More units with the same team. No key handovers, no night call-outs.

The market largely determines your commission. What you can directly control is the operating cost per unit and how many properties each team member can manage. Nestrio handles routine operations across your entire portfolio: guest arrivals, access for cleaning and maintenance, apartment monitoring and the reporting your owners expect.

**Self-service guest arrivals**

Guests let themselves in, even at midnight. Access is valid exactly for the booking window and expires automatically after checkout. Nobody drives across town or waits for a delayed flight.

**Access from the building entrance**

We provide access all the way from the building entrance to the apartment door, without modifications to common areas. It is a capability still rare on the market.

**Access for teams and service providers**

Cleaners, laundry services and technicians each receive an access window based on their role and appointment. When a contract ends, the access ends with it, with no lock changes.

**Incidents caught before damage**

Monitor noise, smoke and temperature in real time. You are alerted while a party or smoking incident is still happening, when there is time to respond — not the next morning through a neighbour's complaint or a negative review.

**A fully documented operation**

Guest arrivals, cleaning visits, incidents and maintenance work on a single timeline. Owners see what they pay for, and a documented incident can support a compensation claim.

**Guest registration**

Once a booking has been paid for, the guest is automatically registered with the Czech Foreign Police and added to the guest register. Across a large portfolio, this removes a significant administrative workload.

More than a smart lock

You probably already have some form of lock or key-storage solution. What often remains unsolved is incident prevention and reliable operational evidence — the factors that determine whether your portfolio can grow without increasing headcount.

Nestrio is an integrated operations platform, not just a device on the door. It combines property access and monitoring, automates processes from booking to cleaning and keeps a complete record of every important event. It connects to your PMS and channel manager, so your team can continue using the tools it already knows.

How to get started: start with a few units that currently take up the most time, typically those with late-night arrivals or difficult building access. Test the process in day-to-day operations and then roll it out across the rest of your portfolio. Hardware can be rented as part of the monthly fee, so expansion does not require a large upfront investment.

AMONG THE COMPANIES WE WORK WITH

**EASYBNB**
PREMIUM**Airstay Prague****Seven Keys****See how Nestrio works across your own portfolio.**www.nestrio.eu/spravci-apartmanu

Be Solution s.r.o. · Company ID 21982732 · Rybná 681/11, Prague 1
info@nestrio.cz · Pricing depends on the number of units and the scope; larger
portfolios are quoted individually. Noise sensors measure sound levels and do not
record audio. Data processing complies with the GDPR.