

EMERALD STAY



IT'S CALLED SMART OWNERSHIP™

PRAZ-SUR-ARLY



THE NEXT-GENERATION MANAGER OF PREMIUM HOME-HOTELS

SOULFUL DESTINATIONS

SEAMLESS TECHNOLOGY

A DELICATE HUMAN TOUCH

ENTRUST US THE EXCLUSIVE MANAGEMENT OF YOUR PROPERTY



Emerald Stay's true value lies in the combined experience of its leaders in the technology, hospitality and real estate sectors.

We bring all our expertise to the task of providing a highly digital, hassle-free solution for the monetization of premium homes in lifestyle destinations.

We call it Smart Ownership™, a simple idea fulfilled through an avant-garde execution that requires no effort from your side, other than enjoying your home when you want to, and earning yield while you are not there. We take care of everything else. Everything.

A PROVEN EXPERTISE

+ €1 BILLION
ASSETS UNDER MANAGEMENT

PRESS FEATURES

Forbes **THE WALL STREET JOURNAL** **LE FIGARO**

CERTIFICATIONS & AWARDS



CERTIFIED



HappyIndex® AtWork
FRANCE 2023
ESPAÑA 2023

CERTIFIED



WelImpactIndex®
FRANCE 2023
ESPAÑA 2023

Certified



Corporation



OUR OWNERS LOVE US,



Emerald Stay has transformed a cost center - secondary properties - into a profit center.

Ludovic K. · Bayard Family Office
Geneva

Utterly impressed with the bookings achieved compared to the agency we commissioned before.

Gilles R. · Entrepreneur
Paris

I love their technology and the flexibility it brings about. Everything I need is just a click away.

Dan S. · CEO, Insurance group
London

A truly 360° solution at last - unlike any company I had seen before. Even maintenance is included.

Yves L. · Senior Executive
Hong Kong

AND SO DO OUR GUESTS



+2000 verified reviews
(9.7/10 average)



Superhost 5 years
in a row



Traveller Review
Awards 2023

(9,5 average)

A GLOBAL PRESENCE,

Benefit from our global reach: robust distribution networks, economies of scale, top international talents, and continuous innovation.

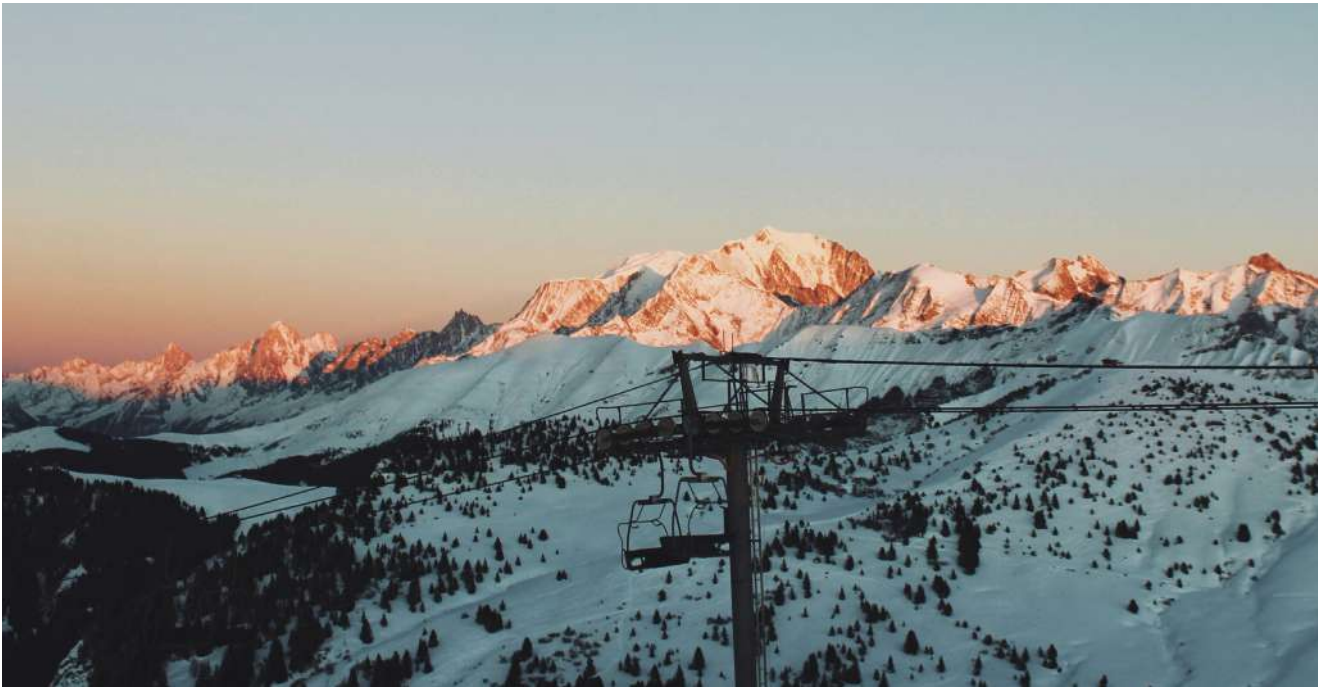
Most importantly, our strength lies in our ability to respond to the needs of an increasingly demanding clientele whose expectations on quality, technology and sustainability are revolutionising the travel sector.

WITH LOCAL ROOTS



In our business, local presence is essential. Our Emerald Stay teams on-the-ground ensure a rapid response to any guest or home-related incidents and the smooth running of stays.

Our local rooting allows us to ensure every detail of a property's maintenance is monitored and taken care of.



PRAZ-SUR-ARLY, AN ALPINE ESCAPE WITH A VIEW

Praz-sur-Arly is a captivating village in the heart of the French Alps, right between Megève and Flumet, where rustic charm meets modern amenities. It features breathtaking mountain scenery with a panoramic view of Mont Blanc, making it perfect for hiking, skiing, and exploring the great outdoors.

The village exudes tranquillity, showcasing traditional Savoyard architecture, cosy cafés, and welcoming locals. Praz-sur-Arly is undoubtedly the ideal sanctuary for those seeking a peaceful escape amidst remarkable natural beauty, with easy access to the renowned ski resorts of Espace Diamant.

Our on-site teams and partners include our Destination Manager and cleaning and maintenance team.



Fabien Rialhe
Destination Manager



6 REASONS FOR
PARTNERING
WITH US



01

A TRULY TURNKEY SOLUTION

Multichannel booking options, tailored customer service, digital concierge, top-of-the-range hotel services, premium guest experience, on-site maintenance, and more.

Our core business is to rent and manage your property.

Unlike other players, we do not have any side activities (transaction or promotion). This allows us to give your property our full attention.



02

PERFORMANCE FUELED BY TECHNOLOGY

At Emerald Stay, we use technology so we can devote more time to the human aspects of our business.

Optimisation and automation allow our teams to focus on the high value-adding tasks.

Our teams of developers are constantly innovating to anticipate new trends: distribution across more than 25 simultaneous channels, instant bookings, dynamic pricing, online check-in, automatic payments, digital concierge, and much more.

+30% average increase
to net owner revenue,
compared to any other solution.



03

PEACE OF MIND

Although our focus as your exclusive home manager is on maximising your profits, our main value to you is our promise of security and reliability.

The tools developed by our tech team, coupled with our on-the-ground presence, have guaranteed 2,000+ incident-free stays.

In addition, every stay is protected by a multi-risk reconstruction policy that safely insures your premium property.

- Biometric ID verification.
- High-security access and inventory audit after every stay.
- Automated deposit collection.
- Multirisk insurance for building and furniture.



04

NET RENT, NO HIDDEN COSTS

A 100% contract renewal rate is no coincidence.

The rent we pay you is net, with no hidden costs or re-invoicing of charges. Indeed, our commission covers absolutely all expenses related to distributing and operating your property, including day-to-day maintenance.

In addition, you can follow the income generated by your property in real time thanks to our owners application.

05

ENJOY YOUR PROPERTY AT WILL



Monetising your second home does not mean you are restricted from using it, quite the contrary!

You can continue to enjoy your property whenever you want to. Simply open your app, check the availability, and block the dates that interest you. We will take care of the rest.

06

FORGET ABOUT MAINTENANCE



Plumbers, electricians, carpenters.
We handle it.

In our field, the hidden tasks are the most important ones. A broken hot water tank or a leak that needs fixing can turn into a nightmare without immediate attention.

Our on-site teams are available 7 days a week for emergency interventions.

We will also put in place preventive maintenance plans for the upkeep of your property throughout the year, as well as generate a bespoke home manual containing all major details of your property in one document, to be used by you, guests, insurers and maintenance providers alike.





EXPERTS IN VAT REFUND

In certain countries, the tax code provides for the possibility of recovering VAT on the acquisition or renovation of a property intended for furnished rental.

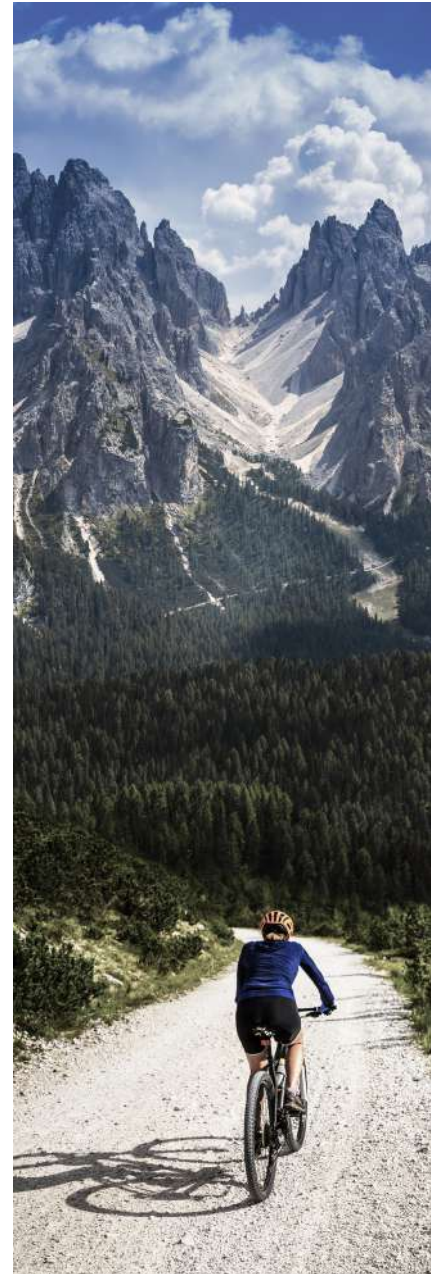
The law specifies strict conditions to be respected, in particular the conditions of para-hotelier operation and the supervision of personal use by the owner.

In order to guarantee full compliance with tax rules, in a context of increased controls by the authorities, we have had our contracts and operating processes audited and certified by the VAT specialist firm CMS.

In addition, we can assist you in your tax and accounting procedures as part of the acquisition.

C/M/S/ Francis Lefebvre

Avocats



A LOVE FOR ALL SEASONS

100% high season tourism is over. For several years now, we have developed all-season activities to ensure the occupancy of your property throughout the year.



A NEXT-GENERATION CONCIERGE SERVICE

HUMAN FOCUS UPHELPED BY TECHNOLOGY



Our approach combines an Emerald Stay® mobile app at each property, as well as travel assistants available 7 days a week.

Well-being, sports adrenaline, meal delivery, private chef, airport transfer, babysitting ... the possibilities are endless for a 100% *à la carte* stay.

DREAM DESTINATIONS

CHAMONIX

MÉRIBEL

VERBIER

VAL D'ISÈRE

LES SAISIES

ALPE D'HUEZ

COMBLOUX

ANDORRA

TIGNES

FLAINE

LES GETS

SAINT-GERVAIS

BAQUEIRA-BERET

SAMOËNS

PRAZ-SUR-ARLY

MORZINE

MEGÈVE

COSTA BRAVA

LES ARCS

IBIZA

LES CARROZ
D'ARÂCHES

CHAMPAGNY-
EN-VANOISE

MALLORCA

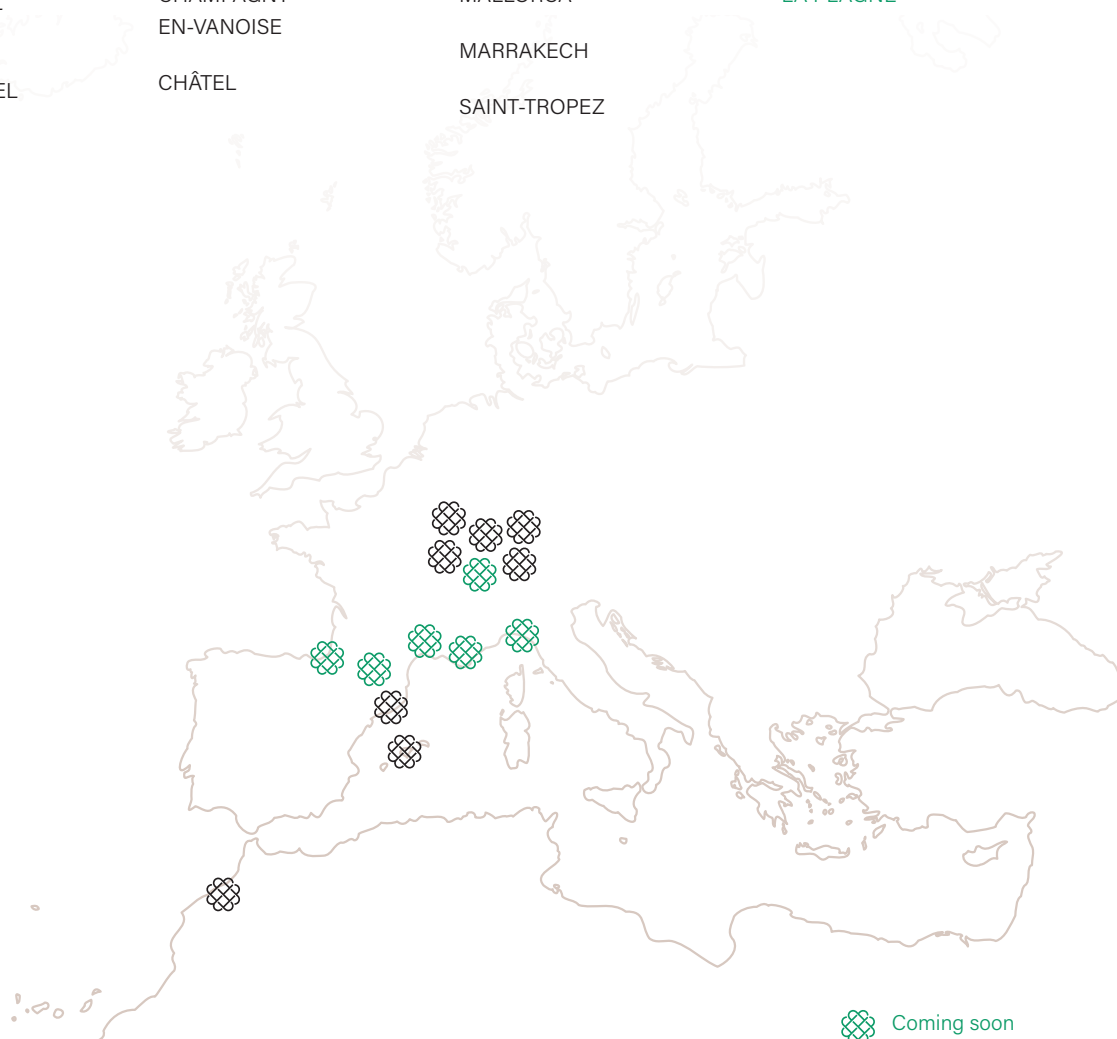
LA PLAGNE

COURCHEVEL

CHÂTEL

MARRAKECH

SAINT-TROPEZ



SIMPLE PRICING

YOU EARN **65%** OF NET HOSPITALITY REVENUE GENERATED ON YOUR PROPERTY. PAID EVERY QUARTER IN ARREARS

Our services include:

Professional photoshoot*, copywriting, website listing.	✓
Full integration into all Emerald Stay systems.	✓
Online and offline distribution on +25 channels.	✓
Linen rental and professional cleaning of spaces.	✓
Hospitality expenses: welcome products, arrival pack, concierge.	✓
Guest relationship management 7 days / week, including check-in and check-out.	✓
Biometric verification of customer identities.	✓
Routine maintenance and minor repairs, including emergency interventions.	✓
Admin and legal procedures (Town Hall declaration, tourist taxes, etc.).	✓
Multi-risk insurance up to 10'000'000 Euros per stay.	✓
Coordination of your own personal stays.	✓

At your expense:

Civil liability insurance and non occupying landlord insurance

Utilities

Property and housing taxes, audiovisual license, local taxes

Major repairs and structural maintenance

State of inventory report

*The costs of the professional photoshoot and the State of Inventory are shared between the owner and Emerald Stay.

WE CHOSE, SO OUR CHILDREN WON'T HAVE TO

FULL CARBON NEUTRALITY

1 WE MEASURE THE CARBON FOOTPRINT OF OUR ACTIVITIES

including that related to the construction of properties.

2 WE REDUCE OUR EMISSIONS

through our choice of products, our suppliers and our daily decisions.

3 WE OFFSET 100% OF OUR RESIDUAL EMISSIONS

through investments in natural regeneration with Sadhana Forest.

Certified



Corporation



Sadhana Forest

IT'S CALLED

SMART OWNERSHIP™



CONTACT

emeraldstay.com
owners@emeraldstay.com
+33 1 89 71 36 86

PRAZ-SUR-ARLY

Route du Val d'Arly
74120, Praz-sur-Arly
France

MEGÈVE

Route du Téléphérique
74120, Megève
France

COMBLOUX

3112 Route de la Cry Cuchet
74920, Combloux
France

GENEVA

Rue Fendt 1
1201 Geneva
Switzerland

BARCELONA

Carrer Ramon Turró 169A
08805 Barcelona
Spain

PARIS

10 Rue de Penthièvre
75008 Paris
France

