



BUCKET LIST *Villa*
VILLA RENTALS & PROPERTIES FOR SALE

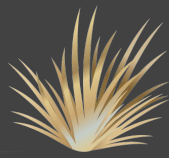
PROPERTY MANAGEMENT

www.bucketlistvilla.com

contact@bucketlistvilla.com

+590 (0)690 61 02 67





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PROPERTY MANAGEMENT

The BUCKET LIST VILLA agency offers you the management of your property in an “à la carte” or complete formula, depending on the needs required for the maintenance of your property(ies) and according to your expectations.

Why entrust us with your property?



Serving owners since 2008

Having managed properties on the island for 15 years, we have acquired perfect knowledge of the very specific short-term seasonal rental market for this destination.



A tailor-made or complete service offer

Creation of optimized advertisements, management of calendars and communications with the various mandated agencies, welcome booklet, reception and departure of guests, luxury concierge service.



Dedicated intranet access for total management and monitoring

Access your reservation calendars, view your generated revenues, and obtain your monthly management reports, gain visibility, and increase your revenues with access to international online rental platforms and our website.



Your property always ready and perfectly maintained

More than 30 owners have trusted us by relying on our team for the management of their villa(s); proof that we deploy all our technical, professional knowledge and our perfect experience at the service of your property(ies).



A passionate and professional team

An administrative manager per property with a telephone call, a competent and dedicated technician, a [physical agency based in St Jean](#), professional possibilities adapted to the quality of the island's properties and adaptable according to the needs of your property(ies).



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COMPLETE PACKAGE or À LA CARTE

The freedom to choose the solutions that best suit your needs or rely entirely on our professionalism for the complete management of your property(ies).



ADMINISTRATIVE
SERVICE



MARKETING
SERVICE

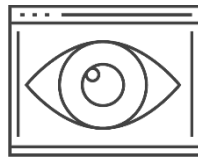


TECHNICAL
SERVICE

OUR VISION OF PROPERTY MANAGEMENT



HOTEL
SERVICE



BRAND
IDENTITY



PROFITABLE
PROJETS



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ADMINISTRATIVE DEPARTMENT

Our team offers you the administrative management of your property(ies).

Professional Financial Management Accreditation

The company BUCKET LIST VILLA is registered with the C.E.M.* of St Barthélemy and holds all real estate cards as well as financial guarantees and “Civil Liability” insurance.

Management of mandates and planning in collaboration with agencies

Conducting market research and forecasting

Opening a post office box and managing your mail: A.R. - FEDEX - UPS - etc..

Accounting monitoring and annual statements: invoices, purchases, payments



Business domiciliation

ADMINISTRATIVE SERVICE

Establishment of working capital and power of attorney

Audit Advice on the development and marketing of your goods

Collaboration with accounting and tax firms

Management of payments and mandatory fees: C.F.A.E. **, insurance, vignettes, etc..

Management of damage to insured property



SUMMARY

(*) Chambre Économique Multi professionnelle – web : <https://www.cemstbarth.com>
(**) Contribution Forfaitaire Annuelle des Entreprises – web : <https://pel.cfae-comstbarth.fr/>



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MARKETING SERVICE

Visibility and promotion of your property(ies) is essential.

DIGITAL MARKETING



Design of a responsive showcase website
Creation and management of your social networks
Blog & Newsletter
Creation of visual, graphic, and textual content

RENTAL PROFITABILITY



Creation and management of your accounts on the main O.T.A.
*Insertion of your ads in our portfolios on our various online agency profiles
Research, promotion and signing of rental mandates.

PICTURE MARKETING

Matterport™ 3D/360° Virtual Tours

Professional photographic report
Immersive 3D tour, augmented reality partner Matterport
Aerial view by drone
Ground plan annotated with dimensions and areas
Promotional video



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(*) Online Tourism Agency

TECHNICAL SERVICE

Non-exhaustive list for the maintenance of your villa(s).



Check-In & Check-Out

- Regular, complete inspection and monitoring of the villa following specific checklist
- Emergency repair and response
- Regular meter reading
- Replacement of gas bottles
- Tank monitoring
- Overall maintenance of the villa
- Checking the gardens and watering systems of the villa
- Supervision of regular workers: swimming pool specialist, gardener, various technicians, etc.
- Supervision of occasional workers: plumber, electrician, painter, etc.
- Establishment of a constant reference team
- Intranet access management & monitoring Housekeeping
- Intranet access for overall monitoring of the management of your villa
- Implementation of ecological and adapted anti-mosquito treatment
- Implementation of ecological and adapted phytosanitary treatment
- Preparation and opening for the tourist season
- Closure and anticyclonic vigilance
- Security: installation of video surveillance and alarm
- Verification: Internet, telephone, HIFI, Safes, air conditioning
- Vigilance on the appearance of rust spots, humidity stains, oxidation
- Coordination with our sales department for the management of stays
- Regular report on the condition and needs of the villa
- Installation of overconsumption and/or leak prevention kit
- Project Management Assistance: call for tenders, request for quote, work monitoring, etc.



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HOTEL SERVICE

Supervision such as impeccable hotel service.

Professional experience acquired in large hotel establishments, which we put at the service of your villa(s): discretion, perfection, availability, honesty. Everything is done to make each of your guests feel at home with impeccable service, like that of a large hotel establishment.

VILLA SUPERVISION

Technical supervision

Check-In & Check-Out, water, electricity, gas, batteries, light bulbs, household appliances, internet, air conditioning, meters, cisterns, gardens, swimming pool, security, etc.

Governance Oversight

Checklist and dashboard, stock management, inventory, preparation of the villa, checking of equipment, inventory, condition of household linen, quality control of cleaning, etc.

Supervision of a luxury hotel service

Development of the villa, uncompromising verification of the property, provision of products intended for customers, re-coating service, particular attention to details (curtains, flowers, square bed, etc.).

SUPERVISION OF STAFF

- Household quality control
- Checking the condition of swimming pools & gardens
- Verification of working hours
- Privacy Policy
- Personnel planning
- Video surveillance-digital code
- Creation of a villa manual
- Creation of technical sheets
- Creation of execution protocol
- Housekeeping Management Intranet Access

CONSUMER GOODS

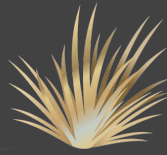
- Household product
- Mineral water
- Welcome drinks
- Welcome flowers
- Inventory
- Inventory control
- Orders
- Deliveries
- Specialized service providers



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BRAND IDENTITY

Give a personality, an identity to your villa(s) thanks to *Personal Banding*.

BRAND IDENTITY

Visual identity
Graphical charter
Naming of the villa
Slogan
Creating a logo
Logo
Visit card
Web design
Graphic design
Brochure & other marketing materials

CUSTOMIZATION OF YOUR VILLA

- Signage
- Staff uniforms
- Key ring
- Doormat
- Embroidered household linen
- Villa manual
- Slippers

DERIVED PRODUCTS FOR YOUR PROMOTION

- Suitcase label
- Travel essential
- Beach bag
- Hat
- Gourd
- Stationery, style, notebooks, etc.
- Gift tag
- Matchbook



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PROFITABLE PROJECTS

The profitability of your real estate investment projects ...

The economic stability and numerous tax advantages of Saint-Barthélemy allow reliable, secure, and profitable investments. The island is also a prestigious destination which offers a warm climate, magnificent beaches, and beautiful landscapes.

Place your capital in real estate in St Barthélemy.

... build your personal project

... make added value

... make tax-exempt investments



... make your investment profitable

... expand your real estate assets

Turnkey projects
Personalized search for your property
Support in your investment procedures
Submission of permits: construction projects, expansion, modification permits, etc.
Profitability study
Real Estate Promotion
Seller of goods

With BUCKET LIST VILLA's property management solutions, benefit from support from professional partners: accountants, lawyers, translators, tax specialists, architects, construction engineering firms, asset managers, bankers, notaries, insurers, real estate diagnosticians, legal experts, interior designers, etc.



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SERVICE MARKETING

Marketing Digital

- Création d'un site internet vitrine responsive
- Création & gestion de vos profils réseaux sociaux
- Blog & Newsletter
- Création de contenu visuel, graphique et textuel

Rentabilité Locative

- Création & gestion de vos comptes sur les principaux O.T.A.
- O.T.A., commercialisation sur des passerelles Online

Picture Marketing

- Session shooting photos HD
- Création d'une visite 3D Immersive hyperréaliste
- Plan de Masse
- Prises de vues aériennes par drone
- Création de vidéos promotionnelles

- Autres demandes

PROJETS RENTABLES

- Investir pour construire
- Investir pour revendre
- Investir pour rentabiliser
- Investir pour défiscaliser
- Investir pour profiter



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SERVICE TECHNIQUE

- Check-In & Check-Out
- Inspection régulière, complète et suivi de la villa suivant check-list spécifique
- Réparation et intervention d'urgence
- Relevé régulier des compteurs
- Remplacement des bouteilles de gaz
- Contrôle des citernes
- Maintenance globale de la villa
- Vérification des jardins et des systèmes d'arrosage de la villa
- Supervision des intervenants réguliers : pisciniste, jardinier, technicien, divers, etc.
- Supervision des intervenants ponctuels : plombier, électricien, peintre, etc.
- Mise en place d'une équipe de référence constante
- Mise en place de traitement anti-moustique écologique et adapté
- Mise en place de traitement phytosanitaire écologique et adapté
- Préparation et ouverture pour la saison touristique
- Vigilance anticyclonique et fermeture de la villa
- Sécurisation : installation de vidéosurveillance et d'alarme
- Vérification : Internet, téléphone, HIFI, Coffres-forts, climatisation
- Vigilance sur l'apparition de point de rouille, tâche d'humidité, oxydation
- Coordination avec notre service commercial pour la gestion des séjours
- Compte rendu régulier sur l'état et les besoins de la villa
- Accès intranet pour suivi global de la gestion de votre villa
- Installation de kit de prévention de surconsommation et/ou fuite
- Demande de devis et suivie des travaux engagés, assistance maîtrise d'ouvrage
- Organisation des visites et mise en valeur de la villa
- Autres demandes



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SERVICE HÔTELIER

Supervision technique

Check-In & Check-Out, eau, électricité, gaz, piles, ampoules, électroménagers, internet, climatisation, compteurs, citernes, jardins, piscine, sécurité, etc.

Supervision de la gouvernance

Check-list et tableau de bord, inventaire, préparation de la villa, vérification des équipements, états des lieux, état du linge de maison, contrôle de la qualité du ménage, etc.

Supervision d'un service hôtelier de luxe

Mise en Valeur de la villa, vérification intransigeante de la propriété dans son ensemble, mise à disposition des produits destinés aux clients, service de recouche. Attention particulière apportée aux détails : rideaux, fleurs, lit au carré, etc.

Supervision du personnel

- Contrôle de qualité du ménage
- Contrôle de l'état des piscines et des jardins
- Vérification des heures de travail
- Charte de confidentialité
- Planning du personnel
- Vidéosurveillance-digicode
- Création d'un manuel de la villa
- Création de fiches techniques
- Création de protocole d'exécution
- Accès Intranet Housekeeping

Approvisionnement

- Produit ménager
- Eau minérale
- Boissons d'accueil
- Fleurs d'accueil
- Inventaire
- Contrôle des stocks
- Commandes
- Livraison
- Prestataires spécialisés



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DOCUMENTS à FOURNIR

Dans le cas où la villa est détenue par une personne morale

- Attestation de propriété
- KBIS de moins de 6 mois
- Statuts de la société
- Passeport du représentant légal de la société
- Coordonnées complètes du représentant légal de la société
- Passeport de chaque actionnaire détenant plus de 25% des parts de la société
- Liste des bénéficiaires effectifs
- RIB du compte bancaire en dollars de la société
- Déclaration Déclaloc
- Attestation d'assurance (notifiant la location saisonnière)

Dans le cas où la villa est détenue par une personne physique

- Attestation de propriété
- Passeport du propriétaire
- Coordonnées complètes du propriétaire
- RIB du compte bancaire en dollars et/ou euros de la société
- Déclaration Déclaloc
- Attestation d'assurance (notifiant la location saisonnière)

