

CasaConecta
PROPERTY MANAGEMENT

Your home in Portugal, in safe hands.

Full-service property management in Nazaré and the surrounding Silver Coast — built for owners who don't live here. Letting, maintenance and every piece of local admin, handled by one team you can actually reach.

LEON & AMANDA KUMM · NAZARÉ, PORTUGAL

casaconecta.pt

WHO WE ARE

A husband-and-wife team, not a call centre.

We're Leon and Amanda Kumm. We live in Nazaré, we manage properties across the surrounding Silver Coast ourselves, and when something needs doing at your property, one of us is the person who goes there.

Nazaré & the Silver Coast

Based in Nazaré, working across the surrounding Silver Coast — in person when it matters.

No language barrier

We speak English and Afrikaans. Written communication in any language you prefer. Contracts in Portuguese and English.

Registered & compliant

A licensed Portuguese sole trader, operating openly and properly.

One point of contact

Every matter concerning your property, one call away.

DISTANCE IS THE REAL RISK

You can't check a leak from another country.

An owner abroad can't meet a tradesperson, chase a quote, or read a notice from the câmara municipal. When storms damaged one of the properties we manage this February, the owner was overseas. We sourced quotes from local suppliers, gave access for the repair work and kept everything moving — which let them settle with their insurer far faster than they could have from a distance.

ALREADY TRUSTED FROM ABROAD

The owners we manage for never had to be in Portugal to get started. Contracts in both languages and a live owner portal made the distance a non-issue.

- South Africa
- Netherlands
- Germany
- United States



THE PEOPLE YOU'LL DEAL WITH

Leon & Amanda Kumm

Leon runs operations on the ground — the visits, the trades, the guests. Amanda runs the systems behind them, including the owner portal you'll log into. Nazaré is home for both of us.

WHAT WE DO

End-to-end support, tailored to your property.

Some owners want everything handled. Others just want someone holding a key and checking the property each month. You choose the level — and change it whenever your plans change.

LETTING MANAGEMENT

Earning from the property, start to finish

Short-term (Alojamento Local)

- AL licensing & compliance liaison
- Guest management and bookings across every platform
- Check-in, check-out and guest communication

Medium & long-term furnished lets

- Furnished lettings through off-peak periods
- Tenant sourcing and lease management
- A flexible option while AL licensing is pending

PROPERTY CARE

One team looking after the property

- Cleaning coordination
- Garden maintenance
- Pool maintenance
- General maintenance & repairs
- Key holding and access for trades
- Regular checks on an empty property

OWNER SUPPORT

Built for owners who aren't here

- Contracts in Portuguese and English — written updates in your language
- A live owner portal: bookings, income and statements, visible anytime
- Maintenance schedules, so you know what's planned and when
- Quotes up front, and dated photos of every job once it's done
- Nothing above a limit you set is spent without your approval
- Licensing liaison — AL compliance handled through our attorney

BUILDING YOUR PACKAGE

Three questions and we'll shape it around you.

01 Tell us about the property → **02** Tell us what you want it to do → **03** We propose a package and a clear price

> We recently made the decision to move away from a rental model. We were looking for someone who could look after our property while we were away and help us maintain it for our personal use... He offers services tailored to individual owners' needs and has gone the extra mile to make our property feel like new.

Paul Durham

Nazaré property owner

REAL WORK, REAL STANDARDS

This is what "looked after" actually looks like.

Pool & deck





Garden





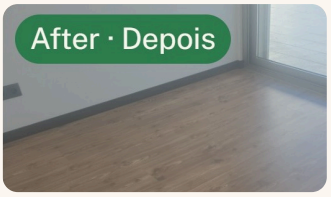
Terrace





Interiors





IN AN OWNER'S OWN WORDS

My wife and I had been trying to find an agent to help us rent out our Nazaré apartment and Leon from CasaConecta was the answer to our prayers. He was able to guide us through the AL licence application process, advise us as to official and tax requirements and provide guidance as to pricing, advertising and so much more. Most importantly for us was the peace of mind of knowing that he was close by to help us out if there was an emergency... I have found Leon to be professional, responsive and pro-active and would not hesitate to recommend him.

Anton Steynberg

Nazaré apartment owner · based in the Netherlands

Your property creates local work. Cleaning, gardening, laundry and ironing are all delivered by people from Nazaré and the surrounding villages.

LET'S TALK

Tell us about your property.

Whether you've just collected the keys or you're still deciding what to do with the property, a first conversation is free and there's nothing to sign.

Find out more
casaconecta.pt

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