



CAPE TOWN PROPERTY MANAGEMENT

Cape & Key

Thoughtful hosting.
Considered care.

A considered approach to short stay hosting, property care and owner communication.



More time for you. More thought for your home.

A clear partnership

We are a new Cape Town management company. You retain ownership; we coordinate the hosting and care included in your chosen package.

Support where it matters

One management contact. Agreed spending boundaries. Clear owner statements. A practical plan for your property.

You stay in control

Personal use dates, house rules, pricing boundaries and account access are agreed before launch. Our model is management only, with no lease or rental arbitrage.

Illustrative interior photography, not a Cape & Key managed property.

Three ways to work with us



Choose your level of support.

20% Full management

Listing, pricing and calendar management. Guest communication. Arrival, cleaning and linen coordination. Visible condition checks, maintenance coordination and owner reporting.

25% Luxury management

Full management with an agreed presentation plan, closer oversight of finishes and inventory, and tailored arrival and special request coordination. Concierge extras cost separately.

12% Digital only

Listing optimisation, pricing, calendar, online enquiries, guest messaging and digital reporting. Your local team handles access, cleaning, inspections, repairs and emergencies.

Care in every stay



A prepared home. A considered welcome.

Property care

Full and luxury packages include turnover coordination, linen, inventory and visible readiness checks. Repairs follow your spending limits and agreed emergency protocol. Owners fund upkeep and insurance.

Guest experience

Clear arrival guidance, a practical house guide and communication through the stay. We explain occupancy, noise and parking rules. Support hours and urgent arrangements are agreed before launch.

Owner visibility

Monthly statements cover completed stays, revenue received, management fees, approved costs and owner amounts payable. We review guest feedback and booking performance together.



Between the mountain and the sea.

Atlantic Seaboard

Sea Point, Green Point, Mouille Point, Bantry Bay, Clifton and Camps Bay.

City Bowl and waterfront surrounds

CBD, De Waterkant, Gardens, Tamboerskloof, Oranjezicht and the V&A Waterfront area.

Selected surrounding areas

Bloubergstrand, Table View, Hout Bay and Constantia. Acceptance depends on suitability, permissions and confirmed operational coverage.

A simple start and clear fees



Know the process. Understand the costs.

01 Review 02 Agree 03 Prepare 04 Host

We assess your property, agree the scope and boundaries, coordinate guest readiness, then launch and review. Timing depends on readiness, permissions and supplier availability.

The percentage basis

Indicative fees apply to accommodation revenue received for completed stays, after refunds and discounts, before platform or payment fees. Cleaning charges, refundable deposits and separately collected taxes or levies are excluded. Cancellation receipts are addressed in the agreement.

Separate costs

Platform fees, cleaning, laundry, consumables, utilities, repairs, insurance, photography, styling and setup are separate. Guest cleaning charges may leave an owner shortfall. Any markup, setup or minimum fee and VAT treatment must be disclosed in the written quote.

A fee illustration

On R30,000 of accommodation revenue on this basis: full management R6,000; luxury R7,500; digital only R3,600. This is arithmetic, not an income forecast. Final fees and service scope are agreed in writing.

A few things to know



A clear understanding from the beginning.

Can I use my property myself

Yes, subject to existing bookings and the agreement. We agree a process for blocking personal dates and any preparation costs.

What permissions do I need

You confirm that short stays are permitted, including applicable building or estate approvals, and arrange suitable insurance. Specialist legal, tax and insurance advice is outside our scope.

What are the contract terms

The term, notice, any termination charges, existing booking obligations and handover are agreed in writing before appointment.

Do you guarantee income

No. Demand, availability, pricing, condition and costs affect results. Occupancy, rental income and investment returns are not guaranteed.



Your next chapter starts with a conversation.

Prepare for your consultation

Share your suburb, property type, bedroom count, photographs and any existing listing. Tell us your preferred timing, personal use needs and the support you want.

Request your tailored proposal

[CONTACT NAME]

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[WEBSITE]

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Photos: Max Vakhtbovych, Byron Sullivan, Travel with Lenses / Pexels.
Independent property management. No Airbnb affiliation is claimed.