

EQUIPPING YOUR HOLIDAY HOME: A COMPREHENSIVE GUIDE BY KEYONE

As holiday home owners, creating a memorable experience for your guests begins with ensuring they have everything they need for a comfortable stay. At keyone, we know how important it is to provide both the essentials and those extra touches that make all the difference. Here's our guide to equipping your holiday flat, based on our experience as a trusted holiday rental company. We've categorised these as "essentials", or "nice to haves". The nice-to-have items aren't always expected by guests, but they can make your property more attractive and increase the chances of positive reviews and longer bookings*. These are even sometimes expected if your accommodation has a higher than average price.

BEDROOM ESSENTIALS

ESSENTIALS:

- Comfortable beds
(enough to accommodate the maximum number of guests):
 - Bed linens
 - Blankets
 - Sheets
 - Pillows
- Bedside tables & lamps
- Clothing storage:
 - Wardrobes or dressers
 - Hangers (enough for all guests)

NICE-TO-HAVE-EXTRAS:

- Hot water bottles
- Linen basket (for dirty laundry)
- Multi socket plugs (USB - compatible)
- Disposable earplugs
- Phone charging points (ideally next to beds)
- TV in the bedroom

KITCHEN ESSENTIALS

ESSENTIALS:

- Kitchen appliances:
 - Kettle
 - Coffee machine (provide pre-ground coffee or pods)
 - Toaster
 - Microwave
 - Stovetop
 - Fridge

- Plates & bowls (2-3 sets per guest):
 - Dinner plates
 - Side plates
 - Pasta bowls
 - Salad bowls
 - Serving plates
 - Knives
 - Forks

CHECKLIST

Dessert spoons

tea spoons

Serving spoons

Cooking equipment

Wooden spoons

Spatulas

Tongs

Ladles

Whisks

Knives:

Bread knife

Carving knife

Paring knife

Sharpener

Cleaning supplies

Dishcloths

Pan scourers

CHECKLIST



- Kitchen rolls
- Cleaning products
- Mop
- Broom
- Vacuum

Waste disposal:

- Waste and recycling bins
- Spare garbage bags

NICE-TO-HAVE-EXTRAS:

Additional appliances:

- Dishwasher
- Freezer
- Oven

Teapot & cafetière

Basic spices & conditions

- Salt
- Pepper

CHECKLIST



Olive oil

Frying oil

Tea

Coffee

Sugar

Oven gloves & apron

BATHROOM ESSENTIALS

ESSENTIALS:

- Hot water (ensure capacity for maximum occupancy)

Towels:

- Bath towels (1 per guest, with extras for longer stays)

- Hand towels

- Bath mat

- Toiletries

- Soap

- Shampoo

- Toilet paper (with backups)

- Toilet brush & plunger

- Waste bin

NICE-TOHAVE-EXTRAS:

- Hairdryer

- Luxury toiletries (shower gels, lotions, bath bombs)

- Bathrobes (for properties with wellness facilities)

- Washing machine

- Iron and ironing board

LIVING SPACE ESSENTIALS

ESSENTIALS:

- Comfortable seating (enough for all guests)
 - Sofas or chairs
 - Wi-Fi access

- Entertainment
 - TV with streaming services, Books, Local magazines
 - Games
 - Puzzles
 - Local guides & maps

NICE-TO-HAVE FINAL TOUCHES

- Welcome pack:
 - Snacks
 - Bottle of wine
 - Local produce
- Emergency supplies
 - Flashlight
 - Matches
 - Candles
 - Lighters
- Eco-friendly options:
 - Recycling bins
 - Reusable bags
 - Energy-efficient appliances

INFORMATION

WANT SOME ADDITIONAL HELP WITH YOUR HOLIDAY HOME?

keyone specialises in the management of holiday homes- from basic marketing and revenue optimisation services to full service marketing, guest communication, and cleaning.

Get in touch today to see how we can help you.

+43 720 880 126

jetztvermieten@keyone.at

Please note that the provision of furnishing items can significantly enhance your guests' vacation experience. However, these items cannot be regularly supplied or replenished by Keyone or other agencies and operators. Therefore, consider carefully whether you can guarantee the availability of these items on a permanent basis before providing them.