



COMMON AREA EXPENSES COVERED UNDER MANAGEMENT AND MAINTENANCE FEES (55 Euro/m²/year)

SECURITY, MEDICAL & EMERGENCY

- 24/7 Ground Patrol Security & Opts Security base
- Secure entrance gate & access point with 24 Hour staff
- Valet & General parking
- E-Cart services; Supply, Repair & Maintenance
- Taxi coordination
- Fire & Rescue services and notifications
- First Response Medical Assistance (non life threatening)

MAINTENANCE OF COMMON AREAS

- Cleaning & Maintenance of all outdoor common areas including: sidewalks, stairwells, gardens, beaches, and parking facilities.
- Garden Maintenance & Landscaping Services for all outdoor common areas
- Maintenance of water utility and sprinkler systems for all common and garden areas
- Maintenance of all outdoor common area lighting
- Monthly vector and pest control
- Sewer & Garbage Maintenance including all trash & waste removal
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HOMEOWNER AMENITIES

- Homeowner Property Insurance (covers interior fixtures and finishings; not personal effects)
- Basic Smart Home technology package; additional upgrades available
- General Maintenance: Exterior & Interior
- Landscaping and gardening
- Guaranteed 24 hour turn around on Work Order Requests
- Membership Privileges (to be determined)
- Secure Website for homeowners to privately access account information
- VIP Concierge & Customer Service associates to assist homeowners



HOMEOWNER ACCOUNT SERVICES

- Automatic Bill Paying (deposit required)
- Utility Hook Up & Administrative Assistance
- Utility Providers (Water & Electricity)
- Telephone, Internet & Cable Television Providers
- Mail Collection & Delivery
- Coordination of Service Calls: Repairs & Maintenance.
- Reminder Notifications: Service Calls, Deposits, Invoicing & Reservations
- Rental Services (to be determined)

ADDITIONAL 'PAY-AS-YOU-GO' SERVICES

Stratex Management provides a wide array of supplementary homeowner services via the property's on-site Concierge desk. Residents are provided with direct phone / email contacts for our Customer Care Office in addition to the community's interactive Smart Home technology which is equipped to facilitate homeowner requests.

Stratex Management invoices homeowner directly for additional services. Payments may be made via cash, credit card, or bank transfer with terms and conditions tailored to the homeowner's preference. Below are just a few examples of Dukley's comprehensive Homeowner Services. Brochures are available with full directories and pricing.

FOOD & BEVERAGE

- Dining Accounts: Restaurant, Beach Bar, and Café
- Room Service: Menu & Delivery Services from an array of on-site drink and dining venues
- Private Chefs
- Dining & Bar Staff for private affairs
- Bespoke Catering & Event Management

SECURITY

- Private Security for your Residence
- Ground Transportation with Personal Security



GENERAL SERVICES

- Housekeeping
- Laundry & Dry Cleaning
- Floral Arrangements & Maintenance
- Child Care
- Property Maintenance such as rental management and related services

CONCIERGE SERVICES

- Vehicle Rentals
- Private Driver
- Motorcycle & Mountain Bike Rentals
- Child Care
- Pet Care / Walking Services
- Restaurant & Event planning and reservations
- Language classes
- Cooking Lessons
- Personal Shopper (small administration fee added to price of item)
- Boat & Yacht Charters
- International & Regional Travel Arrangements
- Spa & Salon Reservations (currently off-site but nearby)
- Expert Local Guides
- Excursion Coordination
 - Water Sports
 - Golf
 - Tennis
 - Horseback Riding
 - Hiking
 - Cannoning
 - Rafting
 - Skiing
 - Fishing
 - Diving
 - Hunting
 - Winery Tours
 - Cultural Outings



FITNESS FACILITIES (Currently off-site but nearby)

- Gym Memberships
- Personal Trainers
- Specialty Instructors: Yoga, Pilates, Martial Arts, Self Defense, Physical Therapy

RETAIL AMENITIES

- Upscale Boutiques
- Supermarkets
- Service Establishments
- Banking