



PROPERTY ONBOARDING

STANDARDS & REQUIREMENTS FOR
LANDLORDS & DEVELOPERS

SANDERS

Introduction

Sanders is an ambitious company shaking up the short-term rental market.

We create partnerships with property owners around the world and turn their properties into luxury short-term rental accommodations so travellers from all walks of life have a comfortable place to rest their heads.

When guests stay with us, they know that they can expect our expertly-designed and authentic accommodations with hotel-quality services every time, no matter where they are

staying around the world. When owners choose to work with us, they know that they can rely on a stable stream of extra income without having to manage any of the guest experience on their own. We fill a void in the hospitality market and provide an experience to our guests and to our owners that is truly one-of-a-kind.

Our aim is to set a new standard or quality in the short-term rental industry. It might sound overly optimistic, but we truly believe we can.

***“Your home away from home...
Sanders is operating a global short
stay business – offering 4-star
hotel experience in the privacy
of apartments and villas”***

What we are & What we do

Our concept

Even though Sanders is much more than just a pretty place to stay we care a lot about the look and feel of our properties

It's the feeling that every guest experiences when they walk through our doors:
It's a feeling of comfort. Of luxury. Of warmth. Of familiarity.

When guests stay with us at Sanders, they know that they will experience these same feelings every time they stay with us. This is what sets us apart in the short-term rental market: our branded concept. Our guests can always expect the same classic style, homey amenities, and genuine customer service from Sanders with every stay, similar to a high-quality hotel chain. We are unique in that we bring these hotel-like standards to private, authentic homes so that our guests can sense the comforts of being at home while enjoying a luxurious get-away. We provide the best of both worlds.

Whether it's in a beachside villa in the Mediterranean or a posh apartment in Scandinavia, the Sanders brand is perceptible. Our furniture styles, color concepts, amenity packages, and guest experience are uniform and reliable in all of our properties around the world.

The Sanders “S” logo is the concise representation of our identity and immediately invokes the Sanders feelings in anyone who sees it. Guests know instantly from seeing our logo what they can expect: quality.

We aim to provide high quality in everything we do. Whether it is the look and feel of the property or the final guest experience we take pride in delivering the very best for our guests.

Based on a decade of experience in short stay rental combined with specialists in every field, Sanders has inhouse engineering, technical and interior design departments that ensure properties live up to the Sanders-standards.

A dedicated 24/7/365 service available before, during and after guest stays makes the guest experience as enjoyable as possible. The onsite teams make sure to personally deliver the guest a true 4-star experience.

The conclusion of all of this is that Sanders concept stands out as one of the best short stay rental providers on the market.



General Requirements

This document outlines the architectural, technical, and interior guidelines for a Sanders Property. All of these unique specifications and standards put together create the distinctive Sanders concept that defines our brand. By

following these guidelines, we ensure we are true to our core identity and that the look and feel of our properties will always be recognizable and consistent.

Requirements & Standards

Units Sizes:

- ▶ Studio size approx. 35m2 – space for 1 x 180 cm double bed and 1 x sleeping sofa of 140 cm x 200 cm – 1 bathroom with a shower.
- ▶ 1-bedroom 40m2 – 65m2 – space for 1 x 180 cm double bed and 1 x sleeping sofa of 140 cm x 200 cm – 1 x full bathroom
- ▶ 2-bedrooms 75m2 – 85m2 – space for 2 x 180 cm double beds and 1 x sleeping sofa of 140 cm x 200 cm – 1 x separate toilet and 1 x full bathroom

General building facilities/only if applicable:

- ▶ Elevator
- ▶ Lounge area and/or reception
- ▶ Roof top outdoor area/bar or swimming pool/spa
- ▶ Swimming pool and/or spa
- ▶ Parking for guests/ Operations
- ▶ Waste options for guests/ Operations
- ▶ Green area with trees and bushes around entrance
- ▶ Medium sized Gym, for 3 -4 persons at the time – various training machines.
- ▶ Basement:
 - Guest laundry in the building with 2 washing machines and 2 driers
 - Operations laundry min. 9 m2
 - Storage for cleaning products
 - Storage for towels & linen

General Standards

Facilities

- ▶ Kitchen fully equipped with fridge, freezer, stove, combi oven/microwave, dish washer, extraction hood, integrated bin for waste.
- ▶ Shower with glass screen, toilet paper holder and towel hooks.
- ▶ Built-in wardrobes in each bedroom min 60 cm – 120 cm wide.
- ▶ Built-in led spotlights in bathrooms and kitchens area.
- ▶ Power outlet central in each room for ceiling lamps.
- ▶ One 60 cm wide cupboard for broom, bucket, and vacuum cleaner.
- ▶ Curtain recesses in the ceiling – max length of curtains required.
- ▶ Air condition.
- ▶ Hi speed internet.
- ▶ Smoke detector
- ▶ Smart locks – separate project later in collaboration with Sanders.

Look & Feel

- ▶ White- or neutral-colored rendered walls.
- ▶ Floors in wood or tiles in neutral colors.
- ▶ White or neutral colored kitchen with bench top in Silestone type tiles in marble look.
- ▶ White- or neutral-colored bathrooms – preferable ceramic tiles in marble look.



Inspirational photo of a rooftop

Bathroom Requirements



Inspirational photo of a bathroom

Bathrooms

- ▶ Porcelain sink with cub board with drawers and/or cabinet furniture
- ▶ Water taps in stainless steel or black
- ▶ Mirror with lights over sink
- ▶ Hooks for face towel close to sink in stainless steel or black
- ▶ Toilet with softclose toilet seat
- ▶ Toilet holder in stainless steel or black
- ▶ 2-4 hooks for bath towels in stainless steel or black
- ▶ Shower mixer taps with rain shower head and handheld shower in stainless steel or black
- ▶ 2-4 hooks for bath towels in stainless steel or black
- ▶ Shower drain built-in with tiles (strip drain)
- ▶ Shower cabin with glass door/ screen
- ▶ Good inclination in shows so water runs easily towards the drain
- ▶ Good ventilations from bathrooms / toilets
- ▶ Built-in lights in ceiling

Bathroom Requirements



Inspirational photo for build in sink



Inspirational photo for build in fridge



Inspirational photo for build in dishwasher

Kitchens for smaller units

- ▶ Built-in sink with tap in stainless steel sink or black
- ▶ Built-in dishwasher (for small kitchens its ok with narrow 45cm model)
- ▶ Combi oven/microwave
- ▶ Built-in ceramic hob
- ▶ Small refrigerator with small freezer – built-in kitchen door
- ▶ Wall cabinets with shelves for wine glasses and plates
- ▶ Drawers with inserts for cutlery, cutting board, small items
- ▶ Base cabinets for pots and pans
- ▶ 2 switches for electric kettle/coffee machine
- ▶ Built-in lights in overhead cabinets
- ▶ Extraction hood built-in to wall cabinets
- ▶ Tabletop and backsplash in Silestone (stone look) withstand up to 200 degrees. Light neutral colors
- ▶ Laminated kitchen structure/doors either a light white/beige (oak look) or dark/grey/black (wood look) depending on the look of the building
- ▶ Grip-free if possible
- ▶ Bin integrated under sink
- ▶ If there is room, 1 x broom cupboard for vacuum cleaner/mop and bucket

Below is an inspirational photo for a small “Kitchenette” suitable for short stay apartments:



Kitchens for Larger units

- ▶ Built-in sink with tap in stainless steel sink or black or brass
- ▶ Built-in dishwasher
- ▶ Oven
- ▶ Microwave
- ▶ Built-in ceramic hob
- ▶ Medium to large refrigerator with freezer – built-in kitchen door
- ▶ Wall cabinets with shelves for wine glasses and plates and trays
- ▶ Several drawers with inserts for cutlery, cutting board, small items
- ▶ Base cabinets for pots and pans
- ▶ 2 – 4 switches for electric kettle & coffee machine
- ▶ Built-in lights in overhead cabinets
- ▶ Extraction hood built-in under wall cabinets
- ▶ Tabletop and backsplash in Silestone (stone look) withstand up to 200 degrees. Light neutral colors
- ▶ Laminated kitchen structure/doors either a light white/beige (oak look) or dark/grey/black (wood look) depending on the look of the building
- ▶ Grip-free if possible
- ▶ Bin integrated under sink
- ▶ 1 – 2 x broom and storage cabinets for vacuum cleaner/mop and bucket

Below are inspirational photo for larger kitchens:



Kitchen requirements



Inspirational photo for build in sink



Inspirational photo for build in fridge



Inspirational photo for build in dishwasher

Standards for Curtains

At Sanders we honor guest’s privacy and well being and believe this is the most important task we have: Not only does curtains bring shade for the sun and light, but they also give the property the feeling Sanders want to emphasize of coziness and the homey feeling away from home.

Curtains are a part of the overall concept – even if blinds or roller blinds are already installed, we still request curtains in all our properties. For this reason, it is very important that the landlords install curtains as described in the following sections in all rooms.

Specifications

- Type:** Black-out curtains
- Colors:** Beige/Off-white
- Materials:** Polyester
- ▶ Preferably medium to heavy microfibre fabrics that increase the insulating properties of the curtains
 - ▶ Curtain railings should be installed in the ceiling (not the inside panel of windows)
 - ▶ Preferably a rail should cover the entire wall where the window is located
 - ▶ Curtain length should be the same as the wall height so they fully block light and they fall in a more aesthetic way
 - ▶ Curtains should be ironed before hanging, as these may have wrinkles from folds in packaging



*Example of how curtains should look

Railing Installation

- ▶ Curtain railings should be installed in the ceiling (not the inside panel of windows)
- ▶ Preferably a rail should cover the entire wall where the window is located
- ▶ Curtain length should be the same as the wall height so they fully block light and they fall in a more aesthetic way
- ▶ Curtains should be ironed before hanging, as these may have wrinkles from folds in packaging

Top →



*Example of how curtains should look

Perfect Lenght



← Bottom →

Bottom

Required Equipments

Network

Excellent Wi-Fi coverage in each room and all public and staff areas as well as wired network access for CCTV, SmartAir Hubs, TV's, and wall mounted tablets in guest rooms

TV's

Each room is equipped with a relevant Android Smart TV

Tablets

Each room is equipped with a wall mounted Android tablet next to the main door to offer local guidance and 24h Guest communication Centre contact as well as

CCTV

All entrances in and out of the property are covered by camera as well as all hallways and reception area if applicable. The Tech Room with the Main Network Rack Cabinet is covered as well. Optional is a camera outside each unit entrance door

Minut Sensor

The Minut Sensor detects smoke and noice and is installed in each unit

SmartAir Locks

Every door is operated by an electronic lock from Tesa AssaAbloy

Network System

Entire Property

- ▶ Each property is to be equipped with an appropriate internet connection. Minimum requirements are 50 Mbit in single unit properties and 100 Mbit in properties with 9 units or less. Larger properties require 300 Mbit, 500 Mbit or 1,000 Mbit which depends on a specific assessment in each individual case. The main focus is a high guest experience. This assessment is first made by the project manager and then by the CTO or Head of Global Back Office IT
- ▶ In some cases, a redundant internet connection is required. This assessment is made by the CTO or Head of Global Back Office IT
- ▶ The internet connection is to be terminated in a Rack Enclosure in a locked room, such as main wiring room or a specific technical room. Sanders require at least six available rack units. The room is to be locked with SmartAir Locks and video surveillance is required in this room
- ▶ All networking cables must be Ethernet CAT6A or higher. If a network cable is drawn within the proximity (within 30 cm) of any power cable, Sanders require shielded cables (U/FTP)
- ▶ Sanders generally aims for as few sub cabling Rack Enclosures in the properties as possible; However, no cable length must ever exceed 90 meters and in most cases, it is relevant to establish a cabling cabinet on each floor
- ▶ Internal cabling between the floors and the main rack enclosure is to be made in double shielded (S/FTP) CAT 6A when distances are less than 80 meters, or appropriate fibre when exceeding 80 meters
- ▶ Sanders provides a list of network hardware when a property is provisioned. It is essential that this list is compiled, to ensure the interaction between the technologies and the Sanders Main Infrastructure

IT Specifications

Individual Unit

Each unit requires at least four (4) network plugs installed:

- ▶ AP's
 - ▶ The main AP in the roof of a central room, usually in the living room, for an access point (not to be terminated in a permanent plug but simply in a RJ45 male plug to install directly in the AP)
 - ▶ If the unit is larger than 80 m2, one additional access point per 80 m2 – Individual circumstances can require more access points, ie. if the unit consists of multiple floors
 - a. Behind any TV set
 - b. In the wiring cabinet
 - c. Next to the main door for a PoE tablet (not to be terminated in a permanent plug but simply in a RJ45 male plug to install directly in the AP)
 - d. Outside each main door for an optional camera (not to be terminated in a permanent plug but simply in a RJ45 male plug to install directly in the AP)
 - e. If the unit is equipped with appliances (such as fridge, aircon, dishwasher, washer, dryer, spa, heating systems etc.) that allow for physical network connections with Ethernet, relevant plugs for these appliances are to be installed in close and hidden proximity to the appliance

Common Areas

Common Areas are to be equipped with:

- ▶ A relevant number of network plugs to ensure relevant wifi coverage where relevant. Use Cases are (1) guest Wi-Fi internet access, (2) staff Wi-Fi internet access (ie. cleaning staff for schedule etc.), and (3) CCTV (all these plugs are not to be terminated in a permanent plug but simply in an RJ45 male plug to install directly in the AP)
- ▶ Within 30 metres of each electronic door an Assa Abloy hub will to be installed similar to an access point

Ethernet Plugs Termination & Name Convention

All plugs are to be terminated in the same rack enclosure independently of usage (wifi/locks/appliances etc.) with a relevant numbering approved by the Head of Global Back Office IT (usually building.floor#.room#.plug#, ie 1.2.203.4 for Building 1, Floor 2, Room 203, Plug 4).

IT Specifications

TV's

Each room is to be equipped with an Android SmartTV. Screen size is minimum 46" and in larger living rooms 50" or larger. In very small units a 32" TV can be installed upon approval by BIQ.

We always use Smart TV's running on a core Android software. This way we can integrate the Sanders app and provide customized information and streaming services to the guest. We use only well established brands of TV's such as Samsung, Nokia, LG, Sony etc. Due to restrictions in Android, we never use TV's from the manufacturer Sharp. Screen size is minimum 46" and in larger living rooms 50" or larger. In very small units a 32" TV can be installed upon approval by BIQ.

Tablets

Next to Main Entrance of the Unit is installed a PoE powered 10.2" Android tablet. It offers local information as well as direct contact to the Guest Communication Centre.

We install a tablet inside next the entrance door of each unit. This tablet contains localized information to the guest and offers a direct line to the Guest Communication Centre in Sanders to assist the guest in the best possible way. If the apartment door is unlocked it will be displayed on the tablet so the guest knows that anyone can enter the room from outside. The tablet also offers a view of the security camera outside the front door and other locations in applicable in the property, main door intercom and unlock etc..

CCTV

There are installed cameras

1. In front of every public facing entrance door and garage door,
2. In public areas such as a pool area
3. Reception Area if any
4. The room containing the main Rack Enclosure

Minut Sensors

The Minut sensor detects smoke, noise levels, and number of people in the property. Using the device makes us able to avoid parties and make sure that guests adhere to Sanders terms and conditions. The Minut sensor is an incredibly smart device that provides full insight into activities in the property while respecting guests privacy.

SmartAir - Electronic Locks

Sanders is proud to partner with Tesa AssaAbloy using their vacation specific electronic lock system "SmartAir".

- ▶ Easy and convenient operation for the guest – s/he chooses his/her own pin number to the door and this pin works for the main door as well as any public facing doors, garage doors etc..
- ▶ Guest communication Services can unlock (and lock) any door at any time (for security purposes or if the guest has forgotten his/her code)
- ▶ We know when a guest has arrived and can identify no-shows
- ▶ We can log who entered when (cleaners, building support etc.)
- ▶ Sanders staff can enter units if necessary
- ▶ Eventually we offer PIN change, remote unlock and Apple Pay-ish unlock directly from the guest's phone or tablets while logged in to the Sanders Stay App (future plan)



IT Specifications

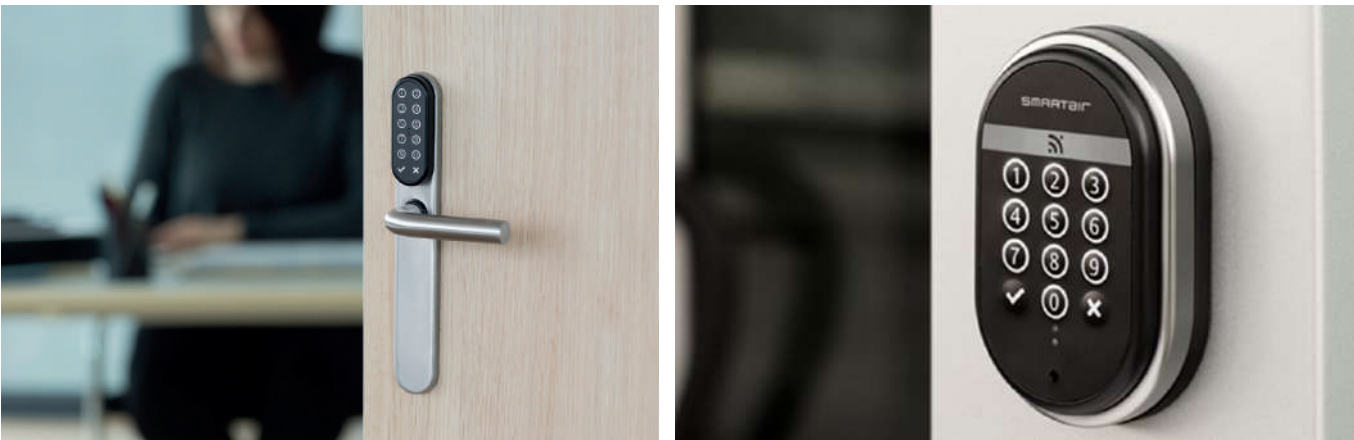
- ▶ Existing entrance doors with windbreaker functions, round doors etc. can be incorporated by an outside key pad
- ▶ The system is wireless in the sense that each door connects wireless to a hub that is similar to an Access Point for the wifi. The system requires one hub per 20 doors, if there is more than 30 meters between a hub and any door, if there are multiple floors, or if local conditions require additional hubs due to some kind of radio interference.

For Single Unit Properties applies that

- ▶ Any door meant for outdoor access for either guests or staff
- ▶ Garage entrance etc.
- ▶ Any room that is restricted from guest access during the regular stay (i.e. technical facilities, maintenance facilities, cleanings rooms etc.) is to be equipped by an electronic lock from Assa Abloy in the Smart Lock system that is controllable from a central server operated by Assa Abloy and integrated in the Sanders Platform (Sanders internal backend platform as well as the guest facing web site and smartphone app)

For Multi-Unit Properties applies that

- ▶ Any door meant for outdoor access for either guest or staff to the property
- ▶ Garage entrances etc.
- ▶ The main access door to the unit
- ▶ Any common room accessible for the guest outside the unit that it is preferable to lock, and any room that is restricted from guest access during the regular stay (i.e. technical facilities, maintenance facilities, cleanings rooms etc.) is to be equipped by an electronic lock from Assa Abloy in the Smart Lock system that is controllable from a central server operated by Assa Abloy and integrated in the Sanders Platform (Sanders internal back-end platform as well as the guest facing web site and smartphone app):
 - i. The electronic locks are most often operated wirelessly (exceptions are garage ports and non-standard doors) and require a wireless hub for approximately every 30 meter in diameter. The final configuration depends on a specific assessment and test and can only be finally determined when such a test has been carried out. Thus, cabling must be prepared for an appropriate number of hubs, while its final locations can first be determined by a test in the constructed building. The hubs are to be cabled with normal Ethernet network cables as described in the network section



Inspirational photo of the lock system

Furniture Concept

Our focus on furniture reflects directly in the customer satisfaction, therefore our concept! Sanders furnishes in a modern and classic way to make your property stand-out and with a timeless look. A decade of experience makes us specialists in short term rental!

With strong Scandinavian roots we furnish for relaxed luxury yet in an unpretentious way. A clean and minimalistic look gives our customers

an unique experience regarding interior decoration and style. Sanders work hard to make each property look like a home and not a generic rental apartment.

The Furniture package make-up part of the overall commercial agreement between the owner/developer and Sanders, and is an important part for us to be able to operate the property for short stay accommodations.

Concept Requirements & Standards

To be a approved as a Sanders property, we require that the landlord aquires the furniture package. The package ensure the right level of quality, so we, at Sanders, can guarantee that the property lives up to our and our guests standards. The package includes everything needed for a property depending on the size.

The Furniture Package contains

- ▶ A minimum of 1 master bedroom, including top quality “100% sleep comfort” king size bed
- ▶ Secondary bedrooms equally with high quality beds if applicable
- ▶ Living room defined by a sofa bed and a lounge chair
- ▶ Dining table with chairs to fit all guests in the kitchen
- ▶ Full kitchen package, including toasters, electric kettle, plates, glasses and cutlery for number of guests
- ▶ Laundry package with vacuum cleaner, drying rack, iron and board & daily cleaning necessities
- ▶ Decor to give the place a homey feel



Primary Bedroom



Secondary Bedroom



Living Room



Dining Room



Lounge Area



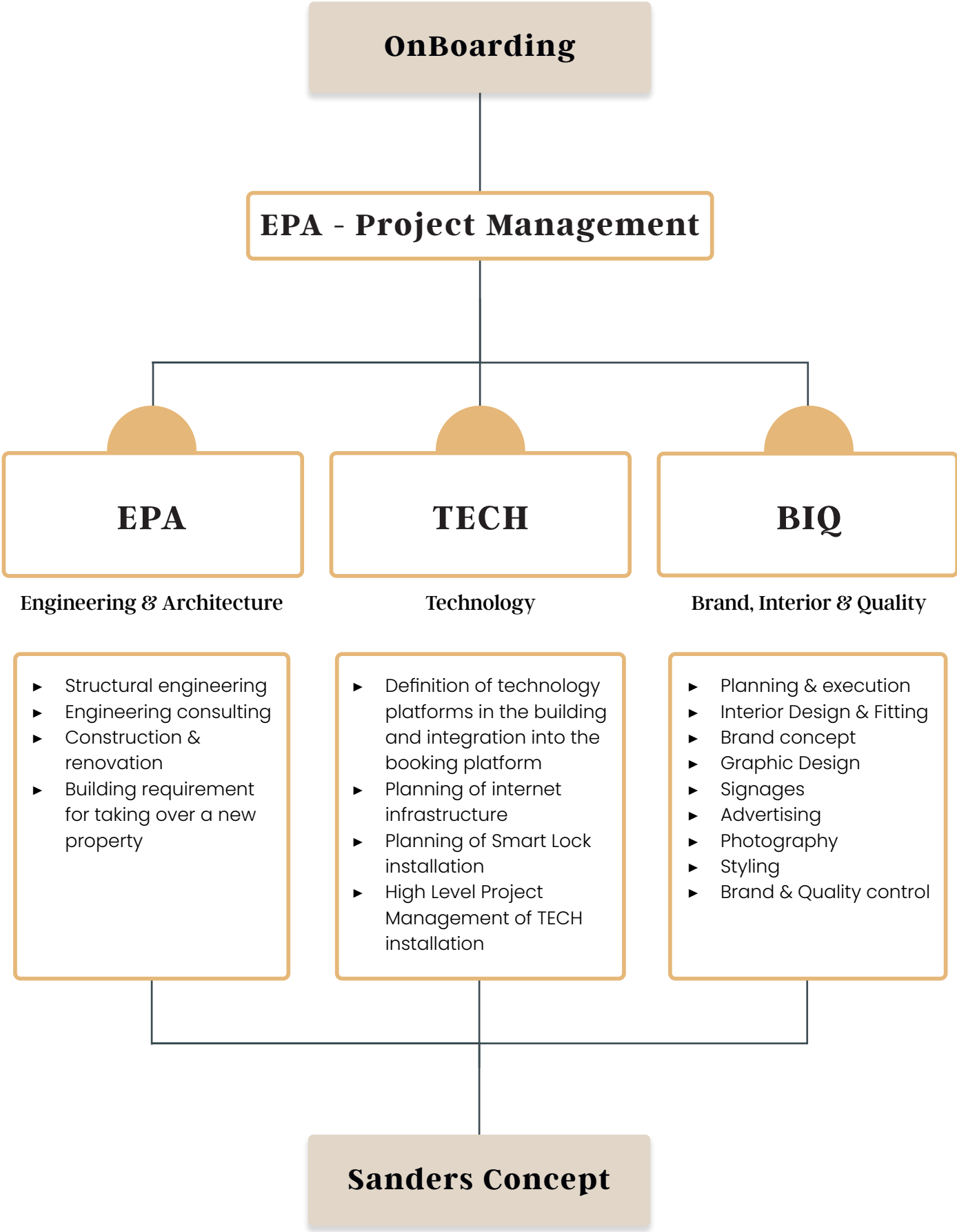
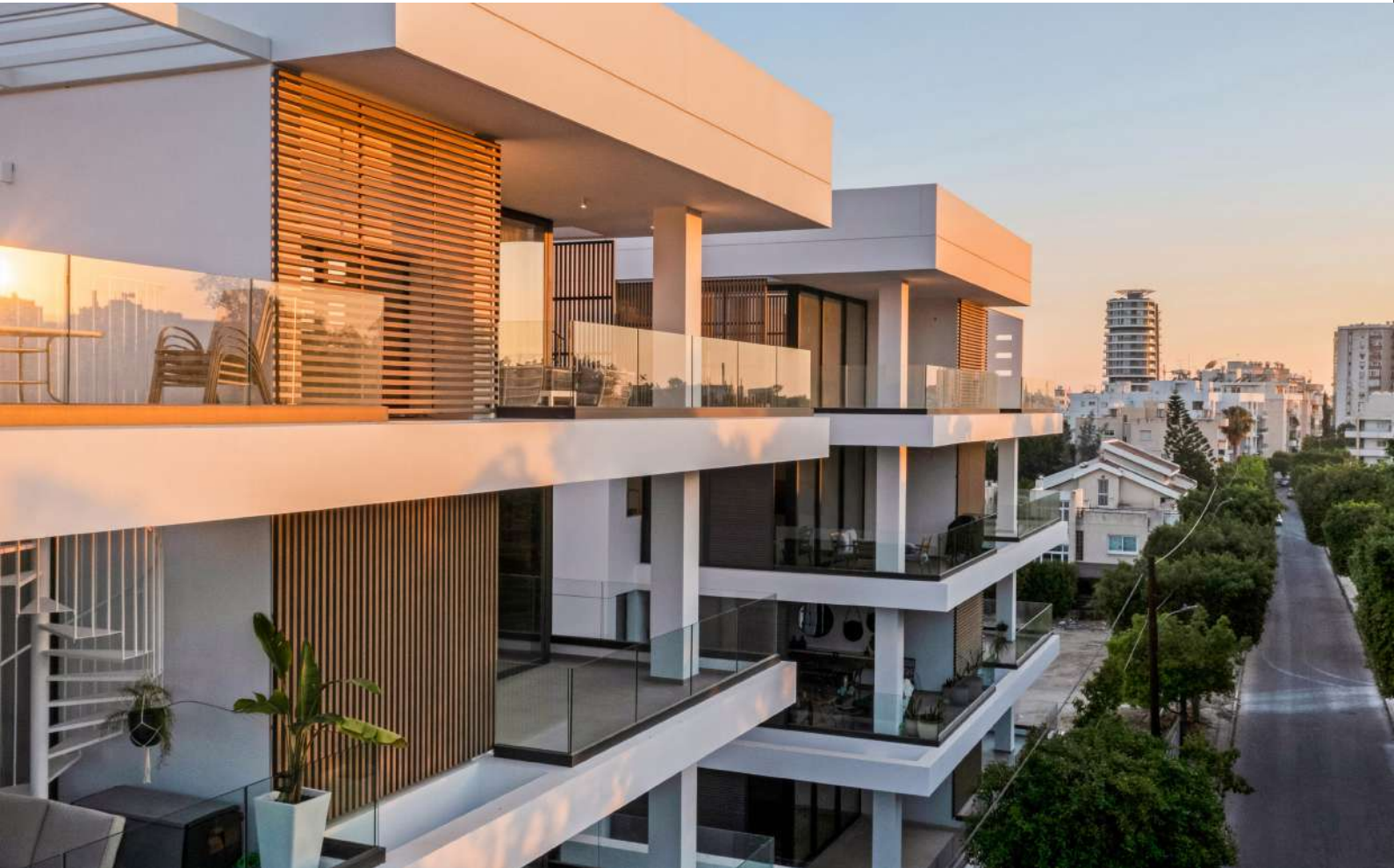
Kitchen & Laundry Package

Our Departments & Onboarding Process

Sanders are specialist in what we do and with many years of experience we have set up three different departments that work to make the transition of bring a property into short rental as easy as possible.

Each department have their own step by step guides that in the end will join all loose ends to onboard any property best possible. EPA plays an important part for both Sanders but indeed also for the landlord. Whether the property is a new building project or an already established property a thorough takeover make sure that everything is according to the agreed terms and that we can guarantee that the building is well maintained and taken care off in the full leasing period.

To hold your hand during the onboarding process EPA will manage the project from start till finish to ensure all deadlines and requirement are met to operate the property for short stay accommodation..



EPA

Engineering, Project Management & Architecture

EPA is involved from very early in the process from assisting the legal team with documents and technical annexes tailor-made for the specific project, to a fully operational and furnished building. Once commercial terms are final, the Property Onboarding process begins. EPA is responsible for the coordination and deadlines of the involved departments in Sanders. EPA is also handling all the communication and dialogue with the owner regarding the building, including instructions to the owners Architect & Engineering teams. It also conducts inspections and handles the delivery of property to Sanders when the building is 100% ready from the owner. EPA plays an important role to make the transition to the short-stay journey as trouble-free as possible.

The Onboarding Steps by EPA

EPA



1

Onboarding Management & Owner Relations:

When there is a signed Letter Of Intent, EPA initiates a number of processes in Sanders. EPA is responsible for managing the Sanders internal processes and in the Onboarding phase. It's also responsible for the dialogues with the Owners and to assist their Architects/Engineers in the design-phase.



2

Pre Inspection & Construction Updates

When the construction phase is well underway, EPA is responsible for reporting back in Sanders about the status of important dates. When the building has reached a certain level of finish we inspect the building and create a pre move-in report, as a help to the owner and their contractors. During the pre move-in inspection we are assisted by a representative from Sanders Operations so they get to see the Property in good time before Operation.



3

Functional testing & Commissioning

Soon after the Pre-move inn report has been made – normally when bathrooms and kitchens have been installed including Dishwashers, washing machines etc. it's the time for testing the building and the installations. We will run a series of tests where showers and taps are running simultaneously, all the toilets are flushed several times and simultaneously. All the dishwashers and washing machines will run a short program, ovens and refrigerators are checked. Same testing is applied to the Smart locks and Wi-Fi. The Owner and the contractors must expect some involvement in this process. It's crucial to Sanders that the building is 100% operational and that we reduce the risk of expensive and time-consuming breakdowns of a building, especially when we have guests in the rooms.



4

Move-in inspection & Delivery of Property

The Delivery date is an important date. It's when the property is 100% finished and operational, and the day when Sanders take operational responsibility for the property and the lease period starts. On the Delivery date, Sanders perform a Move-In inspection of the property, and Sanders and the Owner sign a Delivery of property Protocol. The keys to the building are delivered from the Owner to EPA, who again hands the keys to Operations who from then on starts operating the building. EPA is still involved in the building until the property has been running smoothly in 3-6 months.

IT/TECH

Computer & information technology

The TECH team in Sanders assists in designing the technology and infrastructure in the property so it works seamlessly together with the Sanders infrastructure. In this way, the guest experiences a well connected easy-to-use and hassle-free stay all leading to high guest satisfaction.

At the same time, with the technology, the buildingowner and Sanders together optimize on energy consumption and maintenance for the benefit of all of us.

The Onboarding Steps by TECH

TECH



1

Start Up Call to plan the Tech Part of the project

When LOI is signed the first contact is initiated. Together, we set up the first meeting between Sanders and the developer/landlord. At this meeting we cover all Tech aspects as described in Tech section of the Sanders Standards–Wi-Fi, network, CCTV, Tablets, Smart Locks etc. This meeting results in a document, outlining what is needed.



2

Building the Time Line and Execution Plan

When all product selection is in place and is quantified, we build a time line together with the other teams in Sanders to make sure that things happen in the right order. No need for the Electrician to start installing the Wi-Fi after the couches are installed. This plan also takes into count who will do the actual install.



3

Installation and Pre-Test

We install all Tech with local partners and providers. Everything is fitted perfectly for an optimal function and a great look. We low-level test the equipment, ensuring that ie. the Access Points are connected and lit up, and that the locks are synchronized to the hubs.



4

General Test and Implementation

We Connect and Test.. The building is connected to the Sanders infrastructure, and we test if all systems work as they should. Examples are if the locks are synchronized with the Sanders Infrastructure and if the Wi-Fi deploys the right networks at the right locations. When the test is concluded, we are ready to open!



Sanders furnishing goes hand in hand with the rest of the Sanders brand and Visual identity. Sanders provides high quality accommodation meaning stylish and modern decorated. We believe that our core values of professionalism, reliability, and focus on high-quality solutions are the reasons for our success. Staying true to our values and heritage when it comes to interior design also gives us other advantages.

By working exclusively with Scandinavian designed high-quality furniture and decor, we can guarantee both the comfort and style of our homes. With our carefully selected furniture we take pride in creating a unique look that gives the same feeling of luxury as a 4-star hotel.

BIQ
Brand, Interior & Quality

The Onboarding Steps by BIQ

BIQ



1

Assessment of property layout

At Sanders, we look at each project as a shared team responsibility. Every property, big or small, is thoroughly analyzed. As we receive the floor plans of the building or single units, we carefully study the overall floor plans and get familiar with the project. After understanding the units we design a mood board based on the proposed floor plans.



2

Design our mood board & proposed floor plans

The mood board clearly shows a style and a fitting suggestion. Based on that, we are able to send a recommended furniture budget that covers everything needed to give the special Sanders touch. We always think about the lighting and whether we need shading or lamps in order to make the rooms feel as comfortable as possible. Our beds are a big focus area as we believe the bedrooms are the most important rooms in the property.



3

The delivery & Fitting

Minimum 3 months before the instalment of the furniture, orders will be placed. The order arrives and our local team installs the furniture with guidance from the design team. As the project reaches the finishing point, we send in our stylist and photographer who make sure that the property lives up to the Sanders standards.



4

End product, Maintenance & quality control

After the property is fully furnished, it is handed over to our operational team who thoroughly cleans and prepares the property for the first guests. The schedule for the ongoing maintenance of the property, including cleaning & Quality control, is set in place. Regular checks are done on a bi-monthly basis so the property always looks its best.



Please contact us during office hours.

They are 24/7/365

sandersstay.com

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