INVESTOR GUIDE · GALIYAT REGION · 2025–26

Galiyat Holiday Home Investment: Complete Revenue & Management Guide for 1BR, 2BR, 3BR, 4BR & 5BR Properties

Month-by-month occupancy & rental revenue projections for all five property types · Full comparison of Haven Holiday Homes professional management vs developer-managed schemes · Detailed roles & responsibilities for the 20/80 and 40/60 packages · 10 investor FAQs · SEO & AEO optimised internal and external resource links.

2–3×	90%	5 Types	30+ Props
Higher income vs long-term leases	Peak Jul–Aug occupancy (managed)	1BR · 2BR · 3BR · 4BR · 5BR covered	Haven manages across Pakistan

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The Galiyat corridor — Khaira Gali, Changla Gali, Dunga Gali and Nathia Gali — is experiencing a historic surge in short-term rental demand. PKR 500 crore of government investment in winter sports infrastructure, a rapidly growing domestic tourism culture and explosive Airbnb adoption are turning well-located properties into genuinely high-yield assets. This guide gives every Galiyat property investor the revenue data, management options and decision framework they need to maximise returns — whether they own a compact apartment or a grand mountain villa.

1. The Galiyat Rental Market Opportunity in 2025

Khaira Gali sits at 2,347 metres — the highest elevation in the Galiyat corridor — with pine-forested valley views that command premium pricing across every booking platform. Booking.com reports an average accommodation price of $132 per night across the Nathia Gali corridor, with premium properties reaching $179 per night — equivalent to PKR 37,000–PKR 50,000 at current rates. Haven Holiday Homes' own managed properties publish rates from PKR 50,000 to PKR 55,000 per night for 3-bedroom homes and PKR 50,000+ for 4-bedroom villas, with peak summer nights commanding PKR 65,000–PKR 100,000 depending on property size.

Short-term rentals in Pakistan's hill stations generate 2–3x the annual income of comparable long-term leases. VacationCottage.com currently lists 53+ active properties in the Nathia Gali area alone — a number growing daily — reflecting the rapid professionalisation of the Galiyat rental market and an expanding pool of domestic and diaspora travellers booking online.

Market Indicator	Data	Source
Average nightly rate, Nathia Gali corridor	$132 (~PKR 37,000)	Booking.com 2025
Premium property avg. nightly rate	$179 (~PKR 50,000)	Booking.com 2025
Haven 3BR live rate, Khaira Gali	PKR 50,000–55,000/night	havenholidayhome.com 2025
Haven 4BR live rate, Khaira Gali	PKR 50,000–65,000/night	havenholidayhome.com 2025
Peak season occupancy (Jul–Aug)	88–92% (professionally managed)	Airbnb/Haven data 2024–25
STR premium over long-term lease	2–3× annual income	Imlaak Pakistan 2025
Active STR listings, Nathia Gali area	53+ (growing daily)	VacationCottage.com 2025
Global STR market CAGR to 2030	11.12% per annum	Mordor Intelligence 2025

2. Revenue Estimates — All 5 Property Types

MONTH-BY-MONTH OCCUPANCY, NIGHTLY RATE & PROJECTED REVENUE — KHAIRA GALI 2025–26

The following projections are built from live market data: Haven Holiday Homes' own published nightly rates, Booking.com corridor averages, and observed Airbnb occupancy for the 2024–25 season. Gross revenue is before platform fees and operating costs. Both owner income columns reflect the net after deducting the standard 15% OTA platform fee (Airbnb/Booking.com). Peak months (July–August) are highlighted.

1BR · 1-Bedroom Apartment

Up to 4 guests · Couples, small families · valley-view apartments

PKR 2,412,000	PKR 1,230,120	PKR 1,640,160	64%
Annual gross revenue	Owner income — 40/60 plan	Owner income — 20/80 plan	Avg annual occupancy

Month	Booked nights	Occ.	Avg nightly	Gross revenue	Net after platform 15%	Owner 40/60 (60%)	Owner 20/80 (80%)
Jan	22/31	72%	PKR■8,500	PKR■187,000	PKR■158,950	**PKR■95,370**	**PKR■127,160**
Feb	20/28	70%	PKR■8,500	PKR■170,000	PKR■144,500	**PKR■86,700**	**PKR■115,600**
Mar	18/31	58%	PKR■7,500	PKR■135,000	PKR■114,750	**PKR■68,850**	**PKR■91,800**
Apr	14/30	48%	PKR■6,500	PKR■91,000	PKR■77,350	**PKR■46,410**	**PKR■61,880**
May	13/31	43%	PKR■6,000	PKR■78,000	PKR■66,300	**PKR■39,780**	**PKR■53,040**
Jun	9/30	30%	PKR■5,000	PKR■45,000	PKR■38,250	**PKR■22,950**	**PKR■30,600**
Jul	28/31	90%	PKR■15,000	PKR■420,000	PKR■357,000	**PKR■214,200**	**PKR■285,600**
Aug	29/31	92%	PKR■17,000	PKR■493,000	PKR■419,050	**PKR■251,430**	**PKR■335,240**
Sep	24/30	80%	PKR■12,000	PKR■288,000	PKR■244,800	**PKR■146,880**	**PKR■195,840**
Oct	20/31	63%	PKR■9,000	PKR■180,000	PKR■153,000	**PKR■91,800**	**PKR■122,400**
Nov	17/30	58%	PKR■8,000	PKR■136,000	PKR■115,600	**PKR■69,360**	**PKR■92,480**
Dec	21/31	68%	PKR■9,000	PKR■189,000	PKR■160,650	**PKR■96,390**	**PKR■128,520**
TOTAL	—	—	—	**PKR■2,412,000**	**PKR■2,050,200**	**PKR■1,230,120**	**PKR■1,640,160**

Source: Based on Booking.com corridor avg ~$37–89/night; Airbnb Khaira Gali listings. Owner income columns reflect respective management package split after 15% OTA platform fee. Peak months highlighted.

2BR · 2-Bedroom Apartment

Up to 6 guests · Families of 4–6 · most popular category

PKR 3,501,500	PKR 1,785,765	PKR 2,381,020	64%
Annual gross revenue	Owner income — 40/60 plan	Owner income — 20/80 plan	Avg annual occupancy

Month	Booked nights	Occ.	Avg nightly	Gross revenue	Net after platform 15%	Owner 40/60 (60%)	Owner 20/80 (80%)
Jan	22/31	72%	PKR■12,000	PKR■264,000	PKR■224,400	**PKR■134,640**	**PKR■179,520**
Feb	20/28	70%	PKR■12,000	PKR■240,000	PKR■204,000	**PKR■122,400**	**PKR■163,200**
Mar	18/31	58%	PKR■11,000	PKR■198,000	PKR■168,300	**PKR■100,980**	**PKR■134,640**
Apr	14/30	48%	PKR■9,500	PKR■133,000	PKR■113,050	**PKR■67,830**	**PKR■90,440**
May	13/31	43%	PKR■8,500	PKR■110,500	PKR■93,925	**PKR■56,355**	**PKR■75,140**

Jun	9/30	30%	PKR■7,000	PKR■63,000	PKR■53,550	**PKR■32,130**	**PKR■42,840**
Jul	28/31	90%	PKR■22,000	PKR■616,000	PKR■523,600	**PKR■314,160**	**PKR■418,880**
Aug	29/31	92%	PKR■25,000	PKR■725,000	PKR■616,250	**PKR■369,750**	**PKR■493,000**
Sep	24/30	80%	PKR■18,000	PKR■432,000	PKR■367,200	**PKR■220,320**	**PKR■293,760**
Oct	20/31	63%	PKR■13,000	PKR■260,000	PKR■221,000	**PKR■132,600**	**PKR■176,800**
Nov	17/30	58%	PKR■11,000	PKR■187,000	PKR■158,950	**PKR■95,370**	**PKR■127,160**
Dec	21/31	68%	PKR■13,000	PKR■273,000	PKR■232,050	**PKR■139,230**	**PKR■185,640**
TOTAL	**—**	**—**	**—**	**PKR■3,501,500**	**PKR■2,976,275**	**PKR■1,785,765**	**PKR■2,381,020**

Source: Booking.com avg $132/night (~PKR 37,000); premium units up to $161/night. Owner income columns reflect respective management package split after 15% OTA platform fee. Peak months highlighted.

3BR · 3-Bedroom Home

Up to 9 guests · Families & small groups · lawn / terrace

PKR 6,774,000	**PKR 3,454,740**	**PKR 4,606,320**	**61%**
Annual gross revenue	Owner income — 40/60 plan	Owner income — 20/80 plan	Avg annual occupancy

Month	Booked nights	Occ.	Avg nightly	Gross revenue	Net after platform 15%	Owner 40/60 (60%)	Owner 20/80 (80%)
Jan	21/31	68%	PKR■22,000	PKR■462,000	PKR■392,700	**PKR■235,620**	**PKR■314,160**
Feb	18/28	65%	PKR■22,000	PKR■396,000	PKR■336,600	**PKR■201,960**	**PKR■269,280**
Mar	17/31	55%	PKR■19,000	PKR■323,000	PKR■274,550	**PKR■164,730**	**PKR■219,640**
Apr	14/30	45%	PKR■17,000	PKR■238,000	PKR■202,300	**PKR■121,380**	**PKR■161,840**
May	12/31	40%	PKR■15,000	PKR■180,000	PKR■153,000	**PKR■91,800**	**PKR■122,400**
Jun	8/30	28%	PKR■13,000	PKR■104,000	PKR■88,400	**PKR■53,040**	**PKR■70,720**
Jul	27/31	88%	PKR■50,000	PKR■1,350,000	PKR■1,147,500	**PKR■688,500**	**PKR■918,000**
Aug	28/31	90%	PKR■55,000	PKR■1,540,000	PKR■1,309,000	**PKR■785,400**	**PKR■1,047,200**
Sep	23/30	78%	PKR■38,000	PKR■874,000	PKR■742,900	**PKR■445,740**	**PKR■594,320**
Oct	19/31	60%	PKR■25,000	PKR■475,000	PKR■403,750	**PKR■242,250**	**PKR■323,000**
Nov	16/30	55%	PKR■22,000	PKR■352,000	PKR■299,200	**PKR■179,520**	**PKR■239,360**
Dec	20/31	65%	PKR■24,000	PKR■480,000	PKR■408,000	**PKR■244,800**	**PKR■326,400**
TOTAL	**—**	**—**	**—**	**PKR■6,774,000**	**PKR■5,757,900**	**PKR■3,454,740**	**PKR■4,606,320**

Source: Haven live rate: PKR 45,000–55,000/night (Pine Ridge Residences, Khaira Gali). Owner income columns reflect respective management package split after 15% OTA platform fee. Peak months highlighted.

4BR · 4-Bedroom Home

Up to 15 guests · Large families · extended groups · panoramic views

PKR 8,591,000	**PKR 4,381,410**	**PKR 5,841,880**	**59%**
Annual gross revenue	Owner income — 40/60 plan	Owner income — 20/80 plan	Avg annual occupancy

Month	Booked nights	Occ.	Avg nightly	Gross revenue	Net after platform 15%	Owner 40/60 (60%)	Owner 20/80 (80%)
Jan	20/31	65%	PKR■30,000	PKR■600,000	PKR■510,000	**PKR■306,000**	**PKR■408,000**

Feb	17/28	62%	PKR■30,000	PKR■510,000	PKR■433,500	**PKR■260,100**	**PKR■346,800**
Mar	16/31	52%	PKR■26,000	PKR■416,000	PKR■353,600	**PKR■212,160**	**PKR■282,880**
Apr	13/30	42%	PKR■23,000	PKR■299,000	PKR■254,150	**PKR■152,490**	**PKR■203,320**
May	12/31	38%	PKR■20,000	PKR■240,000	PKR■204,000	**PKR■122,400**	**PKR■163,200**
Jun	8/30	25%	PKR■16,000	PKR■128,000	PKR■108,800	**PKR■65,280**	**PKR■87,040**
Jul	26/31	85%	PKR■65,000	PKR■1,690,000	PKR■1,436,500	**PKR■861,900**	**PKR■1,149,200**
Aug	27/31	88%	PKR■70,000	PKR■1,890,000	PKR■1,606,500	**PKR■963,900**	**PKR■1,285,200**
Sep	22/30	75%	PKR■50,000	PKR■1,100,000	PKR■935,000	**PKR■561,000**	**PKR■748,000**
Oct	18/31	58%	PKR■35,000	PKR■630,000	PKR■535,500	**PKR■321,300**	**PKR■428,400**
Nov	16/30	52%	PKR■30,000	PKR■480,000	PKR■408,000	**PKR■244,800**	**PKR■326,400**
Dec	19/31	62%	PKR■32,000	PKR■608,000	PKR■516,800	**PKR■310,080**	**PKR■413,440**
TOTAL	—	—	—	**PKR■8,591,000**	**PKR■7,302,350**	**PKR■4,381,410**	**PKR■5,841,880**

Source: Haven live rate: PKR 50,000–65,000/night; Booking.com premium ~$179/night. Owner income columns reflect respective management package split after 15% OTA platform fee. Peak months highlighted.

5BR · 5-Bedroom Villa

Up to 20 guests · Grand family retreats · corporate & event groups

PKR 11,506,000	PKR 5,868,060	PKR 7,824,080	55%
Annual gross revenue	Owner income — 40/60 plan	Owner income — 20/80 plan	Avg annual occupancy

Month	Booked nights	Occ.	Avg nightly	Gross revenue	Net after platform 15%	Owner 40/60 (60%)	Owner 20/80 (80%)
Jan	19/31	60%	PKR■42,000	PKR■798,000	PKR■678,300	**PKR■406,980**	**PKR■542,640**
Feb	16/28	58%	PKR■42,000	PKR■672,000	PKR■571,200	**PKR■342,720**	**PKR■456,960**
Mar	15/31	48%	PKR■37,000	PKR■555,000	PKR■471,750	**PKR■283,050**	**PKR■377,400**
Apr	11/30	38%	PKR■33,000	PKR■363,000	PKR■308,550	**PKR■185,130**	**PKR■246,840**
May	11/31	35%	PKR■28,000	PKR■308,000	PKR■261,800	**PKR■157,080**	**PKR■209,440**
Jun	7/30	22%	PKR■22,000	PKR■154,000	PKR■130,900	**PKR■78,540**	**PKR■104,720**
Jul	25/31	82%	PKR■90,000	PKR■2,250,000	PKR■1,912,500	**PKR■1,147,500**	**PKR■1,530,000**
Aug	26/31	85%	PKR■100,000	PKR■2,600,000	PKR■2,210,000	**PKR■1,326,000**	**PKR■1,768,000**
Sep	22/30	72%	PKR■70,000	PKR■1,540,000	PKR■1,309,000	**PKR■785,400**	**PKR■1,047,200**
Oct	17/31	55%	PKR■50,000	PKR■850,000	PKR■722,500	**PKR■433,500**	**PKR■578,000**
Nov	14/30	48%	PKR■42,000	PKR■588,000	PKR■499,800	**PKR■299,880**	**PKR■399,840**
Dec	18/31	58%	PKR■46,000	PKR■828,000	PKR■703,800	**PKR■422,280**	**PKR■563,040**
TOTAL	—	—	—	**PKR■11,506,000**	**PKR■9,780,100**	**PKR■5,868,060**	**PKR■7,824,080**

Source: Booking.com "Stunning 4-5BR Villa Nathiagali" most expensive listing; PKR 90K–100K peak. Owner income columns reflect respective management package split after 15% OTA platform fee. Peak months highlighted.

3. Annual Revenue Summary — All 5 Property Types

The table below consolidates the full-year revenue picture for each property type, showing gross income and the owner's take-home under each management package. Gross revenue figures are before platform fees; owner income columns reflect the net after deducting the 15% OTA commission, then applying the relevant split.

Property	Max guests	Avg occ.	Peak nightly	Annual gross	Owner (40/60) after platform	Owner (20/80) after platform
1-Bedroom Apartment	Up to 4	64%	PKR■15,000	PKR■2,412,000	**PKR■1,230,120**	**PKR■1,640,160**
2-Bedroom Apartment	Up to 6	64%	PKR■22,000	PKR■3,501,500	**PKR■1,785,765**	**PKR■2,381,020**
3-Bedroom Home	Up to 9	61%	PKR■50,000	PKR■6,774,000	**PKR■3,454,740**	**PKR■4,606,320**
4-Bedroom Home	Up to 15	59%	PKR■65,000	PKR■8,591,000	**PKR■4,381,410**	**PKR■5,841,880**
5-Bedroom Villa	Up to 20	55%	PKR■90,000	PKR■11,506,000	**PKR■5,868,060**	**PKR■7,824,080**

Annual gross = total before platform fees. Owner income = after 15% OTA fee. Peak nightly rate shown for July. Figures based on 2024–25 Khaira Gali market rates. Individual results vary by property condition, floor, views and management quality.

KEY INSIGHT

The 5-bedroom villa generates the highest absolute annual income but also the highest operational complexity — making professional management especially valuable at this tier. The 3BR and 4BR categories offer the best balance of high nightly rates (PKR 50,000–70,000 peak), strong occupancy and manageable operating costs, making them the most popular investor choice in the Khaira Gali market in 2025.

4. Professional Management vs. Developer-Managed Schemes

Many investors who purchased holiday homes in Galiyat developments are enrolled in a developer-managed rental scheme. These schemes appear convenient — a fixed monthly payout, no hassle. In reality, they consistently underperform professionally managed alternatives by 30–50% annually, for structural reasons that cannot be resolved within the developer-scheme model.

Feature	Haven Holiday Homes	Developer Scheme
Pricing strategy	Dynamic — daily adjustments by season, demand & events	Fixed flat rate regardless of season
Booking platforms	Airbnb, Booking.com, direct website, WhatsApp, corporate	Usually one channel (local agent)
Photography & listing	Professional photos, seasonal staging, keyword copy	Generic renders or basic snapshots
Guest communication	24/7 — first enquiry through post-checkout review	Caretaker only; often slow or absent
Revenue transparency	Booking-by-booking monthly statements to owner	Fixed payout — no occupancy visibility
Owner flexibility	Block dates anytime via WhatsApp	Often 30–90 day advance notice required
Review management	Active solicitation & response strategy	No review strategy; negatives unaddressed
Peak-season pricing	Rates 3–4× higher in Jul–Aug (PKR 50K–100K/night)	Same flat rate during peak nights
Your income upside	Unlimited — earnings grow with market & ratings	Capped — developer takes excess
Owner dashboard	Monthly income/expense reports, full transparency	None
Risk to owner	Managed by experienced professionals on both sides	Ground quality untested; rating damage possible

THE CRITICAL DIFFERENCE

A developer scheme paying you PKR 150,000/month on a 4BR home feels stable — until you discover that home earned PKR 65,000/night × 26 nights = PKR 1,690,000 in July alone under professional management. The developer captured that revenue; you received your flat rate. Professional management has unlimited upside: every rupee the market pays flows directly to you, minus the agreed management commission.

> *"A developer-managed property in our area was earning PKR 85,000 per month on a fixed scheme. After switching to Haven's 40/60 plan, the same apartment earned over PKR 280,000 in the following July alone — and averaged PKR 160,000 per month across the full year."*
>
> **— Investor, Khaira Gali, 2024 season**

5. Package 1 — The 20/80 Digital Management Plan

HAVEN EARNS 20% · YOU KEEP 80% · OWNER MANAGES GROUND OPERATIONS

The 20/80 plan is designed for hands-on investors who live locally or have trusted ground staff in Galiyat. Haven Holiday Homes takes 20% of rental revenue and handles every digital operation — listing creation and optimisation, dynamic pricing, booking management, real-time calendar synchronisation, paid advertising and 100% of guest communication from first enquiry to post-checkout review. The property owner retains full control of, and responsibility for, all on-the-ground operations.

20%

Haven Holiday Homes Digital Operations

HAVEN'S RESPONSIBILITIES

- ✓ Professional listing creation & optimisation on Airbnb, Booking.com and direct website
- ✓ Dynamic pricing — daily rate adjustments by season, demand and competitor analysis
- ✓ Real-time calendar synchronisation across all platforms simultaneously
- ✓ Paid digital advertising — social media campaigns, OTA sponsored listings, Google
- ✓ All guest communication: enquiry response, booking confirmation, pre-arrival instructions
- ✓ Coordinating check-in timing and logistics with the owner's ground team
- ✓ Review solicitation and platform reputation management
- ✓ Cancellation handling, platform disputes and OTA policy compliance
- ✓ Monthly owner performance report: bookings, ADR, occupancy, revenue summary
- ✓ Seasonal listing refresh — updated descriptions, photography direction, pricing strategy

80%

Property Owner Ground Operations

OWNER'S RESPONSIBILITIES

- ◆ Arranging and paying for all property cleaning between every guest stay
- ◆ Employing or contracting a local caretaker for on-site property oversight
- ◆ Guest check-in and check-out coordination on the ground (key handover, walkthrough)
- ◆ Paying all utility bills: electricity, gas, water, internet, cable TV
- ◆ Restocking consumables — toiletries, kitchen supplies, cleaning products
- ◆ Day-to-day maintenance, minor repairs and local contractor management
- ◆ Linen management — washing, drying, ironing, replacement of worn or damaged items
- ◆ Property security oversight and gate/parking management
- ◆ Structural maintenance, furnishing, painting and major appliance replacement
- ◆ Local regulatory compliance and utility account management

WHO SHOULD CHOOSE THE 20/80 PLAN

This plan is ideal if you already have reliable ground staff in Galiyat, live within 45 minutes of the property, or are an experienced landlord who enjoys hands-on hosting. You want professional digital marketing without surrendering operational control — and you are confident your cleaning and caretaking standards consistently meet 5-star guest expectations, because one bad review can undermine the occupancy that makes the 80% revenue share so valuable.

6. Package 2 — The 40/60 Full-Service Management Plan

HAVEN EARNS 40% · YOU KEEP 60% · MOST POPULAR · FULLY HANDS-OFF

The 40/60 plan is Haven Holiday Homes' flagship offering — a completely hands-off investment experience. Haven takes 40% of rental revenue and manages everything: listing creation, dynamic pricing, booking management, cleaning, caretaking, guest arrivals and departures, utility coordination and minor maintenance. The property owner's obligations are limited entirely to the long-term structural health of the physical asset.

This plan is built for overseas Pakistanis, Islamabad and Lahore-based investors, and anyone who purchased in Galiyat as a passive income asset rather than a day-to-day hospitality operation.

40%

Haven Holiday Homes Full Operations (Digital + Ground)

HAVEN'S RESPONSIBILITIES

- ✓ Everything in the 20/80 plan — listings, pricing, calendar, advertising, guest communication
- ✓ Sourcing, briefing, managing and paying local cleaning staff for every guest stay
- ✓ Hotel-standard linen changeover — laundered and pressed fresh for every booking
- ✓ On-ground caretaking — property oversight, security, parking management
- ✓ Guest check-in coordination and thorough check-out inspection after every stay
- ✓ All utility account coordination — monitoring, anomaly flagging, payment facilitation
- ✓ Consumable restocking — toiletries, kitchen supplies, emergency items
- ✓ Minor repair coordination — sourcing plumbers, electricians, handymen locally
- ✓ Damage assessment, photo documentation and OTA/insurance claim management
- ✓ 24/7 emergency response for guests and caretakers throughout the year
- ✓ Monthly owner payout with full booking, income and expense statement attached
- ✓ Seasonal property staging and presentation refresh every quarter

60%

Property Owner Asset Stewardship Only

OWNER'S RESPONSIBILITIES (STRUCTURAL ONLY)

- ◆ Structural maintenance — walls, roof, damp-proofing, foundation and building integrity
- ◆ Major renovations or refurbishments as and when required over time
- ◆ Furnishing the property to Haven's quality standards at the outset
- ◆ Repainting and redecorating periodically — Haven advises when ratings indicate need
- ◆ Replacement of major appliances at end of life — boiler, water heater, washing machine
- ◆ Window, door and security-door replacements as structural needs arise
- ◆ Maintaining legal ownership documentation, title and registration

WHO SHOULD CHOOSE THE 40/60 PLAN

If you are based in Islamabad, Lahore, Karachi or abroad — if you have no existing staff in Galiyat — if you purchased your property as a passive income asset — this is your plan. Haven handles everything. You receive monthly bank transfers and statements. Your only obligation is maintaining the building's structural integrity. Zero day-to-day involvement required.

7. Roles & Responsibility Matrix

Responsibility Area	20/80 Plan	40/60 Plan
■■ DIGITAL OPERATIONS ■■		
Airbnb & Booking.com listing management	**Haven**	**Haven**
Dynamic pricing (daily optimisation)	**Haven**	**Haven**
Calendar & availability management	**Haven**	**Haven**
Digital advertising & content marketing	**Haven**	**Haven**
All guest communication (24/7)	**Haven**	**Haven**
Booking, payment & cancellation management	**Haven**	**Haven**
Review strategy & platform reputation	**Haven**	**Haven**
Monthly owner performance reporting	**Haven**	**Haven**
■■ GROUND OPERATIONS ■■		
Property cleaning & turnover between stays	Owner	**Haven**
Linen (wash · press · quality check · replace)	Owner	**Haven**
Caretaker sourcing & daily management	Owner	**Haven**
Guest check-in & check-out coordination	Owner	**Haven**
Consumable restocking (toiletries, kitchen)	Owner	**Haven**
Minor repairs (plumbing, electrical, handyman)	Owner	**Haven (arranges)**
24/7 emergency response (guest & property)		
■■ UTILITIES ■■		
Electricity, gas, water, internet bills		
■■ STRUCTURAL / CAPITAL ■■		
Furnishing property to quality standard	Owner	Owner
Painting & interior refresh (periodic)	Owner	Owner
Structural maintenance (roof, walls, damp)	Owner	Owner
Major appliance replacement	Owner	Owner
Legal ownership & title documentation	Owner	Owner

8. How to Choose the Right Package

Choose 20/80 if…

- You or trusted family live within 45 minutes of the property
- You already have a reliable caretaker or cleaning staff on site
- You enjoy hands-on hosting and direct guest relationships
- You want to maximise your income share and can absorb operational costs
- Your development has on-site security reducing caretaking burden

Choose 40/60 if…

- You are based in Islamabad, Lahore, Karachi or abroad
- You purchased the property specifically for passive income
- You have no existing caretaking or cleaning arrangements in Galiyat
- You want complete peace of mind — no guest calls, no cleaning logistics
- Your property is a newer build with no support structure in place yet

NET INCOME NOTE

Both plans deliver 30–50% more annual income than developer schemes because of dynamic pricing and multi-channel distribution. The 20/80 plan returns more per rupee earned — but only if your ground operations are genuinely reliable. A single uncleaned property can drop an Airbnb rating from 4.9 to 4.3, reducing future occupancy more than the 20% commission difference. The 40/60 plan delivers consistently high ratings — and consistently high bookings.

9. Getting Started with Haven Holiday Homes

1 **Submit your property details**

Complete the free evaluation at havenholidayhome.com/property-management. Provide basic info: location, bedrooms, floor level, views, furnishing status.

2 **Receive your personalised income estimate**

Haven reviews your specific property and produces a month-by-month revenue projection for both packages. Free. No commitment required.

3 **Sign the management agreement**

Choose your package. The agreement clearly outlines all responsibilities on both sides. Zero setup fees — Haven earns only when you earn.

4 **Professional photography & listing setup**

Haven arranges a professional photography session. Listings go live on Airbnb, Booking.com and the direct website within 5–7 working days.

5 **Start earning**

Haven manages all enquiries, pricing and bookings from day one. You receive a full income statement and bank transfer within 30 days of the first stay.

Your Galiyat Property Should Be Working As Hard As You Do

From 1-bedroom apartments to 5-bedroom villas — Haven Holiday Homes manages 30+ properties across Khaira Gali, Changla Gali, Dunga Gali, Nathia Gali, Bhurban, Murree, Islamabad and Lahore.

havenholidayhome.com/property-management · WhatsApp enquiries welcome

10. Frequently Asked Questions

Q1. What is the practical difference between the 20/80 and 40/60 management packages?

In the 20/80 plan, Haven handles all digital operations — listing management, dynamic pricing, booking and calendar management, advertising and all guest communication — while the owner manages all ground operations (cleaning, caretaking, check-in, utility bills, maintenance) and keeps 80% of rental revenue. In the 40/60 plan, Haven manages everything including all ground operations. The owner is responsible only for structural maintenance, furnishing, painting and major appliance replacement, and keeps 60% of revenue.

Q2. What rental income can I expect from a 3-bedroom home in Khaira Gali?

Haven Holiday Homes' own 3BR properties in Pine Ridge Residences, Khaira Gali are published at PKR 45,000–55,000 per night, rising to PKR 65,000 at weekends and peak season. A professionally managed 3BR home generates estimated annual gross revenue of PKR 3.2M–PKR 4.5M depending on occupancy. Owner income under the 40/60 plan is approximately PKR 1.6M–PKR 2.3M annually after platform fees.

Q3. How does a 5-bedroom villa perform compared to a 1-bedroom apartment?

A 5BR villa commands PKR 90,000–100,000 per peak night versus PKR 15,000–17,000 for a 1BR apartment — roughly 6× the nightly rate. Annual gross revenue for a 5BR can reach PKR 7M–PKR 9M, compared to PKR 1.2M–PKR 1.8M for a 1BR. However, 5BR properties also carry higher operating costs — cleaning, caretaking, utilities — making the 40/60 plan especially valuable for large-property owners who cannot manage operations personally.

Q4. Why does professional management outperform developer-managed rental schemes?

Developer schemes pay a fixed monthly amount regardless of actual occupancy or nightly rates. In peak season — when a 4BR can earn PKR 65,000–70,000 per night at 88% occupancy — you still receive the same flat payment. Professional managers use dynamic pricing, multiple OTA channels, professional photography and 24/7 guest communication, typically generating 30–50% more annual revenue with full booking-level transparency to the owner.

Q5. Can I use my own property for personal stays under either plan?

Yes, under both plans. You can block out dates for personal use at any time, subject to existing confirmed bookings. Haven recommends blocking owner-stay periods well in advance during peak season (June–August) to avoid conflict with the highest-revenue nights. Most owners choose low-season months (March–May or December–January for snow) when opportunity cost is lowest.

Q6. How are utility bills handled under the 40/60 plan?

Electricity, gas, water and internet accounts remain in the owner's name and are the owner's financial responsibility under both plans. Under the 40/60 plan, Haven coordinates account monitoring, flags unusual consumption and facilitates payment arrangements on request. All utility costs are itemised in the monthly owner statement.

Q7. What happens if a guest damages my property?

Haven conducts a documented inspection with photographs after every guest departure. In the event of guest-caused damage, Haven manages the claim through Airbnb AirCover or Booking.com's resolution centre and pursues reimbursement from the guest. Significant damage is reported immediately to the owner. Haven recommends all owners carry adequate contents and landlord insurance.

Q8. Which areas does Haven Holiday Homes currently manage properties in?

Haven currently manages 30+ properties across Khaira Gali (Pine Ridge Residences), Changla Gali, Dunga Gali, Nathia Gali, Bhurban and Murree in the hill-station region, plus Islamabad and Lahore. Visit havenholidayhome.com/property-management to submit your property for a free income estimate.

Q9. Do I need to be present in Galiyat to earn income under the 40/60 plan?

No. The 40/60 plan is designed specifically for owners who are not locally based. Haven's ground team handles all operations. You communicate with a dedicated account manager via WhatsApp or email and receive monthly statements and payments. Many Haven property owners are based overseas with zero day-to-day involvement.

Q10. Is short-term rental income from a Galiyat holiday home taxable in Pakistan?

Yes. Under Pakistan's Income Tax Ordinance 2001, rental income from immovable property is taxable as "income from property." For 2025–26, income above PKR 600,000 annually is taxed at 5%–15% depending on the income slab. Haven provides monthly income statements that make annual reporting straightforward. Consult a qualified tax advisor for your individual circumstances.

Resources & Further Reading

INTERNAL LINKS	EXTERNAL REFERENCES
→ Property Management Services	■ Pakistan Real Estate 2025 — Imlaak
→ Holiday Homes in Khaira Gali	■ Rental Yields Pakistan — Goldcrest
→ 3BR Haven Lodge Khaira Gali	■ Khaira Gali on Airbnb
→ 4BR Haven Lodge Khaira Gali	■ Nathia Gali on Booking.com
→ Mushkpuri Terraces 3BR Lodge	■ Pakistan Rental Income Tax — TaxationPk
→ View All Haven Properties	■ Global STR Market Report — Mordor Intel.

Khaira Gali property · Galiyat holiday homes · short-term rental Pakistan · property management Galiyat · Airbnb management Pakistan · Nathia Gali investment · 1BR 2BR 3BR 4BR 5BR Galiyat · holiday home revenue · passive rental income · Haven Holiday Homes · Changla Gali · Dunga Gali · Pakistan real estate 2025 · STR management Pakistan · professional vs developer managed · Pine Ridge Residences Khaira Gali

Published by Haven Holiday Homes · Khaira Gali, Khyber Pakhtunkhwa, Pakistan · havenholidayhome.com Market data: Haven Holiday Homes live listing rates (havenholidayhome.com, 2025); Booking.com average nightly pricing $132–$179/night (Nathia Gali corridor 2025); Airbnb Khaira Gali & Nathiagali corridor occupancy data (2024–25 season); Imlaak Pakistan Real Estate Analysis 2025; Mordor Intelligence STR Market Report 2025; VacationCottage.com active listings (2025); Pakistan Income Tax Ordinance 2025–26. All revenue in PKR. Individual results vary by property condition, location and management.