

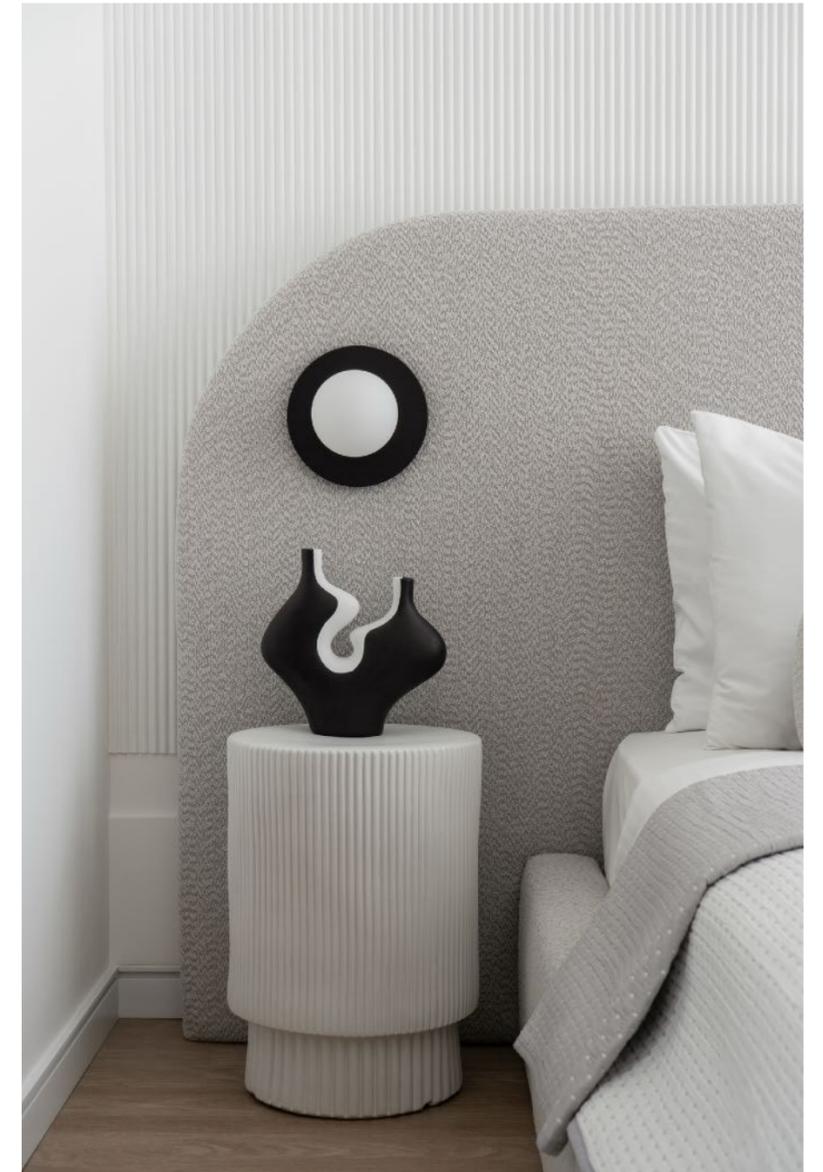
D'ORA TOKAI DESIGNS

AIRBNB FURNISHING PACKAGES

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ABOUT

ABOUT D'Ora Tokai Designs

Design that delivers.

Guests don't just book listings. They book experiences.

*We design Airbnbs that **perform and photograph just as beautifully** as they look.*

*Based in Dubai, our studio is **known for sculptural, calm interiors that translate into high-performing listings that resonate across cultures and different age groups.** With years of experience in both bespoke residential homes and short-term rentals, we bring design depth, guest insight, and a hands-off, **turnkey process** to every project.*

D'ORA TOKAI DESIGNS



ABOUT Airbnbs

What makes Airbnb design different

We help you balance visual appeal, durability, and guest comfort, without lifting a finger.

*Airbnb interiors must do more than look good; they need to **attract clicks, convert into bookings, withstand turnover, and support 5-star guest experiences.***

*At DTD, we approach every property with performance in mind: from guest-specific layouts to visual storytelling. No fluff. No generic setups. Just **strategic, design-led solutions** that work.*

Why do our spaces perform better?

- *Photographed to stop scrolling*
- *Styled for comfort and ease*
- *Designed to last, and stay elevated*
- *Handover includes care guide & guest tips PDF*

D'ORA TOKAI DESIGNS



The DTD Approach

What differentiates us?

Where design meets performance. We don't believe in generic setups. We believe in thoughtful systems, aesthetic and practical, that create real results.

GUEST-CENTRIC DESIGN

We tailor our styling to the likely guest type — families, couples, professionals, or solo travellers. This helps ensure comfort, functionality, and a welcoming experience from the first moment to the last.

VISUAL PERFORMANCE

We design for a scroll-stopping first impression. From lighting to layout, every space is styled to photograph beautifully, increase click-throughs, and stand out in saturated rental platforms.

OPERATIONAL CLARITY

Our process is built to support your success after handover. From layout logic to our Maintenance Handover Kit and Guest Experience Cards, we think beyond installation — so your listing stays elevated, not just launched.

PACKAGES

Two signature packages, tailored by context, not by compromise

The Curated Stay

Premium

This Premium package, led by a mid-tone color palette, is ideal for mid-tier locations where smart design makes a lasting impact. Thoughtfully layered and effortlessly elevated, it's crafted to enhance guest satisfaction, improve reviews, and offer a calm, timeless turnkey experience.



D'ORA TOKAI DESIGNS

Luxury

This Luxury package is tailored for high-competition areas and visually led listings where standout design is essential. Built to magnetise clicks, boost nightly rates, and photograph beautifully, time and again, it combines a rich midtone palette with layered, editorial styling. The result is a design-forward, elevated space crafted to impress from every angle.



The Curated Stay

Premium

Ideal for mid-tier locations where design needs to work smart. Created to maximise guest satisfaction, improve reviews, and stand the test of time. A calm, functional, turnkey experience thoughtfully layered in soothing midtones, elevated by bold blue pop-out accents that bring contrast, depth, and a touch of modern vibrancy.

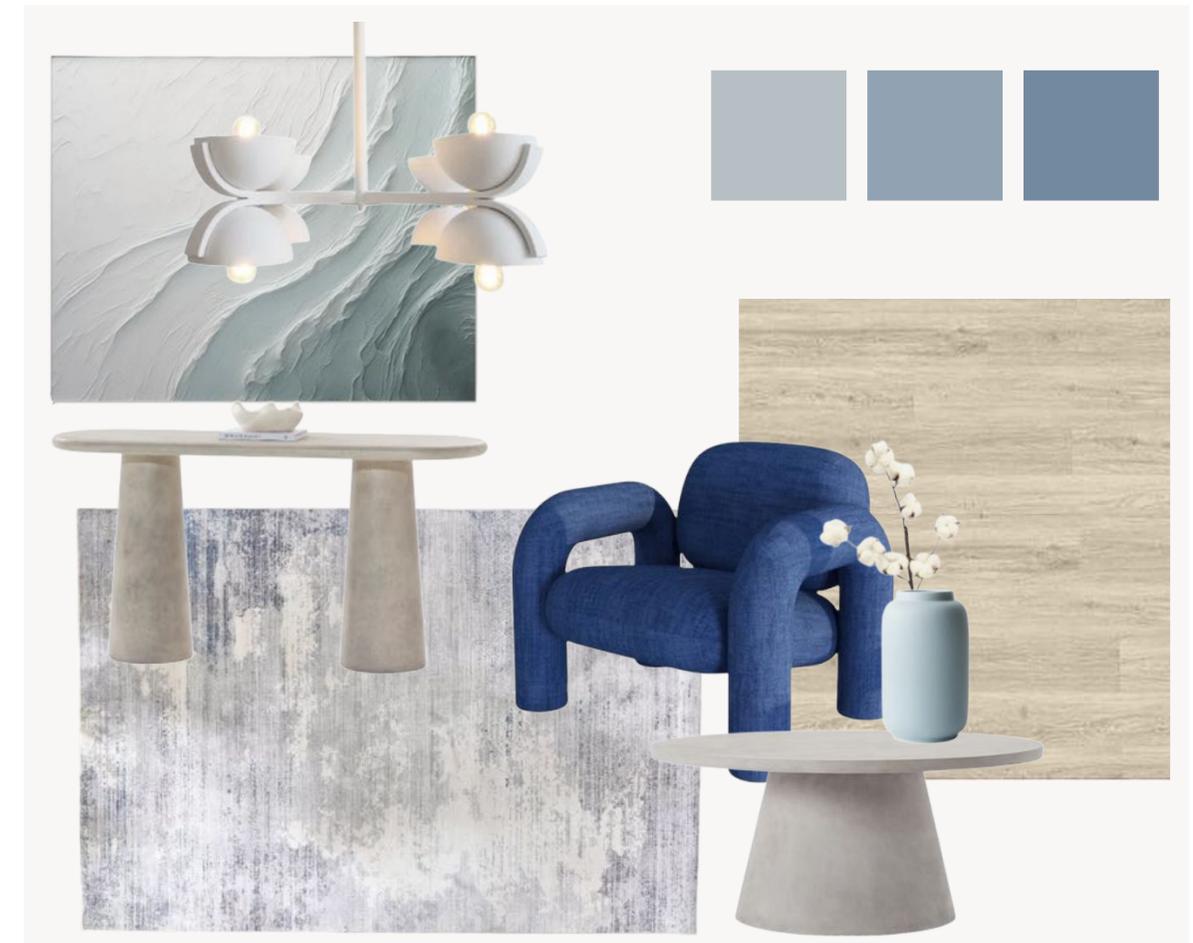


D'ORA TOKAI DESIGNS

The Iconic Stay

Luxury

For high-competition areas and visually led listings, this design-forward package is crafted to magnetise clicks, boost nightly rates, and photograph beautifully. A rich midtone base is paired with bold blue accents for a striking, editorial look built to impress.



The Curated Stay

Premium

Ideal for mid-tier locations where design needs to work smart. Created to maximise guest satisfaction, improve reviews, and stand the test of time. A calm, functional, turnkey experience thoughtfully layered in warm terracotta tones and earthy neutrals, offering a grounded, inviting atmosphere with timeless character.

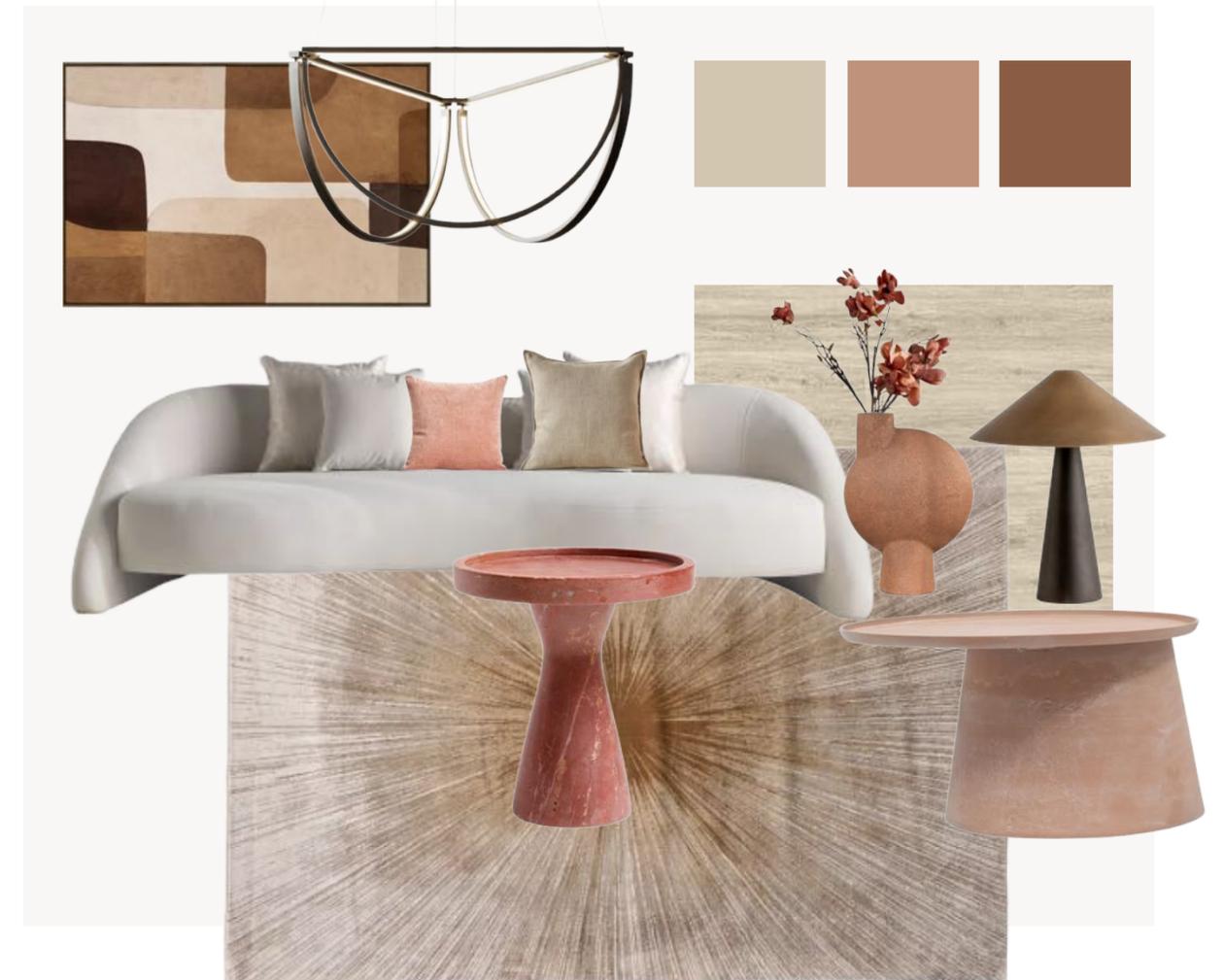


D'ORA TOKAI DESIGNS

The Iconic Stay

Luxury

Crafted for high-competition areas and visually led listings, this luxury package is designed to captivate and convert. Rooted in rich terracotta tones and sun-warmed neutrals, the space feels grounded, curated, and deeply inviting. With editorial styling and layered textures, it photographs beautifully and leaves a lasting impression warm, timeless, and built to stand out.



The Curated Stay

Premium

Ideal for mid-tier locations where design needs to work smart. Created to maximise guest satisfaction, improve reviews, and stand the test of time. A calm, functional, turnkey experience — thoughtfully layered in soft midtones, natural textures, and clean lines, bringing the simplicity and warmth of Japandi design into every detail.



D'ORA TOKAI DESIGNS

The Iconic Stay

Luxury

It's perfect for high-competition, visually led listings, this Japandi-inspired package blends soft midtones, clean lines, and natural textures. Calm, refined, and beautifully balanced it's crafted to impress and photograph with quiet elegance.



The Curated Stay

Premium

Ideal for mid-tier locations where design needs to work smart. A calm, functional, turnkey experience layered in soft midtones, natural textures, and clean lines. Rooted in Japandi warmth and simplicity, with a touch of green to bring freshness and quiet character.



D'ORA TOKAI DESIGNS

The Iconic Stay

Luxury

It's perfect for high-competition, visually led listings. A Japandi-inspired blend of soft midtones, clean lines, and natural textures calm, refined, and beautifully balanced, with a hint of green for subtle freshness.



D'ORA TOKAI DESIGNS

LUXURY VERSUS PREMIUM

Both are turnkey and thoughtfully styled, your decision depends on where you list and what impression you want to make.

PACKAGE	The Curated Stay	The Iconic Stay
Best for	<i>Mid-tier locations</i>	<i>High-competition areas</i>
Design style	<i>Understated, calming</i>	<i>Editorial, standout</i>
Visual strategy	<i>Layered minimalism</i>	<i>High-impact styling</i>
Guest appeal	<i>Comfort-forward</i>	<i>Scroll-stopping</i>
Price tier	<i>Accessibly premium</i>	<i>Fully elevated</i>

HOW IT WORKS

TIMELINE

End-to-end in 2-3 weeks if no renovation is required.

We manage the entire process from sourcing to styling. You walk into a photo-ready, rental-ready home.

We handle everything so you don't have to follow up, coordinate, or stress. It's our job to think 10 steps ahead so you can launch with confidence.

1

Project confirmation

Required:

- Project location
- Floor plan
- Selected package

2

Site visit & design planning

- On-site measurements
- Layout & drawings finalised

3

Procurement & Logistics

- Full order management
- Coordination with delivery & trades
- Installation

4

Styling & Photoshoot

- Finishing touches
- Optional photoshoot
- Handover with care instructions

PACKAGE PRICING

Design that fits your goals

Prices include all furnishings, accessories, and full turnkey setup.

Flooring, renovation, and photography available upon request.

Pricing reflects the complete scope needed for a ready-to-rent listing.
Customisation is available for unique layouts, multiple units, or branded portfolios.

Ask us about enhancements for 4+ bedroom properties or clients seeking signature guest-branding.

PROPERTY TYPE	The Curated Stay	The Iconic Stay
STUDIO	AED 50,676	AED 59,676
1-BEDROOM	AED 59,387	AED 70,496
2-BEDROOMS	AED 78,900	AED 92,800
3-BEDROOMS	AED 96,100	AED 113,400

ADD-ONS

Enhance the guest experience, boost listing performance, or ensure long-term durability – available upon request.

ADD-ONS	SPC FLOORING	WALL PAINTING	PHOTOGRAPHY
	Scratch-resistant, rental-safe flooring installed with skirting	This price range applies to white or off-white paint. Pricing may vary for other colour palettes.	Content-ready photos to elevate your listing
30 – 50 sqm	AED 3,000 – 5,625	AED 850	Upon request
50 – 70 sqm	AED 5,625 – 7,875	AED 1,240	Upon request
70–100 sqm	AED 7,875 – 12,375	AED 1,975	Upon request
100 – 130 sqm	AED 12,375 – 14,625	AED 2,500	Upon request

Enhance the guest experience, boost listing performance, or ensure long-term durability, available upon request.

Please note, mid- and dark-toned wall colours require more paint.

WHY D'Orá Tokai Designs?

You get the sophistication of a full-service design studio — without the inefficiencies of big chains.

*We're not a mass-market furnishing company. We are a **published interior design studio** with proven **experience in both lifestyle homes and high-performing short-term rentals**. Our work has been featured in international design books and leading regional magazines.*

Our approach balances minimalism with commercial logic and emotional resonance, delivering spaces that guests love and investors trust.

We go the extra mile so you can stay ahead of the competition:

Maintenance Hand-over Kit

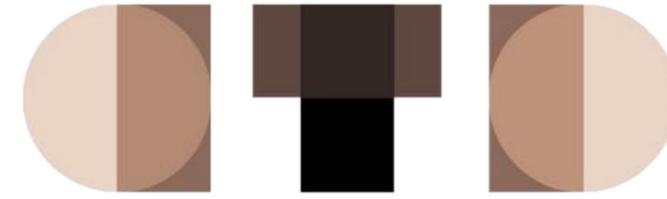
Cleaning instructions, fabric info, product sources, and care notes — designed for your property manager's ease and the space's longevity.

Neighbourhood Experience Cards (PDF)

Curated guest tips tailored by traveller type, whether they're families, solo explorers, couples, or professionals.

D'ORA TOKAI DESIGNS





D'ORA TOKAI DESIGNS

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APPENDIX

Content of packages

STUDIOS

Studio Furniture Items

Entrance

- Console Table
- Wall Art or Mirror
- Decor (Vase)

Dining Area

- Dining Table
- Dining Chair
- Decor (Vase or Bowl)

Bed Furniture

- Bed and Mattress
- Side Table
- Rug
- Table Lamp
- Artwork

Living Area

- Sofa
- Coffee Table
- Arm Chair
- Rug
- Tv Unit
- Main Light
- Cushions and Sofa Cover
- Curtain and Sheer
- Decor (Vase)

Bedding

- Bedsprad
- Throw
- Cushions
- Pillow
- Mattress Protector
- Duvet



Studio Accessories

Kitchen Accessories Inclusions:

Dinner Set

Plate Mat

Napkin Set

Cutlery and Tray

Kids Plate

Kitchen Utensils

Salt and Pepper

Glass Jar

Coffee Cup

Glasses (Water , Wine Glass,

Champagne Glass)

Salad Bowl

Oven Glass

Chopping Board

Knife

Can Opener

Peeler

Scissor

Grater

Corkscrew

Pot Set

Dish Rack

Garlic Press

Colander

Container

Oven Mitten



Bathroom Accessories Inclusions:

Liquid Soap Holder

Tumbler

Tissue Box

Toilet Brush Holder

Waste Bin

Bath Mat



Studio Balcony Furniture

Table and Chairs



1, 2 & 3 BEDROOM PROPERTIES

1, 2 & 3 Bedrooms Property Entrance, Living and Dining Area Items

Entrance

- Console Table
- Wall Art or Mirror
- Decor (Vase)

Dining Area

- Dining Table
- Dining Chair
- Main Light
- Wall Art
- Decor (Vase or Bowl)

Living Area

- Sofa
- Coffee Table
- Arm Chair
- Rug
- Tv Unit
- Main Light
- Cushions and Sofa Cover
- Curtain and Sheer
- Decor (Vase)



1 and 2 Bedroom Property Bedroom Items

Bedroom Furniture

Bed and Mattress
Side Table
Arm Chair
Rug
Table Lamp
Main Light
Artwork
Curtain and Sheer
Bedroom Mirror

Bedding

Bedsread
Throw
Cushions
Pillow
Mattress Protector
Duvet



3 Bedroom Property Bedroom Items

Bedroom Furniture

- Bed and Mattress
- Side Table
- Arm Chair
- Rug
- Table Lamp
- Main Light
- Artwork
- Curtain and Sheer
- Bedroom Mirror

Vanity

- Vanity Table
- Vanity Chair
- Mirror

Bedding

- Bedsread
- Throw
- Cushions
- Pillow
- Mattress Protector
- Duvet



1,2 & 3 Bedroom Property Accessories

Kitchen Accessories Inclusions:

Dinner Set
Plate Mat
Napkin Set
Cutlery and Tray
Kids Plate
Kitchen Utensils
Salt and Pepper
Glass Jar
Coffee Cup

Glasses (Water , Wine Glass,
Champagne Glass)
Salad Bowl
Oven Glass
Chopping Board
Knife
Can Opener
Peeler
Scissor

Grater
Corkscrew
Pot Set
Dish Rack
Garlic Press
Colander
Container
Oven Mitten



Bathroom Accessories Inclusions:

Liquid Soap Holder
Tumbler
Tissue Box
Toilet Brush Holder
Waste Bin
Bath Mat



Balcony Furniture

Table and Chairs

