



HOLIHOUSE

ADVANCED HOSPITALITY

AI-Powered Revenue Intelligence:
Redefining Hospitality with AI-Driven Innovation



Holihouse: Redefining Hospitality with AI-Driven Innovation

- Pioneering the first self-optimizing hospitality ecosystem.
- Combining Artificial Intelligence, Data Science, and Human Expertise.
- Transforming how properties are managed, priced, and booked.

Holihouse goes beyond traditional property management. We're building a system where data is no longer passive but actively drives bookings, revenue growth, and guest satisfaction. By embedding AI at the heart of hospitality, we're changing the rules of the industry.



Goal & Industry Challenge

The hospitality industry, despite its size, often operates with outdated tools. Pricing is reactive, guest communication is manual, and owners lack insight into demand. Our mission at Holihouse is to disrupt this status quo: to create a system where data itself learns, adapts, and optimizes outcomes — without waiting for human intervention.

Problem 01

Outdated Systems:
Reliance on traditional
tools that limit efficiency
and scalability.

Problem 02

Ineffective Pricing:
Reactive strategies that
fail to capture real-time
demand opportunities.

Problem 03

Poor Visibility: Property
owners lack actionable
insights into performance
and market trends.



Core Challenges



Big Data Analysis

Millions of booking records, occupancy trends, reviews, and search patterns.



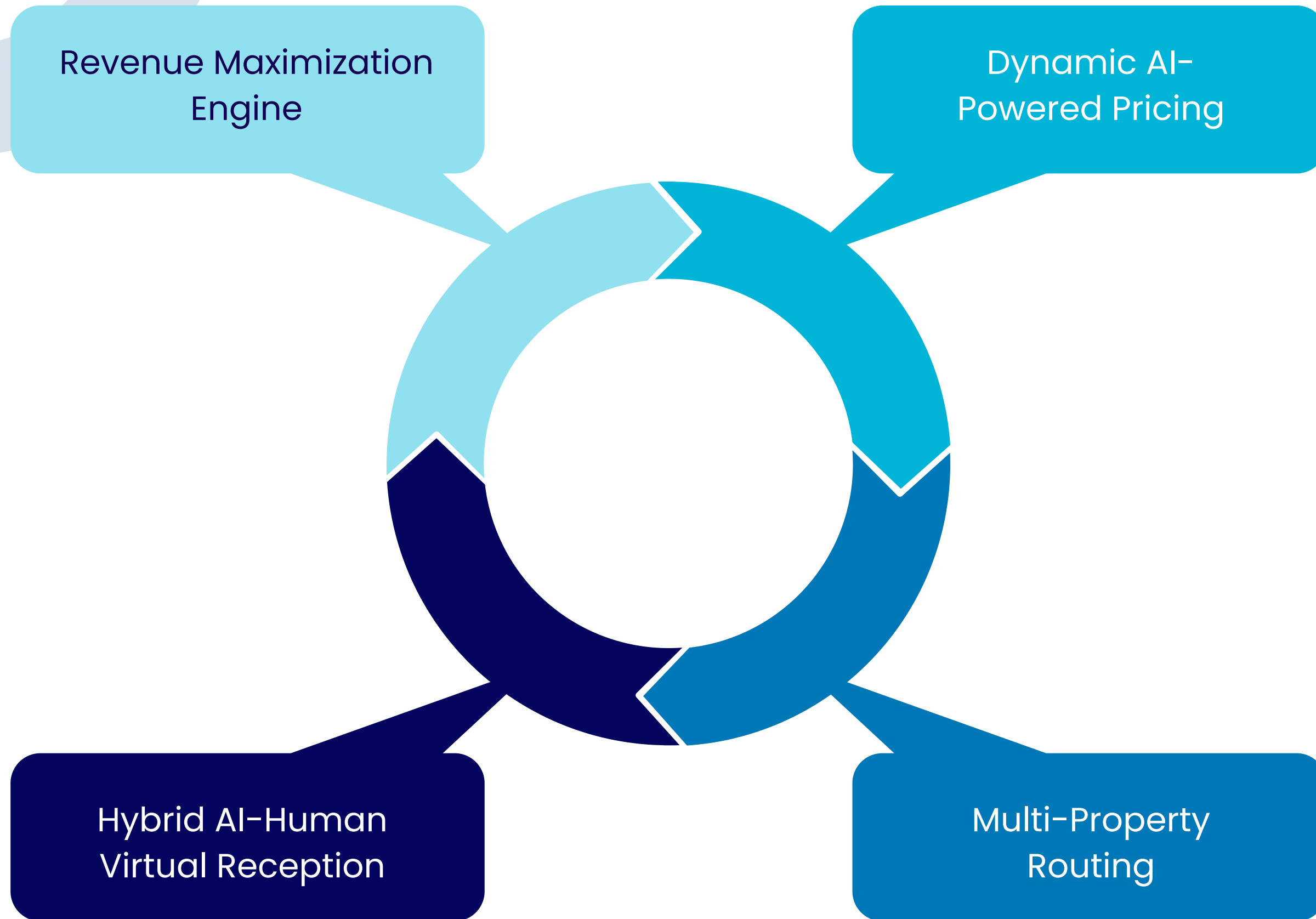
Beyond Chatbots

Use LLMs not just for guest messaging but for real business decisions.



Revenue Intelligence Engine

Detect hidden opportunities and scale them automatically.



Four Innovative Pillars

Innovation Pillar 1: Revenue Maximization Engine, AI Guest Re-Engagement



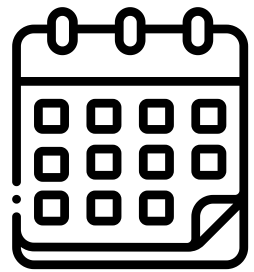
- Identifies historical booking patterns (“booking windows”).
- Sends hyper-personalized messages at the right time.
- +22% repeat bookings.

Ability to unlock and interpret historical booking patterns with unmatched precision. By identifying each customer’s unique “booking window,” we don’t just understand when they’re likely to return — we anticipate it.

This intelligence allows us to deliver hyper-personalized messages at exactly the right moment, creating a seamless experience that feels effortless for the guest and deeply strategic for the business. The result is loyalty that compounds over time, transforming one-time guests into repeat customers.



Innovation Pillar 1: Revenue Maximization Engine, Calendar Gap-Filling AI



- Reinforcement Learning agent detects short gaps.
- Automatically launches micro-campaigns (extensions, discounted stays).
- +34% occupancy uplift.

Imagine a guest who booked last February for a June stay. Our AI detects that window and automatically reaches out at the right time with a warm, personalized message. No manual follow-ups, no guesswork.

At the same time, our system scans calendars to spot unused two-day gaps. Instead of wasted nights, these gaps become opportunities — extended stays, targeted discounts, or smart campaigns that fill them instantly.



Innovation Pillar 2: Dynamic AI-Powered Pricing

Our engine fuses historical data, competitor trends, local event calendars, and real-time demand signals. But unlike black-box algorithms, we use an LLM layer that explains its logic — “We raised rates by 8% due to demand spike from Event X.” Owners understand and trust the system. The more data it processes, the more accurate its forecasting becomes, ensuring smarter pricing every season.

01

Multi-Source Data Fusion: Booking history + OTAs + events + live demand

02

LLM Decision Layer: Explains pricing like a revenue manager, building owner trust.

03

Adaptive Forecasting: ML continuously improves RevPAR accuracy.

04

Real-Time Market Responsiveness: Instantly adjusts to sudden shifts in demand (e.g., weather changes, flight cancellations, last-minute events)



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Innovation Pillar 3: Hybrid AI-Human Virtual Reception



Conversational AI

25+ languages, context-aware, knows guest reservations.



Human-in-the-Loop

Escalates complex issues to agents, learns continuously.



Cross-Selling Orchestrator

Proactive, personalized upselling of transfers, tours, dining.

Guests today expect instant service in their language. Our AI can respond in over 25 languages, aware of the guest's booking details and context. When something is uncertain, it doesn't guess — it escalates to a human.

Over time, it learns from those interventions. Even better, it cross-sells services in a natural, conversational way — suggesting a private transfer when it sees the guest arriving at the airport. This isn't a chatbot; it's a digital concierge.



Innovation Pillar 4: Multi-Property Routing

When a guest can't find availability in one property, most booking journeys end. At Holihouse, we built a routing system where AI instantly proposes alternatives within our portfolio — similar style, nearby location, available dates. Instead of losing an inquiry, we convert it into a confirmed booking elsewhere. It's seamless, fast, and ensures maximum portfolio utilization.



1

No availability? AI offers a nearby Holihouse property instantly.

2

Keeps guests inside the ecosystem.

3

Prevents lost inquiries and maximizes conversions.

STATISTICS

The numbers speak for themselves. Occupancy levels have risen sharply thanks to automated gap-filling. Repeat bookings are up over 20%, driven by proactive re-engagement campaigns. Upselling has unlocked new revenue channels, and the result is consistent, scalable revenue growth across our portfolio.

Quantified Results

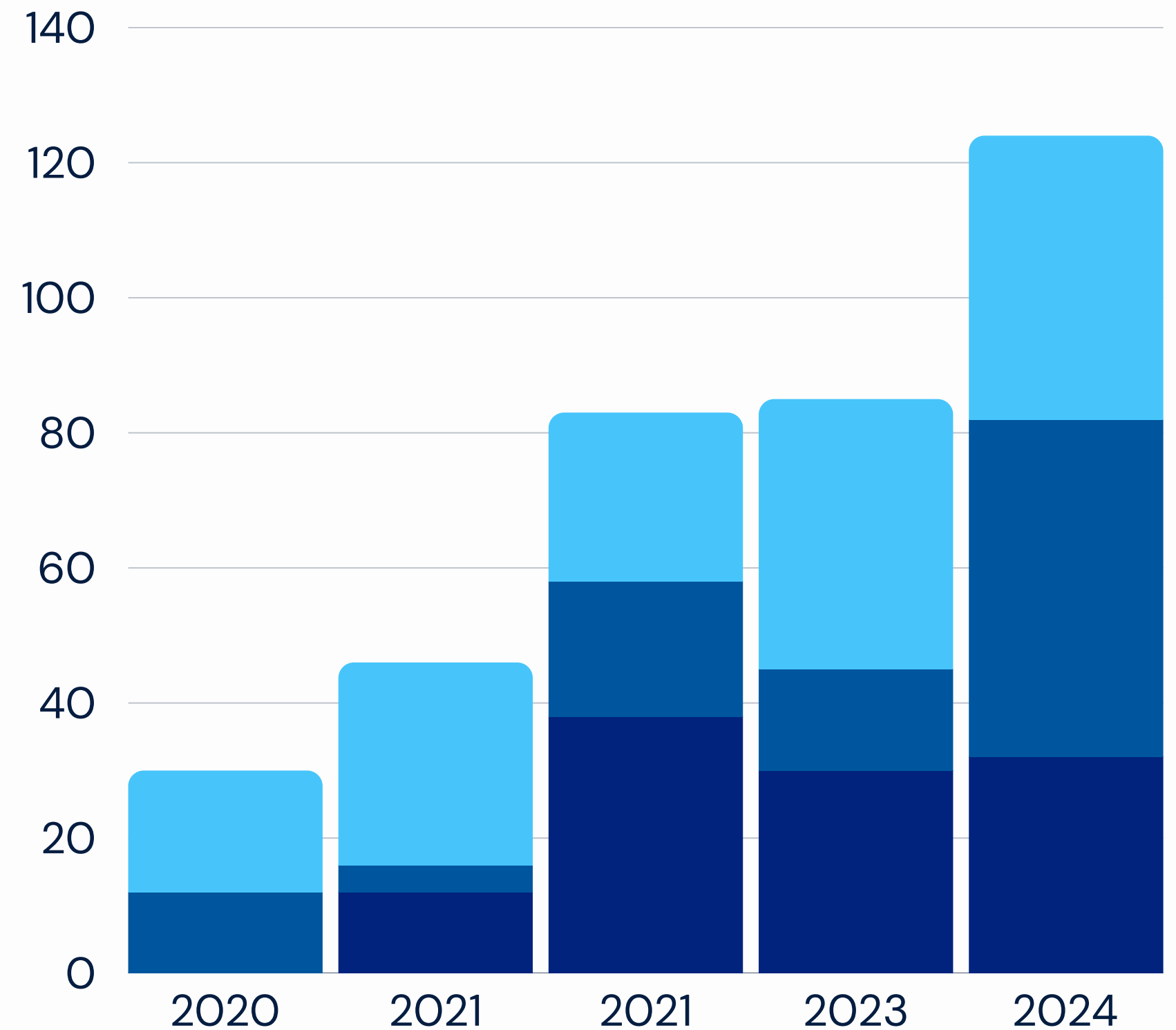
HoliHouse's system improves value across all fronts. Guests enjoy smoother stays. Owners receive clear explanations of revenue strategies. Operations teams save time, with automation replacing repetitive tasks. And the portfolio operates at a level of efficiency traditional methods cannot achieve.

+34%

Occupancy
Growth through
gap-filling and
smart pricing.

+22%

Repeat Bookings
from AI guest re-
engagement



HOLIHOUSE: WHERE TECHNOLOGY MEETS HOSPITALITY

- **Innovation at the core.**
- **Every data point becomes an opportunity.**
- **Beyond management — maximizing potential.**

Holihouse isn't just a property management brand. We are redefining hospitality by letting technology amplify human expertise. Every guest, every booking, every data point is turned into growth. We don't just manage properties — we maximize their true potential.



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