



GENERAL TERMS & CONDITIONS

Villa Bugambilla – Almuñécar, Spain

1. Booking Confirmation

A reservation is confirmed only upon receipt of the required deposit. The Host reserves the right to cancel the booking if payment deadlines are not met.

2. Payment Terms

Payments must be made in accordance with the payment schedule stated in the rental agreement.

If a payment is not received by the due date, the Host will send the Guest a written payment reminder. The Guest will then have seven calendar days to make the outstanding payment. If the arrival date is less than fourteen days away, the payment must be received within 48 hours of the reminder.

If payment is still not received within the applicable period, the Host may cancel the booking. Any refund will be determined in accordance with the cancellation terms stated in the rental agreement.

3. Security Deposit

A refundable security deposit of €300 is required and must be paid in accordance with the payment schedule stated in the rental agreement.

The security deposit will be refunded within seven days after check-out, provided that the property has been left in a reasonable condition and no damage, loss or additional charges have been identified.

The Host may deduct reasonable costs for damage beyond normal wear and tear, missing or damaged items, lost

keys, excessive cleaning, unpaid charges or a breach of the agreed maximum occupancy. Any deduction will be explained and, where reasonably possible, supported by photographs, invoices or another appropriate cost calculation.

If the costs exceed the security deposit, the Guest remains responsible for the additional amount. The security deposit does not limit the Guest's liability for damage caused deliberately, negligently or in breach of these Terms and Conditions.

4. Maximum Occupancy

The agreed maximum number of guests may not be exceeded under any circumstances. Breach may result in immediate termination without refund.

5. Use of the Property

The rented accommodation consists exclusively of the ground-floor apartment (and if booked also the ground-floor studio) together with the designated parking space.

Guests also have private use of the swimming pool, garden and terraces during the rental period.

The upper floor of the property is not included in the rental.

The property is for residential holiday or temporary use during the agreed period only. Subletting, commercial activities, parties, events and illegal activities are strictly prohibited. Disturbance of neighbours may lead to immediate termination without any refund.

The guest may use all amenities and equipment provided in the villa during the rental period. The guest agrees

to treat the property, furniture and equipment with care and respect.

Any damage to the property, furniture, equipment or facilities must be reported to the Host as soon as possible. The guest is responsible for any damage caused during the rental period, except for normal wear and tear.

All items and amenities provided with the property must remain in the villa and may not be removed.

Smoking is not allowed inside the villa. Smoking is only permitted outside.

Pets are not allowed.

Barbecues and open fires are not permitted. Guests must respect the residential character of the neighborhood and avoid excessive noise, particularly between 00:00 and 08:00.

Keys must be used with reasonable care. The Guest is responsible for the reasonable costs of replacing lost keys or arranging access to the property if keys are lost or left inside.

The swimming pool is private and not supervised. Use of the swimming pool is entirely at the guest's own risk.

Children must always be supervised by an adult when using the swimming pool and surrounding terrace.

The guest agrees to use the swimming pool and outdoor facilities responsibly and to follow basic safety precautions.

6. Check-in & Check-out

Check-in is between 15:00 and 23:00 and check-out is no later than 10:00.



Early check-in, late check-in or late check-out is possible only if agreed with the Host in advance and may be subject to an additional charge. Luggage storage may be available by prior arrangement.

A late departure without prior written approval may result in an additional charge.

7. Utilities

Electricity and water are included in the rental price, provided they are used reasonably and for normal holiday purposes. The Guest is expected to use air conditioning, heating and other electrical equipment responsibly and to switch them off when they are not needed or when leaving the property.

In the event of clearly excessive or abnormal consumption, the Host may charge the additional costs based on meter readings and the applicable energy or water rates. The Guest will receive an explanation of the calculation before any amount is deducted from the security deposit.

8. Maintenance & Access

The Guest must report any damage, defect or maintenance problem to the Host as soon as reasonably possible.

If access to the property is required for repairs, maintenance or inspection, the Host will inform the Guest in advance and arrange a suitable time whenever reasonably possible.

The Host may enter the property without prior notice or consent only in the event of an emergency, an immediate safety risk or a situation in which urgent action is required to prevent further damage.

9. Liability

The Host is not responsible for the loss, theft or damage of the Guest's personal belongings, unless this is caused by the Host's negligence.

Guests are responsible for their own conduct and must use the property, swimming pool, terraces, equipment and other facilities with reasonable care and in accordance with the safety instructions provided.

The Host is not liable for interruptions or circumstances beyond the Host's reasonable control, such as temporary interruptions to electricity, water or internet services, severe weather conditions or other force majeure events.

Nothing in these Terms and Conditions excludes or limits any liability that cannot legally be excluded or limited under applicable law.

10. Cancellation & Early Termination

Cancellation terms stated in the rental agreement apply. Early departure does not entitle the Guest to a refund.

11. Guest Registration and Personal Data

Guests must provide the identification details required under Spanish law before or upon arrival. The Host will use these details only for guest registration, legal compliance and the administration of the booking, and will process them in accordance with applicable data protection legislation.

12. Governing Law

These Terms and Conditions and the rental agreement are governed by Spanish law.

In the event of a complaint or dispute, the Guest and the

Host will first attempt to resolve the matter amicably.

If no agreement can be reached, the dispute may be submitted to the competent court in accordance with the applicable Spanish and European consumer protection rules. Nothing in these Terms and Conditions affects the Guest's mandatory rights as a consumer.



Property Equipment List

Ground floor apartment (4P)
+ Studio (2P)
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General

- Private apartment for 4P
- Private studio for 2P
- Private entrance
- Free Wi-Fi
- Air conditioning
- Heating in the living room
- Non-smoking indoors
- No pets allowed

Living Area

- Seating area with sofa in apartment
- Seating area with sofa in studio
- Airconditioning with heating
- Television in apartment
- Television in studio
- Dining table and chairs
- Direct access to the terrace

Kitchen

- Fully equipped kitchen in apartment
- Kitchenette in Studio
- Refrigerator with freezer
- Small refrigerator in the studio
- Oven
- Microwave
- Stove / hob
- Dishwasher
- Coffee maker
- Kettle
- Toaster
- Cookware
- Dishes and cutlery
- Cooking utensils
- Wine glasses

Bedrooms

- 2 bedrooms in apartment
- 1 bedroom in studio

- Bed linen provided
- Wardrobes / storage space
- Air conditioning

Bathrooms

- 2 bathrooms in the apartment
- 1 bathroom in the studio
- Rain shower
- Toilet
- Sink
- Towels provided
- Hair dryer

Laundry for general use

- Washing machine
- Drying rack
- Iron
- Ironing board

Outdoor Area for general use

- Private swimming pool
- Terrace
- Outdoor seating area
- Outdoor dining table and chairs
- Sun loungers
- Private parking

The above equipment and amenities are provided for the use of guests during their stay at Villa Bugambilla.