



Apartment Vila Arade, Portimao

If any provision of these terms and conditions is found to be invalid, the remaining terms and conditions will remain in full force and effect and the potentially invalid article will be deemed to correspond to the apparent intentions of the parties involved.

The prices are all-in, no surprises. Everything, except the municipal tourist taks, is included like:

- 2 x weekly maid service (autumn / winter 1 x weekly)
- Air conditioning, WiFi, washing machine, pool
- Clean towels and beach towels once a week, clean sheets.
- gas, water, electricity
- End cleaning
- Free parking in the garage

Booking: To book an apartment, please fill out the reservation form/ your details in the calendar on www.Algarve.NU or send us an email. If the apartment is available in the desired period, we will keep the accommodation free for you for two days. If you book via a portal, you will also receive a confirmation e-mail from us in which the necessary information for the final booking is mentioned. Our message also gives the total booking amount and the amount of the deposit. After receipt of your (deposit) payment, the booking is final and you have accepted these conditions. The rest of the booking amount is due 8 weeks before the start of your stay. In the event of default in payment, you will receive a reminder e-mail with the request to make the payment within 4 days, unless otherwise agreed. If the amount owed is not in our possession on time, you automatically cancel the booking and the cancellation conditions apply (see below).



If you book within 8 weeks before the start of your stay, the total amount must be paid within 3 working days. If the landlord is not in possession of the total amount due on the day of arrival, the landlord is entitled to refuse the tenant access to the accommodation, without prejudice to the landlord's right to full payment of the agreed total rental price.

Breakage deposit: A deposit is not required. The tenant must behave like a good tenant and is legally liable for damage to the rental property. The tenant is obliged to report damage or malfunctions to the landlord by email.

Bills: Consumption costs for water, gas and electricity are not charged, but the landlord reserves the right to charge consumption costs in the event of excessive consumption, e.g. leaving the air conditioning on during your absence.

Cleaning costs: The costs for (final) cleaning are included in the rental price. The tenant leaves the apartment in a tidy condition so that the cleaning lady can quickly prepare the apartment and the terraces for the next tenants.

Pets: Pets are allowed by prior approval.

Smoking: Smoking is not permitted in the apartment. Deodorization costs 80 euros, payable the day before the departure date.

Accommodation: The booked accommodation is only available to the guests named in the booking form. Other people are not permitted to stay overnight or use the facilities unless the owner has given written / email consent. Use for commercial activities is not permitted.

Tourist tax: The municipality places the obligation to collect and remit tourist tax on the landlord. Tourist tax is stated separately on the letter of offer and/or booking confirmation. If the tenant refuses to pay the tax, the tenant may be denied access to the rented property.

Cancellation: If you want to cancel your booking after the (deposit) payment has been made, please let us know by email as soon as possible. In the event of cancellation, the renter owes the following:

- Up to 8 weeks before the start of the booking, 30% of the rental price
- Within 8 weeks before the start of the booking, 100% of the rental price

We advise clients to take out a travel cancellation insurance.

Arrival and departure: The apartments have no fixed arrival and departure days. That means, if the accommodation is available, you can arrive and/or depart any day. The minimum stay is 7 days.

The house must be available by 10:00 a.m. at the latest in accordance with the house rules. Please let us know your expected arrival time. This gives us and the maid the opportunity to prepare the accommodation in good time for your arrival. New guests are welcome from around 2 p.m.

Key: The landlord will send you a letter with the key to the main entrance and the code for the key safe in good time before the rental begins. If the key is lost, EUR 40 will be charged for the replacement.



Acknowledgment of the conditions: By booking, you declare that you have read, understood and accepted these conditions.

Final provision: Dutch law applies to these booking conditions and disputes must be dealt with by a competent court in Middelburg or Breda, unless otherwise agreed and provided for under private law. Landlord is in no way liable if local entry and/or exit conditions are not met by clients.



ALGARVE.NU