



General Terms and Conditions (GTC)

Villa Aliara Panorama Vodice

Property Owners

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1. Scope of Application

1.1

These General Terms and Conditions apply to contracts for the rental of the holiday villas "Villa Aliara Panorama" for accommodation purposes and to all additional services provided by the owners.

1.2

Subletting, re-letting, or using the villas for purposes other than accommodation requires the prior written consent of the owners.

1.3

By making a reservation, the guest accepts these General Terms and Conditions as well as the House Rules, Pool Rules, and Jacuzzi Rules.

2. Booking and Conclusion of Contract

2.1

Bookings may be made via the website, booking platforms, or in writing by e-mail.

2.2

The rental agreement becomes legally binding upon receipt of the written booking confirmation and payment of the agreed deposit.

2.3

The guest is obliged to verify the booking confirmation immediately and report any discrepancies within 48 hours.



3. Payment Terms

3.1

A deposit of 20% of the total rental amount is due within 10 days of receipt of the booking confirmation.

3.2

The remaining balance must be paid no later than 30 days prior to arrival.

3.3

For bookings made within 30 days before arrival, the full rental amount is due immediately.

3.4 Security Deposit

A security deposit of **EUR 500.00 per villa** is required.

The deposit serves as security for any damage to the property, furnishings, pool, jacuzzi, outdoor facilities, technical equipment, or for extraordinary cleaning expenses.

The deposit will be refunded within 14 days after departure, provided no damages or additional costs are identified.

The owners reserve the right to deduct justified claims for damages, repairs, or additional cleaning from the deposit.

3.5

In the event of late payment, reminder fees of EUR 15.00 per reminder notice will be charged.

3.6

Any bank transfer or transaction fees are the responsibility of the guest.

3.7

Payments are accepted exclusively by bank transfer. Cash payments on site may be accepted by prior arrangement. Payments by credit card, debit card, or cheque are not accepted.

4. Arrival and Departure

4.1

The villa is available from 3:00 PM on the day of arrival.

4.2

On the day of departure, the villa must be vacated by 10:00 AM.

4.3

Any deviations require prior approval from the owners.



4.4

For departures delayed by more than 60 minutes, the owners reserve the right to charge an additional daily rate.

5. Stay and Use of the Property

5.1

The villa may only be occupied by the persons stated in the booking confirmation.

5.2 Maximum Occupancy

The maximum occupancy is:

- **Villa Aliara Panorama 1: maximum 8 guests**
- **Villa Aliara Panorama 2: maximum 10 guests**

The number of guests stated in the booking confirmation may not be exceeded. Additional persons may only stay on the property with prior written approval from the owners.

If the agreed occupancy limit is exceeded, the owners may charge an additional fee per person per night or terminate the rental agreement without notice.

5.3

Parties, weddings, birthday celebrations, corporate events, bachelor or bachelorette parties, or similar events are only permitted with the prior written consent of the owners.

5.4

Visitors not registered in the booking are only permitted on the property with prior approval from the owners.

5.5

Subletting or transferring the rental agreement to third parties is prohibited.

5.6

In the event of violations of these Terms and Conditions or the House Rules, the owners are entitled to terminate the rental agreement immediately. In such cases, no refund of rental payments shall be made.

6. Condition of the Property and Guest Liability

6.1

The villa will be handed over in a clean and proper condition.



6.2

Any defects or damages must be reported to the owners immediately.

6.3

The guest is liable for any damage caused by themselves or their accompanying guests to the building, inventory, pool, jacuzzi, outdoor facilities, or technical equipment.

6.4

Any damage must be reported immediately.

6.5

In the event of loss of keys or electronic access devices, the guest shall bear all replacement and consequential costs.

6.6

Upon request, the guest shall provide details of their liability insurance policy.

7. Pool and Jacuzzi Use

7.1

Use of the pool and jacuzzi is entirely at the guest's own risk.

7.2

Children may only use the pool and jacuzzi under the constant supervision of an adult.

7.3

Jumping into the pool from the pool edge and improper use are prohibited.

7.4

Glass bottles and glass containers are not permitted in the pool and jacuzzi areas.

7.5

Pets are not allowed in the pool or jacuzzi.

7.6

Any extraordinary contamination or damage to the pool or jacuzzi will be charged at the actual cleaning or repair cost.

8. Pets

8.1

Pets are only allowed with prior written approval from the owners.



8.2

If pets are brought onto the property without permission, the owners reserve the right to charge additional cleaning costs or terminate the rental agreement immediately.

8.3

Any cleaning or repair costs caused by pets shall be borne by the guest.

9. Quiet Hours and Noise Protection

9.1

To respect neighbours and other guests, quiet hours apply throughout the property from **10:00 PM to 8:00 AM**.

9.2

During quiet hours, the following are prohibited:

- Loud music
- Parties and outdoor events
- Loud conversations or gatherings around the pool, jacuzzi, or terraces
- Any other excessive noise likely to disturb neighbours

9.3

The pool, jacuzzi, terraces, and outdoor facilities must always be used in a manner that does not unreasonably disturb neighbours.

9.4

In the event of serious or repeated violations of quiet hours, or complaints from neighbours, authorities, or security services, the owners reserve the right to terminate the rental agreement immediately without refund.

10. Cancellation Policy

10.1

Cancellations must be made in writing.

10.2

The following cancellation fees apply:

- Up to 28 days before arrival: 20% of the rental amount
- 7–27 days before arrival: 50% of the rental amount
- 0–6 days before arrival or no-show: 90% of the rental amount



10.3

Guests are strongly advised to purchase travel cancellation insurance.

11. Cancellation by the Owners

11.1

The owners reserve the right to cancel the rental agreement in cases of force majeure or unforeseen circumstances that make performance impossible.

11.2

In such cases, all payments already made will be refunded in full.

11.3

Any further claims, particularly for damages, travel expenses, accommodation costs, or compensation, are excluded.

12. Liability of the Owners

12.1

The owners shall only be liable for intent and gross negligence.

12.2

The owners shall not be liable for temporary interruptions of electricity, water supply, internet service, air conditioning, pool systems, jacuzzi systems, EV charging facilities, satellite TV reception, or other technical facilities, unless caused intentionally or through gross negligence.

12.3

Liability for guests' personal belongings is limited to the extent required by applicable law.

12.4

Use of the pool, jacuzzi, terraces, staircases, balconies, and all outdoor facilities is entirely at the guest's own risk.

12.5

The owners are not liable for accidents, injuries, or damages resulting from improper use, insufficient supervision, or failure to comply with the House Rules, Pool Rules, or Jacuzzi Rules.

12.6

Parents and legal guardians are fully responsible for supervising children and minors.

13. Wi-Fi Use

13.1

The owners provide Wi-Fi access during the stay.

13.2

Guests undertake to use the Wi-Fi connection only in accordance with applicable laws.

13.3

Copyright infringements, file sharing, illegal content, and any unlawful use are strictly prohibited.

13.4

The owners do not guarantee uninterrupted internet availability.

13.5

Guests are solely responsible for any legal violations committed through their internet use.

14. Data Protection

Personal data collected for booking and rental purposes will be processed exclusively in accordance with applicable data protection laws and will not be disclosed to unauthorized third parties.

15. Written Form

Any amendments or additions to these Terms and Conditions must be made in writing. No verbal agreements have been made.

16. Severability Clause

Should any provision of these Terms and Conditions become invalid or unenforceable, the validity of the remaining provisions shall remain unaffected. The invalid provision shall be replaced by a valid provision that most closely reflects the intended economic purpose.

17. Jurisdiction and Applicable Law

German law shall apply.

To the extent permitted by law, the place of jurisdiction shall be Mainz, Germany.

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