

## VILLA ELEA



Villa Elea is a new stunning 5-bed Villa located in Aphrodite Hills Resort above the 2 plateaus with spectacular views of the beautiful Mediterranean in Paphos.

This magnificent 5\* Villa is designed with high-end finishes and mod-cons to provide a luxurious experience for your party's exotic holiday stay in Cyprus.

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[www.cygolfvillas.com](http://www.cygolfvillas.com)

[elea@cygolfvillas.com](mailto:elea@cygolfvillas.com)

+44(0)1462 684 388

+357 95 744428

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# TERMS & CONDITIONS

## The Terms and conditions of Hire for Villa Elea

### **1. Definitions and Interpretation**

1.1 In these conditions "we" means Fredimar Enterprises Ltd 24 Spyros Kyprianou, Iliada Court 1st floor, 3070 Limassol, Cyprus and "you" means the person, firm, or company to whom this hire agreement is addressed.

1.2 "the hire" means the hire of a Property.

1.3 The construction, validity and performance of this hire agreement shall be governed by Cypriot Law.

### **2. Confirmation of reservations**

2.1 Your reservation will only be confirmed once you have made a 25% deposit payment. No reservation will be treated as a confirmed unless the preliminary deposit has been paid. This can be either by credit card payment or by bank transfer.

2.2 The balance of the hire charge is then payable, in full eight weeks, before the commencement of the hire and arrival. If the payment is not received by us within eight weeks before the commencement of the hire, your reservations may be cancelled, and your deposit forfeited, subject to our cancellation terms.

2.3 For bookings made on external holiday sites, please review payment and cancellation terms of the site alongside that of the Property.

### **3. Cancellation**

3.1 Cancellation received more than eight weeks before the commencement of the hire will entail the loss of the deposit. Cancellation received less than eight weeks before the commencement of the hire gives rise to the loss of the deposit and you incurring cancellation charges as outlined below: -

8-6 weeks before departure 20% of balance after deposit

6-4 weeks before departure 50% of balance after deposit

4-2 weeks before departure 75% of balance after deposit

2-0 weeks before departure, full hire fee payable

3.2 Cancellation by you is required to be in writing, including by e-mail.

### **4. Changes and alterations by us**

4.1 It is unlikely that any changes will need to be made by us. In the unlikely event that we need to cancel your reservation due to unforeseen circumstances, we reserve the right to implement

such changes. You will, of course, be informed at the earliest opportunity in the event of any changes being made to your reservation and we will endeavour to offer alternative accommodation, if possible, in Cyprus.

4.2 Where we are unable to provide the Property for the hire period or offer alternative accommodation in Cyprus, of a comparable standard, we will return to you all monies paid for the hire. This will be the limit of our liability to you.

## **5. Passports, Visas, and Insurance**

5.1 It is your responsibility to check that you have a valid passport, the correct visas (if applicable), and other necessary travel documents with you on the day of departure.

5.2 Please make sure that you are correctly insured for your holiday activity. No insurances are provided by us, other than buildings insurance for the Property.

## **6. Arrival & Damage Deposit, Electricity, Pool Heating & Defects in the Property**

6.1 Notification of your estimated time of arrival is important as it enables us to meet you at the Property, take inventories, take an electricity meter reading, show you how the various facilities work at the Property and exchange keys. Should you arrive outside office hours then the property manager will plan a visit at a convenient time to introduce the property. A security deposit is expected to have been paid at this stage.

6.2 You will not be granted access to the Property until 4:30pm on the incoming changeover day and you will be required to vacate the Property promptly at 10:00am on the outgoing changeover day. Your attention is drawn to these times to enable thorough cleaning and preparation of the Property.

6.3 Wi-Fi is available at Property free of charge

6.4 A damage deposit of £2,000 (payable in advance by credit card) is required at least 7 days before your arrival date as otherwise the Property keys will not be released to you. The damage deposit is then refunded after satisfactory inventory of the Villa, net of such sums as may be required to make good any loss or damage occurring during your stay or use of electricity outside the agreed allowance. This may take up to 10-15 days for payment to reflect on your credit card, after your departure.

6.5 Electricity consumption will be charged at £0.30 per kWh unit, for the duration of your stay, which is deductible from the security deposit – a meter reading will be taken on your arrival. You are covered with a generous allowance of 1,500 free kWh units per week. Please be aware of your electrical consumption during your stay - to keep consumption down switch off all A/C units & lighting etc. when not required and when going out.

6.6 Pool heating available at an extra weekly charge of £400.00. Where additional pool heating is requested, no meter reading will be required.

6.7 If you fail to bring to our attention to any damage you find at the Property within 24 hours of your arrival, then it may be assumed that you were responsible for such damage.

## 7. Departure

7.1 We will meet you at the Property at a pre-arranged time on the day of your departure to collect the keys and controls for the gates, verify that no damage or loss has taken place and to check the inventory and provide a final meter reading.

7.2 We would ask you to use the facilities at the Property with due care report to us any accidental damage to the Property at the time of occurrence. We also ask that on departure you leave the Property in a clean and reasonable manner, as found. Prior to departure, please strip all beds of linen and place all towels in the utility room, ready for washing.

7.3 Please return the two complete sets of Property keys and remote controls for the gates on your departure. A charge of £100.00 will be made for each set of keys and controls not returned to us at the end of your stay.

## 8. General

8.1 The description of the Property provided in our marketing literature and on our website is made in good faith and is materially accurate in our opinion. That said, descriptions are subjective. You should therefore check with us in advance regarding any feature of particular importance to you and for your stay at the Property, and we will do our best to accommodate your needs.

8.2 Please note: **No animals are allowed in Villa.**

8.3 Please note: **No smoking is allowed inside the Property.**

8.4 The maximum number of persons allowed in the Property at any one time is 10. Should we find that there are more 10 persons staying at the Property, then you will be required to vacate the Property and no refund will be provided.

8.5 We seek to maintain a family atmosphere at the Property for quiet enjoyment of the Property. You are not permitted to hold house parties, stag parties, hen parties or similar functions at the Property, without prior agreement. If we agree that you can hold any such events, then you will be expected to behave in a decent and peaceful manner, not disturbing the neighbours and to follow protocols and rules pertaining to entertainment on Aphrodite hills. Should you choose not to follow these rules, then you may be asked to vacate the Property prior to the end of your planned stay. In such circumstances, no refund of the hire charge will be provided.