

General Terms and Conditions

1. Scope, Provider Identity & Registration Details

1.1 Scope of Application

These General Terms and Conditions (GTC) govern all short-term holiday lease agreements concluded between the Host and the Guest. The parties explicitly agree that any booking constitutes a transient, short-term tourist lease for a maximum duration of up to 59 days under the Greek legal framework (sharing economy / βραχυχρόνια μίσθωση). The structural protections and mandatory renewal provisions of Greek long-term residential lease laws (Law 1703/1987, as amended) are explicitly excluded.

1.2 Statutory Compliance

The underlying property ("Apartment near Acropolis") fully complies with all mandatory safety, operational, insurance, and structural specifications enacted in accordance with applicable Greek tax legislation. The property is legally classified as a primary-use space and holds all required valid certifications, including certified electrical safety (YDE with RCD protection), fire safety systems, civil liability insurance, and certified pest control.

1.3 Provider Identity & Tax Registry Information

In compliance with Greek tax and tourism regulations, the provider's mandatory legal and registration details are transparently disclosed as follows:

- Full Legal Name of Owner: Konstantinos Vardaros
- Official Tax Address: Plagia Ikarias, 83300 AGIOS KIRIKOS, Greece
- Contact Number: +30 698 076 5550
- Greek Tax Identification Number (AFM): 033442470
- Property Registry Number (AMA): 00002351017

2. Contract Formation and Booking Process

2.1. Non-Binding Inquiry: The presentation of the apartment on this website does not constitute a legally binding contractual offer. It is an invitation for the guest to make an offer.

2.2. Guest's Offer: By completing and submitting the online reservation form, the Guest makes a binding offer to enter into a short-term rental agreement.

2.3. Receipt Acknowledgement: The automated email sent immediately after submission merely acknowledges that your request was received. It does not constitute an acceptance of the booking.

2.4. Contract Conclusion: A legally binding contract is exclusively formed when the Host sends a separate, explicit Booking Confirmation via email.

2.5. Right of Refusal: The Host reserves the right to reject any booking request without providing reasons. If a booking is rejected, no contract is formed, and any pre-authorized or submitted payments will be refunded/released in full immediately.

2.6. Maximum Occupancy: The rented apartment may be occupied by a maximum of 3 people. Every individual, regardless of age (including infants and children), counts toward this limit.

2.7. Registered Guests Only: Only the specific individuals explicitly listed in the Booking Confirmation are permitted to stay at or access the property. Allowing unregistered individuals onto the property constitutes a material breach of contract.

2.8. Overcrowding Consequences: Exceeding the maximum occupancy without prior written consent from the host may result in the immediate termination of the agreement.

2.9. Unauthorized Guests: If unauthorized guests are discovered, the host reserves the right to:

- A. Terminate the booking immediately and request all occupants to vacate the premises. In such cases, the guest remains liable for the total rental cost.
- B. Charge an additional penalty fee of €30,00 per unauthorized person, per night, to compensate for the increased wear and tear and utility usage.

3. Rates, Payments, and Mandatory Fees

3.1. Prices and Booking Details: All rental rates, final cleaning fees, optional rental choices, and pricing for the laundry package are explicitly stated on the "Booking Info & Rates" webpage. These listed prices form an integral part of this contract.

3.2. Currency: All prices and payments are denominated and must be settled exclusively in Euros (€/EUR). If the Guest initiates a transfer in a different currency, any resulting currency exchange rate differences, intermediate bank deductions, and conversion fees are the sole responsibility of the Guest.

3.3. Accepted Payment Methods: Payments must be settled exclusively via online bank transfer (SEPA) or PayPal. No other payment methods (such as cash on arrival or credit cards) are accepted. All transaction fees must be covered by the Guest.

3.4. Mandatory Greek Fees: In accordance with Greek law, a statutory Climate Crisis Resilience Fee is charged additionally per night and is not included in the base rental rate. This fee must be paid by the Guest and varies by season:

- Off-season (November 1st to March 31st): €2.00 per night.
- Peak-season (April 1st to October 31st): €8.00 per night.

3.5. Private Lessor Status: The property is rented out by a private individual. Therefore, standard commercial hospitality regulations and value-added tax (VAT) invoicing do not apply.

3.6. Payment Schedule for Standard Bookings: A deposit of 40% of the total accommodation price is due immediately upon booking confirmation. The requested dates are only considered reserved and guaranteed once this deposit has cleared. The remaining 60% balance must be received in our account no later than 30 days prior to the scheduled arrival date.

3.7. Payment Schedule for Short-Notice Bookings: For reservations made less than 30 days prior to arrival, 100% of the total accommodation amount is due immediately upon booking confirmation.

4. Cancellation and Refund Policy

4.1. Advance Bookings (30 Days or More Prior to Arrival): For any bookings confirmed 30 calendar days or more prior to the scheduled check-in date, the Guest is entitled to a full refund if the cancellation is submitted within fourteen (14) days of the binding reservation confirmation, no later than 11:00 a.m. local time. For cancellations made after this 14-day grace period, the total reservation amount remains due and non-refundable, excluding the climate resilience tax, cleaning fee, and laundry package fees, which will be reimbursed.

4.2. Short-Notice Bookings (Less Than 30 Days Prior to Arrival): Bookings made less than 30 calendar days prior to the scheduled check-in date are strictly non-refundable upon confirmation. In the event of a cancellation, only the climate resilience tax, cleaning fee, and laundry package fees will be refunded to the Guest.

5. Registration and Guest Documentation

5.1. Statutory Registration Requirements: In compliance with local tax and tourism regulations, the Guest must provide valid identification and address details prior to arrival. International guests must submit a valid passport or national ID number. Citizens or residents of Greece must provide their AFM/VAT registration number.

5.2. Contact Information: The Guest must provide a valid mobile telephone number to ensure efficient operational communication during the rental period.

6. Property Rules and Noise Regulations

6.1. Quiet Hours and Gatherings: Parties, social events, and large gatherings are strictly prohibited on the premises. Pursuant to Greek statutory law, all guests must strictly adhere to the designated neighborhood quiet hours. In the summer (April 1 to October 31), quiet hours are 15:00 to 17:30 and 23:00 to 07:00. In the winter (November 1 to March 31), they are 15:30 to 17:30 and 22:00 to 07:30.

6.2. Smoking Policy: Smoking is strictly prohibited inside the apartment due to sensitive, integrated smoke detectors. Smoking is exclusively permitted outdoors on the balcony. Any violation of this policy may result in additional deep-cleaning fees.

6.3. Pet Policy: Prior Approval Required: Pets are generally not permitted on the premises. Exceptions are only allowed upon prior written agreement with the Host. In the event that a pet is permitted, the final cleaning fee will be increased to fifty euros (€50.00), instead of the standard rate of thirty-five euros (€35.00) charged for reservations without pets.

7. Use of Sanitary Facilities and Waste Disposal:

7.1. The customer/guest is advised that the plumbing in this property (and many properties in Greece) relies on narrow pipes and/or septic systems that are sensitive to blockages.

7.2. To prevent pipe blockages and resulting damage, it is strictly forbidden to flush toilet paper, hygiene products, or other waste down the toilet.

7.3. All toilet paper and hygiene waste must be disposed of exclusively in the designated waste bin provided.

7.4. In the event of non-compliance, blockages, or damage proven to be caused by the guest's misuse, the provider reserves the right to charge the responsible party for all related repair and cleaning costs.

8. Extended Stays and Maintenance

8.1. Mid-Stay Housekeeping: For reservations exceeding twenty (20) consecutive days, a mandatory mid-stay cleaning service lasting approximately 30 to 60 minutes is required. The Host will coordinate with the Guest shortly before the scheduled date to establish a mutually agreeable timeframe.

9. Check-In and Check-Out Procedures

9.1. Self-Check-In: Check-in is facilitated via a secure key box. Access codes will be released to the Guest exclusively after the total reservation balance has been paid in full. Operational support remains available via telephone.

9.2. Check-Out Obligations: Prior to departure, the Guest is contractually obligated to perform the following tasks:

- Appliances: Turn off all electrical appliances, including the air conditioning, stove, water heater, and iron.
- Kitchen and Waste: Wash all utilized dishes, dispose of all trash in accordance with local guidelines, and place the key on the kitchen table.
- Security: Secure the premises by closing all windows and the balcony door completely.

10. Check-in, Check-out, and Property Condition

10.1. Check-in Window: Standard check-in time commences at 18:00 (6:00 PM) Athens time. The Guest may arrive after this time; however, in the event of any delayed arrival or schedule changes, the Guest must notify the Host immediately and at the earliest possible opportunity to coordinate key handover or access.

10.2. Check-out Deadline: The Guest must vacate the Property no later than 12:00 (Noon) Athens time on the scheduled day of departure. Any extension to this check-out time is strictly subject to prior written approval by the Host and may incur additional fees.

10.3. Property Condition and Liability: The Guest acknowledges receipt of the Property in good, clean, and operational condition. Upon check-out, the Guest must leave the Property in the exact same condition as existed upon check-in, reasonable wear and tear excepted. The Guest shall be held fully liable for any damages, missing items, or extraordinary cleaning required due to negligence or misuse during their stay.

11. Suitability and Child Safety

11.1. Age Suitability: The property is not childproofed and does not provide infant cribs or specialized safety equipment. Consequently, the property is deemed unsuitable for infants and young children. The Guest assumes all liability if staying with minors.

12. Limitation of Liability and Guest Responsibility

12.1. Use of Premises: All accommodation units are privately owned. The Guest agrees that all guests (including family members, friends, and invited visitors) shall use the premises, balconies, and common areas in accordance with standard safety practices and the house rules.

12.2. Limitation of Liability: To the maximum extent permitted by applicable Greek law, the Owner, Landlord, and property manager shall not be liable for any personal injury, illness, or medical conditions occurring to any guest during their stay, except in cases of proven gross negligence or willful misconduct by the Owner or their authorized staff.

12.3. Loss of Property: The Owner accepts no liability for the loss, theft, or damage of personal belongings, cash, or valuables left unattended on the property, unless such loss is directly caused by the gross negligence of the management. Guests are advised to secure the property at all times by locking windows and doors.

12.4. Insurance Obligation: While the Owner maintains the legally required civil liability insurance for the property, the Guest is strongly encouraged to ensure that all guests carry appropriate personal travel and health insurance for the duration of their stay.

12.5. Care of Property and Damages: The Guest must properly use, operate, and maintain the property, its furnishings, appliances, electronic devices, plumbing fixtures, and all other amenities.

12.6. Compensation for Damage: The Guest is liable for any loss, damage, or breakage caused by their misuse, negligence, or misconduct, or that of their guests. The Guest must immediately report any damage to the Owner or staff and is obligated to fully compensate the Owner for the actual cost of repair or replacement. All compensation must be paid directly to the Owner prior to departure or upon demand.

12.7. Prohibition of Removal: All towels, linens, blankets, utensils, and property equipment are the sole property of the Owner and must not be removed from the premises under any circumstances. Any missing, permanently stained, or damaged items discovered upon checkout will be charged to the Guest at their full replacement cost.

13. Non-Arrival without Notice (No-Show)

13.1 Definition and Timelines: If a Guest fails to arrive at the rented property on the scheduled check-in date without prior written notice of delay (via email or the website's booking system), the booking will be classified as a "No-Show." In this

event, the Agreement will automatically terminate, and the property will be released for re-booking according to the following staggered timelines:

- For reservations of up to 3 days: The No-Show status takes effect at 12:00 PM (Noon) local time on the second (2nd) day of the scheduled stay.
- For reservations of 4 to 7 days: The No-Show status takes effect at 12:00 PM (Noon) local time on the third (3rd) day of the scheduled stay.
- For reservations of 14 days or more: The No-Show status takes effect at 12:00 PM (Noon) local time on the fifth (5th) day of the scheduled stay.

13.2 Financial Consequences and Mitigation of Damages: Upon the occurrence of a No-Show status as defined in Section 13.1, the Guest remains obligated to pay 90% of the total booking price for the entire reserved period. However, the Host is legally required to make reasonable efforts to re-book the property for the remaining dates of the canceled stay. Any revenue generated from a successful re-booking will be deducted from the balance owed by the Guest. The Guest retains the right to prove that the Host suffered no financial loss or a significantly lower loss than the retained amount.

13.3 Guest Responsibility: Guests anticipating a delayed arrival are required to notify the Host immediately in writing via email or by contacting the Host's mobile phone number. If the Guest fails to provide such notice and does not check in before the applicable deadline defined in Section 13.1, the booking will be processed as a No-Show in accordance with Sections 13.1 and 13.2, and the Host shall not be held liable for any subsequent unavailability of the property.

14. Cleanliness, Security, and Conduct

14.1. Property Care: The Guest is obliged to maintain the property, its contents, and all common areas in a clean, sanitary, and decent condition throughout the duration of their stay.

14.2. Security Obligation: The Guest shall fully secure, close, and lock all doors, windows, and access points of the property at all times when they are not physically present on the premises.

14.3. Standard of Conduct: The Guest and all registered visitors must behave with respect, courtesy, and consideration towards the property, its contents, the building's other residents, neighbors, management personnel, and any authorized associates or key-holders.

14.4. Economic Use of Utilities: The Guest agrees to use water, electricity, and air conditioning responsibly, economically, and in an environmentally conscious manner.

14.5. Air Conditioning Guidelines: To prevent equipment damage and energy waste, all air conditioning units and heating systems must be turned off completely whenever the property is unoccupied.

14.6. Windows and Doors: Air conditioning or heating units must not be operated while windows or balcony doors are open. Any damage to the climate control systems resulting from a breach of this clause shall be the financial responsibility of the Guest.

14.7. Water Conservation: Water must not be left running unnecessarily.

14.8. Abuse and Excessive Consumption: The standard rent includes normal, reasonable residential utility consumption. The Host reserves the right to monitor consumption via smart meters or utility bills. In cases of gross negligence, malicious waste, or utility consumption exceeding 40% of the official utility provider's average billing data for comparable seasonal use, the Guest shall be held liable for the additional costs. These charges may be deducted from any security deposit or billed separately.

14.9. No Commercial Use: Greek short-term rental laws strictly prohibit guests from using the residential property for commercial photography, parties, or gathering crowds above the registered guest count.

15. Maintenance and Complaints

15.1. Duty to Notify: The Guest must immediately notify the Owner or the local property manager of any defects, missing amenities, or malfunctions within the property.

15.2. Late Claims: Complaints or claims submitted after the departure date or at the end of the rental period will not be accepted and shall not entitle the Guest to any compensation or price reduction.

16. Limitation of Liability and Force Majeure

16.1. Force Majeure: The Host shall not be held liable for any failure or delay in performing their obligations under this agreement due to events of Force Majeure as recognized under Greek law. This includes, but is not limited to, national or local utility grid disruptions (such as rolling power outages or municipal water supply interruptions), telecommunication failures, and organized labor strikes, provided such events are beyond the Host's reasonable control.

16.2. Valuables: The Host shall not be liable for the loss, destruction, or theft of any money, jewelry, electronics, or other valuables brought onto the property by the Guest, unless such loss occurs due to the Host's gross negligence or intentional misconduct.

17. Statutory Consumer Protections & Right of Withdrawal

17.1. Exclusion of Right of Withdrawal: In accordance with Article 16(I) of EU Directive 2011/83/EU and corresponding Greek consumer legislation, the statutory 14-day right of withdrawal (cooling-off period) for online contracts does not apply to service contracts regarding the provision of holiday accommodation if the contract provides for a specific date or period of performance. All bookings are final and governed exclusively by the cancellation policies outlined in Section 4.

18. Governing Law

18.1 These General Terms and Conditions and all lease agreements resulting from them are governed exclusively by the laws of the Hellenic Republic. If the Guest is a consumer residing within the European Union, this choice of law shall not deprive them of the mandatory consumer protection regulations guaranteed by the laws of their country of residence.

19. Jurisdiction

19.1 For any disputes arising from or in connection with this rental agreement, the courts of Athens, Greece, shall have jurisdiction. If the Guest is a consumer residing within the European Union, statutory EU jurisdiction rules apply. The consumer may bring legal proceedings against the Host either in the competent courts of Athens or in the courts of the place where the consumer is domiciled. Legal proceedings by the Host against a consumer may only be brought in the courts of the EU Member State in which the consumer is domiciled.

20. Severability Clause

20.1 Should any individual provision of these General Terms and Conditions be or become invalid, illegal, or unenforceable, whether in whole or in part, the validity, legality, and enforceability of the remaining provisions shall remain completely unaffected. The invalid, illegal, or unenforceable provision shall be replaced by a legally valid and enforceable provision that comes closest to the original economic and legal intent of the parties. This shall apply mutatis mutandis to any gaps or omissions found in these Terms.