



CASA FLORA PAGUERA

MALLORCA WORKATION

Welcome to
your holidays.

Version: March 2023

Important information
for your stay



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Welcome to Casa Flora Paguera!

May we briefly introduce ourselves? We are your hosts: Katja and André Barthels from Potsdam.

We have enjoyed our Mallorca holidays in Paguera for many years. During a short holiday in the summer of 2021, we fell in love with this house at first sight, bought it shortly afterwards and then renovated and refurbished it with great attention to detail.

We - a family with twins who love to travel - have spent our holidays almost exclusively in holiday flats or holiday homes. These experiences now serve as inspiration for us.

The popular holiday resort of Paguera in the southwest of Mallorca is about 30 minutes by car from the island's capital Palma de Mallorca and has direct motorway access.

It impresses with a wide range of sports and leisure activities. Four beaches and countless restaurants, cafés, bars and boutiques ensure that holidaymakers want for nothing.

Paguera is an ideal starting point to discover the nature in the southwest of Mallorca. Picturesque villages, lonely valleys, mountains and deep canyons - this is Mallorca too.

In this brochure we have compiled a wealth of information for you, including information on how to get here, on the facilities in the house, but also on shopping facilities and leisure activities.

We look forward to welcoming you as our guests.

Yours sincerely, Katja + André Barthels



1 Your Arrival

Address for your navigation system:
Carrer del Pou 27, 07160 Paguera

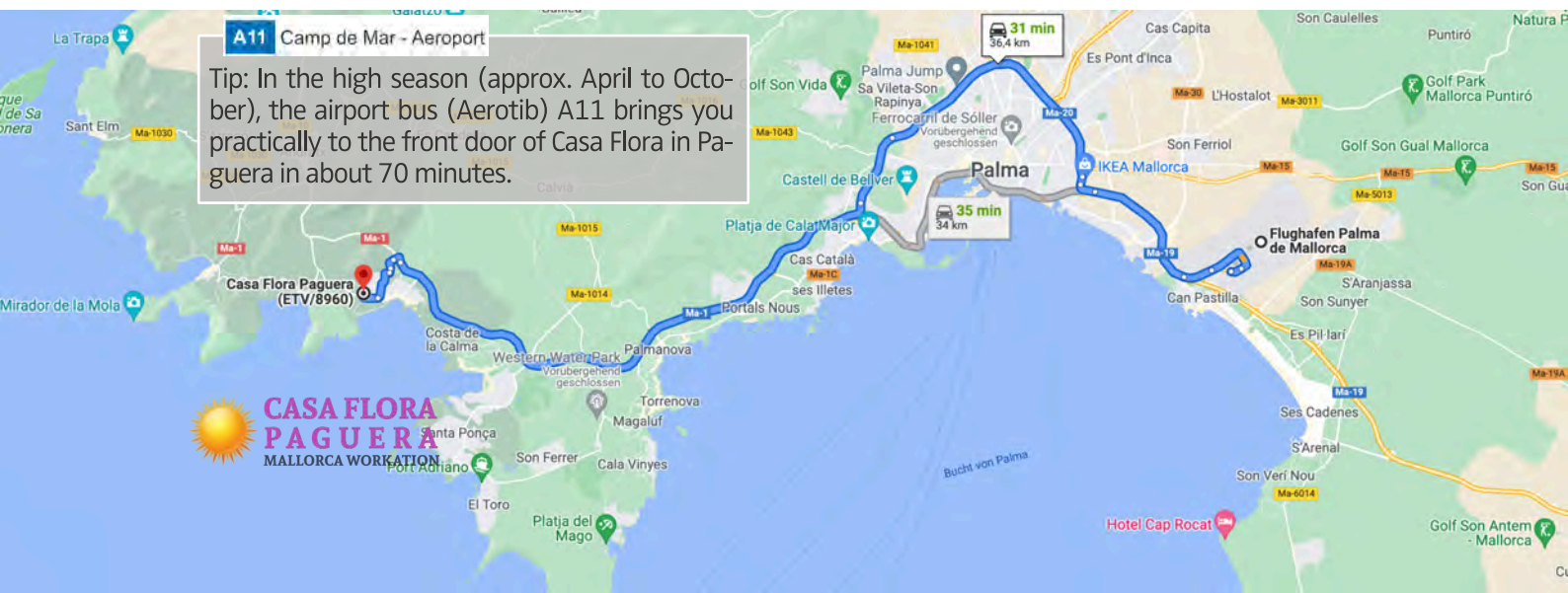
Unfortunately, we cannot welcome you personally. Our service partner Mallorca Engel will take care of that. They will contact you by e-mail/whatsapp to arrange the details of your arrival.

Shortly before arrival, you will receive the mobile phone number of the responsible guest advisor. **Please contact him as soon as you leave the airport.** This is the only way to ensure that the guest advisor is waiting for you at Casa Flora.



Your arrival is possible between **4 and 7 pm**. If you arrive later, you will be granted access via the key safe and will be personally welcomed the next day. Should you wish to arrive earlier, we will be happy to check whether the house is ready for occupancy earlier.

Then **please drive directly to your holiday home** in Paguera. A delay of more than 30 minutes after the agreed time may result in additional costs for the handover.





The House

Hotline for questions and problems:
+34 660 040 872

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The charming Ibiza-style casa was built in 1970, renovated in 2009 and refurbished in 2022, newly furnished and extended with sustainable building services. This works automatically. The air conditioning can be adjusted according to your personal preferences.



IMPORTANT: Smoking is only allowed in the outdoor area. Failure to comply with the smoking ban inside the house will result in additional costs according to the rental contract.

Casa Flora is located in a quiet residential area. Our friendly neighbours are mainly Spanish. You are safe from loud partying people here. Please note the night rest between 11 pm and 7 am.

Vehicles up to a length of 4.50 m can be parked on the property. There are other parking facilities in the surrounding area. Please note that there is an official no-parking zone in front of the entrance, compliance with which is monitored.

You can leave your suitcases and travel bags in the storage room behind the house.

The light- and air-permeable shutters are called „persianer“. They protect you from the sun, but also from rain. Please lock open persianers with the spring latch. Otherwise a strong gust of wind can damage them.

IMPORTANT: Please close the persianers in case of rain, overnight and if you leave the house for a longer period in low season.

The rubbish bins are located on the street corner. They are emptied every day between 5am and 7am for hygiene reasons. This takes about 30 seconds. If the noise bothers you too much, you will find earplugs in the drawer of your bedside table.

Containers for paper, plastic and glass are located at the Bulevar de Paguera.





3 The Kitchen

The spacious and open kitchen, newly installed in winter 2022, is fully equipped:

- Hob with oven
- Dishwasher
- Fridge with freezer compartment
- Microwave oven
- Toaster
- Electric kettle
- Filter coffee maker
- Nespresso coffee machine
- Orange squeezer (winter season)

Spices and other perishable ingredients are not available in the house for hygienic reasons.

NESPRESSO

Do you like Nespresso coffee? An initial supply is taken care of. There's a Nespresso store in Palma, but maybe there's room in your luggage for your favourite capsules?

Please do not leave any unsealed food in the kitchen and empty the dustbin daily.

Spanish Kitchen: Aioli 2.0

150	ml	Sunflower oil
1	piece	Egg
2	piece	Garlic cloves
1	tsp	Mustard
1	tbsp	Lemon juice
1	Pinch	Salt

Peel and press the garlic. Put all the ingredients except the oil in a tall container and blend.

Then, with the blender running, slowly add the oil and let the garlic cream stiffen to the desired consistency.

Leave to infuse in the fridge for an hour and serve with fresh baguette.



Our Service Partners

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We want you to feel comfortable with us and our service providers support us in this. Please understand that it is not possible to carry out all maintenance work in the outdoor area (garden and whirlpool) exclusively during non-let times. Our friendly service providers will make every effort not to interfere with your relaxation.

MALLORCA ENGEL ...

...is our service partner for guest services and house cleaning. Before your arrival, the cleaning team has already cleaned the house to a high gloss and prepared it for you. Upon your arrival and during your stay, your guest advisor is available as a contact person for all questions. After consultation and for an additional charge (settlement directly with Mallorca Engel), you can book additional cleaning or a laundry service there.

SPA CONCEPT ...

...takes care of the maintenance of the whirlpool. During the whirlpool season from April to October (and also in winter on request), the water quality is checked weekly. Complete water changes are carried out at regular intervals so that every guest can enjoy the whirlpool. Quality products from BAYROL are used for water care and disinfection.

FREDDY BASTIDAS ...

...and his staff take care of our garden, mow the lawn, trim the hedge and tend the palm trees. The gardening work is done every fortnight - usually on Monday afternoons.

Freddy is a hero to us because he saved our palm tree from the voracious palm weevil!





5 Terrace and Barbecue

¡Viva la Vida! Live the life!

Outdoor living is part of the Mediterranean lifestyle. The spacious terrace with a view of the garden and the large date palm is a high-light that can be enjoyed at any time of year.

A large dining table, comfortable lounge furniture, sun loungers, a whirlpool with outdoor shower, a gas barbecue and sufficient shade ensure that you will feel very comfortable here. In the summer months, the sun burns relentlessly, which is why we had a high-quality umbrella from Germany delivered for our terrace.

The terrace is the ideal place for a hearty breakfast, a relaxed afternoon of reading, a barbecue or a glass of wine at sunset...

In the evening, the terrace is atmospherically illuminated. The energy-saving LED light switches on automatically at sunset and off again at sunrise.

A Weber gas barbecue is available for a cosy barbecue evening. Please clean it thoroughly after use. You will find instructions on how to do this in the information folder or in the hanging cupboard in the storage room.

You can buy everything your barbecue heart desires in the supermarkets. Eroski also has a fresh meat counter with a large selection.

Outside the main season (between October and April), you can expect rapid changes in the weather. During this time, please make the terrace weatherproof again in the evening and before leaving the property, and also close the persians in front of the windows.



The Jacuzzi

The wellness oasis is located in the rear, hidden area of the terrace.

You are on holiday and you have time. Relax with a bath in the whirlpool and increase your physical and mental well-being.

A bath in the whirlpool is possible at any time of year. Use is included from April to October. On request, the whirlpool can also be filled in winter (for a fee).

**PLEASE OBSERVE
THE POOL RULES**

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The whirlpool has three loungers, numerous massage jets, a waterfall and lighting.

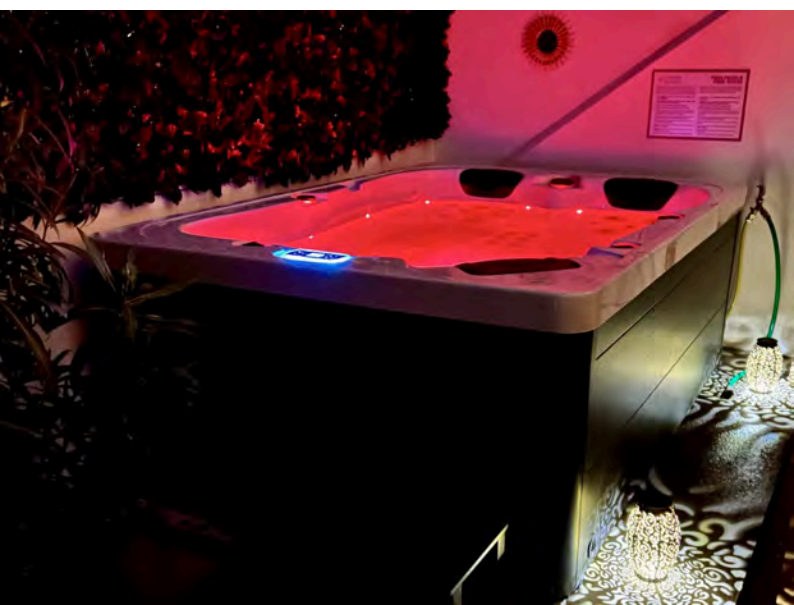
We provide bath towels for the whirlpool, but please do not take them to the beach.

Fixed times are programmed for the cleaning cycle so that the circulation pump is in operation for several hours during the day. This is necessary to ensure water quality.

Please shower before use for hygienic reasons and because residues of sunscreen will damage the pool.

A pool vacuum cleaner is available for minor soiling.

You will find further instructions on how to operate the whirlpool and the pool vacuum cleaner in the information folder in the house.





7 Entertainment

In Casa Flora, all rooms are on one floor and are therefore also suitable for older people and families. The entrance area leads directly into the living area. The dining area and kitchen are adjacent. There are two bedrooms and two bathrooms.

When you are not on the move, Casa Flora offers you extensive possibilities for entertainment.

In the light-flooded living area you will find a cosy sofa lounge and a large smart TV with many international TV and radio stations as well as a DVD player with films in various languages.

In winter, an electric fireplace provides a special atmosphere and cosy warmth.

In our small house library you will find some interesting books about Mallorca, but also exciting novels.

For children and adults there is a selection of entertaining board and card games.

PlayStation®

The house also has a PlayStation with 2 controllers and various games. These are already installed and can be started directly. If necessary, the corresponding DVD must be inserted for this. Please do not change the configuration of the PlayStation, especially do not log in with other user accounts.



Recreation

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The coastal resort impresses with its family-friendly ambience. Probably the most important reason for the popularity of Paguera is the fact that there are four beaches here:

- the Platja Palmira (main beach with promenade),
- the Platja Gran de Torá,
- the Platja de la Romana and
- the picturesque bay of Cala Fornells.

All four beaches are within easy walking distance of Casa Flora. The sandy beaches slope gently into the sea and are equipped with sunshades and sunbeds. In the Romanesque bay of Cala Fornells, the subsoil also partly consists of stones and rocks.

On the Bulevar de Peguera, a myriad of small shops, restaurants and bars are lined up, inviting you to go for an extended shopping spree or a cheerful evening out.

If you want to get to know more of the beautiful island, you can make excursions to the nearer and further surroundings of Paguera. One worthwhile destination is Port d'Andratx. Framed by the foothills of the Tramuntana mountains, the town lies on a charming natural harbour. Around the marina there are cafés, bars and restaurants where you can enjoy a cappuccino and watch the lively activity.

Nature lovers will also get their money's worth here. The landscape is mountainous and consists of pine forests and shrub and bush heath vegetation. We promise you wonderful views of the sea while hiking, cycling or walking.

Paguera is also an excellent starting point for excursions all over the island due to its good transport connections. The lighthouse at Cap Formentor, Valldemossa or the mountains of the Tramuntana are waiting for you!



9 Working

Casa Flora is the perfect place to combine relaxation and work.

The house has a fully equipped, air-conditioned study as well as an extremely fast internet connection. You surf at 600 Mbit/s via a synchronous fibre optic line. To ensure that this speed also reaches your device, we have installed high-quality and secure WLAN routers. Please do not change their installation location or configuration.

VPN connections or video conferences are possible here without any problems.



You will find the WLAN name and password in the entrance area of Casa Flora as a QR code and in plain text.

On the desk you will find the following technical equipment:

- Thunderbolt docking station
- 27" monitor HP 27mq (2560 x 1440)
- Printer HP Laserjet 107w
- Keyboard

You can easily connect your laptop to the monitor and keyboard by plugging in the Thunderbolt cable. If your computer does not have a Thunderbolt/USB-C port, you can connect the cables for the monitor and keyboard directly to your device.

The printer is AirPrint compatible and can be controlled directly from many devices via WLAN. Printer paper is available at Hiper China Paguera on Bulevar de Paguera 22.



Shopping

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In Paguera there are countless small shops that invite you to stroll and shop. Most of them can be found to the left and right of the Boulevard de Peguera, which starts not far from Casa Flora.

For groceries, there are three large supermarkets within walking distance of Casa Flora. On Tuesdays you will find the freshest fruit and the most delicious baked goods at the weekly market.

Lidl

Bulevar de Peguera 2 (2 minutes)

Lidl is open every day in the summer months and closed on Sundays in the low season. Here you will find a wide range of everyday goods and an extensive bread and roll counter. There is also a machine for freshly squeezed orange juice.

Mercadonna

Carrer de La Savina 14 (3 minutes)

Very close Spanish supermarket with more regional products.

Eroski

Bulevard de Peguera 24 (6 minutes)

Located in the city centre at the central roundabout.

Pasteleria La Guita

Bulevar de Peguera 13

Traditional bakery with Spanish treats.

Dienstags: Wochenmarkt

Bulevar from Lidl to the roundabout

Spanish specialities directly from the trader.



11 Dining

In Paguera and the surrounding area, there are a variety of restaurants with a wide range of cuisines.

You can have everything here: from Turkish kebab and German currywurst to authentic Spanish specialities and gourmet restaurants.

From our own experience, we can recommend the following restaurants:

Restaurante Robinson's House

Bulevar de Paguera 48 (downstairs), Paguera

Restaurant and beach bar directly on the beach promenade. Breakfast menu available.

El Paradiso

Bulevar de Paguera 48 (upstairs), Paguera

The German restaurant on the beach promenade in Paguera. Good food and a sense of home included.

Bar Mesón El Algarrobo

Carrer dels Garrovers 2, Paguera

Spanish restaurant with bar just around the corner on Bulevar. Try the paella!

Mar y Mar

Carrer Pinaret 1-2, Paguera

The restaurant for special occasions. Sensational location on the beach and excellent food.

Il Tano

Avinguda de Gabriel Roca i Garcías 2, Port d'Andratx

Italian restaurant with very good food right on the fishing port of Port d'Andratx with beautiful views of the bay.

Es Raor

Avenida Rey Jaume I. 48, Sant Elm

Beautiful Spanish restaurant right by the sea in Sant Elm with a view of the small island of Sa Dragonera and the sunset. Make a reservation!



Being active

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The possibilities are endless!

The whole of Mallorca is open to you. 300 days of sunshine a year make Mallorca an ideal destination for an active holiday all year round.

Hikers will find three suggestions for excursions here that we have already done ourselves. You can view the hike in the hiking app KOMOOT using the corresponding QR code.

<p>Wanderung von Sant Elm zur Klosterruine La Trapa</p> <p>01:58 • 8,03 km • 4,1 km/h • 350 m • 340 m</p>	
<p>Wanderung Casa Flora Paguera - Cap Andritxol</p> <p>01:50 • 6,00 km • 3,3 km/h • 190 m • 190 m</p>	
<p>Fernblick-Wanderung über den Hausberg der Casa Flora Paguera</p> <p>01:35 • 4,65 km • 2,9 km/h • 180 m • 180 m</p>	

Cyclists are very welcome here. You will find here a starting point for beautiful tours in the picturesque south-west of the island into the Tramuntana. A bicycle map is available in the house for planning your excursions. You can safely store your bike in the storage room behind the house. We recommend the Cyclingcafé Paguera (cyclingcafe-mallorca.com) as a contact point for cycling.

Golfing is possible all year round on 21 golf courses. Whether beginner or advanced - every player will find the right course here.

- Golfplatz Santa Ponsa
Carrer Berenguer de Palou 2, Santa Ponsa
- Golf de Andratx
Carrer, Cromlec 1, Camp del Mar

Or would you rather play **tennis**? The Paguera Tennis Centre is also open all year round and is fantastically located between the sea and the mountains.

- Tennis Academy Mallorca
Carrer Carrer Joaquim Blume, Paguera



13 Holidays with Children

Casa Flora offers extensive facilities for your stay with children:

- High chair
- Cot
- Bed rails for infants
- Changing mat
- Potty
- Stool
- Toilet seat
- Children's crockery and cutlery
- Beach toys
- Cart for the way to the beach
- Children's books and board games
- Playstation 4



The cot can be placed in the smaller bedroom between the beds if required. If you need it, please inform us in advance.

For the big and small mishaps that can occur with children, a washing machine and a tumble dryer are available in the storage room.





Stay longer

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Are you retired, on parental leave, on sabbatical or would you like to work on the move in Mallorca? Take advantage of this freedom and enjoy the winter on Mallorca.

Between November and February, daytime temperatures are usually around 14-18 degrees and the sun shines for an average of six hours. It is the time of firas, tranquillity and a multi-faceted spring-like nature. Souvenir shops and bars are closed. But unlike in other holiday resorts, many senior citizens from Germany and Austria spend the winter here. That's why - not all but always enough - restaurants, cafes and shops are open.

Working mobile?

A fully equipped workplace awaits you in a separate study with a super-fast internet connection (see chapter 9 "Working"). Work on one of the most beautiful islands in the world and enjoy your evening by the sea.

Parental leave on Mallorca?

At Casa Flora Paguera you can live an independent everyday life, without fixed mealtimes, with plenty of space, a washing machine and breakfast in your pyjamas... What speaks in favour of parental leave at Casa Flora?

- Pleasant temperatures all year round
- Cheap flights with good connections
- A good infrastructure as well as a comprehensive range of German baby food
- German doctors in Paguera
- A fenced plot
- Extensive equipment for small children
- No pool, but a whirlpool on request

Neither? You just want to stay longer? Take advantage of the low prices during the winter months (November to March) and benefit from up to 50% discount for stays longer than 2 weeks.

Contact us - we will be happy to make you an individual offer.



15 Your Departure



The house is at your disposal **until 10 am** on the day of departure. Please arrange the exact time directly with Mallorca Engel upon arrival. A guest advisor will personally check you out at the agreed time.

The journey to the airport normally takes about 35 minutes. Don't forget to fill up! The nearest petrol station (CEPSA) is in Paguera on the way to the motorway.

Please leave the holiday home tidy. To be able to guarantee the quality of our house, the professional final cleaning is always included in the holiday price.



If you liked it with us, please give us a friendly rating via the QR code on the left. You are also welcome to do so on Google Maps ("Casa Flora Paguera" search and write a review). Thank you very much !!!

Before you leave, please check that

- the holiday home is **swept clean**,
- the **dishes** are done,
- the **waste bins** (kitchen+bathroom) are empty,
- (if used) the water tank of the the **tumble dryer** is emptied.



Should you have a mishap or notice any damage in the house during your stay, please inform the guest service on departure. This way we can ensure an unclouded holiday experience for the next guest.

Come home safely and come back soon!

If we have not fully met your expectations, you can use the QR code on the right to send us your feedback directly so that we can improve our service. Thank you for your honest word!





In Emergency

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In case of an emergency, please dial 112 for ambulance, fire brigade or police. This number can be reached free of charge from landlines and mobile phones. Emergency calls can be made in Spanish, English and German.

112

Fire extinguisher, fire blanket and first aid kit can be found in the kitchen. The cupboard is marked. Please inform the guest services if you have taken larger quantities from the first-aid box or notice that material is missing.



The nearest pharmacy (Farmacia Bonet) is on the Bulevar at the central roundabout (Carrer de La Savina 1, telephone +34 971 686 429).



You will find a multilingual doctor and dentist right next to the pharmacy (Carrer Olivera 1, telephone +34 971 139 898).

† juaneda

There is also an optician just opposite (Carrer Olivera 2, telephone +34 971 687 161).



17 A bis Z

Arrival Starter Kit

This includes hand soap in the bathroom, toilet paper, washing-up sponge and washing-up liquid.

Pharmacy

See chapter 16 (In Emergency).

Bed linen

Bed linen is included in the rental price.

Books

A small selection (travel guides, children's books, novels) in German and English are available.

Iron and ironing board

An iron and an ironing board are available for free use in the household cupboard in the kitchen.

DVDs and player

A DVD player and DVD selection is available.

Electric fireplace

An electric fireplace is available seasonally.

Final cleaning

The final cleaning is included in the rental price.

First aid kit

Located in the kitchen in the household cupboard.

Bicycles

See Chapter 12 (Being Active).

Fire extinguisher

Find in the kitchen in the household cupboard.

Gas barbecue

See chapter 5 (Terrace and Barbecue).

Dishwasher

Dishwashing tabs are available.

Hair dryer

Located under the washbasin in both bathrooms.

Towels/ Tea towels/ Pool towels

Sind im Mietpreis enthalten.

Working

See Chapter 9 (Working).

Info folder

Contains operating instructions and further information.

Air conditioning

The air conditioner can cool and heat. Please adjust the temperature to what is comfortable for you.

Suitcase

You can store your suitcases in the storage room.

Charging station

The USB charging station in the living room allows you to charge up to 6 devices simultaneously. You only need your matching charging cables.

Rubbish

Rubbish bins are located at the street corner. Please note the information in chapter 2 (The House).

Nespresso coffee

See Chapter 3 (The Kitchen).

Emergency

See chapter 16 (In Emergency). In an emergency, dial 112.

Parking and e-charging

Parking up to 4.50m vehicle length on the property, otherwise on the street. You can charge your electric vehicle at our wallbox for an extra charge.

Playstation

See chapter 7 (Entertainment).

Umbrella

You will find two umbrellas in the household cupboard.

Safe

A safe is available for your valuables.

Juicer

See Chapter 3 (The Kitchen).

Sahara rain ("mud rain")

It is sand from the Sahara that occasionally rains down on the island. It is harmless, but causes heavy soiling. The guest service will do its best to remove it as quickly as possible. However, you can also rinse off the terrace and garden furniture yourself with the water hose and use them again immediately.

Games

A small selection of games is available.

Beach toys

See Chapter 13 (Holidays with Children).

Hoover and broom

Find in the household cupboard in the kitchen.

Taxi

You can call a taxi on +34 971 134 700.

TV

See chapter 7 (Entertainment).

Video surveillance

There are two cameras monitoring the entrances when the house is empty. The video recording is NOT ACTIVATED when the house is rented.

Tumble dryer

A tumble dryer is available for free use. Please empty the water tank after use.

Washing machine

A washing machine is available free of charge.

Jacuzzi

See chapter 4 (The Jacuzzi).

General terms and conditions

for the use of the holiday home of the landlords Katja + André Barthels in Carrer del Pou 27, 07160 Paguera, Spain

Preamble

The holiday home is not the primary residence of the landlords. Regardless of the duration of the stay, the tenancy is a tourist tenancy (licence ETV/8960) and not a long-term tenancy. Apart from the handing over of the rental object and a final cleaning, no services are rendered by the landlord. He may be represented on site by an authorised representative. The following conditions apply to the rental of the holiday home:

§ 1 Booking confirmation

The reservation for the holiday home becomes legally binding upon receipt of the booking confirmation by the tenant by post or e-mail.

§ 2 Payment

A prepayment of 25% of the total amount is payable within 7 days of booking at the latest. The remaining prepayment must be received by the landlords 30 days before arrival. If a prepayment is not made in due time, this shall be deemed to be a cancellation by the tenant within the meaning of § 8 of these General Terms and Conditions.

In the case of discounted accommodation prices or stays of more than 21 days, different payment conditions may be agreed. The applicable agreements shall then result from the booking confirmation.

§ 3 Deposit

3.1 The landlord may require a deposit of EUR 500 or EUR 1,000 (see § 9.2) to be paid by bank transfer or by pre-authorisation of a credit card. If the deposit is paid by bank transfer, it must be credited to the landlord's account at least 1 day before arrival.

3.2 The deposit will be returned or released at the latest 7 days after departure - in cases according to § 9 with deduction of the energy costs - if the holiday home is in a condition in accordance with the contract. Should damage or soiling of the house or the furnishings or a loss of keys have occurred, the tenant is obliged to report this to the landlord immediately - at the latest, however, upon departure. In this case, the landlord is entitled to withhold the amount of the damage from the deposit. In case of key loss, 20 EUR will be charged per lost key.

§ 4 Arrival and departure

4.1 On the day of arrival, the holiday home is available from 16:00. Arrival is possible until 19:00. A later arrival until 10:00 pm can be requested from the landlord in individual cases up to 4 weeks before arrival at the latest. If a later arrival is possible, an extra charge of EUR 50 will be made. On the day of departure, the holiday home must be handed over to the landlord in a swept clean condition by 10:00 am.

4.2 At least 48 hours before arrival, a telephone appointment with the responsible service provider for guest services is required to bindingly coordinate the time for the handover of the holiday home. Without a timely appointment, the handover of the property cannot take place or can only take place with a delay. In case of a delay in arrival of more than 30 minutes - if this does not result from flight delays - additional costs for the handover of the house in the amount of EUR 50 may be incurred. These costs will be deducted from the deposit if the service provider for the guest service had to drive to the property several times.

§ 5 Rental property

5.1 The holiday home is rented out with the complete inventory. The inventory is to be treated with care and only intended for use in the holiday home. Any missing items, defects or damage must be reported to the landlord immediately. Any complaints about the condition of the house and the inventory will only be accepted within 24 hours of arrival. The tenant is liable to the amount of the replacement costs for all damage caused by him or his fellow travellers.

5.2 The house rules (see attachment) are part of the rental agreement.

5.3 Smoking is not allowed in the house. This also includes all types of e-cigarettes. There are smoke detectors in the living rooms for your safety. These also react to cigarette smoke, which would cause a false alarm. A breach of the smoking ban is considered to be use in breach of contract as defined in § 5.6 and entitles the landlord to terminate the rental agreement immediately without notice. Should the smell of smoke be detected in the house upon departure, the tenant shall owe an increased cleaning fee of an additional EUR 500, which shall be retained from the deposit.

5.4 The house may not be used for activities which violate the night's rest (between 11 p.m. and 7 a.m.) or the neighbours' sense of decency or which require permission from the authorities.

5.5 Bringing pets into the holiday home is generally not permitted. In individual cases, the keeping of one dog can be agreed for an additional charge if this was requested at the time of booking and confirmed by the landlord. If the keeping of a dog is approved, the following conditions apply:

- A dog is only allowed from a minimum age of 1 year and up to a weight of 10 kg and a shoulder height of 35cm.
- Bringing a dog of the following breeds is generally prohibited: American Staffordshire Terrier, Bull Terrier, Pit Bull Terrier, Bull Mastiff, Staffordshire Bull Terrier, Cane Corso, Dogo Argentino, Dogue de Bordeaux.
- The dog is not allowed to stay on the sofa, on chairs or in the beds.

- The soiling of the house or the outdoor facilities by dog excrement (faeces or urine) is prohibited and must be removed immediately.

Should excessive soiling of the house or garden due to dog ownership be discovered on departure, the tenant will owe an increased cleaning fee of an additional EUR 250, which will be retained from the deposit.

5.6 The registration of a residence by the tenant or a fellow traveller in the rented property is not permitted.

5.7 In the event of use of the holiday home contrary to the terms of the contract, such as subletting, overcrowding, disturbance of the peace of the house, unauthorised keeping of animals, etc., as well as in the event of default in payment of the rent in accordance with § 2, the contract may be terminated without notice. The rent already paid shall remain with the landlord as compensation for the damage incurred.

§ 6 Guest registration

All guests aged 16 and over are required to present an identity document, give their personal details and sign a registration form on arrival. The landlord must report this data online to the Spanish authorities (Guardia Civil) and keep the registration forms in a guest register.

The truthful and complete provision of the required information and signatures is a mandatory requirement for staying in the rented property. If not all guests over 16 years of age comply with this obligation, the landlord is obliged to refuse the overnight stay. In this case, the landlord is released from the obligation to provide the contractual service and the tenant loses the right to use the rented property.

§ 7 Overcrowding and subletting

7.1 The holiday home may be used by a maximum of 4 adults plus 1 small child up to 3 years of age. In the event of overcrowding, the owner has the right to turn away excess persons or to terminate the rental agreement for non-contractual use in accordance with § 5.7.

7.2 Subletting of the rented property by the tenant is prohibited. The tenant is fully liable for all damages incurred by the landlord due to unauthorised subletting.

§ 8 Cancellation

Cancellation of the rental prior to the scheduled arrival date must be communicated in writing by e-mail to booking@casa-flora.es. The landlord has a lump-sum claim for damages according to the following scale:

- from 28 days before departure: 50%
- from 14 days before departure: 100%

of the agreed rent. The damages shall be offset against the prepayment that has become due for payment by that time. The tenant is free to prove a lesser damage to the landlord. It is recommended to take out insurance against cancellation and interruption of the journey.

In the case of discounted accommodation prices or stays of more than 21 days, different cancellation regulations may be agreed in individual cases.

In the event of non-arrival, interruption of the journey, late or non-realised handover (see § 4), justified refusal of access (see § 6) or termination of the rental agreement without notice (see § 5.7), the landlord shall be entitled to the full amount of the agreed rent.

§ 9 Deviating regulations in the winter months

For a stay in the winter months (November to March), the following deviating regulations apply:

- The use of the whirlpool is not included and can be booked for an additional charge.
- Electricity is not included. The consumption is calculated to the day. The cost of 0.40 EUR per kWh will be deducted from the deposit on departure.

In deviation from § 3, a deposit of EUR 1,000 is agreed. It also serves as a prepayment on the electricity costs.

§ 10 Liability of the landlord

10.1 The landlord shall only be liable to the tenant for damage caused intentionally or by gross negligence. Liability for slight negligence exists only in the event of a breach of essential contractual obligations ("cardinal obligations"). This does not apply to damages resulting from injury to life, body and health, insofar as these are attributable to the landlord.

10.2 The landlord is not liable for the loss of valuables, possible disruptions to the internet connection, the water or electricity supply or events and consequences of force majeure.

§ 11 Law and written form

The law of the Federal Republic of Germany shall apply. Only the German language version of this document is legally binding. All agreements between tenant and landlord require the written form. This also applies to the waiver of the written form requirement.

§ 12 Severability clause

Should one of the previously described terms and conditions of business be legally invalid, it shall be replaced by a provision that comes closest in spirit. The other terms and conditions shall remain unaffected and continue to be valid.

HOUSE RULES

¡Hola, bienvenidos!

Hello and welcome to Casa Flora Paguera!

Our house is meant to be a home away from home for you on holiday. We have put a lot of effort into the furnishings and hope that you will find everything you need. These house rules are part of the rental agreement between you and the owners of Casa Flora Paguera. Breach of the house rules constitutes a breach of the rental agreement.

- **Contact details:** How to reach us.
 - Your contact on site:
Mallorca Engel +34 660 040 872  
 - Your landlords:
Family Barthels +49 331 24341638  
- **Duty of care:** The tenant must treat the rented property with care and ensure that all fellow travellers comply with the house rules. The entrance door should always be kept closed and locked when leaving the house. The same applies to the windows. The windows should be closed when it rains or when you are away (between October and April).
- **Visitors:** You can receive day visitors at any time. However, it is not permitted to let unannounced guests stay overnight in the house.
- **Smoking:** Smoking is only permitted in the outdoor area. Non-compliance will result in additional charges.
- **Pets:** Certain pets are welcome with us by prior arrangement. However, they are not allowed on the couch, chairs or in the bed. Any soiling of the house or garden is to be avoided.
- **Parking:** Cars up to 4.50 m in length can be parked on the pavement in the driveway. Longer vehicles park on the street. There is an official parking ban directly in front of the gate, also for guests. The lawn may not be driven on because of the watering system.
- **Damages:** Please let us know if any damage has occurred so that we can put the house back in order for the next guest.
- **Kitchen:** Please only place crockery, pots and cutlery in the cupboards when they are clean and dry and do not place hot pots or objects on tables or worktops without a coaster. Always use a chopping board as a base for cutting.
- **Bicycles, prams and suitcases:** Should be parked in the garage.
- **Bath:** We kindly ask you to wipe off the glass elements of the shower after showering. No hygiene products, waste, food leftovers or the like may be poured into drains and toilets.
- **Towels:** We provide towels for the duration of your stay. These may not be taken to the beach.
- **Valuables:** Please use the safe. The landlord is not liable for loss of valuables.
- **Environment:** Please care for our environment:
 - please switch off the lights and all technical devices when they are not needed,
 - save electrical energy by setting the air conditioner no colder than 24 degrees in summer and no warmer than 22 degrees in winter,
 - do not waste water and
 - separate the rubbish. Bins for paper, plastic and glass are located just a few minutes from the house on the Bulevar de Peguera.
- **Jacuzzi:** Please note our pool rules. These can be found on the jacuzzi and in the guest information. Non-compliance may lead to additional costs.
- **Rest periods:** There is a night rest from 11 p.m. to 7 a.m.
- **Gas barbecue:** Please clean the barbecue thoroughly after use. You will find instructions on how to do this in the garage or in the guest information. Failure to do so will result in additional costs.
- **Departure:** The house is at your disposal until 10 am on the day of departure. The costs of the final cleaning are already included in the rental price. They are calculated on the basis of a normal cleaning effort. The holiday home must be left swept clean on departure. Please empty all rubbish bins (including the bathroom). The dishes must be clean in the cupboards or at least put in the dishwasher and the washing cycle started.



**CASA FLORA
PAGUERA**
MALLORCA WORKATION

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07160 Paguera
Mallorca | Spanien
<https://casa-flora.es>

