CASA FLORA PAGUERA

MALLORCA WORKATION

Welcome to your holidays.

Version: May 2026

Important information for yor stay

Contents

1 Your Arrival

2 The House

3 The Kitchen

4 Terrace, Barbecue & Hot Tub

5 Working

6 Recreation & Activities

7 Shopping & Dining

8 Our Service Providers

9 Travelling with Children

10 Stay longer

11 Your Departure

12 In Emergency

13 A to Z

14 General Terms / Rental Contract

CASA FLORA PAGUERA
MALLORCA WORKATION

Welcome to Casa Flora Paguera!

We are delighted that you have chosen to spend your holiday at Casa Flora. We look forward to welcoming you as our guests and hope you feel at home from the moment you arrive.

We are Katja and André Barthels from Potsdam (Germany), and parents of twins. Over the years, we've stayed in many holiday homes and apartments. As a family of four, what matters most to us is plenty of space, a well-thought-out layout and comfortable facilities.

During a short break in the summer of 2021, we discovered this house and fell in love with it straight away. We have renovated it with great attention to detail, because it is often the little details that make all the difference. Casa Flora has also become a place where we spend many weeks every year.

Paguera is one of the most popular holiday resorts in south-west Mallorca. Four beautiful beaches, a lively promenade, restaurants, bars, small boutiques and two supermarkets are all within easy walking distance of Casa Flora. At the same time, Paguera is an ideal base from which to discover the diversity of Mallorca.

This brochure provides you with an initial overview. Here you will find practical information about the house and the surrounding area, as well as personal recommendations.

In 2026, we will be celebrating a special anniversary: 5 years of Casa Flora. 5 years with wonderful guests and many special moments.

Warm regards,

Katja & André Barthels

CASA FLORA PAGUERA
MALLORCA WORKATION

1 Your Arrival

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

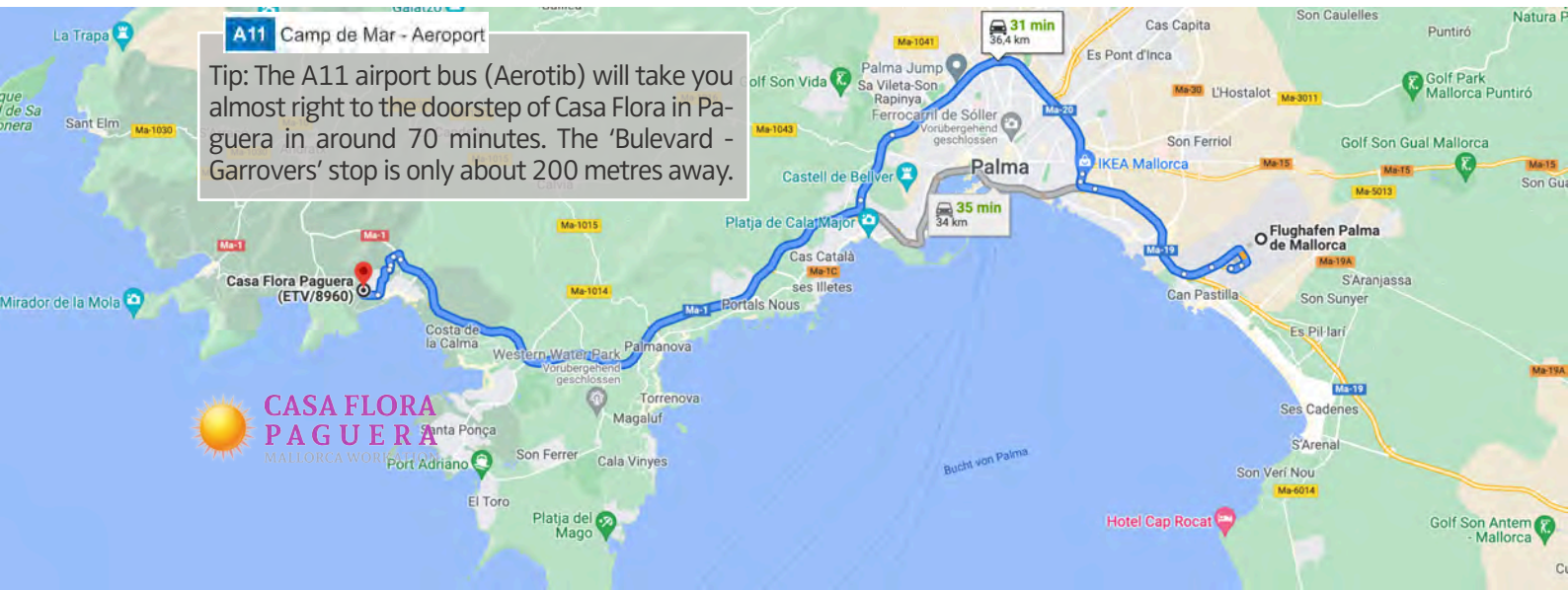
We hope you'll arrive feeling relaxed; we've got everything ready for you. Check-in is from 4 pm. If the property is ready for you to move into earlier, we'll be happy to arrange an earlier arrival by prior arrangement.

A personal welcome on your first visit

Guests visiting us for the first time will, where possible, be welcomed in person by our guest services team. To enable us to make the necessary arrangements, please provide us with your flight details in advance. Please contact your guest liaison officer again when you set off from the airport to confirm your exact arrival time. A personal welcome can only be arranged at the agreed time.

Access via the key safe

If you arrive after 7 pm, if we are unable to welcome you in person, or if you are a returning guest, you can use the key safe. This allows you to arrive at a time that suits you.



The House

Hotline for questions and problems: +49 331 23189793

Casa Flora is situated in a quiet residential area with a predominantly Spanish neighbourhood. Here you can enjoy privacy, short distances and a pleasant living environment.

All rooms are on one level. The house has two bedrooms, two bathrooms and a separate study. The double bedroom has its own en-suite bathroom, whilst the twin bedroom is ideal for children or fellow travellers. The open-plan living and dining area with adjoining kitchen is the heart of the house.

The modern kitchen and the outdoor area are described in more detail on the following pages.

At Casa Flora, you'll sleep 'just like at home'. High-quality beds with duvets and pillows in standard German sizes (135 x 200 cm and 80 x 80 cm) ensure a restful night's sleep.

The light-filled living area features a cosy sofa lounge, a smart TV with international channels, and a DVD player. During the winter months, the electric fireplace creates a cosy atmosphere. Books, board and card games, and a PlayStation with two controllers are available for hours of relaxation.

A particular highlight is the Mediterranean garden. Mediterranean plants such as oleander, olive, orange and lemon trees create a pleasant atmosphere.

Vehicles up to 4.50 m in length can be parked on the property. Further free parking is available in the surrounding area. Please note the no-parking zone in front of the driveway.

We kindly ask you to observe the strict no-smoking policy in the building and to respect the quiet hours between 11.00 pm and 7.00 am.

3 The Kitchen

NESPRESSO

The spacious, open-plan kitchen offers the perfect setting for serious cooking and baking. It is equipped with:

- Hob with oven
- Dishwasher
- Fridge-freezer
- Microwave
- Toaster and kettle
- Filter coffee machine and Nespresso machine
- Juicer.

We also provide high-quality pans and pots, kitchen utensils such as a lemon or garlic press, a hand blender, kitchen scales, and plenty of crockery and cutlery.

To help you get off to a relaxing start on your holiday, we provide a starter pack of washing-up liquid, tea towels, kitchen roll, bin liners, dishwasher tablets and Nespresso capsules.

There is a Nespresso store in Palma. But perhaps there's still room in your suitcase for your favourite capsules?

Tip:

Aioli is a classic dish in Mallorca and much easier to make than you might think. We've tried it at a few restaurants and asked around:

Spanish cuisine: Aioli 2.0

150	ml	sunflower oil
1	pc	egg
2	pc	garlic cloves
1	tbsp	Dijon mustard
1	pn	Salz

Peel and crush the garlic. Place all the ingredients except the oil in a tall container and blend until smooth.

Then, with the hand blender running, slowly pour in the oil and blend the garlic cream until it thickens to the desired consistency.

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

Terrace, Barbecue & Hot Tub 4

¡Viva la Vida! Long live life!

Outdoor living is an integral part of the Mediterranean way of life. The spacious terrace, with its large date palm and views of the garden, is the perfect place to start the day, enjoy it to the full, and linger a little longer in the evening.

New from 2026: The new, modern pergola has created a high-quality, sheltered outdoor area that provides pleasant shade and privacy whilst maintaining an open, airy ambience. Comfortable seating, sun loungers and a gas barbecue make the terrace the ideal spot for leisurely breakfasts, relaxed afternoons or convivial barbecue evenings. Atmospheric lighting creates a particularly cosy atmosphere in the evening.

The hot tub is situated at the rear of the terrace, out of sight. Nestled amongst the greenery and sheltered from view, it is a place where you can relax at any time of day.

You can enjoy a soak in the hot tub all year round. Use is included from April to October; during the winter months, it is available on request for a fee. The hot tub features several seating areas, massage jets, a waterfall and lighting.

Tip: The hot tub is particularly enchanting in the evening. Thanks to the low levels of light pollution and the Mediterranean climate, with its many clear nights, this is the perfect place to enjoy Mallorca's stunning starry sky.

Please note:

Please refer to the instructions for using the hot tub, which can be found in the information folder in the house and by the pool.

5 Working

Casa Flora is the ideal place to combine relaxation and work in a stress-free environment.

The separate, air-conditioned, fully equipped study allows you to work with full concentration in a peaceful atmosphere. This means the living area remains reserved for your holiday.

The house has a very fast internet connection of up to 600 Mbit/s via fibre optic. High-quality, secure Wi-Fi routers ensure that this speed is delivered to your devices. VPN connections, video conferencing and streaming are all possible without any issues.

You will find the Wi-Fi name and password in the entrance area of Casa Flora, displayed as a QR code and in plain text.

The study is equipped with the following technical facilities:

- Thunderbolt Docking Station
- 27“ Monitor HP 27mq (2560 x 1440)
- Printer HP Laserjet 107w
- Keyboard

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

The printer is AirPrint-compatible and can be controlled directly via Wi-Fi from a wide range of devices.

Tip: If required, you can obtain printer paper from Hiper China Paguera at 22 Bulevar de Paguera.

Recreation & Activities 6

Paguera is the ideal base from which to experience Mallorca in all its glory.

Four beaches are just a few minutes' walk from Casa Flora:

- Platja Palmira with seafront promenade
- Platja Gran de Torá,
- Platja de la Romana as well as
- the picturesque bay of Cala Fornells.

You can hire parasols and sun loungers on the beach – or make use of the portable sun loungers and chairs, which you'll find in the garage of our house.

Restaurants, cafés and small shops line the boulevard, inviting you to enjoy a leisurely stroll.

The island's most beautiful destinations are easily accessible from here: the island's capital, Palma, with its impressive cathedral; the charming mountain village of Valldemossa; the spectacular landscape of the Tramuntana mountains; and the elegant natural harbour of Port d'Andratx.

Active holidaymakers will also find plenty to enjoy here. The varied landscape is perfect for hiking, walking or cycling. Golfers will find several golf courses in the area that are open all year round, and tennis players can also enjoy their sport at the Paguera Tennis Centre.

Furthermore, Mallorca delights visitors all year round with a diverse programme of events. In Palma, you'll find renowned museums, galleries and historic sights. Music events such as the 'Es Jardí' festival attract international artists every year. The island also sets standards in sport: for example, with the 'Challenge Mallorca' cycling series, international golf tournaments or the 'Copa del Rey' sailing regatta.

Tip:
Events are published regularly in Mallorca Magazine.

7 Shopping & Dining

In Paguera, you'll find everything you need for day-to-day life, as well as a wide range of restaurants and cafés.

There are several supermarkets available for your shopping needs:

Lidl
Bulevar de Peguera 2 (ca. 2 minutes)

A large, modern supermarket with a wide range of everyday essentials and an extensive bakery counter. A wide selection of fresh fruit and vegetables is also available.

Eroski
Bulevar de Peguera 24 (ca. 6 minutes)

It's centrally located and convenient, as it's open on Sundays and public holidays even in the off-season. It offers a good selection of goods as well as fresh produce for your daily shopping.

Weekly market (Tuesday)
Bulevar from Lidl to lower roundabout

Fresh fruit, baked goods and Spanish specialities direct from local suppliers.

Paguera also has plenty to offer in terms of food. The following restaurant recommendations have been personally selected.

We only recommend places that have won us over.

Restaurants with sea view

Restaurant Robinson's House
Bulevar de Paguera 48 (seafront), Paguera

Restaurant Beach Club
Bulevar de Paguera 54 (sea front), Paguera

Restaurant Casa Luis
Carretera de Cala Fornells 20, Paguera

Restaurant Illeta
Playa de Camp de Mar, Camp de Mar

Austrian cuisine

Salzburger Stubn
Bulevar de Paguera 73, Paguera

Nearby the house

El Cafè
Carrer de la Savina 1, Paguera

Our Service Provider

We want you to feel at home here, and our service providers help us to achieve this. Please bear in mind that maintenance work in the outdoor areas (garden and hot tub) takes place at regular intervals. Naturally, everyone involved will take care to minimise any disruption to your relaxation.

FINCA SERVICE OEHMKE ...

... is our partner for guest services. Before your arrival, the property will be thoroughly cleaned and prepared for you. During your stay, your on-site contact will be happy to answer any questions you may have.

SPA CONCEPT ...

... takes care of the maintenance of the hot tub. Water quality is checked regularly and ensured through tailored cleaning and maintenance cycles. Water changes and technical inspections of the system are carried out at fixed intervals. High-quality products are used for maintenance and disinfection.

FREDDY BASTIDAS ...

... and his team take care of the garden: the lawn, hedges and plants are tended to regularly. The work is usually carried out every two weeks.

Freddy saved our palm tree from the dreaded palm weevil – a little hero's tale for us. You can find out more about this in the photo album in the house.

Additional cleaning

These are available by arrangement. Bookings and payments are handled directly through Finca Service Oehmke.

9 Travelling with Children

A holiday with children should be one thing above all else: relaxing. Casa Flora is well equipped to cater for the needs of families with babies and toddlers. The following facilities are available to you:

- High chair, cot with bedding and safety rails for toddlers
- Changing mat, potty/toilet seat and step stool
- Children's crockery and cutlery
- Beach toys and handcart
- Wooden toys for toddlers/children's books and board games
- PlayStation 4

Please let us know in advance what facilities you will need for your stay.

The property is fully fenced, so even small children can move around freely.

Tip: The Müller chemist's in Santa Ponsa (Gran Via Puig des Castellet 3) stocks a wide range of nappies and baby food.

CASA FLORA
PAGUERA
MALLORCA WORKATION

Stay longer

Would you like to escape the winter, spend some time on parental leave in the warmth, or take a break from work and everyday life for a few weeks in a sunny spot? During the quieter off-season, Casa Flora offers the ideal conditions for a longer stay.

Between November and February, Mallorca shows its pleasant side: mild temperatures, plenty of light and a calm, relaxed atmosphere. Nature is ablaze with lush greenery. At the same time, Paguera remains lively even during the winter months. Many restaurants and cafés stay open thanks to the numerous winter guests.

Casa Flora is comfortably equipped even in the cooler months: air conditioning with a heating function, heating in the bathrooms and an electric fireplace ensure a cosy atmosphere.

The separate study allows for focused and undisturbed work. The kitchen is equipped so that you can easily cater for yourself. For families, we provide a comprehensive range of equipment for babies and toddlers, as well as a secure, enclosed property for a relaxed and hassle-free daily life.

What are the benefits of a longer stay at Casa Flora?

- Pleasant temperatures all year round
- A quiet off-season with high quality of life
- Plenty of space and privacy
- Good shopping facilities and everything within easy reach in the village
- A daily routine just like at home
- Flexible daily schedule
- Spacious terrace and garden
- English speaking doctors in the local area

Longer stays of up to 8 weeks are possible during the low season. Please feel free to contact us. We will be happy to provide you with a personalised quote.

11 Your Departure

The house is available to you **until 10 am** on the day of departure, unless a different departure time has been agreed in advance.

Depending on the arrangement, check-out can be done in person or at a time that suits you. You will receive all the details in good time before your departure.

The journey to the airport usually takes around 30–35 minutes, provided there is not too much traffic on the motorway. Be sure to check this ahead of time and don't forget to fill up the tank! The nearest petrol station (CEPSA) is in Paguera on the way to the motorway.

If you enjoyed your stay with us, please share your thoughts and leave us a good review on Google using the QR code on the left. Thank you very much!!!

Please leave the holiday home tidy. Final cleaning is included in the price. Before you leave, please check that

- the holiday home is left clean and tidy,
- the washing-up has been done or, at least, the dishwasher has been started,
- the waste bins (kitchen and bathroom) have been emptied,
- (if used) the water tank of the tumble dryer has been emptied.

If anything has been damaged during your stay, please let Guest Services know. This will help ensure that our next guests also have a thoroughly enjoyable stay.

If we haven't fully met your expectations, please use the QR code on the right to send us your feedback so that we can improve our service. Thank you for your honest feedback!

In Emergency

In the event of an emergency, please dial this number for an ambulance, the fire brigade or the police

112

This number can be called free of charge from both landlines and mobile phones. Emergency calls can be made in Spanish, English and German.

You will find a fire extinguisher, fire blanket and first-aid kit in the kitchen. The cupboard is clearly marked. Please inform Guest Services if you have taken a large quantity of items from the first-aid kit or if you notice that any items are missing.

At the central roundabout on the boulevard, you will find

Pharmacy - Farmacia Bonet
Carrer de La Savina 1, Telefon +34 971 686 429

Doctor - Juaneda Medical Care 24 h
Carrer Olivera 1, Telefon +34 971 222 222

Dentist - Clínica Dental Ferreira
Bulevar de Paguera, Telefon +34 971 903 409

Optician - Optica
Carrer Olivera 2, Telefon +34 971 687 161

juaneda

CASA FLORA PAGUERA
MALLORCA WORKATION

13 A to Z

Air conditioning
The air conditioning can cool and heat the room. Please set the temperature to a level that is comfortable for you.

Arrival Starter Kit
These include hand soap in the bathroom, toilet paper, a dish sponge and washing-up liquid.

Beach loungers
You'll find it in the garage.

Beach toys
See Chapter 9.

Bed linen
Bed linen is included in the rental price.

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

CCTV
There are three cameras monitoring the entrances and the terrace. The CCTV cameras are only active when the house is NOT being let.

Dishwasher
Dishwasher tablets are available.

DVDs and Player
A DVD player and a selection of DVDs are available.

Electric fireplace
An electric fireplace is available during the season.

Emergency
In an emergency, dial 112. See Chapter 12.

Final cleaning
The final clean is included in the rental price.

Fire extinguisher
You'll find it in the kitchen cupboard.

First-aid-kit
It is in the kitchen, in the cupboard.

Gas barbecue
See Chapter 4 and the information pack.

Games
There is a small selection of games available.

Hairdryer
They are located under the washbasin in both bathrooms.

Home Office
See Chapter 5.

Hot tub
See Chapter 4.

Information pack
Includes user manuals and further information.

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

Mobile charging station
The USB charging station in the living room allows you to charge up to 6 devices at the same time. All you need are the appropriate charging cables.

Nespresso Coffee
See Chapter 3.

Parking and electric vehicle charging
Parking is available on the property for vehicles up to 4.50 metres in length; otherwise, please park on the street. You can charge your electric vehicle at our wallbox for an additional fee.

Pharmacy
See Chapter 12.

Playstation
See Chapter 2.

Rubbish
Rubbish bins are located on the street corner. Please observe the house rules.

Safe
FA safe is available for your valuables.

Sahara Rain („Mud rain")
This is sand from the Sahara, which occasionally blows onto the island. It is harmless, but causes a lot of dirt. Guest Services will do their best to clear it up as quickly as possible. However, you are also welcome to hose down the patio and garden furniture yourself and use them again straight away.

Suitcases
You can store your suitcases in the storage room.

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

Tea towels
Tea towels are included in the rental price.

Towels/Pool towels
These are included in the rent.

TV
See Chapter 2.

Tumble dryer
A tumble dryer is available for guests to use free of charge. Please empty the water tank after use.

Umbrella
You will find two umbrellas in the cupboard.

Vacuum cleaner and brooms
You'll find it in the kitchen cupboard.

Washing machine
A washing machine is available free of charge.

CASA FLORA PAGUERA
MALLORCA WORKATION

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 (license 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

The payment terms applicable to the relevant booking are set out in the booking confirmation.

§3 Deposit

3.1 The landlord may require a deposit of EUR 500 to be paid by bank transfer or by pre-authorization 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 key.

3.3 The tenant is liable for all damage caused by him or his fellow travellers.

§ 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. 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 one week 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 will be deducted from the deposit if the service provider claims these costs from the landlord.

§ 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.

5.2 The house rules are part of the rental agreement.

5.3 Smoking is not allowed in the house. This also includes all types of e-cigarettes and vapes. 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 § 5.7 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 neighbors' sense of decency or which require permission from the authorities.

5.5 Pets are not permitted in the holiday home under any circumstances. Arriving with a pet without prior agreement will result in refusal of entry to the rental property. For an additional charge, the keeping of <u>one</u> dog may be agreed in individual cases, provided this has been requested at the time of booking and confirmed by the landlord. Should the keeping of a dog be approved, the following conditions apply:

- A dog can only be 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.

If the house or garden is found to be excessively dirty due to dog ownership on departure, the tenant will owe an additional cleaning fee of EUR 250, which will be withheld from the deposit, in addition to the claim for compensation for any damaged furnishings.

5.6 The tenant or any accompanying person is not permitted to register their residence at the rented property; doing so will result in criminal prosecution.

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, unauthorized 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

6.1 All guests are required by law to present an identity document, provide their personal details and landlord data and sign a registration form. The owner must report this data online to the Spanish authorities and keep the registration forms in a digital guest register.

6.2 The landlord has commissioned a service provider (CHEKIN.COM) for guest registration. The service provider will contact the tenant by email in good time before arrival and provide a form for the registration of guest data. The tenant must ensure that all arriving guests have fully registered BEFORE their arrival.

6.3 The truthful and complete provision of the required information and signatures is a mandatory requirement for the stay in the rental property. If not all arriving guests fulfil this obligation, the landlord is entitled to refuse to accommodate the entire travel group. In this case, the landlord is released from the obligation to provide the contractual services and the tenant loses the right to use the rented property.

§ 7 Overcrowding and subletting

7.1 The vacation home may be used by a maximum of 4 adults plus 1 infant up to 3 years of age in a crib or in the parents' bed. 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 The tenant is prohibited from subletting the property. Any income derived from unauthorised subletting shall be payable to the landlord. The tenant shall be fully liable for any losses incurred by the landlord as a result of unauthorised subletting.

§ 8 Cancellation

8.1 Cancellation of the booking prior to the scheduled arrival date must be notified in writing, e.g. by email to booking@casa-flora.es. The cancellation policy applicable to the respective booking is set out in the booking confirmation.

8.2 The cancellation fee is deemed to be compensation for damages and will be offset against the deposit due for payment up to that point. The tenant is free to prove to the landlord that the damage incurred was less. Taking out travel cancellation/interruption insurance is recommended.

8.3 In the event of a no-show, curtailment of the trip, delayed or failed handover (see § 4), justified refusal of access (see § 6) or termination of the tenancy agreement without notice (see § 5.7), the landlord is 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 0.30 EUR per kWh will be deducted from the deposit on departure.

§ 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.

CASA FLORA PAGUERA
MALLORCA WORKATION

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.
  - Hotline for on-site queries and issues:
    +49 331 23189793 (Phone)
  - Contact to your landlords:
    +49 331 24341638 (Phone and Whatsapp)
- **Duty of care**: The tenant must treat the rented property with care and ensure that all fellow travellers also comply with the house rules. The front door should always be kept closed and locked when leaving the house. The same applies to the windows.
- **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.
- **Shutters ("Persianers")**: These must always be closed when it rains, as well as at night between October and April and when you are away.
- **Bicycles, prams and suitcases**: Must be stored 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:
  - 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 pack. 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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