

Villa Rirercar



Description

This outstanding villa is situated on a hill in the area of Agkairia, 2km away from the little fishing harbour of Alikí. This unique property protected from the winds offers panoramic views over the Aegean Sea and the South-west coast of the island. With 4 bedrooms in the main house and space for another 2 people and 2 kids in the independent guesthouse, Villa Rirecar can accommodate up to 12 people in comfort offering all modern amenities a guest may expect to create the ideal experience for him on the island of Paros! This Villa is characterized by the harmony of the space organization, and the Cycladic architectural style, where building materials of very high quality have been used. During the construction of the house, modern methods have allowed the adaptation of the house to its natural surroundings, whilst caring for the protection of the environment. The total living area of 313 m², is composed of a main house on two levels, and an independent studio. The villa is reached by a grand cemented path and offering a spacious parking area with a carport. The entrance through a beautiful terrace, opens onto a lobby with on one side guest w/c, and laundry room. The open plan living area with an equipped kitchen invites guests to prepare their own meals and enjoy in one of the many indoor or outdoor dining areas. Guests will find the first dining area in the main house next to the lounge area which includes a fireplace, and from French windows you get access to the outdoor dining terrace offering amazing views of the surroundings. Also on the ground floor an office and an independent guest bedroom with en-suite bathroom are available giving direct access outside. The first floor of the villa offers two bedrooms, a bathroom and a storage room. The first-floor bedrooms open onto a very large and beautiful veranda with impressive panoramic sea views. From the outdoors spaces and the beautiful terraces guests will be able to enjoy the available perfect view which the house offers over the neighbouring Island of Antiparos and the coast and the outstanding sun set. The infinity swimming pool is the perfect relaxation corner. The layout of the living spaces and the bedrooms have been thought in order to provide privacy and intimacy to the guests. The villa impresses through its premium quality finishing, built with taste and offering all modern amenities a guest may expect. The property is set in a landscaped garden with local plants creating a perfect atmosphere of sincere integration of the house in its natural environment. Energy Class: C

Property Policy Sheet:

The lessor owns property No. RPA7166 Villa Rirecar as shown on the website operated by “ERRIKOS KOHLS PREMIUM RENTAL SERVICES” located in Agairia and comprised of a fully furnished Villa spread across 2 floors and a swimming pool.

Pricing periods:

- Low season: 1280€/Day
- Medium season: 1550€/Day
- High season: 1890€/Day

Amenities/Services included:

- Cleaning of house: 2 times per week
- Change of linen/ towels: 2 times per week

- Pool maintenance once a week.

*for any extra services only upon request at additional cost

- 1) The term of this lease will be defined through the booking process.
- 2) The lessee shall reside at the property during that period with max. indicated capacity of people (including kids of minor age).
- 3) The house will be at the disposal for guests after 15:00 PM on the date of arrival and they are asked to leave the house before 11:00 AM.

Check in: from 15:00 pm

Check out: until 11:00. am

- 4) The total rent for the above-mentioned period is as introduced above and includes the basic cleaning services as described on the website. 50% of the rent shall be paid directly after the booking is confirmed, payable into the bank account of the Real Estate Agency "Errikos Kohls Premium Rental Services IKE, held at Piraeus Bank Paros branch. The remaining 50% shall be paid 30 days before lessee arrives at the property, by credit card or through ban swift to the before mentioned bank account of the agency. Payment shall be evidenced solely by means of written receipt. The lessee considers the afore mentioned rent both fair and reasonable.

- 5) Cancellation is only possible if the lessee sends a written cancellation request (by e-mail) to the agency latest 45 calendar days prior to his booked date of arrival at the property. 50% of the total rent amount which is paid at the time of reservation of the villa is NON-REFUNDABLE, the remaining 50% of the rent will not be due in case that the before mentioned cancellation request has been delivered to the agency within the before described period and after the agency has confirmed and accepted the receipt of cancellation request.

- 6) To ensure proper performance of the terms of this lease when the lessee arrives, during such time as the lease is in effect the sum of € 1.000 shall be blocked electronically in the account indicated as a security deposit and shall be released 7 working days after departure of the lessee from the property in good time after the lease has ended and all terms of this agreement have been properly performed.

- 7) The property shall be used solely and exclusively as a residence. Any change in use is prohibited. Subletting or concession of use of all or part of the property in any manner to a third party, whether for consideration or otherwise, without the lessor's prior written consent, is prohibited.

- 8) The lessee will take receipt of the property after examining it and finding it to his full liking, in excellent condition and completely fit for use as holiday accommodation. He also took receipt of the furniture and fittings at the property as per the attached list.

- 9) The lessee is obliged to make proper use of the property and its fixtures/fittings, otherwise he shall be liable to pay compensation for wear and tear and damage caused to the property by him or his staff.

- 10) The lessor (owner) is obliged to pay public and municipal taxes and duties (street lighting, cleaning charges, etc.) and to pay the bills for all manner of public utilities (electricity, water, etc.), all manner of duties, taxes and levies relating to the property or associated with the rent paid for the property. The lessor is obliged to cover the cost of repairs for normal wear and tear from use of the property.

11) When the lease expires, the lessee is obliged to hand back the property to the lessor without notice in the same good state of repair as he had received it upon arrival, and he is liable to compensate the lessor for late return of the property on any grounds, other than those due to force majeure. The state of the property will be confirmed on the date of departure of the lessee.

12) Tacit subletting or extension in the term of the lease is strictly prohibited. Should the lessee remain in the property for any reason after the lease expires that cannot on any grounds be deemed to be an extension, and any amount collected by the lessor shall be deemed to have been paid as compensation for use.

13) Any amendment to the terms of this agreement and any subletting or extension in the lease shall be demonstrated in writing alone, all other evidentiary means, including the oath, being precluded. Any failure by the Lessor to exercise any rights in good time, once or repeatedly, shall not be taken as a waiver of those rights.

14) Breach of any term of this agreement by the lessee –all of which are agreed as material– shall result in automatic termination of the lease without the lessor being obliged to give notice to terminate. Termination of this lease due to the lessee's fault shall not entail release from his obligation to pay the rent agreed, which the lessee shall continue to owe.

15) It is expressly agreed by the owner that the laws of Greece shall be applicable to any dispute and that the courts of Athens alone shall have jurisdiction.

Only after the lessee will have agreed and accepted these terms, he can proceed with the rental of this property. The agreement will be drawn up in 2 counterparts and will be signed by each of the contracting parties. The signed agreement to be submitted by the lessor in accordance with legal form to the local tax office. AMA:00000474842