



Villa Don Grosa

YOUR HOLIDAY DESTINATION

TERMS & CONDITIONS & RENTAL AGREEMENT – VILLA DON GROSA

Manager: JSK PROJECTS S.L

Rental Property: Villa Don Grosa

NIF: B56638265

Address: Calle Molinero José Nieto Barrancos nº 11, 30710 Santa Rosalía, Torre-Pacheco, Murcia, Spain

1. General

These terms and conditions apply to all reservations and stays at Villa Don Grosa, located at Santa Rosalía Life & Lake Resort, Murcia, Spain. The villa is offered for tourist rental under license number **VV.MU.9898-1**.

By making a reservation, the guest agrees to these terms and conditions.

2. Stay and Use

- Minimum stay: **4 nights**
- Maximum stay: **30 days (short stay)**
- **Smoking is not permitted** inside the villa
- **Pets are not allowed**
- **No additional visitors or unregistered guests are permitted**
- The guest must treat the property, furniture, and facilities with care
- Standard Check-in from 16:00
- Standard Check-out 10:00

Violation of these rules may result in retention of the security deposit and/or immediate termination of the stay without refund.

3. Security Deposit

A **security deposit of €1,000** is required for each booking.

- The deposit is paid via a **separate payment link**
- This link will be sent **1 to 7 days prior to arrival**
- The deposit must be paid in full before arrival

The deposit will be refunded within **5 to 7 days after departure**, provided that:

- the property is left in good condition
- no damage, loss, or violation of house rules has occurred

Any damages, additional cleaning, or other costs will be deducted from the deposit.

4. Payment Terms

- After reservation, the guest will receive a **proforma invoice**
- The booking is confirmed after receipt of the **deposit (30% of the total amount)**
- The remaining balance must be paid **no later than 30 days before arrival**

For last-minute bookings (within 30 days before arrival):

- full payment is required immediately

Bank details:

Bank: Caixabank

IBAN: **ES73 2100 8241 1102 0028 2875**

Account holder: **JSK PROJECTS S.L**

5. Refund Policy

- Refunds are only issued in accordance with the cancellation policy
- No refunds will be given for early departure
- Any applicable refunds will be processed within **7 to 14 days**

We strongly recommend taking out **travel and cancellation insurance**.

6. Cancellation Policy

Cancellations must be submitted in writing by the main booker.

The following charges apply:

- Up to **60 days before arrival**: 30% of the total rental amount
- Between **59 and 30 days before arrival**: 50% of the total rental amount
- Between **29 and 14 days before arrival**: 75% of the total rental amount
- Within **14 days before arrival** or no-show: 100% of the total rental amount

No refunds will be given for early departure.

7. Liability

- Use of the swimming pool and jacuzzi is entirely **at your own risk**
- JSK PROJECTS S.L is not liable for:
 - accidents
 - loss, theft, or damage to personal belongings

The guest is fully liable for any damage caused during the stay.

8. Force Majeure

In case of force majeure (such as natural disasters, government measures, or other unforeseen circumstances), the owner reserves the right to cancel the reservation. In such cases, any payments made will be refunded in full, without further liability.

9. Applicable Law

This agreement is governed by **Spanish law**. Any disputes shall be subject to the jurisdiction of the competent court in Murcia.

RENTAL AGREEMENT – VILLA DON GROSA

Between:

JSK PROJECTS S.L (landlord)

and

The main booker (tenant)

Article 1 – Property

Rental of Villa Don Grosa for short-stay tourist accommodation in Murcia, Spain.

Article 2 – Rental Period

The rental period is as confirmed in the reservation, with a minimum stay of 4 nights and a maximum of 30 days.

Article 3 – Payment

The tenant agrees to comply with the stated payment terms. The reservation is only confirmed after payment has been received.

Article 4 – Security Deposit

The tenant must pay a €1,000 security deposit prior to arrival. This will be refunded after inspection of the property, subject to any deductions.

Article 5 – Use

The tenant shall use the property responsibly and comply with all house rules and conditions.

Article 6 – Cancellation

Cancellation is subject to the terms outlined in the cancellation policy.

Article 7 – Liability

The tenant is fully liable for any damage caused during the stay.

Article 8 – Final Clause

By making a reservation and/or payment, the tenant agrees to these terms and conditions and the rental agreement.

ADDITIONAL TERMS

Access Wristbands

For each booking, **6 blue wristbands** are provided. These grant guests **free access to the Blue Lagoon and the Fitness Centre** at Santa Rosalía Life & Lake Resort for the duration of their stay.

The wristbands remain the property of the owner and must be returned upon departure.

In case of loss, theft, or damage, a fee of **€100 per wristband** will be charged and deducted from the security deposit.

Occupancy

The villa consists of:

- 4 bedrooms for adults
- 1 children's room with 2 triple bunk beds

Maximum occupancy:

8 adults and 6 children

Exceeding this limit is strictly prohibited.

Quiet Hours

Quiet hours apply daily from **22:00 to 08:00**.

Guests must avoid noise disturbance, including loud music or disruptive behavior. Violations may result in deposit deductions or termination of the stay.

Final Cleaning

A **mandatory final cleaning** is applied to every booking.

The cost is **€245** and will be listed separately on the reservation and invoice.

Contact

If you have any questions, feel free to contact us at villadongrosa@gmail.com

Villa Don Grosa – Luxury living in style at Santa Rosalía Resort