



INTERNAL RULES AND CONDITIONS OF STAY LUXMAR SPA S.L.

1. OWNER DATA

Headline: LUXMAR SPA S.L.

CIF: B72478670

Address: Veïnat Sant Daniel 3 – 08490 TORDERA - BARCELONA

Tourist Registration Number (HUT): HUTB-013961, HUTB-013962, HUTB-013963

Contact telephone number: +34 649 175 412 e-mail: info@luxmarspa.com

Web: www.luxmarspa.com

2. PURPOSE

This document regulates the conditions of use of the tourist accommodation managed by **LUXMAR SPA S.L.**, intended exclusively for short-term stays for tourism purposes.

3. GUEST IDENTIFICATION

In compliance with current regulations:

- All guests are required to present a valid form of identification.
 - The entry report must be completed and signed.
 - The data will be communicated to the competent authorities.
 - Failure to comply with the identification obligation may result in the denial of access to the accommodation.
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4. GENERAL RULES OF STAY

During their stay, guests agree to:

- Keep the house in a good state of cleanliness and order.
 - No smoking inside the accommodation.
 - Do not accommodate people not included in the reservation.
 - Do not hold parties or events without the express authorization of the owner.
 - Respect the rules of coexistence and civility.
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5. NOISE AND COEXISTENCE

In accordance with municipal regulations:

- It is forbidden to make noise from **22:00 to 09:00**.
 - Neighbors and other users of the facilities must be respected.
 - Failure to comply may result in early termination of the stay.
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6. USE OF FACILITIES

Swimming pool and common areas

- Hours: 09:00 to 22:00
- Use under the guest's responsibility
- Eating in the pool area is prohibited
- Minors must always be supervised

Playground

- Exclusive use for children from 3 to 12 years old
- Under adult supervision

Shared equipment

- They should be left clean after use
- Includes: laundry, barbecue, outdoor tables, table tennis

7. PETS

- Permitted under the responsibility of their owner
- They must be on a leash in common areas
- Access to the swimming pool is prohibited
- The pet owner will be responsible for any damage or inconvenience
- There will be a charge of €30 per pet per stay

8. GARBAGE AND CLEANING

- Waste must be deposited in the outside containers on the street located 100m away from the left of the property
- The apartment must be left in a similar condition to check-in
- The kitchen and all the dishes must be clean and tidy
- Do not leave decorations (party banner, balloons, posters, etc.) at check-out

⚠ Failure to comply may result in additional cleaning charges.

9. DEPOSIT

A deposit of €1,500 **will be requested** on arrival.

- It will be returned within a maximum of **7 days** after departure
- Subject to accommodation review

It may be withheld in whole or in part in the event of:

- Property damage
- Non-compliance with rules
- Extraordinary cleanliness
- Loss of keys or items

10. RESPONSIBILITY

- The owner is not responsible for personal belongings, except in the cases provided for by current legislation.
- The guest will be responsible for any damage caused during their stay.
- The use of the facilities is under the responsibility of the guest.

11. VIDEO SURVEILLANCE AND DATA PROTECTION

In accordance with Regulation (EU) 2016/679 (GDPR):

- There are video surveillance cameras in outdoor common areas
- Purpose: safety of people and facilities

Data controller: LUXMAR SPA S.L.

Legal basis: legitimate interest

- No data will be transferred unless legally required
- The images will be kept for a maximum period of 30 days, unless legally required.
- Guests can exercise their rights (access, rectification, deletion, etc.) by contacting: info@luxmarspa.com

12. OPENING HOURS

- Check-in: between 2:00 p.m. and 6:00 p.m.
- Check-out: 10:00 a.m.

The guest must leave the accommodation at the indicated time to allow for cleaning and inspection.

13. SECURITY

- It is recommended to close doors and vehicles
- Do not leave valuables in plain sight
- The property has security measures in place, without assuming full responsibility for incidents

14. ADDITIONAL PRODUCTS AND SERVICES

- 20L bottle of water: 15 € (first included)
- Other services may be available upon request

All prices will be informed in advance to the customer.

15. COMPLAINT FORMS

The establishment has **official complaint forms** available to customers.

16. NON-COMPLIANCE

Failure to comply with the rules may lead to:

- Retention of the Deposit
 - Claim for damages
 - Immediate expulsion in case of serious breach of the rules, without the right to a refund of the nights not enjoyed.
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17. CONTACT AND EMERGENCIES

Contact:

Patricia – +34 649 175 412

Emergencies:

- Local police: +34 93 764 06 15
- Emergencies: 112

These regulations are governed by Spanish law. For any dispute, the parties submit to the courts of Barcelona.

The maximum number of guests authorized must be respected at all times.

The accommodation is intended exclusively for tourist use, and any other use is prohibited.

Luxmar Spa S.L.

The Customer :



LUXMARSPA, S.L.
872478670
Móvil 696 745 244
C/ Veinat Sant Daniel, 3
08490 Tordera (Barcelona)