

Terms and conditions B & B / mini-resort Sombré di Kabana

1. General

1. These general terms and conditions apply to all guests of B & B / mini-resort Sombré di Kabana. Where you read “guest(s)” in these conditions, you can also read “tenant(s)” or “user(s)”.
2. Paul, Marion & Tristan de Nijs are the owners of B & B / mini-resort Sombré di Kabana. Paul & Marion are also the hosts.
3. When entering into a lease, these general terms and conditions automatically come into effect.
4. Guests must follow the instructions of the hosts.
5. The hosts can deny and / or refuse guests immediate access to B&B Sombré di Kabana, if the general terms and conditions and / or the household regulations if applicable and / or inappropriate behavior are violated. This without further notice, statement of reasons and without refund of accommodation costs.
6. The hosts' administration is decisive in a mutual dispute unless guests can prove the contrary.
7. The accommodation is available from 3 pm on the day of arrival and the accommodation must be vacated before 10 am on the day of departure. Exceptions can be made in consultation with the hosts.

2. Prices

1. All overnight rates are excluding 7% tourist tax, breakfast, air conditioning and final cleaning.
2. The rates for the accommodations / cottages include: water, electricity (air conditioning use is not included, and will be around 1 Naf per KWh), WIFI, intermediate cleaning, use of bath, beach, pool and kitchen towels, bed linen, toilet paper, soap and shampoo, plus things in the accommodation, such as a cool box, and kitchen supplies.
3. For promotions there may be omissions and changes regarding the inclusivity in the cottages.
4. All rates are subject to price changes.
5. Prices and rates are quoted subject to manifest errors.

3. Reservation and confirmation

1. The lease can be concluded verbally, by telephone, in writing or by e-mail.
2. After receiving your reservation request, the hosts of Sombré di Kabana will send you a confirmation and invoice (if accommodation is available) and the reservation will be confirmed.
3. The pre-payment of 50% of the total accommodation costs must be paid 60 days before arrival. The remaining amount must be paid 30 days before arrival. If a reservation is made within 30 days before arrival, the full amount must be paid immediately.
4. If the pre-payment is not paid within this period, the reservation will automatically expire.

4. Payment and cancellation fees

1. Unless otherwise stated on the invoice, the deposit of 50% of the total accommodation costs must be paid no later than 10 days after booking or sending the invoice. The remainder must be paid no later than 30 days before arrival.
2. If a reservation is made less than 60 days before the arrival date, the down payment must be paid immediately.

3. Payments must be transferred to the bank account number stated in the confirmation email / invoice.
4. Unless otherwise agreed in advance, the other costs such as drinking, eating, washing, airport transfer service, etc. must be paid in cash in dollars or guilders before departure.
5. Guests can cancel the stay free of charge up to 60 days before arrival. Between 60 days and 30 days before arrival, the cancellation costs are 50% of the total accommodation costs. This amount corresponds to the amount of the pre-payment.
6. Less than 30 days before arrival, 100% of the total accommodation costs are due in the event of cancellation