Villa Carpediem – Counting Stars

Via del Castello 50, 16036 Recco

CIR: 010047-AFF-0007

CIN: IT010047C23RBEG8AO

Booking Agreement and Cancellation Terms

Dear Guest,

This document constitutes a legal agreement between the owner of the accommodation facility Villa Carpediem – Counting Stars (hereinafter referred to as the "Owner") and the guest (hereinafter referred to as the "Client") with respect to the booking made by you at Villa Carpediem – Counting Stars (hereinafter referred to as the "Property"). The booking confirmation, including acceptance of the terms and conditions, is established upon receipt of the deposit in the Owner's account.

---

1. Subject of the Agreement

This agreement governs the terms and conditions related to the booking at the Property, including cancellation terms and applicable penalties.

2. Booking Confirmation

The booking is considered confirmed upon receipt of the deposit by the Owner. Such confirmation automatically implies the Client's acceptance of the terms and conditions of this agreement.

3. Payment Terms

The Client is required to pay a deposit equal to 30% of the total booking amount at the time of booking.

The remaining balance must be settled prior to check-in.

4. Cancellation Policy

Cancellation within the free cancellation period: If the Client cancels the booking at least 14 days before the scheduled check-in date, only the deposit already paid will be forfeited. No further amount will be charged.

Cancellation beyond the free cancellation period: If the cancellation occurs less than 14 days before the scheduled check-in date:

- The Client shall be liable to pay the full cost of the booking.
- The deposit already paid will be deducted from the remaining balance due.

5. Payment of the Balance

In the event of cancellation beyond the free cancellation period:

- The Client is obliged to pay the remaining balance as specified under point 3 (Payment Terms).
- The Owner reserves the right to charge the outstanding amount using the payment details provided at the time of booking (e.g., credit card or bank transfer).
- If the payment details do not allow for an automatic charge and the Client fails to pay the outstanding balance, the Owner reserves the right to take any necessary legal and extrajudicial action to recover the debt, with the Client being charged for any related expenses and legal fees.

6. Booking Modifications

Changes to booking dates may only be requested within the free cancellation period, i.e., at least 14 days before the scheduled check-in date, by sending an email to the address indicated by the Owner in the booking confirmation.

Requests for modifications are subject to availability and can only be confirmed by the Owner.

If the modification is accepted, the Client will be required to pay any additional costs if the newly requested dates are subject to higher rates than the original booking.

No modifications will be accepted beyond the free cancellation period.

7. Client's Responsibility

The Client is responsible for providing accurate information at the time of booking. In case of failure to pay the balance, the Owner reserves the right to pursue debt recovery, including legal costs. The Owner also reserves the right to protect its interests and rights by taking any necessary legal, administrative, or judicial action to obtain compensation for damages caused by the Client's failure to comply with contractual obligations.

8. Communications

All communications related to the booking, including modifications and cancellations, must be sent by email to the address indicated by the Owner in the booking confirmation.

9. Acceptance of the Agreement

The booking confirmation by payment of the deposit constitutes the Client's automatic acceptance of the terms and conditions of this agreement.

10. Governing Law and Jurisdiction

This agreement is governed by Italian law. For any disputes arising from the application of this agreement, the Court of Genoa shall have exclusive jurisdiction.

Attachments to the Booking Confirmation

- Client Details
- Booking Details (check-in and check-out dates, total amount, deposit amount)

This agreement has been drafted to ensure transparency and clarity in our relationship with our guests. For further information, please do not hesitate to contact us.

Thank you for choosing our Property.

Best regards,

Villa Carpediem – Counting Stars