BOOKING TERMS & HOUSE RULES

Direct bookings | Applies to all stays

PROPERTY	Thalassea - Athenian Riviera, Kastellorizou 78, 166 73 Voula, Greece
REGISTRATION	Greek Short-Term Rental Registration (AMA): 00003170872
CONTACT	contact@athalassea.com | www.athalassea.com
VERSION	02 November 2026

Please read these conditions before reserving. For stays of 28-59 nights, the separate Monthly Stay Agreement also applies. These terms relate to reservations made directly with Thalassea, not reservations through Airbnb or Booking.com.

1. Reservation, price and payment

A booking request is not confirmed until Thalassea accepts it in writing and receives the payment required by the booking confirmation. The confirmation sets out dates, guest numbers, total price, any deposit, balance due date, payment method and cancellation terms. Card payments may be processed through the website's secure Stripe checkout; bank transfer may also be offered. Please use the instructions supplied for your reservation.

2. Fees and cancellation

Any cleaning fee, mandatory Greek climate resilience charge, applicable taxes and other fees will be shown in the reservation quote or confirmation, together with how and when they are collected. Rates or taxes may vary by dates and legal category. Cancellation, changes, no-shows and early departures follow the policy disclosed and accepted for the particular booking; no different cancellation penalty is created by this document.

3. Guests and use of the apartment

Thalassea offers two bedrooms for up to four registered guests. Only registered guests may stay overnight. The living room is not an additional bedroom. No subletting, commercial events, parties or unapproved gatherings. Furniture and beds must not be moved, added or rearranged without prior permission.

4. No pets

Pets and other animals are not allowed in the apartment, except where an accommodation is required by applicable law. Please tell us before arrival if a legally protected assistance-animal arrangement is needed. Any documented extraordinary cleaning or physical damage caused by a breach may give rise to a claim for actual reasonable costs.

5. Smoking, neighbours and quiet hours

Smoking is not permitted inside. It is permitted only on the balcony, using the ashtray provided; cigarette ends must never be discarded into the garden. Quiet hours at the property are 22:00-08:00. Please respect neighbours and any stricter mandatory local requirements.

6. Care of the apartment and equipment

Please look after furniture, appliances and fixtures; report any accident, leak, damage or malfunction promptly. Do not tamper with electrical or safety equipment. Follow the instructions for the electricity activation card, electric blinds and hot-water heater. For the blinds, stop movement before the fully open or closed position. If the backup electric water heater is used, switch it off after heating (no more than one hour).

7. Housekeeping, linen and towels

The apartment is clean and prepared for arrival, with fresh bed linen and towels. A washing machine is available for guest use. Regular in-stay housekeeping is not included. If guests want extra cleaning, we can provide contact details of an independent cleaning team, subject to availability and a separately agreed price.

8. Check-in and check-out

Check-in and check-out times are those stated in the confirmed reservation. Access instructions, including the lockbox and smart lock, are provided separately. On departure, please remove personal belongings and household rubbish, leave the apartment reasonably tidy, and return all keys and the electricity card as instructed. Ordinary end-of-stay cleaning is not the guest's responsibility.

9. Repairs, access and property condition

Please tell us promptly about issues so we can arrange repairs. Except in emergencies or where the law permits otherwise, property access by the host or a technician will be arranged with reasonable notice and at an agreed time.

10. Damage and extra cleaning

Guests may be asked to pay the reasonable, documented cost of repairing damage beyond ordinary wear and tear, replacing missing keys/cards or addressing cleaning substantially beyond normal turnover. Photographs, receipts or service invoices will support any request. No automatic fine or unsupported charge applies.

11. Privacy, disputes and applicable law

Personal information is processed as described in the privacy notice at www.athalassea.com/gdpr. Please direct questions or concerns to contact@athalassea.com first so they can be addressed promptly. Greek law applies, without limiting any mandatory guest protections. For 28-59-night bookings, the Monthly Stay Agreement supplements these terms and prevails only where it sets out a more specific long-stay arrangement.

For stays of 60 nights or longer, please contact us before booking to discuss the appropriate agreement.