

MarinaVilla Slotsbryggen Nykøbing F.



MarinaVilla



WELCOME FOLDER





A BIT ABOUT MARINA VILLA

Marina Villa is owned by Karin and Aksel Nielsen, and is a family-run business who is dealing with sales and rental of Marina Villas in Denmark, Norway, and Sweden. We are the only dealer in the Nordic countries. Marina Villa is a house-boat with countless possibilities besides being usable in harbours floating on pontoons, it can also be placed on land, and function as a holiday cottage.

News: From medio 2023, we expect to have 4 Marina Villas located in Stege on the island of Møn.

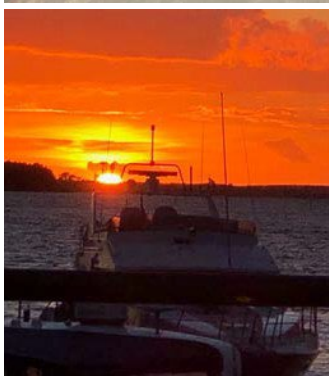
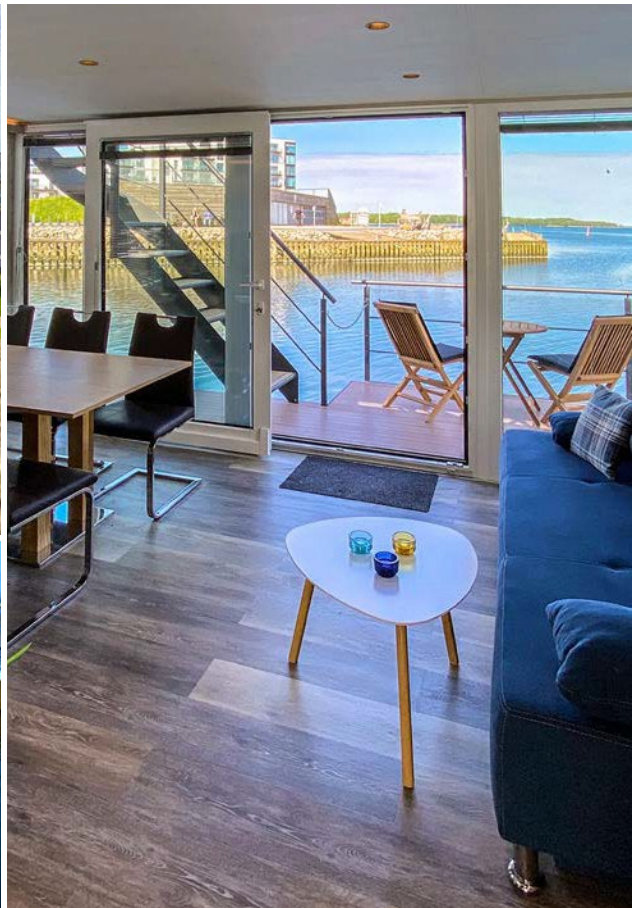


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1. GENERAL RENTING CONDITIONS

Lease agreement between tenant and Marina Villa that changes, modifies or terminates these general renting terms, must be in writing to be valid. Such possible changes does not mean that other provisions in the general terms, neither individually nor as whole will be void. Tenant is committed to read through the welcome folder which is located in Marina Villa where special conditions can be described.

2. PARTICIPANTS/APPLICATION

Marina Villa cannot be inhabited or used by more persons than mentioned in the rental agreement, and that includes children. Guests spending the night which are not mentioned in the rental agreement, are to be reported to the Marina Villa staff. Gatherings with more participants than mentioned in the rental agreement, must be cleared with Marina Villa staff.

Animals are not allowed in Marina Villa.

3. CLEANING/RESPONSIBILITY

Tenant is contractually obligated to keep the boat clean, and must by the end of the rental period leave the boat behind in a tidy and clean condition. If final cleaning is included in price, the boat must be left in a tidy condition. Possible lack of sufficient cleaning (Marina Villa staff decision) will be charged to tenant. Final extra cleaning can be ordered at Marina Villa. Tenant cannot transfer cleaning responsibilities to third party. After using the barbecue on the terrace, it must be left behind in a cleaned condition. In case of lack of cleaning a fee will be charged.

Tenant is responsible for everything in the boat during the rental period. Should a damage occur, tenant must immediately inform Marina Villa staff. Damages which are not reported will be charged to tenant. Damages occurring during the rental period will be sorted as quickly as possible, and must be paid for before departure. Marina Villa hasn't taken out insurance that covers tenant or his belongings in the rental period.

4. TERMS OF PAYMENT

When booking less than 60 days before start of rental period, the total amount is payable. When booking more than 60 days in advance, the payment will be in 2 rates.

Rate 1: payable at booking 50% of rental fee, plus additional services.

Rate 2: payable 60 days before arrival, rest amount plus full deposit. All fees are without electricity, heating and extra inventory etc. These services are charged separately, and Marina Villa reserve the right to change the charge in accordance with changing consumer prices.





5. CANCELLATION

All bookings can be canceled within 24 hours of booking, which is set off against one fee of DKK 250. If cancellation of the rental agreement within 60 days before the start of the rental period, 50% will be refunded of the paid rental amount. In case of cancellation of the rental agreement less than 60 days before the rental period starts, no refund will occur. In case of any cancellation, the deposit, cleaning and purchase will always be refunded 100%. Cancellation must be made by sending mail or by telephone contact MarinaVilla.

6. CANCELLATION INSURANCE.

Cancellation insurance is not included in the rental agreement.

7. COMPLAINTS

Should unexpectedly there be complaints in connection with the rented holiday home, this must be notified in writing to MarinaVilla no later than 24 hours after moving in. In the event of complaints in connection with cleaning, MarinaVilla must notified immediately after moving in. Otherwise, the tenant is liable for any errors and omissions see section 3.

8. THE ROOF TERRACE

Do not expect the roof terrace to be used in the period 1/10 to 1/4.

CONTACT INFORMATION

Office address:

MarinaVilla Aps,
Storstrømsvej 41
4862 Guldborg

Email: info@marinavilla.dk

Phone +45 42 50 40 61 (Hotline)

HOUSE AND AREA RULES

Traffic on the boats and the boat bridges is at your own risk.

Cycling is prohibited on the boat bridges.

Boat bridges and harbour area not to be used for storage of dinghies or other equipment.

Garbage is not to be thrown in the water, but must be placed in the household waste container (see instructions on notice board).

Loud music or noisy behavior forbidden from 21 o'clock until 09 o'clock every day.

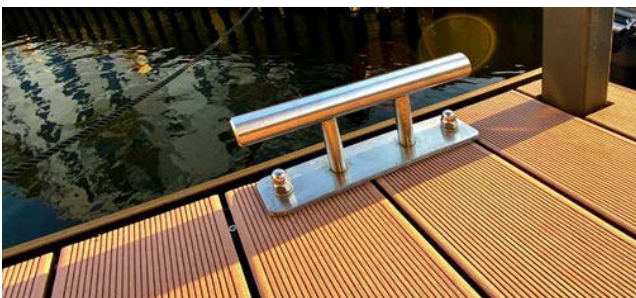
No household animals allowed on boats.

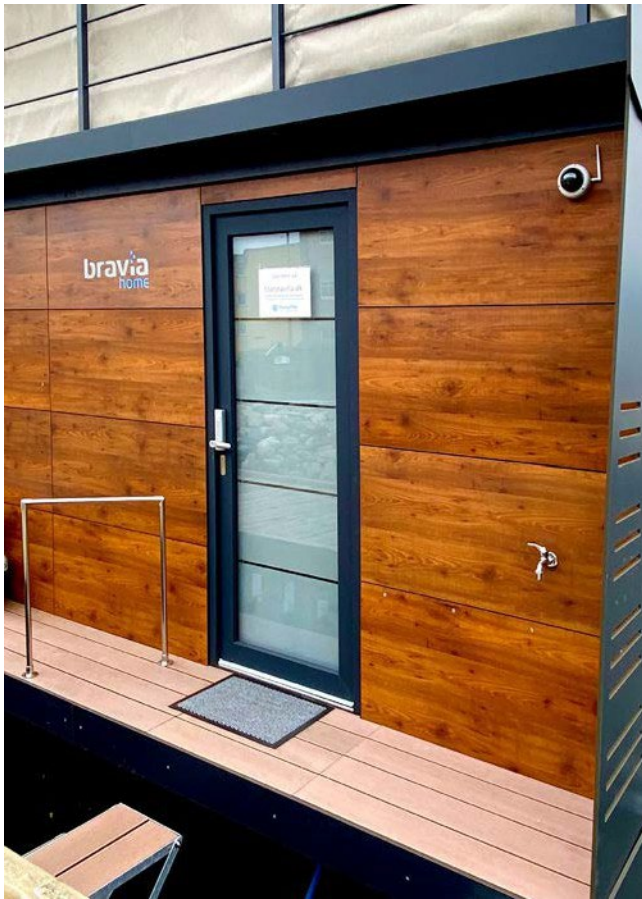
Swimming is not allowed in the harbour. Refer to overview map for other possibilities.

Only plastic cutlery is to be used on the roof terrace. It is placed in the cabinet on the terrace, and it is dishwasher safe.

All cushions from the sofa lounge to be placed in the plastic box, where they can also be found upon arrival.

Note: Non-compliance with the rules may result in expulsion from the harbour area and from Marina Villa.





IMPORTANT CONTACTS AND INFORMATION:

Alarm center	112
Police	114
Emergency room	+45 7015 0708
Doctor emergency	+45 7015 0700
Dentist emergency (Nykoebing Falster)	+45 2960 0111
Hotline (Marina Villa)	+45 42504061

DOOR LOCK

1. The received code must be used every time the door is opened from the outside.
2. Remember that # must be pressed after the code, and a sound will be heard before the door unlocks.

In case of problems, call us on:
+45 4250 4061



WI-FI

See code on the information board.



SOFA-BED IN THE LIVING ROOM



SOFA BED IN THE LIVING ROOM

This is how the sofa bed functions. Remove the pillows. Lift the seat and pull outward simultaneously. Below are the duvets and pillows. Fold down the back rest.



KITCHEN & AIR-CONDITION



THIS IS HOW THE OVEN FUNCTIONS

1. Choose program on the knob to the right.
2. Set temperature on the knob to the left.
3. To turn off. Turn the knob to the left.
4. If the oven is locked. Press + for 5 sec.

THIS IS HOW THE AIRCONDITION WORKS

1. Turn on by pressing the orange ON/OFF knob.
2. Set symbols as shown on the picture.



THIS IS HOW THE STOVE FUNCTIONS

1. Press the on/off button in the middle.
2. Set power on the chosen hob.



THIS IS HOW THE DISHWASHER FUNCTIONS

1. Turn on the on/off button.
2. Choose programme 2 on the P-button.
3. Push the start button and close the door. (Washing tabs are located in drawer under the sink)

INVENTORY LIST

- | | |
|------------------------|-----------------------|
| 12 coffee mugs | 3 pots with lid |
| 12 glasses | 1 frying pan |
| 12 wine glasses | 1 electric kettle |
| 6 shot glasses | 1 coffee machine |
| 1 water jar | 1 thermos for tea |
| 12 flat plates | 1 electric whisk |
| 12 deep plates | 1 dishwasher brush |
| 12 small plates | 1 kitchen roll holder |
| 6 egg cups | 3 mixing bowls |
| 12 knives | 4 candle holders |
| 12 forks | 8 hangers |
| 12 spoons | 1 bin for toilet |
| 12 tea spoons | 1 toilet brush |
| 1 bread knife | 1 vacuum cleaner |
| 1 meat knife | 1 brush and sweeper |
| 1 herb knife | 6 dovels and pillows |
| 1 peeling knife | 6 table napkins |
| 1 sieve | 1 drying rack |
| 3 plastic bowls | 1 garlic press |
| 1 toaster | |
| 1 cheese cutter | Roof terrace: |
| 1 corkscrew | 6 flat plates |
| 1 can opener | 6 deep plates |
| 1 whisks | 6 small plates |
| 2 pot spoons | 6 mugs |
| 1 palette knife | 6 water glasses |
| 2 chopping boards | 6 wine glasses |
| 1 pair of scissors | |
| 1 salad bowl | 4 blankets |
| 1 bread basket | Life jackets |
| 3 table protectors | 1 (5 to 10 kg) |
| 5 glass bowls with lid | 1 (10 to 20kg) |
| 2 ovenproof dishes | 1 (20to30kg) |
| | 1 (30 to50kg) |



THE ROOF TERRACE



Avoid glass and porcelain, and use plastic service which is located in the cabinet on the terrace. It's all dishwasher-safe. Blankets are also found in cabinets in the living room. The membrane under the roof coating is easily damaged by shards of glass, and other sharp objects.

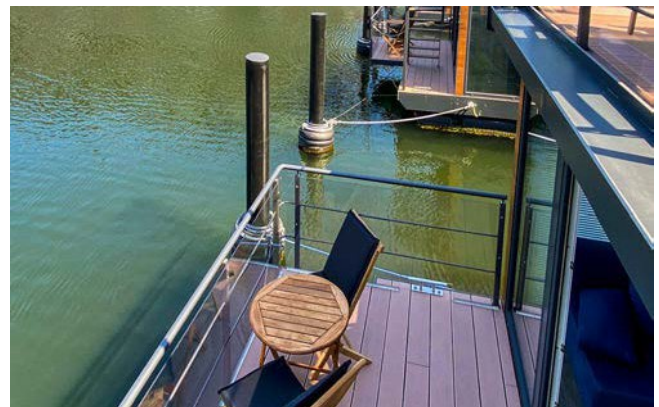
THE ELECTRIC BARBECUE

The barbecue must be left in a clean condition. If not, a fee will be charged.



CAFÉ SET

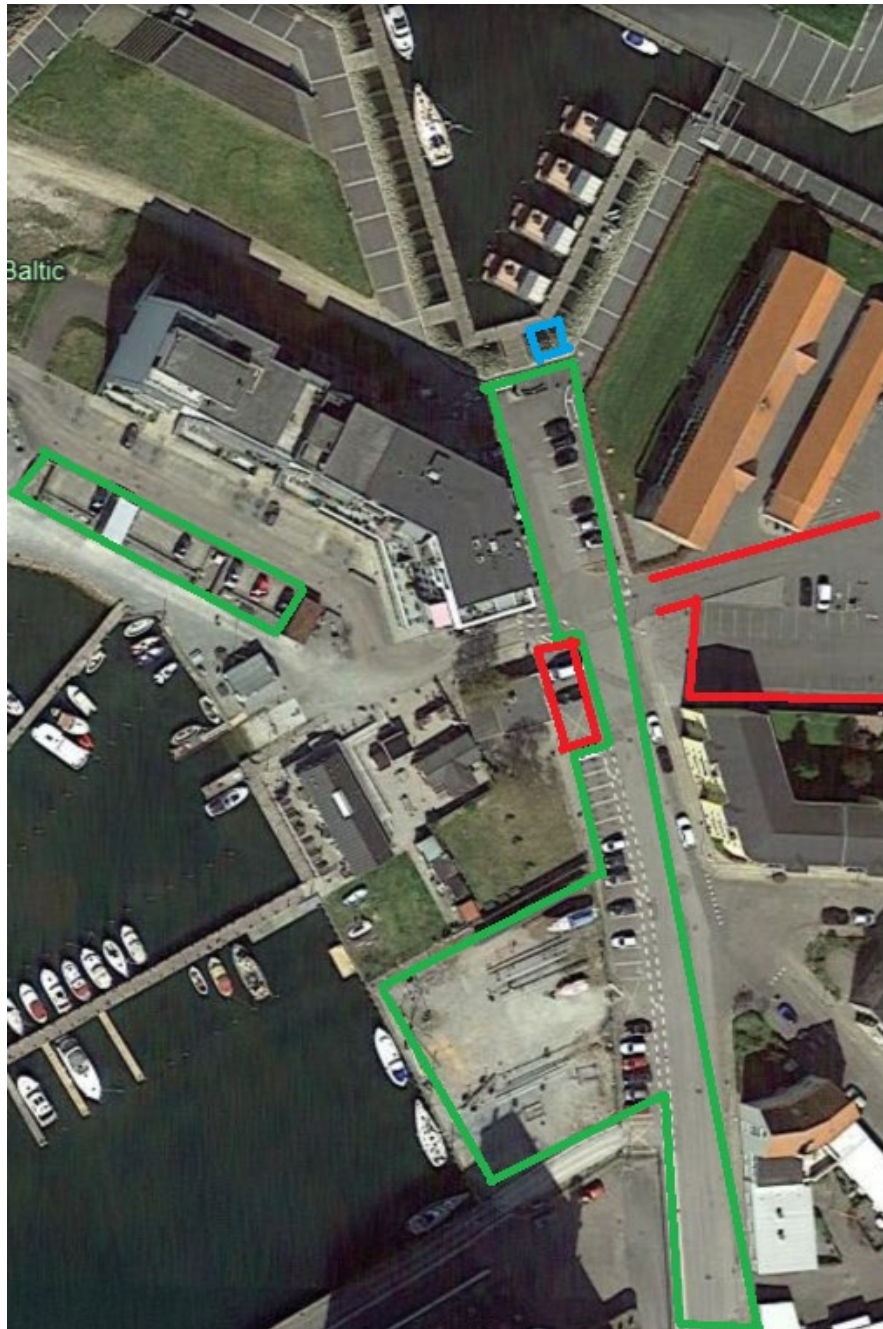
Cushions for the 2 chairs by the small table, are located by the sofa bed.



SUN BEDS

There are 2 sun beds for use on the roof terrace.

PARKING



In the green area there is free parking 24-7

Red area is payment or short-term parking

Blue area is MarinaVilla's waste site





THE MIDDLE AGE CENTER

Approx. distance 5 km.

The Medieval Center is an open-air museum, experience and experimental center with a focus on the Danish Middle Ages around the year 1400.

The museum is located on the northern edge of Sundby on the Lolland side of Guldborg Sound just opposite Nykøbing Falster and is the area's most popular attraction. At the center, part of a typical Danish market town has been built up, where e.g. there are artisan houses, trading stalls and a harbor with associated small and large ships. The museum's employees wear the period costumes, inhabit the houses and carry out everyday activities from the Middle Ages such as cooking, crafts and weapons training. The center also has an arsenal of period weapons, including gentle, one of which is the world's largest, ballista and gunpowder weapons like chin guns and a bombard demonstrated daily during the season. About 100 times each season, knight tournaments are held.



CROCODILE ZOO

Approx. distance 13 km.

Crocodile Zoo is a zoo located in Eskilstrup on Falster. The park has 23 different crocodile and alligator species, making it the largest collection in Europe. Crocodile Zoo also has other reptiles such as turtles, dragons, iguanas, frogs and snakes. The park also has parrots and wig monkeys. Krokodille Zoo is owned by Guldborgsund Municipality, and is run by Rene Hedegaard, who after a long run, opened the park in 2000.



GULDBORGSUND ZOO AND BOTANICAL GARDEN

Approx. distance 2,5 km

Guldborgsund Zoo & Botanical Garden is a zoo and botanical garden located in Nykøbing Falster. The zoo has about 80 different species and thousands of flowers and rare cacti.



ENTERTAINMENTS AND PLACES TO SEE / VISIT



KNUTHENBORG SAFARIPARK

Approx. distance 30 km

Knuthenborg Safari Park is an animal park on the estate Knuthenborg immediately southeast of Bandholm on Lolland's north coast.



the safari park has more than 1000 animals divided into about 70 animal species. They live freely in the park, which is divided into areas corresponding to their habitats. Among the Park, with its up to 255,000 visitors a year, is one of the most visited tourist attractions in Denmark and it is Northern Europe's largest safari park. The park is owned and managed by Christoffer Knuth, who is the current county count of Knuthenborg. In 2005, the park was awarded four out of five possible stars by the tourist organization Danish Tourist Attractions. In 2018, the safari park's largest investment ever, the Dinosaur Forest, will open. The dinosaur forest is a 30,000 square meter area that covers an area with excavations and exhibits of fossils and skeletons. In addition, a large forest with nature from the time of the dinosaurs, as well as over 20 animatronic dinosaurs. Limpopoland is a play area in Knuthenborg Safari Park with Denmark's largest nature and water playground. Here you will also find a family slide, Kampala Express, and Europe's steepest water slide Congo Splash



MORE ENTERTAINMENTS AND SIGHTS

In addition to the aforementioned, there are several options in this part of Denmark. In the list below, we have gathered a number of sights and rides as well as the distance. For more info about the different ones, www.visitlolland.dk can be recommended.

- Dodekalitten ca. 60 km
- Lalandia Roedby approx. 45 km
- Moens Klint approx. 67 km
- Faxe lime quarry approx. 72 km
- Camp Adventure ca. 65 km
- BonBon-land ca. 70 km
- Denmark's southernmost Gedser odde point approx. 30 km





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**MarinaVilla**

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