TERMS, CONDITIONS & PRIVACY POLICY

By the Sea Under the Orange Tree — Dénia, Alicante, Spain
Last updated: November 2026

==========
PART 1: GENERAL RENTAL TERMS & CONDITIONS
==========

1. PROPERTY & HOST IDENTIFICATION
Property Name: By the Sea Under the Orange
Exact Location: 39, Xalana Street, 03700 Dénia, Alicante, Spain
Valencian Tourist Registry No.: VT-429040-A
National Registry No. (NRUA): ESFCTU000030450003349500000000000000000VT-429040-A6
Contact Email: info@bytheseaunderorangetree.com
Website: www.bytheseaunderorangetree.com

2. BOOKING REQUESTS & PAYMENT
- Best Direct Rate Guarantee: Rates offered directly on our website are guaranteed to be lower than our listings on third-party platforms (such as Airbnb) for identical dates and conditions.
- Booking Process: Submitting a booking inquiry through our website does not create an automatic reservation. Once we confirm availability, your dates are held for 48 hours pending payment.
- Payment Method: Reservations are confirmed only upon receipt of 100% of the total rental amount via bank transfer. All bank transfer fees or currency conversion charges are covered by the sender.
- Monthly / Longer Stays (November–March): Discounted rates for extended stays during the low season are available upon direct email inquiry.

3. CANCELLATION & REFUND POLICY
- More than 5 days before arrival: 100% refund of the amount paid (excluding any bank transfer fees incurred by the guest).
- Within 5 days of arrival (or no-show): Non-refundable.
- Host Cancellation: In the unlikely event that we must cancel a confirmed booking due to unforeseen circumstances or force majeure, you will receive a full 100% refund of all amounts paid.

4. GUEST CAPACITY & HOUSE ACCESS
- Maximum Capacity: 6 guests total (including children).
- 1 to 5 Guests: Exclusive access to the ground floor only (2 bedrooms, 2 bathrooms, living room, kitchen, and outdoor areas). The upper bedroom remains unused and closed off.
- 6 Guests: Full access to the entire house (ground floor plus the upper bedroom).

- Groups of 5 or fewer who wish to use the upper bedroom may select the 6-guest option when requesting a booking.
- Visitors & Events: Only registered guests are permitted to stay overnight. Parties, events, and commercial gatherings are strictly prohibited.

5. CHECK-IN, CHECK-OUT & GUEST REGISTRATION
- Check-in: From 3:00 PM. Check-in instructions are sent by email before arrival once full payment is received.
- Check-out: By 11:00 AM.
- Mandatory ID Registration: All guests must provide valid passport or national ID details prior to or upon arrival for mandatory registration with Spanish authorities.

6. HOUSE RULES & CARE OF THE PROPERTY
- Quiet Hours: Please respect our neighbors by keeping noise to a minimum between 2:00 PM – 5:00 PM (siesta) and after 10:00 PM.
- No Smoking: Smoking and vaping are strictly prohibited inside the house.
- No Pets: Pets are not allowed on the property.
- Damages: Guests are responsible for keeping the property in good condition and must report any accidental damage promptly. We reserve the right to claim compensation for significant damage, missing items, or excessive cleaning.

7. GOVERNING LAW
These Terms and Conditions are governed by Spanish law and applicable Valencian Community tourism regulations.

==========
PART 2: PRIVACY & COOKIE POLICY (GDPR)
==========

1. DATA CONTROLLER
For the purposes of EU Regulation 2016/679 (GDPR) and Spanish Organic Law 3/2018 (LOPDGDD), personal data collected through this website is managed by the private owner of By the Sea Under the Orange Tree, reachable at info@bytheseaunderorangetree.com.

2. DATA WE COLLECT & WHY WE USE IT
- Booking Inquiries: Name, email address, phone number, travel dates, and guest count—used solely to check availability, respond to your request, and manage your reservation (Contractual necessity, Art. 6.1.b GDPR).
- Guest Registration Data: Passport/ID numbers, full names, dates of birth, and addresses of guests—collected only for confirmed bookings to comply with mandatory Spanish traveler registration laws under Royal Decree 933/2021 (Legal obligation, Art. 6.1.c GDPR).

- Technical Logs: Basic IP address and browser data processed automatically by our hosting provider for website security and performance (Legitimate interest, Art. 6.1.f GDPR).

3. DATA SHARING & RETENTION

- Third Parties: We never sell or rent your personal data. Data is shared only when legally required (such as Spanish authorities via SES.Hospedajes) or strictly necessary to operate our website (hosting and booking calendar providers).
- Retention Period: Inquiry emails are deleted once resolved if no booking is made. Confirmed booking and registration records are retained for 3 to 4 years to comply with Spanish tax and traveler-registry regulations.

4. COOKIES & EMBEDDED CONTENT

Essential Cookies: This website uses strictly necessary technical cookies required for site navigation and the availability calendar to function properly.
Embedded Media: Pages featuring embedded third-party content (such as our YouTube villa video) may set third-party cookies when played, governed by YouTube/Google's privacy policy. You can block or delete cookies at any time through your browser settings.