



Rental agreement/conditions 2026

Introduction - The apartment object of the reservation is rented only for tourist purposes, in conformity to art. 1 paragraph 2 letter C, law no. 431/98. –

Your requests are handled personally by us, so we can gladly give detailed information about your questions as well as individual preferences, where it is possible .Ask us!

The following points are for general information and are also part of the rental contract. By paying the deposit, you confirm that you have taken note of them and accept them without reservation.

Deposit: of 30 % of the rental price is required at the time of booking to be sent with bankenvoice and received within 7 days from the booking date . If the deposit is not received on time, the agency cancel the booking.

Cancellation: Should the guest be forced to cancel the reservation he will have to inform in writing the agency at least 4 weeks before the beginning of his stay.The deposit can be used in other dates summer 2022 or the deposit can be given back .

For cancelling after this time deposit will **not** be given back .Should the client decide to leave the flat before the day fixed for the departure, Duna Fiorita Agency will not refund neither the rent nor the extra charges already paid. –

If the flat is not occupied by 8 p.m.on the day of arrival (without written notification), the flat is considered vacant and is available to the agency.The deposit will not be given back and the entire rent will be demanded.

Payment: Deposit with bankenvoice.

Cash maximum 4.999,00 (rule december 202) or payments by creditcard (VISA-MASTERCARD-MAESTRO) the remaining and the Deposit/Caution of 150 euro in cash to be paid upon the arrival before-on receipt of the key of the apartment/villa. The number of persons occupying the apartment/villa must be the same as written in the lease (children included). Dogs of small sizes are only permitted with the expressed authorisation of the Agency, extra 50,00 € will be charged to the reservation. .Early departures from the accommodation for any reason will not be refunded.

On arrival and handing over of keys: On arrival and handing over of keys: Balance of the rent, additional costs, deposit etc. in cash (up to euro 4,999.00) Credit card payment (VISA-MASTERCARD-MAESTRO) is possible, the balance of the rent etc., “balance”, must be paid in any case, and applies to all guests, absolutely on arrival and handing over of keys.

Price includes:intermediary provision (incl.VAT 22%), electricity ,gas, water.

The quoted prices take into account the current energy costs (December 2024); should that cost increase significantly, a surcharge is possible



Normally One parking , (evtl.in the garden)by booking we inform you, use of the swimmingpool*** ; tennis court*** (for residences with these facilities) for one hour contribution of ca € 5,00.

***** POOL-TENNIS etc. for equipped complexes, the use of the sports facilities during the opening periods shall be governed by the individual regulations approved at the condominium assembly by the respective condominium complexes and, in any case, subject to any legal restrictions imposed by local, regional and national authorities. No responsibility is assumed for the partial or total lack of use of the swimming pools, tennis courts and any other sports facilities present in the individual complexes, determined by situations of epidemiological, bacteriological, adverse weather conditions, measures of the authorities, unforeseeable circumstances or force majeure. The use of the sports facilities constitutes in any case an accessory service and is not an essential condition of the contract.**

Pool and tennis season:*** Swimmingpools and tennis courts open approximately end of May – begin June and close around the 15th-20th of September.
FOR SWIMMINGPOOLS AIRONE-ALBATROS,MARE,COMETA,ELITE,EL PASO ETC.W
IT'S REQUIRED THE USE OF A HEADSET

Beach service: not compulsory and not included in the price. Rental of beach umbrellas and deckchairs directly at the Beach Kiosks. **It is advisable to book in advance.** Intermediate stretches of free public beach.

COMETA Apartments FREE WIFI

WIFI available : public wifi is also available in more spots in Duna Verde,

Not included: and to be added to the shown prices

A booking fee , for house cleaning only at departure (the flat must be returned in order and dignity clean, defrosted fridge, dishes etc.washed and stored,free from garbage,mattress-cover-pillows etc “sandfree” etc.etc.€ 130– ca.230 depending the type of apartment/house incl. VAT.

Rental of sheets/bed linen/bath towels/cradle/ extra bed weekly are possible please ask the cost by booking , to be booked at the time of reservation. A deposit of euro 150 is charged on arrival and refunded on departure if there are no damages to the apartment/villa.

Presently **“tourist tax”City Caorle is applicable. 2025 was 1,70/day/person till 10th day, children till 6 years free-2026 actually we have not yet been informed of the tariff.**

Facilities such as rental of beach umbrellas and deckchairs are not included in the rental price however guests may choose to use the free beaches providing their own umbrellas deckchairs or loungers.

Items to bring: Sheets, pillow cases, towels, bathtowels,(iron, hairdryer etc.ask us), plug adaptors.

Rental: prices daily/night,

check-in: between 17:00–20:00.

check-out: between 8:30–10:00.



Minimum stay 1 week the arrival/departure day is Saturday or Sunday or by arrangement, other days, if available and possible, please ask us.

Key handover: The keys are handed over on arrival at our agency Duna Fiorita in Via Burano 66 and handed over in person on departure at the agency Duna Fiorita in Via Burano 66.

The flat must be left free of rubbish, bottles, and kind of boxes etc. the saucepans must be clean, the cupboard shelves cleared out and the refrigerator empty and defrosted (please do not scrape and remove ice with pointed objects but use instead the defrost button and leave the fridge door open). Shouldn't the flat be left in order to be cleaned, additional cleaning expenses of 50,00 euro will be charged.

Prices: The prices listed might increase depending on position and characteristics of the apartment/villa. Please request details of the offers or last minute deals.

All our apartments are fully furnished and supplied with stoves or gas or electric cookers, hot and cold water, electricity 220 volts. For each bed a blanket is provided. Guests must only bring their own bed linen, table linen and bath linen. Their mattress-covers and the pillow-covers are not to be used as bed linen, otherwise a compensation for damage will be charged. Normally iron and hairdryer are not provided (iron, hairdryer etc. ask us). When the flat is unattended the guests are kindly requested to remove from the garden or the terrace the chairs and the table and to roll up sun-shade-curtains.

It is not allowed to keep windows and doors opened while the air conditioning (where provided) is on. Should this occur part of the deposit will not be refunded. The guest must inform the agency Duna Fiorita about any breakages and missing equipment within 24 hours from the receiving the keys. Should the agency not be informed, the costs will be charged to the client. NB. in case of trouble with the air-conditioning system (where provided) the agency guarantees the repair within 3 working days.

Short Description:

TYPE A 2 pax : "studio"** Living-room with kitchenette, sleeping-couch (140/150x190/200cm) 2 persons,, 1 bathroom with shower/Wc ca. 23 m2

TYPE A 2/3/4 pax : "studio"** Living-room with kitchenette, sleeping-couch (140/150x190/200cm) 2/3/4 persons, 1 bathroom with shower/Wc, balcony ca. 30 m2

TYPE A 2+2 pax 4+2 pax Living-room with kitchenette, sleeping-couch (140/150x190/200cm) 2 persons, 1 double-bedded-room, 1 bathroom with shower/Wc 30/40 m2

TYPE B/C 4+2 pax: Living-room with kitchenette, sleeping-couch (140/150x190/200cm). 1 double-bedded-room. 1 twice or bunk-bedroom, 1 bathroom with shower/Wc 50/65 m2

TYPE D/E 6/7 pax: Living-room with kitchenette or kitchen, sleeping-couch (140/150x190/200cm), 2 double-bedded-rooms, 1 single room or with bunk-bed, 1 bathroom with shower and 1 WC or 2 bathrooms with shower. eventually in two-storied 60/75 m2.

TYPE E 6/7 pax. Villa with 3 bedrooms: 3rd bedroom with single bed or bunk beds, 1 bathroom with shower or 1 bathroom with shower and 1 Wc. In two-storied. 60/90 m2

The photos of the apartments shown on the website are only indicative of the composition and furnishings and are therefore not considered binding.



It's absolutely forbidden to host a higher number of people above the number of beds available in the apartment. On this regard children are considered as adults. Only on request and always if allowed by the current regulation agenzia Duna Fiorita can accept one extra person.

All guests must observe the regulation of each residence regarding rest hours, especially in the afternoon and at night.

Agency responsibilities: agenzia Duna Fiorita "turisama sas" operates as an intermediary between the guest and the owner of the flat and cannot be considered responsible for breakages, accidents, losses, delays and inconveniences in general that should take place in the flat. The agency will however help to solve any problem whereas possible. Any request of compensation for damages must be addressed to the owner of the flat through the agency.

Special rules: agenzia Duna Fiorita "turisama sas" reserves the right to check the apartments to verify their proper use. Should there come out important negligences, the contract will be cancelled at once by full right for non-performance and the agency will be allowed to order the immediate release of the flat, if necessary in the presence of the police, reserving the right to claim any damage. If necessary the employees of the agency or of other authorized companies have the right to enter in the flats even when the guests are out.

In case of unforeseen events the agency has the right to change the assigned apartment with a similar one. Should this another apartment be more expansive, the extra cost will not be charged. The description of the furnishing shown in the catalogue may undergo some change.

For any dispute will be competent the court where the agenzia Duna Fiorita "turisama sas" has the seat.

The guests declares to be acquainted with all the above-stated rent conditions, without any exception, and to accept them entirely and unconditionally with the payment of the deposit.

Our website summarizes some of the many different apartments and villas we can offer; but many more are also available so e-mail us – we are sure to have the right solution for your holiday in Duna Verde.

-unless errors and omissions-

The agency is closed after the 16th December
during this time we can be contacted via phone (whatsapp) +39 345 541 4543
via mail info@dunafiorit.it



Agenzia Duna Fiorita
Turisama s.a.s.

Luisa Murador
www.dunafiorita.it

Agency hours:

24/01/2026 - 16/05/2026	9.00 - 12.30 e 15.00 - 18.30	Tuesday closed
17/05/2026 - 19/09/2026	9.00 - 12.30 e 16.00 - 20.00	all days
20/09/2026 - 27/09/2026	9.00 - 12.30 e 16.00 - 19.00	all days
28/09/2026 - 16/12/2026	9.00 - 12.30 e 15.00 - 18.00	Tuesday closed

closed easter Sunday

eventually closed for 2 weeks holidays in October or November

Tel.+39.0421.299145 fax +39.0421.299383 info@dunafiorita.it

www.dunafiorita.it

AGENZIA DUNA FIORITA-TURISAMA S.A.S. DI MURADOR L. & C.

Sede legale: VIA BURANO 66 - DUNA VERDE- 30021 CAORLE (VE)

C.F. e numero di iscrizione al Registro Imprese di Venezia: 00720290261-P.IVA 02098120278 REA- VE 170597

Capitale sociale interamente versato EURO 18.247,97 (C.s. euro 18.247,97 i.v.)

Iscritta al ruolo RM/U/650

Privacy: according to the law no.196/2003 pursuant to the provisions of the applicable regulations in force on the subject of personal data protection (EU Regulation no. 679 of 2016) “protection of people in treatment of personal data” we inform the guest that the personal data provided with the booking form etc. will be treated by Agenzia Duna Fiorita “Turisama sas”, in respect of this law, only and exclusively for the reservation accomplishment and the mailing of catalogue etc.
Read the extended version on www.dunafiorita.it