



## Villa-Vinca.com

### Description - Reservation & payment

[villavinca@yahoo.com](mailto:villavinca@yahoo.com)

[www.villa-vinca.com](http://www.villa-vinca.com)

- 1. Description → see page 1-6
- 2. Reservation & payment → see page 4-6

#### 1. Description

##### 1.1 Plan



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##### 1.2 Overview

- Private holiday house

*Belgian investor in Serbia.*

*Can be rented as a complete house, or on other days, a bed & breakfast stay is also possible*



- Private swimming pool (*biological cleaning*)
- Rural and quiet location amidst fruit plantations and vineyards (*grapes, nectarines, cherries, peaches, pears, apples, apricots, prunes, walnuts, cherries, blackberries, melons*)
- Year of construction 1990
- Year of renovation 2010
- Modern infrastructure in concrete
- Heat insulated
- Max 7+1 Persons
- Panoramic location (*altitude house: 269m, view up to 25Km*)
- Property is fully private use during the rental period
- Private garden (*20 acres*) back with a plum orchard
- Own domain (*40m x 500m*) of 2ha adjacent vineyard, fruit plantation and forest with river
- Shady front garden with tall pine trees

### 1.3 Facilitations

- 1 stereo with CD
- 1 TV
- 1 DVD player
- Board games
- Library
- Tourist brochures

### 1.4 Composition of the house

- First floor
  - 3 bedrooms
  - 3 bathrooms (*toilet, lavabo, shower*)
  - 1 kitchen
  - 1 panoramic terrace 33m<sup>2</sup>
- Ground floor
  - 1 salon
  - 1 dining room
  - 1 extra WC
  - 2 exits (*front door and backdoor with keys*)

### 1.5 Bedrooms

- 1 double room with a bed of 160x200, private bathroom
- 1 double room with 2 beds of 90x200, private bathroom and private small terrace
- 1 triple room with 1 bunk bed (2x90x200) and 1 bed of 90x200 and 1 extra under bed of 90x200, with private bathroom (*up to 4 beds/persons, kids*)
- Per bed: fully made up on arrival, overnight ready, Incl. sheets) pillow, mattress protector, light comforter, bedspread (*winter*)
- Per bed: bedside table and bedside lamp
- Per bed: clothes hanger and shelf
- Mosquitoes windows

### 1.6 Bathrooms

- Modern WC
- Washbasin (*hot and cold water*)
- Shower (*hot and cold water*)
- Bathroom Furniture
- Mirror and mains
- Separate hot water switch and separate boiler per bathroom
- 1 large and 2 small towel per person.

### 1.7 Energy



- Climate insulated (*extra*)
- Central heating by wood fire
- Full power supply 220V (24/24-7/7)

#### 1.8 Kitchen

- Sink with hot and cold water
- Refrigerator with freezer
- Aspirator
- Electric cooker (4 elements) - ceramic
- Microwave
- Pots
- Dishes and glasses
- Cutlery
- Kitchen towels (4 *pieces*)
- Trash bin
- Table with 6-8 chairs
- Besides the panoramic roof terrace
- Washing of linen (*no dishwasher*)

#### 1.9 Outside

- Roof terrace with table and 12 chairs (33m<sup>2</sup>)
- Barbecue terrace with 2 Swedish banks for 12 Press (32m<sup>2</sup>) and barbecue
- Shaded terrace front garden with table and 4 chairs (7m<sup>2</sup>)
- Vineyard terrace with table and 5 chairs (16m<sup>2</sup>)
- Room front terrace with table and 2 chairs (4.5m<sup>2</sup>)
- Swimming pool (biological treatment) 500x300x150cm (*total: 800x300x150cm*)
- Lounge terrace by the pool (15m<sup>2</sup>)
- Typical Serbian faucet fountain in the front yard
- Trampoline (*side yard*)
- Swing (*front yard*)
- Wax wire (50m *wire hanger*)
- 3 umbrellas
- 4 lounge chairs by the pool
- 2 additional loungers on the panoramic roof terrace
- 2 hammocks
- Parking next to the house at 3 m
- Plum Orchard, free access (*pluck allowed between late July and early August*)

#### 1.10 Nearby

- Good tarmac roads in the smallest villages and secluded spots
- Small town Topola at 7 km (*cradle of the Serbian Royal Family, Oplenac with mausoleum, royal vineyards and cellars, Karadjordje liberator*)
- Water and swimming nearby
  - large swimming pool on Ovsiste 7 Km
  - very large swimming pool in Topola at 7 Km
  - very large Aqua Park (*water park*) to Arandjelovac 15 km
  - river with swimming ability at 4 Km
- Shops and banks
  - grocery at 1.1 km (*on the same hill*)
  - "Delhaize" at 7 Km (*Topola*)
  - bank ATM (4x) at 7 Km (*Topola*)
- Medical facilities
  - pharmacy at 7 Km (*Topola*)
  - medical centre, hospital op 7 Km (*Topola*)



- Petrol station at 7 Km (*Topola*)
- Restaurants and cafés nearby beyond 3 Km
- Internet café at 7 Km (*Topola*)
- Tourist office at 7 Km (*Topola*) (*NTOS (National Tourist Office Serbia)*)
- Mountain range Rudnik (*1150 m*) at 15 Km (*walking, woods*)
- Tourist attractions and activities: see websit ("*Serbia*")

### 1.11 Address and directions

- The property is located on the spur of the hill "Veliko Polje", in a dead end side street.
- See also the website "Address - The location of Vinca – Map of Vinca".
- From Belgrade to Topola (*Oplenac*)
  - 65 Km to the south
  - highway, direction Niš (*Athens*)
  - after 25 Km: exit "Mali Pozarevac / Mladenovac / Topola"
  - continue in the direction of Mladenovac en Topola
  - after 16 Km: just before the centre of Mladenovac, turn right towards Topola
  - after 24 Km: arrival in Topola centre (*intersection with traffic lights, at the post*)
- From Topola (*Oplenac*) to Villa-Vinca
  - 7 Km to the south
  - at the crossroads, along the post office, continue 5.2 km straight ahead, direction Rudnik (*mountain range*)
  - (*from Topola, already 2 to 3 Km further and few bends in the road, you can see the Vinca fruit plantations and vineyards lie on the left*)
  - after 5.2 Km from the junction near the post office, on the road towards Rudnik, turn left at the wine cellar Aleksandrovic and follow the asphalt road.
  - after 1.8 Km: drive up the small dirt road, continue left behind a white house.
  - 20 meters to reach the yellow-orange holiday house "Villa-Vinca".

## 2. Reservation and payment

### 2.1. Prices

- Calendar: red=693€/week; yellow= 595€/week

Jul-18							Aug-18						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
					30	1	30	31	1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31	1	2
30	31												

  

Sep-18						
Mo	Tu	We	Th	Fr	Sa	Su
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

  

high season	693€ / 7 days
mid season	595€ / 7 days



- Bed & breakfast and arrangements (contact [villavinca@yahoo.com](mailto:villavinca@yahoo.com))
  - Rate for bed and breakfast: **30€** / Pers per night
  - periods: on call, contact Villa-Vinca.
  - There are also 3 arrangements in this period: a guided Belgrade city-trip (80€, includes 2 nights with breakfast), a guided natural reserve trip in south-west Serbia (80€, includes 2 nights with breakfast) and a guided wine festival-arrangement (80€, includes 2 nights with breakfast)

### 2.2. Discounts



- 2nd consecutive week: -10%
- Early booking (>3 months ahead): -10%
- Maximum discount is 10%.

### 2.3. Week from-till

- Renting the house: either from Thursday to Thursday, or from Friday to Friday, or from Saturday to Saturday
- Only Bed and breakfast during other days if: after coordination with the owner.
- Arrival: after 15.00 o'clock
- Departure: before 10.00 o'clock

### 2.4. Reservation and payment

- **Reservation**
  - [villavinca@yahoo.com](mailto:villavinca@yahoo.com), (BE) +32.493.72.38.51 ; (SRB) +381.62.11.66.473
  - Reservation of **the whole villa** is only possible for stays of **minimum 1 week**.
  - An advance payment of 25% must be paid within 7 days of the request (*by mail or phone*) by the tourist to book.
  - 100% paid at the latest 6 weeks BEFORE the desired period (*example: at the latest on the 20<sup>th</sup> of June to be paid for a stay from the 1<sup>st</sup> of August*).
  - A reservation in less than 6 weeks BEFORE the desired period can only pay 100%.
- **Payment**
  - by bank transfer: (*with notice: "name, number of people required period"*).
  - for EU citizens: KBC BELGIUM: IBAN /BE27 7341 3506 9273/ - BIC /KREDBEBB/ of Johan Goyvaerts, 3110 Rotselaar, Belgium.
  - For direct payment in Serbia in RSD-currency: BANCA INTESA RC Topola /160-5300101705163-08/ of Johan Goyvaerts, Topola, Serbia.
  - Cash payment is possible, the reservation conditions as above with 25% and 100% remain valid.
- **Annulation**
  - Up to 6 weeks before arrival: full refund of the amount paid.
  - Between 6 weeks and 3 weeks before arrival: 50% refund of total amount.
  - Between 3 weeks and 1 week before arrival: 25% refund of total amount.
  - Less than 7 days before arrival or no show: no refund.

### 2.5. Supplement for extra use of power

- A consumption of Max 20kWh per week is not charged extra.
- For each additional 3 kWh is charged € 1.

### 2.6. Supplement for extra use of water and fire wood

- The consumption of 1000 Liters of water is included in the price. For each extra 100 Liters a 2€ extra will be charged.
- The use of fire-wood costs 3€ per day

### 2.7. Deposit (*only required when you rent the villa*)

- After joint verification of the contents, the deposit of 400 € has to be handed to the manager/neighbour on the spot in cash (€), before entering with luggage.
- On the planned departure, after joint verification of the contents, the deposit of 400 € will be returned by the manager/neighbour in whole or in part.
- The cost of additional consumption and services, is listed included in the display remaining deposit to return.

### 2.8. Extra bed-sheets and bath-towels

- If the tourist wants some extra bed-sheets and/or bath-towels, then he/she may ask a supplementary box to the neighbour. This will be charged 10€ per box (which is a minimum, including for 2 persons).

### 2.9. Maintenance

- After use, the house must be clean.
- The house will be cleaned by a neighbour for 20€ (for 5 hours of work).



- The tourist himself/herself may ask the neighbour to clean the house for 16€ (4 hours) in-between his day of arrival and departure.
- People who rent the house for more than 1 or 2 weeks, might see the neighbour coming to cut the grass in the garden. A small tip for his job would be welcome.

#### 2.10. Verification

- Upon arrival, the manager with the tenant will verify the contents in detail and the verification form must then be signed by both parties (*this helps ensure that any defects can be charged on departure*).
- The consumption of electricity is carefully listed on the verification form.

#### 2.11. Counselling - exploitation - contact

- The first preparatory coordination with the Belgian owner Johan can be done in 5 languages (*Dutch, French, English, German, Serbian*) via mail [villavinca@yahoo.com](mailto:villavinca@yahoo.com) or mobile phone [+32.493.72.38.51](tel:+32493723851).
- The receipt of the key, and verification of the contents happen to the Serbian manager, there is a checklist.
- The manager is 24/24-7/7 reachable by mobile phone, for help with any defects. He can come daily while he is in the area on the plantations. He is also in direct contact with the owner Johan.
- Both the owner and the manager as many neighbours can give tips on sights and activities.

#### 2.12. Restrictions

- Pets are not allowed in the house or on the domain.
- Smoking is not allowed in the house.
- There are house rules in Villa-Vinca for keeping it clean (*trash, dirty linen, broom cleanliness*).

*... Enjoy your holidays...*

Villa-Vinca →

[contact](#)

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