



General Terms and Conditions (GTC)

for the Rental of the Studio Apartment (Accessory Dwelling Unit)

1. Scope of Application

These General Terms and Conditions (GTC) govern the contractual relationship between the host (hereinafter referred to as the "Landlord") and the guest (hereinafter referred to as the "Tenant") for the temporary rental of the studio apartment, which is part of a building as an accessory dwelling unit.

By making a booking – whether via a booking platform (e.g. Booking.com, Airbnb) or directly – the Tenant agrees to these GTC as binding.

2. Booking and Conclusion of Contract

A binding rental agreement is concluded once the booking has been confirmed by the Landlord or via a booking platform.

The information provided at the time of booking, in particular the length of stay and number of guests, shall be decisive.

3. Use of the Studio Apartment

The studio apartment may be used exclusively for residential purposes and only by the number of persons stated in the booking.

Parties, events, unauthorized visitors, and excessive noise are not permitted.

The Tenant undertakes to treat the apartment, the building, and the neighbors with consideration and respect.

4. Duty of Care, Safety and Fire Protection

The Tenant is obliged to use all appliances and facilities in the apartment only for their intended purpose.

In the event of violations, the Tenant shall be liable for all resulting damages and consequential damages.

5. Cleanliness and Order

The apartment is handed over in a clean and orderly condition and must be left in such condition.

Excessive soiling exceeding normal use and requiring special cleaning may be charged separately to the Tenant.

6. Liability of the Tenant for Damages, Consequential Damages and Building Damage

The Tenant shall be fully liable, in accordance with the applicable provisions of Liechtenstein civil law (ABGB), for all damages caused during the stay by the Tenant, accompanying persons, or visitors.

This liability includes in particular:

- damage to the studio apartment,
- damage to furniture, inventory, and technical equipment,
- damage to the entire building in which the studio apartment is located,
- damage to adjacent apartments, common areas, and technical installations,
- consequential and incidental damages, in particular those caused by fire, smoke, extinguishing water, power outages, or short circuits.

The Tenant shall be liable for both intentional and negligent conduct.

Negligence includes, in particular, improper or unsafe use of electrical or kitchen appliances.

If the Tenant causes a fire, smoldering fire, short circuit, or a comparable hazardous situation, the Tenant shall be liable not only for the immediate damage to the studio apartment, but also for all resulting damage to the entire building, regardless of the extent of the damage.

Any damage or hazardous situation must be reported to the Landlord immediately.

7. Liability Independent of Third-Party Services

Any liability limitations, insurance coverage, or goodwill payments provided by booking platforms or other third parties (e.g. Booking.com) shall not affect the Tenant's personal liability towards the Landlord.

Any amount paid by a booking platform shall merely be credited against the total damage, but shall not release the Tenant from the obligation to fully compensate the remaining damage.

8. Liability of the Landlord

The Landlord shall only be liable for damages resulting from intentional or grossly negligent conduct.

No liability shall be assumed for personal belongings of the Tenant.

9. Pets

Pets are only permitted with the prior explicit consent of the Landlord.
The Tenant shall be liable for any damage or soiling caused by the pet.

10. Smoking Policy

Smoking is strictly prohibited throughout the entire studio apartment.
In the event of a violation, the costs for necessary special cleaning or damages shall be charged to the Tenant.

11. Keys / Access

The Tenant is obliged to handle keys and access systems with care.
In the event of loss or damage, replacement and consequential costs may be charged to the Tenant.

12. Check-in / Check-out

The agreed check-in and check-out times must be observed unless otherwise agreed.

13. Early Departure

In the event of early departure by the Tenant, there shall be no entitlement to a refund unless agreed otherwise in writing or regulated by the respective booking platform.

14. Data Protection

The Tenant's personal data shall be processed exclusively for the purpose of handling the booking and in accordance with statutory requirements.

15. Final Provisions

Should any provision of these GTC be or become invalid in whole or in part, the validity of the remaining provisions shall remain unaffected.

The law of the Principality of Liechtenstein shall apply.

The place of jurisdiction is Vaduz.