

Practical info

Casa Mantinia

Acacias no 30

Some practical information in connection with renting Casa Mantinia and staying in Elviria

Welcome to Casa Mantinia, Acacias no 30!

Casa Mantinia, Acacias no 30 is a house located in beautiful surroundings in Elviria - a town 8 km before the center Marbella city when you come from Malaga airport. From Malaga Airport it is approx. 40 km to Elviria. The house is owned by Mantinia AS which is a company owned by our family. We have chosen to have some rental of the house to people we know or have references on. The house is fully furnished and has a high standard. We want those who rent from us to be people who take care of the house, its furniture and its outdoor areas. We are sure that the house with its facilities contributes positively to a good holiday stay in Spain.

We have entered into an agreement with a local service office (SEO Service) which helps us with much of the practicalities around the rental. Nevertheless, the person who rents the house will need some practical information to make the stay and use of the house easier.

Important phone numbers

Spanish emergency number: 112

Swedish doctor's office at Supersol with Nordic nurses: +34 952 836 377

Doctor available 24 hours: +34 639 168 972 (Dr. Manuel Galache Lara)

Seo Service: +34 952 830 991 (Fernando / Sandra / Marianna (Swedish))

Svein Oddvar Berg / Mantinia AS: +47 95 17 27 10

Arrival and stay in the house

When you arrive at the house, the curtains and the shutters for the windows are normally closed. Electricity, water / hot water should normally be connected, the refrigerator and wine cabinet are on. Furthermore, the cover on the pool has been removed and the outdoor furniture put out. There should also be some cold drinks in the fridge. Pillows for the outdoor furniture are indoors (in the living room) or under the roof on the terrace if there has been no rental just before you.

All beds in the bedrooms are made with clean linen. Extra sets of linen are provided in closets in the master bedroom and towels (incl. Beach towels) are provided in all bathrooms. There are 5 bedrooms, all with double box spring mattresses. In addition, there are 4 folding extra beds. There is complete linen for all beds. In addition, there are 2 beds from 0 - 2 years complete with bed linen. There are also 2 highchairs for children from 6 months - 2 years for placement at the table. The

kitchen is complete with kitchen utensils and crockery for 12-14 people. There are 2 washing machines and a dryer in the house, iron with ironing board. Hairdryers in all bathrooms.

NB! Save electricity and water.

Electricity and water are expensive in Spain. Recommends that you do not use underfloor heating in the bathroom in the summer and that the AC system is only used at night if doors and windows are open and switched off in the morning in the kitchen. Recommends that all lights - indoors and outdoors - be turned off at night.

Keys

You will pick up keys at Seo Service in Elviria. When picking up outside the office's opening hours, a key box with a code is installed outside the service center. You will be given a code before departure.

The keychain you pick up at SEO Service consists of:

1. **Alarm chip** where the chip activates and deactivates the alarm to the house. The display is located at the main entrance to the house. The chip moves in the middle of the display to activate/ deactivate the alarm. When you leave the house you make a shell protection, you press the symbol with the house and a person on the outside of the house and then you move the chip in the middle of the display.
2. **Main key to the house.** In addition, there is a code keyboard to the right of the front door and you will be given the code that unlocks the main door before arrival at the house.
3. **Gate key to the entrance gate at street level.** Here there is also a code keyboard and you will be given the code that unlocks the entrance gate before arrival at the house.

Otherwise, the following keys are in the house

Two remote controlled garage door openers. These are in a box on table to right inside the main door. One has a key that is used to open / lock the gate on arrival / departure. Remember that this must then be used the first time the door is opened before the remote-controlled garage opener is used. NB! Remember to push the door in when turning the handle (the door can be in tension).

Bicycle keys

There are 4 bicycles in the garage that can be used by tenants. Bicycle locks hang on a hook on the wall in the garage. Bicycles do not need to be locked when stored in a closed garage, but must be locked when used for shopping, beach, etc. (NB! Do not ride in sand and sea)

Key to exit door from bedroom by living room.

Key hangs on the wall by the door - this door is not normally used.

Alarm

The house's doors and windows are equipped with security alarms directly connected to the security company Verisure. Similarly, motion sensors are installed in all rooms. Motion sensors are also mounted outside the house. The house also has 6 cameras placed inside and outside

The alarm is activated and deactivated with a wireless chip.

Upon arrival, one lock into the property through the entrance gate at street level. There is no alarm to deactivate here. From there there are stairs up to the house and the front door have to be unlocked with a code or with a key. The alarm system's control panel is mounted on the outer wall to the right of the front door. The alarm is deactivated by moving the code chip in front of the star in the middle of the display on the wall.

When leaving the house, the alarm is activated by pressing person symbol on the outside of the house and the same code chip moves towards the star in the middle of the display on the wall.

We recommend that the alarm is always used when you leave the property.

Accidental triggering of the alarm

It may happen that you forget to deactivate the alarm and that it is triggered unintentionally. Then the alarm company will normally call me and I will contact the tenants. Representatives from the security company can also come to the house. You then provide a password (which you get from me before arrival the house) and give notice that it is a false alarm.

Hot water

Normally the hot water must be switched on when you arrive at the house. On / off switch is mounted under water heaters. There are 2 water heaters in the house. The fuse may run under high hot water consumption. This is an automatic fuse that is switched on in the fuse box in the kitchen.

Irrigation system and supervision pool

The garden has automatic watering. The irrigation system goes on at night. Make sure that clothes / furniture are not in the zones that are watered when you take the evening. No other watering is necessary. 1-2 days a week, the gardener works in the garden. The gardener also oversees the swimming pool.

Swimming pool and outdoor lighting

The swimming pool can be heated during cooler periods. This is agreed in each individual case and we agree this with the serviceman / gardener if necessary. The pool has an automatic cleaning system and is supervised by its own serviceman. During the summer when the house is in use, the cover is not used. It is used during heating and as a cover for leaves. The cover does not act as a child safety net.

In the evenings, lights can be turned on in the pool. The switch for this is in a separate cupboard down by the pool to the left of the stairs up to the terrace.

The outdoor lighting is switched on at the door on the street level or at the door phone at inside the front door.

Remember to use the outdoor shower before each bath. Also make sure that sand (from a day at the beach) is flushed / showered outside before using the pool.

The AC system

The AC machine is located outside the laundry room. It is switched on by switching on the on-switch on a panel by the fuse box in the kitchen. When the unit is on, a red light comes on. Then a button is pressed where in the summer an ice crystal appears on the display and in the winter a sun. Then you

enter a low temperature in the summer, e.g. 15 degrees and in the winter when the plant functions as a heating system - a higher temperature. e.g. 25 degrees.

It is not normally necessary to use the AC system during the day. The house is cool and there is usually a good draft in the house. Normally we turn on the system in the evening to cool the bedrooms. These are controlled from each bedroom. Here you turn on the thermostats in each room on the display on the wall. These are set to cold (ice crystal) and the fans are set to auto or low. The temperature is set at the desired temperature normally 22-23 C at night. If there are any problems, contact Seo Service. Remember to switch off the AC system during the day. If it is to be used during the day, all doors / windows must be closed. The bedroom with entrance from the living room has its own AC system which is controlled by a remote control that hangs on the wall to the left of the glass door.

NB! Turn off the AC during the day (the kitchen). Also turn off the fans that are controlled from a separate panel / thermostat in each bedroom and 2 thermostats in the living room when these are not in use. With open windows / doors, the AC system has little effect.

Condensation - When using the AC system - remember to empty the water tank in the basement.

Condensation can occur from the refrigerator and the AC system in the living room. In moderate amounts, this is nothing to worry about as long as the water ends up on the floor.

In the basement, a bucket is placed on the floor that collects condensation water from the entire AC system. The bucket should be emptied at certain intervals - in summer approx. every week. Empty this when you rent the house.

The basement has an entrance from the pool area.

Washing machine, dishwasher, dryer and kitchen utensils

This is equipment that is used similar equipment in all countries. In the summer, air / sun drying clothes is as effective as a dryer. The kitchen has a coffee machine (Nespresso), toaster, waffle iron, hand mixer, toaster, coffee maker, etc. All bathrooms have hair dryers. Steam iron with ironing board (wardrobe in the hallway to the left of the entrance) is in the house. Vacuum cleaner is in house.

Furniture

It is important that in the summer when the bodies are smeared with cream / oil we do not sit in the furniture without clothes on. Then use clothes / towels in the furniture / sun lounger, etc. In the lounge in the living room, for the same reason, use sheets as a cover during the summer period.

In case of danger of wind and precipitation, the cushions for the outdoor furniture are collected indoors. At night, pillows on the outdoor furniture can advantageously be placed under the roof due to condensation.

Parasol

There is a large parasol by the pool. Here it is important that this is not used in strong winds. Always get together at night and when you are away from home.

Consumables and beverages

The main rule is that consumables that have been opened and have a limited shelf life are discarded when the rental period is over. The refrigerator must have a minimum of 2 liters of water, 6 bottles of soda and 6 bottles of beer on arrival and departure the house.

The water from the taps can be drunk and we use this for coffee, tea and for cooking. Normally we buy bottled water in the shops for drinks.

Bicycles, tennis rackets and golf sets

There are 4 bicycles with helmet, golf set and tennis rackets in the garage for use during your stay. Take good care of this equipment and report back if defects in the equipment are discovered. There are 2 women's golf sets and 2 men's sets. In the case of bicycles, these must not be left in places where they cannot be supervised. This even if they are locked. Bicycles are highly sought after theft items. Avoid cycling on the beach in sand and salt water. Make sure there is air in the bikes when the rental period is over. Bicycle pump is in the garage. If there is a puncture, there are new hoses in the garage. The bikes are equipped with combination pedals where you can either use regular shoes or cycling shoes.

There are good training opportunities and the slopes up to the German school can be recommended (NB! Some parts are steep and involve over 10% incline).

(There are several bicycles in the garage, but which are partly stored for others and which are locked, including 3 full racers).

Tool

There are some tools in one of the wardrobes to the left of the entrance.

Seo Service

Seo Service has its offices down the highway. The place is marked on google map on the house's website. See also the description of location under the section on keys in front.

We have an agreement with the service office Seo Service. These supervise the house all year round and make sure the gardener, pool serviceman and pest control do their job. If you have questions about the house or other things that should be of interest to you during your stay, just get in touch with them. Our contact persons are Sandra, Fernando or Marianne (Swedish). They speak good English and partly Norwegian.

Phone: +34 952 830 991

Email: info@seoservice.es / sandra@seoservice.es / marianne@seoservice.es

Fiber is added to the house

The house has fiber with very good capacity. Fiber is connected to a router that will be able to provide internet signals throughout the house and which also transmits the TV signals.

Username: Acacias30, Password: Svein1952

TV

We cover a lot of channels and also Nordic channels via the internet. This is controlled by an IP TV box next to the TV, which has its own remote control. It is connected to the HDM3 input of the TV. It may take some time for the picture to appear when you start the box and when you change channels. Occasionally the signal may drop out, but often returns on its own within 10-15 seconds. If the signal does not come in again, the IP-TV box must be restarted by unplugging the power cable for 10 seconds.

Transportation

Taxi

It is relatively cheap to take a taxi in Spain. Taxi stop is down by the convenience store. Tel. to taxi is: 0034 952 774 488. It costs approx. kr. 170 to the center of Marbella and approx. NOK 800.- to the airport in Malaga.

Taxi to the airport. If you need a taxi to the airport, we get good service at: +34 680 364 390: Jose Jimenez Naranjo, email: josenaranjo06@hotmail.es. He shows up at all hours of the day and you can refer to: Berg, Calle des Acacias 30, Elviria.

Car rental

Autos Navarro

We have good experience with Autos Navarro, <http://www.autosnavarro.es/>

They have a rental car to / from the airport in Malaga. Upon arrival, they meet you in person so you do not have to find and stand in line to pick up the car.

Porsche Cayenne S - 4,5 - V8

Casa Mantinia has a Porsche Cayenne S standing at the airport. This is a sports car with a 4.5-liter V8 engine. This can be rented out to special interests. Driver must be over 30 years old. Price and conditions by further agreement.

Child seats for car and trolley

In the garage there are 2 seat cushions (3 - 8 years) for children and 1 high chair (1 - 3 years) as well as 1 small trolley and 1 slightly larger trolley.

Other relevant information

Restaurants, shops, pharmacies, doctors' offices, etc can be found in the immediate area. Highly recommend several, 4-5 restaurants 100 m from Supersol Supermarket (15 min walk from the house). In addition, Teppanyaki, Beach House and La Scala are recommended - all within walking distance of the house. Also recommend Trocadero which is a great restaurant just before Marbella center, 8 min by taxi from the house.

There is a large shopping mall by the motorway that bypasses the center of Marbella (La Cañada) and an even larger one in Puerto Banus (El Cortes Ingles).

Otherwise, regular excursions in the evenings to Puerto Banus, Marbella Old Town, Marbella Promenade, Cabopino (harbor with restaurants 5 km from Elviria direction Malaga). Otherwise, a day trip to Gibraltar with the gondola at the top is an experience. Hundreds of monkeys live here outdoors. Remember passports to Gibraltar. If you want to kite or windsurf, Tarifa is one of the most

popular areas in Europe. Located just past Gibraltar. The beach at Elviria is called Golden Beach and is very nice. It is walking distance from the house (20 min) or it can be driven (5 min). The beach has several beach restaurants that serve refreshments and full lunches - with or without white tablecloths.

There is also an OK restaurant within the area of Elviria del Sol. It takes a maximum of 10 minutes to walk to this restaurant from the house. This is a holiday center with about 100 apartments, most of which are owned by Norwegians. Here there are 2 gates that restaurant guests must use and at the gate use the caller to the restaurant (I think it is gate no. 15). The restaurant is child friendly.

On the way home

Seo Service washes houses and clothes after the stay. We organize this. However, make sure that the house inside and out is cleaned and food / leftovers are thrown away. There are rubbish bins further down the street. Seo Service will always look over the house on our behalf after the end of the rental period. If both sets of towels and bed linen are used, we want the tenant to wash one set. This for use by the next tenant who often arrives on the same day as the day of their own departure. This also applies to the mats in the bathroom. Seo Service also reads the power consumption after departure. Electricity and washing are invoiced after the stay. Normally, the keys are placed on departure in a separate key box at SEO Service on the opposite side of the key box where the keys were collected.

The address of the house

Calle de les Acacias no 30, Urb. Cerrado de Elviria, 29604, Elviria, Marbella, Spain.

Recommends online newspaper for holiday stays in the house.

If you have questions beyond what is stated here, call: +47 95 17 27 10 or email: svein.berg@mantinia.no

Then we hope that you have an excellent stay in Elviria, Marbella and that the house lives up to expectations. We also really appreciate feedback on our facebook page:

<https://www.facebook.com/CasaMantinia>

Marbella, August 2021

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