



EREMIA additional TERMS AND CONDITIONS of Booking

Incorporating FACILITIES AND SERVICES

SEASON 2025

The following notes incorporate both our Terms and Conditions of Booking, to be read in conjunction with documentation provided to you at booking, and a guide to Eremia and how it is run together with information about Corfu and the local area.

We know that as guests you will treat our home with the respect you would your own and equally will want to know how systems work to make your stay comfortable. Thank you for taking the time to familiarise yourself.

Staff

LOCAL MANAGER

Stamatis-Corfu Property Services

HOUSEKEEPER,

Eda +30 6981754751

COOK

Dora +30 6937293313

HOSTESS/ASSISTANT COOK

Mary

GUEST RELATIONS

Konstantina +30 6986537565

MAINTENANCE & TECHNICAL SUPPORT

Nick +30 6944537797

GENERAL TERMS

A copy of this Villa Book is maintained at Eremia for ready reference of these general terms and also contains other useful information for guests use.

BOOKING

Bookings may be made either through agents or directly with Owners. Owners will confirm acceptance of a proposed booking (which will be confirmed on receipt to Owners bank, as set out below) of the DEPOSIT of 30,33% of the Booking Fee with the BALANCE PAYMENT to be received at least 12 weeks prior to the commencement of the booking:

Owner's bank details:

National Westminster Bank, Fenchurch Street Branch, PO Box 192, 116 Fenchurch Street, EC3M 5AN. Account Name: Eremia & Co.

Sort Code: 56-00-18

Account number 550-00-27099164

IBAN: GB21NWBK60721427099164

CANCELLATION.

The Deposit held is forfeit on cancellation up to 12 weeks prior to arrival at Eremia. Cancellation within 12 weeks of arrival forfeits the full Booking Fee.

CHANGE OF DATES/TRANSFER OF DEPOSIT.

The dates booked and deposit paid are strictly not transferable or refundable, unless at the discretion of the Owner depending on individual circumstances and availability of Eremia.

TENANCY TIMES.

Eremia is not normally available until 17.30 hours on arrival day. Guests must vacate no later than 10.30 hours on departure day. These times must be adhered to, unless by arrangement, to allow the staff to clean and prepare Eremia for the next guests, to the high standards that we and guests expect.

Note: All arriving/departing guests are requested to book flights to comply with tenancy times, or if applicable, make alternative local arrangements for their party (suggestions for those arriving early, or departing very late will be separately provided, if required).

OCCUPANCY.

Eremia is rented under this agreement for the number of guests disclosed at booking (please supply the names of those individuals comprising your party and ages if minors with any special sleeping or eating requirements eg. highchairs/cots, as soon as possible). If the maximum occupancy of 12 plus 6 for the cottage or that disclosed at booking or subsequently agreed is exceeded guests may be required, depending on circumstances, to vacate the property immediately with no booking fee rebate.

INSURANCE.

It is a requirement of the booking that guests hold a comprehensive insurance policy from reputable underwriters. Guests confirm by way of entering into this Agreement that you have full holiday insurance to cover the full Booking Fee amount, as well as other non-cancellable items such as flights, and also confirm that all members of your party hold adequate holiday insurance.

Guests are advised that many insurance policies, particularly those offered by Credit Card companies or stores, may not offer sufficient cover and/or exclude such cover and are also advised to check the details of their policies carefully.

PHOTOGRAPHS.

The photographs on the Eremia webs site were taken at different times. Some particular items may have been changed since the picture was taken.

COMMERCIAL USE. No commercial use (to include weddings, photographic shoots) unless by arrangement, in which case an extra fee will be required.

LIABILITY.

Appropriate health and safety precautions have been applied at Eremia, such as pool use limitations e.g. no diving, and maximum guest numbers on the cottage sun-deck and also fire extinguishers/blankets around the property. However, common sense must prevail: (we prefer not to cover the area with stickers warning "Care when taking down umbrella in case of trapped fingers/Beware of low olive branches"!)). Eremia is built on the side of a hill, and has the usual "risk" areas such as steps, low walls, some with drops, no gate between the house and the pool etc. It is essential that guests appreciate and accept this and take full responsibility for the safety of their family and guests, particularly young children. If you have any queries or concerns at all, please contact us.

FORCE MAJEURE

No responsibility can be accepted for "Force Majeure" i.e. any event which is beyond the proprietors' control such as war, threat of war, riot, civil strife, industrial disputes, terrorist activity, natural disaster such as fire, adverse weather conditions, or acts of God.

DAMAGES BREAKAGES and SECURITY DEPOSIT

Guests are responsible for damage to Eremia and its fittings and furnishings.

All damage and breakages must be reported to the Owners member of staff locally, or to the owner directly straight away.

Damage, breakages, and/or unpaid bills will be fairly assessed on a replacement or repair cost basis as appropriate, and whenever possible agreed with the client and owners' staff, and/or owner, prior to departure. Reasonable minor accidental damage and/or breakages will not be considered.

The requirement to report problems is designed to resolve issues quickly and avoid the guests' stay being adversely affected, and also to provide the means to achieve a mutually satisfactory outcome. To be effective the procedure must be followed, and well before departure please.

A security deposit of either E6k or £4.5k is required prior to arrival to Eremia, normally held on a pre-authorized credit card, to be applied against damage, and any unpaid bills locally (supermarket etc.). Guests remain responsible for any balances remaining after the deposit has been fully utilised.

- a) If there are no damages/unpaid bills, the deposit will be reimbursed as soon as possible within 4 weeks from departure date-normally straight away.
- b) Deductions from the deposit will be made if damage has occurred as explained below, or bills are unpaid after departure. The balance of the Security Deposit after deduction for replacement or repair of any damage or unpaid bills will be remitted as soon as possible within 4 weeks from departure date-normally straight away.
- c) Where damage exceeds the deposit amount Agents, if any, will assist Owners in agreeing the damages amount with Guests. Should agreement not be reached within 21 days the matter should be referred to an arbitration service.

HOUSE FACILITIES and SERVICES

TELEPHONE/INTERNET SERVICES and CHARGES

A telephone line (+30 26630 81385 for local calls only) and WIFI (Starlink and COSMOTE-password wifiwifi) is available free for Guests use, INTERNET included. Should these connections be interrupted Internet access can be achieved using data cards/sticks at reasonable speeds and cost. Internet services are also readily available in San Stefanos and Kassiopi.

PROVISIONS

We recommend Yiannis Supermarket for provisions. Yiannis is a character and committed to providing a first-class service + to our guests. If you need anything during your stay with us not readily available ask Yiannis either directly or through our staff and he will do his best to meet your requirements. Konstantina is ready to arrange your initial shop which will be waiting your arrival at Eremia. We provide a complimentary hamper including liquid refreshment which Yiannis sources for us and which also will be awaiting your arrival. Yiannis maintains a splendid wine cellar featuring Greek wines and is very knowledgeable on the subject so feel free to seek out some special beverages. Purchases will be provided on account with much of the bill in English. You may settle your bill at intervals or at the end of your stay with us.

An initial stock of consumables (charcoal/gas/lighters/condiments/cleaning detergents/mossi sprays and toiletries) are provided for your convenience on arrival. Please replace what you use for the convenience of our next guests. Konstantina can make the arrangements with Yiannis for convenience.

An HONESTY BAR is also provided stocked with spirits/beers and soft drinks. Any bottle or tin opened must be replaced.

AIR CONDITIONING and FANS

All bedrooms are fitted with an A/C unit. Each room is controllable and be able to achieve a comfortable temperature with ambient temperatures up to 40 degrees C. The controls are simple to use, and Eda can assist where needed. Please do not leave the units running when the rooms are not occupied. Better control over the in-room environment is obtained by keeping outside doors and shutters closed keeping the outside warmer air out of the room. All rooms except bathrooms/shower rooms and toilets also have efficient fans which are operated by wall switches.

CAR HIRE, TRANSFERS and BOAT HIRE.

The Booking includes a Jeep Rangler Hybrid hire car provided by Excel Cars at Kassiopi.

Additional hire cars can be organised by our Concierge Konstantina, if required, or if you wish you can make your own arrangements.

We recommend Excel Cars at The Travel Corner Kassiopi for car hire and

Yiannis Boats at San Stefanos and Filipos Boats at Kassiopi Harbour and San Stefanos, for boat charters.

Car and Boat hire information sheets are available from Konstantina, closer to your holiday dates.

CONCIERGE

As well as car and boat bookings Konstantina is available to make reservations and bookings for you and provide advice and information concerning Eremia, its surroundings and local services. Konstantina will be in touch to assist with your travel arrangements, if required and again in the days before your arrival to check your arrival details and immediate requirements on arrival, including your first shop for provisions. Konstantina will meet you on arrival at Eremia and familiarise you with the property.

HOUSEKEEPER

Eda attends 6 days a week for up to normally for 4/5 hours daily in the morning to make beds, tidy up and clean generally. She also prepares a complimentary Continental style breakfast i.e., coffee, freshly squeezed juice, breads, and preserves. The provisions are for our Guests cost but please see our remarks about Yiannis, our local supermarket proprietor, and the arrangements we have organised with him to open credit accounts for Guests. Eda will pick up provisions and fresh bread daily on her way to Eremia each morning, lay out breakfast and clear away afterwards.

COOK and HOSTESS/ASSISTANT

Our cook, Dora, and assistant, normally provide a cooked meal, either lunch or dinner, to be served to all guests on each of six days. Special requirements must be requested at booking. Children can be catered for separately late afternoon/early evening by agreement with the cook.

The assistant will act as pre-dinner hostess providing drinks and snacks and also help the cook with preparation, laying up, serving and clearing away of the served meal.

We are flexible and will try very hard to meet your particular requirements, but extra services are chargeable.

The cook or Konstantina will be in touch before your arrival to agree the basis of your meal arrangements and the first days' menus.

The charge for the cook and assistant is included in the booking fee.

KITCHEN/ DINING AREA

Guests can use the kitchen but as mentioned elsewhere please ensure all waste food is either placed in black bags ready for removal to the community bins or, if to be used later, kept in the fridge after use.

Please load appropriate items into the dishwasher — NB — no plastic items should be put in the dishwasher including plastic glasses, nor bone handled cutlery.

Bins—on the maid's day off if the bin bag is full, please tie it up carefully and place it in the utility room, not outside, for removal. If you go out in the car, please put the rubbish in the nearest roadside wheelie bin. Please do not put bottles or other recyclable in the bin.

The kitchen is a working area for much of the day, and when occupied by the cook/assistant cook, access is not allowed.

SUPPLIERS

No responsibility can be accepted for the failure of any supplier recommended by us to supply goods or services booked directly by the client (or us on the guests' behalf), to include flight delays/cancellations, or for any

malfunction/performance of any services or goods supplier recommended by us.

RECYCLING

All glass, cans, paper, card, and plastic can be recycled in Corfu. Please separate this into the bin in the utility room — this can all be put into a recycling bin together — they are large blue wheelie bins. Eda will take what she can, but it would be helpful if when you go out in the car you take the recycling with you.

SAFES

There are 2 safes in the house — one in the master bedroom wardrobe upstairs and one in the middle double room wardrobe downstairs. These are operated by inputting your own code - you will find the operating instructions with the safes.

GYM

Equipment is provided in good working order. If there are any malfunctions guests should bring it to the attention of Eda. Guests use the Gym equipment and machines at their own risk, and they are not suitable for children to use.

STEAM SHOWERS

There are instructions for the use of the 2 steam showers — one located in the master bedroom bathroom and one in the shower room next to the Gym area.

TOWELS

During your stay you will be provided in the house with white towels, for use in the bathrooms and towels for use in the sauna. These towels must not be used outside for the obvious reason that they will discolour easily — replacements will be charged for.

Beach and pool towels are also provided and a charge for lost or damaged towels will be applied.

SONOS Sound System.

A SONOS sound system is installed with speakers located in the sitting room, kitchen, dining, and BBQ terraces. Please ensure decibel levels do not disturb others.

SAUNA

The Sauna is situated next to the Gym area on the lower floor of the house. The key hangs on a hook to the right of the door. If there are small children in the house, we recommend the door is kept locked at all times for safety reasons. Towels for use in the sauna will be found inside. Please ask Eda if you require more towels.

OUTSIDE RECREATIONAL AREAS

AWNING OUTSIDE LOUNGE ON MAIN TERRACE

An electric awning, automatically protected by a sensor, is installed to supply shade in the area outside the sitting room. Instructions for use will be given by Eda.

BBQ/ PIZZA OVEN

All the appropriate equipment and an initial store of materials (charcoal, firelighters, and extra-long matches/lighters) for the BBQ are provided.

Please replenish any supplies you use so that the next guests will find them in place as you did when you arrived. All supplies can be obtained at Yiannis Supermarket in Sinies (situated at the top of the hill).

BOULES

Please try to ensure that sand from the Boule area is not transferred to the pool by sandy feet especially when young children may have been playing in this area.

HOT TUBS

The hot tubs will be set for use on your arrival — Please read the safety notice mounted next to the Hot Tub for information regarding usage. If you have any questions regarding the Hot Tub, please ask for further information.

Please note that along with the Sauna, normal usage is included in the rental of the villa. Guests are requested to manage the use of both these facilities in a sensible way avoiding wasted energy use.

ICE MACHINES

There are 3 ice machines in operation, one sited in the utility room and one on the pool terrace and the third at the cottage— They all need topped up regularly with bottled water or our own filtered water supplied through a tap in

the kitchen. They will start producing ice within approximately 10 minutes of being filled with water.

LIGHTING INCLUDING POOL

Automatic sensor lights will go on in the parking area, gardens, terraces, and pool areas at night-time. If you notice any bulbs are missing, please inform the house staff.

The pool lights and lights around the pool are on a timer set to go on at 9pm and turn off at 12.30am — please ask if you would like them to be on earlier.

Green thinking — please ensure all the inside house lights are turned off at night when you go to bed and that they are turned off in the day.

SWIMMING POOL NOTES

Eremia is rented privately and whilst we are more than aware of and respect all Health and Safety regulations, there are some areas for example around the infinity edge, or around the beautiful Pavilion that have drops where children need to be supervised. We outline in our **Booking Conditions** that we do expect guests to use vigilance and safety awareness for the whole party. We do expect guests to take responsibility not only for themselves, but also, as they would at home, their children.

Diving

For Health and Safety reasons Diving is Strictly Prohibited at all times — please respect this rule.



Certain Sun Creams

Longer lasting creams (eg P20) tend to be damaging to fabrics (towels and sheets) and plastics. Stains/discolouration is not usually capable of being removed without damaging fabrics. Staff will advise which brands are known to stain and damage and you are asked respectively not to use them at Eremia. The cost of cleaning or replacing any fabrics stained and/or damaged will be charged to guests.

Foreign Bodies

Please do not allow items such as stones or coins into the pool as they can get caught in the filtration system causing it to breakdown. If such damage is caused due to negligence, we reserve the right to charge guests for the necessary repairs.

Glass Wear

No glass wear is allowed around the pool. Broken glass is very dangerous in this area and needs to be avoided. Plastic tumblers and wine glasses are provided.

Inflatables

This pool has an 'infinity edge' with an unprotected drop therefore we do not recommend the use of inflatables. Young children on inflatables could easily be blown over the edge especially in windy conditions. If you choose to use inflatables, then please be aware you do so at your own risk and the owner cannot accept responsibility for any accidents. Please also take out of the pool when not in use. There is a lifebelt clearly visible at the far end — this is only to be used in case of emergency.

Lights

The lighting in and around the pool is on a timer system and is set to be on from 9pm until 12.30am

UMBRELLAS

There are large umbrellas round the pool and outside seating areas. If house staff are not there (particularly on the maid's day off), it is the client's responsibility to ensure they are taken down if it becomes windy and/ or guests are going out. Umbrellas are very expensive, and guests will be charged if there is such damage, and this procedure has not been followed.

It often gets windy in the afternoon so please be aware of this if you leave the house in the morning and the weather seems calm!

OUTSIDE EATING AREAS

Please clear everything from the outside tables after a meal — normally Eda will do this after breakfast — but at other times it would be appreciated if left over food and waste are cleared away to avoid attracting pests. Please put appropriate items in the dishwasher if Eda has left.

SECURITY/SAFETY

EMERGENCY Support

Refer to medical and other services contact details later in this book.

CCTV

Cameras are fitted to provide security in conjunction with the burglar alarm. If the burglar alarm is tripped our remote monitoring arrangements will use the CCTV to check the threat otherwise the cameras are pointed at entry areas to Eremia not recreational areas. There are no cameras within the house.

SAFETY

The house meets all applicable Health and Safety requirements and is fully equipped with fire extinguishers, smoke alarms, and a fire blanket in the kitchen.

It is essential that guests take care and take full responsibility for the safety of their family and guests particularly young children. Please ensure all your party familiarise themselves with the house and outside areas of the property so that they are aware of any 'risk' areas.

ROCK FACE OUTSIDE THE HOUSE AND THE OLD WATER TANK

Guests are requested to ensure that none of their party (please advise all children in particular) climb on the rock face opposite the front door and parking area. In addition, no one must climb the steps to the old stone clad round water tank accessed from the parking area. There is a high drop with no fencing and this area is out of bounds to all guests. The gate to the steps is locked for this reason.

AREA BELOW THE LOWER GROUND FLOOR, ACCESSED BY STEPS

Please do not venture on to the lower terrace area in front of the satellite dish. There are hot pipes here which are dangerous.

SECURING the HOUSE

You will be provided with 2 sets of front door keys and gate controls. Please lock the villa securely when you go out — the locking up procedure is simple — all shutters and/or windows close from the inside, ensure all rooms are secure and then let yourself out of the front door locking it behind you. Setting the alarm will heighten security as any alarm will activate a response from security personnel.

BREAKAGES/ DAMAGES

Guests are responsible for damage and breakages.

All damages and breakages should be reported to Eda.

Accidents can happen and naturally we fully expect the odd plate and/or glass to be broken. However, there are items like the 'Denby China', crystal glass ware and sets for example, which will be relatively costly and will be charged for.

Please ensure you do not walk into closed mosquito screens as they are always closed for your comfort.

Damages, breakages, and unpaid bills will be fairly assessed on a replacement or repair cost basis as appropriate and wherever possible agreed with the client and owner's staff and/or owner prior to departure.

Please do not sit on cushions inside or out in wet clothing as reupholstery if possible is expensive and replacement even more so

OTHER SITUATIONS

ELECTRICITY SUPPLY

During the summer months there is a big demand on the electricity supply particularly in the Northeast of the island due to so many visitors to this area. Often if your supply is cut it is quickly restored. Please understand that this is beyond our control, but we will keep you informed of what is happening. We do have a generator which will switch on to restore all facilities but with a momentary interruption whilst the sensors recognise the existence of a cut in supply and switch on the generator.

ENTERTAINING/ OUTSIDE GUESTS

Please note that the house is rented for the party size agreed at booking normally a maximum of 12 guests plus 6 if the cottage is included in the rental. At no point, can the number be exceeded, without prior permission from owners. Eremia is not staffed nor equipped for the burden extra guests place on the staff and/or house and its facilities and our insurers need to be alerted if agreed numbers are exceeded.

PICNICS

Eremia is equipped for you to take a picnic with you on days out. There are cool bag/boxes available for your use and we also supply beach towels for your convenience. These items must be returned to Eremia. Charges apply where Eremia equipment is not returned. We also have a supply of disposable cutlery and paper/plastic plates and cups for your convenience. These are complimentary.

SMOKING

Eremia is a strictly a No Smoking house. Smoking inside the house is strictly not permitted. Ashtrays are provided if you wish to smoke outside. Please remember that around the Mediterranean there is significant risk of wildfires. Please be very careful how matches and cigarette butts are disposed of.

PETS

Pets are not allowed unless by prior arrangement.

TEENAGERS

Whilst we don't wish to be authoritarian, we would please ask parents to ensure children understand and respect these house and pool rules for their own and your safety.

WATER

Drinking water — please use the filter tap by the kitchen sink and the fresh water setting on the fridge for drinking — Our tap water has a different mineral content which may affect you as you will not be used to it although it is perfectly safe for cleaning teeth and washing in. Please conserve water as it is in short supply here in Corfu!

PROCEDURE IN CASE OF PROBLEMS

Please discuss anything you are unhappy with, however trivial with Eda or Konstantina. In most cases the problem can be resolved quickly and with the least interference to your holiday. However, sometimes even in the best run villas things can go wrong which are not so easily or quickly resolved.

We would respectfully remind clients therefore of the procedures to follow as outlined in the Booking Conditions.

A — House related — Any house related functional problems however simple should be addressed in the first instance to Eda, who will contact the appropriate staff member/supplier/ service provider. If she is unavailable, please call either Konstantina or Nick. For malfunctioning equipment every effort will be made to repair or replace such equipment as quickly as possible. However, allowances should be made for delays acquiring parts or replacing the equipment especially in high season when there is high demand throughout Greece.

NB — No responsibility can be accepted if circumstances make a repair or replacement impossible to achieve immediately, or otherwise.

B — Staff — Staff can become ill or experience a serious personal problem which affects their attendance/ performance. Whilst every effort will be made to find temporary assistance, no responsibility can be accepted for unexpected illness of house staff, nor can the same standard of replacement assistance at short notice be guaranteed in the unfortunate event this should become necessary.

COMPLAINTS

Please do not let problems lie unresolved. Please raise concerns with our staff. In the unlikely event that an issue cannot be resolved locally, the following procedure should be adopted. Make sure Konstantina has been made aware of your concern. If, for any reason, issues cannot be resolved by our local staff to the guest's satisfaction within 24 hours of it being reported during their stay, the owner will be contacted. The owner reserves the right to ask you to put your complaint in writing by e mail or fax but may also choose to liaise with clients by telephone. The owner will endeavour to rectify the issue or complaint to the client's satisfaction. No responsibility will be taken for any new complaints made after the last day of the rental period.

DISPUTES

English law applies.

RECREATIONAL ACTIVITIES AND SERVICES

SHOPPING

There are many supermarkets on the island but your local supermarket is Yiannis in Sinies, situated at the top of the hill. Yiannis is happy for you to have an account during the stay of your holiday and will also deliver supplies to the villa at your request. He has a good stock of fresh and local products including his own local honey, dips, and ice cream. Yiannis is happy to source things if he does not stock them. He also has an excellent stock of wines (even his own label) beers and champagne — predominantly Greek and will be more than happy to discuss these with you. He also stocks UK newspapers and magazines.

There are a variety of gift shops selling local products including lace, olive wood, ceramics, olive oil and products which can be purchased locally.

CORFU TOWN SHOPPING HOURS

Tuesday, Thursday & Friday 09.00 - 14.00 & 17.30 - 21.00

Monday, Wednesday & Saturday 09.00 — 14.00

Please note that all tourist type shops are open all day.

BANKS

All banks are situated in Corfu Town. Inside the banks, you'll find either a queue or a number system with tickets issued by a dispensing machine near the entrance. If there's a queue, be aware that some customers will establish their place, then find a seat until their turn comes. It's expected that they'll be let back into the queue just before their turn. Waiting time varies, seek advice from our staff but be prepared to wait.

Banking hours are from 08:00 to 14:30, Monday to Thursday, and until 14.00 on Fridays.

Currency exchange services sometimes close earlier than regular bank services. Times are posted. You will usually need to present your passport.

ATM MACHINES

Your nearest ATM machines are in Kassiopi or if travelling south the nearest is in Nissaki.

TOP ISLAND DAYS OUT

1. Hire a self-drive boat along the north east coast and explore, snorkel swim the crystal waters — Agios Asernious a tiny church between Agni and Krouzeri beach - take a picnic or stop at one of the popular beach side tavernas for some locally caught fresh fish.
2. Drive up to the top of Mt. Pantokrator — some spectacular views, stopping on the way back in stop in the village of Strinillas for some delicious home-made walnut cake. Discover the amazing variety of wildflowers in May/June and appreciate the cool mountain breezes in high season and watch the birds or prey soaring overhead.
3. Take the coastal footpath and walk from Kerassia to The White House

Taverna in Kalami for a Greek salad and a locally brewed beer — The White House is famous for writer Laurence Durrell's (older brother to Gerald from the 'My family and other animals' fame - and was built to be Lawrence's study, where he would rest and write his books. He stayed with his wife and two daughters until 1939 just before the war. There is also a footpath from Agios Stephanos to Kassiopi.

4. Corfu town is essential to any visitor to Corfu — Sitting on the Liston, watching a game of cricket with a gin and tonic or a ginger beer, shopping in the Old Town or just taking in the beautiful Venetian architecture — it's a must.

Other activities.....

If you are interested in any of the following, please do not hesitate to speak to Eda or Konstantina:

Sailing, local boat hire, dinghy sailing, windsurfing, water skiing, golf, horse riding, tennis, Scuba diving and interesting places to drive to.

RESTAURANTS



It is difficult not to promote every taverna/ restaurant in the area as they are generally of such a good standard. Many of the taverna's mentioned are frequented by local Greeks which is always a sign of a good restaurant or taverna. As local house owners we feel it is important that we are seen to respect 'local' politics and try to please everyone so we do not recommend particular tavernas and our list is by no means exhaustive but we would like to give you a general overview so you can make your own decisions.

For large groups and especially at weekends it is recommended to book a table — you can either do this yourself using the directory in this section or ask Spiridoula to help. Sunday lunch is probably the busiest time — when many

locals and people from Corfu town come out to dine with their families and friends.

MENUS— all the tavernas have similar dishes on offer on their menus but all will have their own specialities.

Starters or mezzes can be ordered to share at lunchtime when a huge meal is not required — a great opportunity to taste a few of the local dishes. There is huge variety to choose from including: Dips — Tsatsiki, Taramasalata, Spicy cheese. Cheese pies, Spinach pies, Gigantes (big beans in oil and tomato sauce), Whitebait, Prawns, Saganaki (fried cheese), Courgette balls, Kalamari and of course various salads including Greek salad and Rocket & Parmesan.

NATURE

Those of you familiar with Gerald Durrell's "My Family and Other Animals" will already have an idea of the diversity of flora and fauna in Corfu. For those keen to observe the beauty of nature at close quarters, the island is a naturalist's paradise. Whether you are a keen botanist, ornithologist, zoologist or photographer, Corfu has something for you.

Corfu's favourable climate and winter rainfall ensures its verdant nature throughout the year. Corfu has a wealth of natural assets and, especially in the spring, the beauty of the Corfu countryside can take one's breath away.

However, the most striking aspect of the landscape is the sheer abundance of olive trees. In 1623 the Venetians offered money as an incentive to plant olive trees and to replace wild ones with cultivated ones. Within a hundred years there were more than two million and this number has increased until today Corfu is one endless olive grove. Because olive trees in Corfu are rarely pruned, they look quite different from those in the rest of Greece, being much taller and wilder.

The island has three classified zones - seashore, lowland, and mountain. In June, at higher levels, one can still see species, which flowered earlier at lower altitudes. The microclimate of Corfu favours the growth of wildflowers, which bloom during all four seasons of the year. There are, for instance, 36 species of orchid, which have been catalogued in Corfu. In April and May the ground is a carpet of flowers, changing colour from day to day.

The fields and hills are also rich with trees other than olives. One of the most eye catching is the Judas tree, which in spring is a mass of purple flowers. There are also massive oaks and elms, untouched by the ravages of disease. Everywhere the dark green cypress trees pierce the olive groves adding yet another dimension to the landscape.

As you walk through the island you will also come upon scented, wild herbs growing by the pathways. These range from rosemary, mint, camomile, fennel, borage,

marjoram, bay, and oregano to sage, thyme and garlic. Fruit abounds and during the appropriate season you can feast as you walk on almonds, figs, pomegranates, even quince, cherries, pears and of course the gift of Dionysus to the people, the grape. The Greek people have always used plants and herbs for medicinal purposes and Hippocrates, (460-370 BC), the father of Greek medicine, was the first to practise these skills in healing his patients on the island of KOS. His methods are still used in modern day treatments.

Over 150 species of birds, many of them rare, have been sighted in Corfu, either as residents or migrants. The Glossy Ibis, the Spoonbill, the Gull-Billed Tern, the Great White Egret, and the Pygmy Cormorant, which are very rare. They still find refuge in the wetlands of Corfu, Along with Cormorants, Widgeons, Coots and Kingfishers. Eagles, which have drifted over from the Greek and Albanian mainland can often be spotted.



There are many spectacular butterflies including the frequently seen Swallowtail, the tiny Common Blue and the magnificent Two-Tailed Pasha. Also watch out for the Hummingbird Hawk Moth (you'll know it when you see it). Most of the other insects you will see are harmless with the obvious exception of wasps and hornets - the best advice with these is to stay calm and let them move away or move yourself.

The Ropa Valley, which stretches across a plain of about 2,500 acres in central Corfu was once was a lake but now, having been drained, it is covered with a network of drainage ditches and canals which carry away the rainwater from the surrounding hills into the Ropa or Ermones River and then into the sea. The valley is an important wetlands habitat, home to a multitude of birds, reptiles, amphibians, and fish. The amphibians include freshwater terrapins, which can be seen in the river, which runs beside the golf course, along with hundreds of bullfrogs. There are also many kinds of small mammal such as weasels, foxes, hedgehogs, and otters.

PESTS

Ants

Ants are attracted to food that has been left out, bread so please ensure you put all left over food in the fridge or bin. Ant powders and sprays can be bought at the supermarkets, but a good natural alternative is to use Cinnamon powder.

Mosquitoes

Mosquitoes are more of a problem in the evenings and at night than during the day. Use a mosquito repellent, when sitting out in the evening. At night-time do not leave windows open with lights. Plug in machines come in 2 forms — either tablet or liquid and the refills for both can be bought at all supermarkets.

Wasps

Wasps become more troublesome later in the Summer Season as the grape crop ripen, usually October and November.

Remedies

Deterrent sprays for ants and mozzis are readily available. Citronella candles are popular, but the most effective mosquito deterrent is the green spiral coils. These can be bought in supermarkets and are not expensive. You can place them on and under the table but please always stand them on an old saucer or plate as they scorch wooden or plastic surfaces.

For wasps we eradicate all nests in the vicinity of the house and cottage there is always a residual presence. Smouldering Greek coffee on a small plate or ashtray is very effective.

CONTACTS

DIALLING & AREA CODES

To call UK from Greece	00 44
To call Greece from UK	00 30
Corfu Town/ Central Area Code	26610
North Corfu Area Code	26630
South Corfu Area Code	26620

Use of your mobile phone whilst in Greece

Please note that if you have your phone set to roaming while you are in Corfu especially in North Corfu you are likely to pick up Albanian networks which are not in the European Zone 1 for call charging. Calls made on an Albanian network will therefore be more costly than those made over a Greek network.

Most mobile phones can be set to a network — Greek Vodafone and also Greek Cosmote both have good coverage in the north of Corfu.

TRAVEL AGENTS

Travel Corner — Excel car hire-+306944711083/+302663081220

TAXIS

Nikos & Dimtri Kassiopi 6944 260 262

Marios Kassiopi area 6997 775 788

Kosta Kassiopi area 6945 793 532

Radio Taxi 26610 33811/ 2

Ipsos Taxi Rank

SUPERMARKET 26610 93965

Yiannis Supermarket, Sinies 6978206815

DOCTORS TELEPHONE NUMBERS

& INFORMATION

DOCTORS

There are several doctors in Kassiopi and the surrounding area. Most doctors will visit you at the villa or if you prefer to go to the surgery, we have included the location of the surgeries to help you find them. Most surgeries open mornings and evenings. Please remember to take your passport, travel documents and insurance documents with you when visiting the doctor. You may have to pay all costs up front and then claim on your return to the UK so make sure you keep all receipts for treatment, medication, taxis etc. For major expenses you will need authority from the appropriate insurance company so do ensure you carry all the contact details with you.

KASSIOPI SURGERY 26630 81661/6976 404 023

Located just off the main street of Kassiopi on the right-hand side, you will pass the car park entrance and several shops, you will see a parade of shops on a pedestrian walkway just after the dentist, the surgery is here on the left hand side. This is the Corfu Medica surgery who are a group who have surgeries in Kassiopi, Acharavi, Sidari, Gouvia and Dassia. They provide 24-hour cover and are useful to know about if you are travelling away from Kassiopi.

ACHARAVI

Dr Elena Takidou — Paediatrician 26630 63200/

Dr Vaya Venetiadou - Paediatrician 6944 953 535

IPSOS 26610 93817

Agios Markos clinic — you can use your EI 11 at this surgery which is part of the local health service.

DASSIA

Dr Yannopappas(24 hours)

GOUVIA 26610 97811/6932 456 328

Dr Spiros Giourogs

DENTISTS 26610 93564/6944 342 020

Ioannis Tryfonas — Kassiopi 26630 81614/ 6974 371394

Located on the Kassiopi main street on the right-hand side, go past the car park entrance and you will see his surgery soon after on the right on the corner of the pedestrian walkway.

Dr Perveratos — Acharavi 26630 64100/ 6936 983060

CHURCHES AND SERVICES

Anglican - Holy Trinity 21 Mavili Street, Corfu Town.

Sundays 10.30 Tel 26610 31467

All enquiries regarding church activities should be directed to the Chaplin. Mon-Fri 10.00-13.00.

E-mail holytrin@otenet.gr

Website: www.holytrinitycorfu.org

Roman Catholic - Cathedral of St James, Town Hall Square, Corfu Town.

Sunday Mass 08.30 10.00 & 19.00

Tel 26610 30277

Evangelical - Church of Greece, 3 Lakovou Polila Street, Corfu Town.

Tel 26610 37304

The Monastery of Mount Pantokrator.

This Monastery is situated on the island's highest peak. The mountain took its present name of Pantokrator, after the first church dedicated to Christ Pantokrator was built on its peak in the 14th century. According to an ancient manuscript dated 1347, the Monastery church was built in that year. That church was destroyed in 1537 and the present church was built at the end of the 17th century and dedicated to the Transfiguration of Christ.

EREMIA - DEPARTURE PROCEDURE

As per the initial booking information, guests are asked to please depart from Eremia no later than 10.30 am.

Please ask for suggestions of how to spend the day for those with late flights. Very occasionally, depending on the configuration of incoming and outgoing flights for clients on a changeover day, it is possible to be a little more flexible: please discuss this with Owners.

We would ask our guests to please respect the request to vacate on time, unless agreed with Owners. There are only a few hours in between tenancies and the team need all the time possible to prepare the house.

Day/ Evening before departure:

Please settle your bill at Yiannis supermarket.

Please replace any items that you have used from the Honesty Bar.

Please can you write your comments in the Visitors Book.

Settle any outstanding issues concerning Eremia or your stay and settle up any charges for extra services or damage or loss at Eremia. Please note Owners are empowered to deduct any such sums remaining outstanding from the Security Deposit.

Morning of departure

Suitcases: please put them outside the bedroom doors or in the living room when they are ready, so that Eda can start to organise the laundry.

Please check that you have taken all your possessions out of drawers, safes and wardrobes — thank you!

We wish you a pleasant journey home and hope to see you again at Villa Eremia.

Kalo Taxidi!



Villa Eremia – Booking Terms & Guest Information

Season 2025 | Corfu, Greece

Welcome to Villa Eremia. This document combines the essential **Terms and Conditions of Booking** with a comprehensive **guest guide**. It ensures a smooth, enjoyable stay and helps you make the most of your time on this beautiful island. We appreciate you treating Eremia as your own home.

Your Local Team

Role	Name	Contact Number
Local Manager	Stamatis	(Via Corfu Property Services)
Housekeeper	Eda	+30 698 175 4751
Cook	Dora	+30 693 729 3313
Assistant/Hostess	Mary	–
Guest Relations	Konstantina	+30 698 653 7565
Maintenance/Tech Nick		+30 694 453 7797

Booking Terms

- **Deposit:** 33,33% of total fee (to confirm reservation)
 - **Balance Due:** 12 weeks before arrival
 - **Payment Details:**
 - *Bank:* NatWest, Fenchurch Street, London
 - *Sort Code:* 56-00-18
 - *Account Number:* 5500027099164
 - *IBAN:* GB21NWBK60721427099164
 - *Account Name:* Eremia & Co
-

Cancellation Policy

- Up to 12 weeks before arrival: Deposit forfeited
 - Less than 12 weeks: Full fee forfeited
 - Change of dates: Only at Owner's discretion and subject to availability
-

Arrival & Departure

- **Check-in:** From 17:30
 - **Check-out:** By 10:30
- Please book flights to match these times or ask us for local recommendations for early/late arrivals.
-

Occupancy

- Maximum: 12 guests (plus 6 in the cottage, if rented)
 - Provide full names, ages of minors, and any needs (e.g. cots, highchairs) in advance
 - Exceeding agreed guest numbers may result in eviction without refund
-

Travel Insurance

- **Mandatory** for all guests
 - Must cover full booking fee, flights, and all party members
 - Check your policy carefully; many credit card policies are insufficient
-

Property Imagery

- Photos on our website are periodically updated
 - Some furnishings may differ slightly
-

Commercial Use

No weddings, events, or photo shoots without prior written permission (extra fees apply)

Health & Safety

- Eremia is on a hillside with steps, drops, and no pool gate
 - **Parents must supervise children at all times**
 - Safety measures (e.g. fire blankets, extinguishers) are in place
-

Force Majeure

We are not liable for cancellations or disruptions due to natural disasters, strikes, war, or other events beyond our control

Security Deposit

- €6,000 / £4,500 pre-authorised on your card before arrival
 - **Refunded within 4 weeks** if no damages or unpaid local bills
 - Report any damage to Eda or Konstantina immediately
 - Any excess beyond the deposit will be discussed and (if needed) resolved via arbitration
-

Facilities & Utilities

Wi-Fi

- Starlink & Cosmote
- Password: `wifiwifi`
- Local phone: +30 26630 81385 (local calls only)

Air Conditioning & Fans

- Each bedroom has independent A/C
- Do not run units with windows open or when out

Electricity Supply

- Occasional outages may occur in high season
- Villa has a backup generator

Filtered Water Tap

- Use for drinking water

Recycling & Waste

- Separate recyclables into blue bins
 - Rubbish to be left inside (not outside) or taken to roadside bins
-

Catering & Kitchen

Included Services

- Daily housekeeping (6 days/week)
- Continental breakfast prepared (you cover food costs)
- One daily meal (lunch or dinner) prepared by cook and assistant (6 days/week)

Kitchen Access

- Available outside staff cooking times
- No plastic or bone-handled items in dishwasher
- Please dispose of food waste responsibly

Honesty Bar

- Stocked with drinks – replace what you use

Security & Safety

- **2 Safes:** In master upstairs and middle double room
- **CCTV:** Entry zones only, no cameras inside
- **No Access Areas:** Rock face, water tank, lower satellite dish area
- **Alarm System:** Lock up and arm when leaving



Pool & Outdoor Guidelines



No Diving


 **Supervise Children** – especially around the infinity edge

 **Inflatables:** Not recommended due to drop risk

 **No Glassware:** Use plastic cups provided

  **Lighting:** Pool lights on timer (9:00pm–12:30am)

  **Umbrellas:** Take down when windy – guests are liable for damage

 **Sun Cream:** Avoid staining brands (e.g., P20)

Wellness & Leisure

- **Gym:** Use at your own risk (not for children)
- **Sauna:** Towels provided, key next to door
- **Steam Showers:** Instructions provided onsite
- **Sonos Audio System:** Zones in kitchen, dining, BBQ area, and lounge
- **BBQ/Pizza Oven:** Charcoal, lighters, etc. supplied – restock at Yiannis
- **Hot Tubs:** Usage included; please use responsibly

Provisions & Shopping

Supermarket

- **Yiannis**, Sinies – excellent produce, wine, and delivery
- Credit account available for guests
- Provisions arranged before arrival by Konstantina

Starter Supplies

- Includes cleaning goods, sprays, and toiletries
- Please replace what you use

Departure Checklist





The Day Before

- Settle bills with Yiannis and Honesty Bar
- Replace any used items
- Write in our Visitors Book
- Notify staff of any damage/loss

On Departure Day

- Place luggage outside bedrooms
- Check all safes, drawers, wardrobes
- Vacate by **10:30 AM**

Top Local Experiences

1.  Boat hire along NE coast – swim/snorkel in crystal coves
2.  Drive to Mount Pantokrator & explore Strinillas village
3.  Scenic walk from Kerassia to Kalami's *White House* (Durrell heritage)
4.  Visit Corfu Town – Venetian architecture, shops, cricket on the Liston











Useful Numbers

- **Doctors** (Kassiopi): +30 26630 81661 / +30 6976 404023
- **Dentist** (Tryfonas): +30 26630 81614

- **Yiannis Supermarket:** +30 697 820 6815
 - **Taxis** (Kassiopi): Nikos & Dimitri – +30 6944 260 262
 - **Travel Corner (Car Hire):** +30 6944 711083
-

Optional Graphics to Add

To make this visually engaging, consider inserting icons or illustrations for:

-  Packing list
-  ☐ Map of local highlights
-  Villa layout
-  Cleaning schedule
-  Ice machine reminder
-  ☐ Tenancy times clock icon
-  Security padlock icon
-  Generator / power symbol
-  ☐ Bedroom icons (with A/C fan symbols)
-  Steam/sauna pictograms