

VIESCA

IL BORRO
TOSCANA

Contract 2026

Submitted to:	NUBA EXPEDICIONES S.L. including NUBA EXPEDICIONES DE MEXICO S. DE R.L. DE C.V., Nuba USA, Inc.
Contact:	Alessandra Girardi – Net rates Director
Address – City – Country:	96 Serrano, Madrid 28006 - Spain
Submitted by:	Federico Caligaris Papa -Sales Manager

ROOMS	INVENTORY	DESCRIPTION	OCCUPANCY
Superior Room	4	1 Double bedroom w/ Bathroom	2 Pax
Deluxe Suite	6	1 Double bedroom w/ Bathroom	2 Pax
Prestige Suite	4	1 Double bedroom w/ Bathroom	2 Pax

VILLAS	MQ ²	FT ²	BEDROOMS	BATHROOMS	PAX
SUPERIOR					
Villa Viesca	730	7.750	6	6	12
Villa Viesca	730	7.750	9	9	18
Villa Gelso*	468	5.037	5	5	10
Villa Gelso	468	5.037	8	8	16
Villa Gelso + Cottage	618	6.652	11	11	22
Villa Merlo*	257	2.776	3	3	6
Villa Merlo	257	2.776	5	5	10
CLASSIC					
Villa Acciaioli	268	2.885	4	4	8
Villa Acciaioli + cottage	433	4.061	6	6	12
Villa Pozzo	210	2.260	3	3	6
Villa Due Torri	330	3.560	5	5	10
Villa Due Torri + cottage	440	4.745	8	8	16

You will be guaranteed the best, most competitive rates available online.

*Villa Gelso and Villa Merlo with a reduced number of bedrooms are available during low and mid-season, excluding the period from June 01st to September 30th 2026.

SEASONALITY

Season #1: November 01st to March 31st 2026

Season #2: April 01st to May 31th 2026 / October 01st to October 31st 2026

Season #3: June 01st to September 30th 2026

From June 01st to September 30th 2026 - All villas require a minimum stay of 5 nights.

From October 01st to May 31th 2026 - All villas require a minimum stay of 3 nights.

SUPERIOR VILLAS DAILY RATES INCLUDE

Electricity, A/C, water, gas, heating, final cleaning, parking, Wi-Fi. and VAT

Breakfast served in Villa

Chef and waiting staff included during the whole stay for 1 service per day (lunch or dinner) – Upon availability with a request of 15 days prior arrival

Daily cleaning with change of bath towels

Change of linen every 3 days

Pool towels

Exclusive use of the pool

Gardener and pool maintenance

CLASSIC VILLAS DAILY RATES INCLUDE

Electricity, A/C, water, gas, heating, final cleaning, parking, Wi-Fi. and VAT

Breakfast Delivery

Daily cleaning with change of bath towels

Change of linen every 3 days

Pool towels

Exclusive use of the pool

Gardener and pool maintenance

TERMS OF PAYMENT (Rooms)

BAR RATE

Client: payment at the hotel

Agency/Tour Operator: payment by credit card / bank transfer no later than 3/5 days before the arrival date (depending on the season)

NOT REF

Client: Prepayment

Agency/Tour Operator: prepayment

The agency or the final client will kindly provide us a copy of their credit card to guarantee the reservation with debit authorization in case of missed or partial payments, cancellations exceeding the permits, unpaid extras, late check-out and early check-in, late arrivals, early departures, and no show.

CANCELLATION POLICY (Rooms)

BAR RATE

Flexible 3 days	Up to 3 days prior to arrival date 100% of reserved services can be cancelled without penalties.
	From 2 days prior to arrival any cancellation will be charged 100% (non-refundable)
Flexible 5 days	Up to 5 days prior to arrival date 100% of reserved services can be cancelled without penalties.
	From 4 days prior to arrival any cancellation will be charged 100% (non-refundable)

The hotel reserves the right to change the cancellation policies during the year and therefore will refer to the cancellation penalties on the official website.

NOT REF

Any cancellation will be charged 100%

In all seasons: In case of no-show or early departure full amount to be charged.
You will be guaranteed the best, most competitive rates available online.

GUARANTEE POLICY (Villas)

Upon the signature of the contract, 30% of the total amount is due as deposit.
Balance of 70% to be settled 29 days prior to arrival

The agency or the final client will kindly provide us a copy of their credit card to guarantee the reservation with debit authorization in case of missed or partial payments, cancellations exceeding the permits, unpaid extras, late check-out and early check-in, late arrivals, early departures, and no show.

CANCELLATION POLICY (Villas)

From confirmation to 30 days prior to arrival date: 70% of reserved services can be cancelled without penalties, and the first deposit of 30% can be used as a voucher for a future stay during the year following the cancellation day.

If the reservation is cancelled 29 days or less days prior to arrival, a penalty equivalent to 100% of the total rental amount will be charged. No show, late arrival and early departure will be billed for the entire reserved stay.

The hotel reserves the right to change the cancellation policies during the year and therefore will refer to the cancellation penalties on the official website.

COMMISSION

The hotel accepts to recognize:

- 20% commission on net VAT to the best available rates for rooms and suites
- 12% commission on net VAT to the not refundable for rooms and suites
- 20% commission on net VAT for villas.

AMENITIES

The hotel recognizes to assign Virtuoso/Signature amenities to each room/villa if the agency is part of this affiliation.

CONTRACT VALIDITY

The conditions of the contract will expire on December 31st, 2026



Reservations Department - Contact Information

All Company reservations will be handled directly by Property's Reservations Department.

Reservation Phone: +39(0)558615537

Reservation Fax: +39(0)558615537

Reservation Email : booking@viescatoscana.com

Address : Via Pistelli, 75 - Località Viesca 50066 Reggello (Firenze)

PAYMENT FOR ALL ACCOMMODATIONS

Il Borro Società Agricola

Loc. Il Borro, 1

52024 San Giustino Valdarno (AR)

Bank: Banca di Cambiano

IBAN: IT18H0842571540000031256548

BIC/SWIFT CRACIT33

HOTEL INFORMATION

Conditions for the holiday rental contract are entered voluntarily by both parties with the understanding that any violation of the agreement and its conditions will result in immediate termination of the contract.

In the event of a dispute arising between the parties concerning this agreement, its terms of interpretation etc, the same will be settled by binding arbitration under and pursuant to the rules of Italian Laws.

INDEMNIFICATION

Hotel shall, at its expense and at Company's request, hold harmless, indemnify and defend such Company, any affiliate, or any of their directors, employees, or agents, against any third-party claim or action brought against any of them, arising from or relating to Hotel's accommodations or services or Hotel's breach of this Agreement. The Company shall, at its expense and at Hotel's request, indemnify, defend and hold harmless the Hotel against any third-party claim or action brought against the Hotel, any of its affiliates, or any of their directors, employers or agents relating to Company's breach of this Agreement or the booking of reservations through the Company's System.

CONFIDENTIALITY

Without the express written consent of the disclosing party, no party shall disclose or allow the disclosure to any third party or use other than as specifically permitted in this Agreement, any confidential, proprietary or trade secret information of such disclosing party. A party shall not be liable for the disclosure of any confidential, proprietary or trade secret information if such information (a) becomes publicly available without the receiving party's breach of any obligation owed to the disclosing party, (b) became known to receiving party prior to disclosing party's disclosure of such information, (c) became known to receiving party from a source other than disclosing party where such source did not breach an obligation of confidentiality owed to disclosing party, or (d) is independently developed by the receiving party. If Company provides Hotel access to an extranet, Hotel shall (i) keep confidential and require Hotel's employees and agents to keep confidential, all passwords and other security measures necessary to access such extranet, (ii) inform Company of all personnel authorized to access such extranet, including any changes to such personnel, and of any unauthorized access to such extranet, and (iii) prevent the use of any automated scripts or software to repetitively query the extranet to gather information. Hotel is responsible for the use of the extranet by anyone using the Hotel's password or other access permissions. Any direct connect functionality implemented for the Hotel shall be governed by Company's then-standard direct connect terms and conditions.

ASSURANCES

Upon written notice, a party may terminate this Agreement immediately if any other party ceases to do business, becomes insolvent, or is subject to bankruptcy or insolvency proceedings, whether actual or reasonably believed to be imminent. If agreement is terminated, all future arrivals will convert to 100% prepayment. All outstanding balances must be paid by Company prior to hotel accepting future arrivals. If reasonable grounds for insecurity arise about a party's performance of this Agreement, then any other party may demand written adequate assurance of due performance. Until the requesting party receives such assurance in writing, it may suspend its performance of this Agreement. If the written assurance is not received within 5 days after its request, or within such other reasonable period of time as a requesting party may designate, then the failure to furnish such assurance constitutes a material breach of this Agreement, and the requesting party may immediately terminate this Agreement. Hotel may terminate or suspend this Agreement immediately if Company breaches any part of this Agreement and fails to cure such break within 30 days of receipt of notification from Hotel.

MISCELLANEOUS

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No party may assign any of its rights or obligations under this Agreement without the other party's prior written consent except that Hotel may assign to a successor in interest to the Hotel on notice to Company and without consent; provided, however, nothing herein shall prohibit a Company from assigning any of its rights or obligations to an affiliate.

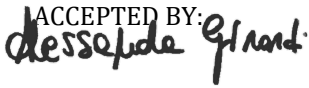
AGREEMENT CONFIRMATION

This Agreement is deemed valid once the signature page of this Agreement has been duly signed and returned to the General Manager of the Hotel. Unless and until the Hotel receives from the Company a counter-signed contract, there shall be no agreement of the parties and the terms hereof shall be of no force.

Hotel and Company agree to keep the terms and conditions of this Agreement confidential, except that the parties may disclose the terms of this Agreement to its employees, lawyers and accountants. Disclosure in violation of this Section by either party may result in termination of this Agreement. The undersigned is an authorized signature of Hotel and Company is authorized to bind such party to the terms of this Agreement.

Health and Safety: With respect to Hotel, it represents and warrants that Hotel has complied with or otherwise met all health and safety requirements and standards applicable to such Hotel, whether arising pursuant to applicable law, governmental regulation or otherwise, and regardless of whether arising as a result of the location of the Hotel, the nationality of Travelers or otherwise (collectively, "Health and Safety Standards"). In addition, with respect to Hotel, it covenants and agrees that such Hotel shall at all times comply with or otherwise meet all Health and Safety Standards for the duration of the term of this Agreement, including any renewal terms. Company may terminate this Agreement as it relates to Hotel upon written notice and following a 30-day cure period to such Hotel in the event Company believes in good faith that such Hotel has at any time failed to comply with any Health and Safety Standards during the term of this Agreement, including any renewal terms.

Sales Manager

ACCEPTED BY:


01/10/2025

Name **Alessandra Girardi**
Its: Authorized Signatory

Date