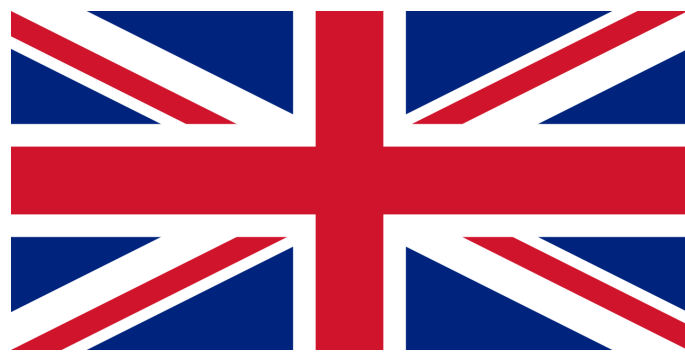


Oceanbreeze Apartment



Funchal, Madeira

Apartment Information Book



PROPERTY OF OCEANBREEZE APARTMENT

132298/AL

PLEASE LEAVE THIS BOOK IN THE LOUNGE

PLEASE DO NOT REMOVE ANY PAGES

All information in this handbook is correct as of February 2023 but may be subject to change without any notice.



Introduction

Welcome to **Oceanbreeze Apartment** - we wish you a wonderful stay.

It is important to us that you enjoy yourselves during your stay. The information in this book will help you with day to day living in the house and introduce you to what can be found in the area.

If you have any queries regarding your accommodation, contact us. Any unforeseen issues can only be corrected if you let us know!

Office number, 09H00 to 18H00 Monday to Friday
+351 291 761 997

24-hour Emergency Numbers, for emergency issues only:
+351 962 721 669

IMPORTANT INFORMATION

Please ensure you read the information relative to:

- DAMAGE AND DEFECTS
- FIRE
- FURNITURE, FIXTURES ANF FITTINGS
- INTERNET WI-FI POINT AND CODE
- RUBBISH
- SECURITY
- TELEPHONE AND IMPORTANT NUMBERS

Address

The address of the apartment is:

Rua Quinta Calaça, 3
5° andar, apartamento 510
9000-108 Funchal
Madeira

GPS COORDINATES:

32.6363417; -16.938743

A

Animals

No animals are allowed on the premises. Please ensure the main entrance door always remains closed so no stray animals may enter the building.

Appliances

When operating any of the appliances, in case of any difficulty, please consult the instruction manuals which are available in the cupboard where the kitchen extraction is.

B

Bus Stop

The nearest bus station is in Forum Madeira Shopping Centre and 600 meters from the apartment.

You can find all schedules on the internet page www.horariosdofunchal.pt

Breakages

If you break or damage anything, please let us know so that we can replace it. We will only charge for items that cost over €10.

C

Check-Out

The apartment should be vacated by 10.00 am on the day of departure unless alternative arrangements have already been made on arrival.

Please leave the apartment in the condition you found it when you arrived, with no electrical appliances mid-cycle and, in winter, all thermostats turned to zero where applicable.



What to do before you leave:

- Used towels should be placed in the bath or shower.
- Beds should be left tidy or stripped.
- The kitchen should be tidy and clean, and all the crockery, cutlery, pots, pans, glasses, etc must be washed and stored in the cupboards. A cleaning charge of 30€ will be applied should this not be observed.
- All other appliances should be turned off.
- Any leftover provisions you do not need can be left on the counter or in the fridge.
- **All remaining rubbish should be placed in the public bins located by the building parking entrance.** No rubbish should be left in the property when you leave. Please remember there is a special collection charge of 60€ should there be rubbish in the dustbins.
- If anything is broken or not working, please let us know so we can ensure it is fixed for the following guests.

IMPORTANT: Before leaving, please remember to turn off lights. All windows and outside doors must be closed and locked.

Children

This is a children friendly apartment but please note that the maximum occupancy is 2 persons and no extra sleeping arrangements are possible.

Please note that children must not use the lift without the presence of an adult.

We also ask you to be careful and not to leave children alone in balconies.

All security precautions must be complied.

Cleaning and Linen

The apartment will be cleaned and prepared for your arrival. Bed linen and towels are provided.

A lighter mid stay clean and change of linen will be provided at a day to be advised for stays of over 8 nights.

Cleanliness

We kindly ask that you leave the apartment in a tidy condition when you leave, placing all rubbish in the public rubbish bins located in the entrance of the building where you can find an eco-point.

D

Damage and Defects

Guests are responsible for any deterioration and defacement of the accommodation during their stay. Guests are requested to exercise reasonable care and caution to prevent the occurrence of theft. Such care and caution include, but is not limited to, locking all doors and windows during guests' absence from the accommodation.

Dustbins and Rubbish/Garbage Collection

Rubbish bins can be found in the cupboard under the sink.

Rubbish bags are provided for the organic rubbish, and you may have to purchase additional ones should these run out.

Recycling waste is placed loose in the appropriate container.

Please separate rubbish into General and Recycling. General (organic) rubbish should be bagged and tied. Glass, Plastic, Metal, paper and Cardboard should be rinsed and placed loose in the appropriate bin.

Please find bellow the colour used for each container and what can be placed in each one:

YELLOW – Plastic and Metal

GREEN – Glass

BLUE – Paper and cardboard

BLACK – Organic rubbish

Please ensure all your rubbish is regularly taken from the small rubbish bins in the apartment and placed in the public dustbins located in the entrance of the building in the back parking place.

No rubbish should be left in the apartment when you leave, and it should all be placed in the public bins at this eco-point.

E

Electricity

The current is 220V, and the apartment has European two-pin sockets

There is 1 electric box with circuit breakers, duly identified, at the entrance on your left side.

Some of the bulbs are LED, which take some time to reach full brightness.



Exploring Madeira and Walking

Madeira is known for its beautiful and majestic countryside and mountains. It is also a walker's paradise, offering walking trails and the renown LEVADAS.

If you wish to experience the walking in Madeira, we will always recommend you join an organised walk accompanied by a qualified guide.

There are many points of interest all over the island, which are worth visiting.

F

Fire

There is a fire blanket in the kitchen and extinguisher as required. The apartment also has a smoke detector.

Be aware that your safety comes first and after that the apartment.

In the case of fire:

- 1. Call the Fire Brigade on the number provided below;**
- 2. Call the emergency number to inform of the fire;**
- 3. Vacate the property (taking apartment keys with you) and wait outside.**

The EMERGENCY number to call in Madeira is 112.

Once you have done that, please call one of our emergency numbers to advise us of the occurrence:

+351 962 721 669

Furniture, Fittings and Fixtures

Guests accept total responsibility for all the contents of the accommodation, including furniture, fittings and fixtures, utensils, etc., which will always remain the property of the owner. Guests will replace at their cost, or reimburse, any missing items, fittings or fixtures at the time of departure.

Outdoor Furniture

Madeira can suffer from sudden unexpected rain and wind. Please ensure you bring all cushions in every night or when you are out of the villa.

G

Golf

There are two golf courses in Madeira. The 18-hole championship Palheiro Golf course - 291 790 120, which is approximately 30 minutes by car, and the 27-hole course at Santo da Serra – 291 550 100.



Both have spectacular views.

H

Hot water

We would always recommend that baths and showers be staggered to ensure water flow is always good.



Internet

The apartment has a Wi-Fi connection free for guest's use.
Please connect to **NOS-2156** Code: **U46JFLNP**

K

Keys

The access to the apartment is made with an entrance code for the main door and another code for the keybox where you will find the keys that will provide you access to the apartment. These codes will be sent to you 3 days before your arrival.
Please make sure you put the correct pin in the door for this to open.
This code is personal and non-transferable.

Kitchen

The kitchen worktop is not suitable for placing hot pots on, so please always use a trivet or mat for this purpose.
We recommend a maximum setting of the cooker plates to level 7.

Madeira is a tropical island and so to prevent insects and other bugs coming into the apartment we ask you please to ensure that all food is correctly stored, always covered and not left out in the open.



Linen

Linen is provided and changed on a weekly basis.



One pool towel, one bath towel and one hand towel are provided for each guest weekly. These are placed in the bathroom

M

Maintenance

In the rare instance that it may be necessary to carry out urgent work and repairs in the accommodation while guests are in the apartment, the owner has the right to undertake this without discounting from the rental price. Guests will be given prior notice of at least one day (except in cases of emergency) to accomplish these tasks.

Maximum occupancy

The guests entitled to occupy the house are those detailed in the booking form. Additional guests are not allowed to overnight.

The maximum number of people permitted to stay in the accommodation overnight is stated in the property description on the website. If this number is exceeded, the rental agreement will be terminated and admittance to the house will be denied, without refund of the rental sum.

N

Nearby

The Apartment is perfectly located in the main hotelier zone of Madeira and surrounded by all facilities such as bars, restaurants, supermarkets, and sea front promenade.

There is a mini market in the building perfect for everyday essentials.

The closest bar/restaurant is located only 80 meters from the apartments.

The Forum Madeira Shopping centre with many shops and a large, branded supermarket is only 600 m away.

Oceanbreeze Apartment provides easy walking access to all means of transports such as buses and taxis that run frequently and will allow you to explore all the island.

Nuisance



Guests are requested not to commit any act that could or might disturb the tranquillity of the other residents in the area of the apartment. Any disorderly or unruly behaviour shall be the responsibility of guests and the owner relinquishes complete and absolute responsibility if a third party is involved. Any and all such

acts constitute a breach of agreement, and the owner reserves the right to evict the guests.

Noise

In accordance with the Portuguese law and as per the ordinance 292/2000 + 278/2007 it is forbidden to make noise/disturb neighbours between 20:00 and 8:00 hours.

P

Period of Stay

The period of stay can only be extended with prior agreement of the owner and for period no longer than three months.

Guests are required to vacate the property on the end date of their reservation at the agreed time.

Personal Property

Guests are advised that the owner will not be held responsible for guests' personal belongings. In case of loss, damage, or theft of personal belongings guests shall not attempt to recover damages from the owner.

Public transport

For buses, please see Bus Stop under "B". For Taxis, please look under "T"

Pest Control

Madeira is a semi-tropical island.

Lizards, mosquitos, flies, beetles and many other insects are endemic and common. Flying beetles are also common and will fly into the house through open windows and doors. Please note they are not an indication of lack of cleanliness.

Please do not leave any food lying around in the open or uncovered in the cupboards to avoid attracting insects and other bugs into the apartment. All food should be always correctly stored and kept covered.

R

Rent a Car

We have contacts with a local car rental company and will be able to make car arrangements for you. Please let us know in advance if you would like us to book one for you.

If you wish to book a car, please contact the Our Madeira offices on 00351 291 761 997 or 00351 962 721 669 or reservations@ourmadeira.com

Request

Please treat the apartment and furnishings as if they were your own. We would be grateful if you could avoid draping damp towels over furniture. Please always lock all doors when leaving. Please remember to always turn off the lights when you leave the apartment.

At night please be sure the cushions for outdoor furniture are stored inside the apartment.

The same applies if you leave the house for a few hours - Madeira can have unexpected rain showers!.

Restaurants, Cafés and Bars

Eating out is not expensive.

Espetada (beef on a spit) is the main traditional dish. You should try it, but please choose a speciality espetada restaurant in which to do so.

Madeira is also known for the quality of its fish, and you need to try the Espada, (Black Scabbard) unique to these islands.

Here are the details of some restaurants that you may like to try, some of them walking distance from the apartment:

- Taberna Ruel – Rua Santa Maria – 291 231 720
- Marisqueira Tropicana – Rua de Santa Maria – 291 222 743
- Restaurante do Forte – Rua de Santa Maria – 291 215 580
- Villa Do Peixe (Fish Restaurant) – Câmara de Lobos – 291 099 909
- Villa Da Carne (Meat Restaurant) – Câmara de Lobos – 291 099 909
- Villa Cipriani (Italian Cuisine) – Estrada Monumental – 291 717 171
- Old Town, Rua Santa Maria – 291 221 280



Rubbish

Please see the paragraph on [Dustbins](#)

S

Safe

There is a safe in the apartment for your use. You can find it in the clothes cabinet and the key in the safe itself. It is your responsibility to ensure the safe key is kept in a safe place and is not lost or misplaced.

Should the key be lost, there is a charge of 120€ each to replace the safe (it is not possible to replace the lock), which is deducted from your breakages deposit.

SAFETY

Oceanbreeze Apartment conforms to all Portuguese regulations and health and safety requirements. However, it is your responsibility to ensure due care is taken when using the apartment and its exterior areas.

Security

Madeira is a very safe island, and the crime level is very low.

However, we would always recommend:

- Doors and windows that are easily accessible should be locked during the night.
- You lock all doors and windows of the apartment when away.

Please note you will be responsible for any losses due to negligence in securing the apartment.

Shopping

The main shopping area is in Funchal.

The shops are open from Monday to Friday 10:00 to 19:00 and some of them close from 13:00 to 15:00 for lunch. On Saturdays they open from 10:00 to 13:00.

The shopping centres are open 7 days a week from 10:00 to 22:00, sometimes later during Bank Holidays. La Vie in Funchal is very central and offers a variety of shops, restaurants and supermarket.

There is a second shopping centre in the main hotel area and about 600 meters from the apartment, Madeira Forum, this also has a multi-screen cinema.



Madeira Shopping Centre is the largest and has a wide variety of shops, restaurants, a supermarket and a multi-screen cinema.

The main street shopping area is from between the Cathedral and the Market. Here you will find all manner of shops, cafés, restaurants and anything else you may require.

Slippery floor

Please note floors may be slippery when wet. Please take due care.

Smoking

Sorry, no smoking in the apartment please.

Suggestions

Suggestions for future guests and comments for us.

We hope Madeira and Oceanbreeze Apartment have given you a wonderful holiday and that you will take time to make suggestions for other guests - restaurants, useful phone numbers, places you have visited, etc.

We also welcome your comments and suggestions for us - concerning the apartment and the service we provide.

Please leave a note in the apartment.

We would also request you post reviews online on the website you reserved with originally.

T

Taxi

Radio taxi: Taxi Madeira 291 764 476

Telephone and Important Numbers

Hospitals

Funchal Hospital	291 705 600
Private Hospital (Hospital Particular da Madeira)	291 003 300
Private Clinic Santa Luzia	291 200 000
Private Clinic Santa Catarina	291 741 127
Madeira Medical Centre	291 003 300

Doctor

Dr. Doctor Francis Zino (English speaking doctor)	Office	291 742 227
	Home	291 763 292
	Mobile	919 900 134

Ambulance /paramedics

Local Ambulance

112



Cruz Vermelha (Red Cross) 291 741 115

Emergency 112

Local Fire station 112 or
291 827 392

Local Police Station 112 or
291 822 422

Tourist Office information, Funchal 291 211 912

Airport
Arrivals/departures 291 520 886
www.ana.pt

Terms and conditions

The owner has the right, and shall always retain this right, to evict, without any prior warning, all guests who do not respect and comply with all the stipulations and conditions as set forth within this handbook.

Television

There is 1 television in Oceanbreeze apartment, in the living area, with digital cable package and connection to YouTube and Netflix (for which you need to have your own account to log-in).

Tours, Activities and Special Interest

These can be arranged and pre-booked for you by a representative from OurMadeira on 00351 291 761 997 or 00351 962 721 669 or reservations@ourmadeira.com

Here are some suggestions:

ON THE SEA

Dolphin and Whale Watching

Catamaran sailing

Sailing in a replica of Comibus' Caravelle, the Santa Maria

Big Game Fishing

Diving

Surfing and windsurfing

ON LAND

Walking Levadas and Trekking

Sightseeing by private car, taxi or minibus

Madeira History Walking Tours

Jeep Safaris



Karting
Quad Bike Tours

Bicycling
Active sports, such as BTT, Canyoning, Climbing

Alternatively, you can consult these on the Our Madeira website on:
<http://www.ourmadeira.com/cars-transfers-things-to-do/things-to-do/>

U

Use of the Apartment

SHORT-TERM RESIDENCE OR 'HOLIDAY HOME' USE ONLY

The owner accords guests the accommodation as a short-term residence or 'holiday home', in accordance with the conditions stated above, which guests must adhere to. The mentioned accommodation is to be used exclusively as short-term residence or 'holiday home'; not for any professional purposes; not as a business unit; not as an office; not for any immoral or illegal practice or activity.

W

Water

Tap water is treated and is drinkable. However, we recommend that you drink bottled mineral water whilst in Madeira.