



# WELCOME TO VILLA SIMPSON

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## **WELCOME TO**

69 VILLA SIMPSON,  
03170,  
ROJALES,  
VALENCIAN COMMUNITY,  
SPAIN

Useful information to help you settle in, along with a few local recommendations to make your stay more enjoyable.

We've kept everything clear and easy to follow and shared a few of our own favourite spots nearby so you can experience the area like a local.

# GUEST BOOK



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# Andwell & Co

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**This home is proudly managed [by Andwell & Co, a hospitality-led short-stay company run by Shaun and Toby.](#)**

## ○ MEET THE TEAM

Between us, we've spent years on the ground running homes like this. It's hands-on work, and we take real pride in doing it properly.

This isn't just another listing to us. We look after the space, and we care about the people staying in it. Every home we manage means something, and this one is no different.

We've set it up to feel comfortable and easy from the moment you walk in. Comfy bedding, thoughtful touches, free WiFi and clear communication. The kind of details that actually matter when you're staying somewhere.

We love hosting, and we hope you feel at home here.



*From Shaun Toby & the  
Andwell & Co team*

# QUICK ESSENTIALS

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## ○ REFERENCES

### Property Address

69 Villa Simpson,  
03170,  
Rojales,  
Valencian Community,  
Spain



### WiFi, Scan to connect



Network: Villa Simpson  
Password: t2uGZN37



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### Emergency Contact (WhatsApp)



+44 (0)7843956725



# HOUSE RULES

ENJOY YOUR STAY AND TREAT THE SPACE WITH THE SAME CARE AND RESPECT AS YOUR FAMILY HOME.



- **No parties or gatherings**

This is a residential building, so gatherings, parties, or events are not permitted.

- **No smoking or vaping**

Smoking or vaping is not allowed anywhere inside the property or building to keep the space fresh for all guests.

- **No visitors without permission**

Only registered guests are allowed in the property. Visitors must be agreed in advance.

- **Shoes off indoors**

Please remove shoes at the door to help keep the property clean and hygienic.

- **Pets**

Pets are only allowed if pre-authorized in advance. A pet cleaning fee must be paid to protect future guests, especially those with allergies.

- **Noise**

Please keep noise to a minimum, particularly in the evenings after 7pm to respect neighbours. We want to maintain a calm and comfortable environment for everyone.

- **Noise monitoring**

A noise monitor is in place inside the property. It does not record conversations, only sound levels.

- **CCTV**

CCTV operates in communal areas outside the building for security. This may be used as evidence if required.

Failure to follow house rules may result in additional charges or early termination of your stay.

# HOW EVERYTHING WORKS

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## Windows&Shutters

- All shutters will be down on arrival.
- Each has a pull-down strap.
- Pull the strap towards you to open (as shown in photo).



## Bins

- Walk to the top of the cul-de-sac.
- Turn right
- You'll see a large communal black bin.
- Please place all waste there

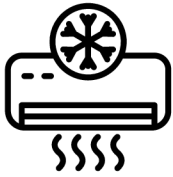


## Parking

- You'll arrive into a cul-de-sac.
  - You can park anywhere here (no restrictions)
  - Please don't block any driveways.
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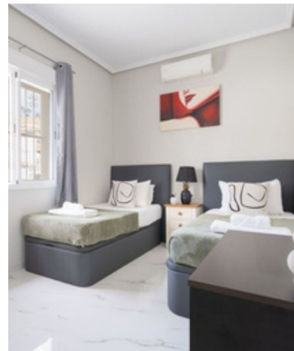
# HOW EVERYTHING WORKS

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## Heating & Air Conditioning

- Go to the bedroom with the twin beds
- Open the cupboard door on the right (pull firmly if needed)
- Inside you'll see the coin box
- Insert a €2 coin and twist the mechanism
- The air conditioning will activate – it's very efficient
- Please switch off when not in use



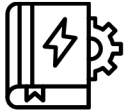
## Security alarm

- Please don't be alarmed if you see the alarm in the hallway
- It is only active when the property is vacant and set
- During your stay, it will not be in use



# HOW EVERYTHING WORKS

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## **Doors Windows & Security**

- Doors lock automatically, please take keys with you at all times
- Ensure all doors/windows are closed when leaving
- Please close shutters when leaving the property
- Take care when opening/closing

## **TV & Entertainment**

- Turn on using the remote
- Smart TV apps available (Netflix, etc.)
- Log into your own accounts if needed and remember to log out before leaving

## **Bathroom**

- Please avoid blocking drains and dispose of items in the bin provided
- Ventilation: Open window or use fan after showering

## **Washing Machine**

- We recommend a short cycle at 30°C for most clothes
- Turn the dial to select the programme, choose your settings, then press start
- Please do not dry clothes on electric heaters

## **Other**

If you need help using anything in the home, send us a photo and our team will guide you through it.

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# LOCAL ESSENTIALS

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○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.

↗  
**Local  
Supermarket  
Consum**

A reliable local supermarket for everyday essentials, fresh produce, bakery items, and Spanish ingredients. We like it because it feels genuinely local while still being easy for international guests to shop in comfortably.



↗  
**Local Pharmacy  
Farmacia Doña  
Pepa**

Convenient and well-stocked pharmacy close to the villa. Helpful for travel essentials, toiletries, prescriptions, and any small things guests may need during their stay.



↗  
**Alicante–Elche  
Airport transport  
connections**

There is no direct local train station in Rojales, which is part of the charm of the area as it feels quieter and more residential. Most guests explore by car, and Alicante Airport is the main gateway with excellent road connections along the Costa Blanca.



# PLACES TO EAT

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## ○ OUR FAVOURITE PLACES NEARBY



### **Favourite Café The Old Don Carlos**

One of our favourite relaxed breakfast and coffee spots nearby. It has a friendly atmosphere, generous portions, and a laid-back terrace that works perfectly for slower mornings in the Spanish sunshine.



### **Favourite Bar Lakeview Bar & Restaurant**

A great sunset spot overlooking the nearby salt lakes. We love it for evening drinks because it feels relaxed, sociable, and has a proper holiday atmosphere without being overly touristy.



### **Favourite Restaurant Patagonia Steak House**

A popular local favourite known for excellent steaks and warm service. It's ideal for an easy evening meal with friends or family and consistently delivers a good experience.



# LOCAL PLACES

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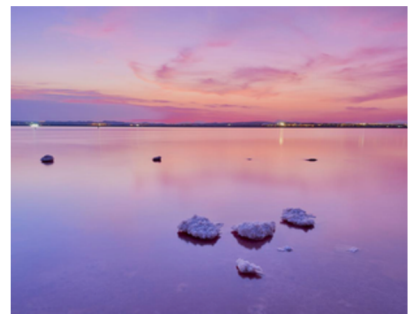
## Local Highlight La Marquesa Golf

One of the best-known attractions in the area and popular with both experienced golfers and beginners. Even non-golfers enjoy the relaxed surroundings, cafés, and open scenery around the course..



## Green Space Parque Natural de las Lagunas de La Mata y Torrevieja

Beautiful natural salt lakes and walking areas nearby with pink lagoons, birdlife, and wide open landscapes. It's especially lovely around sunset and gives the area a calmer, nature-focused side beyond the beaches.



## Nearby Beaches Guardamar del Segura Beach

Some of the best beaches on the Costa Blanca are just a short drive away. We love Guardamar because the beaches feel wide, natural, and less built-up than some of the busier tourist areas, with long walks, sand dunes, and relaxed beach cafés.



# EXTEND YOUR STAY OR LATE CHECK-OUT

## ○ EXTEND YOUR STAY



**If you need to extend your stay or need a later check-out to catch a night flight, just message us a week before and we'll see what's possible.**



We'll always try to help, but it depends on the next booking and our cleaning schedule.

If a late check-out is available, there will be a small fee. This helps cover the extra time and staff needed to get the property ready for the next guest without rushing the clean.

Let us know as early as you can and we'll do our best to make it work.

# CHECKOUT INSTRUCTIONS

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Check-out is **by or before 11am** unless agreed otherwise.

- ✓ Leave beds unmade and place **towels in the bath** or shower
- ✓ **Wash dishes**, load and start the dishwasher
- ✓ **Empty fridge**, cupboards, and bins
- ✓ Place **bins outside**, see instructions provided
- ✓ **Turn off lights**
- ✓ Close and **lock all windows and doors**
- ✓ **Return keys** to the lockbox

**Send me a message to say you have checked out**

WE APPRECIATE GUESTS WHO  
TREAT THE SPACE WITH CARE  
AND LEAVE IT CLEAN AND TIDY,  
JUST AS THEY FOUND IT.

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# Andwell & Co



## **Book Your Next Stay**

If you've enjoyed your stay, you can book your next stay by scanning the QR code.

It's the quickest way to check availability across our properties and access our best available rates.

[andwell.bookeddirectly.com](https://andwell.bookeddirectly.com)

[andwell.co.uk](https://andwell.co.uk)

Andwell & Co.