

1. Introductory provisions

- 1.1. Temporary accommodation at the living quarters, with its business name **PRIMA IC** (hereinafter referred to as „*living quarters*“) which is located in Bratislava at the address Ivánska cesta 15, postal code 821 04 Bratislava, built at the parcel no. 14803/37 with its registration no. 16733, listed on the property sheet no. 4903 for district: Bratislava II, city: Bratislava – city district Ružinov, cadastral territory: Trnávka and/or Ivánska cesta 23, postal code 821 04 Bratislava, built at the parcel no. 14796/2 with its registration no. 4347, listed on the property sheet no. 4548 for district: Bratislava II, city: Bratislava – city district Ružinov, cadastral territory: Trnávka is being operated by the company **PRIMA IC s. r. o.**, Ivánska cesta 15, postal code 821 04 Bratislava, identification no.: 47 709 421, registered within the Commercial Register of the Municipal Court Bratislava III, Section: Sro, File no.: 98516/B (hereinafter referred to as „*operator*“). The living quarters is a simple accommodation facility that meets the requirements for accommodation facilities in accordance with the Decree of the Ministry of Health of the Slovak Republic no. 259/2008 Coll. On the details of the requirements for the internal environment of building and the minimum requirements for accommodation facilities.
- 1.2. The living quarters provides accommodation solely to a duly registered person (hereinafter referred to as „*accommodated person*“) who has been provided by the contracted partner (hereinafter referred to as „*client*“), while the accommodated person is obliged to duly register at the reception upon arrival at the living quarters, where he/she presents a valid identification document, passport or other identification document with a photo of said accommodated person, that also contains the following data: first name, surname, date of birth, document number and a permanent address. In case of need, the operator has right to ask the accommodated person for his/her e-mail address and/or his/her telephone number. The operator is not obliged to accommodate any person who does not properly prove his/her identity. Upon arrival, the accommodated person shall receive an access chip to the building, a room key with the assigned bed, sheet, pillowcase and a quilt case at the reception desk of the living quarters and is obliged to use said belongings throughout the entire period of the accommodation.
- 1.3. The living quarters may, in exceptional cases, also offer a different type of accommodation as was dealt with the client, if it does not substantially differ from the order.
- 1.4. The client is obliged to pay a fee for the accommodation in accordance with the contract and the valid pricelist.
- 1.5. The operator reserves the right to decide, at any time, to change the bed assigned to the accommodated person, which the accommodated person is obliged to respect and to move his/her personal belongings to the newly assigned bed within 48 hours from the operator's order.
- 1.6. Based on the ordered accommodation, the accommodated person is obliged to leave the room on the day of departure and check out not later than 10.00 AM, otherwise the operator is entitled to charge the client the price for accommodation for this day. The accommodated person who requests the accommodation before the check-in time also pays for the previous night or pays the early check-in fee in accordance with the Attachment no. 1.
- 1.7. Only persons free from any infectious diseases are allowed to use the accommodation. The operator has the right to refuse to accommodate a person with any communicable disease, parasitic infection or other disease that could pose a health risk to other accommodated persons and/or operator's employees.
- 1.8. The operator reserves the right to refuse to accommodate a person who has in the past as an accommodated person either (i) grossly violated and/or regularly violated the Rules of Accommodation, and/or (ii) has been fined more than 3 times, and/or (iii) has not paid the fine for the previous period of accommodation.
- 1.9. The fire regulations, evacuation plan and evacuation direction signs are posted in a visible and accessible place in the living quarters. Residents are obliged to follow these instructions during their stay at the living quarters.
- 1.10. The accommodated person is obliged to comply with the Rules of Accommodation of the living quarters in its current version. In case of a violation of the Rules of Accommodation, the operator has the right to withdraw from the accommodation, even before the expiry of the agreed period, without the right to refund the price of accommodation to the client.
- 1.11. These Rules of Accommodation are binding for all guests and come into force and effect on the date of their approval.

2. Rules and obligations of the accommodated person

- 2.1. The accommodated person *is entitled to*:
 - a) use a bed with the accessories in the assigned room. In addition to the inventory of the room, the accessories shall include a pillow, quilt with bed linen. The accommodated person shall have the right to a regular change of the bed linen in an interval of once every 14 days,
 - b) use the common areas,
 - c) use the living quarters kitchen and its facilities free of charge. The accommodated person using the kitchen is directly responsible for keeping the kitchen clean and for turning off the appliances thoroughly at the of his/her activity,

- d) use the laundry facilities of the living quarters for a fee in accordance with the Attachment no. 1,
 - e) use their own electrical appliances specifically authorised by the operator in their room. The above does not apply to heating appliances, open cookers and appliances intended for heating food,
 - f) use their own TV set specifically permitted by the operator in their room,
 - g) to park at the living quarters car park for a fee in accordance with the Attachment no. 1. For security reasons it is not recommended to leave any valuables in the car.
- 2.2. The accommodated person or the client *is obliged to*:
- a) the accommodated person is obliged to comply with the law of the Slovak Republic, the Contract of the Accommodation, these Rules of Accommodation and the internal regulations of the operator,
 - b) stay exclusively at a bed in a room assigned by the operator,
 - c) report any defects and damages detected in the room assigned to him/her within 24 hours of check-in at the reception desk,
 - d) use the bed linen provided to the accommodated person at the reception desk on the day of the accommodation for the entire period of the accommodation; the accommodated person is entitled to use his/her own bed linen at his/her own risk. In case of violation of this obligation, the operator is entitled to charge the guest for a fee for excessive soiling of the room accessories (bed, quilt, pillow) up to the amount in accordance with the Attachment no. 1,
 - e) deregister from the register of the accommodated persons at the end of the accommodation and to hand over the room and its accessories in the condition in which he/she took it over, taking into the account regular wear and tear, together with the room keys and the bed linen,
 - f) pay for the accommodation as instructed by the operator and, if necessary, provide any proof of payment,
 - g) not damage the property and the equipment of the living quarters or the operator,
 - h) pay for any caused damage in full,
 - i) observe the rules of good social behaviour and good manners,
 - j) observe the hygiene regulations, to keep clean room, common areas and the entire living quarters building, to separate waste and to protect the property of the living quarters,
 - k) conserve water and electricity,
 - l) when leaving the room, switch off all electrical appliances and lighting in the room and adjacent areas, close the water supply, windows and doors,
 - m) follow the instructions of the operator in emergency situations,
 - n) report and record any deficiencies in the fault book located at the reception desk,
 - o) not use open cookers and appliances outside the designated areas (kitchens),
 - p) acquaint themselves with the comply with the fire-alarm guidelines and fire-safety regulations and the evacuation plan located on each floor of the living quarters; in the event of a fire alarm/siren, to leave the living quarters building,
 - q) in the event of a fire, report this fact immediately to the living quarters reception,
 - r) use solely electrical appliances in the living quarters that have been specifically approved in advance by the operator and for which the electrical inspection report has been submitted,
 - s) not allow other persons to stay in the accommodation,
 - t) refrain from any disorderly behaviour and from throwing objects and rubbish out of windows,
 - u) make the assigned room available at any time to the operator's employees for the purpose of maintenance, repairs, inventory control, technical inspections, compliance with hygiene regulations and proper use of the accommodation space within the meaning of the Contract of Accommodation and the Rules of Accommodation, as well as in other emergency situations (e.g. disinfection, painting, etc.),
 - v) in the event of the presence of parasitic insects in the room (bed bugs, fleas, etc.), immediately report this fact to the reception of the living quarters, which will ensure the necessary measures to eradicate the parasite and follow the instructions of the authorized employee of the operator,
 - w) pay the fine for the loss of the room key or the assigned chip in accordance with the Attachment no. 1,
 - x) pay the fine for the violation of the smoking prohibition in the living quarters premises in accordance with the Attachment no. 1,
 - y) pay the fine for soiling and/or damaging the kitchen in accordance with the Attachment no. 1,
 - z) pay the fine for the loss of the inventory in the room in accordance with the Attachment no. 1,
 - aa) be fully responsible for all personal belongings of the accommodated person, including the means of personal transport (e. g. bicycle, scooter, etc.), the operator is not responsible for any damage and/or loss of such belongings of the accommodated person,
 - bb) change all bed linen at least once in 14 days.

- 2.3. Per the whole living quarters it is *forbidden to*:
- a) interfere with installations of any kind,
 - b) remove the inventory from the living quarters premises,
 - c) smoke outside the designated areas,
 - d) bring in and/or keep animals,
 - e) bring in, possess, manufacture, sell, arrange the sale or ingest narcotic drugs, psychotropic substances or poisons and precursors throughout the living quarters premises,
 - f) bring in, possess, manufacture, sell, arrange the sale, or hold any firearms or stabbing weapons, explosives and other life-threatening objects,
 - g) bring in and/or keep valuables – only at the accommodated person's own risk,
 - h) make any alterations to the facilities and/or furniture of the living quarters, or move the facilities and/or furniture of the living quarters; without the operator's consent,
 - i) carry out any unannounced business or other commercial activity, or to use the room allocated to him/her as a residence or storage for such activity,
 - j) establish, support or promote sects, extremist groups and movements,
 - k) consume or store any alcoholic beverages excessively,
 - l) enter the roofs of the living quarters building,
 - m) accumulate the rubbish in the assigned room, accommodation cell, corridors and other living quarters areas.
- 2.4. The accommodate person is liable for damages cause to the property of the operator in accordance with the applicable legislation.

3. Rights and obligations of the living quarters operator

- 3.1. In the event that the accommodated person has grossly violated the Rules of Accommodation or has violated them repeatedly, the operator is entitled to immediately withdraw from the provision of the accommodation to a particular accommodated person, even before the expiry of the agreed period, without the accommodated person's right for a refund.
- 3.2. For the purposes of these Rules of Accommodation, the following shall be deemed a gross breach thereof:
- a) damaging the facilities of the living quarters,
 - b) repeated violation of the prohibition of the guest's entry into the living quarters in a state of reduced sanity caused by the influence of an addictive substance (e. g. alcohol, drugs),
 - c) failure to comply with the relocation order,
 - d) damaging the fire-fighting equipment or causing a fire,
 - e) repeated use of unauthorised appliances in the rooms or in non-restricted areas (electric or gas cooker, electric heater, etc.),
 - f) repeated failure to comply with the prohibition of smoking in the living quarters outside of the restricted areas,
 - g) repeated failure to observe the rules of civil coexistence and to respect the rules contained in these Rules of Accommodation,
 - h) repeated disturbance of the night tranquillity,
 - i) allowing third parties to stay or enter the premises of the living quarters.
- 3.3. The operator is obliged to comply with the principles of equal treatment and access to all residents.
- 3.4. The operator is not responsible for any disagreements or conflicts between accommodated persons, but within the scope of legal possibilities is entitled to take the necessary measures to ensure order in the accommodation premises and the protection to other accommodated persons.
- 3.5. The operator shall be entitled to carry out continuous inspections of the entire living quarters premises, including the rooms, and to check compliance with the Rules of Accommodation.
- 3.6. The operator shall have the right to enter the room assigned to him at any time during the entire period of the accommodation to carry out his duties. For the purpose of cleaning, the accommodated person is obliged to allow such access on a daily basis.
- 3.7. In the event that the accommodated person brings unauthorized items and/or appliances into the premises of the accommodation in violation of these Rules of Accommodation, the operator shall be entitled to remove such items and/or appliances from the accommodated person's custody and return them to the accommodated person only after the end of the accommodation.

4. Tranquillity at the living quarters and visits

- 4.1. The accommodated person is obliged to observe the night tranquillity at the living quarters, which is set in in both winter and summer periods from 22.00 PM to 6.00 AM.
- 4.2. The accommodated person is obliged to behave in such a way that his/her behaviour does not disturb other accommodated persons. The accommodated person must not prevent his/her roommates from exercising their rights associated with the accommodation in an orderly and uninterrupted manner. The accommodated person must not tamper with the belonging of a roommate without the roommate's knowledge.

- 4.3. It is strictly forbidden to enter the living quarters in a state of reduced sanity caused by the influence of an addictive substance (e. g. alcohol, drugs).
- 4.4. The accommodated person shall not publicly defame any nation, nationality, their language, race, ethnic or religious group or sexual orientation.
- 4.5. The accommodated person acknowledges that visitors are not permitted in the entire living quarters property. The accommodated person shall not allow non-accommodated persons to enter the living quarters and/or attempt to illegally enter the living quarters through the entrance area of the reception desk or other checkpoints. The accommodated person shall not sign in or out another person on his/her access card or chip for the purpose of entry and/or exit from/to the living quarters. The accommodated person may not lend his/her access card or chip to another person as it is not transferable.
- 4.6. The accommodated person is not allowed to allow another person to use the bed and room, for a fee or free of charge, which has been assigned to him/her.
- 4.7. The accommodated person shall not jump over, under or in any other unauthorised way circumvent living quarters's control devices. This restriction applies in full to non-accommodated persons as well.
- 4.8. The accommodated person shall not organise or participate in mass events in the living quarters, especially celebrations, etc., which disturb other accommodated persons.
- 4.9. The accommodated person may not present a forged document, provide his/her document to a third party for the purpose of accommodation or present an altered document required for accommodation. The accommodated person may not forge (e. g. alter, copy) the access card or chip in order to allow entry to the living quarters to persons who have been granted permission to enter or present a forged access card or chip at the reception desk.


5. Infringements and offences

- 5.1. A breach of contractual obligation is classified as a breach of generally binding legal regulations, the operator's internal regulations, the Contract of Accommodation and /or these Rules of Accommodation (hereinafter referred to as "**offence**").
- 5.2. The operator may, at its discretion, impose an offence measure on the accommodated person for his/her breach of these Rules of Accommodation. Offence measures are:
 - a) the fine in accordance with the Attachment no. 1, which forms an integral part of these Rules of Accommodation,
 - b) the last warning preceding the withdrawal from the accommodation,
 - c) withdrawal from the provision of the accommodation, with the loss of the right to accommodation in all accommodation facilities of the operator.
- 5.3. Prior to the imposition of an offence measure, the accommodated person has the right to be heard on the offence.
- 5.4. The offence measure must be imposed in writing and served on the resident.
- 5.5. The Director of the operator may, in justified cases, at the request of the accommodated person, vary or mitigate the offence measure imposed (in particular the amount of the fine imposed).
- 5.6. In the event of a breach of the accommodated person's obligations under these Rules of Accommodation, the accommodated person shall be obliged to pay contractual penalties for each individual breach of obligations (i. e. the contractual penalties shall be cumulative), in the amounts set out in the applicable pricelist, which forms the Attachment no. 1 to these Rules of Accommodation.
- 5.7. The operator's claim for payment of fines shall be without prejudice to the operator's right to compensation for damages caused to the accommodated person.

6. Final provisions

- 6.1. These Rules of Accommodation shall come into force and effect on the date of their publication on www.ubytovnaprima.sk
- 6.2. The operator is entitled to unilaterally change the Rules of Accommodation.

In Bratislava, on 15.12.2025


PRIMA IC s. r. o.
Martin Jalkoczy, Managing Director

SCHVÁLENÉ

15-12-2025

Právne oddelenie
Mgr. Marek Svetlík

Attachments:
As mentioned within the wording

PRIMA IC s.r.o.
Ivánska cesta 15, 82104 Bratislava
IČO: 47709421
DIČ: 2024100177
IČ DPH: SK2024100177



PRIMA IC s. r. o.
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821 04 Bratislava

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Zápis: Obchodný register
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office@ubytovnaprima.sk
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Attachment No. 1
Pricelist

Attachment No. 1	
Item	Price
Under mirror plastic shelf	EUR 30.00
Tabletop	EUR 50.00
Table foot	EUR 30.00
Bed	EUR 130.00
Bed linen – pillow	EUR 15.00
Bed linen – quilt	EUR 15.00
Bed linen – sheet	EUR 15.00
Mattress	EUR 150.00
Pillow	EUR 30.00
Quilt	EUR 30.00
Sink	EUR 150.00
Washbasin faucet	EUR 100.00
Shower faucet	EUR 100.00
Shower head	EUR 50.00
Toilet seat	EUR 50.00
Toilet	EUR 200.00
Interior door	EUR 100.00
Fire protection door	EUR 200.00
Lock	EUR 30.00
Lock insert	EUR 30.00
Wall mirror	EUR 100.00
Bathroom mirror	EUR 50.00
Chair	EUR 30.00
Soiled wall – painting	EUR 150.00
Damaged cabinet	EUR 150.00
Change of the cabinet	EUR 200.00
Fire extinguisher	EUR 150.00
Fridge	EUR 300.00
Handle – fittings	EUR 30.00
Window	EUR 350.00
Hinge	EUR 30.00
Siphon	EUR 30.00
Brine	EUR 30.00
Header	EUR 50.00
Wall shelf	EUR 50.00
Hanger panel	EUR 100.00
Wall hanger	EUR 10.00
Loss of the key / Damage to the key	EUR 30.00
Damage / loss of the key and the access chip	EUR 30.00
Damage – various	editable
Smoking in the room	EUR 250.00
Soiling of the kitchen	EUR 50.00
Fine for the electrical appliances in the room	EUR 30.00
Soiling of the mattress or the valence cover	EUR 30.00
Damage to the trashcan	EUR 10.00
Stove	EUR 200.00
Microwave	EUR 100.00
Kettle	EUR 30.00
Linoleum – damaged	EUR 350.00



PRIMA IC s. r. o.,
Ivánska cesta 15, 821 04 Bratislava, IČO: 47 709 421, IČ DPH: SK2024100177

Fine for moving furniture	EUR 250.00
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