



COMENSTAY
BRUSSELS

BEFORE YOU COMENSTAY INFOPACK

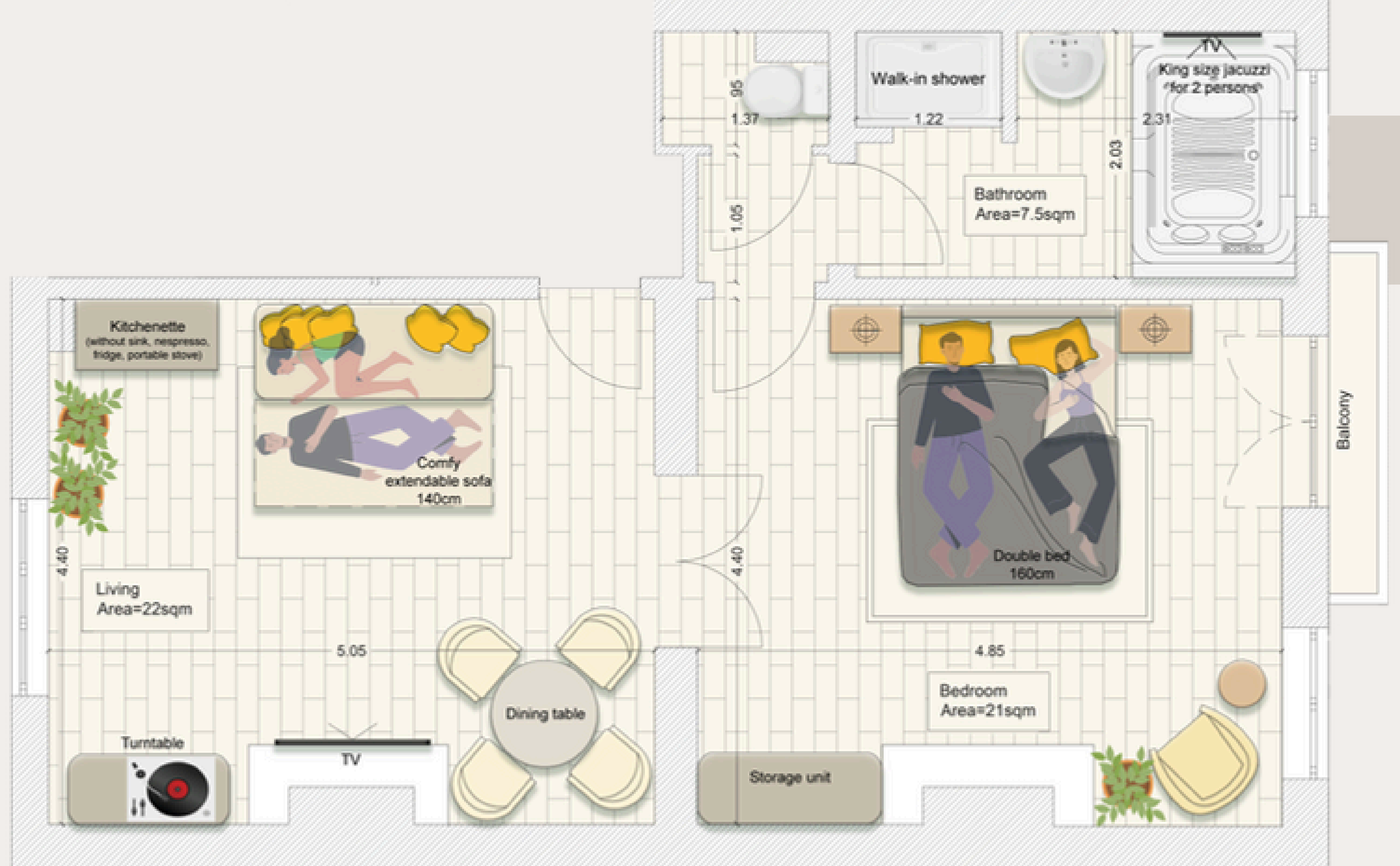


The House

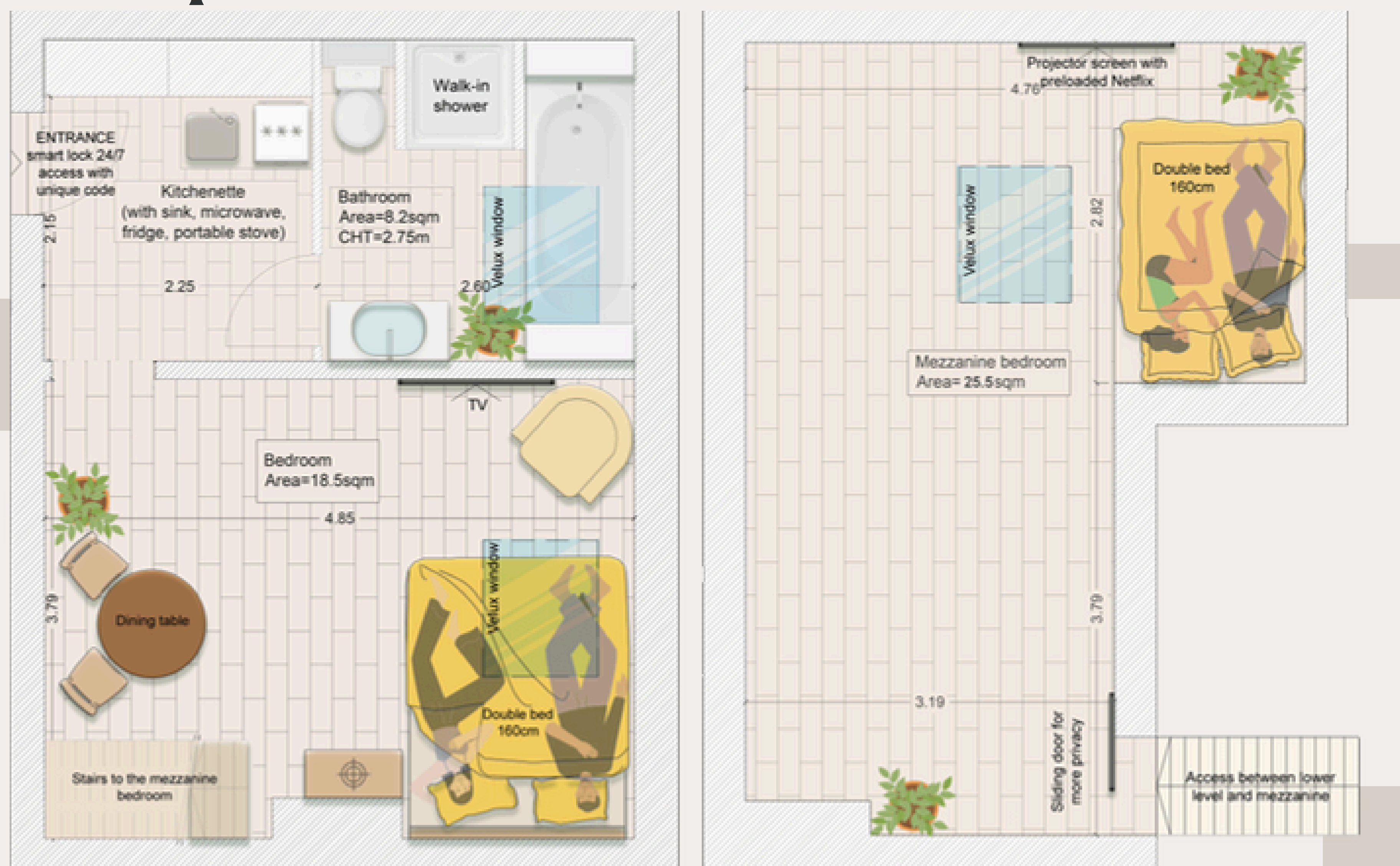
Apartment #1



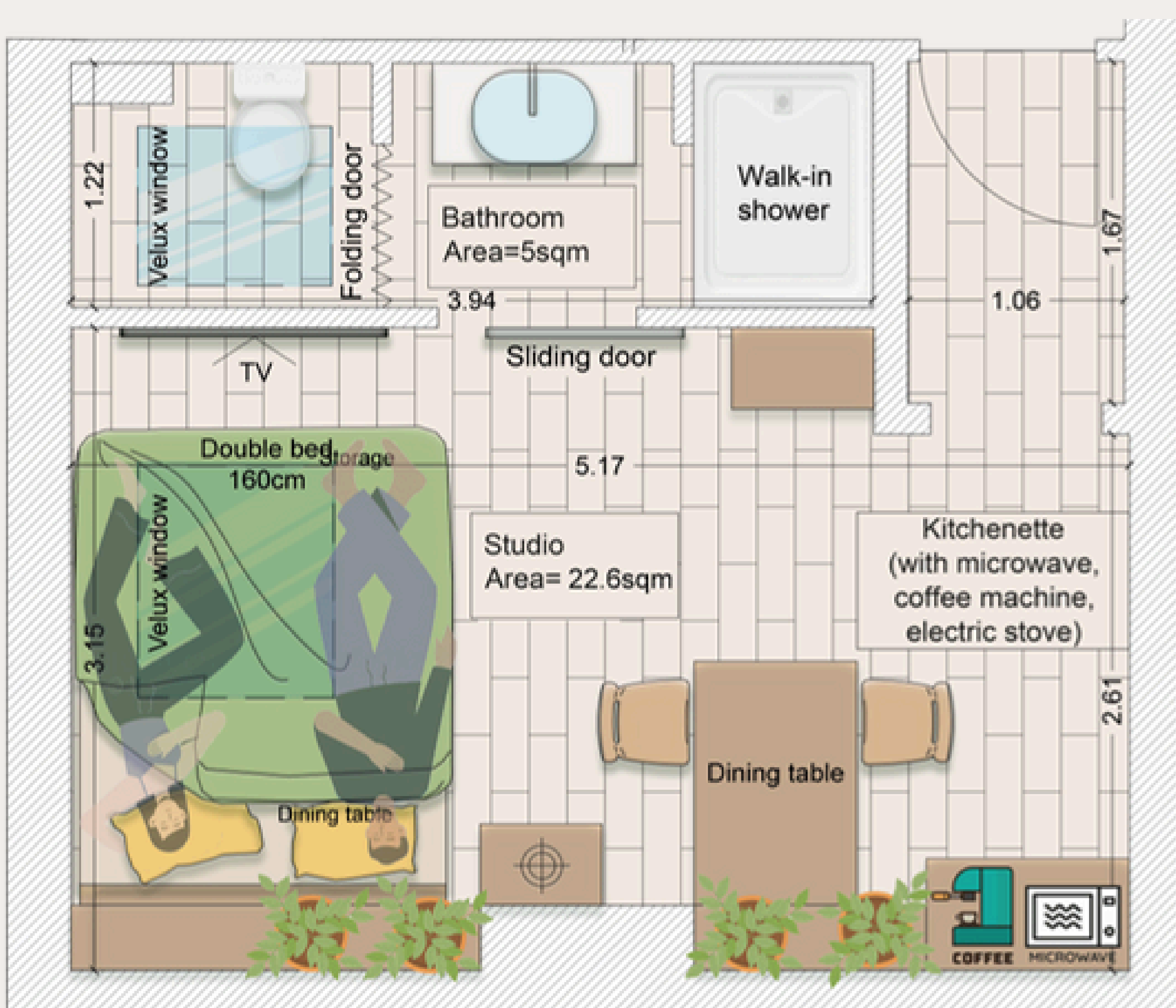
Apartment #2

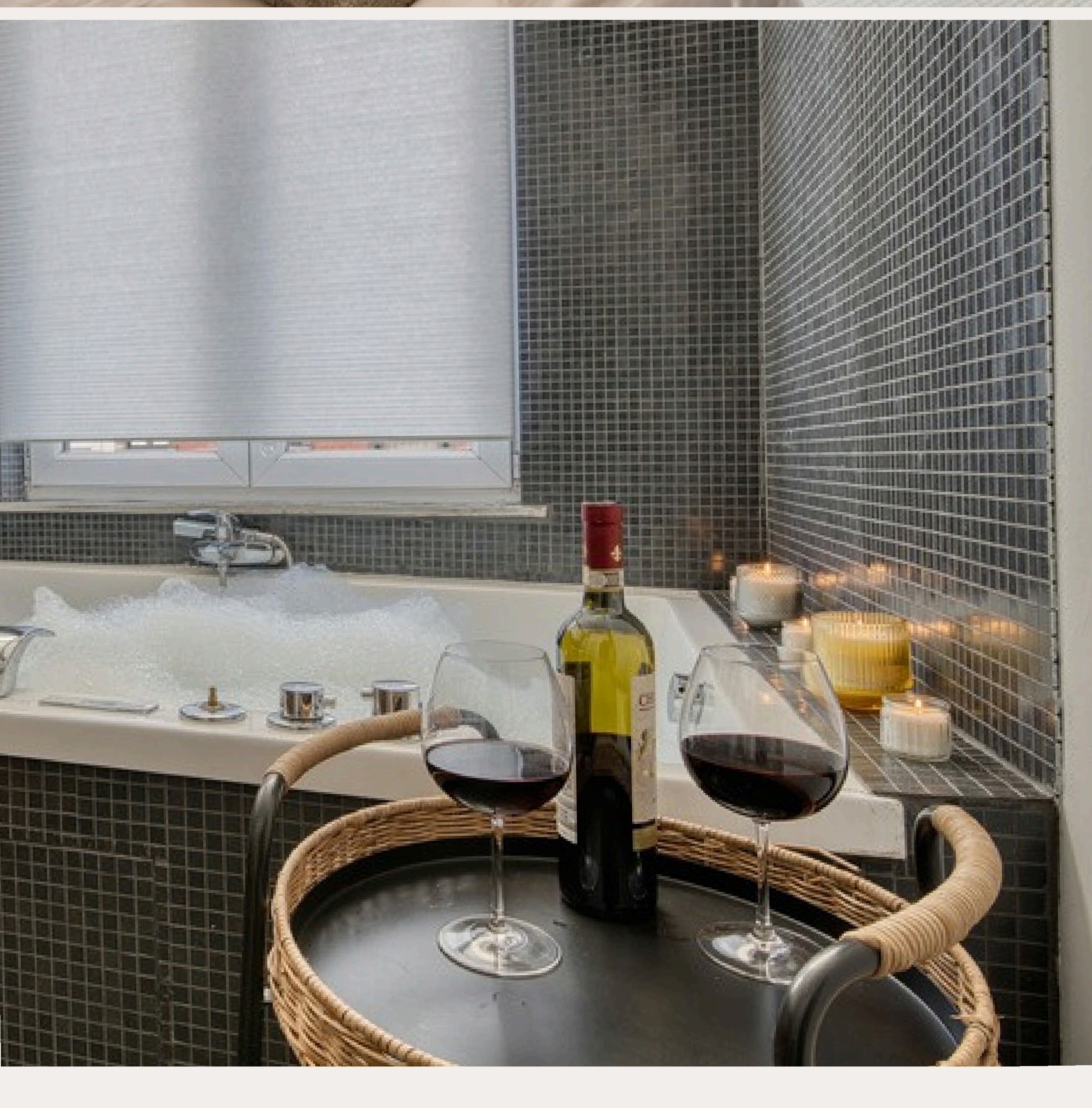
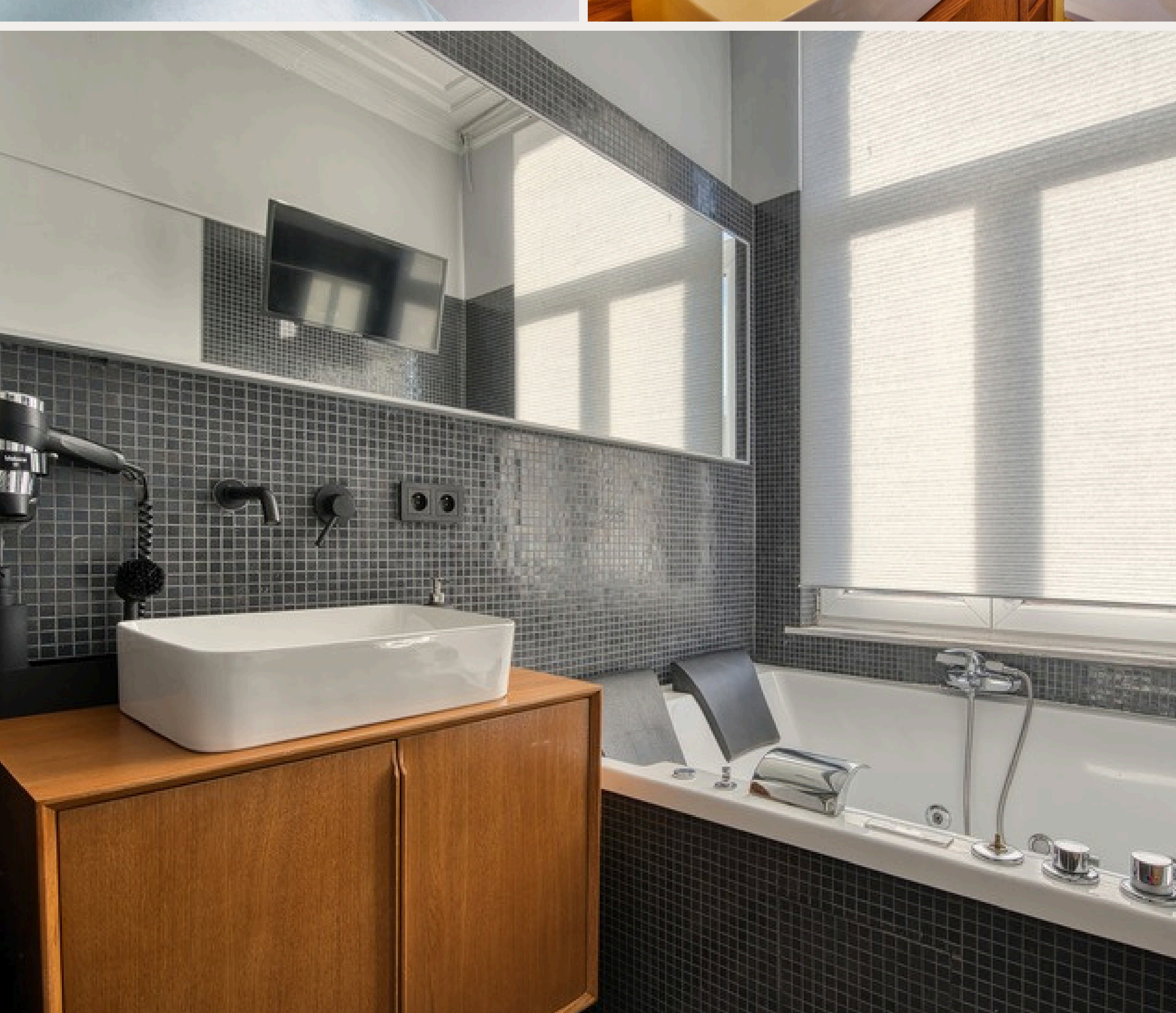
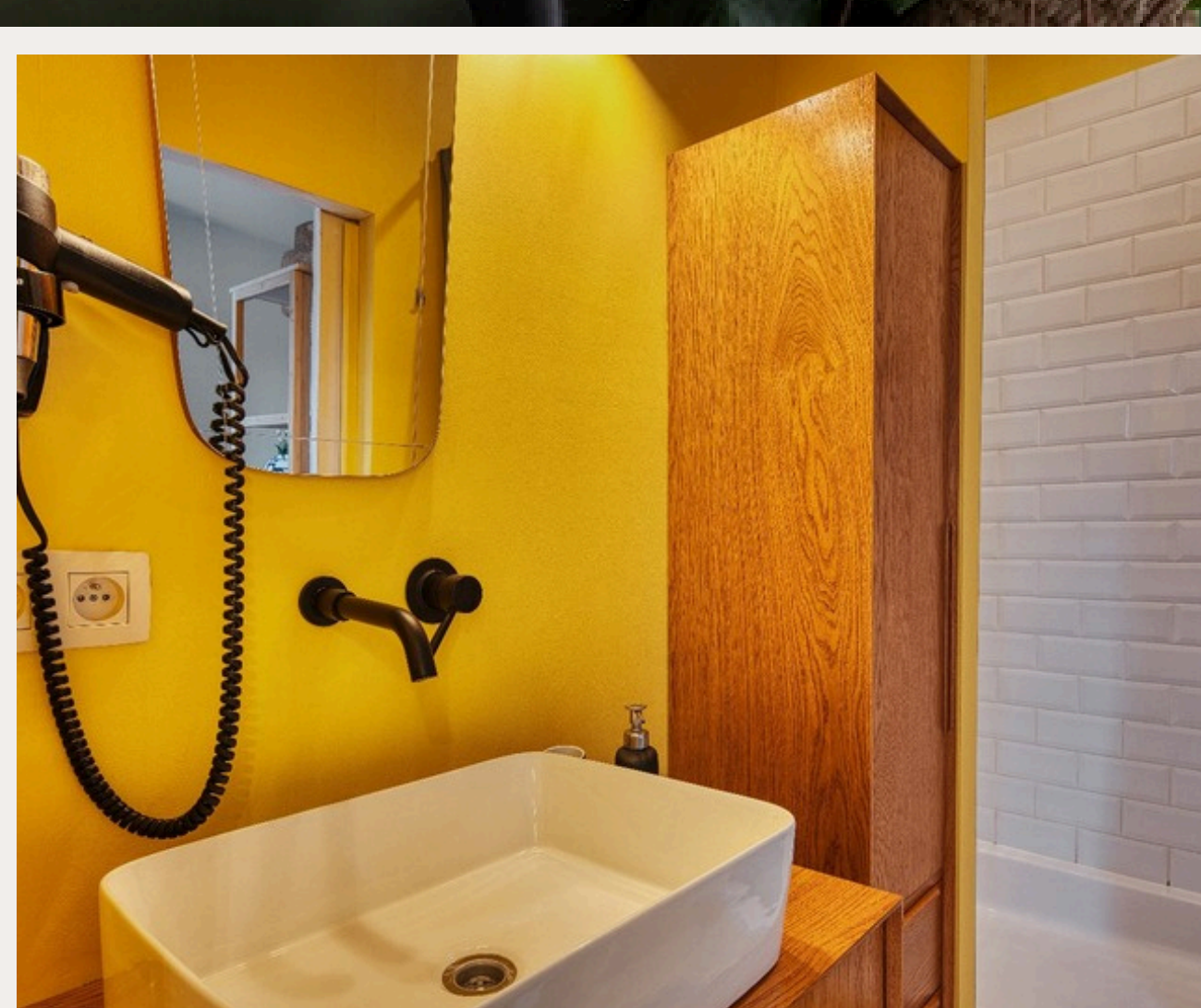
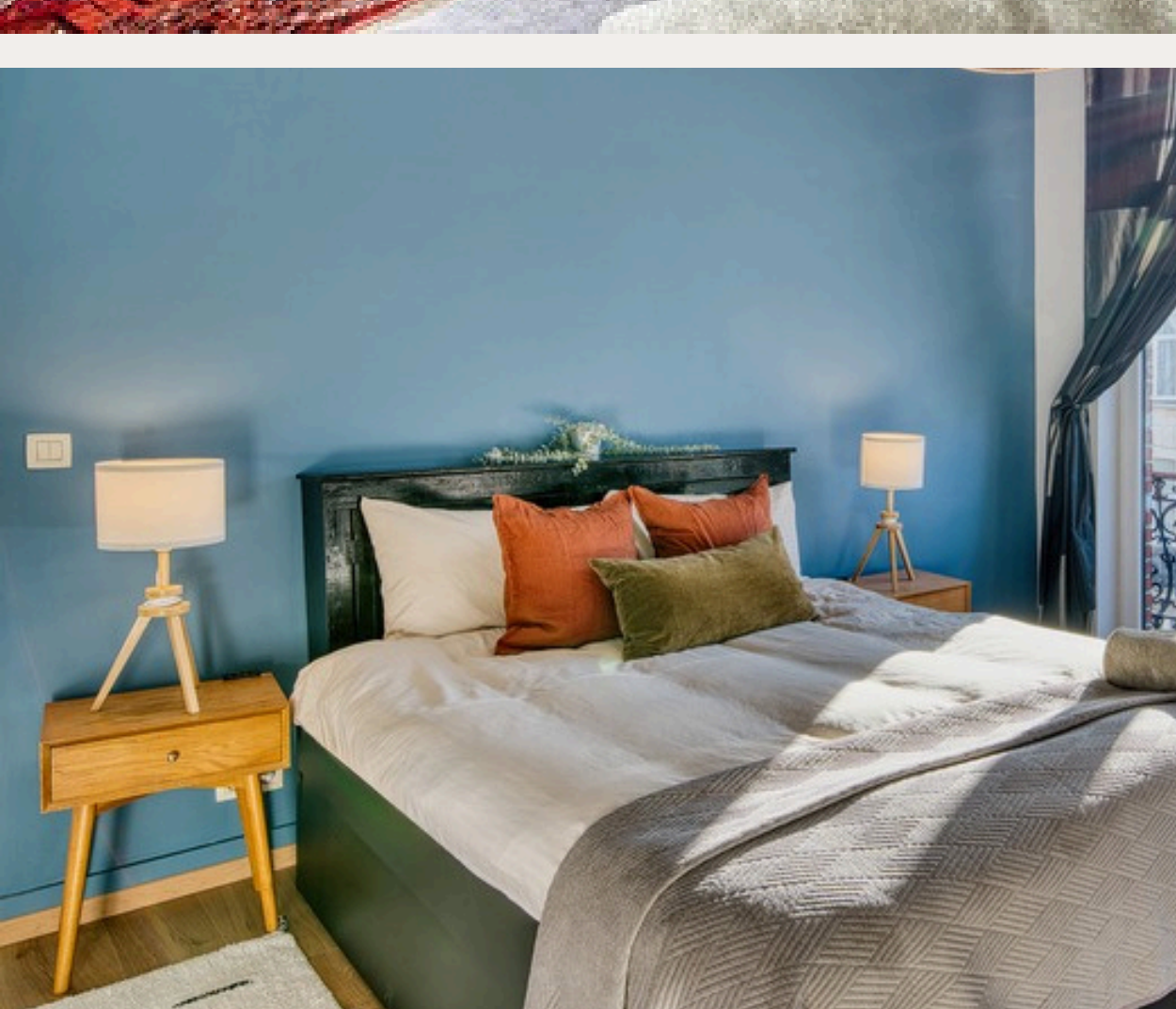
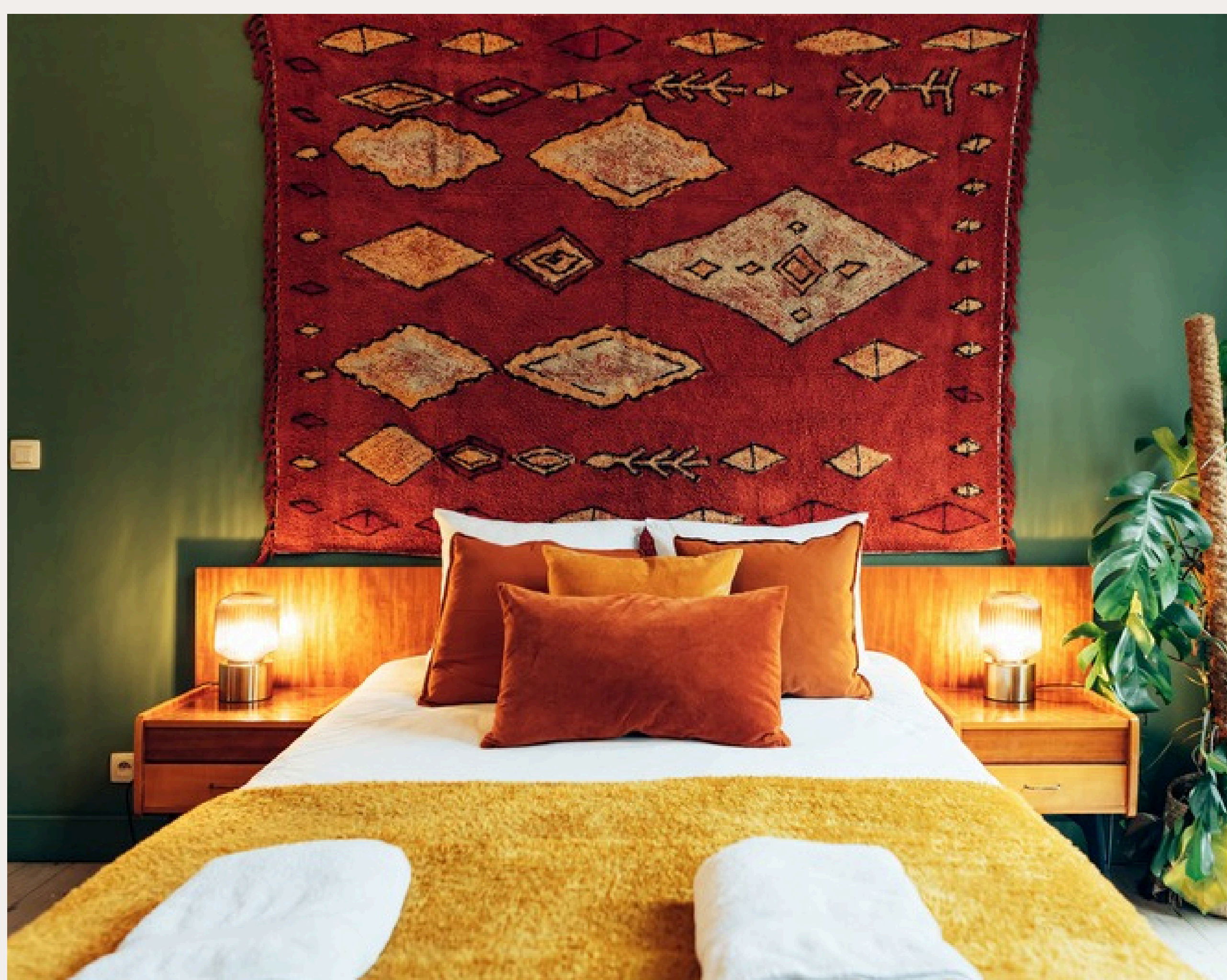


Apartment #3



Apartment #4





4 apartments in the same townhouse

5 queen-size beds
2 sofa-beds

Suitable for up to 20 people

Stylish living rooms and dining areas

King-size jacuzzi

Free parking spot at the premises

City-center location, right next to the train station

40+ Board games, Netflix, smart TVs...



Everything you need is here

These are the things we provide. If you don't see what you're looking for, please don't hesitate to get in touch!

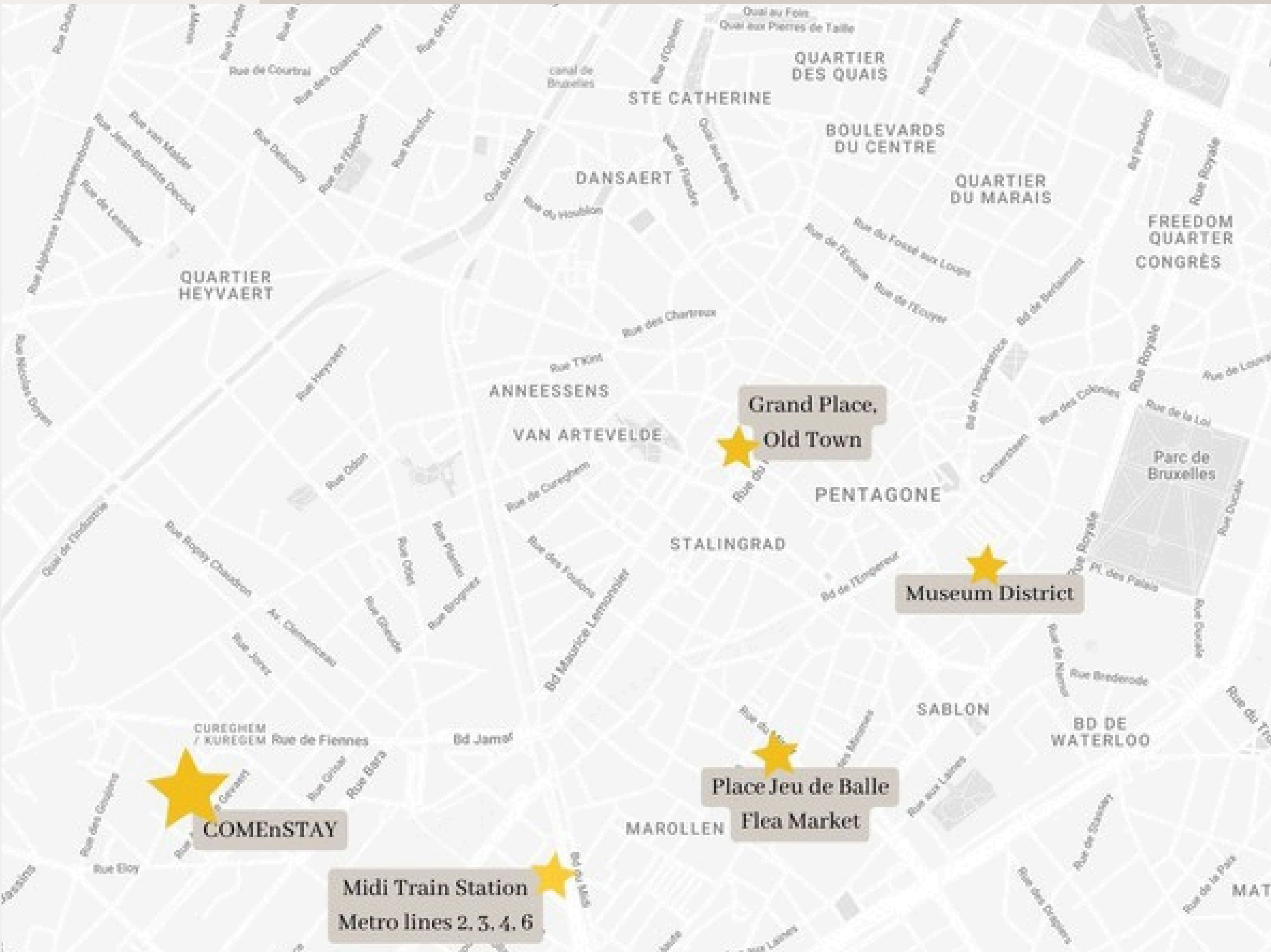
- Kitchen
- Hair dryer
- Board games
- Coffee Maker
- Washer
- Iron
- Wi-Fi
- HD TV, Netflix
- Workspace

HOW TO BOOK?

- To get started on your exciting journey, please leave us **your contact information by clicking “Send an inquiry” on our website**
- We'll reach out to you in **24h** to give you the price and our availabilities, as well as to answer any questions you may have.
- Seeing is believing! Let us give you a tour of the place with **a video call** :)
- Once you are ready to book, please send us a copy of your ID (the main guest's only) and we will draft the rental agreement for you to review.
- We will get back in touch 2-3 days before your arrival - other than that, just **focus on getting excited!**

WHERE TO FIND US

- COMEnSTAY**
 108 Rue de l'Instruction
 Brussels
- Getting Here**
 - 5 minutes to Gare du Midi, and a metro station
 - Direct Flibco bus from Charleroi Airport
 - 5 minutes to LIDL Convenience store next door
 - 15 minutes of walk to the historical city centre



WHY BOOK WITH US?

- I am interested. What is the typical price per night?**

The actual price depends on the dates, the number of guests, and the property you want. This is why it is a good idea to send us a zero-commitment inquiry [here](#) so we can contact you directly (no commitment or payment information needed!). For a typical weekend, you can expect the price to be around 80 euros per person per night for a group of 12-15 guests. With our competitive prices, you will pay less than staying in 5-6 hotel rooms (without all the exclusive amenities for your group!).
- Why Comenstay and not the standard hotel rooms?**

Simple. Comenstay is designed for those who wish to escape the routine and travel together while regular hotel rooms are primarily for solo travelers or couples. Yes, they might have a game room or spa facilities but at Comenstay, you could have all these social spaces and special amenities all to yourselves.

For families and large groups, the regular hotel rooms are often too small, and usually lack a complete kitchen that would be ideal for an intimate brunch or a separate living space where an extra comfy sofa bed would come in handy for the young kids. At Comenstay, you could have all of the above, for the same price.

More space, more amenities, same price as staying in regular hotel rooms.
- Booking directly seems risky. Why shouldn't I book on the major platforms?**

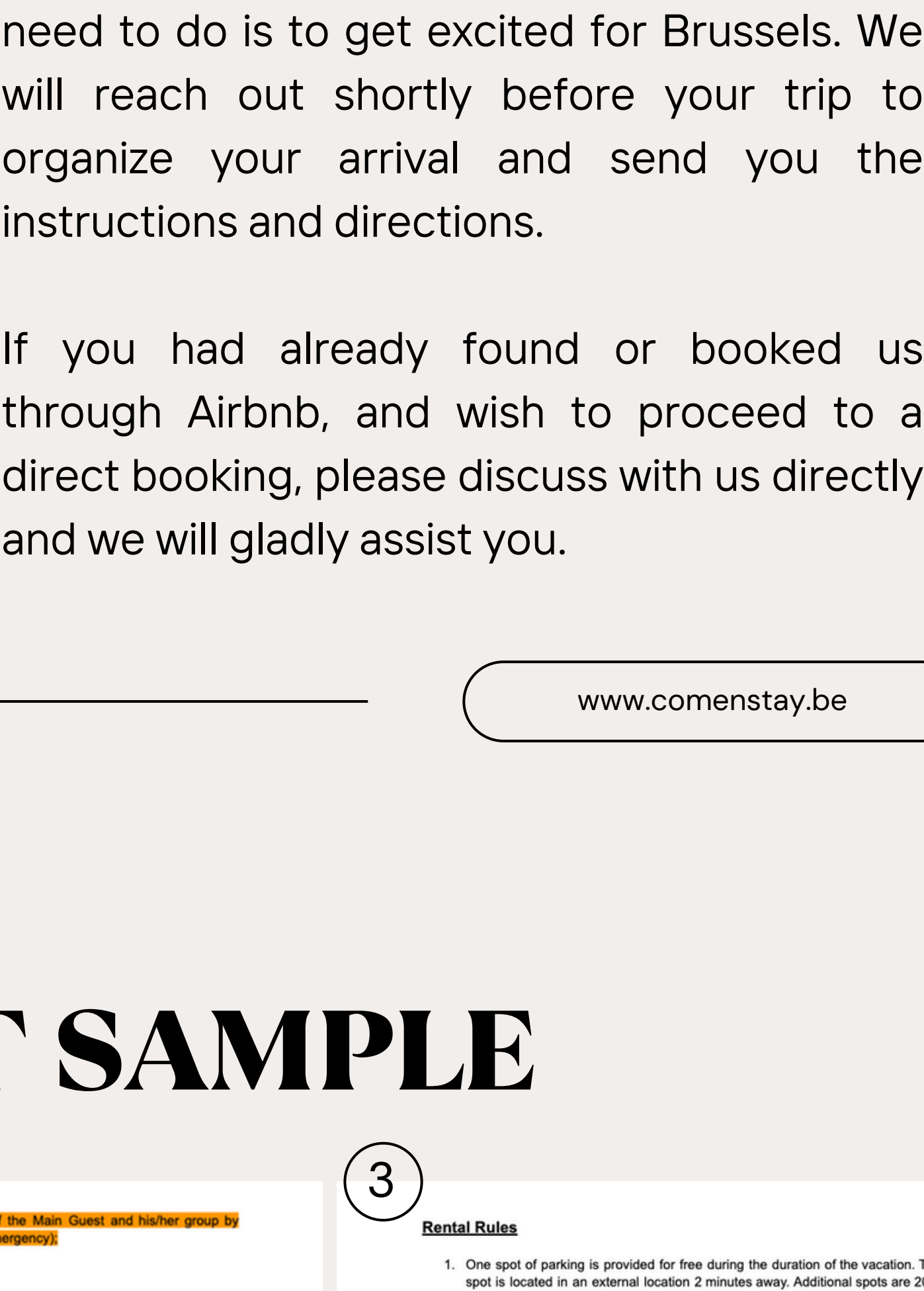
Independent reviews are important to build trust so that our guests can book with confidence - and that is why Comenstay has been listed on major booking platforms such as AIRBNB since the beginning. Over the years, we have accumulated excellent reviews from many large groups just like yours on various online platforms such as [Google](#) and AIRBNB. You can check our reviews [here](#) and [here](#). Still have doubts? We would be happy to show you the house on a video call! This way, you can book directly with confidence and pay 15% less!
- I am sold. How can I book directly?**

Personalized service is extremely important for us. This is why, here at Comenstay, every reservation starts with a personalized call, so that we can understand your needs better. We understand that planning a group trip is never easy, this is why we always try to answer all your questions. We can even make a video call to show you how great the place looks like in real life! So leave us your contact [here](#) :)! After the phone call, and once you are comfortable to make the reservation, we can proceed to signing the contract to confirm your trip to Brussels!
- A contract? That sounds complicated. Will there be a deposit?**

It's not complicated at all! All we need is a copy of your ID, and we will send you the contract in 24 hours. Everything will be explained and documented in the contract. This way, you and your group can relax and be confident that your trip will turn out as memorable as you would imagine.

After that, all you need to do is to pay the 50% deposit to block the dates. If your reservation is more than 4 months in advance, we will only ask for an initial deposit of 25%, with the remaining 25% due 3 months before check in. Normally there is also a 50% refundable deposit due at arrival against damages. However, this could be waived in certain circumstances. Send us an inquiry [here](#) to find out more!
- What types of payment do you accept?**

We accept SEPA bank transfers and Paypal. For on-site payment and small fees, we also accept cash. Unfortunately, due to high processing fees, we do not accept credit card payments.

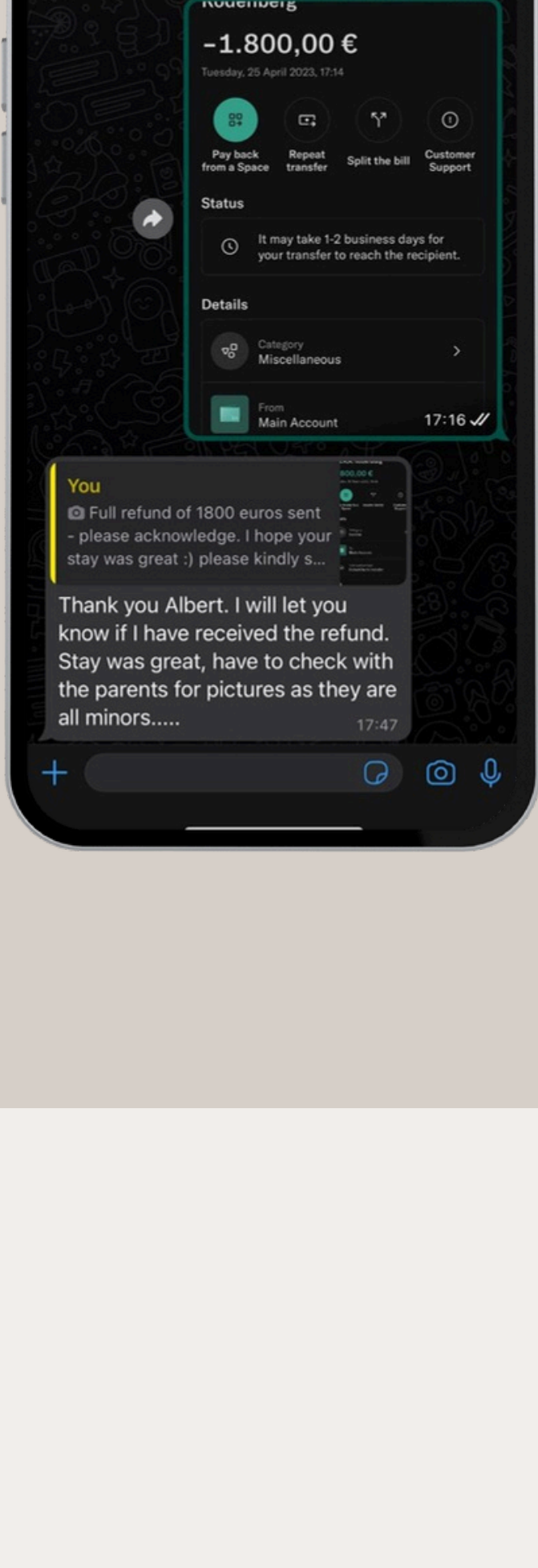


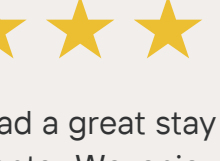
The right of usage of the Main Guest must be clear, inspection, or violation of House Rules at any point of the booking process and to intervene in the event of access in a

Security
serious

2. On the day of your checkout, we will promptly issue the refund of the security deposit. 99% of the time guests get 100% of their money back!
3. If your reservation is for a business / school trip, we may waive the need for a security deposit. We may also accept your passport / ID card as a form of physical guarantee.
- As you can see from the print screens on the right, 99% of the case we return 100% of the security deposit :)

TESTIMONIA

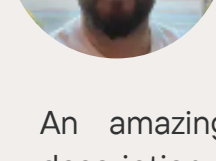




Shona
February 2022

★★★★★

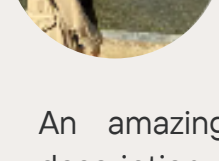
Our group of 14 had a great stay in 4 of Albert's beautiful apartments. We enjoyed the jacuzzi, watched movies on the big TVs and went sight seeing.



Nicolas
May 2023

★★★★★


An amazing stay in this apartment. The description and photos matched up perfectly and the host was responsive answering questions. A lot of services were offered for free. Would definitely recommend



Alexandra
April 2023

★★★★★


An amazing stay in this apartment. The description and photos matched up perfectly and the host was responsive answering questions. A lot of services were offered for free. Would definitely recommend



Bryan
January 2023

★★★★★

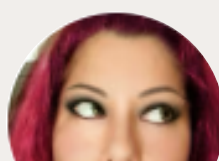
An amazing stay in this apartment. The description and photos matched up perfectly and the host was responsive answering questions. A lot of services were offered for free. Would definitely recommend



Nicolas
April 2023

★★★★★

The accommodation is exceptional in its configuration and in the amenities offered. A few small things to improve but we had a good group stay that met our expectations: accommodation for many guests, accessibility...



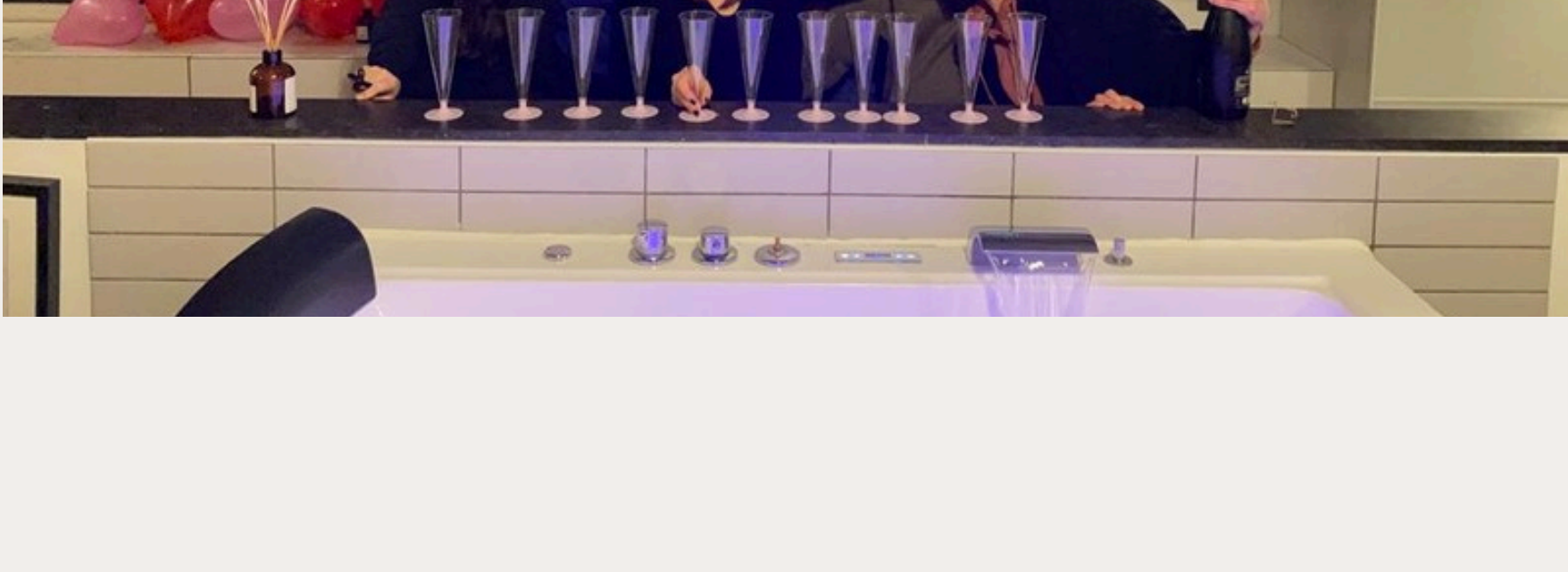
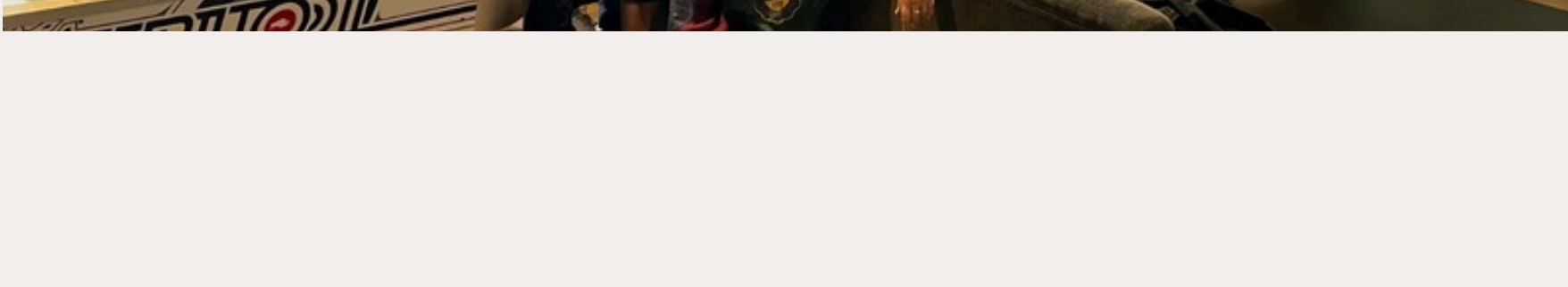
Alexandra
June 2022

★★★★★

There was some confusion on my part about these being apartments and not just rooms, but it was a lovely stay. Being 8 total-6 adults and 2 children...we fought over who got which apartment! The location was great and we were...

<https://airbnb.com/h/108rdli9>

100



QUESTIONS & ANSWERS

What is the cancellation policy?

To confirm your reservation, we require a non-refundable deposit that is equal to 50% of the value of the reservation. Special exceptions can be made if your reservation is more than 4 months in advance.

Unfortunately, we are not able to reserve the dates for our guests without first receiving a non-refundable deposit, we therefore strongly advise our guests to purchase traveler's insurance, and to ask us for clarifications if there is anything unclear about the property or the terms of the reservation.

Do we have to clean up before we leave? Do you provide daily cleaning services?

While we expect our guests to treat the property with respect and avoid making huge messes, we want our guests to enjoy themselves without worrying about the hassle of tidying up. So please leave the used dishes, waste recycling and dirty bedding to us. Cleanliness is very important to us so we prefer to handle this task ourselves :)

For longer stays, mid-stay cleaning services and bedding change can be arranged for a small additional fee of €50 to €100.

When are we expected to check in and check out?

Check-in normally starts at 15h and you can arrive anytime you want after that (in case you have a late flight!). Self-check-in is always an option. Meanwhile, the normal check-out time is 11h. Early check-in of up to 12h and late checkout of up to 18h are also possible for a small additional fee.

Please let us know when you book if you require early check-in or late check-out. We always try to be as flexible as we can for our guests. We also offer limited storage facilities at no charge that you can utilize to make your check-in and check-out a breeze!

Do you offer parking?

Yes! Brussels is notorious when it comes to finding available parking but we got you covered. Each reservation comes with one free parking spot in an underground garage 2 minutes away. You can also book additional parking spots for €20/spot/night.

Will we be entirely alone? Are the facilities reserved for just my group?

Of course! Everything you see in the pictures (jacuzzi, sauna, game room, full kitchen...) under the individual property pages is reserved just for you and your group. To be precise, MONET and MAGRITTE are two separate halves of a 660m2 building, so when booked by two separate groups, only the main entrance hall on the ground floor will be shared. You will not share any facilities or rooms. If you book MALEVICH, which is basically MONET plus MAGRITTE, then you will be the only group in the building!

We would like to have a meal together inside the property, will it be possible?

Of course! Everything you see in the pictures (jacuzzi, sauna, game room, full kitchen...) under the individual property pages is reserved just for you and your group. To be precise, MONET and MAGRITTE are two separate halves of a 660m2 building, so when booked by two separate groups, only the main entrance hall on the ground floor will be shared. You will not share any facilities or rooms. If you book MALEVICH, which is basically MONET plus MAGRITTE, then you will be the only group in the building!

We are a close group but prefer to sleep in separate beds, will it be possible?

Aside from the double beds, bunk beds, sofa beds and single beds that are always prepared for our guests, we can also provide extra comfy floor mattresses if more separate sleeping spots are needed. For MONET, 17 people can sleep separately. For MAGRITTE, there are 22 separate sleeping spots. For MALEVICH, 40 people can sleep separately. Finally, MONDRIAN can welcome 12 people wishing to sleep in their own bed.

We are planning to have fun together. What is your policy on noise and parties?

We want our guests to have a great time. A fun night together is not only allowed but encouraged! It makes us happy when our guests are enjoying themselves but also love our neighbors! Without their understanding and support, we will not be able to welcome our guests. Therefore, we ask our guests to be respectful of our neighbors' right to rest, particularly between 00h00 and 08h00.

Even though we have installed sound insulation and special windows, we ask our guests to keep the windows closed and the interior noise below 85dB (the equivalent of a leaf blower), as we want you to enjoy your stay without any conflicts. In most cases, our guests naturally want to move their evening to a bar or a club after midnight. We encourage you to go out and truly experience everything Brussels has to offer!

Are the properties suitable for young children and pets?

With a reasonable amount of supervision, our properties should be suitable for children and infants. We offer amenities such as high chairs, baby beds, and toys for children. However, the properties are not "child-proof" and therefore guests should be aware of the potential hazards and pay attention to the minors and areas such as stairs, the jacuzzi, or windows.

We are also pet friendly! We allow up to two pets per property for a fee of €50/pet to cover incidentals and additional cleaning. If you need more information, please kindly let us know when you send us an inquiry [here](#).