THE VILLA ROMA

Pure Bliss & Comfort

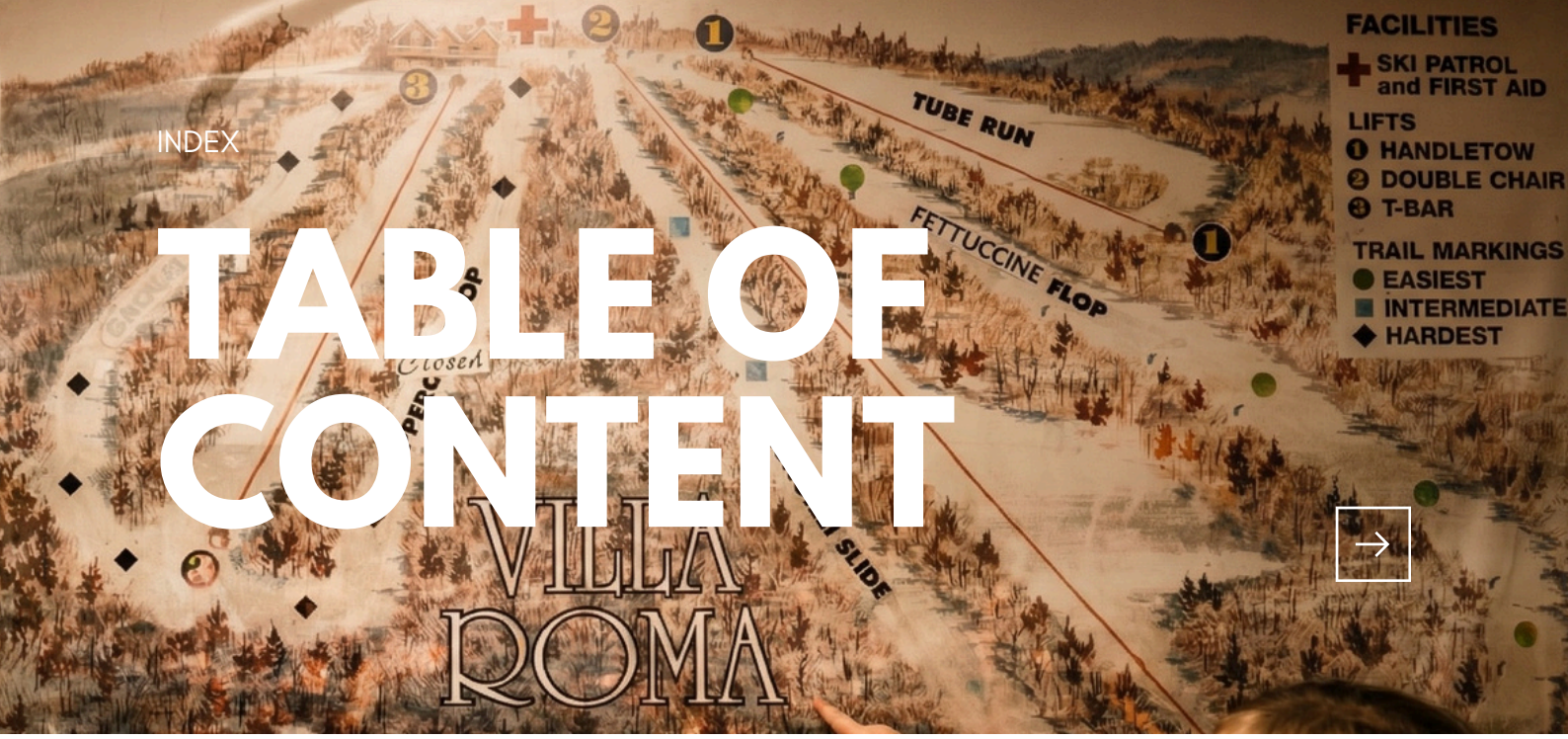
WWW.VILLAROMA.COM

ESCAPE

GUESTS/TIMESHARE INFORMATIONAL BOOKLET

NOVEMBER 08-NOVEMBER 15





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HAVE YOU JOINED YET?

Stay connected. Stay informed.

Stay part of The Villa Roma.

Our **Official Villa Roma Timeshare Owners Community** is a dedicated space for Timeshare Owners like you to stay informed, connected, and engaged with everything happening at the resort.

AS A MEMBER, YOU GET DIRECT ACCESS TO:

- Resort Updates, Improvements & Renovations
- Events, Entertainment & Nightlife
- Activities & Seasonal Programming
- Food & Beverage Experiences
- Resort Operations & Guest Services
- Official Announcements & Timeshare Owner Communications
- Future Development Plans

HAVEN'T JOINED YET?

Joining is simple.

1. CLICK THE BUTTON BELOW
2. REQUEST TO JOIN
3. PROVIDE YOUR TIMESHARE WEEK DETAILS

Our team will verify your ownership and approve your request.

THIS COMMUNITY IS EXCLUSIVELY FOR
VERIFIED VILLA ROMA TIMESHARE OWNERS

JOIN THE OFFICIAL TIMESHARE OWNERS COMMUNITY

Stay informed. Stay connected. Stay part of The Villa Roma.

WE LOOK FORWARD TO WELCOMING YOU!

CRAVING *Something* DELICIOUS?

Your favorites are just
a few taps away.

ORDER ONLINE

AND CHOOSE

PICKUP | DELIVERY

SCAN TO ORDER

BAR SERATA

YOUR FAVORITES, *Delivered*

WINE, LIQUOR & MORE

JUST A FEW TAPS AWAY



LIQUOR
Top picks, ready to enjoy.

AND MORE
Snacks, add-ons and essentials.

QUICK & EASY DELIVERY
From Bar Serata, to you.
Fast. Reliable. Effortless.

SCAN TO ORDER

21+

ID VERIFICATION (21+) WILL APPLY

Thank you for drinking responsibly.

History of THE VILLA ROMA

Welcome to The Villa Roma Resort—462 acres of relaxation, entertainment, and family fun in the beautiful Catskills, where guests have been vacationing since 1944.

Founded by Ernesto and Hilda Vindigni as a quaint boarding house with 46 rooms, 10 cabins, a pool, and two bocce courts, Villa Roma grew steadily over the decades. In 1969, Martin Passante ("Marty")—namesake of Marty's Lounge—became the owner and helped shape the resort into what it is today, adding major expansions including the grand lobby, the Futura Wing, the Forum Nightclub, indoor pools and sports facilities, and more.

With the introduction of Timeshare, The Villa Roma began a new chapter of ownership vacationing—now spanning 24 Timeshare buildings alongside 139 hotel rooms. Today, guests enjoy a wide range of amenities, including an 18-hole PGA golf course, a Clubhouse, and a Chalet with downhill skiing.

In September 2024, The Villa Roma Resort entered its newest and most exhilarating chapter of new ownership, under Fay Hospitality Catskills LLC and Sandeep Wadhwa, as its president and owner.

Sandeep has over two decades of experience in the hospitality industry and is committed to preserving the rich tradition of hospitality and fun that has made The Villa Roma Resort a beloved vacation destination for generations.
He and his staff are looking forward with a focus on enhancing guest experiences, the hotel and Timeshare facilities, and developing The Villa Roma Resort into an entertainment and festival destination of music and art, as well as supporting and showcasing local talent, for the enjoyment of all vacation seekers, including Timeshare guests, Hotel guests, day trippers and the Callicoon and surrounding Communities.

Currently The Villa Roma Resort employs over 350 employees serving over 162,000 guests' nights every year, and we look forward to continuing to build on these successes, and to welcome, serve and entertain our guests, including our loyal and valued Timeshare guests.

Thank you for choosing to vacation with us, we wish you a very enjoyable and unforgettable stay, and memories made to cherish a lifetime!

ALBA NUOVA

MAIN DINING ROOM

ALBA NUOVA
THE VILLA ROMA

Alba Nuova is a modern restaurant offering a thoughtfully curated 5-course dining experience. Our menu is designed to provide a full and satisfying meal, beginning with fresh starters and moving through hearty main courses, sides, and desserts.







DISCOVER THE FLAVORS AND TRADITIONS OF ITALY

ALBA NUOVA

EXT: 7527

Alba Nuova will be open all 7 days this week.
(Reservations Required)

TIMINGS

Daily - Breakfast: 8:00 AM - 9:30 AM
Sunday - Wednesday & Friday - Saturday
Dinner: 6:30 PM - 8:00 PM
Thursday - Dinner: 6:00 PM - 7:30 PM

À LA CARTE

Children's À La Carte Dinner (Plus tax & gratuity)

Sunday-Saturday: $35.00

Adult À La Carte Dinner (Plus tax & gratuity)

Sunday-Saturday: $65.00



À la Carte Adult and Children's Dinner Menus Available (Excludes Caesars Night) The À la Carte Menu features individually priced courses to suit your preferences.
The Children's Menu includes a variety of kid-friendly favorites designed just for young guests.

An 18% gratuity will be added to all Dining Room checks for the waitstaff and bus staff. An 8% sales tax will be applied to all food and beverage purchases.

ALBA NUOVA

CAESARS NIGHT

When: Thursday Night
Time: 6:00 PM - 7:30 PM

Adult — $65.00 per person + tax & gratuity
Child — $35.00 per child + tax & gratuity

MEAL PLANS

Breakfast for Adult

1 Day - $25.00
2 Days - $49.00
3 Days — $72.75
4 Days — $95.00
5 Days — $116.88
6 Days — $141.00
7 Days - $157.50

Breakfast for Child

1 Day --$15.00
2 Days --$29.40
3 Days — $43.65
4 Days — $57.00
5 Days — $70.13
6 Days — $84.60
7 Days - $94.50

Dinner for Adult

1 Day - $65.00
2 Days - $127.40
3 Days — $189.15
4 Days — $247.00
5 Days — $303.88
6 Days — $366.60
7 Days — $409.50

Dinner for Child

1 Day - $ 35.00
2 Days - $68.60
3 Days — $101.85
4 Days — $133.00
5 Days — $163.63
6 Days — $197.40
7 Days — $220.50

Breakfast & Dinner for Adult

1 Day - $90.00
2 Days - $176.40
3 Days — $261.90
4 Days — $342.00
5 Days — $420.75
6 Days — $507.60
7 Days — $567.00

Breakfast & Dinner for Child

1 Day - $50.00
2 Days - $98.00
3 Days — $145.50
4 Days — $190.00
5 Days — $233.75
6 Days — $282.00
7 Days — $315.00

Please note: All meal prices listed above are exclusive of tax & gratuity.

Smart Bookings. Smarter Savings



ALBA NUOVA

RESERVATIONS & PAYMENTS

RESERVATIONS:

We encourage you to book your dining reservation in advance via our website. When booking via our website, you will receive a DISCOUNT.
Please click here: villaroma.com/dining-lounges/alba-nuova

Alternatively, please contact Alba Nuova directly on Ext. 4032, or on Ext. 7527 after 3 PM, to book your dining reservation or for any other dining enquiries you may have.

PAYMENT:

If you have booked your Dining reservation via our website, you will receive a booking and payment confirmation. Please present this to your Maître d' on arrival.

We also accept card payment at Alba Nuova, but we encourage you to book your dining reservation in advance via our website to take advantage of the online reservation DISCOUNT.

All Food and Beverage is subject to 8% Sales Tax and a gratuity of 18%.

We look forward to hosting you and wish you a very enjoyable dining experience at Alba Nuova!



ROMAN GARDEN CAFE

ROMAN GARDEN
The Villa Roma

Open daily for Breakfast, Lunch, Dinner & Late Night Snacks. We are offering expanded dinner menu featuring delectable nightly specials. The perfect spot for more informal dining!







CRAVING SOMETHING DELICIOUS?
CLICK. ORDER.
ENJOY—YOUR WAY.

Order Online

ROMAN GARDEN CAFE



OPENING HOURS

Daily: 8:00 AM - 10:30 PM

Complimentary Coffee, Outside the Roman Garden Café - 7:30 AM - 8:30 AM

For Reservations x7455

*Disclaimer: The above timings are subject to change.



ALTURA
BAR & LOUNGE

ALTURA
Bar & Lounge

CLOSED FOR RENOVATIONS

Nestled inside the Ski Chalet, Altura Bar & Lounge is The Villa Roma's newest elevated social space—designed for unhurried evenings, warm conversations, and expertly crafted flavors. With its cozy fireplace, rich wood accents, soft ambient lighting, and plush lounge seating, Altura blends mountain-lodge comfort with a refined, contemporary edge.







RELAXED YET REFINED DINING EXPERIENCE

BAR SERATA

With a piano, flickering fireplace, and a balcony that affords a stunning view of our grounds and pastoral surroundings, the Mezzanine bar is a cozy corner to get away with that special someone, or simply quench your thirst and enjoy the company of other guests and our friendly bar staff.

Daily: 2:00 PM – 12:00 AM

EXT: 4115







A COZY OVERLOOK FOR DRINKS, MUSIC & MOMENTS

Order Online

CAFE VILLA

CAFE VILLA (FORMALLY STARBUCKS COFFEE BAR)

The Cafe Villa is the sweetest spot at The Villa Roma Resort, offering a delightful 1950's malt shoppe atmosphere that's sure to bring back fond memories. Enjoy a variety of delicious ice cream flavors or start your day with a cup of Starbucks coffee, the morning newspaper, and fresh pastries baked daily.

Daily: 6:00 AM – 10:30 PM





We are proud to serve all manner of coffee drinks brewed with Starbucks Coffee. We also offer cookies, cannolis, danishes, macaroons, and other tasty snacks, as well as eight delicious flavors of your favorite ice cream!

PLEASE NOTE: EMPLOYEES WILL BE TAKING THEIR REQUIRED LUNCH BREAK DURING THE DAY SHIFT AS TIME ALLOWS

A TASTE OF THE '50S — ONE SHAKE AT A TIME.

SPLASH POOL BAR

SPLASH!
POOL BAR

CLOSED FOR SEASON

Splash is the perfect place to relax and refuel while enjoying the sunshine. Indulge in poolside snacks, fresh salads, wraps, ice cream, and more, or treat yourself to the freshest oysters, clams, and shrimp from the Raw Bar. With live outdoor performances from The Villa Roma's talented bands providing the perfect soundtrack.





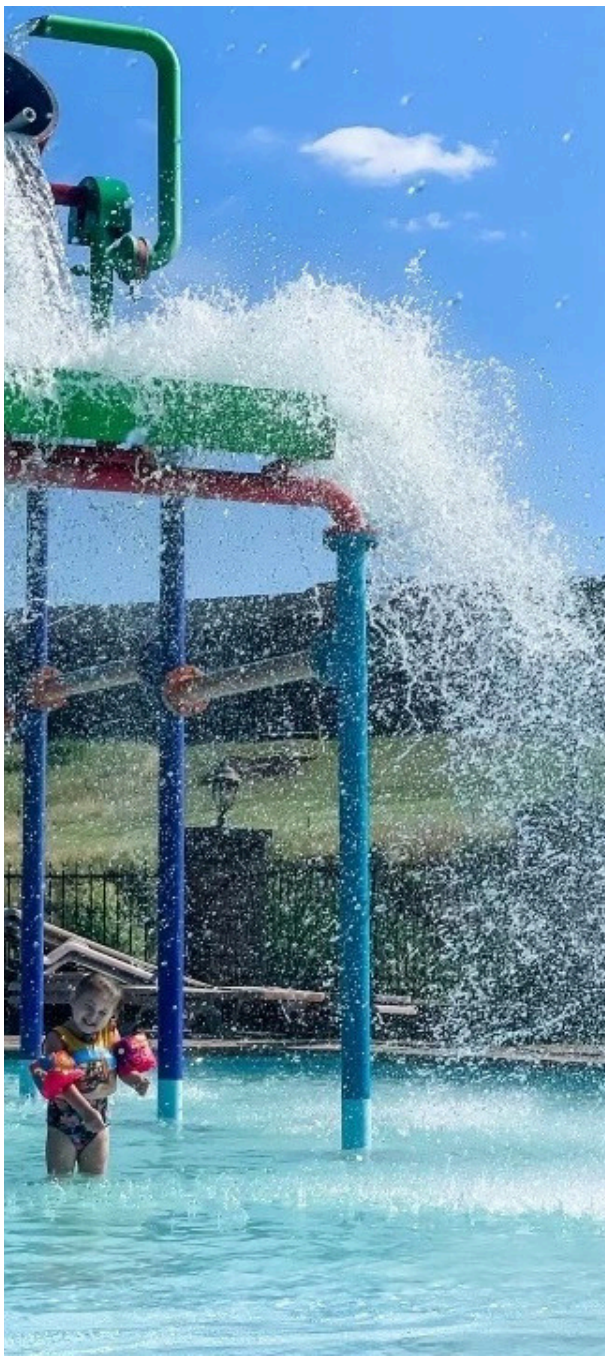
THE IDEAL SPOT TO UNWIND, RELAX & ENJOY!

PAVILION

CLOSED FOR SEASON

Enjoy easy, poolside dining at The Pavilion, where fresh flavors meet relaxed resort living.
Located beside the pool, it's the perfect spot for a refreshing drink, casual meal, or quick bite between activities.
Choose from grab-and-go sandwiches, pizzas, seafood favorites, salads, snacks, sweet treats, and chilled beverages.

Deli • Pizza • Burgers • Snacks





MARTY'S LOUNGE

Marty's Lounge is the ultimate late-night destination to unwind and have fun. With a lively dance floor, you can dance the night away to the beats of our DJs or live bands. The full bar offers a wide range of cocktails to sip as you enjoy the vibrant atmosphere under the stars. A TV projection-screen ensures you won't miss any late-night sports or movies, making it the perfect spot for entertainment of all kinds.





FORUM NIGHT CLUB

The Club Forum, our lively nightclub, is the place to be for unforgettable entertainment. From side-splitting comedians to legendary acts like Blood Sweat & Tears, there's always something exciting happening to keep you entertained. For a more relaxed experience, the **Tivoli Lounge** offers a cozy spot to grab a drink while enjoying the entertainment.

GOLF COURSE

DISCOVER THE ULTIMATE GOLF EXPERIENCE

Whether you're a seasoned golfer or a beginner, our guide to golf play and packages provides insights into top courses, exclusive deals, and customized 2026 packages for all skill levels. Explore championship courses with breathtaking views and resorts with comfortable accommodations. From weekend outings to extended trips in New York, find unbeatable golfing experiences tailored just for you.







Club House Foyer overlooking Golf Club

Opening at
Monday - Friday: 8 AM
Saturday & Sunday : 7:30 AM
Last Tee Time 5:00 PM Everyday

Book Tee Time Now

GOLF COURSE RATES



FOR THE YEAR 2026

Special Timeshare/Hotel Guest Rates

- 18 Holes – $50
- 9 Holes – $25

SEASONAL PRIME RATES

18 HOLES

(Tee Times Required | Last Tee Time: 5:30 PM)

- Monday – Thursday: 7:30 AM – 6:30 PM
- Friday – Sunday: 7:00 AM – 6:00 PM

18 HOLES

- Monday – Thursday – $55
- Friday – Sunday – $65



9 HOLES

- Monday – Thursday – $30
- Friday – Sunday – $35

WALKING RATES

18 Holes Walking

- Mon–Thu: $40
- Fri–Sun: $50

9 Holes Walking

- Mon–Thu: $20
- Fri–Sun: $30

SAME DAY REPLAY

- 18 Holes: $35
- 9 Holes: $25

RIDER FEES

- 18 Holes: $30
- 9 Holes: $15

JUNIOR RATES (UNDER 14)

- 18 Holes: $40
- 9 Holes: $20

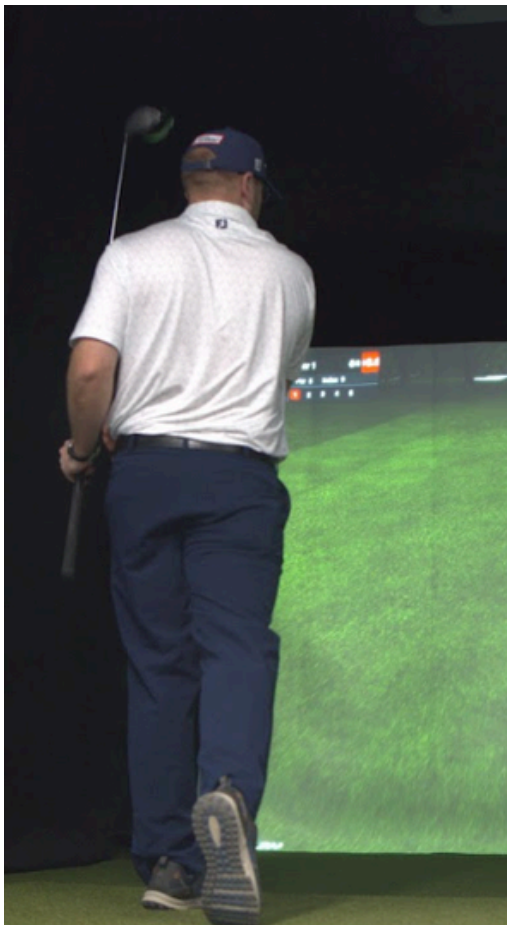
GOLF SIMULATOR

(LOCATED IN THE 19TH HOLE)

Book tee times at www.villaroma.com/golf
Requirement: Tee times required
Call: 845-887-4137 (Ext. 7014, Prompt 1)

Golf Simulator

Located inside the 19th Hole Sports Bar & Grill.
Book Tee Times Online at:
www.villaroma.com/golf







Book Tee Time Now

INDOOR FUN & ADVENTURE?

FIND YOUR NEXT ADVENTURE AT THE VILLA ROMA





INDOOR FUN!

FITNESS CENTER EXT 7503

(Guests must be at least 14 years of age to use equipment.)

Daily: 7am-8:30pm





INDOOR FUN PARK

Check Front Desk for Hours

RACQUETBALL & VOLLEYBALL EXT. 7503

10:00 AM-5:00 PM Daily

Our Sports Center Also Features Options for Basketball and Soccer!



FUN & GAMES INFORMATION

THE BEST WAYS TO ENJOY VILLA ROMA

BOUNCE HOUSE	10AM-2:30PM MONDAY-THURSDAY 10AM-8PM FRIDAY & SATURDAY 10AM-3PM SUNDAY	**SEE HOTEL FRONT DESK FOR RESTRICTIONS, DATES, TIMES AND TICKET PURCHASES.**
BOWLING	2:30PM-7PM MONDAY-THURSDAY 10AM-8PM FRIDAY SATURDAY 3PM-8PM SUNDAY	**SEE HOTEL FRONT DESK FOR RESTRICTIONS, DATES, TIMES AND TICKET PURCHASES.**
INDOOR BOCCE COURTS	COMPLIMENTARY	**EQUIPMENT DEPOSIT**
ROCK WALL	2 PM - 7 PM FRIDAY & SATURDAY	**WEATHER PERMITTING/STAFF AVAILABILITY**
OUTDOOR BASKETBALL (3 HOOPS)	COMPLIMENTARY	**SEE ATTENDANT FOR BALL**
INDOOR VOLLEY BALL COURT (1)	COMPLIMENTARY	**SEE ATTENDANT FOR BALL**
GAME ROOM & ARCADE	MONDAY-THURSDAY 10AM-8PM FRIDAY-SUNDAY 10AM-9PM	

FUN & GAMES INFORMATION

THE BEST WAYS TO ENJOY VILLA ROMA

Please visit the Hotel Front Desk for operating schedules, ticket purchases, and attraction requirements.

ZIP LINE	SEASONALLY CLOSED	**SEE HOTEL FRONT DESK FOR RESTRICTIONS, DATES, TIMES AND TICKET PURCHASES.**
GO KARTS	SEASONALLY CLOSED	**SEE HOTEL FRONT DESK FOR RESTRICTIONS, DATES, TIMES AND TICKET PURCHASES.**
BUMPER BOATS	SEASONALLY CLOSED	**SEE HOTEL FRONT DESK FOR RESTRICTIONS, DATES, TIMES AND TICKET PURCHASES.**
PAINTBALL GAMES	$40 PER PERSON	**RESERVATIONS REQUIRED**
INDOOR RACQUETBALL (2 COURTS)	FOR RESTRICTIONS, OPERATING HOURS & TICKET INFORMATION,	**PLEASE VISIT THE HOTEL FRONT DESK**

SWIMMING POOLS



OUTDOOR POOL

Guests 16 & under must be accompanied by a parent or guardian.

CLOSED FOR NOW



INDOOR POOL

Daily: 10:00 AM - 6:00 PM



SKI CHALET

CLOSED FOR THE SEASON

For winter fun at The Villa Roma, guests can enjoy skiing or snowboarding on our three slopes or take a thrilling ride down the snow tube runs, just a 5-minute shuttle ride from the resort. Equipment rentals and a chair lift are available, along with a ski school for kids and beginners.







WINTER ADVENTURE AWAITS AT THE VILLA ROMA'S SKI HILL & CHALET

HEALTH & HORIZON

Health & Horizon
The Villa Roma Wellness Experience

CURRENTLY CLOSED

A COMPLETE WELLNESS EXPERIENCE

Step into a deeply calming wellness journey at The Villa Roma.

Sound & Soul – A Restorative Sound Bath
Immerse yourself in soothing vibrations of gongs and singing bowls, creating a deeply relaxing and meditative state.
Practitioners: Lisa Martinelli, Jaquel Theis





Gentle Slow Flow Yoga
A calming, beginner-friendly practice focused on mindful movement, breathwork, and full-body relaxation.
Practitioner: Kelly Murphy

Guided Meditation
A peaceful session to quiet the mind, improve focus, and reconnect with your inner self.
Practitioner: Kelly Murphy

Relieve stress, clear your mind, and restore your natural balance — leaving you feeling calm, centered, and renewed.

DAILY ACTIVITIES



BE SURE TO PARTICIPATE IN VILLA ROMA'S LEGENDARY ACTIVITIES

Bocce, shuffleboard & ping pong tournaments, bingo, horse racing, game shows, daily movies, line dancing, jewelry making, crafts and tie-dye, live turtle racing, Minute to Win It, heart-healthy walks, duck races, games and so much more—non-stop fun awaits at The Villa Roma!





OUR DAILY ACTIVITIES WILL KEEP YOU BUSY ALL DAY LONG!

Please check the daily activity sheet for more information

SHOPPING



SHOPPING AT THE VILLA ROMA

Golf Pro Shop (Ext. 7014)
Follows the same schedule as the Golf Course.

Tutto's Gift Shop (Ext. 4545)
Thursday - Saturday: 10am-6pm
Sunday: 10am-3pm





SHOP THE MOMENTS. TAKE HOME THE MEMORIES.

UPCOMING SEASONAL PACKAGES



THREE SEASONS. ONE PERFECT ESCAPE

Spring, summer, or fall—Villa Roma Resort is your go-to Catskills getaway.

Book Your Stay



STAY. PLAY. UNWIND. THE ULTIMATE 2026 GOLF ESCAPE

(GOLF SEASON 2026 OPENING 1ST WEEK OF APRIL)

Book Your Stay



CELEBRATE AMERICA'S 250TH WITH A LIMITED-TIME ESCAPE (BOOKING DATES- APRIL 10TH - DEC 31ST)

Escape to the Catskills with comfortable accommodations, delicious dining, and full resort amenities.

Book Your Stay

FIND YOUR PERFECT HOME AWAY FROM HOME

24/7 ASSISTANCE

THE VILLA ROMA OFFERS A QUICK AND CONVENIENT WAY FOR GUESTS TO ACCESS 24/7 ASSISTANCE.

Simply scan the QR code to start a WhatsApp chat with our support team instantly.
Whether you have questions, need help with your stay, or have a special request - we're here around the clock.

Prefer messaging directly?

You can also WhatsApp us at
+1 (518) 303-5691 for immediate support.



HELPFUL INFORMATION

WIFI

Complimentary Throughout the Resort, Connect to
“hotel Guest“, and Accept the “terms & Conditions”

COMPLIMENTARY SHUTTLES

Our Shuttles will take You to Any On-Site Destination. Dial "0" From Any
The Villa Roma Phone to Call for The Shuttle. Cell: 845 887 4880 x0 or x7071
Its is not available 24*7

HOUSEKEEPING / MAINTENANCE

Dial "0" from any The Villa Roma phone and an operator can reach them for services you may need. Cell: 845 887 4880 x 0 or x7071

CHARGING TO YOUR ROOM

You must have authorized a $910.00 pre-authorization on a credit card.

ROOM KEYS

If you put your room keys near a cell phone or anything magnetic it will deactivate your room keys.

TIMESHARE OFFICE

Open daily 9:00 AM-5:00 PM, (845)887-4137 ext. 7010

FAQS

PLEASE CONTACT OUR TIMESHARE OFFICE AT 845 887 4137 EXT. 7010 FOR DETAILED INFORMATION.

If my bill is all settled, do I still have to check out at the Timeshare office, or the Hotel front desk?

No. You may simply leave your keys in a conspicuous location in your room when you leave. However, If you wish to stop by either location to let us know how you enjoyed your stay with us, and your impression of our facilities, feedback is always encouraged and appreciated.

Are there laundry facilities located in the timeshare units?

Laundry rooms are in the timeshare building & shared, not in the units.

Where can I get some ice?

Ice machines are located in an alcove labeled "Vending and Ice," located on the first floor, near the gift shop.

Are we allowed to bring our pets with us during our stay at the Villa Roma Resort?

Only ADA service animals are welcome, within certain guidelines, and with certain fees and restrictions.

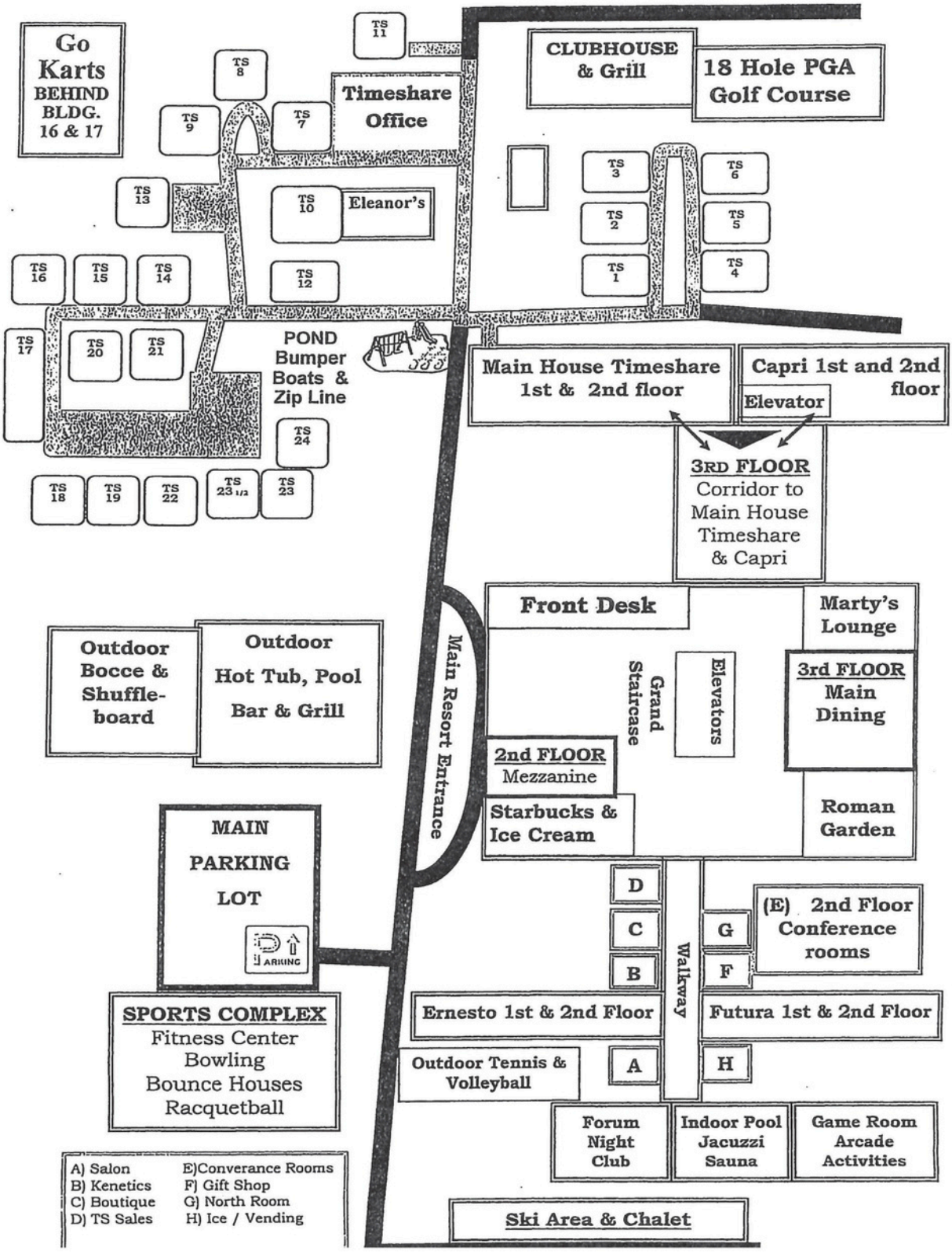
What time do we need to be out of our Timeshare unit on the final day of our stay at the resort?

Checkout is at 10:00am. You may stay on premises and enjoy yourselves until you are ready to leave.

What kind of household goods and items can we expect to find in our Timeshare unit?

Upon check-in, you will be given an inventory sheet for you to review and to go over with your housekeeper, if you are staying in a Timeshare unit with a kitchen area. This sheet will list a wide variety of items, ranging from kitchen appliances to standard household items (irons, alarm clocks, sheets, towels, toiletries, etc.) If you don't have what you need, please call us, to let us know what you need! You may call us at any of the following numbers: The Timeshare Office: Ext. 7179/7010 or Service Desk: Ext. 7071. (from 9:00 AM-5:00 PM) After 5:00 PM, you may call the Hotel operator at Ext. 0 (this number is accessible 24 hours a day).

VILLA ROMA MAP



UNIT CHECKOUT PROCEDURES

BEFORE DEPARTING YOUR UNIT PLEASE DO THE FOLLOWING:

Be sure to bag all your garbage and tie the bag closed. Please load your dishwasher with all your used and dirty dishes and silverware and initiate the clean cycle. Be sure that all pots & pans are cleaned before you depart.



FAILURE TO DO SO, MAY RESULT IN AN ADDITIONAL CLEANING FEE

We appreciate your cooperation with these simple tasks in order to facilitate the readiness of the Unit for the next owner's arrival





LOCAL ADVENTURE

Local Information available at the service desk, EXT. 7071 The Service Desk also has information on self driving tours of local towns, distilleries & breweries, covered bridges and more...

- KARTRITE INDOOR WATERPARK : Monticello Visit www.thekartrite.com for information on Day Splash Pass availability.
- CALLICOON THEATER : www.callicoontheater.com
- CATSKILL PHEASANTRY & CLAYS : Callicoon: Bird Hunts, Sporting Clays, fly fishing. www.catskillpheasantry.com
- FORTRESS BIKES : Bicycle rentals right next to the O&R Rail Trail.
- CATSKILL FLY FISHING MUSEUM : Livingston Manor. www.catskillflyfishing.org
- FARMERS' MARKETS : Callicoon: Sunday, 11:00 AM-2:00 PM
- HIKING in SULLIVAN COUNTY : www.trailkeeper.org



GUESTS/TIMESHARE INFORMATIONAL BOOKLET

ESCAPE



ESCAPE

+1800-533-6767

@villaromaresort

info@villaroma.com

wwww.villaroma.com