

ESCAPE

GUESTS/TIMESHARE INFORMATIONAL BOOKLET

MARCH 15- MARCH 22

**THE VILLA ROMA WELLNESS
EXPERIENCE -
SOUND AND SOUL**

**GOLF NEVER TAKES A DAY OFF
NOW SWINGING AT THE 19TH
HOLE**

WEEK: 10



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VILLA ROMA

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+ SKI PATROL and FIRST AID

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■ INTERMEDIATE
◆ HARDEST



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Sound And Soul



THIS WEEKS HOT SPOT

**AN INCLUSIVE SOUND BATH EXPERIENCE
CRAFTED FOR COMFORT AND EASE.**

Book Your Session

WHAT'S NEW AT THE VILLA ROMA



GOLF SEASON JUST WENT YEAR-ROUND

**NOW OPEN: THE FORESIGHT FALCON
GOLF SIMULATOR**

Book Tee Time Now

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 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

Closed for the Week

MEAL PRICING

Buffet Breakfast (Daily)

\$20.00 per adult |

\$14.00 per child (12 & under)

Dinner

Price (Sunday - Wednesday, Friday & Saturday)

\$60.00 per adult

\$30.00 per child (12 & under)

Thursday (Caesar's Night)

\$66.00 per adult (includes one complimentary glass of wine; additional glasses charged separately)

\$33.00 per child (12 & under)



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

MEAL PLANS & PRICING (ADULTS)

Breakfast & 5 Course Dinner Meal Pricing

Three Day	\$230.40
Four Day	\$302.40
Five Day	\$372.00
Six Day	\$439.20
Seven Day	\$504.00

5 Course Dinner Meal Pricing

Three Day	\$172.80
Four Day	\$226.80
Five Day	\$279.00
Six Day	\$329.40
Seven Day	\$378.00

MEAL PLANS & PRICING (CHILDREN)

Breakfast & 5 Course Dinner Meal Pricing

Three Day	\$115.20
Four Day	\$151.20
Five Day	\$186.00
Six Day	\$219.60
Seven Day	\$252.00

5 Course Dinner Meal Pricing

Three Day	\$86.40
Four Day	\$113.40
Five Day	\$139.50
Six Day	\$164.70
Seven Day	\$189.00

Indulge in Flavors. Explore Our Meal Packages at Alba Nuova.

5 Special Meal Packages, Endless Flavor
Smart Bookings. Smarter Savings

BOOK NOW 

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%.

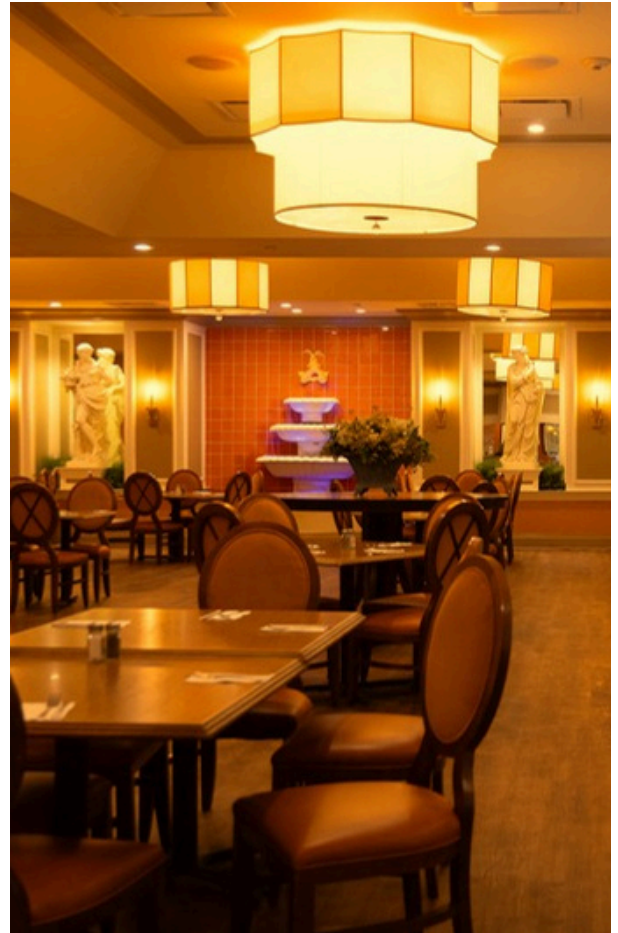
We look forward to hosting you and wish you a very enjoyable dining experience at Alba Nuova!



ROMAN GARDEN CAFE



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

Monday - Thursday

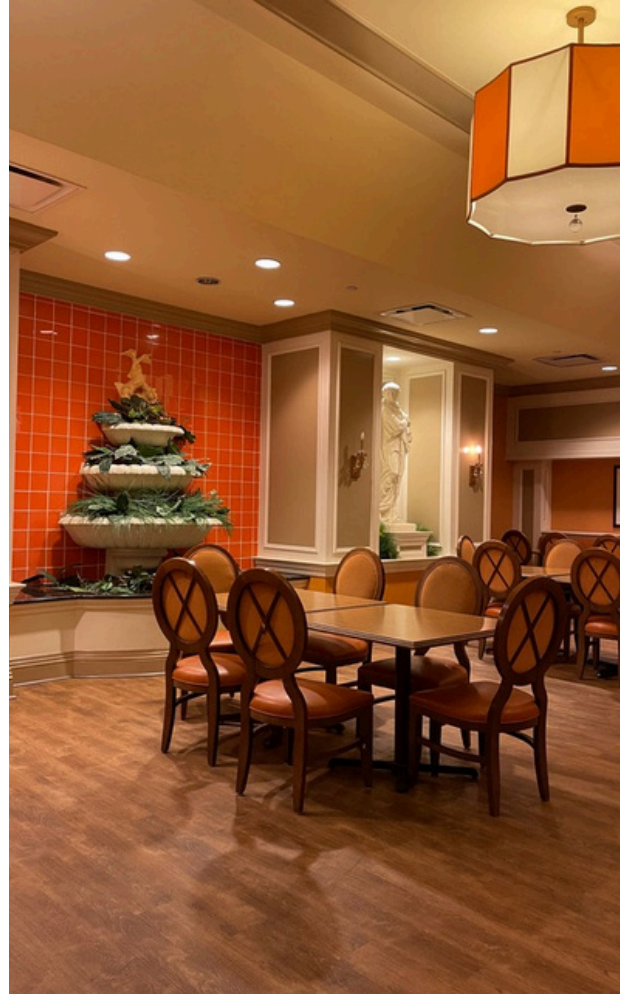
- Breakfast: 8:00 AM - 11:00 AM
- Lunch/Dinner: 11:00 AM - 9:00 PM

Friday - Sunday

- Breakfast: 8:00 AM - 11:00 AM
- Lunch/Dinner: 11:00 AM - 9:00 PM

Late Night Take Out

- 9:00 PM - 10:00 PM



Complimentary Early Morning Coffee: 7:30 AM - 8:30 AM

For Reservations x7455

*Disclaimer: The above timings are subject to change.

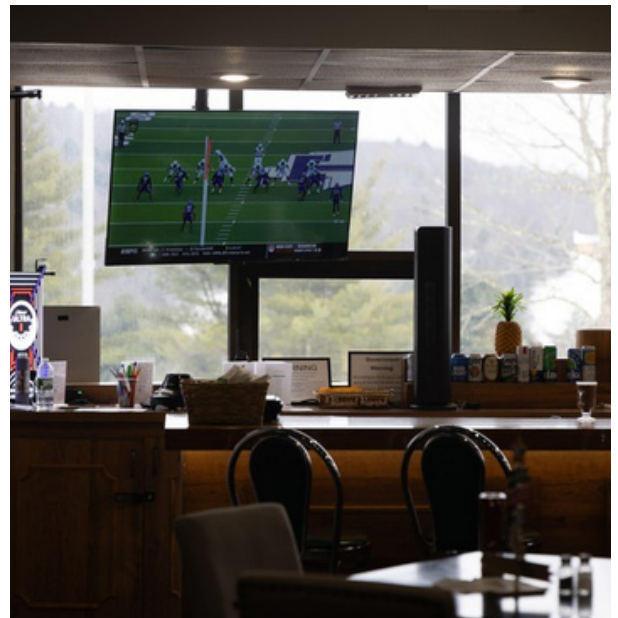


THE 19TH HOLE

SPORTS BAR & GRILLE



The perfect place for food, drinks, friends & big screen sports action! Serving Wings, Quesadillas, Burgers, Nachos, Pulled Pork Sandwiches, Brisket Sandwiches and much more, as well as all your favorite Beers and Cocktails in a relaxing atmosphere.



**GOOD FOOD.
GREAT GAMES.
BEST COMPANY.**

THE 19TH HOLE

845-887-4137 EXT 7014
PROMT 4

OPENING HOURS

Bar

Monday - Wednesday: Closed
Thursday & Friday: 4:00 PM - 9:00 PM
Saturday & Sunday: 12:00 PM - 9:00 PM

Kitchen

Monday - Wednesday: Closed
Thursday & Friday: 4:00 PM - 9:00 PM
Saturday & Sunday: 12:00 PM - 9:00 PM



ALTURA

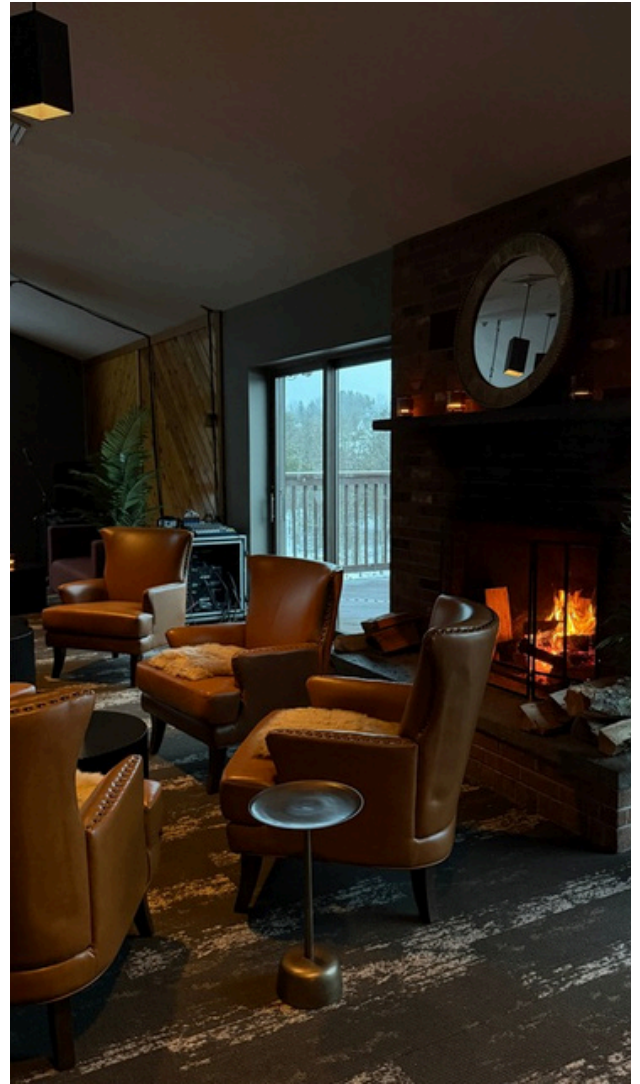
BAR & LOUNGE



CLOSED FOR THE WEEK

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.

Thursday & Sunday - 5:00 PM-10:00 PM
Friday & Saturday 5:00 PM-11:00 PM



**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.

Mon - Wed: Closed

Thursday: 3:00 PM - 12:00 AM

Friday & Saturday: 3:00 PM - 2:00 AM

Sunday: 3:00 PM - 10:00 PM

EXT: 4115



**A COZY OVERLOOK
FOR DRINKS, MUSIC
& MOMENTS**

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.

OPEN: 8:00 AM - 10:00 PM EVERY DAY



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**

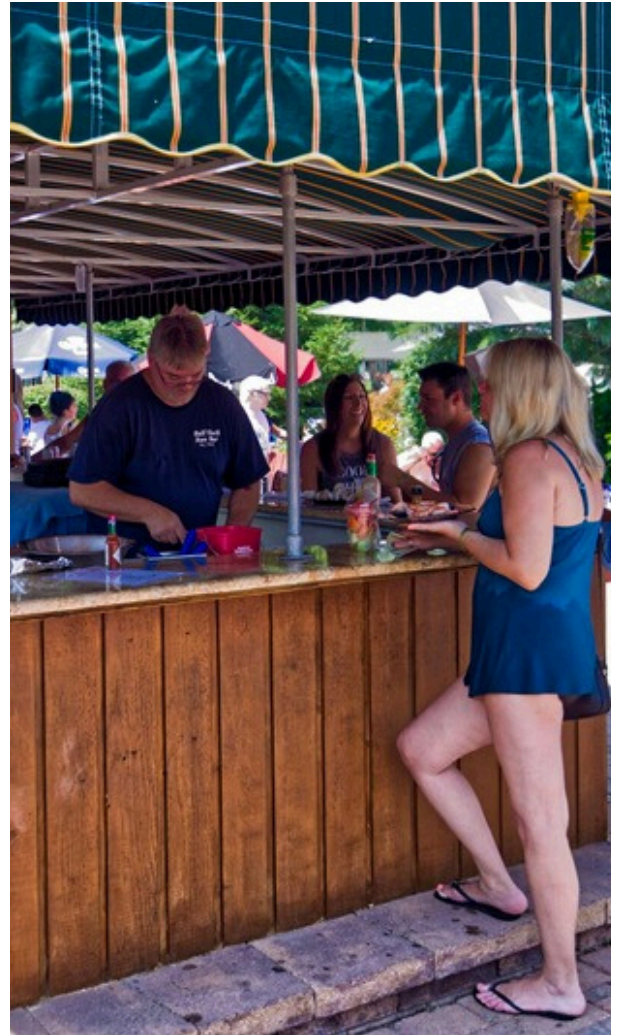
**A TASTE OF THE '50S
— ONE SHAKE AT A
TIME.**

SPLASH POOL BAR



CLOSED FOR WINTER

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!**

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.

YOUR EVENINGS, CURATED

LIVE ENTERTAINMENT & NIGHTLIFE EXPERIENCES



Live at The 19th Hole
- BJ Hendrickson
March 15th @ 1:00 PM

RSVP



Illusions & Magic
Joe Garcetti
March 19 @ 9:00 PM

RSVP

GOLF COURSE

—
DISCOVER THE ULTIMATE GOLF EXPERIENCE

CLOSED FOR WINTER

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.



**DISCOVER
THE ULTIMATE GOLF
PLAY & PACKAGES**

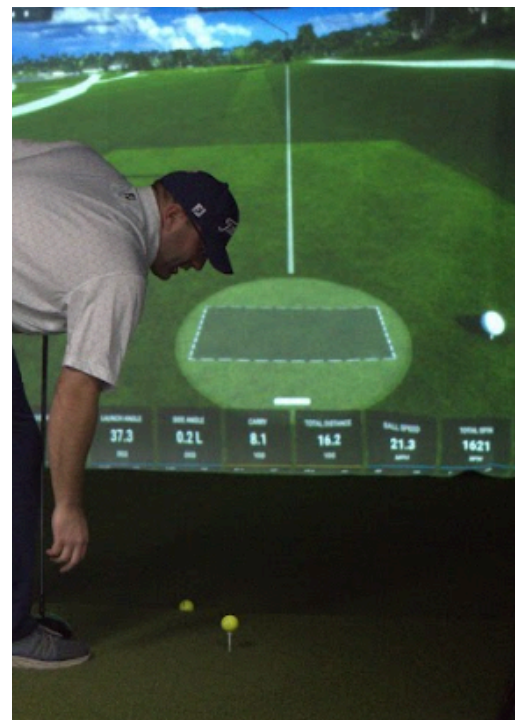
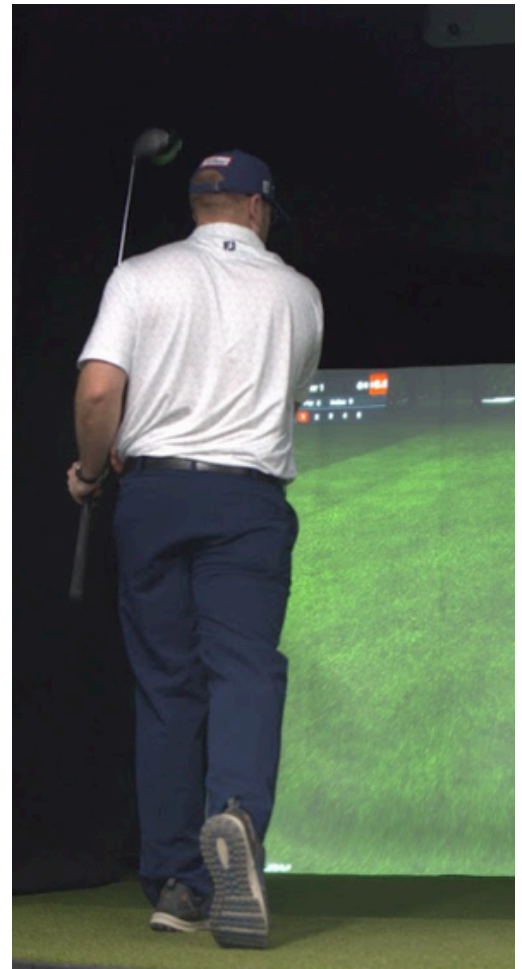
GOLF SIMULATOR

NOW OPEN: THE FORESIGHT FALCON GOLF SIMULATOR

845-887-4137 Ext 7014
Reservations requested

Golf Simulator

Monday - Wednesday: Closed
Thursday - Sunday: Book tee time at
www.villaroma.com/golf



[Book Tee Time Now](#)

INDOOR FUN & ADVENTURE?

—
**FIND YOUR NEXT
ADVENTURE AT
THE VILLA ROMA**



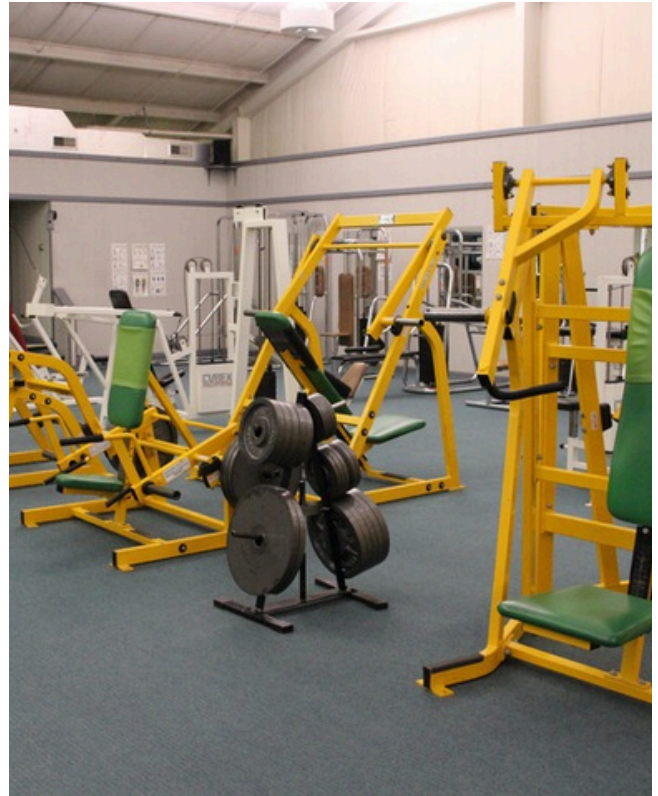
INDOOR FUN!

FITNESS CENTER EXT 7503

Monday - Friday: 7:30 AM - 8:30 PM

Saturday - Sunday: 8:00 AM - 5:00 PM

Must be at least 14 years of age to use equipment



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!



INDOOR FUN!

PICKLEBALL & BOCCE BALL

Pickleball and Bocce Ball are one of The Villa Roma's favorite ways to play—fast-paced, easy to learn, and fun for all ages. Join a game, meet new people, and let the good times rally!



BOWLING EXT 7181

Daily
Must have socks
1:00 PM – 8:00 PM



FUN & GAMES INFORMATION

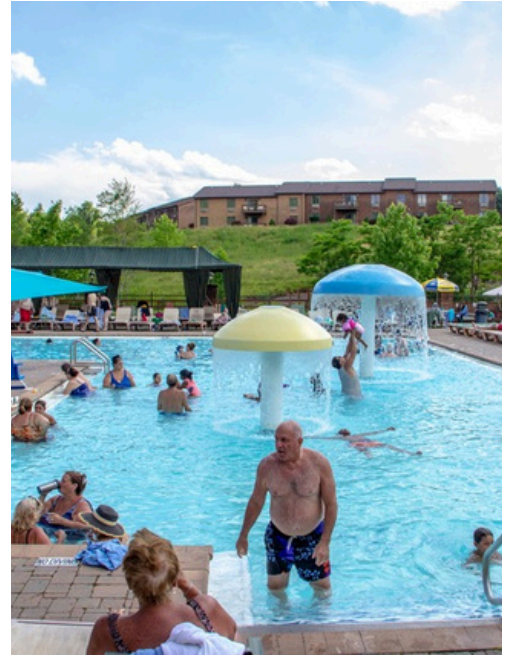
THE BEST WAYS TO ENJOY VILLA ROMA

BOUNCE HOUSE	DAILY 10:00 AM- 5:00 PM	PARENTS MUST SIGN WAIVER ONCE PER WEEK
INDOOR BOCCE COURTS	COMPLIMENTARY	EQUIPMENT DEPOSIT
OUTDOOR BASKETBALL (3 HOOPS)	COMPLIMENTARY	SEE ATTENDANT FOR BALL
INDOOR VOLLEY BALL COURT (1)	COMPLIMENTARY	SEE ATTENDANT FOR BALL
GAME ROOM & ARCADE	Sunday - Thursday: 10:00 AM - 10:00 PM Friday - Saturday: 10:00 AM - 12:00 AM	
INDOOR RACQUETBALL (2 COURTS)	\$20.00/HOUR PER COURT/ GUESTS DAILY 10:00 AM-5:00 PM	<i>\$3.00 RACQUET RENTAL AVAILABLE INCLUDES EYEWEAR</i>

SWIMMING POOLS

— OUTDOOR POOL

Outdoor Pool - Closed for the season
Outdoor Adults Only Hot Tub - Closed
Splash (Pool Grill) - Closed



INDOOR POOL

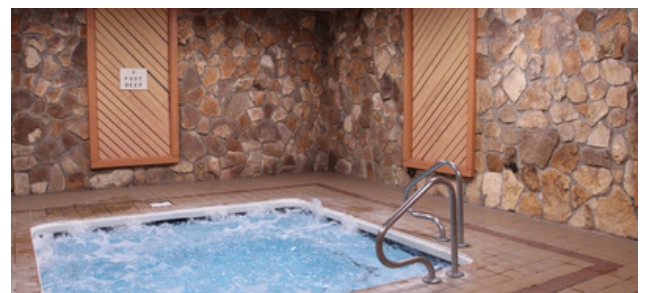
Sunday - Friday
10:00 AM - 1:00 PM
Closed 1:00 PM - 2:00 PM
2:00 PM - 8:00 PM

Saturday
10:00 AM - 1:00 PM
Closed 1:00 PM - 2:00 PM
2:00 PM - 3:00 PM
Closed 3:00 PM - 6:00 PM
6:00 PM - 8:00 PM

CHILDREN 15 & UNDER MUST BE ACCOMPANIED BY A CHAPERONE/GUARDIAN.

HOT TUB

Open Daily: 10:00 AM-8:00 PM
Closed: 1:00 PM-1:45 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

SOUND & SOUL: A RESTORATIVE SOUND HEALING EXPERIENCE

Step into a deeply calming, immersive wellness journey at The Villa Roma with Sound & Soul, a guided sound healing experience led by our certified practitioners-in-residence, Lisa Martineli, Jaquel Theis.

Book Your Session

\$15.00 PER PERSON FOR TIMESHARE & HOTEL GUESTS



SPA



HEALTH & BEAUTY FACILITIES

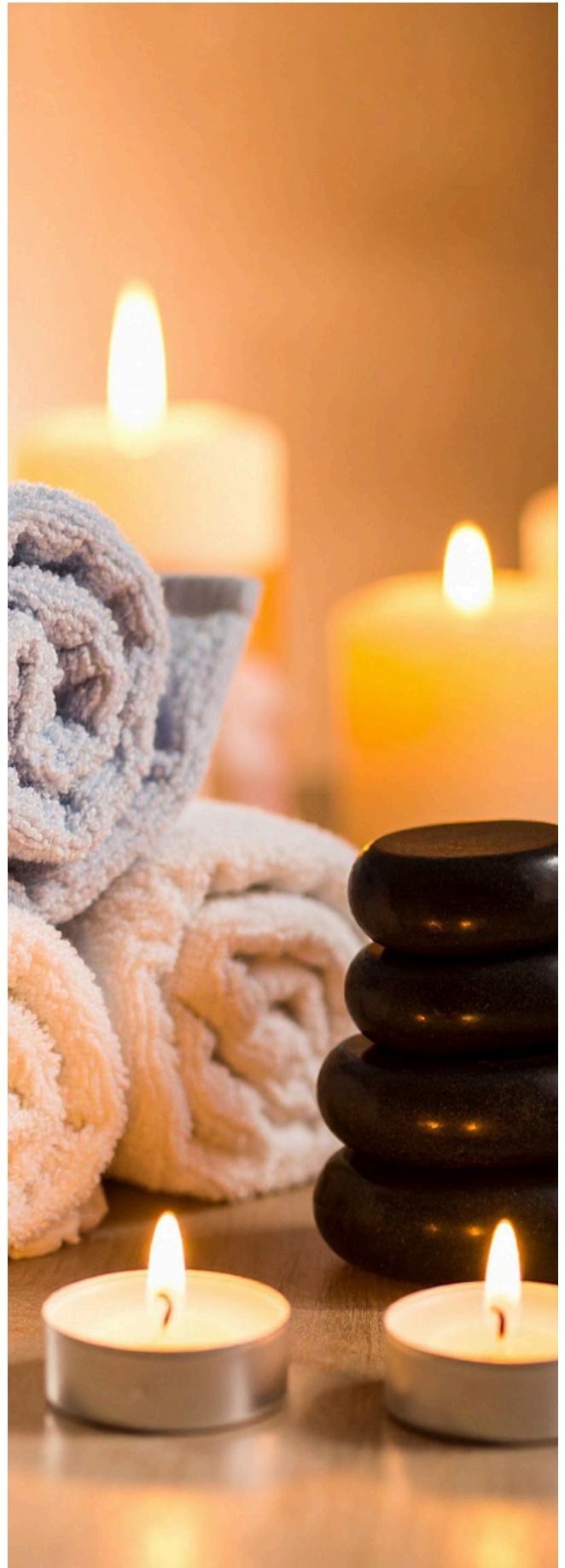
Tree Top Healing Spa with Crissy

Choose from a variety of massage techniques including:
Deep Tissue, Hot Stone & Reflexology.

Spa Services are provided on the 2nd level of the Indoor Pool.

or For an appointment:
Call 347-935-9845
or book online at Book online at
<https://treetophealing.com>

THERE IS A 24 HOUR CANCELLATION POLICY



DAILY ACTIVITIES

BE SURE TO PARTICIPATE IN DOC HOLIDAY'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!



DOC & HIS STAFF WILL KEEP YOU BUSY ALL DAY LONG!

Please check the daily activity sheet for more information

SHOPPING

— SHOPPING AT THE VILLA ROMA

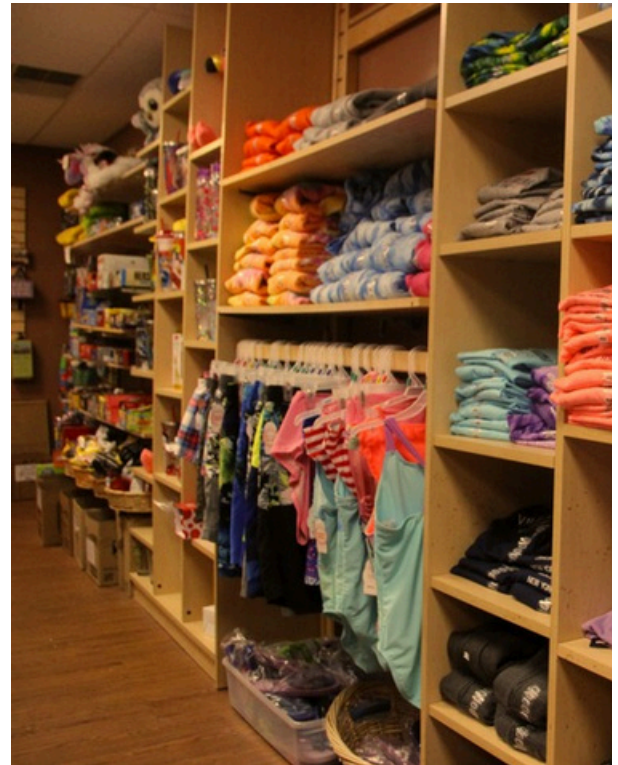
Tutto's Gift Shop: Ext 4545

Sun-Thurs: 10:00 AM-5:00 PM

Fri & Sat: 10:00 AM-8:00 PM

The Villa Roma Boutique: Ext 7091

Thurs-Sat: 10:00 AM-5:00 PM

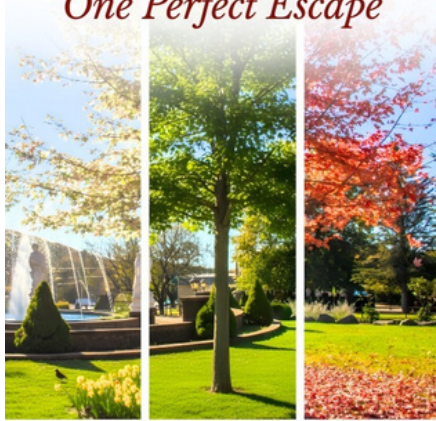


**SHOP THE MOMENTS.
TAKE HOME THE
MEMORIES.**

UPCOMING SEASONAL PACKAGES

FIND YOUR PERFECT HOME AWAY FROM HOME

*Three Seasons.
One Perfect Escape*



**THREE SEASONS.
ONE PERFECT
ESCAPE**

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

Choose Your Stay

Complete Package

**TEE OFF AT
THE VILLA ROMA RESORT!**



**STAY. PLAY. UNWIND. THE
ULTIMATE 2026 GOLF ESCAPE
(GOLF SEASON 2026 OPENING
1ST WEEK OF APRIL)**

1 Night Stay

2/ 3 Nights Stay

*Mother's Day
Indulgence Suite Weekend*



**MOTHER'S DAY
INDULGENCE SUITE
WEEKEND (MAY 8-10)**

Celebrate Mother's Day with a
thoughtfully curated weekend
designed to pamper, delight, and
slow things down—because she
deserves nothing less.

Book Your Stay

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.

The graphic is a vertical rectangular card with a light beige background. At the top center, there is a decorative infinity symbol. Below it, the word "SCAN" is written in a large, bold, serif font, followed by "Here" in a smaller, elegant cursive font. Underneath, the words "FOR ASSISTANCE" are written in a simple, spaced-out sans-serif font. In the center of the card is a large QR code with a white background and a pink border. At the bottom, there is a green WhatsApp icon followed by the text "SAVE OUR +1 (518) 303-5691 AND GET 24/7 SUPPORT ON WHATSAPP".

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

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 and received the white Villa Roma charge cards at check-in. Present your white charge card to the outlet cashier for charging.

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.

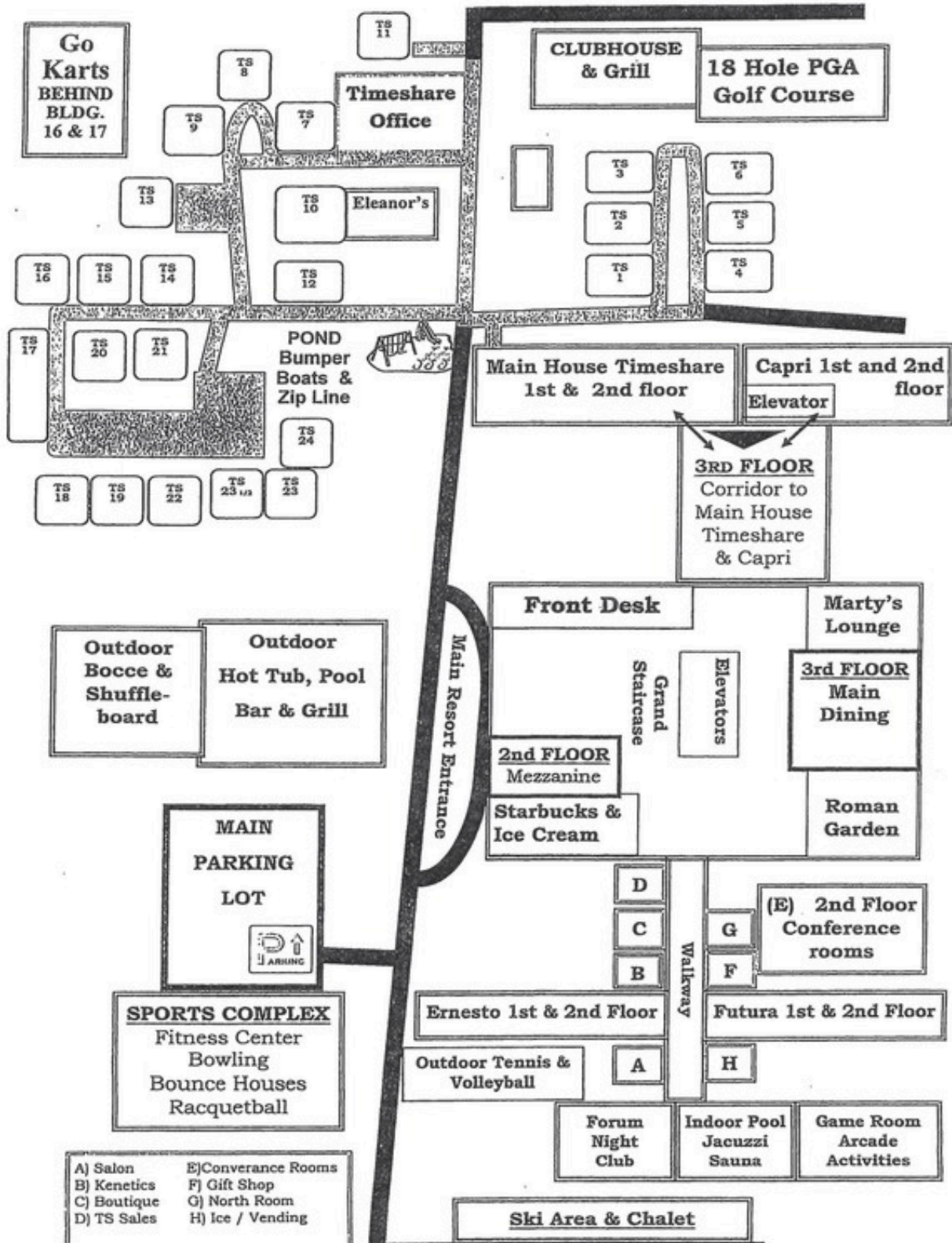
What time do we need to be out of our Timeshare unit on the final day of our stay at the resort?

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



BUS SERVICE

DAILY NYC TO VILLA ROMA TRANSPORT - NOW 7 DAYS A WEEK!

Exciting news! Coach USA ShortLine is now operating daily services (Monday-Sunday, all year round) between New York City and Villa Roma Resort via Monticello. Whether you're planning a getaway to Villa Roma, a business trip, or heading to the Catskills Festival, we've got you covered with a comfortable and reliable ride.

BOOKING MADE EASY!

RESERVE YOUR SEAT NOW AT WWW.COACHUSA.COM AND SEARCH FOR PORT AUTHORITY TO THE VILLA ROMA RESORT. THE SCHEDULE AND TICKET OPTIONS WILL BE AVAILABLE FOR EASY BOOKING.

Daily Schedule

NYC to The Villa Roma (via Monticello)

Departs from Port Authority, NYC - 9:30 AM

Stops at Monticello Terminal - 11:30 AM

Arrives at Villa Roma Resort - 12:05 PM



Villa Roma to NYC (via Monticello)

Departs from The Villa Roma - 1:30 PM

Stops at Monticello Terminal - 2:00 PM

Arrives at Port Authority, NYC - 4:00 PM

OPERATOR/SHUTTLE - 845-887-4137 EXT. 0

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

1

ESCAPE

+1800-533-6767

@villaromaresort

info@villaroma.com

www.villaroma.com