

SUMMER 2026

PRICE LIST

via Radaelli 7, 30013 Cavallino-Treporti (VE) +39 041 968 049
www.villaggiosanpaolo.com info@villaggiosanpaolo.com

*Our hospitality is inclusive to all and we believe in the beauty of sharing.
We make a difference without making a difference.*

ACCOMODATION

BUNGALOW the price is per night per accomodation unit, persons included (room only)

	Pax.	23/03-13/06 06/09-29/09	14/06-18/07 23/08-05/09	19/07-22/08
Mediterraneo	8/9	135	185	200
Mediterraneo	6/7	125	170	185
Adriatico-Mediterraneo	5	115	155	170

STUDIO APARTMENT the price is per night per accomodation unit, persons included (room only)






	Pax.	23/03-13/06 06/09-29/09	14/06-18/07 23/08-05/09	19/07-22/08
Lio Piccolo	2	105	140	155
Sole	3			
Mesole	5			
Sole/Lio Piccolo	4/5	115	160	172
Dune	5			
Dune/Sole	7	125	170	185

RESIDENCE the price is per night per accomodation unit, persons included (room only)

	Pax.	23/03-13/06 06/09-29/09	14/06-18/07 23/08-05/09	19/07-22/08
Pini	6/7	110	152	170
Forte superior	4/6			
Laguna	4/5	105	140	155
Bellavista	5/6			
Pini	4/5	90	120	135
Forte	5/6			
Stella Marina	6/7/8			
Stella Marina	4/5	80	105	115
Forte	3/4			
Bellavista	4			

PITCH (max 8 people)

The price is per night (persons excluded) and includes: 1 car (in the car park) + 1 camper van or 1 caravan; private sink with hot water; electricity (16 Ah); direct discharge of white water; column with TV socket; private garden.

PITCH	Services	23/03-13/06 06/09-29/09	14/06-18/07 23/08-05/09	19/07-22/08
Comfort 70mq		17	32	38
Relax 70 mq		17	32	38
Green 70mq		18	35	42
Inclusive 110mq		18	35	42
Inclusive 150mq		20	37	46
Uninhabited pich			45	55

DAILY RATES PER PERSON AND DAILY VISITORS

The following price table is applied:

- to the 'pitches room only' price list;
- in the case of **daily entrance** (over 2 hours' stay). In the case of a vehicle with a disability card and/or in the case of daily rental of the beach place, there is no parking fee.

	23/03-13/06 06/09-29/09	14/06-18/07 23/08-05/09	19/07-22/08
0-2	free	free	free
3-8	free	6	7
9-13	7	8	9
>14	9	10	11
Parking	4	5	6

Add to the daily rates of the accomodation unit or pitch the individual rates corresponding to the requested boarding treatment.

From 23/03 to 29/09	Full board	Half board
0-2	free	free
3-8	15	12
9-13	20	15
>14	28	20
Peg	10	10

FULL BOARD (FB):

Assisted buffet breakfast (hot drinks, fruit juices, milk, croissants, bread, butter, jam, cold cuts, cheeses, yoghurt) assisted buffet lunch and dinner (choice between two first courses, choice between two second courses, side dish, mixed salad, fruit/dessert) jug water included with meals, drinks not included.

HALF BOARD (HB):

Assisted buffet breakfast (hot drinks, fruit juices, milk, croissants, bread, butter, jam, cold cuts, cheeses, yoghurt) assisted buffet dinner (choice between two first courses, choice between two second courses, side dish, mixed salad, fruit/dessert) jug water included with meals, drinks not included.

BELLAVISTA HOTEL

FULL BOARD

Age	23/03-13/06 06/09-29/09	14/06-18/07 23/08-05/09	19/07-22/08
0-2	free	free	free
3-8	54	57	64
9-13	71	76	84
14-69	88	94	105
>70	79	85	95

HALF BOARD

0-2	free	free	free
3-8	43	46	52
9-13	57	60	68
14-69	71	75	85
>70	64	68	77

B&B

0-2	free	free	free
3-8	35	37	42
9-13	46	49	55
14-69	57	61	68
>70	52	55	61

PEG	10	11	12
Room rate*	72	93	103

Rates are per night per person for the first two occupants (in the highest price range) in a room facing the pine forest and include:

1. stay in spacious rooms with private bathroom equipped with hairdryer, TV, air conditioning/heating, small fridge
2. all rooms and bathroom are barrier-free and served by spacious lifts
3. bed linen (changed weekly)
4. towels (changed every 3 days)
5. daily room cleaning and bed-making
6. continental breakfast
7. assisted buffet lunch and/or dinner (choice between two first courses, choice between two second courses, side dish, mixed salad, fruit/dessert) jug water included with meals, drinks not included.
8. beach place (1 sunshade and 2 sunbeds) from the third row of the 3rd-4th access to the beach, from the day of arrival to the day before departure (changes in the 1st-2nd row available at the price of 20,00 € per week to be requested at check-in)
9. one indoor parking space (of the family during the stay)
10. animation (May-September)

Supplements:

- +5% for room with sea view;
- +25,00 € per night for single room use
- +25,00 € per night per room for 1 adult/senior + 1 infant occupancy

Riduzioni:

- 20% for 3rd, 4th, 5th, 6th and 7th bed each

It is not possible to change from full board to half board during the stay.

*The room rate does not include any services and is taken into account in the event of penalties (late arrival and/or early departure).

SPECIAL OFFERS

For requests received before 28th/02/2026 early booking discount of 10% on the accommodation price.

The special offers listed below can be combined with early booking discount.

	Accommodation/ room only
From 23/03 to 30/05	7 nights = 6 4 nights = 3
From 05/09 to 29/09	SUMMER DREAMING: 10% discount on accommodation + free beach place for stays of at least 3 nights

	Pitch
From 23/03 to 12/06 From 07/09 to 29/09	WEEKEND: Free late check-out on Sunday, for stays of at least 3 nights subject to availability
From 23/03 to 29/09	LONG STAY: 5% discount on the pitch fee for at least 7 nights, 10% discount on the pitch fee for at least 14 nights

GENERAL CONDITIONS

USEFUL INFORMATION

1. All prices are per night, valid until 12:00 the following day and include an internal parking space (for the family unit), air conditioning/heating, entrance cleaning, first supply of sheets, entertainment and playground.
2. If necessary, the missed meal of the guesthouse at the Bellavista restaurant can be replaced by the packed lunch, to be requested at least 24 hours in advance from the dining room staff. Any meals not used are not refunded.
3. Any food problem should be notified in advance at the reception. Celiac guests can bring their favorite food, our kitchen will provide the preparation.
4. The tourist tax is always considered counted separately. Details about www.comune.cavallinotreporti.ve.it.

CHANGE DAY

1. From 12/06 to 28/08 for the Laguna, Ai Pini and Stella Marina Residences, stays usually run from Friday to Friday, for a minimum of 7 nights.
2. From 13/06 to 29/08 for the Villette Lio Piccolo, Trulli dell'Adriatico, the Residences Bellavista, Del Forte stays usually run from Saturday to Saturday, for a minimum of 7 nights.
3. From 14/06 to 30/08 for the Mesole, Sole, Le Dune and Trulli del Mediterraneo villas, stays usually run from Sunday to Sunday, for a minimum of 7 nights.
4. From 13/06 to 30/08 in the Bellavista Rooms it is possible to arrive and depart on Saturday or Sunday.
5. From 23/03 to 12/06 and from 30/08 to 30/09 minimum stays of 3 nights for all types of accommodation and rooms.

SUPPLEMENTS

1. From 29/06 to 06/09 for stays of 2-4 nights there is a 10% supplement (excluding Bellavista Rooms).
2. For 1-night stays in all seasons a 30% supplement is applied (excluding Bellavista Rooms).
3. From 27/06 for late arrival or early departure compared to the booking, the respective rate is applied for each night.
4. Late check-out: it is possible to use the rooms booked until 10pm by paying 30% of the rate (which includes people and cars), subject to availability to be requested at the facility. The same also applies for pitch occupancy

EXTRA CHARGES

With daily fee

One-off

Daily cleaning on request	35	Single/double bedsheets (with pillowcase)	5-7
Wheelchair/lifts/Orthopedic bed/shower chair	5	Moving/removing extra beds	30
Baby bed/high chair	3	Towels tris	5
Wooden table with 2 benches	5	Bedcover	5
2nd car in external parking	4	Final cleaning	50
Bus parking	25	Chek-out fees (delays in handing over keys, lack of cleaning, missing or damaged equipment)	From 50
2nd platform at 3rd-4th access and each platform at 5th access	1	Disinfection costs (due to presence of animals)	30

BEACH PLACE (SUNSHADE + SUNBEDS)

WEEKLY RENTAL

(7 DAYS, FROM THE DAY OF ARRIVAL TO THE DAY BEFORE DEPARTURE)

DAILY RENTAL

Until 13/06 and from 06/09	70	Until 13/06 and from 06/09	12
From 14/06 to 05/09 1st and 2nd row and wheelchair platform	100	From 14/06 to 05/09	17
From 14/06 to 05/09, from 3rd row	85	Extra sunbeds (max 1 per beach place)	5

San Paolo Village accommodations

San Paolo village is located in the renowned tourist area of Cavallino-Treporti, in the heart of the Venice Lagoon. Characterized by large green spaces and a beautiful pine forest that surrounds it, the village offers its guests various accommodation solutions.

Bungalows, villas and apartments are available in the various Residences, suitable for all types of families and groups guaranteeing an experience of relaxation and well-being in a welcoming and familiar environment.

Bungalow Adriatico: 4+1 people - 20 sqm.

Close to the vital center of the Village, there are ground floor studios equipped with independent entrance, kitchen and bathroom, with panels that divide the sleeping area from the cooking area, the splendid furnished terrace surrounded by the surrounding greenery.

Services and amenities: independent entrance, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, external veranda, final cleaning included (all guests are still asked to leave the kitchen clean and throw rubbish in the appropriate ecological islands), free first car parking.

Bungalow Mediterraneo: 4 -9 people

Surrounded by the tranquility of the pine forest, studios/two-room/three-room apartments on the ground floor with independent entrance. Some of these accommodations have a mezzanine and are ideal for large families. The large internal spaces and the surrounding nature ensure a holiday to breathe deeply.

Services and amenities: independent entrance, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, external veranda, final cleaning included (all guests are still asked to leave the kitchen clean and throw rubbish in the appropriate ecological islands), free first car parking.

Studio Apartment Lio Piccolo: 2-5 people - 15 m2.

Studios and two-room apartments on the ground floor, independent entrance near the main services, accommodate 2 to 5 people.

They offer a holiday in contact with nature in the shade of pergolas equipped with tables and chairs.

Services and amenities: independent entrance, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, external veranda, final cleaning included (all guests are still asked to leave the kitchen clean and throw rubbish in the appropriate ecological islands), free first car parking.

Studio Apartment Sole: 3-4 people - 20 m2.

Studios with independent entrance, are ideal for families of 3-4 people, located on the ground floor and first floor, these houses on the ground floor enjoy a splendid equipped outdoor area. The proximity to the football field allows young people to have easy fun just a stone's throw from home.

Services and amenities: independent entrance, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, external veranda, final cleaning included (all guests are still asked to leave the kitchen clean and throw rubbish in the appropriate ecological islands), free first car parking.

Studio Apartment Dune : 5-7 people - 35 m2.

Barrier-free ground floor studios and three-room apartments on the first floor, the Villette Le Dune can comfortably accommodate from 4 to 7 people. All housing solutions have an outdoor space available for your relaxation in the open air.

Services and amenities: independent entrance, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, external veranda, final cleaning included (all guests are still asked to leave the kitchen clean and throw rubbish in the appropriate ecological islands), free first car parking.

Studio Apartment Mesole: 4+1 people - 20 m2.

Delightful studio villas on the ground floor that accommodate up to 5 people, independent entrance. Thanks to the comfortable equipped veranda and the private outdoor barbecue, you will experience a splendid holiday full of peace and taste.

Services and amenities: independent entrance, air conditioning/heating, private bathroom, TV, microwave, first supply of sheets, cleaning equipment, equipped kitchen, external veranda with private barbecue, final cleaning included (all guests are still asked to leave the kitchen clean and throw rubbish on the appropriate ecological islands), free first car parking.

Residence Laguna: 4-5 people – 30 m2.

The bright two-room apartments on the ground and first floors of the Laguna residence accommodate up to 5 people and guarantee the space necessary to enjoy your holiday in comfort a stone's throw from the beach. All ground floor accommodation is barrier-free and comes with a lovely private outdoor space.

Services and amenities: independent entrance, two-room apartment, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, equipped external veranda on the ground floor, final cleaning included (all guests are still required to leave the kitchen clean and throw rubbish on the appropriate ecological islands), free first car parking.

Residence Stella Marina: 4-8 people

All ground floor apartments, studios and two-room apartments, are conveniently accessible, equipped outside with tables and chairs, and can accommodate up to 8 people. On the first floor you will find simple and spacious studios and two-room apartments overlooking the greenery or the main avenue of the Village.

Services and amenities - studios or two-room apartments, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, equipped external veranda on the ground floor, final cleaning included (all guests are still asked to leave the kitchen clean and throw rubbish in the appropriate ecological islands), free first car parking.

Residence ai Pini: 4-7 people

The Ai Pini residence offers apartments suitable for all needs: one, two-room and three-room apartments for 4 to 7 beds on the ground floor and first floor, and on the ground floor welcoming equipped porches.

Services and amenities - studios, two-room apartments, three-room apartments, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, equipped external veranda on the ground floor, final cleaning included (all guests are however requested to leave the kitchen clean and throw rubbish on the appropriate ecological islands), free first car parking.

Residence Del Forte: 3-6 people

Studio and two-room apartments on the ground floor and first floor, located in the suggestive location of the Batteria Radaelli fortification, the same one that houses the enchanting Radaelli Museum.

Services and amenities - studios or two-room apartments, air conditioning/heating, private bathroom, TV, first supply of sheets, cleaning equipment, equipped kitchen, equipped external veranda on the ground floor, final cleaning included (all guests are still asked to leave the kitchen clean and throw rubbish in the appropriate ecological islands), free first car parking.

Residence Bellavista: 4-6 people - 35 m2.

In the heart of San Paolo, close to the Bellavista restaurant, thanks to their central location they will make you enjoy the lively atmosphere of the Village. They accommodate up to 6 people: barrier-free studios on the ground floor, and two-room apartments on the first and second floors.

Services and amenities - studios or two-room apartments, air conditioning/heating, private bathroom, TV, microwave, first supply of sheets, cleaning equipment, equipped kitchen, equipped external veranda on the ground floor, final cleaning included (all guests are however requested to leave the kitchen clean and throw rubbish on the appropriate ecological islands), free first car parking.

Camper pitches: 1-8 people from 70 to 100 m2.

Camper and caravan pitches surrounded by greenery with all the services you are looking for, with an area dedicated to dogs. Camping at Villaggio San Paolo is a daydream

Services and amenities - water connection, TV connection, bathroom, electricity (16Ah), private sink, white water drain, shared barbecue, free first car parking