

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 and 5% in Bellavista Hotel
The special offers listed below can be combined with early booking discount.

	Accomodation/ room only
From 23/03 to 30/05	7 nighths = 6 4 nighths= 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

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

GENERAL CONDITIONS

DEPOSITS AND BALANCES

INDIVIDUALS/FAMILIES

1. A deposit of 30% of the total price must be paid within 10 days of booking confirmation*. The reservation is forfeited if the deposit is not received by this deadline. By paying the deposit you accept our booking conditions.
2. For cancellations/reductions notified by e-mail at info@villaggiosanpaolo.com the relevant amount shall be retained as a penalty clause pursuant to Art. 1382 of the Civil Code as follows:

	Up to 30 days from arrival	Between 29 and 11 days before arrival	From 10 days before arrival to non arrival (<i>no show</i>)
Accommodation	20 € booking fee	100 € cancellation fee	100 % of the paid amount
Pitch	20 € booking fee	50 € cancellation fee	100 % of the paid amount

3. For bookings made within 30 days prior to arrival and subsequently cancelled, the entire deposit is withheld if cancellation is communicated with 7 days prior to arrival.
4. The balance of the stay in the accommodation units must be paid from Monday to Friday before departure at the reception by cash, debit card, credit card or bank cheque. For balances made on Saturdays and Sundays, a fee of €10 will be charged. For balances made after departure, a fee of €30 will be charged.

* For new bookings from 18/05 onwards the deposit must be paid within 5 days

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