



villa rosa
resort

Benvenuti - **Welcome** - Bienvenido - Bienvenue - Welkom - Witamy - Bem-vindo -
Välkommen - Willkommen - Velkommen - Sveiki atvykę - Добро пожаловать - 歡迎



THE HISTORY OF VILLA ROSA RESORT

Built in 1930, Villa Rosa is a skilfully restored neo-eclectic residence, whose majestic portico frames the view of the Norman-Aragonese Castle of Conversano in Puglia. This magnificent Villa is a real museum where it is possible to admire period decorations and objects.













In the center of a large park, with centuries-old cedar and cypress trees, next to the main house is the dependance, recently renovated in modern forms that evokes charm and elegance, with independent apartments for guests, which are offered free use the park, the swimming pool with relaxation areas and the barbecue.







Villa Rosa is the starting point to discover the attractions of Puglia, a land of history and art with its majestic monuments, a land of culture when it comes to life with events - concerts or popular festivals -, a land of food excellence - excellent wines - and land where you have endless possibilities to have fun.



<p>VILLA ROSA RESORT</p>  <p>G.P.S. N 41.96982 E 17.11515</p>	<p>(+39) 338 250 75 45</p> <p>Manager DONATO LARICCHIUTA</p>	<p>INTERNET CONNECTION</p>  <p>ID: Villa Rosa</p> <p>PASSWORD : villarosa</p>
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<p>EMERGENCY</p> 	<p> Carabinieri ☎ (+39) 112</p> <p> Alarme VILLA ROSA RESORT Vigilanza Rurale ed Urbana ☎ (+39)3387304452</p> <p> Health emergencies ☎ (+39) 118</p> <p> "S. Giacomo" Hospital ☎ (+39) 080/4149111 Monopoli Largo Veneziani, 21 G.P.S. N 40.949694- E 17.296087</p> <p>  Fire fighters ☎ (+39) 115</p>	<p>BESOINS DE BASE</p>	<p> Pharmacy - Farmacia Centro, ☎ (+39) 080 495 2012 Conversano Via Polignano 3 G.P.S. N 40.95954 - E 17.11755 opening hours: 8.30 – 12.30 - 17 – 20.30</p> <p> Bank - Banco di Napoli ☎ (+39) 080 495 5432 Conversano Corso Dante 8 G.P.S. N 40.96628 - E 17.11668</p> <p> SUPERMARKET CONAD CONVERSANO Via Bari, 44/B, G.P.S. N. 40. 99' 17" 58 – E 17° 11' 11" 06 Horaires d'ouverture du Lundi au Samedi 9 - 21 Dimanche 9 - 13</p>
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<p> BREAKFAST coffe, espresso, cappuccino, croissant, plumcake SPORT BAR - HOME SERVICE ☎ (+39) 389 131 8607</p>	<p> PLEASE BOOK TO USE OUR BARBEQUE</p> <p>We recommend the "DA LUCHINO" butcher's shop in via Bari 24, one hundred meters from Villa Rosa</p>
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<p> PIZZA DELIVERY Pizzeria "La Casa di TOTO" ☎ (+39) 080/4957316</p>	<p> VEUILLEZ RÉSERVER POUR LES MESSAGES</p>	<p> PLEASE BOOK FOR ONE DINNER IN THE VILLA OR PERSONAL COOKING COURSE OF ORECCHIETTE, FOCACCIA ...</p>
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SPORT: tennis, trekking, golf, etc call Donato (+39) 338 250 75 45 pour informations et réservations.

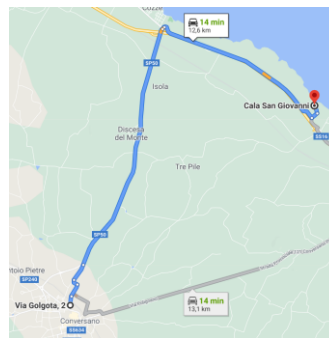
VILLA ROSA RESORT SUGGESTS: BEACHES



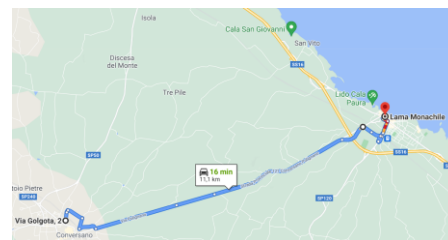
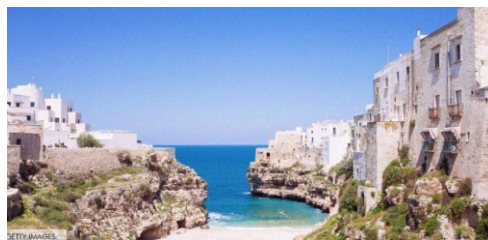
<p>COZZE _ MOLA DI BARI: Coco Beach G.P.S. 41.03636 – 17.14526 (paid access - rock and sand) 8 km from Villa Rosa Resort, 9 minutes</p>	 
<p>COZZE _ MOLA DI BARI: Cala Arena G.P.S. 41.03636 – 17.14526 (paid access - sand) 8 km from Villa Rosa Resort, 9 minutes</p>	 
<p>POLIGNANO A MARE: Cala Fetente G.P.S. 41.026229 – 17.17744 (free access - stones, rocks and sand) 11 km from Villa Rosa Resort, 12 minutes</p>	 
<p>POLIGNANO A MARE: Lido di Cala Paura G.P.S. 40.99959 – 17.21398 (free access - stones and rocks) Boat for tour of the Polignano a Mare caves 13 km from Villa Rosa Resort, 16 minutes</p>	 



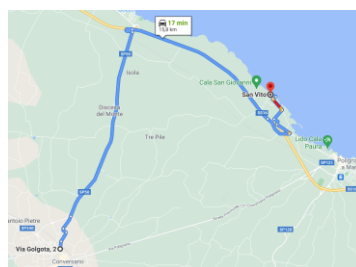
POLIGNANO A MARE:
Cala S.Giovanni
G.P.S. 41.01628 – 17.18755
 (paid access - rock and sand) 13 km from Villa Rosa Resort, 14 minutes



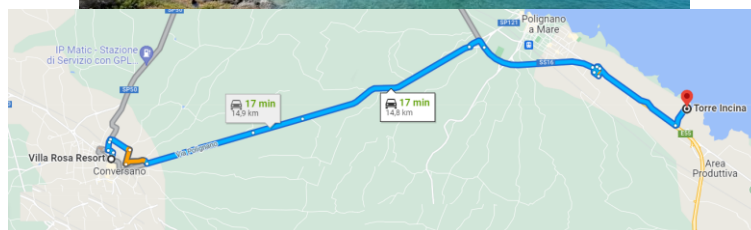
POLIGNANO A MARE:
Lama Monachile
G.P.S. 40.996449 – 17.21847
 (free access - stones and rocks)
 Boat for tour of the Polignano a Mare caves
 11 km from Villa Rosa Resort, 16 minutes



POLIGNANO A MARE:
Torre di San Vito
G.P.S. 41.01496 – 17.19304
 (free access - stones and rocks)
 15 km from Villa Rosa Resort, 17 minutes



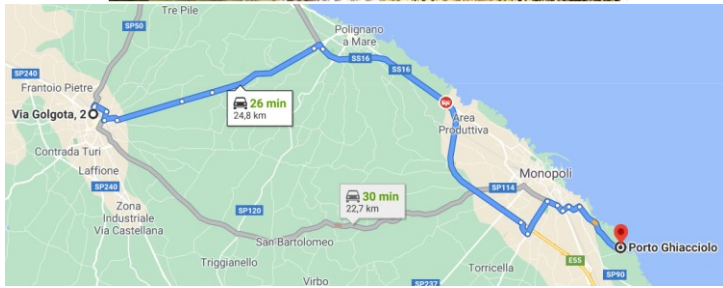
POLIGNANO A MARE:
Torre Incina
G.P.S. 41.026229 – 17.17744
 (free access - stones, rocks and sand)
 15 km from Villa Rosa Resort, 17 minutes



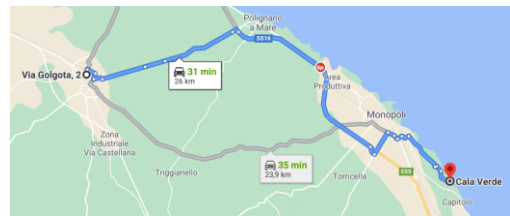
MONOPOLI :
Contrada Capitolo
Lido Sabbiadoro -
Lido Le Macchie -
Lido LoSciale – etc
G.P.S. 40.89908 -
17.36375
 (paid access - many
 beaches - sand)
 27 km from Villa
 Rosa Resort, 25
 minutes



MONOPOLI :
Porto Ghiacciolo
G.P.S. 40.93066 –
17.32973
 (free access - rock
 and sand) 25 km
 from Villa Rosa
 Resort, 26 minutes



MONOPOLI :
Cala Verde
G.P.S. 40.92169-
17.33741
 (free access - rock
 and sand) 26 km
 from Villa Rosa
 Resort, 31 minutes



CAROVIGNO:
Oasi Naturale
Area marina
protetta di Torre
Guaceto –
Spiaggia di Torre
Guaceto

G.P.S. 40.71609 –
17.79258

(Free access - rock
and sand)

72 km from Villa
Rosa Resort, 49
minutes



DISTANCES

  <p>Grotte di Castellana Grotte km 13,8 - G.P.S. N 40° 88' 60" - E 17° 16' 41" time to go: 17 mm</p> <p>Polignano a Mare km 8,9 - G.P.S. N 40° 99' 52" - E 17° 21' 13" time to go: 9 mm</p> <p>Monopoli km 16 - G.P.S. N 40° 95' 30" - E 17° 30' 02" time to go: 15 mm</p> <p>Alberobello km 26,8 - G.P.S. N 40° 78' 14" - E 17° 23' 82" time to go: 29 mm</p> <p>Locorotondo km 41,7 - G.P.S. N 40° 45' 22" - E 17° 19' 38" time to go: 34 mm</p> <p>Martina Franca km 43 - G.P.S. N 40° 70' 49" - E 17° 34' 04" time to go: 47,4 mm</p>	<p>Cisternino km 49,6 - G.P.S. N 40° 44' 35" - E 17° 25' 33" time to go: 40 mm</p> <p>Ostuni km 55,7 - G.P.S. N 40° 72' 74" - E 17° 57' 62" time to go: 39 mm</p> <p>Bari km 31,9 - G.P.S. N 41° 12' 56" - E 16° 87' 21" time to go: 26 mm</p> <p>Trani km 81,6 - G.P.S. N 41° 27' 66" - E 16° 41' 94" time to go: 55 mm</p> <p>Castel del Monte (Andria) km 89,1 - G.P.S. N 41° 08' 44" - E 16° 27' 16" time to go: 1h 11 mm</p> <p>Lecce km 123 - G.P.S. N 40° 35' 21" - E 18° 16' 45" time to go: 1h 14 mm</p> <p>Otranto km 171 - G.P.S. N 40° 08' 52" - E 18° 29' 12" time to go: 1h 46 mm</p> <p>Gallipoli km 162 - G.P.S. N 40° 05' 55" - E 17° 97' 63" time to go: 1h 40 mm</p> <p>Matera km 62,5 - G.P.S. N 40° 66' 76" - E 16° 59' 98" time to go: 1h</p>
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If you want to visit the treasures of Puglia more easily, we recommend - if you have not already done so - to rent a car.

 <p>CAR RENTAL - TAXI</p>	<p>Autonoleggio NORBA – Traversa V.Simplicio 2 – Conversano ☎ (+39) 3339943144 - (+39) 3331308039</p> <p>FRATELLI TARTARELLI – NINA AMODIO - Monopoli ☎ (+39) 337297660 - (+39) 080802468</p>
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Alternatively you can travel by bus. Bus-stop a few meters from the main gate of Villa Rosa Resort. For timetables and fares: <https://www.fseonline.it/>



TOP 8 IN CONVERSANO TO SEE ABSOLUTELY

1. CASTELLO E PINACOTECA

The County of Conversano belonged to four noble houses, in succession: Altavilla, Brienne, Orsini del Balzo and finally Acquaviva d'Aragona. The feud lasted from 1054 to 1806. Originally a Norman fortress, in the 15th and 17th centuries the Castle was remodeled several times, until it was transformed into a sumptuous stately home. Inside it is now located the "Municipal Art Gallery", where you can admire the large canvases of the seventeenth-century Neapolitan painter Paolo Finoglio, depicting episodes from the "Gerusalemme Liberata", the famous epic poem by Torquato Tasso.



2. CATTEDRALE

The Cathedral, in Romanesque-pugliese style, was built between the 11th and 12th centuries, renovated in the late Baroque style, and then in 1911, following a fire, restored to its original form. The gabled façade is characterized in the upper part by a fifteenth-century rose window with twelve rays and by three portals: the central one has a rich sculptural decoration with two column-bearing lions.



3. MONASTERO DI SAN BENEDETTO - MUSEO ARCHEOLOGICO

The Monastery of San Benedetto, called "Monstrum Apuliae" (Apulian wonder) because in 1274 Pope Gregory X conferred on the abbess (woman) bishopric functions (purely male), a situation almost unique in Western Christianity. The church and the medieval cloister are beautiful. Inside it is now located the Archaeological Civic Museum.



4. CHIESA DI SAN COSMA E DAMIANO

In the seventeenth century the Counts of Conversano commissioned the restructuring of an ancient church in Baroque style, naming it after the Saints Cosma and Damiano, to whom they were particularly devoted, having received a grace. The decorative apparatus inside the church is sumptuous, an authentic triumph of the Neapolitan Baroque.



5. CHIESA E CONVENTO DI SANTA MARIA DELL'ISOLA

Located about 2 km from the city center, it was built in 1462 by the counts Giovanni Antonio Orsini del Balzo and Giulio Antonio Acquaviva. The church with two naves today is in late Gothic style with mostly Renaissance interior furnishings. In the apse of the oldest nave there is the cenotaph (funeral monument without the body) of Giulio Antonio Acquaviva, killed in the siege of Otranto in 1481.



6. CASINO DI CACCIA CASTELLO DI MARCHIONE

Elegant hunting lodge, built around 1730 by the Acquaviva d'Aragona counts in a wood, 6 km from Conversano. The building, whose construction is attributed to the architect Vincenzo Ruffo of the Vanvitellian school, has a square plan, with the four vertices characterized by circular stone towers.



7. MASSERIA LE CERASE

The 'Masserie' was a typical agricultural construction in Southern Italy, consisting of a set of buildings where the owners, farmers, shepherds and animals lived in close contact. "Le Cerase" is an important and rich farmhouse, with a chapel and fortified by walls and a defensive tower.



8. TORRE E ROVINE ARCHEOLOGICHE DI CASTIGLIONE

About 5 km from Conversano, on the top of a wooded hill, stands a high tower with a square base, together with the remains of a wall and the villaio di Castiglione, abandoned at the end of the 15th century.



TOP 10 PROCHE DE CONVERSANO A VOIR ABSOLUMENT

1. POLIGNANO A MARE E ABAZIA BENEDETTINA DI SAN VITO

The oldest part of the town stands on a rocky outcrop overlooking the Adriatic Sea. Not far away, the 10th century Abbey of San Vito Martire, of Benedictine foundation, is beautiful.



2. ALBEROBELLO

The trullo is a typical conical construction in traditional dry stone of central-southern Puglia. Trulli were generally built as temporary shelters in the countryside or permanent homes for farmers. Much of Alberobello is made up of trulli.



3. MONOPOLI

The historic center of Monopoli is a jewel of popular architecture mixed with sumptuous religious buildings and splendid noble palaces. It is Porta Vecchia, inserted in the walls, to introduce the old part of the city, lying on the Adriatic and dominated by the Castle. The heart of the old city is the baroque Cathedral of Santa Maria della Madaia.



4. GROTTA DI CASTELLANA

Considered the most important speleological complex in Italy and Europe, the Castellana Caves are particularly appreciated for the richness of crystalline concretions, the considerable extension and the spectacular vastness of the natural galleries. The caves are the result of the erosive action of an ancient underground river that has dug and shaped the limestone rock for centuries.



5. BARI

Divided into two parts - the old city and the new city - Bari preserves, in the old historic center, fascinating narrow and twisted alleys, and numerous testimonies of the medieval and Renaissance past, such as the Castle and the Cathedral. Still, in the basilica of San Nicola the remains of the Saint are preserved from which the figure of Santa Claus derives, the Santa Claus of the Nordic countries.



6. LES VILLES BLANCHES:

**OSTUNI - LOCOROTONDO - MARTINA FRANCA
CISTERNINO - CELIE MESSAPICA**

White Cities are magical places. They are called 'white' because of the white lime used to paint the facades of houses, also useful for sanitizing the town in times of plague.



7. TRANI

In Trani it is nice to walk between the port and the Jewish quarter of Giudecca, among ancient synagogues and craft shops. Its Cathedral, isolated on the sea, is an incredible monument of Apulian Romanesque architecture in limestone.



8. MATERA

It is known all over the world for the historic Sassi districts. Developed from the natural caves carved into the rock, used as homes, and subsequently modeled into increasingly complex structures within two large natural amphitheaters, the Sasso Cavernoso and the Sasso Baresano.



9. CASTEL DEL MONTE

Castel del Monte is a 13th century fortress, on the top of a hill 540 meters above sea level in the western Murgia plateau, built by Frederick II of Swabia, Holy Roman Emperor and King of Sicily. The building has an octagonal plan and an octagonal turret is inserted at each corner.



10. LECCE

Palaces, Churches and Monuments with their curls and their decorations in the malleable 'Lecce stone' have given the city of Lecce the current connotation of "Lady of the Baroque".





THE APULIAN CUISINE is among the most varied and tasty in Italy, based on land and sea products, it is characterized by the use of olive oil, vegetables, fish, meat, legumes and pasta.



The '*orecchiette*' (small shell-shaped pasta).



The '*frisidda*', (flour donut, soaked in cold water and seasoned with salt, oil, pepper, tomato and onion).



The '*fave e cicoria*', (puree of broad beans and wild chicory).



The meat: '*zampine*', '*bombette*', '*ghiumered*', etc..



Seafood and fish '*ricci*', '*cozze*', '*polpo*', '*calamari*' e poi '*orate*', '*saraghi*', '*spigole*' '*dentici*', '*pesce spada*', etc.




'*Panzerotti*' fried or baked are typical of Apulian cuisine: leavened dough stuffed with mozzarella and tomato. Delicious!



<p>'Mozzarella', 'scamorza', 'scamorzone', 'burrata', 'cacio cavallo', 'ricotta', 'giuncata', 'pecorino', are the names of the delicious products, which are part of the long Apulian dairy tradition.</p>	<p>Stracciatella Prodotta giornalmente è ottenuta sfilacciando i bocconcini immersi in panna fresca. Ottima per preparati al forno come tagliatelle con stracciatella e speck o per gustarla a merenda con focaccia calda.</p> 	<p>Ricotta Latticino ottenuto per riscaldamento del siero, la ricotta è prodotta giornalmente. Per il suo sapore delicato è molto versatile negli abbinamenti, si può accostare al dolce, al salato, all'acido, dall'antipasto a un gustoso dessert.</p> 	<p>Caciovallò Detto anche provola, prende il suo nome dall'usanza di appendere, a cavallo, due grosse scamorze, "cac", per stagionare. La lenta stagionatura a temperatura controllata, consente di ottenere un sapore dolce, delicato nei primi mesi, mentre stagionando, la pasta tende a diventare più dura ed asciutta e, ingiallendo e sfogliando, assume un sapore piccante e stuzzicante.</p> 	
	<p>Burrata La burrata è uno delle più tipiche specialità della pasta filata. Lo squisito ripieno di panna fresca e bocconcini sfilacciati è contenuto in un saccottino di sfoglia di mozzarella. Ottima come antipasto o un veloce secondo.</p> 	<p>Manteca Una palla di burro racchiusa nella pasta filata della scamorza, è ottima da gustare su una bruschetta calda, volendo con l'aggiunta di acciughe o pomodori secchi soffoliti.</p> 	<p>Ricotta marzotica In passato la necessità di conservare la ricotta, ha prodotto come conseguenza l'uso di salarla e farla asciugare in un luogo ben ventilato, consentendo, dopo qualche giorno, di poterla grattugiare. Prevalentemente usata per condire differenti pietanze o primi piatti.</p> 	
	<p>Burgonza Il Nord e il Sud dell'Italia raggiungono un inimitabile connubio, grazie alla sperimentazione e all'idea originale dei figli Viscanti. L'unione della tradizionale burrata pugliese e del gorgonzola piemontese DOP garantiscono un estasiante sapore per palati raffinati. L'involucro di pasta filata racchiude bocconcini sfilacciati, panna e gorgonzola DOP.</p> 	<p>Scamorze di latte di mucca o latte di pecora Formaggio a pasta filata, ottenuto da latte crudo di pecora o di mucca. La stagionatura può variare da fresca a qualche giorno. La scamorza si può gustare in grandi varietà di antipasti, primi succulenti, secondi veloci o più elaborati o semplicemente con del pane fresco e un filo di olio di oliva.</p> 	<p>Pecorino È un formaggio a pasta compatta che varia dal bianco al giallo paglierino. Prodotto con solo latte dei pascoli della Murgia, può essere consumato fresco con fave fresche, miele o gocce di mosto cotto o dopo almeno sei mesi di lenta stagionatura, è un ottimo formaggio da grattugiare.</p> 	

VILLA ROSA RESORT SUGGESTS: CAVES - WINE CELLAR

 <p>Pure Apulian wines and exceptional blends, the passion and wisdom of those who love the land and know its value.</p> <p>TERRE DI SAN VITO Polignano a Mare BA – Strada vecchia Conversano-San Vito - Telephone: 080 523 5218</p>	 <p>Passion, courage and trust in the enormous qualitative potential that Puglia, and in particular the areas of Castel del Monte and Salento, can express, are the elements that prompted the Antinori to invest in this region.</p> <p>TORMARESCA Minervino Murge in Contrada Torre di Isola, Loc. Tofano</p>
 <p>A long family tradition that always has its roots in agriculture. In 2003 an ambitious project was developed, aimed at enhancing the primitivo and other indigenous grape varieties in the production of quality wines.</p> <p>CANTINE POLVANERA Gioia Del Colle in Strada Vic.le Lamie Marchesana, 601 Tel: 080 758900</p>	 <p>A long family tradition that always has its roots in agriculture. In 2003 an ambitious project was developed, aimed at enhancing the primitivo and other indigenous grape varieties in the production of quality wines.</p> <p>TERRECARSICHE SRL Via Maestri del Lavoro, 6/8 Castellana Grotte (BA) T/F +39 080 4962309 customerservice@terrecarsiche.it</p>

CONVERSANO:

RAMPAVILLA,
Vico San Gaetano 32,
(specialty: panzerotti)
☎ **(+39) 080 495 1308**

DOMENICO NETTIS,
Via Florenzo Jaia 10,
(Butcher-with tasting area)
☎ **(+39) 080 495 2418**

PIZZERIA TERRA ROSSA,
Corso Domenico Morea 14,
(specialty: pizza)
☎ **(+39) 080 495 7208**

PASHÀ RISTORANTE TERRA ROSSA,
Via Morantini 2,
a MICHELIN star
☎ **(+39) 373 800 2809**

LA CASA DI TOTO',
Via San Mauro 10,
(specialty: pizza napolitaine)
☎ **(+39) 080 495 7208**

VITA PUGLIESE,
Via Ospedale 15,
(specialty: revisited Apulian cuisine)
☎ **(+39) 080 495 6929**

POLIGNANO:

TRATTORIA IL GROTTONE,
Lungomare Domenico Modugno 2,
(specialty: fish)
☎ **(+39) 080 424 8938**

GRECALIS,
S.S. 16 Km 839, 550,
(specialty: fish)
☎ **(+39) 080 424 1661**

PIZZERIA BELLA MBRIANA
Piazza Vittorio Emanuele 22,
(specialty: pizza)
☎ **(+39) 080 424 8840**

MONOPOLI:

LA LOCANDA SUL PORTO,
Via Cristoforo Colombo 1,
(specialty: fish)
☎ **(+39) 080 896 6580 (+39) 080 424 7977**



VILLA ROSA RESORT SUGGESTS: OUR ORGANIC OLIVE OIL FOR SALE

The family that owns "Villa Rosa Resort" for 50 years has been producing oil and wine in the countryside of Conversano.



Our olive groves have about 3500 plants of different cultivars and are divided between the lands belonging to the Masseria Le Cerase and the Masseria Montefieno, from which our oils take their name.



The intensely fruity extra virgin olive oil "Le Cerase" is obtained from two Apulian varieties, such as Coratina 80% and Ogliarola Barese 20%, expertly blended.
The delicately fruity "Montefieno" extra virgin olive oil is obtained from three Apulian varieties, such as Leccino 40% and Simone 50% and Cime di Mola 10%, expertly blended.



CERAMIC GIFT BOX



VILLA ROSA RESORT SUGGESTS: OUR WINE "VITUS" PRIMITIVO



Our passion for wine grapes began in 1980, when, for pure family self-consumption, the first small vineyard of the Primitivo di Gioia del Colle cultivar was planted.

This year the debut of our "Primitivo Vitus" took place, with an intense ruby red color, almost impenetrable; the nose releases aromas of dark fruit, plum, blackberry and black cherry; to the taste it is warm, soft, structured and with good persistence; it is perfect for roasted meat and long-aged cheeses.

- 100% Primitivo cultivar
- Gradation 13% vol

Call Donato for information. **(+39) 338 250 75 45**

Visit our site masserialeceraseshop.com/



MASSERIA LECERASE (same property as Villa Rosa Resort) - -

<https://masserialecerase.com>



Immersed in the tranquility of the Apulian countryside, the "Masseria Le Cerase", a fortified agricultural building from the 17th century, is surrounded by 18 hectares of olive groves, vineyards and cherry trees. With a discreet and beautiful swimming pool, an ideal destination for friends and families, it is rented in exclusive and can accommodate up to 10. It is located in the Conversano bell in the province of Bari, in the perfect position to discover all of Puglia.



The "Masseria Le Cerase" can also be the exclusive venue for wedding events.



MASSERIA MONTEFIENO (same property as Villa Rosa Resort) -
<https://masseriamontefieno.com>



The "Masseria Montefieno" is situated in an idyllic position in the Apulian countryside, surrounded by 7 hectares of secular olive trees. The Masseria has a main building with three double bedrooms and three bathrooms; two kitchens and a large living room. A second building is 120 m from the main building (also on the estate) and consists of a bedroom and a bathroom. Beautiful is the swimming pool. An ideal destination for friends and families, it is rented exclusively and can accommodate up to 8 people.



CONTRACTUAL CONDITIONS AND HOUSE RULES FOR STAY IN OUR APARTMENTS:

We remind you that the confirmation of the reservation and the start of the use of the housing unit imply the reading and acceptance of the house rules, as well as its complete observance

Dear Guest, the rules to be observed in our apartments are not only those sanctioned by the law, but, more simply, they are dictated by common sense and mutual respect; these rules are useful suggestions for a peaceful, quiet and surprises-free stay.

I ARRIVE:

Except for special needs, check-in must be done **from 15.00 onwards until 20.00**; upon arrival, the documents (identity card, passport or driving license) required by current legislation must be provided, which will be promptly returned once the paperwork has taken place, as well as pay for the stay.

KEY:

We will take care to deliver the keys to the rented unit, guaranteeing you and asking you to keep the keys carefully. The loss or breakage of the keys and / or the lock entails the reimbursement of the cost of a new lock and 3 new sets of keys with a minimum cost of **150,00 Euros**. It is forbidden to reproduce and / or deliver the keys of the property to third parties for the use of any services used.

During the stay, no concierge service is provided.

DEPARTURE:

The apartments must be returned **by 10.00 am** on the departure date, except for special agreements made at the time of check-in with our management.

We would like to inform you that **after 10.00 am** without the apartment being vacated, **you will be charged for an additional day of stay.**

CARE AND CLEANING OF THE PROPERTY:

The customer is required to take the utmost care of the property entrusted to him, of the furniture and domestic equipment and to report any missing or breakages to the management within 48 hours of occupying the accommodation, in order to avoid that it can be, later, held responsible, paying for any damages.

All our apartments are delivered to our guests in perfect order and cleanliness. Upon return of the keys, at the end of the stay, by the Client, any damage found will be counted and collected at check-out. Outgoing customers will have to leave the property tidy before departure, empty and throw away the waste, leave the kitchen clean, including dishes, fridge and appliances, turn off the lights and turn off the air conditioning in summer or heating in winter, close all windows. Please preserve the rented apartment and treat the furniture and equipment with care.

The person in charge of the Management and / or the third parties appointed by the same, identifiable at the request of the Customer, will have the right to access the property in order to carry out any necessary repairs and / or maintenance, even in the case of extraordinary maintenance, upon prior notice to the Customer.

PRICE AND PAYMENT:

The rental price is understood to include VAT, consumption costs (water, electricity, gas, waste collection tax), use of all attached and connected furnishing accessories, dishes, etc., refrigerator, dishwasher, TV, safe, air conditioning and / or heating, hot water, bed linen, towels, washing machine, dryer, use of the swimming pool, and final cleaning.

The tourist tax due to the Municipality of Conversano is excluded.

COMPLAINTS:

Our newly built properties, carried out in accordance with the building regulations, especially in the safety field, are periodically checked and sanitized at each change. The Management is not responsible in any way for money, valuables and things owned by Messrs. Guests.

DISPUTES:

For any dispute, or the incorrect interpretation of all the above, of the transitional lease agreement in question, the Parties elect exclusively the Court of Bari or the Justice of the Peace. Therefore, reference is made to the rules of the Civil Code. and local uses and customs.

People who cause problems such as harassment to peace, damage to things and people and which may affect the correct enjoyment of the stay, will be removed from the Resort.

PERSONAL DATA:

The customer authorizes the Resort to communicate his personal data to third parties in relation to obligations connected to the rental relationship (Legislative Decree 196/2003)

COVID SECURITY:

It will not be possible to rent apartments to people with a body temperature equal to or higher than 37.5 ° C, to people who are positive at the time of booking for COVID-19 or who are undergoing quarantine.

BAIL:

At Check-in a deposit of € 150 will be required (in cash or with pre-authorization on the card), to guarantee any damage that the apartment may suffer. The deposit will be returned at check-out, except for damages and shortages.

It is mandatory to read the following RULES OF CONDUCT, METHOD OF USE OF THE SWIMMING POOL, KITCHEN and BARBECUE and full acceptance of the content.



RULES OF BEHAVIOR

Guests are invited to observe and enforce the following behavioral rules, in order to allow a pleasant stay for others and for themselves:

- 01 - It is absolutely forbidden for the properties to be permanently occupied by people other than those declared at check-in. Any exceptions must be agreed in advance with the management for the necessary legal obligations. The violation, even occasional, of this commitment will result in the termination of the contract, pursuant to art. 1456 of the Italian Civil Code, and the application of the penalty pursuant to art. 1382 of the Italian Civil Code.
- 02 - The sale and relative subletting of the leased unit is expressly prohibited. Occasional visits will be allowed and in any case without any overnight stay, unless otherwise agreed between the tenant and the approval of the Management.
- 03 - Guests are obliged to respect the silence before 9.00 and from 13.00 to 16.00 and after 23.00. Loud noises, noises, loud radio and television sets, the improper use of shoes or clogs are strictly prohibited. It is also forbidden to cause harassment due to drunkenness, to use the property for illegal purposes, under penalty of immediate termination of the lease without the right to return the rent previously paid; the Management will reserve the right to proceed with the charge of expenses and costs incurred towards the customer for breach of contract.
- 04 - It is forbidden to slam rugs, tablecloths, out of their own spaces. It is also mandatory not to leave objects, garbage bags even if they are well closed in the common areas: the bins, for the separate collection of waste, are placed in the resort's private car park.
- 05 - It is forbidden to throw objects or clutter in the bathrooms, toilets or sinks: any voluntary or involuntary failure caused by the customer through his own carelessness must be reimbursed by the customer to the Management.
- 06 - It is not allowed to introduce explosive or easily flammable substances, irregular weapons, strong or unpleasant smelling substances or any tools for preparing meals or other electrical appliances (fans, heaters acc.) into the apartment without the permission of the Management.
- 07 - the Customer must, whenever he leaves the apartment: turn off the lights, any appliances, close the taps and so on, with the exception of the refrigerator, TV, air conditioner.
- 08 - It is forbidden to smoke and use open flames inside the apartments, in the common areas and in any enclosed space.
- 09 - Pets of any size are not allowed.
- 10 - During the bathing season, each apartment has the right to use the outdoor pool and the sun beds available.
- 11 - The accommodation of minors is allowed only if accompanied by at least one adult for the duration of the stay. Parents are asked to supervise their children so that they do not have to cause damage to common things and exclusive properties as well as disturbing and harassing people. The Management declines all responsibility for any injuries to minors. The use of the swimming pool by minors is allowed only if accompanied by an adult. It is forbidden to play in the common areas.
- 12 - In the event of suspension of supply of services (electricity, gas and water and wi-fi) due to force majeure, the Management declines all responsibility and is not required to make any refunds.
- 13 - Damage caused by customers and their family members or guests to the facilities of the structure or to third parties remains the responsibility of the guest holder of the contract: the Management declines all responsibility for damage to persons and property caused by improper or unauthorized use of the structure of the Resort by customers and their families or guests.

HOW TO USE THE POOL

In the heart of Villa Rosa Resort, the swimming pool is surrounded by a welcoming solarium area with sunbeds available for our guests.

Size: about 5 meters x 15 meters

Depth: approximately 1.35 meters

Here are some rules to follow for the use of our swimming pool.

Before entering the pool, please read these regulations:

- The swimming pool is for the exclusive use of Villa Rosa Resort guests.
- It is mandatory to take a shower before entering the water.
- Children under the age of 14 must be accompanied by an adult who takes responsibility for them. Everyone is required to behave in a way that does not cause inconvenience and harassment to other users.
- In order to ensure efficient maintenance of the state and hygiene of the swimming pool, common sense, education and cooperation of all are used.
- Pets are not allowed in the pool.
- Any behavior contrary to the rules of hygiene is prohibited.
- For safety reasons, it is forbidden to dive from the poolside.
- It is forbidden to shout or raise one's voice.
- It is forbidden to stand on the steps leading to the pool.



- It is forbidden to play dangerous games or exercises or disturb other swimmers.
- It is forbidden to bring in containers and / or glass or metal objects.
- It is forbidden to consume food in the swimming and bathing section.
- People with skin diseases or other infectious diseases or people with exposed wounds or covered with bandages are not allowed in the pool.
- It is forbidden to make noise in the hours of rest before 9.00 - from 13.00 to 16.00 - and after 23.00
- All pool equipment must be used with care and attention.
- It is forbidden to change the arrangement of the beds.
- It is recommended not to get wet within three hours of eating a meal.
- Any damage caused must be compensated.
- Please note that there is no lifeguard in this pool.

The Management declines all civil and criminal liability for objects or valuables left unattended in the pool area and is not liable in any way for any accidents, injuries or other that may happen to swimmers and third parties for behavior attributable to them.

The Management reserves the right to close the pool in case of maintenance, bad weather or situations that may be considered risky for the health and safety of bathers.

Although not covered by this regulation, the provisions communicated by the staff apply.

The Management declines all responsibility for the consequences resulting from non-compliance with this regulation or from the recommendations of the staff.

HOW TO USE THE BARBECUE

Spend the summer holidays eating outdoors whenever you feel like it, our barbecue in the garden is available to our guests. Here are the right instructions so that it is used (and cleaned!) Correctly by guests.

- The use of the barbecue must be booked by 20.00 the night before.

- It is mandatory to clean the grill (s) and what is made available after use.

The grill should be cleaned as soon as the meat has finished cooking, when it is still hot, do not wait for it to cool. Once the meat has been removed, let the fire burn the residues of fat and meat and then pass over it with the brass brush or half an onion in order to remove the excess.

HOW TO USE THE KITCHEN

The apartments are designed as 'open space', with a partially open kitchen, separated from the living room-bed by a sliding door. The biggest drawback of leaving the kitchen door open is the spread of cooking odors throughout the house. Stronger cooking odors penetrate fabrics and upholstery, while grease and steam build up on furniture and equipment.

Please isolate the kitchen from other rooms when cooking, with the sliding door constantly closed and running both the general exhaust fan and that of the hood at the same time. This prevents the spread of unwanted odors and noise in the house. After cooking, it is normal for the smell of food to persist in the kitchen and invade the other rooms of the house.

To prevent unpleasant odors from persisting, the recommended solutions to be adopted are practical, natural and economical.

Orange, lemon and cinnamon are not only good, but they are also very useful for counteracting the smell, so they will be a valid help to bring the scent back to all rooms of the house.

Garlic, cabbage, broccoli are all foods that, once cooked, release a really intense smell.

Let's find out the solutions to eliminate the smell of food in the house.

1) Eliminate the smell of cooked food

You can make the stench of cooked food vanish completely with a simple all-natural remedy. In fact, just boil some water in a saucepan and add slices of lemon or orange and cinnamon. By letting the decoction evaporate, the odor will be eliminated in no time.

2) Eliminate bad smells from the sink

Food residues in pipes are one of the main causes of bad smells. To clean the sinks you will have to pour a solution of hot wine vinegar and coarse salt. After about 1 hour, pour a saucepan of boiling water down the drain. With this solution all dirt and grease residues will be completely eliminated.

3) Eliminate bad smells from the refrigerator

To prevent the refrigerator from giving off bad smells, even if you have cleaned it carefully, use a do-it-yourself solution based on baking soda, milk and vinegar. In fact, after mixing the ingredients in a bowl, just leave it inside the fridge.

4) Eliminate unpleasant odors from the dishwasher

To eliminate unpleasant odors from the dishwasher and to make dishes and pots smell further, the solution is really easy. In fact, with a high temperature wash and half a lemon inside the appliance.



*Dear guest of VILLA ROSA RESORT
Help us target our services to your needs.
Express your ideas freely, regardless of whether they are critical,
suggestions for improvement or appreciation.
We look forward to receiving any kind of feedback from you.*

